



Inspection Report

**Tzagana Goodo
Tigist Mehari**

Property Address:
24902 Pavonia Lake Lane
Tomball TX 77375



24902 Pavonia Lake Lane

House To Home Inspection

**Brendan Wenzel 25685
40518 Roundup Road
Magnolia, TX 77354
281-802-5296**

PROPERTY INSPECTION REPORT FORM

Tzagana Goodo, Tigist Mehari	6/17/2026
<i>Name of Client</i>	<i>Date of Inspection</i>
24902 Pavonia Lake Lane, Tomball, TX 77375	
<i>Address of Inspected Property</i>	
Brendan Wenzel	25685
<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:

Type of building: Single Family (2 story)	Approximate age of Structure: 5 Years	Approximate Square Footage of Structure: 4579 Square Feet
Weather: Overcast	Temperature: 80 Degrees F	In Attendance: Home Inspector, WDI Inspector, Pool Inspector, Buyer and Buyers agent, Seller, Contractor
Ground/Soil surface condition: Damp		

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

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Post Tension Slab

Comments:

All accessible windows and doors were opened and closed to evaluate for the presence of racking/ movement in the door and window framing. The accessible attic structure was inspected for possible separation, bowing, buckling and signs of foundation or structure movement of the framing. At the time of the inspection the foundation appeared to be supporting the structure as intended.

☒ ☐ ☐ ☒ B. Grading and Drainage

Comments:

The splash blocks and/or gutter drain lines are missing at one or more of the gutter downspouts around the house. Splash blocks and/or gutter drain lines help to direct water draining from the roof away from the foundation and prevent washed out areas. I recommend evaluation by a qualified gutter installation contractor to repair or replace the splash blocks and/or gutter drain lines as needed.

Note: The pictures shown may not be all inclusive of every missing splash block or gutter drain line.



B. Item 1 (Picture) View of gutter downspout missing splashblock and washed area

☒ ☐ ☐ ☐ C. Roof Structure and Attics

Viewed From: From walkway areas

Approximate Average Depth of Insulation: 13 inches

Type of Attic Insulation: Blown in loose Insulation

Attic Access: Pull down stairs

Roof Structure: Wood construction

Comments:

There were no deficiencies detected concerning the roof structure at the time of the Inspection. All visible and accessible roof structure appeared to be the correct size and placed properly in the attic space.

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C. Item 1 (Picture) View of roof structure from attic space

☒ ☐ ☐ ☐ D. Roof Covering Materials

Types of Roof Covering: Asphalt/Fiberglass, Metal

Viewed From: Walked roof

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

(1) There are one or more exposed nail heads on the roof ridge shingles and flashing areas. Exposed nail heads can rust and potentially fail which may cause roof shingle damage or roof leaks. I recommend having a qualified roofing company seal all nail heads. The pictures shown may not be all inclusive of every exposed nail.



D. Item 1 (Picture) View of exposed nail head at passive roof vent

(2) Additional Roof Views

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Note: In some cases there are areas of the roof that are not accessible or clearly viewable and as a result these sections of the roof can not be completely inspected.



D. Item 2 (Picture) View of roof at the time of inspection



D. Item 3 (Picture) View of roof at the time of inspection

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D. Item 4 (Picture) View of roof at the time of inspection



D. Item 5 (Picture) View of roof at the time of inspection

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

Wall Structure: Wood Construction

Comments:

There were three or more areas of the exterior walls in need of being sealed such as, but not limited to wall penetrations, brick to siding transitions, and/or expansion joints. These areas present avenues for moisture and insect intrusion into the home structure and I recommend having a qualified contractor evaluate and apply caulking as needed throughout the exterior of the home.

Note: The pictures shown in this section are not all inclusive of every areas in need of sealing.

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E. Item 1 (Picture) View of brick veneer to garage door frame transition not sealed

☒ ☐ ☐ ☐ F. Ceilings and Floors

Ceiling Structure: Wood Construction

Floor Structure: Concrete, Between the floors is not viewable.

Comments:

There were no deficiencies detected concerning the ceilings and floors at the time of the inspection. The home inspection is a visual inspection of electrical, mechanical and safety related issues. There may be cosmetic defects such as drywall cracks, missing caulking on base boards areas in need of paint, however the inspection does not address cosmetic ceiling and floor defects.

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

Comments:

There were no deficiencies detected at the time of the inspection concerning the the function and condition of the doors. All the doors were checked for function and condition of the door lock, door stops, door knobs, door catches and latches.

☒ ☐ ☐ ☒ H. Windows

Comments:

The window tilt levers were broken off at one or more of the windows throughout the home. The one I detected was the right hand window in the primary bedroom. In this condition the window does not properly open and may not tilt in for cleaning. I recommend consulting with a qualified window contractor to evaluate and repair as needed.

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H. Item 1 (Picture) View of broken window tilt lever

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

Comments:

There were no deficiencies detected concerning the stairs and railings at the time of the inspection. The stairway appeared to be secure and all baluster/spindles appeared to be secure and correctly spaced.

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Chimney (exterior): Direct Vent

Operable Fireplaces: One

Types of Fireplaces: Natural Gas logs with remote start.

Comments:

No deficiencies detected at the time of the inspection. The fireplace was lit to inspect for function. The fireplace damper was opened and closed to inspect for function as well as inspect for proper safety such as a damper stop.

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J. Item 1 (Picture) View of the fireplace lit for inspection



J. Item 2 (Picture) View of direct vent chimney

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

[Comments:](#)

There were no deficiencies detected concerning the porch, balcony, deck or carport at the time of the inspection.

☒ ☐ ☐ ☒ **L. Other**

[Comments:](#)

The home has a pool installed in the backyard and one or more of the privacy fence gates do not have self closing and latching hardware as required by current building standards. This hardware is required to prevent unauthorized access to the people and to prevent accidental drowning. I recommend consulting with a qualified fencing contractor to ensure the privacy fence gate is self closing and latching.

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L. Item 1 (Picture) View of privacy fence gate not self closing or latching

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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Electrical Service Entrance Conductor Type: Aluminum

Service Entrance: Below ground

Panel Amperage into house: 200 AMP, With a 40 amp sub panel

Panel Type: Circuit breakers

Panel Location: Garage, With main disconnect at electrical meter box

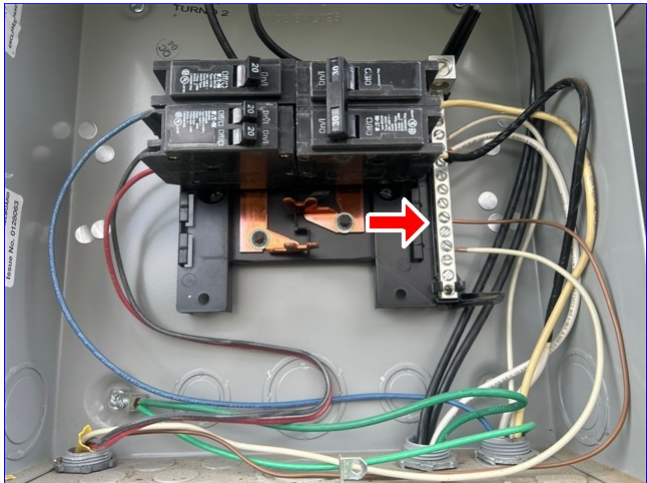
Electric Panel Manufacturer: Square D

Comments:

(1) The ground and neutral wires are bonded together in both electrical panels. Current building standards require the the bonding of the neutral and ground conductors be bonded together at the first means of service disconnect. In this condition return voltage on the neutral buss bars may allow electrical current to flow onto the bonded equipment, such as the metal enclosure of the breaker panel, which poses a shock hazard to building occupants. I recommend having a licensed electrician evaluate and repair as needed.

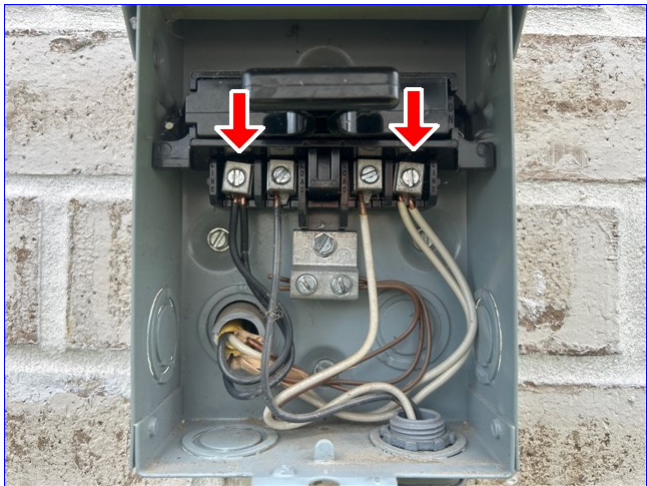
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A. Item 1 (Picture) View of ground wire lugged into neutral buss bar of pool equipment sub panel

(2) There are double lugged power wires at the water heater service disconnect. Power wires should not share lugs/breakers but rather have separate lugs for each power wire as most electrical enclosures having a rating of only one wire per lug. In this condition the expansion of the wires when hot may result in the lug screws loosening and causing loose electrical connections which is an arc and fire hazard. While no evidence of loose electrical connections or arcing was present, I recommend further evaluation and repair by a licensed electrician.

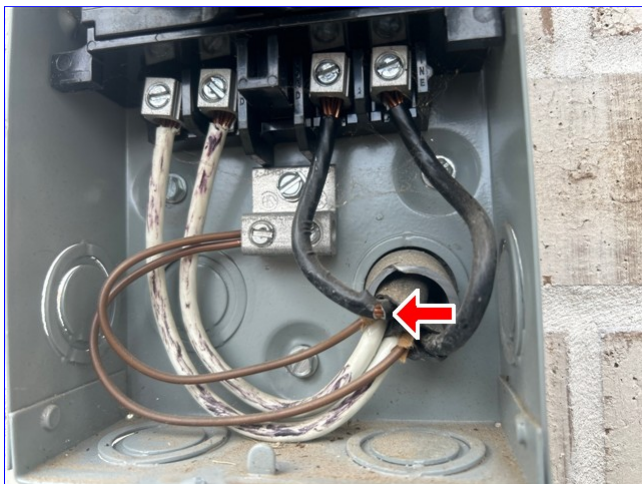


A. Item 2 (Picture) View of double tapped line side lugs on water heater service disconnect

(3) The wire insulation on the wires of the top cooling system service disconnect was improperly cut exposing the wire conductor. This presents an arc hazard and while no evidence of arcing was observed, I recommend further evaluation by a licensed electrician.

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A. Item 3 (Picture) View of exposed wire conductor with damaged insulation

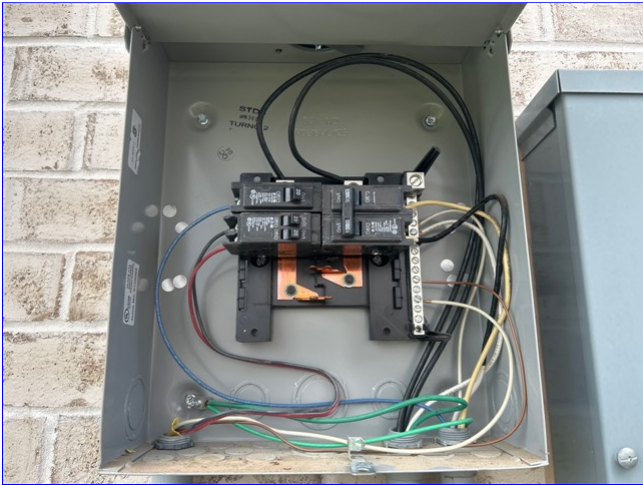
(4) Additional pictures of the service entrance and panel systems.

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A. Item 4 (Picture) View of breaker panel open for inspection



A. Item 5 (Picture) View of pool equipment sub panel open for inspection

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A. Item 6 (Picture) View of service disconnect open for inspection



A. Item 7 (Picture) View of electrical service entrance equipment at right side of home

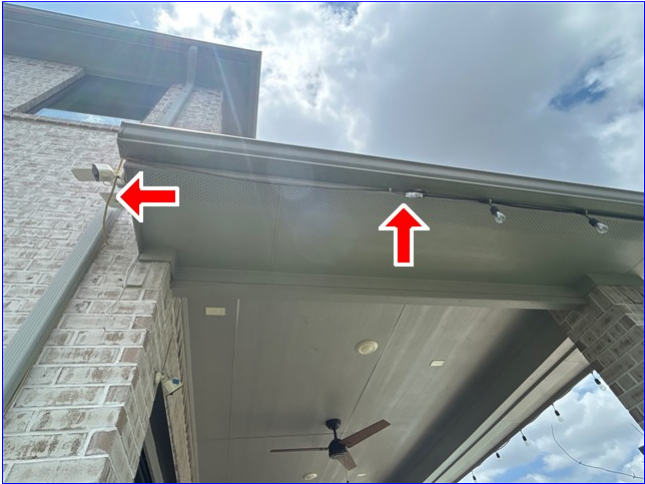
☒ ☐ ☐ ☒ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:: Romex
Branch wire 15 and 20 AMP: Copper
Comments:

(1) There is an extension cord used for permanent wiring at the rear porch of the home. Extension cords are not rated for permanent wiring and the insulation may rapidly deteriorate with exposure to the weather elements. I recommend further evaluation and repair by a licensed electrician.

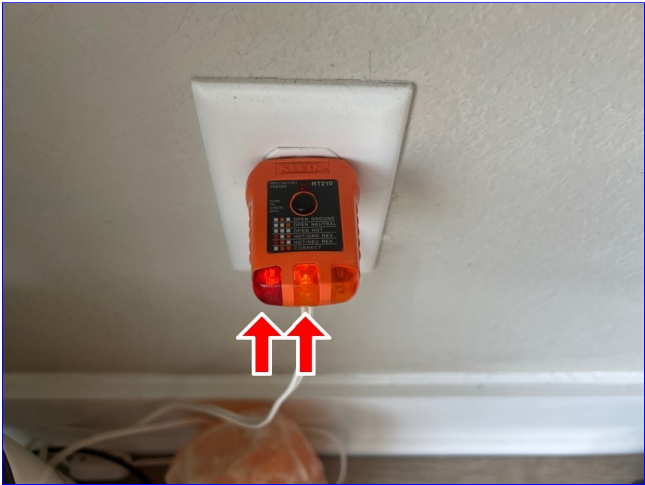
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B. Item 1 (Picture) View of extension cord used for permanent wiring at rear porch

(2) There was an improperly wired outlet at one or more locations throughout the home. The hot and neutral wires were reversed. In this condition the outlet may not be properly protected from ground faults which poses a shock hazard as well as may damage sensitive electrical equipment. I recommend further evaluation and repair by a licensed electrician.



B. Item 2 (Picture) View of reverse polarity outlet in the foyer area of the home

(3) Smoke and/or Carbon Monoxide (CO) detectors appeared to be present and functional in all required locations at the time of inspection. I recommend testing the smoke alarms according the the suggested manufactures recommendations and changing the back up batteries as per the manufactures recommendation in the case of power failure.

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B. Item 3 (Picture) View of combo smoke and CO detector installed in home

☐ ☒ ☐ ☐ C. Other

Comments:
The home has a generator interlock kit installed which is used to connect a portable generator to the homes electrical distribution system. This system and its associated components are considered outside of the scope of the home inspection and were not inspected. For a more thorough inspection of this system I recommend consulting with a licensed electrician as needed.



C. Item 1 (Picture) View of 50 amp generator interlock kit installed in breaker panel

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

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

Type of Systems: Forced Air

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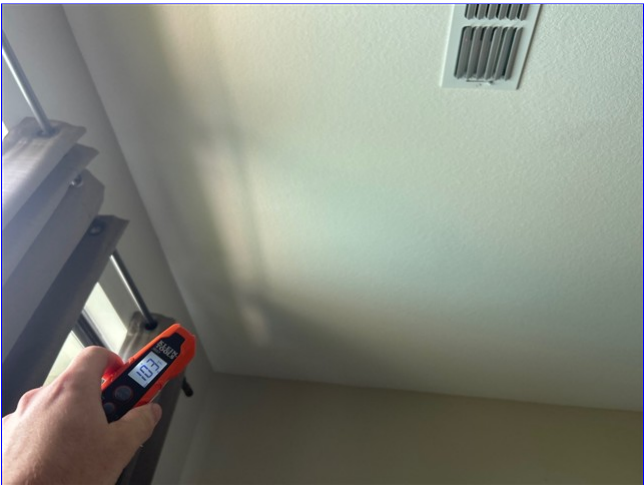
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Condenser Max Breaker Rating: 25 amps, 40 amps
Energy Sources: Natural gas
Heat System Brand: Lennox
Number of Heat Systems (excluding wood): Two
Filter size: Aprilaire Whole House unknown Size
Cooling Condenser Manufacture date: Year 2021, Year 2022
Cooling Evaporator Manufacture Date: Year 2021
Comments:

(1) There were no deficiencies detected at the time of the inspection concerning the function of the heating systems. The heating system produced warm air as intended. Heating systems do have limited visibility to the heating elements/heat exchangers and as a result the heat element/ heat exchangers could not be 100% checked for defects. For a more detailed inspection of the heating system, I recommend contacting a licensed HVAC technician.



A. Item 1 (Picture) View of the measured supply air temperature from heating system 2 at the 2nd floor supply register



A. Item 2 (Picture) View of the measured supply air temperature from heating system 1 at the 1st floor supply register

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(2) Additional heating equipment system pictures.



A. Item 3 (Picture) View of furnace 1 open and lit for inspection



A. Item 4 (Picture) View of furnace 1 data plate

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A. Item 5 (Picture) View of furnace 2 open and lit for inspection



A. Item 6 (Picture) View of furnace 2 data plate

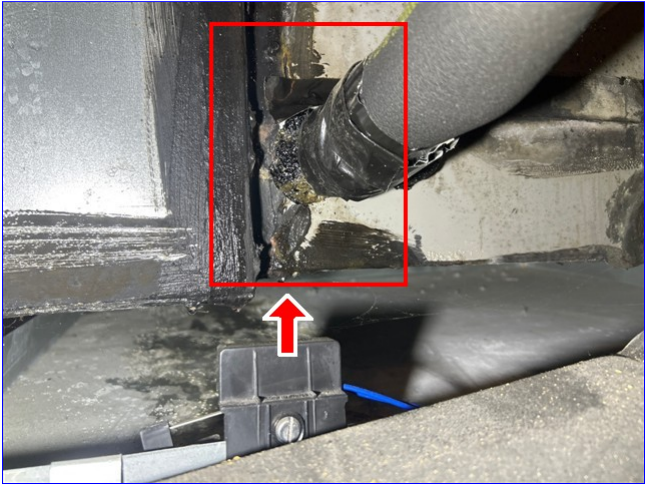
☒ ☐ ☐ ☐ B. Cooling Equipment

Type of Systems: Mini Split
Central Air Manufacturer: Lennox
Comments:

- (1) There was condensation forming on the outside of the evaporator and supply plenum of cooling system
2. Condensation forming on the outside of the system may leak onto the attic floor and the ceiling below causing moisture damage. This is also a potential indicator of an airflow or insulation issue with the system and I recommend further evaluation and repair by a licensed HVAC technician as needed.

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

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B. Item 1 (Picture) View of condensation forming on the outside of cooling system 2 in the attic space

(2) There were no deficiencies detected at the time of the inspection concerning the function of the cooling systems).

Note: The cooling lines were not opened and checked for the proper freon levels/ pressures nor were the coils checked for leaks. For a more extensive cooling system evaluation please contact a licensed HVAC technician.

(3) The temperature delta between the return air and the cooled supply air across the evaporator coil for cooling system 2 was on average 18.3 degrees F. This is considered an acceptable temperature delta. The Delta on a correctly functioning cooling system should approximately be between 15 and 22 Degrees F depending on humidity and other factors.



B. Item 2 (Picture) View of the measured delta T across the indoor component of cooling system 2

(4) The temperature delta between the return air and the cooled supply air across the evaporator coil for cooling system 1 was on average 18.1 degrees F. This is considered an acceptable temperature delta. The

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I	NI	NP	D
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Delta on a correctly functioning cooling system should approximately be between 15 and 22 Degrees F depending on humidity and other factors.



B. Item 3 (Picture) View of the measured delta T across the indoor component of cooling system 1

(5) The home has a mini split air condition system installed in the attached garage. A limited inspection of this system was performed and the system appears to be working. I recommend consulting with a licensed HVAC technician for a more thorough inspection as needed.

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B. Item 4 (Picture) View of the measured temperature of the cooled air produced by the mini split



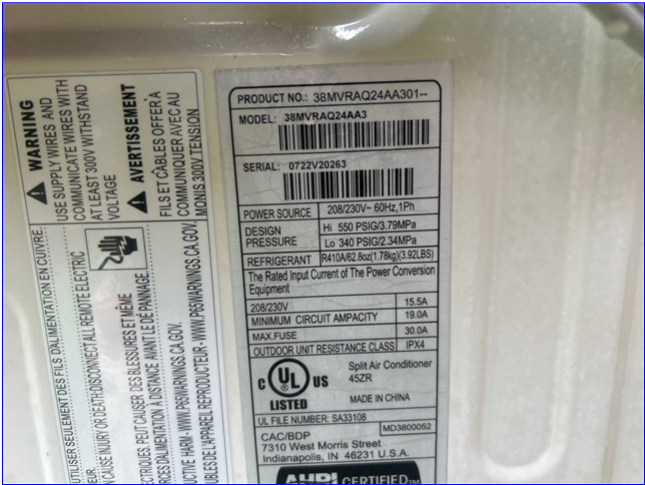
B. Item 5 (Picture) View of the interior component of the mini split

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B. Item 6 (Picture) View of the outdoor component of the mini split



B. Item 7 (Picture) View of the outdoor component data plate for the mini split

(6) Additional cooling equipments system pictures.

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

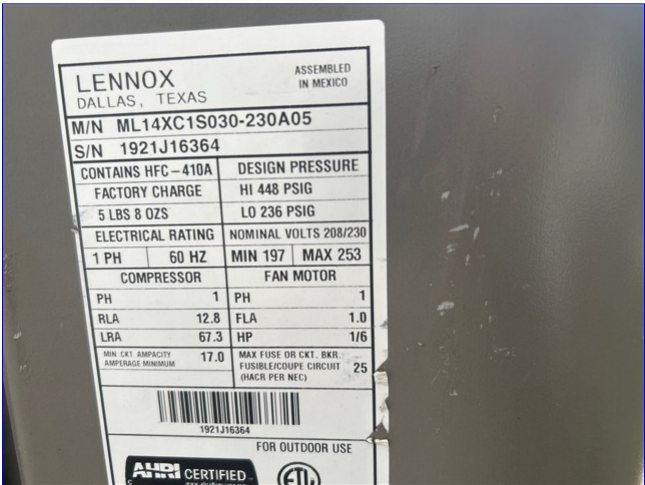
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B. Item 8 (Picture) View of the cooling systems condensing units



B. Item 9 (Picture) View of the cooling system 1 condenser data plate



B. Item 10 (Picture) View of the cooling system 2 condenser data plate

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B. Item 11 (Picture) View of the cooling system 1 evaporator



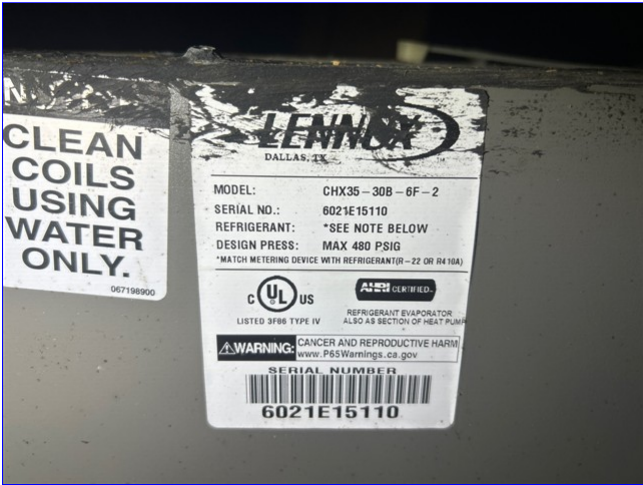
B. Item 12 (Picture) View of the cooling system1 evaporator data plate

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B. Item 13 (Picture) View of the cooling system 2 evaporator



B. Item 14 (Picture) View of the cooling system 2 evaporator data plate

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

Type of Ductwork: Insulated Flex Duct

Filter Type: Disposable

Comments:

There were no deficiencies detected at the time of the inspection concerning the heating and cooling ducts and filters. I recommend changing or cleaning the return air filters according to the manufactures required recommendations and checking the air filter(s) at least once a month to enhance the efficiency of the heating and cooling systems.

☐ ☒ ☐ ☐ D. Other

Comments:

(1) The cooling system condensing units had soft start kits installed. These kits help to reduce the start up power required for the cooling system to run. These systems are out of the scope of this inspection and for a more thorough evaluation I recommend consulting with a licensed HVAC technician.

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

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D. Item 1 (Picture) View of soft start kit installed on cooling system condenser

(2) The HVAC system appears to have a whole home dehumidifier installed. This system is considered out of the scope of this inspection. I recommend consulting with a licensed and qualified HVAC technician as needed for a more thorough evaluation of the system.

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

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D. Item 2 (Picture) View of whole home dehumidifier installed in attic space



D. Item 3 (Picture) View of whole home dehumidifier data plate

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IV. PLUMBING SYSTEM

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

- Location of water meter: Right front of property
- Location of main water supply valve: Exterior right side of house
- Static water pressure reading: 62 pounds/square inch
- Water Source: Public
- Water Heater Manufacture date: Year 2024
- Plumbing Water Supply (into home): Not visible
- Plumbing Water Distribution (inside home): PEX
- Comments:

(1) There were no deficiencies detected concerning the water supply and fixtures at the time of the

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inspection.

(2) Additional plumbing system views



A. Item 1 (Picture) View of the water meter



A. Item 2 (Picture) View of the main water shutoff at the right side of the home

(3) The water pressure to a home should be between 40 PSI and 80 PSI. The water pressure to this home was measured at 62 PSI and this water pressure is within the acceptable pressure range.

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I NI NP D



A. Item 3 (Picture) View of the measured water pressure

☒ ☐ ☐ ☐ B. Drains, Waste, and Vents

Plumbing Waste: PVC

Comments:

There were no deficiencies detected concerning the function of the accessible inspected drains, waste and vents at the time of the inspection. All accessible drains were inspected for clogs, leaks, and slow draining issues. All vents were inspected for proper routing and termination.

☒ ☐ ☐ ☐ C. Water Heating Equipment

Water Heater Energy Sources: Natural Gas

Water Heater Location: Exterior right side of house.

Water heater Capacity: Tankless

Water Heater Manufacturer: Rinnai

Number of Water Heaters: One water heater

Comments:

There were no deficiencies detected concerning the function of the water heater(s) at the time of the inspection. The water heater(s) were inspected for proper plumbing concerning water, gas, electrical and venting. All hot water supply areas were also inspected for hot water presents and ordination and the TPR valve was operated for function. Flush valves were installed on both the cold water inlet and the hot water outlet.

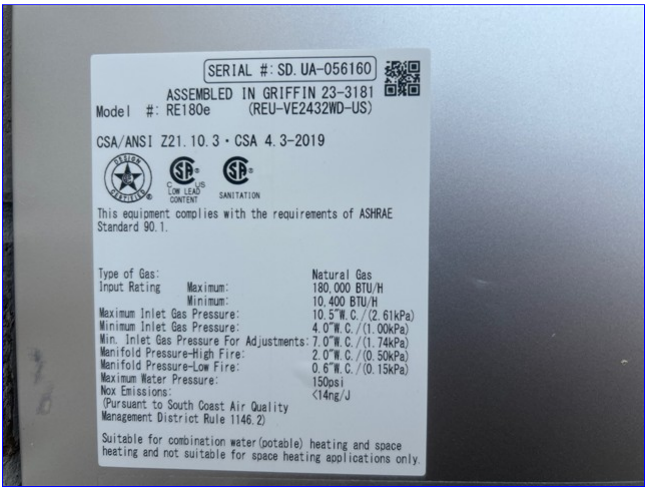
Note: I recommend having the water heater flushed by a licensed plumber every 6 months or according to manufacturer instructions. Failure to perform this maintenance and to keep detailed maintenance logs may void the warranty.

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

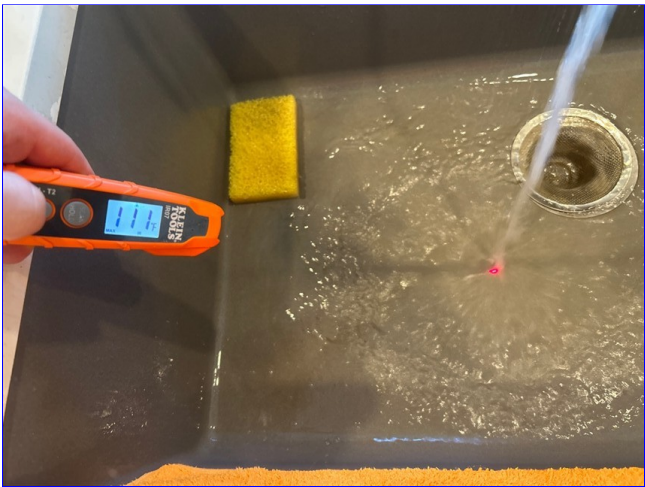
I	NI	NP	D
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C. Item 1 (Picture) View of the water heater



C. Item 2 (Picture) View of the water heater data plate



C. Item 3 (Picture) View of the measured temperature of the hot water at the kitchen sink

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

I	NI	NP	D
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☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment

Comments:

There is no jetted tub present in this house.

☒ ☐ ☐ ☐ E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Right side

Type of gas distribution piping material: Gas hard pipe

Comments:

There were no deficiencies observed in the gas distribution systems throughout the home. A bonding wire was observed and appeared to be properly installed. A tracer wire was present at the gas meter. All visible gas distribution piping throughout the home appeared to be properly supported, secured and in fair condition.



E. Item 1 (Picture) View of the gas meter at the right side of the home

☒ ☒ ☐ ☒ F. Other

Comments:

(1) The weep holes were blocked in the shower enclosures of in two or more of the bathrooms around the home. The weep holes provide a pathway for water that gets behind the shower enclosure to drain out. This prevents moisture damage from occurring to the wall behind the shower enclosure. While no moisture damage was detected during the inspection, I recommend further evaluation and repair by a qualified contractor.

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

I	NI	NP	D
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F. Item 1 (Picture) View of block weep holes in the second floor jack and jill bathroom shower enclosure

(2) The home has a whole home water softening system installed in in the garage. The system did not appear to be leaking and the brine tank had salt tabs in it. No water testing or quality sampling is performed and this system is outside of the scope of this inspection. For a detailed inspection I recommend contacting a qualified and licensed plumber.



F. Item 2 (Picture) View of water softener installed in garage

(3) There is a water filter present at this house. The filter appeared to be in working order, however checking filters is beyond the scope of the home inspection as far as any testing. I recommend changing the filter upon move in.

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

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F. Item 3 (Picture) View of drinking water filtration system installed under kitchen sink

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

I	NI	NP	D
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V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwasher

Dishwasher Brand: General Electric
Available Dryer Connections: Electric Only
Comments:

The dishwasher was inspected for rust on the interior of the dishwasher and dish racks. The dishwasher was also inspected for proper door function and soap dispenser operation. A function check was performed on the dishwasher and the appliance was run for one complete cycle on normal wash and heat dry mode. There were no deficiencies detected concerning the function of the dishwasher at the time of the inspection.



A. Item 1 (Picture) View of the dishwasher

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

I	NI	NP	D
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☒ ☐ ☐ ☐ B. Food Waste Disposers

Disposer Brand: In Sink Erator

Comments:

There were no deficiencies detected concerning the function of the food waste disposer at the time of the inspection. The food waste disposer was turned on and the grinding hammers were inspected for freedom of movement. The disposer was also inspected for the proper wiring and plumbing as well as for any possible water leaks.



B. Item 1 (Picture) View of the garbage disposal

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Exhaust Hood Brand: General Electric

Exhaust Hood Venting: Exterior

Comments:

There were no deficiencies detected concerning the function of the range exhaust vent at the time of the inspection. The range exhaust vent was tested on all available fan speeds and the light was tested on all available settings. The range exterior vent exit was also inspected for function and defects.



C. Item 1 (Picture) View of the range vent hood

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I	NI	NP	D
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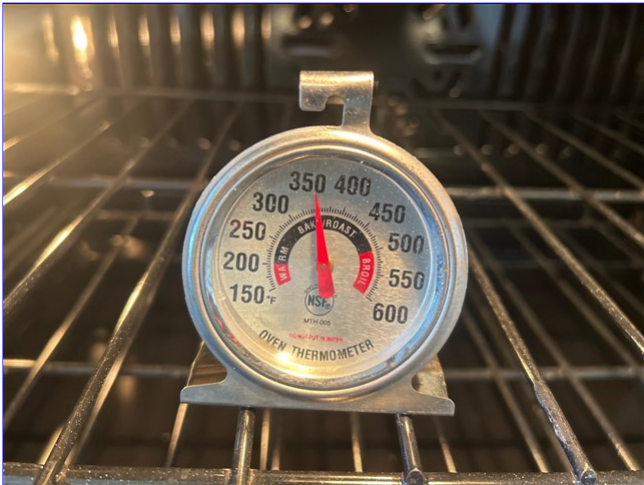
☒ ☐ ☐ ☐ D. Ranges, Cooktops and Ovens

Oven Brand: General Electric
Oven Energy Source: Electric
Cook top Brand: General Electric
Cook top Energy source: Natural Gas
Number of cooktop Elements/Burners: 5 Burners

Comments:
(1) There were no deficiencies detected concerning the function of the oven at the time of the inspection. The oven was set to 350 Degrees F and given time to preheat. The oven temperature was then measured with a thermometer. At the time of the Inspection the thermometer temperature measurement and the oven temperature were within 25 degrees of each other and this is considered an acceptable tolerance.



D. Item 1 (Picture) View of the oven



D. Item 2 (Picture) View of the measured oven temperature

(2) There were no deficiencies detected concerning the function of the cooktop at the time of the inspection. The cooktop burners were tested on high and low settings. The gas shut off was within 6' of the cooktop as required.

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

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D. Item 3 (Picture) View of the gas range with burners lit for inspection

☒ ☐ ☐ ☐ E. Microwave Ovens

Built in Microwave Brand: General Electric

Comments:

There were no deficiencies detected concerning the function of the microwave at the time of the inspection. The microwave was tested for function using a microwave detector/tester to test for the presence of microwaves and the microwave pattern within the microwave. The turn table was also inspected for function.



E. Item 1 (Picture) View of the microwave

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

Comments:

There were no deficiencies detected concerning the mechanical exhaust vents and or bathroom heaters at the time of the inspection. The inspection was a visual inspection only as the vent was not active at the time of the inspection.

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☒ ☐ ☒ ☐ **G. Garage Door Operators**

[Comments:](#)

- (1) There were no deficiencies detected at the time of the inspection concerning the function of the garage door opener. The garage door opener was tested for automatic reverse with the sensor activation and with resistance. All safety features worked as intended.
- (2) The single garage door did not have its opener installed at the time of inspection. The current homeowner indicated they still have the opener. I recommend contacting the current owner for more details and to have the appliance installed and tested by a qualified garage door contractor.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

[Comments:](#)

There were no deficiencies observed at the time of inspection regarding the dryer exhaust system. The flex line connecting the dryer terminated at a hard pipe duct in the wall. All visible duct appeared to be in fair condition and was properly terminated at the exterior of the home. The exterior vent had backdraft protection and was not screened in.

Note: I recommend having the dryer exhaust cleaned to prevent buildup of flammable lint and to promote good flow of moisture and lint out of the home.

☒ ☐ ☐ ☐ **I. Other**

[Comments:](#)

- (1) This house comes equipped with a outdoor refrigerator, RCS brand. The refrigerator appeared to be functioning as intended during the inspection. The freezer/refrigerator sections were both cold, there was ice in the ice maker, and the ice/water dispenser functioned properly at the time of inspection.

Note: I recommend changing the water filter annually or according to manufacturer instructions.



I. Item 1 (Picture) View of the outdoor refrigerator

- (2) This house comes equipped with a refrigerator, GE brand. The refrigerator appeared to be functioning as intended during the inspection. The freezer/refrigerator sections were both cold, there was ice in the ice maker, and the ice/water dispenser functioned properly at the time of inspection.

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I	NI	NP	D

Note: I recommend changing the water filter annually or according to manufacturer instructions.



I. Item 2 (Picture) View of the refrigerator

(3) This house comes equipped with a washer and dryer, Samsung brand. The washer was activated and ran through one complete normal cycle and appeared to be functioning as intended during the inspection. The dryer had the current owners possessions inside and was therefore not tested during the inspection



I. Item 3 (Picture) View of the washer and dryer

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

VI. OPTIONAL SYSTEMS

☒☐☐☐

A. Landscape Irrigation (Sprinkler) Systems

Number of Irrigation Zones:: 9 zones

Comments:

There were no deficiencies detected concerning the function of the sprinkler system at the time of the

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

I	NI	NP	D
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inspection. A backflow preventer was present and appeared to be installed correctly. A rain/moisture sensor switch was also detected during the inspection. The property has a 9 zone sprinkler system. All the sprinkler heads in all zones performed as intended. Some of the spray heads may need to be adjusted to get the best coverage and to prevent them from spraying unwanted areas such as driveways, sidewalks, walls and fences.

I recommend consulting with a qualified landscape and irrigation contractor as needed.



A. Item 1 (Picture) View of the sprinkler controller in the garage open for inspection

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

Comments:

This home has a pool installed in the back yard. This system was inspected by a third party contractor and I recommend reviewing their report for details about the condition of this system and its associated components at the time of inspection.



B. Item 1 (Picture) View of pool equipment installed at the right side of the home

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

I	NI	NP	D
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☒ ☐ ☐ ☒ H. Outdoor Cooking Equipment

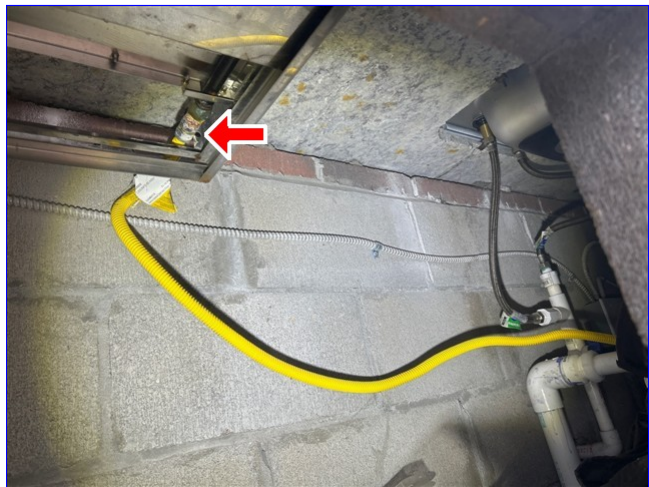
Comments:

(1) At the time of the inspection I was unable to get the outdoor gas range to light. The appliance did appear to have gas however it was windy during the inspection which may have prevented the burners from being lit. I recommend consulting with a qualified appliance repair contractor as needed to ensure proper function of the appliance.

The gas range did not have an accessible gas shutoff valve at the outdoor cooking equipment. The shutoff valve is a quick means of turning the gas off to the appliance in the event of a fire or other emergency. I recommend consulting with a licensed plumber to add a gas shutoff valve at the outdoor cooking equipment as needed.



H. Item 1 (Picture) View of outdoor gas range unable to light the burners



H. Item 2 (Picture) View of gas line serving the outdoor gas range missing shutoff valve

(2) There were no deficiencies observed at the time of the inspection regarding the solid fuel smoker or the solid fuel grill.

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

I	NI	NP	D
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H. Item 3 (Picture) View of solid fuel smoker



H. Item 4 (Picture) view of solid fuel grill

General Summary



House To Home Inspection

40518 Roundup Road
Magnolia, TX 77354
281-802-5296

Customer
Tzagana Goodo
Tigist Mehari

Address
24902 Pavonia Lake Lane
Tomball TX 77375

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

I. STRUCTURAL SYSTEMS

B. Grading and Drainage

Inspected, Deficient

The splash blocks and/or gutter drain lines are missing at one or more of the gutter downspouts around the house. Splash blocks and/or gutter drain lines help to direct water draining from the roof away from the foundation and prevent washed out areas. I recommend evaluation by a qualified gutter installation contractor to repair or replace the splash blocks and/or gutter drain lines as needed.

Note: The pictures shown may not be all inclusive of every missing splash block or gutter drain line.

D. Roof Covering Materials

Inspected

(1) There are one or more exposed nail heads on the roof ridge shingles and flashing areas. Exposed nail heads can rust and potentially fail which may cause roof shingle damage or roof leaks. I recommend having a qualified roofing company seal all nail heads. The pictures shown may not be all inclusive of every exposed nail.

E. Walls (Interior and Exterior)

Inspected, Deficient

There were three or more areas of the exterior walls in need of being sealed such as, but not limited to wall penetrations, brick to siding transitions, and/or expansion joints. These areas present avenues for moisture and

insect intrusion into the home structure and I recommend having a qualified contractor evaluate and apply caulking as needed throughout the exterior of the home.

Note: The pictures shown in this section are not all inclusive of every areas in need of sealing.

H. Windows

Inspected, Deficient

The window tilt levers were broken off at one or more of the windows throughout the home. The one I detected was the right hand window in the primary bedroom. In this condition the window does not properly open and may not tilt in for cleaning. I recommend consulting with a qualified window contractor to evaluate and repair as needed.

L. Other

Inspected, Deficient

The home has a pool installed in the backyard and one or more of the privacy fence gates do not have self closing and latching hardware as required by current building standards. This hardware is required to prevent unauthorized access to the people and to prevent accidental drowning. I recommend consulting with a qualified fencing contractor to ensure the privacy fence gate is self closing and latching.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficient

(1) The ground and neutral wires are bonded together in both electrical panels. Current building standards require the the bonding of the neutral and ground conductors be bonded together at the first means of service disconnect. In this condition return voltage on the neutral buss bars may allow electrical current to flow onto the bonded equipment, such as the metal enclosure of the breaker panel, which poses a shock hazard to building occupants. I recommend having a licensed electrician evaluate and repair as needed.

(2) There are double lugged power wires at the water heater service disconnect. Power wires should not share lugs/ breakers but rather have separate lugs for each power wire as most electrical enclosures having a rating of only one wire per lug. In this condition the expansion of the wires when hot may result in the lug screws loosening and causing loose electrical connections which is an arc and fire hazard. While no evidence of loose electrical connections or arcing was present, I recommend further evaluation and repair by a licensed electrician.

(3) The wire insulation one the wires of the top cooling system service disconnect was improperly cut exposing the wire conductor. This presents an arc hazard and while no evidence of arcing was observed, I recommend further evaluation by a licensed electrician.

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient

(1) There is an extension cord used for permanent wiring at the rear porch of the home. Extension cords are not rated for permanent wiring and the insulation may rapidly deteriorate with exposure to the weather elements. I recommend further evaluation and repair by a licensed electrician.

(2) There was an improperly wired outlet at one or more locations throughout the home. The hot and neutral wires were reversed. In this condition the outlet may not be properly protected from ground faults which poses a shock hazard as well as may damage sensitive electrical equipment. I recommend further evaluation and repair by a licensed electrician.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Inspected

(1) There was condensation forming on the outside of the evaporator and supply plenum of cooling system 2. Condensation forming on the outside of the system may leak onto the attic floor and the ceiling below causing

moisture damage. This is also a potential indicator of an airflow or insulation issue with the system and I recommend further evaluation and repair by a licensed HVAC technician as needed.

IV. PLUMBING SYSTEM

F. Other

Inspected, Not Inspected, Deficient

(1) The weep holes were blocked in the shower enclosures of in two or more of the bathrooms around the home. The weep holes provide a pathway for water that gets behind the shower enclosure to drain out. This prevents moisture damage from occurring to the wall behind the shower enclosure. While no moisture damage was detected during the inspection, I recommend further evaluation and repair by a qualified contractor.

V. APPLIANCES

G. Garage Door Operators

Inspected, Not Present

(2) The single garage door did not have its opener installed at the time of inspection. The current homeowner indicated they still have the opener. I recommend contacting the current owner for more details and to have the appliance installed and tested by a qualified garage door contractor.

VI. OPTIONAL SYSTEMS

H. Outdoor Cooking Equipment

Inspected, Deficient

(1) At the time of the inspection I was unable to get the outdoor gas range to light. The appliance did appear to have gas however it was windy during the inspection which may have prevented the burners from being lit. I recommend consulting with a qualified appliance repair contractor as needed to ensure proper function of the appliance.

The gas range did not have an accessible gas shutoff valve at the outdoor cooking equipment. The shutoff valve is a quick means of turning the gas off to the appliance in the event of a fire or other emergency. I recommend consulting with a licensed plumber to add a gas shutoff valve at the outdoor cooking equipment as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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