



## SUMMARY

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77429  
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### 2.1.1 A. Foundations SLAB - CORNER CRACK/POP



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

One or more of the foundation perimeter beam corners were observed to be either cracked, or sheared off (corner pop). This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be necessary.

Recommendation  
Contact a qualified professional.



Front left corner



Front right corner



Rear left corner

2.1.2 A. Foundations

**SLAB - FOUNDATION NOT VISIBLE IN AREAS AROUND THE HOME.**

The foundation was not visible in all areas due to obstruction, this is a condition that is conducive to wood destroying insects. We recommend that a WDI (Wood Destroying Insect) inspection be done by a certified WDI inspector.

The foundation should be visible around all areas of the home the proper clearance for wood siding should be at least 6" above the earth and brick should be at least 4 " above the earth to keep the chance of wood destroying insects and water from damaging or entering the home undetected.

Recommendation

Contact a qualified professional.



Front at planters box

2.2.1 B. Grading and Drainage



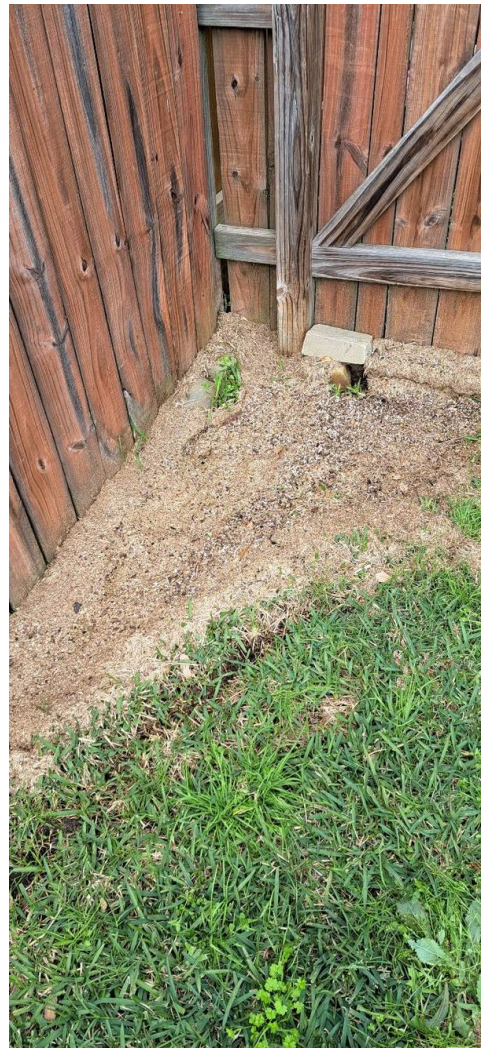
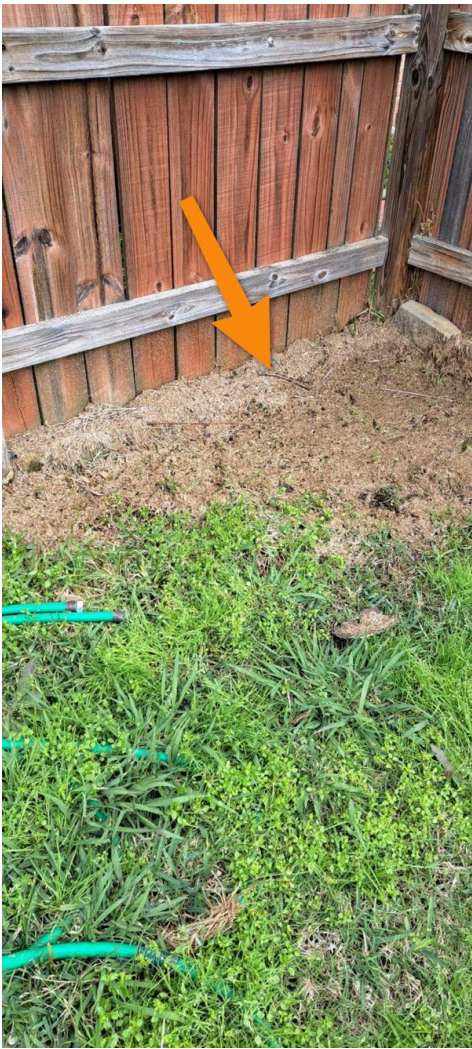
Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**EROSION AND  
SETTLING SHOULD BE FILLED IN**

We recommend all areas of erosion and settlement in the dirt be filled around the home, to keep water from pooling or erosion from continuing next to the structure. When there are low spots next to a structure, this could allow water to penetrate the brick and seep into the home and cause damage to the interior.

Recommendation

Contact a handyman or DIY project





## 2.2.2 B. Grading and Drainage



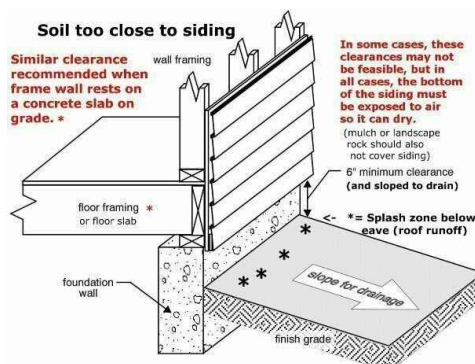
Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

### GRADING- HIGH SOIL/MULCH NEXT TO THE HOME

The soil/mulch levels were high against isolated areas of the foundation grade beam. When soil or mulch levels and vegetation are high against the face of the foundation it promotes water penetration, wood rot and insect infestation. Brick veneer wall cladding should have about 4" of clearance between the soil/mulch and the first course of bricks, and other materials should have 6" of clearance between other materials and the soil/mulch. When siding is installed directly on the ground it is important to note that inspectors cannot see the foundation grade beam and there is more of a chance for water to enter the home in times of heavy rains. It is very important to check with the Owner to make sure there has not been flooding into the home and if there has, That proactive measures should be taken to make sure that the water issues have been repaired.

#### Recommendation

Contact a qualified professional.



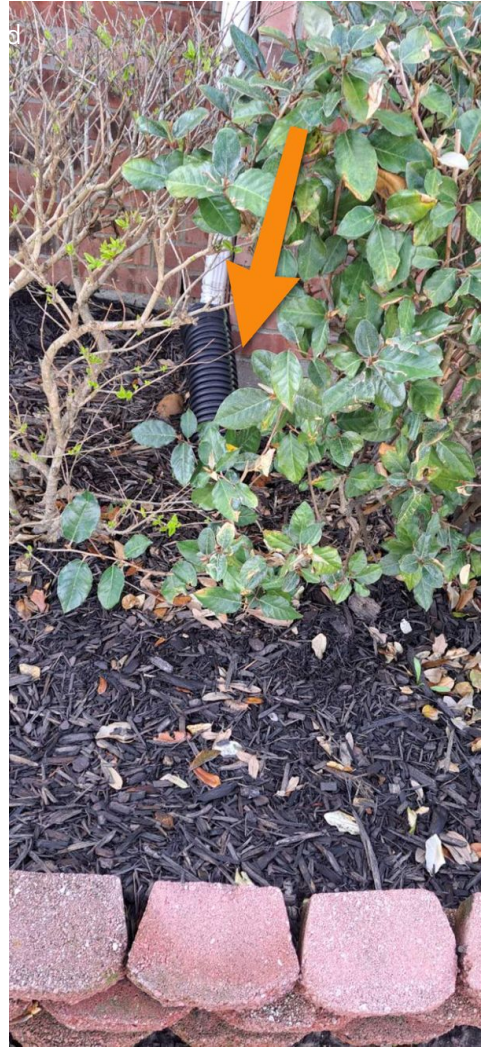
2.2.3 B. Grading and Drainage

**BURIED CORRUGATED DRAIN**

Unable to determine if buried corrugated drain functions properly. Recommend monitoring during and after a rain event to determine if corrections are needed.

Recommendation

Contact a qualified professional.



Front

2.4.1 C. Roof Covering Materials

**LIFTED SHINGLE(S)**

 In need of immediate attention or repair or Safety Concern

Observe lifted shingle(s) around different areas of the roof. Lifted shingle(s) can cause leaks during a wind driven rain and cause other shingles to lift up and have moisture intrusion into the home.

Recommendation

Contact a qualified roofing professional.



Left side near front



Left side near front

2.5.1 E. Walls (Interior and Exterior)



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**EXTERIOR: LACK OF AND/OR DETERIORATING SEALANT**

Observed a lack of sealant and/or deteriorating sealant in one or more exterior locations. Recommend sealing to prevent water intrusion.

By maintaining and replacing your caulking regularly, you prevent damage that may be caused by peeling, cracking, mold or mildew. Fortunately, replacing caulk can be a quick and easy job!

Recommendation

Contact a qualified professional.



Left side at 1st expansion joint



Upper left end at garage opening



2nd expansion joint on right side

2.6.1 F. Ceilings and Floors

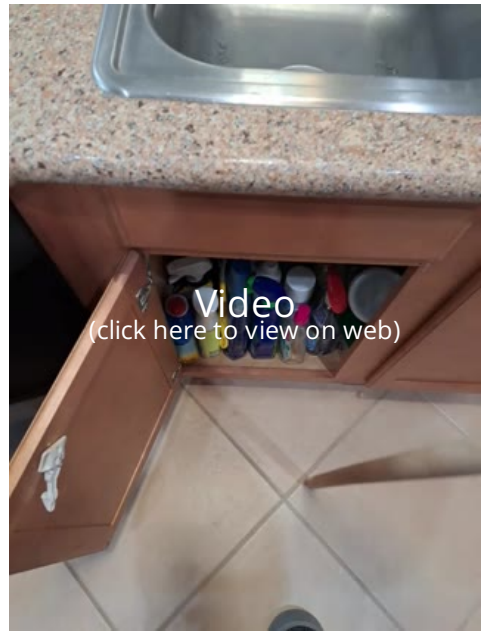
**HOLLOW TILE**

Hollow tile was observed in the home.

Recommendation

Contact a qualified flooring contractor

 Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended



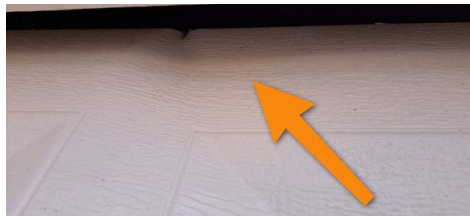
2.7.1 G. Doors (Interior and Exterior)

⊖ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**GARAGE DOOR HAS SOME DAMAGE**

There are areas on the garage door that are in need of repair at the door section seams. It is recommended that you keep all areas of the garage door painted to prevent wood rot.

Recommendation  
Contact a qualified professional.



2.7.2 G. Doors (Interior and Exterior)

⊖ Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**WEATHERSTRIPPING INSUFFICIENT**

REAR DOOR

Door is missing weather stripping or has damage to standard weather stripping. This can result in energy loss and moisture intrusion. Recommend installation or upgraded of standard weather stripping.

[Here is a DIY guide on weather stripping.](#)

[Weather stripping installation videos](#)

Recommendation

Contact a handyman or DIY project

tenance Recommendations, Items To Monitor, Further Evaluation Recommendation

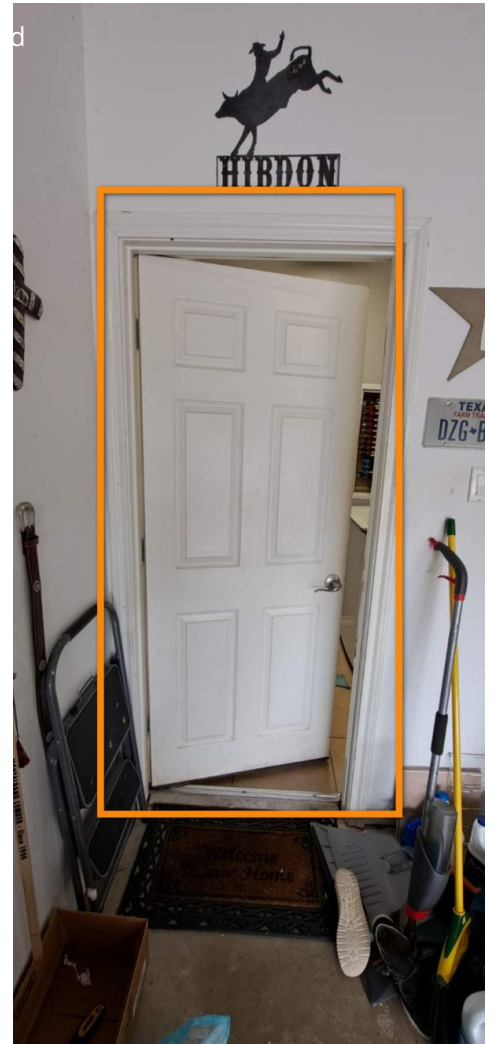
2.7.3 G. Doors (Interior and Exterior)

### **GARAGE PEDESTRIAN DOOR NOT SELF CLOSING**

The garage pedestrian door was not self-closing at the time of the inspection. Recommend installing or adjusting self-closing hinges/device.

Recommendation

Contact a qualified professional.



tenance Recommendations, Items To Monitor, Further Evaluation Recommendation

2.8.1 H. Windows

### **TINT PEELING ON WINDOW(S)**

There are one or more windows that have tint on them that is damaged or peeling and these areas should be repaired.

Recommendation

Contact a qualified professional.



Bubbling tint

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

2.8.2 H. Windows

**WINDOWS NOT REMAINING IN OPEN POSITION**

One or more windows in normal operation will not remain in the open position. Recommend repair.

Recommendation  
Contact a qualified professional.



Left window in primary bedroom

3.1.1 B. Service Entrance and Panels

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**ELECTRICAL LUG COVERS MISSING ON SERVICE ENTRANCE WIRES**

Service entrance lug covers were not installed over the main entrance connector lugs. This is a requirement per NEC 17.

Recommendation  
Contact a qualified electrical contractor.



Example



3.1.2 B.  
Service  
Entrance  
and Panels

 In need of immediate attention or repair or Safety Concern

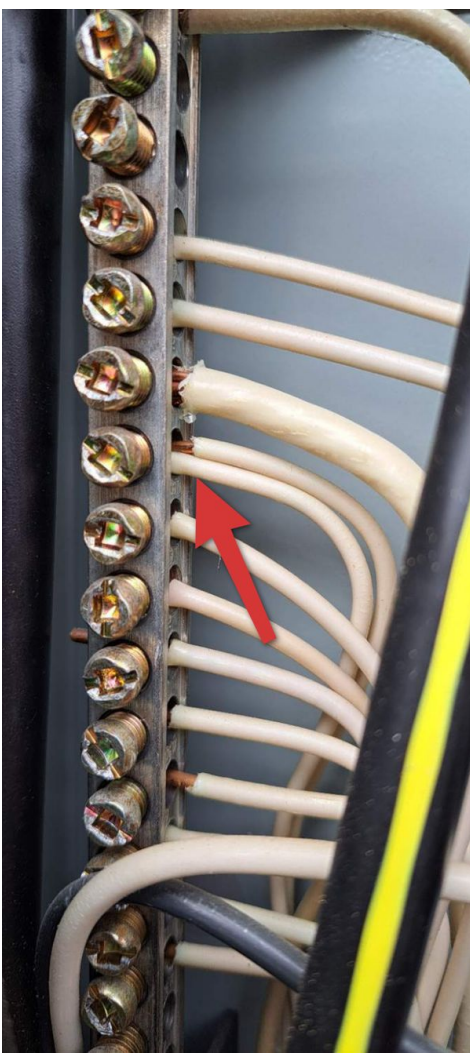
### DOUBLE TAPPED NEUTRALS

Each neutral conductor should terminate under individual terminations and not share a termination with other neutral or ground wires. When neutral wires share a termination point with another wire it is likely that the connection will become loose due to expansion and contraction of wires.

NEC. 2017 408.41 Grounded Conductor Terminations. Each grounded conductor shall terminate within the panelboard in an individual terminal that is not also used for another conductor.

Double tapped neutrals can expand and contract enough to the point where the connection becomes loose. The loose connection could overheat and cause a fire. Check out these double tapped neutrals I found during an inspection. These connections loosened up over time causing arcing and overheating.

Recommendation  
Contact a qualified electrical contractor.



### Maintenance Recommendations, Items To Monitor, Further Evaluation Recommendations

#### 3.1.3 B. Service Entrance and Panels

##### **INSUFFICIENT NUMBER OF ARC FAULT BREAKERS**

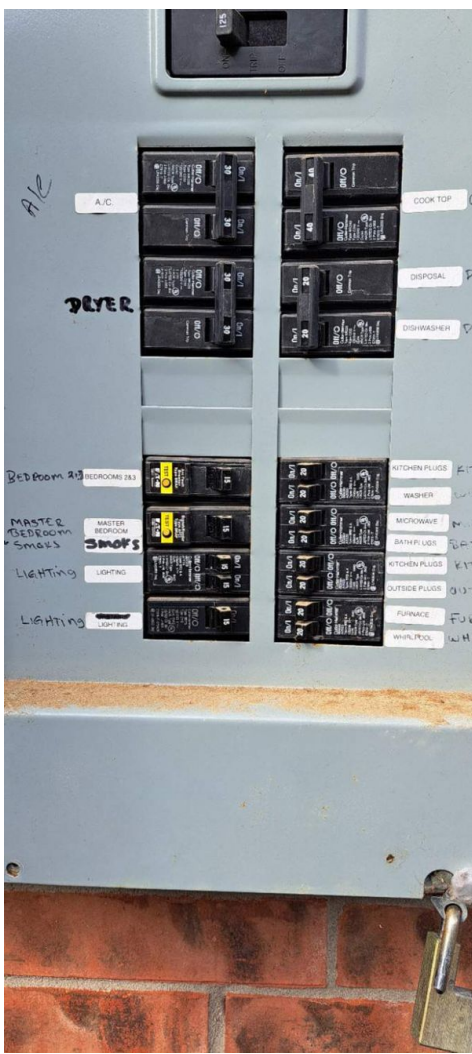
This home did not meet current arc fault circuit interrupter (AFCI) Requirements. This is an as built condition. Some Items reported as deficient may be considered upgrades to the property for more information return the requirements. This is an as built condition. Some items reported as deficient may be considered upgrades to the property. This home was built prior to the requirements for all living areas to be arc fault protected.

Keep in mind if any electrical work is performed that there is a good possibility that an electrician may be required to add additional arc fault breakers to the electrical panel to meet current requirements.

##### [Understanding Arc Fault Circuit Interrupters](#)

###### Recommendation

Contact a qualified professional.



## tenance Recommendations, Items To Monitor, Further Evaluation Recommend

### 3.2.1 C. Branch Circuits, Connected Devices, and Fixtures

#### **LOOSE RECEPTACLES/SWITCHES**

All receptacles and light switches that are loose in their junction box should be tightened. Or the junction box should be secured if applicable.

Recommendation

Contact a qualified professional.



Hall outside of laundry room

### Maintenance Recommendations, Items To Monitor, Further Evaluation Recommendations

#### 3.2.2 C. Branch Circuits, Connected Devices, and Fixtures

### TAMPER RESISTANT RECEPTACLES/OUTLETS MISSING

All outlets/receptacles that are less than 5½ feet from the floor are required to be tamper resistant. This was not a requirement when this home was built, it is considered a good upgrade in the future.

#### Tamper resistant outlet

The new tamper-resistant outlets look just like regular outlets but have an interior cover that will open only when the two prongs of a plug are inserted simultaneously. This prevents children from sticking something into one of the slots and getting burned or electrocuted.

Recommendation  
Contact a qualified professional.



Tamper Resistant



Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

3.2.3 C. Branch Circuits, Connected Devices, and Fixtures

**NO GFCI PROTECTION**

GFCI protection was not present at the time of the inspection. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

GFCI protection is required within 6' of the sink. The 6' requirement is due to appliance cord length near the sink.

- Bathrooms
- Exterior
- Garage
- Kitchen

Recommendation

Contact a qualified electrical contractor.



Dryer receptacle

5.1.1 B. Plumbing  
Supply, Distribution  
Systems, and Fixtures



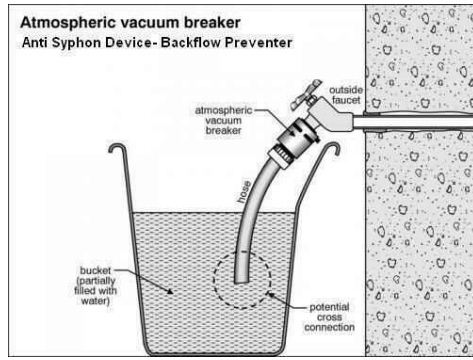
Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**NO ANTI-SIPHON**

Water spigots on the exterior of the home should have anti-siphon/ back flow prevention devices installed on them to keep the supply lines from being contaminated with trash or severe flood waters. In some cases hose bibs may have a built in anti-siphon but it is difficult to tell unless the tag is left on the hose bib.

Recommendation

Contact a handyman or DIY project



Right exterior faucet

tenance Recommendations, Items To Monitor, Further Evaluation Recommend

5.1.2 B. Plumbing Supply, Distribution Systems, and Fixtures

**NO STOP ON VALVE HANDLE**

There are one or more valve handles that do not have stops on them. These valve handle will turn continuously.

Recommendation

Contact a qualified plumbing contractor.



Primary bathroom

5.1.3 B. Plumbing  
Supply, Distribution  
Systems, and Fixtures



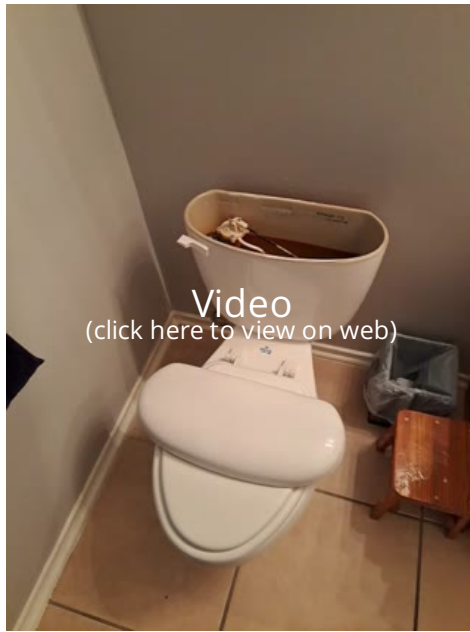
Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended

**TOILET RUNNING CONSTANTLY**

There are one or more toilets in this home that are running constantly and need to have adjustments made to the components in the tank.

Recommendation

Contact a qualified plumbing contractor.



tenance Recommendations, Items To Monitor, Further Evaluation Recommendations

5.4.1 E. Hydro-Massage Therapy Equipment

**NO ACCESS**

The hydrotherapy bathtub did not have an access opening present. Access opening are required to obtain access to the hydrotherapy plumbing and the motor. Recommend adding an access point.

Recommendation  
Contact a qualified professional.



6.4.1 D. Ranges, Cooktops, and Ovens

**ANTI TIP BRACKET MISSING**

*ANTI-TIP BRACKET MISSING*

*An anti-tip bracket was not present for the the range. An anti-tip bracket prevents the range from tipping over, if weight is applied to an open oven door, such as a child stepping or sitting on the door. Ranges contain a warning label on the inside of the oven door with more information. This bracket can be purchased at home improvement stores for approximately ten dollars and the installation of this bracket is highly recommended.*



In need of immediate attention or repair or Safety Concern

<http://www.sears.com/search=anti%20tip%20bracket%20for%20oven>

Recommendation  
Contact a qualified appliance repair professional.

