



Inspection Report

Andrew Patterson

Property Address:
5443 Queensloch Dr
Houston TX 77096



Sunbelt Inspections

Jacob Tamez TREC # 25622
Cypress, TX 77429

PROPERTY INSPECTION REPORT FORM

Andrew Patterson	4/24/2025
<i>Name of Client</i>	<i>Date of Inspection</i>
5443 Queensloch Dr, Houston, TX 77096	
<i>Address of Inspected Property</i>	
Jacob Tamez	TREC # 25622
<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, Customer and Seller

Type of building:

Single Family (2 story)

Approximate age of building:

Over 50 Years

Temperature:

Over 60

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☐ ☐ ☐ ☒ A. Foundations

Type of Foundation(s):: Poured Concrete

Comments:

(1) The main structure foundation appears to have been previously repaired, as suggested by concrete patches near the foundation. I recommend that you consult with the seller to determine the company that performed the repairs to obtain information on the repairs, any transferrable warranty associated with the repairs and complete the warranty transfer requirements.



(2) 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.

(3) Instances of "honeycombing" observed on the slab edges. I recommend that all voids and "honeycombing" be sealed with an approved cementitious epoxy.

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

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Front entrance



Front entrance

(4) Typical corner "pops" observed at foundation corners. This condition is cosmetic in nature and not structurally significant.



Left back

☐ ☐ ☐ ☒ **B. Grading and Drainage**

[Comments:](#)

(1) Vegetation was in contact with the exterior wall. Recommend cutting back.

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

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Front left



(2) No gutters observed at some slopping sides of the roof. Gutters are recommended at all appropriate roof slopes to channel and direct rain water away from the structure and to promote foundation health.

(3) The gutter discharges into the the flower bed, or an area that the gutter will not properly drain. I recommend adding landscape piping to the gutter to help discharge water out of the bed or further away from the house.



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

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(4) Drainage swales at rear and sides of home appears to have low spots. Water will most likely pool in the drainage swales and not drain normally towards the street. Possible remedies might include the installation of catch basins, or French Drains at low spots connected to underground drain pipe to the street.



(5) At the front of the home, a gutter channel was missing. Recommend correction.



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

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(7) At the back right of the garage, some ground erosion was observed. Recommend correction to support the exposed foundation.



☐ ☐ ☐ ☒ C. Roof Covering Materials

Type(s) of Roof Covering: Architectural Asphalt Shingles, Single Ply Plastic Membrane

Viewed From: Ground

Roof Ventilation: Passive Vents, Ridge vents, Soffit Vents

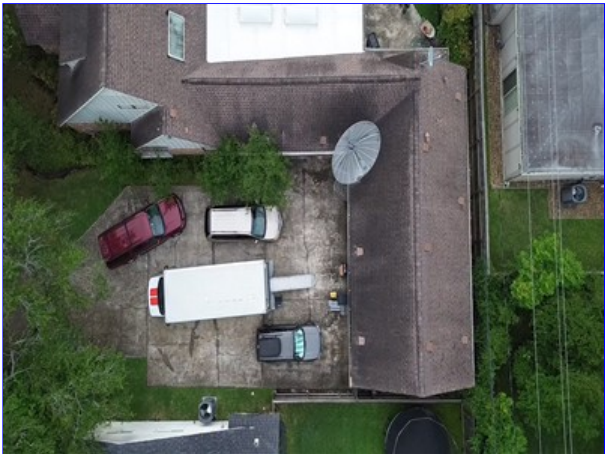
Comments:

(1) The overall condition of the roof covering appears to be weathered. This type of architectural style composition shingles typically lasts about 20 years in this climate. I recommend, you consult with a competent and qualified roofing contractor to evaluate further.

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

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(2) The satellite dish and mounting bracket was observed mounted on the roof covering. The securing screws penetrate the roof covering, underlayment and sheathing. Over time, this installation will most likely leak water into the structure causing water damage. A better installation might be to bolt the dish to a vertical structural element and seal the bolts/screws to insure that water does not penetrate the building envelope. If you choose to remove the dish from its current location, immediate repair to the roof covering is recommended.

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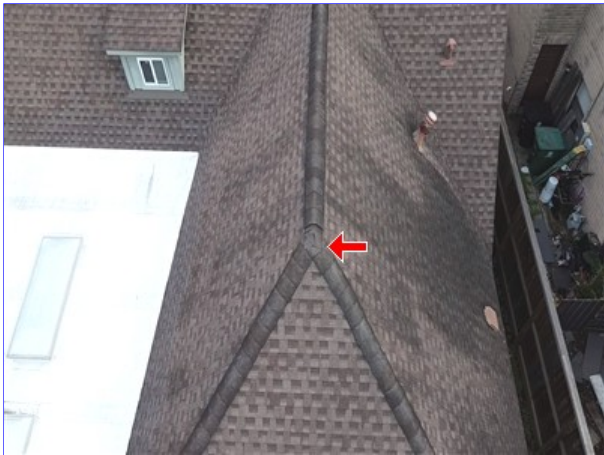
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(3) Damaged and/or missing shingles were observed on the roof surface. Recommend correction

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(4) Previous roof repairs were observed.

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(5) Some shingles are not sealed down at the edge. I recommend that the shingles be sealed down at the edge to prevent uplift and tear off during periods of high wind. Recommend correction.

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(6) Surface rust was observed on some areas of the metal flashing. Recommend application of rust inhibitor/paint protect and extend the life of the material.



(7) Exposed nails penetrating flashings, shingles, shingle top caps, underlayment and roof sheathing need to be sealed with an approved roof sealant. Recommend correction.

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It is advised that a roof be properly sealed by a qualified roofing professional periodically.



(8) Tree limbs that are in contact with roof or hanging near roof should be trimmed. Tree limbs in contact with the shingles can cause damage. Recommend Correction



☐ ☐ ☐ ☒ **D. Roof Structures and Attic**

Roof Structure: 2 X 6 Rafters, Plywood
Attic Viewed From: Adequate Walkways and Service Platforms
Attic Insulation: Batt, Fiberglass
Approximate Average Depth of Insulation: 6 inches
Comments:

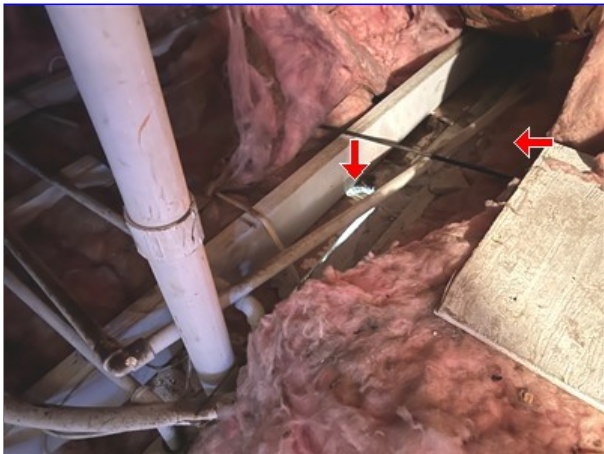
(1) At the right side of the garage, the roof ridge beam was sagging. From the garage attic space, additional rafter collar ties were observed installed. A crack in the ridge beam and separation of structural supports from the ridge beam was observed. Recommend consulting a professional contractor/ framer to evaluate further.

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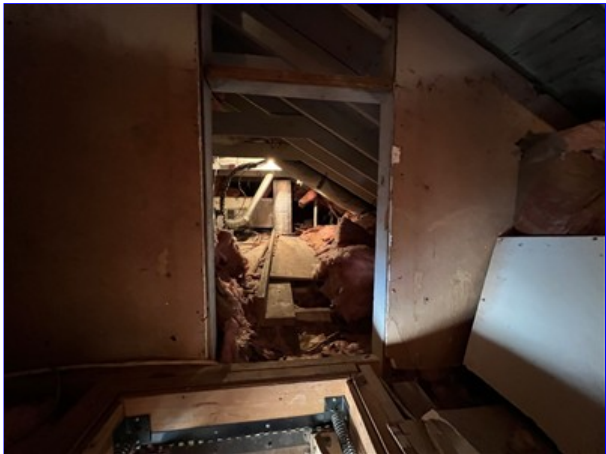
(2) From the attic space above the garage apartment. Visible light was seen through the attic floor. Missing or displaced insulation was observed in the attic. Recommend correction.



(3) At the garage apartment, the attic space does not have a fire stop. I recommend that a one hour fire wall separation be installed between the garage and the garage apartment attic.

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



Ceiling attic access

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

[Comments:](#)

(1) Paint was weathered or missing on some areas of the exterior wall. Recommend correction.

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Garage apartment back

(2) Missing mortar was observed at some areas of the exterior brick wall. Recommend correction.

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Front left



Front left



Front entrance

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Front



Front



Back



Back

(3) All penetrations of the exterior wall, electrical or otherwise, should be sealed at the wall. Recommend caulking.



(4) 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

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seasonal changes. The expansive clay soil in the area is prone to excessive swelling during rainy periods and shrinkage during dry periods.



(5) Wood rot was observed on some areas of the exterior wall and/or trim. Recommend correction to all damaged materials.



Front door



Front door



Right

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Left



Left



Left



Left

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Garage right



Garage apartment right



Garage



Garage

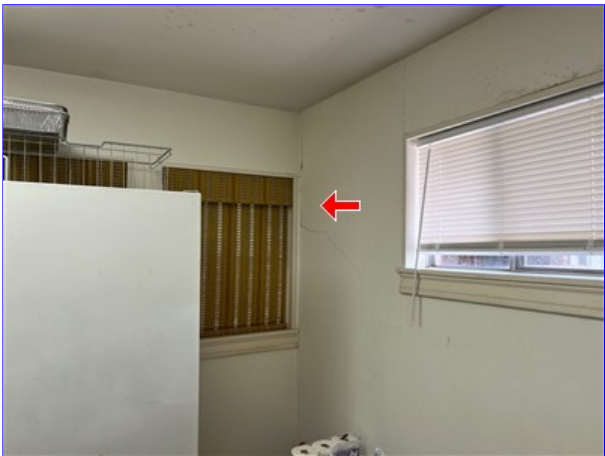
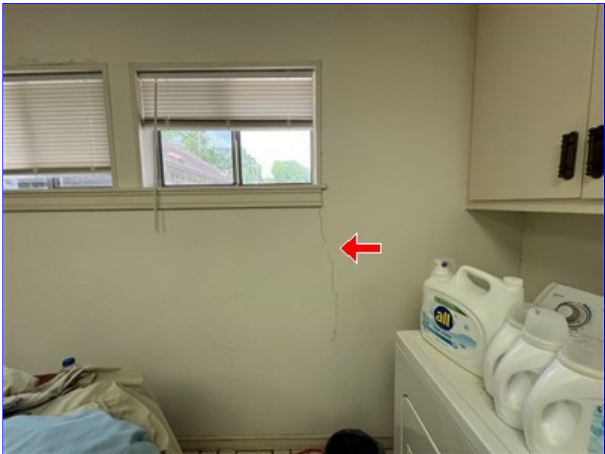
(6) Garage trimmers were not cut out a 45° angle at the floor. Recommend correction.



(7) Drywall stress cracks observed in the home. Some locations observed:.. Laundry room.

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(8) At the primary bedroom half bathroom, moisture damage was observed at the baseboards of the exterior facing wall. The exterior side of the wall was missing mortar between a section of bricks and may be a possible source of moisture intrusion. Recommend correction to all damaged materials and consulting, a professional contractor to evaluate further.



Primary bathroom



Primary bathroom

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(9) All shower, tub, tile and what surround areas should be sealed. Recommend correction while grout/ sealant that has degraded or was missing.



Primary bathroom



Primary bathroom

☐ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

(1) Loose and/ or damaged materials were observed at some areas of the exterior soffit/ ceiling wood panel. Recommend correction.

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(2) Drywall damage/unfinished repairs were observed. Recommend correction.



Garage

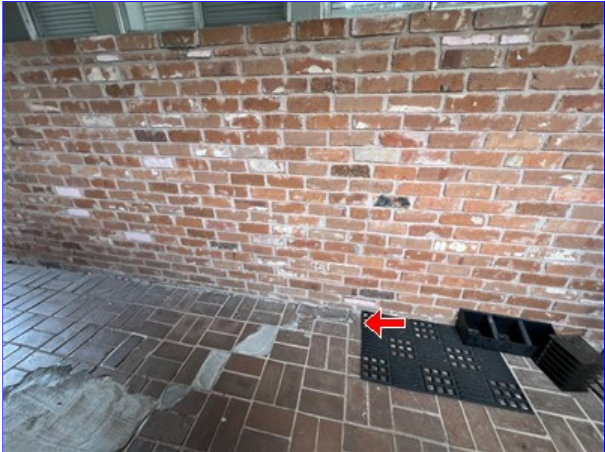


Garage

(3) Broken floor tiles at the exterior walk way. Recommend correction.

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(4) At the kitchen, moisture stains were observed at the ceiling. The area was tested with a moisture meter and there were no high moisture readings detected during testing. Recommend correction to all damaged materials and consulting a professional contractor to evaluate further.



(5) At the dining room, moisture stains were observed at the ceiling. The area was tested with a moisture meter and there were no high moisture readings detected during testing. Recommend correction to all damaged materials and consulting a professional contractor to evaluate further.

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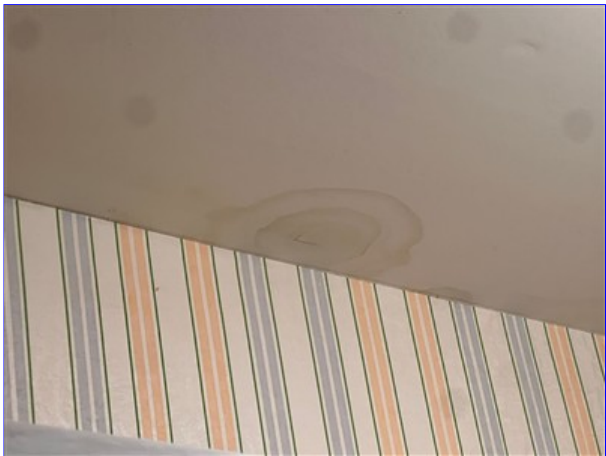
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(6) At the sun room/ living area, unfinished ceiling drywall repairs were observed. Recommend correction.



(7) At the primary bathroom half bathroom closet, moisture stains were observed at the ceiling. The area was tested with a moisture meter and there were no high moisture readings detected during testing. Recommend correction to all damaged materials and consulting a professional contractor to evaluate further.



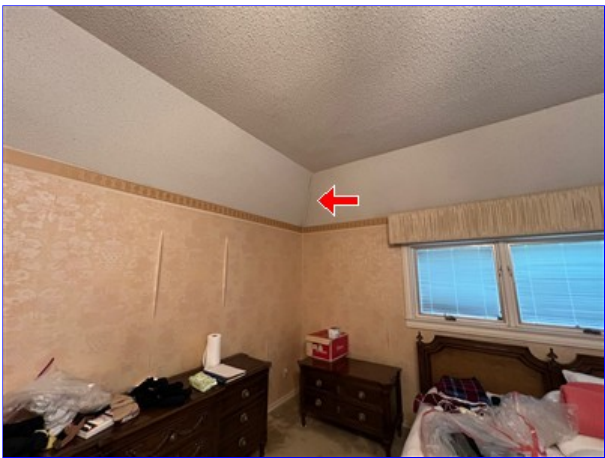
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(8) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.



Primary bedroom



Primary bedroom

(9) Floor transition threshold piece was missing. Recommend correction.



Primary bathroom

(10) At the primary bathroom, moisture stains were observed at the ceiling. The area was tested with a moisture meter, and there were no high moisture readings detected during testing. Recommend correction to all damaged materials and consulting a professional contractor to evaluate further.

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☐ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Comments:

(1) At the back door, the threshold plate was loose. Recommend correction.



(2) The perimeter sealant around door frames has deteriorated or was missing. Recommend correction.



Garage apartment

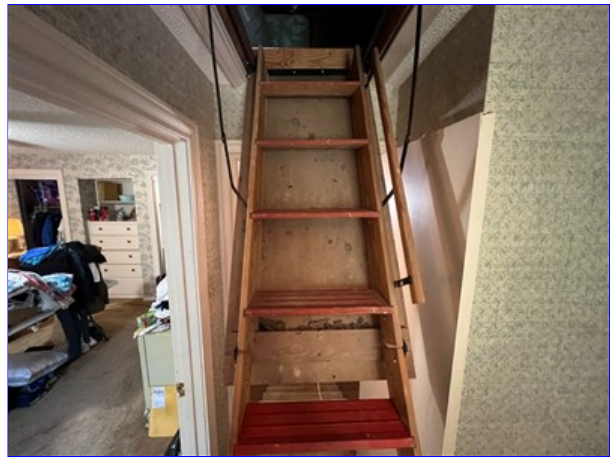
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(3) The exterior finish of the back sliding doors was weathered/damaged. Recommend correction to protect an extended life of the material.



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



(5) The attic access door ladder fastener hardware was loose. Recommend tightening all fasteners.

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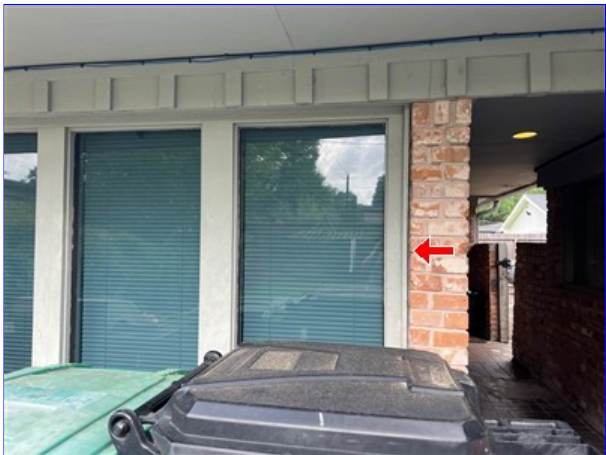


Garage

☐ ☐ ☐ ☒ H. Windows

Comments:

(1) Exterior perimeter sealant has deteriorated or was missing at some windows. Recommend correction.

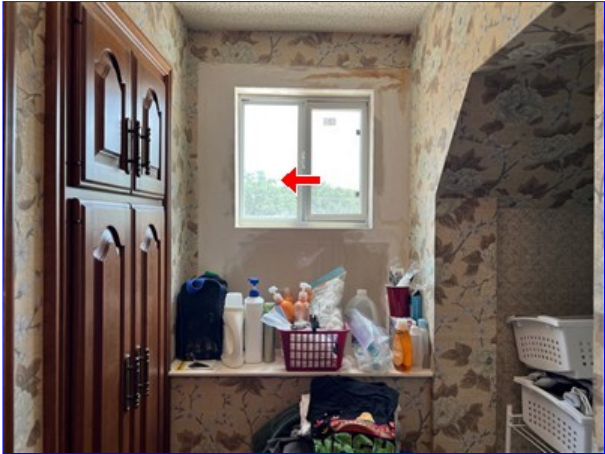


(2) Screens were missing at some windows. Recommend correction.

(3) At the upstairs hallway, bathroom, the window glass was broken. Recommend correction.

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

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☐ ☐ ☐ ☒ I. Stairways (Interior and Exterior)

Comments:

The handrail ends do not return to the walls. Open handrail ends can catch on clothes causing safety concerns on stairs.



☐ ☐ ☐ ☒ J. Fireplaces and Chimneys

Operable Fireplaces: One

Chimney (exterior): Brick, Block

Types of Fireplaces: Conventional, Gas/LP Log starter, Solid Fuel

Comments:

(1) The fireplace flue door was seized shut. Recommend correction before next use.

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

I	NI	NP	D
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(2) The gas valve for the vented gas pipe was in a closet outside the reach of the fireplace. Recommend relocating closer.



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

Comments:

☐ ☐ ☐ ☒ L. Other

Comments:

(1) An exterior satellite dish mounted on an independent pole was installed.

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

I	NI	NP	D
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(2) At the left side of the home, the fence post against the exterior wall can be considered a conducive condition for wood destroying insects. Recommend correction.



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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I	NI	NP	D
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, Aluminum feed from disconnect, 220 volts

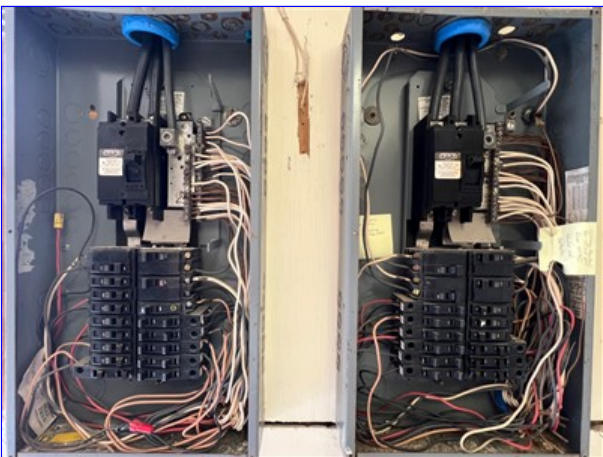
Panel Capacity: (2) 200 AMP Distribution Panels

Electric Panel Manufacturer: SQUARE D

Panel Type: Circuit breakers

Comments:

(1) The main disconnect and electrical service panels shown with dead front cover removed for inspection purposes.



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

I	NI	NP	D
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- (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.



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

Branch wire 15 and 20 AMP: Copper

Comments:

(1) 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.

(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 consult with their licensed electrician and consider upgrading all applicable locations to GFCI protection for current construction standards and personal safety reasons. Some locations observed: Exterior front door. Garage. Downstairs half bathroom. Upstairs hallway bathroom.

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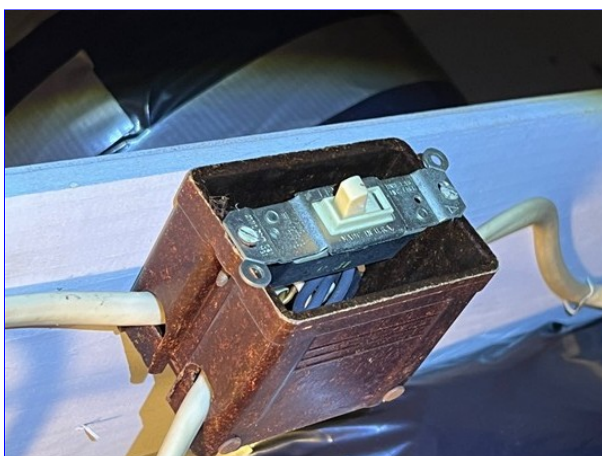


Exterior front



Downstairs half bathroom

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



Garage attic



Kitchen

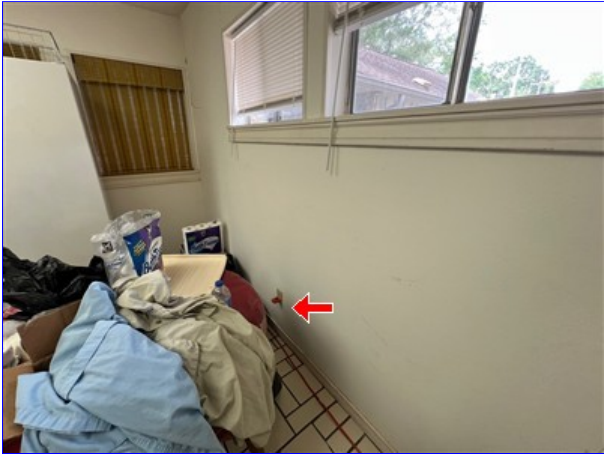
(4) Laundry Room receptacles are either not **accessible** and/or not Ground Fault Circuit Interrupter (GFCI) and Arc Fault Circuit Interrupter (AFCI) protected. This may not have been required during the time period that this home was built. More stringent building codes have been established since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

(5) The 220 volt outlet at the dryer location, is three prong. Most modern electric dryers use a four prong outlet.

(6) Some outlets tested with no power. Recommend correction and further evaluation by a licensed electrician. Some locations observed:.. Laundry room.

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

I	NI	NP	D
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(7) Some electrical outlets were loose at the wall. Recommend correction. Some locations observed:..
Kitchen wet bar cabinet.



Kitchen wet bar cabinet

(8) 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 consult a licensed electrician and consider upgrading all kitchen counter outlets to GFCI & AFCI protection for current construction standards and personal safety reasons.

(9) There are fixtures, that did not illuminate. This could simply be burned out lamps, or could indicate fixture or wiring problems.

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

I	NI	NP	D
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Garage apartment

(10) There are bare bulb fixtures, in the closets. These were acceptable at one time but no longer meet code requirements.

(11) Smoke detectors are not present at all required locations, and the existing units appear to be aged. I recommend replacement of existing units, and installation of new units at all other required locations for personal safety reasons.

☐ ☒ ☐ ☐ C. Other

Comments:

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

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

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.			

- ☐ ☐ ☐ ☒ A. Heating Equipment
- Heat System Brand: KENMORE, RUUD
- Type of Systems: Forced Air
- Energy Source: Natural gas
- Number of Heat Systems: Three
- Comments:
- (1) Furnace service tag(s). Manufacture date(s); 1997; 2014; 2006

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

I	NI	NP	D
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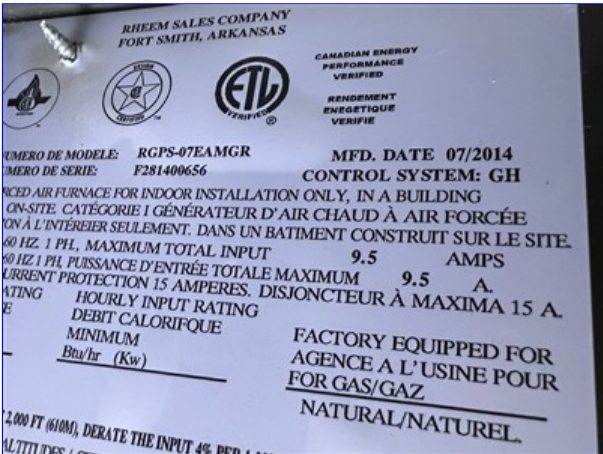
Downstairs 1997



Downstairs 1997



Upstairs 2014



Upstairs 2014



Apartment 2006

(2) The units 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.

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

I	NI	NP	D
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Downstairs



Downstairs



Upstairs



Upstairs

- (3) At the garage apartment, the furnace unit was turned off and return air plenum blocked intentionally. Per the owner, the unit is operational and can be made active. It is controlled by two thermostats for the same zone (Garage apartment, Sunroom living area)
- (4) At the gas line for the garage apartment furnace, a drip leg sediment trap was not observed. Recommend correction.
- (5) The furnace vent pipe was unsupported at the adjacent framing. Recommend correction.

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

I	NI	NP	D
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☐ ☐ ☐ ☒ B. Cooling Equipment

Central Air Manufacturer: CARRIER, KENMORE, TRANE

Type of Systems: Air conditioner unit

A/C Tonnage: 5 Ton, 2.5 Ton

A/C Amperage: 35 AMPS, 30 AMPS

Comments:

(1) Air Conditioning service tag(s). Manufacture date(s); 2013; 2024; Unknown

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

I	NI	NP	D
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Upstairs 2013



Upstairs 2013



Upstairs 2013



Apartment Unknown



Downstairs 2024



Downstairs 2024

(2) Ambient air test was performed by using laser thermometer readings to determine if the difference in temperatures of the supply and return air is between 14 degrees and 22 degrees indicating that the unit(s) is(are) cooling as intended. The air temperature on the system(s) read:

Downstairs supply = 54 degrees, and the return air temperature was 71 degrees. Difference = 17 degrees.

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

I	NI	NP	D
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The low pressure line was cold to the touch at the condenser unit.

Upstairs supply = 63 degrees, and the return air temperature was 74 degrees. Difference = 11 degrees. There conditions indicate that the upstairs systems was currently NOT cooling normally.

I recommend that you consult with a licensed heating ventilation and air conditioning professional to evaluate further.
(3) At the garage apartment, the central AC unit was turned off and return air plenum intentionally blocked. Per the owner, the unit is operational and can be made active. It is controller by two thermostats for the same zone (Garage apartment, Sunroom living area)

A window unit was installed for cooling purposes. The window unit was producing conditioned air at 57°F.



- (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.
- (5) They two downstairs thermostat controllers work in tandem to operate the downstairs unit. It is a dual control single zone system. The wall switches next to the thermostat controllers open and close dampers to the bedroom spaces and the living spaces.

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

I	NI	NP	D
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Hallway



Den

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

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

Ductwork: Gray flexible

Filter Type: Disposable

Comments:

(1) Dirty supply vent registers were observed. Recommend correction and consulting a licensed HVAC contractor to evaluate further.



(2) Ductwork is not properly strapped and suspended above the attic floor.

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

I	NI	NP	D
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(3) Some air ducts were damaged and insulation exposed. Recommend correction.



(4) Duct tape was observed used on the air ducts. This is an improper material for this type of installation. Recommend correction.



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

I	NI	NP	D
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☐ ☒ ☐ ☐ D. Other

Comments:

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

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

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

Water Source: Public
Location of water meter: Street
Plumbing Water Supply (into home): Not Visible
Plumbing Water Distribution (inside home): CPVC, Galvanized
Location of main water supply valve: Left Exterior
Static water pressure reading: 57 pounds/square inch

Comments:
(1) Galvanized pipe distributes the water within some of the structure. Galvanized pipe typically deteriorates from the inside out when it begins to fail. Internal corrosion or deterioration is not visible in piping and is beyond the scope of this inspection.

An indication of internal corrosion is reduced flow at plumbing fixtures. Today, most fixtures had functional flow.
(2) Some drain stoppers were missing or not operable at some sinks/ tubs. Recommend correction.
(3) At the garage apartment, the showerhead fixture water flow was partially blocked. Recommend repair or replacement.



(4) At the primary bedroom half bathroom, there was no water flowing at the cold water valve. Recommend correction.

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

I	NI	NP	D
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- (5) At the primary bathroom, the toilet was not sealed at the floor. Recommend correction.
(6) At the hallway bathroom shower tub, the right side, hot water control valve had no water flow.

The cold water showerhead control valve was leaking water at the handle. Recommend correction.



- (7) At the upstairs hallway bathroom, there was low pressure observed at the sink fixture. Recommend correction.
(8) At the upstairs hallway bathroom, laundry area, the gas valve intended for a dryer was not capped. Recommend capping for safety purposes until installed at its intended appliance.

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

I	NI	NP	D
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☐ ☐ ☐ ☒ **B. Drains, Waste, and Vents**

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC, Cast iron

Comments:

At the kitchen wet bar, corrosion was observed at the copper line tee off. There were no active leaks at the time of inspection. Recommend correction and further evaluation by a licensed plumber.



☐ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Source: Gas (quick recovery)

Capacity: 75 Gallon

Water Heater Manufacturer: SEARS

Water Heater Location: Vented Closet

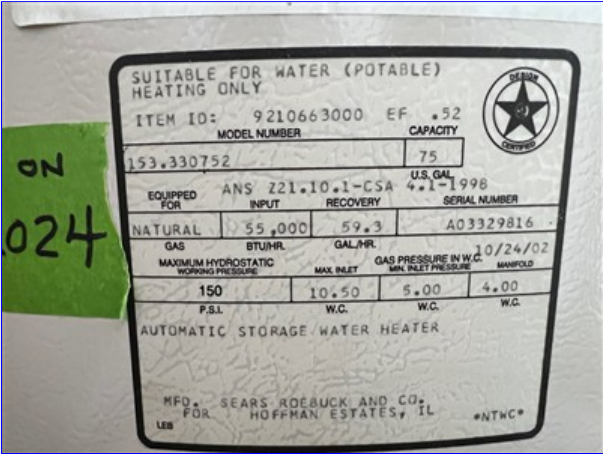
Extra Info: Upstairs bathroom

Comments:

(1) Water Heater service tag(s). Manufacture date(s); 2003

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

I	NI	NP	D
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(2) The gas line to the water heater was missing a drip leg sediment trap. Recommend correction.

☐ ☐ ☐ ☒ **D. Hydro-Massage Therapy Equipment**

[Comments:](#)

(1) The jetted tub turned on with normal controls. The jet pressure was low. Recommend consulting with a licensed electrician to evaluate further.



(2) A readily accessible inspection port is not available. I could not view the underside of the tub to check for leaks or verify that the motor housing is bonded to ground.

(3) GFCI protection was not located for the Hydro Massage tub. Recommend correction

☐ ☒ ☐ ☐ **E. Other**

[Comments:](#)

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

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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: BADGER
Comments:

☐ ☐ ☐ ☒ **C. Range Hood and Exhaust Systems**
Exhaust/Range Hood: DOWNDRAFT
Comments:
At the downdraft vent pipe, duct tape was used. This is an improper material for this type of installation. Recommend correction.



☒ ☐ ☐ ☐ **D. Ranges, Cooktops and Ovens**
Range/Oven: BOSCH, JENN AIR
Range/Cooktop/Oven Connections: 220 Volt Only

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I	NI	NP	D
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Comments:

The burners appeared to operate normally.

The oven heated to normal temperature range when set to 350, the normal variance is +/- 25 degrees.



☒ ☐ ☐ ☐ E. Microwave Ovens

Built in Microwave: PANASONIC

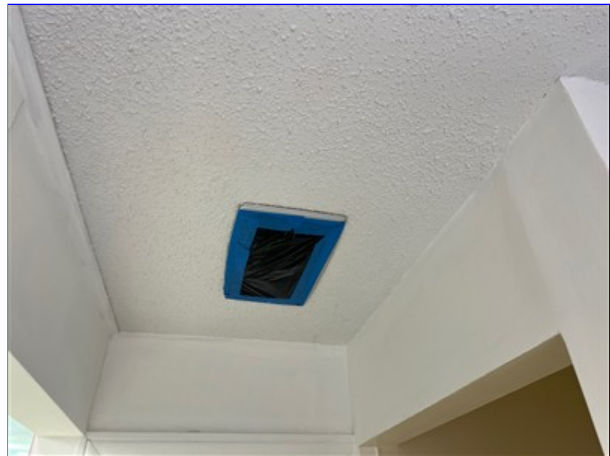
Comments:

☐ ☐ ☐ ☒ F. Mechanical Exhaust Vents and Bathroom Heaters

Mechanical Exhaust Vents and Bathroom Heaters: Fan, light

Comments:

At the garage apartment, the exhaust fan vents were sealed with plastic. The units were quickly tested with the wall controls and did have power.



☒ ☐ ☐ ☐ G. Garage Door Operators

Garage Door Operator: TWO UNITS, OVERHEAD DOOR

Comments:

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

I	NI	NP	D	
☒	☐	☐	☐	H. Dryer Exhaust Systems Dryer Vent: Flexible Metal Dryer Connections: 220 Volt AC Only Comments:
☒	☐	☐	☐	I. Doorbell and Chimes Comments:
☐	☒	☐	☐	J. Other Comments:

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

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I	NI	NP	D
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VIII. Sewer Scope

☒ ☐ ☐ ☐ A. Clean out access

Sewer Line Materials: PVC, Concrete

Clean Out Location: Front Left

Comments:

Clean out access located at the front left corner of the home.



☒ ☐ ☐ ☐ B. Sewer Line Inspection to Street

Comments:

We entered the sewer line through a plumbing clean out. Between approximately 26' to 51' down pipe, the sewer pipe was holding water. At approximately 75' down pipe, the pipe was partially separated, but does not appear to have failed.

The overall condition of the line was acceptable. We will be providing a video of the camera inspection as a supplement to this report. It will be sent as an attachment to the report.

☒ ☐ ☐ ☐ C. Sewer Line Inspection into Home

Comments:

We entered the sewer line through a plumbing clean out. We were able to view the main trunk line into the house. The overall condition of the line was acceptable. We will be providing a video of the camera inspection as a supplement to this report. It will be sent as an attachment to the report.

General Summary



Sunbelt Inspections

Cypress, TX 77429

Customer

Andrew Patterson

Address

5443 Queensloch Dr
Houston TX 77096

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

Deficiency

(1) The main structure foundation appears to have been previously repaired, as suggested by concrete patches near the foundation. I recommend that you consult with the seller to determine the company that performed the repairs to obtain information on the repairs, any transferrable warranty associated with the repairs and complete the warranty transfer requirements.

(3) Instances of "honeycombing" observed on the slab edges. I recommend that all voids and "honeycombing" be sealed with an approved cementitious epoxy.

(4) Typical corner "pops" observed at foundation corners. This condition is cosmetic in nature and not structurally significant.

B. Grading and Drainage

Deficiency

- (1) Vegetation was in contact with the exterior wall. Recommend cutting back.
- (2) No gutters observed at some slopping sides of the roof. Gutters are recommended at all appropriate roof slopes to channel and direct rain water away from the structure and to promote foundation health.
- (3) The gutter discharges into the the flower bed, or an area that the gutter will not properly drain. I recommend adding landscape piping to the gutter to help discharge water out of the bed or further away from the house.
- (4) Drainage swales at rear and sides of home appears to have low spots. Water will most likely pool in the drainage swales and not drain normally towards the street. Possible remedies might include the installation of catch basins, or French Drains at low spots connected to underground drain pipe to the street.
- (5) At the front of the home, a gutter channel was missing. Recommend correction.
- (6) Concrete splash blocks or downspout extensions, are absent at some gutter downspouts. Gutter downspouts should discharge a minimum of 18" away from the foundation.
- (7) At the back right of the garage, some ground erosion was observed. Recommend correction to support the exposed foundation.

C. Roof Covering Materials

Deficiency

- (1) The overall condition of the roof covering appears to be weathered. This type of architectural style composition shingles typically lasts about 20 years in this climate. I recommend, you consult with a competent and qualified roofing contractor to evaluate further.

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

- (2) The satellite dish and mounting bracket was observed mounted on the roof covering. The securing screws penetrate the roof covering, underlayment and sheathing. Over time, this installation will most likely leak water into the structure causing water damage. A better installation might be to bolt the dish to a vertical structural element and seal the bolts/screws to insure that water does not penetrate the building envelope. If you choose to remove the dish from its current location, immediate repair to the roof covering is recommended.
- (3) Damaged and/or missing shingles were observed on the roof surface. Recommend correction
- (4) Previous roof repairs were observed.
- (5) Some shingles are not sealed down at the edge. I recommend that the shingles be sealed down at the edge to prevent uplift and tear off during periods of high wind. Recommend correction.
- (6) Surface rust was observed on some areas of the metal flashing. Recommend application of rust inhibitor/paint protect and extend the life of the material.
- (7) Exposed nails penetrating flashings, shingles, shingle top caps, underlayment and roof sheathing need to be sealed with an approved roof sealant. Recommend correction.

It is advised that a roof be properly sealed by a qualified roofing professional periodically.

- (8) Tree limbs that are in contact with roof or hanging near roof should be trimmed. Tree limbs in contact with the shingles can cause damage. Recommend Correction

D. Roof Structures and Attic

Deficiency

- (1) At the right side of the garage, the roof ridge beam was sagging. From the garage attic space, additional rafter collar ties were observed installed. A crack in the ridge beam and separation of structural supports from the ridge beam was observed. Recommend consulting a professional contractor/ framer to evaluate further.
- (2) From the attic space above the garage apartment. Visible light was seen through the attic floor. Missing or displaced insulation was observed in the attic. Recommend correction.
- (3) At the garage apartment, the attic space does not have a fire stop. I recommend that a one hour fire wall separation be installed between the garage and the garage apartment attic.
- (4) Missing or displaced insulation was observed in the attic. Recommend correction.

E. Walls (Interior and Exterior)

Deficiency

- (1) Paint was weathered or missing on some areas of the exterior wall. Recommend correction.
- (2) Missing mortar was observed at some areas of the exterior brick wall. Recommend correction.
- (3) All penetrations of the exterior wall, electrical or otherwise, should be sealed at the wall. Recommend caulking.
- (4) 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.
- (5) Wood rot was observed on some areas of the exterior wall and/or trim. Recommend correction to all damaged materials.
- (6) Garage trimmers were not cut out a 45° angle at the floor. Recommend correction.
- (7) Drywall stress cracks observed in the home. Some locations observed: Laundry room.
- (8) At the primary bedroom half bathroom, moisture damage was observed at the baseboards of the exterior facing wall. The exterior side of the wall was missing mortar between a section of bricks and may be a possible source of moisture intrusion. Recommend correction to all damaged materials and consulting a professional contractor to evaluate further.
- (9) All shower, tub, tile and what surround areas should be sealed. Recommend correction while grout/sealant that has degraded or was missing.

F. Ceilings and Floors

Deficiency

- (1) Loose and/ or damaged materials were observed at some areas of the exterior soffit/ ceiling wood panel. Recommend correction.
- (2) Drywall damage/unfinished repairs were observed. Recommend correction.
- (3) Broken floor tiles at the exterior walk way. Recommend correction.
- (4) At the kitchen, moisture stains were observed at the ceiling. The area was tested with a moisture meter and there were no high moisture readings detected during testing. Recommend correction to all damaged materials and consulting a professional contractor to evaluate further.
- (5) At the dining room, moisture stains were observed at the ceiling. The area was tested with a moisture meter and there were no high moisture readings detected during testing. Recommend correction to all damaged materials and consulting a professional contractor to evaluate further.
- (6) At the sun room/ living area, unfinished ceiling drywall repairs were observed. Recommend correction.
- (7) At the primary bathroom half bathroom closet, moisture stains were observed at the ceiling. The area was tested with a moisture meter and there were no high moisture readings detected during testing. Recommend correction to all damaged materials and consulting a professional contractor to evaluate further.
- (8) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.
- (9) Floor transition threshold piece was missing. Recommend correction.
- (10) At the primary bathroom, moisture stains were observed at the ceiling. The area was tested with a moisture meter, and there were no high moisture readings detected during testing. Recommend correction to all damaged materials and consulting a professional contractor to evaluate further.

G. Doors (Interior and Exterior)

Deficiency

- (1) At the back door, the threshold plate was loose. Recommend correction.
- (2) The perimeter sealant around door frames has deteriorated or was missing. Recommend correction.
- (3) The exterior finish of the back sliding doors was weathered/damaged. Recommend correction to protect an extended life of the material.
- (4) The attic access door (pull down stairs), is not insulated or weather stripped. This door separates a non-conditioned space (attic) from the interior conditioned space and should be insulated and weather stripped for energy efficiency reasons.
- (5) The attic access door ladder fastener hardware was loose. Recommend tightening all fasteners.

H. Windows

Deficiency

- (1) Exterior perimeter sealant has deteriorated or was missing at some windows. Recommend correction.
- (2) Screens were missing at some windows. Recommend correction.

(3) At the upstairs hallway, bathroom, the window glass was broken. Recommend correction.

I. Stairways (Interior and Exterior)

Deficiency

The handrail ends do not return to the walls. Open handrail ends can catch on clothes causing safety concerns on stairs.

J. Fireplaces and Chimneys

Deficiency

(1) The fireplace flue door was seized shut. Recommend correction before next use.

(2) The gas valve for the vented gas pipe was in a closet outside the reach of the fireplace. Recommend relocating closer.

L. Other

Deficiency

(2) At the left side of the home, the fence post against the exterior wall can be considered a conducive condition for wood destroying insects. Recommend correction.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Deficiency

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

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

B. Branch Circuits, Connected Devices, and Fixtures

Deficiency

(1) 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.

(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 consult with their licensed electrician and consider upgrading all applicable locations to GFCI protection for current construction standards and personal safety reasons. Some locations observed: Exterior front door. Garage. Downstairs half bathroom. Upstairs hallway bathroom.

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

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

consult with a licensed electrician and consider upgrading all Laundry Room outlets to GFCI & AFCI protection for current construction standards and personal safety reasons.

(5) The 220 volt outlet at the dryer location, is three prong. Most modern electric dryers use a four prong outlet.

(6) Some outlets tested with no power. Recommend correction and further evaluation by a licensed electrician. Some locations observed: Laundry room.

(7) Some electrical outlets were loose at the wall. Recommend correction. Some locations observed: Kitchen wet bar cabinet.

(8) 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 consult a licensed electrician and consider upgrading all kitchen counter outlets to GFCI & AFCI protection for current construction standards and personal safety reasons.

(9) There are fixtures, that did not illuminate. This could simply be burned out lamps, or could indicate fixture or wiring problems.

(10) There are bare bulb fixtures, in the closets. These were acceptable at one time but no longer meet code requirements.

(11) Smoke detectors are not present at all required locations, and the existing units appear to be aged. I recommend replacement of existing units, and installation of new units at all other required locations for personal safety reasons.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Deficiency

(3) At the garage apartment, the furnace unit was turned off and return air plenum blocked intentionally. Per the owner, the unit is operational and can be made active. It is controlled by two thermostats for the same zone (Garage apartment, Sunroom living area)

(4) At the gas line for the garage apartment furnace, a drip leg sediment trap was not observed. Recommend correction.

(5) The furnace vent pipe was unsupported at the adjacent framing. Recommend correction.

B. Cooling Equipment

Deficiency

(2) Ambient air test was performed by using laser thermometer readings to determine if the difference in temperatures of the supply and return air is between 14 degrees and 22 degrees indicating that the unit(s) is(are) cooling as intended. The air temperature on the system(s) read:

Downstairs supply = 54 degrees, and the return air temperature was 71 degrees. Difference = 17 degrees. The low pressure line was cold to the touch at the condenser unit.

Upstairs supply = 63 degrees, and the return air temperature was 74 degrees. Difference = 11 degrees. There conditions indicate that the upstairs systems was currently NOT cooling normally.

I recommend that you consult with a licensed heating ventilation and air conditioning professional to evaluate further.

(3) At the garage apartment, the central AC unit was turned off and return air plenum intentionally blocked. Per the owner, the unit is operational and can be made active. It is controller by two thermostats for the same zone (Garage apartment, Sunroom living area)

A window unit was installed for cooling purposes. The window unit was producing conditioned air at 57°F.

C. Duct System, Chases, and Vents

Deficiency

- (1) Dirty supply vent registers were observed. Recommend correction and consulting a licensed HVAC contractor to evaluate further.
- (2) Ductwork is not properly strapped and suspended above the attic floor.
- (3) Some air ducts were damaged and insulation exposed. Recommend correction.
- (4) Duct tape was observed used on the air ducts. This is an improper material for this type of installation. Recommend correction.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Deficiency

- (1) Galvanized pipe distributes the water within some of the structure. Galvanized pipe typically deteriorates from the inside out when it begins to fail. Internal corrosion or deterioration is not visible in piping and is beyond the scope of this inspection.

An indication of internal corrosion is reduced flow at plumbing fixtures. Today, most fixtures had functional flow.

- (2) Some drain stoppers were missing or not operable at some sinks/ tubs. Recommend correction.
- (3) At the garage apartment, the showerhead fixture water flow was partially blocked. Recommend repair or replacement.
- (4) At the primary bedroom half bathroom, there was no water flowing at the cold water valve. Recommend correction.
- (5) At the primary bathroom, the toilet was not sealed at the floor. Recommend correction.
- (6) At the hallway bathroom shower tub, the right side, hot water control valve had no water flow.

The cold water showerhead control valve was leaking water at the handle. Recommend correction.

- (7) At the upstairs hallway bathroom, there was low pressure observed at the sink fixture. Recommend correction.
- (8) At the upstairs hallway bathroom, laundry area, the gas valve intended for a dryer was not capped. Recommend capping for safety purposes until installed at its intended appliance.

B. Drains, Waste, and Vents

Deficiency

At the kitchen wet bar, corrosion was observed at the copper line tee off. There were no active leaks at the time of inspection. Recommend correction and further evaluation by a licensed plumber.

C. Water Heating Equipment

Deficiency

- (2) The gas line to the water heater was missing a drip leg sediment trap. Recommend correction.

D. Hydro-Massage Therapy Equipment

Deficiency

- (1) The jetted tub turned on with normal controls. The jet pressure was low. Recommend consulting with a licensed electrician to evaluate further.
- (3) GFCI protection was not located for the Hydro Massage tub. Recommend correction

V. APPLIANCES

C. Range Hood and Exhaust Systems

Deficiency

At the downdraft vent pipe, duct tape was used. This is an improper material for this type of installation. Recommend correction.

F. Mechanical Exhaust Vents and Bathroom Heaters

Deficiency

At the garage apartment, the exhaust fan vents were sealed with plastic. The units were quickly tested with the wall controls and did have power.

VIII. Sewer Scope

B. Sewer Line Inspection to Street

Inspected

We entered the sewer line through a plumbing clean out. Between approximately 26' to 51' down pipe, the sewer pipe was holding water. At approximately 75' down pipe, the pipe was partially separated, but does not appear to have failed.

The overall condition of the line was acceptable. We will be providing a video of the camera inspection as a supplement to this report. It will be sent as an attachment to the report.

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