



Inspection Report

Roland Rodriguez

Property Address:

16958 Nicole Ln
Houston TX 77084



Sunbelt Inspections

Robert Garcia TREC #24853

PROPERTY INSPECTION REPORT FORM

Roland Rodriguez	7/12/2023
<i>Name of Client</i>	<i>Date of Inspection</i>
16958 Nicole Ln, Houston, TX 77084	
<i>Address of Inspected Property</i>	
Robert Garcia TREC #24853	
<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 and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

Over 40 Years

Temperature:

Over 65

Weather:

Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Sq Ft: 1269

Year Built: 1982

Foundation: Slab on grade

Occupied: yes

Utilities On: yes

Who is ordering this inspection? : Buyer

Utilities On : Yes

Occupied : Yes

City Water : City

City Sewer : City

Attending : Buyer

Access options : Homeowner

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

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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s):: Poured Concrete

Comments:

(1) There were trees or shrubs observed to be growing in close proximity to the foundation and or roofline (front left corner, front right corner).



(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, un-level soffits or severely sloped floors. Therefore, it is my opinion that the foundation is adequately performing its intended function.

☒ ☐ ☐ ☒ B. Grading and Drainage

Comments:

- (1) Concrete splash blocks or downspout extensions, are absent at some gutter downspouts. Gutter downspouts should discharge a minimum of 18" away from the foundation.
- (2) No gutters were observed at the left side of the home, Gutters are recommended at all appropriate roof slopes to channel and direct rain water away from the structure and to promote foundation health.
- (3) High soil conditions were observed at the front right corner of the home. High soil conditions are conducive to wood destroying insects and should be avoided. I recommend a minimum six inch foundation side wall exposure around the entire perimeter of the foundation. High soil levels prevent a quality Termite inspection. Recommend correction.



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(4) At the roof surface, there was a damaged section of gutter downspout that requires repair or replacement.



☒ ☐ ☐ ☒ C. Roof Covering Materials

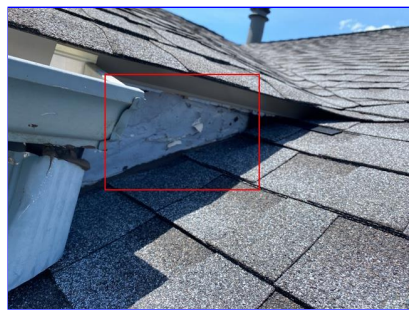
Type(s) of Roof Covering: Architectural Asphalt Shingles

Viewed From: Ground, Ladder, Walked roof

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

(1) At the roof surface, there was wood rot at the fascia near the front entryway roofline that requires repair.



(2) The roof covering, is not new and shows signs of wear consistent with its age. The overall condition of the roof covering appears to be acceptable and no signs of any current moisture penetration into the structure were observed. This roof covering is probably around 01 year old. This type of architectural style composition shingles typically lasts about 20 years in this climate.

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

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(3) Previous roof repairs were observed from the attic space.



(4) Roof covering has recently been replaced and needs more attic ventilation. Recommend correction.

Increasing the ventilation can promote a longer lasting roofing material, as well as keep the attic cooler in the summer.

☒ ☐ ☐ ☒ D. Roof Structures and Attic

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

Attic Viewed From: Inadequate walkways and service platforms

Attic Insulation: Batt, Fiberglass

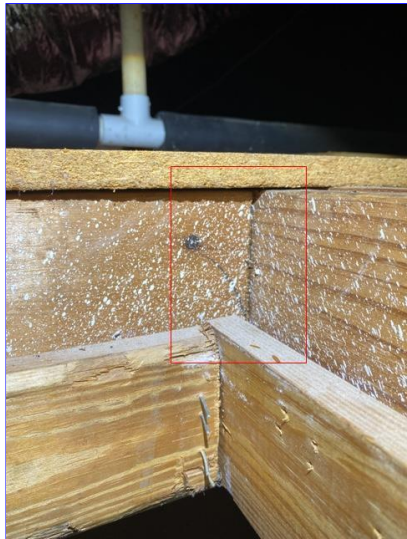
Approximate Average Depth of Insulation: 8 inches, Inadequate

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Comments:

(1) The attic access ladder is not properly insulated for an interior location. The legs are wobbly, unstable and cut too short too short causing them too hyper extend at the hinge whenever weight is applied. There were missing structural joist hangers at all four all corners of the attic ladder framed opening. I recommend that the ladder be replaced for energy and safety purposes.



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

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

Comments:

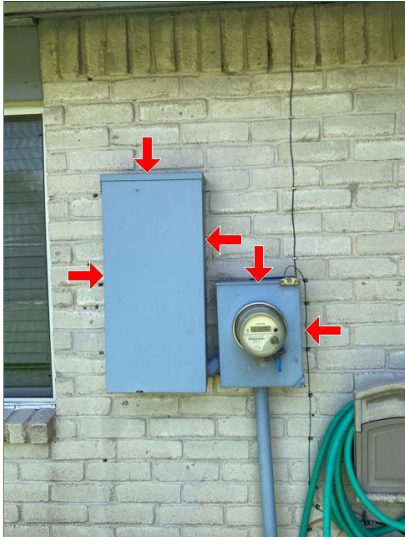
(1) The A/C condenser line penetration into structure, should be sealed to prevent unwanted intrusion by pests and to reduce noise reverberation into structure.



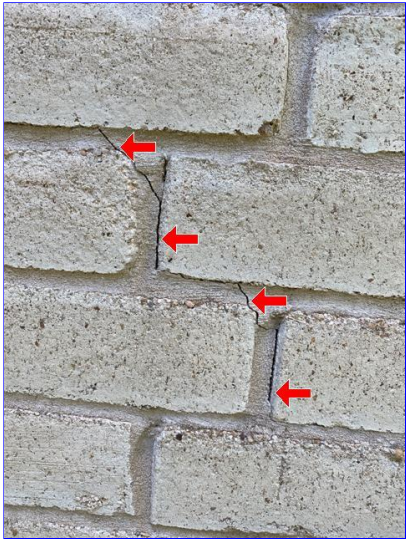
(2) Unsealed wall penetrations were observed at one or more areas of the exterior that require caulk sealant around the edges to prevent water intrusion (main electrical meter panel, main electrical service panel, A/C condenser disconnect panel, front entrance light fixture).

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(3) Brick veneer mortar cracks were observed at one or more areas of the exterior. 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.



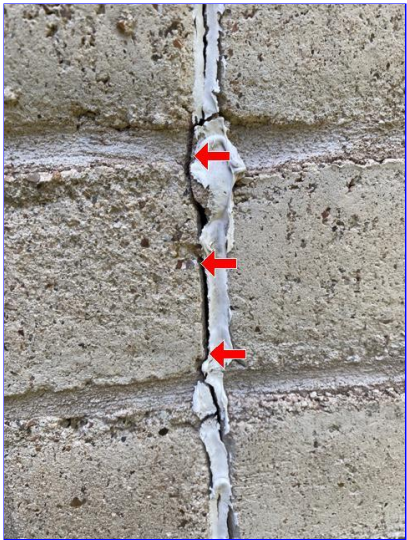
(4) There were loose or unsealed edges of the second story exterior siding that require repair and additional sealant.

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



(6) There were caulk separation gaps at one or more areas of vertical corner trim that require additional caulk sealant.

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(7) There was missing mortar below the frieze board at one or more areas.



(8) There was damaged horizontal trim above the garage opening that requires repair.



(9) There was caulk separation at one or more fascia trim corner joints that require repair.

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(10) There were previous repairs to the brick veneer observed.



☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

What appears to be fungi or mildew is present (primary bathroom ceiling). The identification of the organism(s) is beyond the scope of this home inspection. My recommendation is to remove moisture source and clean up the mold. Consult with a licensed mold remediation expert to determine the best method for remediation, estimate costs, and perform the remediation.



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

Comments:

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(1) There was wood rot observed at the bottom edge of both garage door jamb stringers that requires repair.



(2) There was caulk separation at one or more areas of the garage horizontal siding that requires additional caulk sealant.



(3) The exterior perimeter sealant around door frames has deteriorated (garage door jamb stringers).

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(4) The exterior perimeter sealant around door frames has deteriorated (back patio door).



(5) One or more exterior doors have loose door handle hardware and require repair (garage entry door, front entry door).

(6) The garage entry door is missing self closing hinges. I recommend installing self closing hinges to prevent carbon monoxide from entering the home.

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(7) In the primary bathroom, the glass shower door has a deteriorated door sweep at the bottom edge of the door and requires replacement.



☒ ☐ ☐ ☒ H. Windows

Comments:

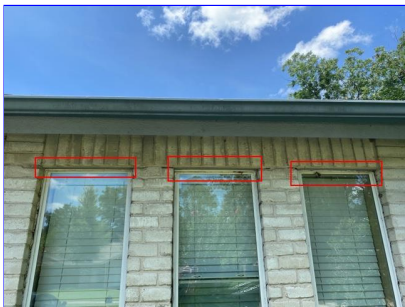
- (1) There are missing/damaged screens.
- (2) The exterior perimeter sealant has failed on some windows.

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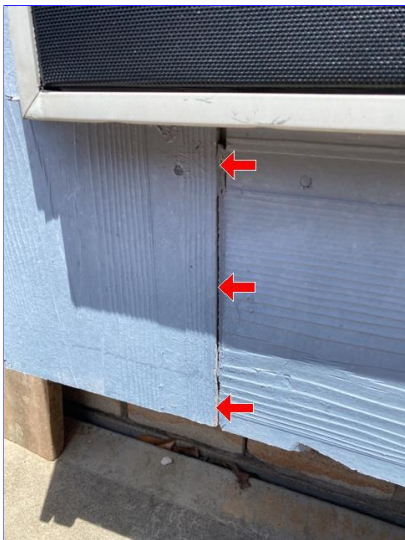
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(3) The brick ledge support lentils above one or more windows have faded paint and are showing rust. I recommend that the lentils above all of the windows have an additional coat of rust inhibitive paint to prevent further rust and corrosion.



(4) One or more bay windows have caulk separation at the siding or vertical trim and require repair and caulk sealant.



(5) The interior perimeter sealant has failed on some windows.

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

Comments:

☒ ☐ ☐ ☒ J. Fireplaces and Chimneys

Operable Fireplaces: One

Chimney (exterior): Metal Flue Pipe

Types of Fireplaces: Factory Fabricated, Solid Fuel, Insert

Comments:

I recommend that the chimney flue be blocked open to prevent accidental carbon monoxide poisoning. I recommend that you have glass doors installed on the fireplace opening for energy efficiency.

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

Comments:

☒ ☐ ☐ ☒ L. Other

Comments:

The kitchen sink left cabinet door has loose hinges that require repair.

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

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

☒ ☐ ☐ ☒ A. Service Entrance and Panels

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

Panel Capacity: 150 AMP

Electric Panel Manufacturer: CUTLER HAMMER

Panel Type: Circuit breakers

Comments:

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



(2) The system ground wire, is loose from the ground clamp or the ground clamp, is loose on the ground rod (electrode).

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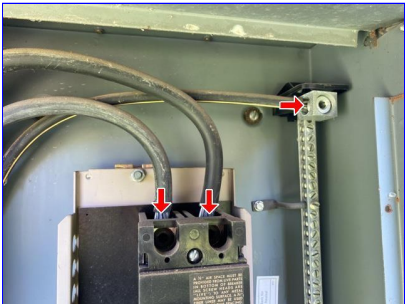
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- (3) The ground wire clamp is not an acorn type clamp.
- (4) Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.



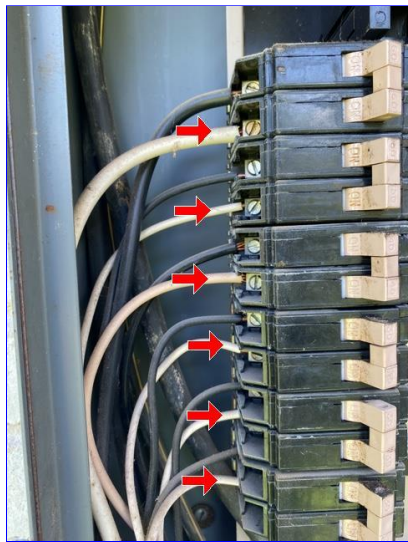
- (5) Anti-oxidant paste, was not observed on service entrance conductor terminations. Anti-oxidant paste is recommended to prevent corrosion at the terminations.



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(6) White wire(s) used as hot leg(s) inside panel, and not marked as such. Recommend correction as needed.



☒ ☐ ☐ ☒ 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. AFCI's 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 AFCI's.

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

(2) The breaker(s) serving A/C compressor unit(s) appear(s) oversized; as indicted by labeling on the service panel and A/C data plate. A (50) amp breaker is serving an A/C condenser unit rated for a maximum of (30) amps. I recommend that the breaker be downsized to meet the A/C manufacturer's specifications.

(3) There were loose and unsealed exterior electrical outlets that require repair and caulk sealant around the edges (back patio).

(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

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all Laundry Room outlets are required to be **accessible** and GFCI & AFCI protected in new construction. I recommend that you consider upgrading all Laundry Room outlets to GFCI & AFCI protection for personal safety reasons.

(5) The exterior outlets are not all GFCI protected.

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

(7) Some fixtures are missing globes (guest bathroom, middle bedroom ceiling fan, laundry room, primary bedroom ceiling fan).

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

(9) There was no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

☒ ☐ ☐ ☐ 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.

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☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Air conditioner unit

Central Air Manufacturer: GOODMAN

A/C Tonnage: 3 Ton

A/C Amperage: 30 AMPS

Comments:

(1) Air Conditioning service tag(s).

Manufacture date(s) - 2011 year model.



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

The air temperatures read:

Return Air Temperature: 72 degrees

Supply Air Temperature: 63 degrees

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Difference: 09 degrees

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

These conditions indicate that the system is “NOT” performing as intended or adequately cooling and a servicing is recommended.

(3) 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.

(4) There was condensation buildup observed inside of the A/C emergency drain pan.



(5) I recommend that you consult with a licensed, qualified, heating, ventilation and air conditioning professional to evaluate further, determine the best method for repair, estimate cost and to perform the repairs.

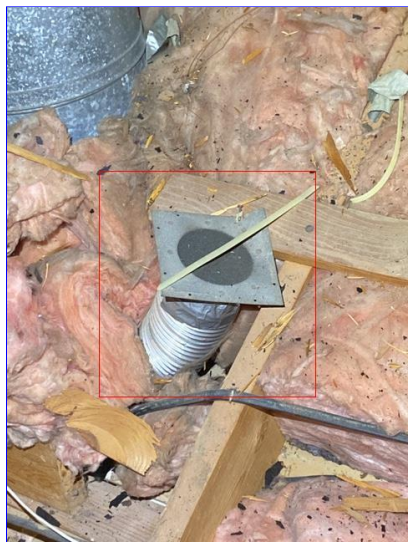
☒ ☐ ☐ ☒ **C. Duct System, Chases, and Vents**

Ductwork: Silverflex-round

Filter Type: Disposable

Comments:

(1) The ductwork for the bathroom exhaust fan(s) terminates in the attic or soffit. Should vent to the exterior.



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- (2) The disposable filter is dirty & clogged. The filter needs to be replaced. I recommend replacement as needed.
- (3) The air filter is located at the unit in the attic space. This type of filter should be replaced every 6 months.



☒ ☐ ☐ ☐ 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:** Front lawn right**Plumbing Water Supply (into home):** Not visible**Plumbing Water Distribution (inside home):** Copper, PEX**Location of main water supply valve:** Right Side**Static water pressure reading:** 70 pounds/square inch**Comments:**

(1) The main water supply line at the exterior, is not properly protected from freezing.



(2) No anti-siphon devices, were observed at exterior hose bibbs. These are low cost devices that screw on to the exterior hose bibbs to prevent back-flow into the water supply. They are required by most municipalities.

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

(4) The toilet is loose at the floor in the guest bathroom, repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

(5) Some toilets are not sealed to the floor covering (guest bathroom).

☒ ☐ ☐ ☒ **B. Drains, Waste, and Vents****Washer Drain Size:** 2" Diameter**Plumbing Waste:** PVC**Comments:**

(1) **Note:** 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

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time beyond the scope of a standard home inspection. Comprehensive sanitary drain line testing is available from certain licensed plumbers with specialized equipment.

This home has cast iron waste and vent lines. I recommend you have at least a hydro-static test performed by a licensed professional plumber with the necessary equipment; to ascertain the condition of the underground waste lines.

(2) The sewer clean out at the exterior kitchen sink wall is missing the cap and the soil in this area is wet from sink water and food debris. The clean out was observed to have sink water flowing out of the drain line while the sink and garbage disposal plumbing was tested. This area of the drain line plumbing may have a clog in the line and require a sewer scope or hydro-static test in order to rule out any blockages that may be in the sewer line. Recommend correction.



(3) There was no air gap observed at kitchen sink for dishwasher drain; and dishwasher drain line, is not looped above discharge at disposer. Recommend correction.

(4) The stopper is missing or inoperative from some fixtures (guest bathtub/shower).

(5) Note: Some of the showers have built up tile (primary bathroom shower). I cannot determine if a shower pan or liner has been installed under the tile (not visible). The shower does not appear to be currently leaking.

☒ ☐ ☐ ☒ C. Water Heating Equipment

Energy Source: Electric

Capacity: 50 Gallon

Water Heater Manufacturer: BRADFORD-WHITE

Water Heater Location: Garage

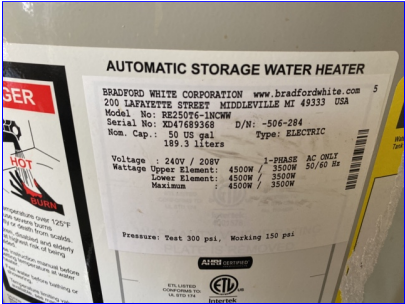
Comments:

(1) Water Heater service tag(s).

Manufacture date(s) - 2021 year model.

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(2) The water heater is in need of an emergency drain pan under the unit. The drain pan should have a drain line ran to the outside. A water heater leak can cause very expensive repair to a home. Recommend correction.



☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment

Comments:

☒ ☐ ☐ ☐ 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.

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

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.			

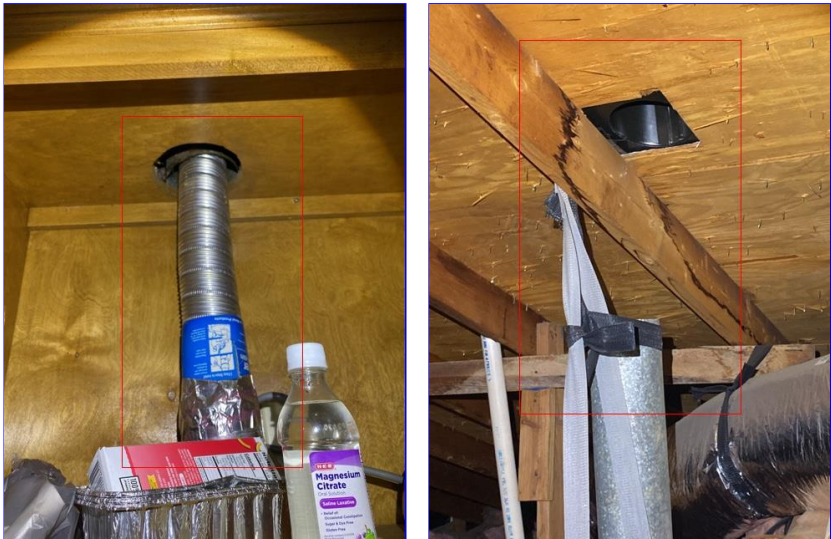
☒ ☐ ☐ ☐ **A. Dishwasher**
Dishwasher Brand: FRIGIDAIRE
Comments:

☒ ☐ ☐ ☒ **B. Food Waste Disposers**
Disposer Brand: BADGER
Comments:
The garbage disposal is rusted inside at the blades and the unit was observed to be leaking water from underneath the appliance. Recommend repair or replacement.

☒ ☐ ☐ ☒ **C. Range Hood and Exhaust Systems**
Exhaust/Range Hood: VENTED, LG
Comments:
(1) The range hood exhaust vent ductwork appears to be the incorrect type of ductwork, is improperly sealed and air leakage was observed, the ductwork in the attic space was disconnected and does not terminate through the roof decking. I recommend that the range exhaust vent ductwork be replaced with a smooth wall rigid galvanized sheet metal, properly sealed to prevent air leakage and re-connected in the attic space so that the exhaust vent terminates through the roof decking.

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

I	NI	NP	D
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(2) The surface lights for the vent hood or under the microwave, did not work when tested. I recommend repair or replacement as needed.

☒ ☐ ☐ ☐ **D. Ranges, Cooktops and Ovens**

Range/Oven: GENERAL ELECTRIC

Range/Cooktop/Oven Connections: 220 Volt Only

Comments:

The burners appeared to operate normally.

The oven heated to 355 degrees when set to 350, the normal variance is +/- 25 degrees.



☒ ☐ ☐ ☐ **E. Microwave Ovens**

Built in Microwave: LG

Comments:

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

Mechanical Exhaust Vents and Bathroom Heaters: Fan only

Comments:

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Garage Door Operator: CHAMBERLAIN

Comments:

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

I	NI	NP	D
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☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Dryer Vent: Smooth Metal
Dryer Connections: 220 Volt AC Only
Comments:

The back draft damper, installed at dryer vent discharge is damaged. I recommend proper termination of dryer duct.



☒ ☐ ☐ ☐ **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.

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

I	NI	NP	D
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VI. Landscape Irrigation (Sprinkler) Systems

☒ ☐ ☐ ☒ A. Controllers

Comments:

(1) There were missing or damaged sprinkler zone valve box covers that require replacement.



(2) Irrigation zones are not properly labeled at the controller.

(3) There was no rain sensor located for the sprinkler system. Recommend correction.

☒ ☐ ☐ ☒ B. Vacuum breaker

Comments:

The vacuum breaker is not properly supported to prevent the system from being damaged. I recommend a wall clamp or stake supports be added.

The vacuum breaker is missing the required insulation needed to prevent damage during freezing conditions.



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

I	NI	NP	D
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☒ ☐ ☐ ☒ C. Zone 1

Comments:

Zone 1, there is a broken pop up sprinkler head or a break in the irrigation water supply line at the front right area of the home.



☒ ☐ ☐ ☒ D. Zone 2

Comments:

Zone 2, did not respond during testing of the sprinkler system.

☒ ☐ ☐ ☒ E. Zone 3

Comments:

Zone 3, did not respond during testing of the sprinkler system.

☒ ☐ ☐ ☐ F. Zone 4

Comments:

General Summary



Sunbelt Inspections

Customer

Roland Rodriguez

Address

16958 Nicole Ln
Houston TX 77084

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

I. STRUCTURAL SYSTEMS

A. Foundations

Inspected, Deficiency

- (1) There were trees or shrubs observed to be growing in close proximity to the foundation and or roofline (front left corner, front right corner).
- (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, un-level soffits or severely sloped floors. Therefore, it is my opinion that the foundation is adequately performing its intended function.

B. Grading and Drainage

Inspected, Deficiency

- (1) Concrete splash blocks or downspout extensions, are absent at some gutter downspouts. Gutter downspouts should discharge a minimum of 18" away from the foundation.
- (2) No gutters were observed at the left side of the home, Gutters are recommended at all appropriate roof slopes to channel and direct rain water away from the structure and to promote foundation health.
- (3) High soil conditions were observed at the front right corner of the home. High soil conditions are conducive to wood destroying insects and should be avoided. I recommend a minimum six inch foundation side wall exposure around the entire perimeter of the foundation. High soil levels prevent a quality Termite inspection. Recommend correction.
- (4) At the roof surface, there was a damaged section of gutter downspout that requires repair or replacement.

C. Roof Covering Materials

Inspected, Deficiency

- (1) At the roof surface, there was wood rot at the fascia near the front entryway roofline that requires repair.
- (2) The roof covering, is not new and shows signs of wear consistent with its age. The overall condition of the roof covering appears to be acceptable and no signs of any current moisture penetration into the structure were observed. This roof covering is probably around 01 year old. This type of architectural style composition shingles typically lasts about 20 years in this climate.

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

- (3) Previous roof repairs were observed from the attic space.
- (4) Roof covering has recently been replaced and needs more attic ventilation. Recommend correction.

Increasing the ventilation can promote a longer lasting roofing material, as well as keep the attic cooler in the summer.

D. Roof Structures and Attic

Inspected, Deficiency

- (1) The attic access ladder is not properly insulated for an interior location. The legs are wobbly, unstable and cut too short too short causing them too hyper extend at the hinge whenever weight is applied. There were missing structural joist hangers at all four all corners of the attic ladder framed opening. I recommend that the ladder be replaced for energy and safety purposes.
- (2) Missing or displaced insulation was observed in the attic. Recommend correction.

E. Walls (Interior and Exterior)

Inspected, Deficiency

- (1) The A/C condenser line penetration into structure, should be sealed to prevent unwanted intrusion by pests and to reduce noise reverberation into structure.
- (2) Unsealed wall penetrations were observed at one or more areas of the exterior that require caulk sealant around the edges to prevent water intrusion (main electrical meter panel, main electrical service panel, A/C condenser disconnect panel, front entrance light fixture).
- (3) Brick veneer mortar cracks were observed at one or more areas of the exterior. 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.
- (4) There were loose or unsealed edges of the second story exterior siding that require repair and additional sealant.
- (5) The brick veneer expansion joint sealant has failed/missing, or not properly installed. Recommend correction.

- (6) There were caulk separation gaps at one or more areas of vertical corner trim that require additional caulk sealant.
- (7) There was missing mortar below the frieze board at one or more areas.
- (8) There was damaged horizontal trim above the garage opening that requires repair.
- (9) There was caulk separation at one or more fascia trim corner joints that require repair.
- (10) There were previous repairs to the brick veneer observed.

F. Ceilings and Floors

Inspected, Deficiency

What appears to be fungi or mildew is present (primary bathroom ceiling). The identification of the organism(s) is beyond the scope of this home inspection. My recommendation is to remove moisture source and clean up the mold. Consult with a licensed mold remediation expert to determine the best method for remediation, estimate costs, and perform the remediation.

G. Doors (Interior and Exterior)

Inspected, Deficiency

- (1) There was wood rot observed at the bottom edge of both garage door jamb stringers that requires repair.
- (2) There was caulk separation at one or more areas of the garage horizontal siding that requires additional caulk sealant.
- (3) The exterior perimeter sealant around door frames has deteriorated (garage door jamb stringers).
- (4) The exterior perimeter sealant around door frames has deteriorated (back patio door).
- (5) One or more exterior doors have loose door handle hardware and require repair (garage entry door, front entry door).
- (6) The garage entry door is missing self closing hinges. I recommend installing self closing hinges to prevent carbon monoxide from entering the home.
- (7) In the primary bathroom, the glass shower door has a deteriorated door sweep at the bottom edge of the door and requires replacement.

H. Windows

Inspected, Deficiency

- (1) There are missing/damaged screens.
- (2) The exterior perimeter sealant has failed on some windows.
- (3) The brick ledge support lentils above one or more windows have faded paint and are showing rust. I recommend that the lentils above all of the windows have an additional coat of rust inhibitive paint to prevent further rust and corrosion.
- (4) One or more bay windows have caulk separation at the siding or vertical trim and require repair and caulk sealant.
- (5) The interior perimeter sealant has failed on some windows.

J. Fireplaces and Chimneys

Inspected, Deficiency

I recommend that the chimney flue be blocked open to prevent accidental carbon monoxide poisoning. I recommend that you have glass doors installed on the fireplace opening for energy efficiency.

L. Other

Inspected, Deficiency

The kitchen sink left cabinet door has loose hinges that require repair.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficiency

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

- (2) The system ground wire, is loose from the ground clamp or the ground clamp, is loose on the ground rod (electrode).
- (3) The ground wire clamp is not an acorn type clamp.
- (4) Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.
- (5) Anti-oxidant paste, was not observed on service entrance conductor terminations. Anti-oxidant paste is recommended to prevent corrosion at the terminations.
- (6) White wire(s) used as hot leg(s) inside panel, and not marked as such. Recommend correction as needed.

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, 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. AFCI's 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 AFCI's.

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

(2) The breaker(s) serving A/C compressor unit(s) appear(s) oversized; as indicted by labeling on the service panel and A/C data plate. A (50) amp breaker is serving an A/C condenser unit rated for a maximum of (30) amps. I recommend that the breaker be downsized to meet the A/C manufacturer's specifications.

(3) There were loose and unsealed exterior electrical outlets that require repair and caulk sealant around the edges (back patio).

(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 consider upgrading all Laundry Room outlets to GFCI & AFCI protection for personal safety reasons.

(5) The exterior outlets are not all GFCI protected.

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

(7) Some fixtures are missing globes (guest bathroom, middle bedroom ceiling fan, laundry room, primary bedroom ceiling fan).

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

(9) There was no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Inspected

(1) Furnace service tag(s).

Manufacture date(s) - 2011 year model.

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

B. Cooling Equipment

Inspected, Deficiency

(1) Air Conditioning service tag(s).

Manufacture date(s) - 2011 year model.

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

The air temperatures read:

Return Air Temperature: 72 degrees

Supply Air Temperature: 63 degrees

Difference: 09 degrees

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

These conditions indicate that the system is "NOT" performing as intended or adequately cooling and a servicing is recommended.

(3) 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.

(4) There was condensation buildup observed inside of the A/C emergency drain pan.

(5) I recommend that you consult with a licensed, qualified, heating, ventilation and air conditioning professional to evaluate further, determine the best method for repair, estimate cost and to perform the repairs.

C. Duct System, Chases, and Vents

Inspected, Deficiency

(1) The ductwork for the bathroom exhaust fan(s) terminates in the attic or soffit. Should vent to the exterior.

(2) The disposable filter is dirty & clogged. The filter needs to be replaced. I recommend replacement as needed.

(3) The air filter is located at the unit in the attic space. This type of filter should be replaced every 6 months.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficiency

(1) The main water supply line at the exterior, is not properly protected from freezing.

(2) No anti-siphon devices, were observed at exterior hose bibbs. These are low cost devices that screw on to the exterior hose bibbs to prevent back-flow into the water supply. They are required by most municipalities.

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

(4) The toilet is loose at the floor in the guest bathroom, repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

(5) Some toilets are not sealed to the floor covering (guest bathroom).

B. Drains, Waste, and Vents

Inspected, Deficiency

(1) **Note:** 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.

This home has cast iron waste and vent lines. I recommend you have at least a hydro-static test performed by a licensed professional plumber with the necessary equipment; to ascertain the condition of the underground waste lines.

(2) The sewer clean out at the exterior kitchen sink wall is missing the cap and the soil in this area is wet from sink water and food debris. The clean out was observed to have sink water flowing out of the drain line while the sink and garbage disposal plumbing was tested. This area of the drain line plumbing may have a clog in the line and require a sewer scope or hydro-static test in order to rule out any blockages that may be in the sewer line. Recommend correction.

(3) There was no air gap observed at kitchen sink for dishwasher drain; and dishwasher drain line, is not looped above discharge at disposer. Recommend correction.

(4) The stopper is missing or inoperative from some fixtures (guest bathtub/shower).

(5) **Note:** Some of the showers have built up tile (primary bathroom shower). I cannot determine if a shower pan or liner has been installed under the tile (not visible). The shower does not appear to be currently leaking.

C. Water Heating Equipment

Inspected, Deficiency

(1) Water Heater service tag(s).

Manufacture date(s) - 2021 year model.

(2) The water heater is in need of an emergency drain pan under the unit. The drain pan should have a drain line ran to the outside. A water heater leak can cause very expensive repair to a home. Recommend correction.

V. APPLIANCES

B. Food Waste Disposers

Inspected, Deficiency

The garbage disposal is rusted inside at the blades and the unit was observed to be leaking water from underneath the appliance. Recommend repair or replacement.

C. Range Hood and Exhaust Systems

Inspected, Deficiency

(1) The range hood exhaust vent ductwork appears to be the incorrect type of ductwork, is improperly sealed and air leakage was observed, the ductwork in the attic space was disconnected and does not terminate through the roof decking. I recommend that the range exhaust vent ductwork be replaced with a smooth wall rigid galvanized sheet metal, properly sealed to prevent air leakage and re-connected in the attic space so that the exhaust vent terminates through the roof decking.

(2) The surface lights for the vent hood or under the microwave, did not work when tested. I recommend repair or replacement as needed.

D. Ranges, Cooktops and Ovens

Inspected

The burners appeared to operate normally.

The oven heated to 355 degrees when set to 350, the normal variance is +/- 25 degrees.

H. Dryer Exhaust Systems

Inspected, Deficiency

The back draft damper, installed at dryer vent discharge is damaged. I recommend proper termination of dryer duct.

VI. Landscape Irrigation (Sprinkler) Systems

A. Controllers

Inspected, Deficiency

- (1) There were missing or damaged sprinkler zone valve box covers that require replacement.
- (2) Irrigation zones are not properly labeled at the controller.
- (3) There was no rain sensor located for the sprinkler system. Recommend correction.

B. Vacuum breaker

Inspected, Deficiency

The vacuum breaker is not properly supported to prevent the system from being damaged. I recommend a wall clamp or stake supports be added.

The vacuum breaker is missing the required insulation needed to prevent damage during freezing conditions.

C. Zone 1

Inspected, Deficiency

Zone 1, there is a broken pop up sprinkler head or a break in the irrigation water supply line at the front right area of the home.

D. Zone 2

Inspected, Deficiency

Zone 2, did not respond during testing of the sprinkler system.

E. Zone 3

Inspected, Deficiency

Zone 3, did not respond during testing of the sprinkler system.

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