Property Inspection Report



Dale E. Marwood CMI TX 20237
GREATER HOUSTON HOME INSPECTIONS

902 W Cleveland St
Inspection Prepared For: Kevin Gorby
Agent: Rita Halloway - Keller Williams

Date of Inspection: 1/4/2025
Year Built: Built in 1940 (85 yrs) Size: 1394 sqft
Weather: Overcast and rain - 73 degrees

PROPERTY INSPECTION REPORT FORM

Kevin Gorby	1/4/2025
Name of Client	*Date of Inspection*
902 W Cleveland St, Alvin, TX 77511	
Address of Inspected Property	
Dale E. Marwood CMI	TX 20237
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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.

RESPONSIBILTY 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).

RESPONSIBILTY 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 (AFCI) 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

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☐	☐	☐	X	A. Foundations

Type of Foundation(s):
• Block and beam Foundation

Comments:
• Foundation was functioning as intended at the time of this inspection. Future performance cannot be, and is not assured.
• Support blocks are knocked out of place: repairs are recommended.
• No insulation under the floor in the crawl space. This is a recommended upgrade.



Foundation was functioning as intended at the time of this inspection. Future performance cannot be, and is not assured.



No insulation under the floor in the crawl space. This is a recommended upgrade.

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

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Foundation was functioning as intended at the time of this inspection. Future performance cannot be, and is not assured.



Foundation was functioning as intended at the time of this inspection. Future performance cannot be, and is not assured.



Support blocks are knocked out of place: repairs are recommended.

			X	B. Grading and Drainage

Comments:

- Gutters should be cleared of debris.
- Gutters were damaged or missing equipment and further review is recommended - downspout/turn-out and/or splash block are missing and repairs are needed.

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

I	NI	NP	D



Gutters should be cleared of debris.



Gutters were damaged or missing equipment and further review is recommended - downspout/turn-out and/or splash block are missing and repairs are needed.



Gutters were damaged or missing equipment and further review is recommended - downspout/turn-out and/or splash block are missing and repairs are needed.

☐	X	☐	☐	C. Roof Covering Materials

Type(s) of Roof Covering:
• Asphalt shingles noted.
Viewed From:
• Ground
Comments:
• Buyers have a new roof negotiated in the contract.

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

I	NI	NP	D
			X

D. Roof Structure and Attics

Viewed From:
- Ground
- Attic

Approximate Average Depth of Insulation:
- Insulation is 4 inches deep

Comments:
- Insulation is 2-4 inches deep
- Attic was observed to be conventionally framed
- Insulation voids are present, additional insulation is called for.
- Evidence of rodent activity in the attic. Professional pest control is recommended as an ongoing preventative strategy.
- Attic ladder is damaged/missing and repairs or replacement are required. This is not safe passage to the attic.
- Due to the framing design of this roof system we recommend limiting the number of roof layers to no more than one layer.



Due to the framing design of this roof system we recommend limiting the number of roof layers to no more than one layer.



Insulation voids are present, additional insulation is called for.

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Due to the framing design of this roof system we recommend limiting the number of roof layers to no more than one layer.

			X	E. Walls (Interior and Exterior)

Wall Materials:
- Exterior walls are made of wood
- Exterior walls are made of aluminum siding
- Interior walls are made of Drywall
- Interior walls are made of paneling
- Interior walls are made of tile

Comments:
- All exterior veneer penetrations should be properly sealed with an exterior elastomeric caulk product: hose bibs, vents, clean-outs etc.
- Exterior veneer is showing damage/deterioration and repairs should be considered.
- Interior repairs present, some are incomplete.
- Evidence of moisture entering structure, wall stain origin and resolution should be identified and managed by a licensed and qualified contractor.
- Unpainted areas are visible
- Incomplete and or irregular repairs present, professional advice and work is recommended.
- Unable to confirm proper backer board was used when tiles were installed, in high moisture areas: Master bathroom

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

I	NI	NP	D



Interior repairs present, some are incomplete.



Unable to confirm proper backer board was used when tiles were installed, in high moisture areas: Master bathroom



Evidence of moisture entering structure, wall stain origin and resolution should be identified and managed by a licensed and qualified contractor. Kitchen



Incomplete and or irregular repairs present, professional advice and work is recommended.

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

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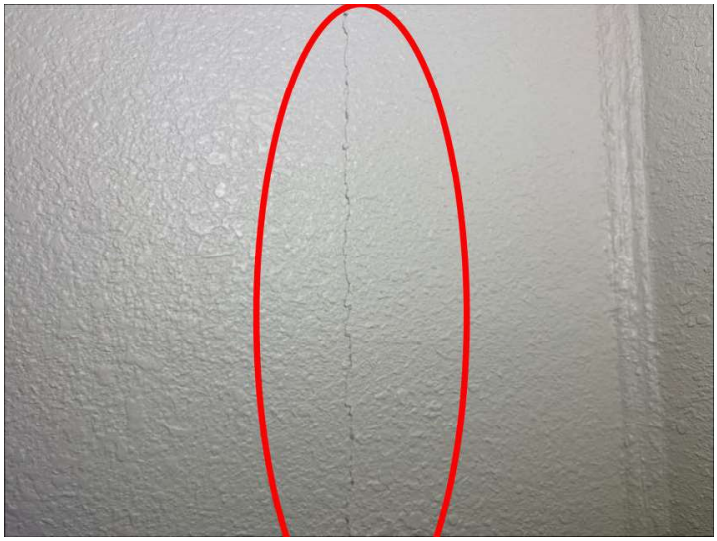
All exterior veneer penetrations should be properly sealed with an exterior elastomeric caulk product: hose bibs, vents, clean-outs etc.



Unpainted areas are visible



Unpainted areas are visible



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

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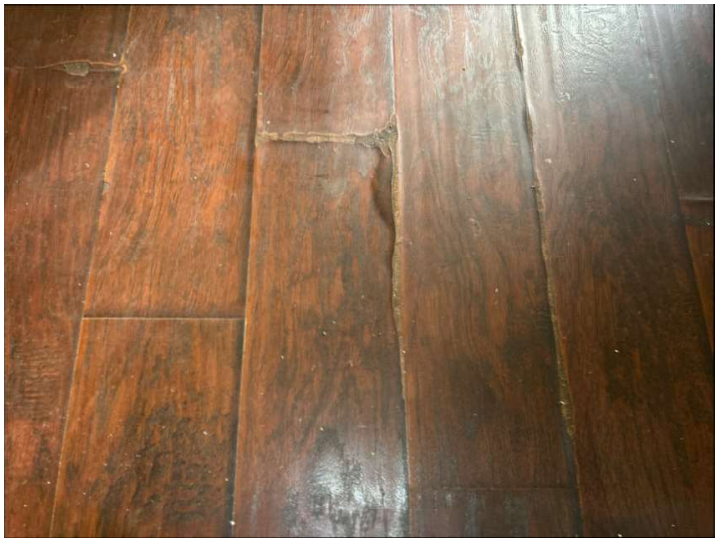
Incomplete and or irregular repairs present, professional advice and work is recommended.

			X	F. Ceilings and Floors

Ceiling and Floor Materials:
- Ceiling is made of drywall
- Ceiling is made of plaster
- Floor covering Is tile in areas
- Floor covering Is wood product in areas
- Floor covering Is laminate product in areas

Comments:
- Previous repairs / patched areas on the ceiling
- Incomplete repairs / patched areas on the ceiling;
- Floor covering is showing wear and repairs should be considered.
- Concrete garage floor showing surface cracks.



Floor covering is showing wear and repairs should be considered.



Floor covering is showing wear and repairs should be considered.

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

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Incomplete repairs / patched areas on the ceiling; garage



Concrete garage floor showing surface cracks.

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

Comments:

- Door stops are missing/not functioning as intended: multiple
- Door is impacting the frame, repairs are recommended.
- Did not latch; bedroom entry
- Interior doors are missing.
- Dead bolt did not engage with the frame, repairs are needed. Rear exit
- Loose, damaged, missing or non-functional hardware



Interior doors are missing.



Door stops are missing/not functioning as intended: multiple

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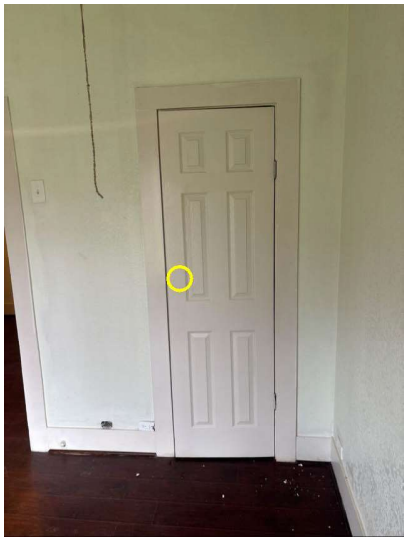
Door is impacting the frame, repairs are recommended. Rear exit



Door stops are missing/not functioning as intended: multiple



Loose, damaged, missing or non-functional hardware



Loose, damaged, missing or non-functional hardware

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Door stops are missing/not functioning as intended: multiple

			X	H. Windows

Window Types:
• Single pane windows present
Comments:
• Damaged, loose, non functional latches or locks
• Missing / damaged window screens: multiple
• Broken /cracked glass pane
• Broken/damaged sash spring/rope.
• Multiple windows did not open, or properly latch. Repairs are required.
• Windows were not adequately sealing at sides and base: repairs are recommended.
• Double hung window is painted solid, in the open position. Repairs are required.



Missing / damaged window screens: multiple



Multiple windows did not open, or properly latch. Repairs are required.

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

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Multiple windows did not open, or properly latch. Repairs are required.



Windows were not adequately sealing at sides and base: repairs are recommended.



Damaged, loose, non functional latches or locks



Multiple windows did not open, or properly latch. Repairs are required.

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Double hung window is painted solid, in the open position. Repairs are required.



Damaged, loose, non functional latches or locks



Damaged, loose, non functional latches or locks



Broken/damaged sash spring/rope.

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Broken /cracked glass pane



Broken /cracked glass pane



Broken /cracked glass pane

			X	I. Stairways (Interior and Exterior)

Comments:

- Loose hand rails
- Stairs are inconsistent height and the tread depth is too long. The stairs are a hazard and should be treated as such.

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Stairs are inconsistent height and the tread depth is too long. The stairs are a hazard and should be treated as such.



Loose hand rails

		X		J. Fireplaces and Chimneys

Locations:
Types:
Comments:

			X	K. Porches, Balconies, Decks, and Carports

Comments:
• There is an attached front or rear porch present.
• Porch materials are weathered and repairs should be considered



There is an attached front or rear porch present.

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

I	NI	NP	D	
		X		L. Other

Materials:
Comments:

II. ELECTRICAL SYSTEMS

I	NI	NP	D	
			X	A. Service Entrance and Panels

Panel Locations:
• Electrical meter is located on the north side of the building
• Electrical panel is located in the bathroom closet
Materials and Amp Rating:
• 200 amp
Comments:
• Breaker box is located in the bathroom closet
• The service panel is not properly labeled. Clear and specific labels are required.
• Inadequate access to the electric panel; and Inadequate space per the State of Texas. Further review by a licensed and qualified electrician is advised.
• Inadequate clearance of service wires over the back yard. Repairs are recommended.



Inadequate access to the electric panel; and Inadequate space per the State of Texas. Further review by a licensed and qualified electrician is advised.



Inadequate access to the electric panel; and Inadequate space per the State of Texas. Further review by a licensed and qualified electrician is advised.

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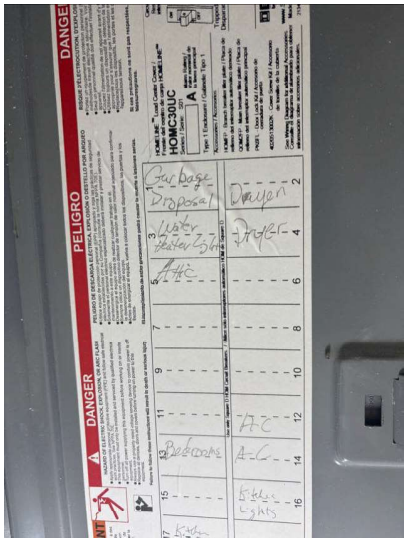
200 amp service



The service panel is not properly labeled. Clear and specific labels are required.



Inadequate clearance of service wires over the back yard. Repairs are recommended.

			X	B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
Comments:

- GFCI circuit are required at all receptacles in kitchen or bathrooms within 2' & 3' from water fixtures.
- Doorbell was not functioning as intended at the time of this inspection.
- No electrical outlet in the back bathroom.
- Interior light fixture missing/not functioning as intended.
- Shower and tub environments call for moisture proof lighting fixtures. These are not adequate for the environment.
- Open wire splices should be properly enclosed in a junction box
- Missing/damaged switch/outlet covers should be replaced/repaired

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

I	NI	NP	D



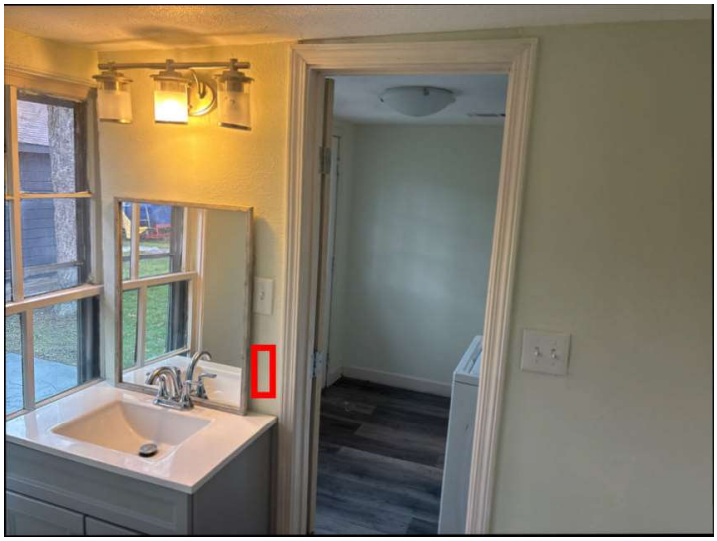
Doorbell was not functioning as intended at the time of this inspection.



Unknown purpose for this switch



GFCI circuit are required at all receptacles in kitchen or bathrooms within 2' & 3' from water fixtures.



No electrical outlet in the back bathroom.

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I	NI	NP	D



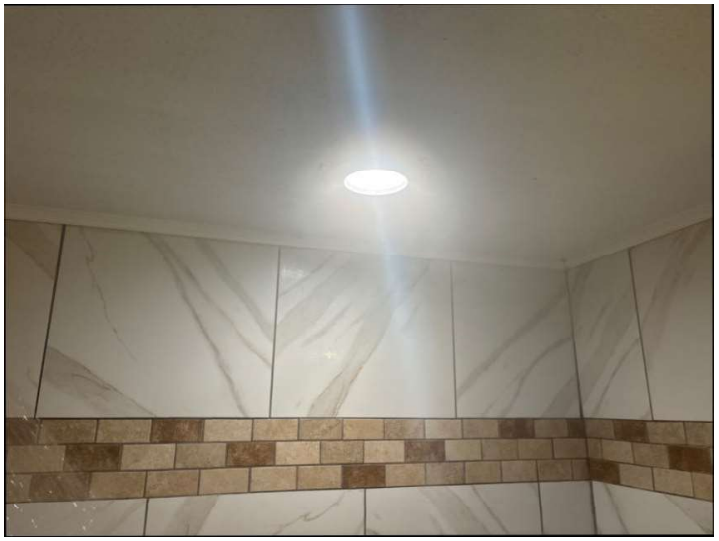
GFCI circuit are required at all receptacles in kitchen or bathrooms within 2’ & 3’ from water fixtures.



GFCI circuit are required at all receptacles in kitchen or bathrooms within 2’ & 3’ from water fixtures.



Interior light fixture missing/not functioning as intended.



Shower and tub environments call for moisture proof lighting fixtures. These are not adequate for the environment.

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

I	NI	NP	D



Interior light fixture missing/not functioning as intended.



Interior light fixture missing/not functioning as intended.



Interior light fixture missing/not functioning as intended.



Missing/damaged switch/outlet covers should be replaced/repaired

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

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Garage sub panel should be labeled



Missing/damaged switch/outlet covers should be replaced/repaired



Missing/damaged switch/outlet covers should be replaced/repaired



Missing/damaged switch/outlet covers should be replaced/repaired

		X		C. Other

Comments:

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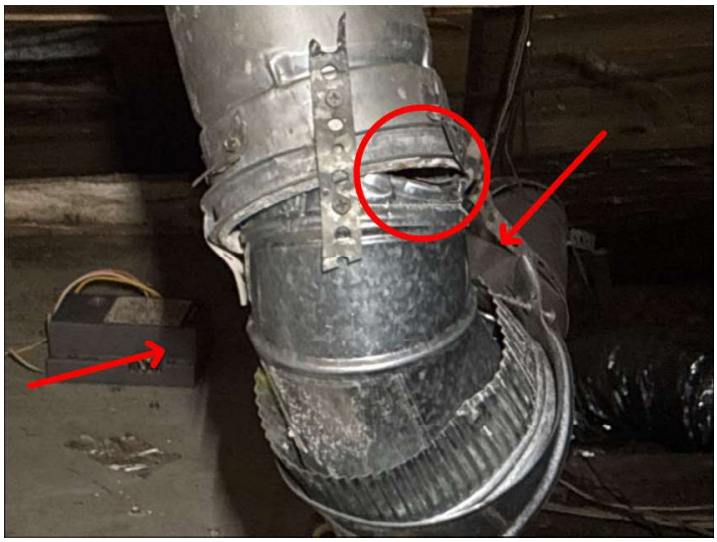
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☐ ☐ ☒ **A. Heating Equipment**

Type of Systems:
• Gas fired forced hot air.
Energy Sources:
Comments:
• The gas at the location is off so the heater was not tested for function.
• Recommend a licensed and qualified HVAC contractor further evaluate both the heating and cooling systems.
• Inadequate attic ventilation of the heating system; repairs are required.



The gas at the location is off so the heater was not tested for function.



Inadequate attic ventilation of the heating system; repairs are required.

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

I	NI	NP	D



Recommend a licensed and qualified HVAC contractor further evaluate both the heating and cooling systems.



The gas at the location is off so the heater was not tested for function.

			X	B. Cooling Equipment

Type of Systems:
• Electric

Comments:
• Primary AC drain(s) are plumbed to the outside
• Secondary AC drain(s) are plumbed to the north side soffit.
• This unit is at, or beyond, the expected service life. Built in 2000; future performance cannot be assured.
• Rust in the secondary drain pan. Service recommended.
• Primary drain lines are missing insulation in attic
• The secondary drain pan in the attic does not have a "kill-float switch" installed: installation is recommended.
• Refrigerant lines are missing insulation at the A/C unit
• Recommend a licensed and qualified HVAC contractor further evaluate both the heating and cooling systems.

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

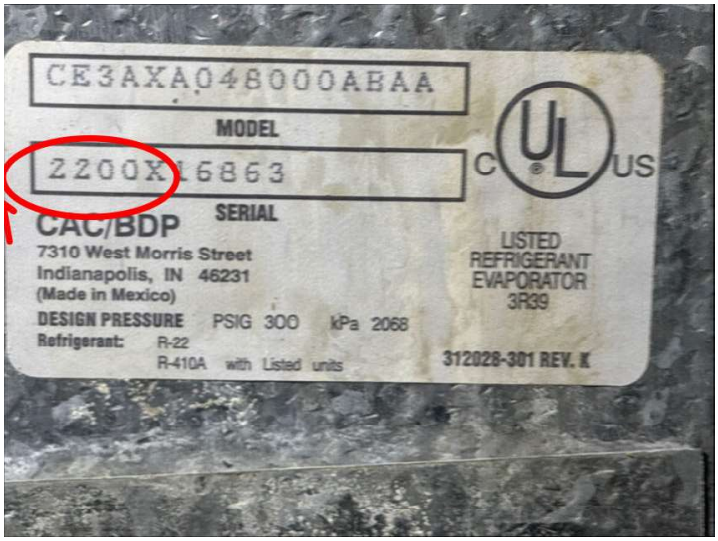
I	NI	NP	D



Rust in the secondary drain pan. Service recommended.



This unit is at, or beyond, the expected service life. Built in 2000; future performance cannot be assured.



This unit is at, or beyond, the expected service life. Built in 2000; future performance cannot be assured.



Primary drain lines are missing insulation in attic

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

I	NI	NP	D



Primary AC drain(s) are plumbed to the outside



This unit is at, or beyond, the expected service life. Built in 2000; future performance cannot be assured.



Recommend a licensed and qualified HVAC contractor further evaluate both the heating and cooling systems.



Illegible unit tag

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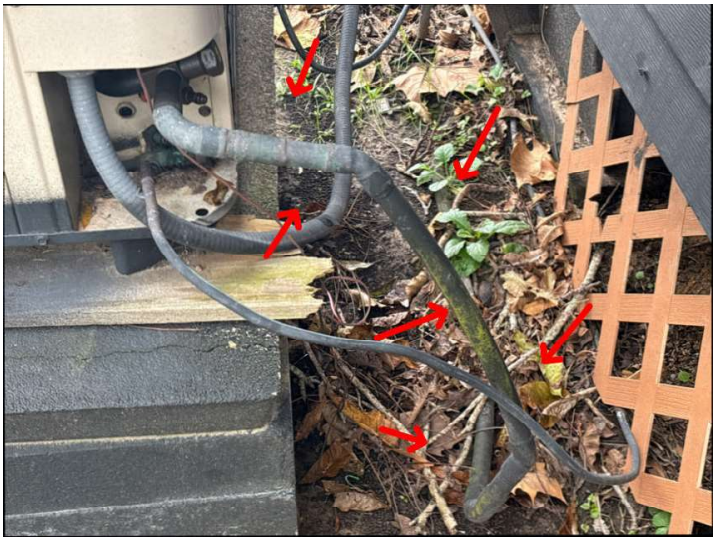

Refrigerant lines are missing insulation at the A/C unit

			X	C. Duct Systems, Chases, and Vents

Comments:
• Ducting is hung and supported as per best practices.
• Duct tape present, Texas summers are too hot for duct tape to last and aluminum tape is preferred



Ducting is hung and supported as per best practices.



Ducting is hung and supported as per best practices.

		X		D. Other

Comments:

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Location of Water Meter:
• South side
Location of Main Water Supply Valve:
Comments:
• Static Water Pressure Reading: 58 psi - normal residential accepted pressure is between 40 & 80 psi.
• Type of Supply Piping Material: Galvanized, Copper, ABS, PVC
• Municipal water meter is located in the front yard
• Corrugated PVC pipe repairs are temporary repairs. Proper professional repairs are recommended.
• Sink/tub stoppers missing, damaged, not functioning as intended: hall bath tub
• Shower/tub fixtures were not adequately sealed at the tile wall. Master tub fixtures were loose. Service is recommended.
• Missing/damaged tub/shower grout. Repairs are recommended.
• One or more exterior hose bibs was missing anti-syphon backflow device.
• Hot and cold are reversed: kitchen
• Active leaking under vanity sink, repairs are required.
• Evidence of an ongoing drip at the master tub.
• Master shower pan/floor is not adequately sloped to properly drain.
• PCV pipes under the home are no longer insulated



Hot and cold are reversed: kitchen



Type of Supply Piping Material: Galvanized, Copper, ABS, PVC

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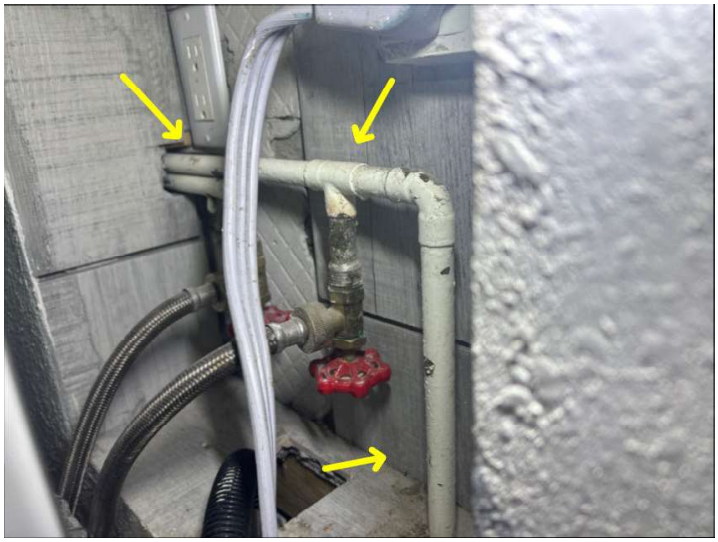

Type of Supply Piping Material: Galvanized, Copper, ABS, PVC



Sink/tub stoppers missing, damaged, not functioning as intended: hall bath tub



Shower/tub fixtures were not adequately sealed at the tile wall. Master tub fixtures were loose. Service is recommended.



Evidence of an ongoing drip at the master tub.

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

I	NI	NP	D



Shower/tub fixtures were not adequately sealed at the tile wall. Master tub fixtures were loose. Service is recommended.



Missing/damaged tub/shower grout. Repairs are recommended.



Master shower pan/floor is not adequately sloped to properly drain.



Corrugated PVC pipe repairs are temporary repairs. Proper professional repairs are recommended.

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

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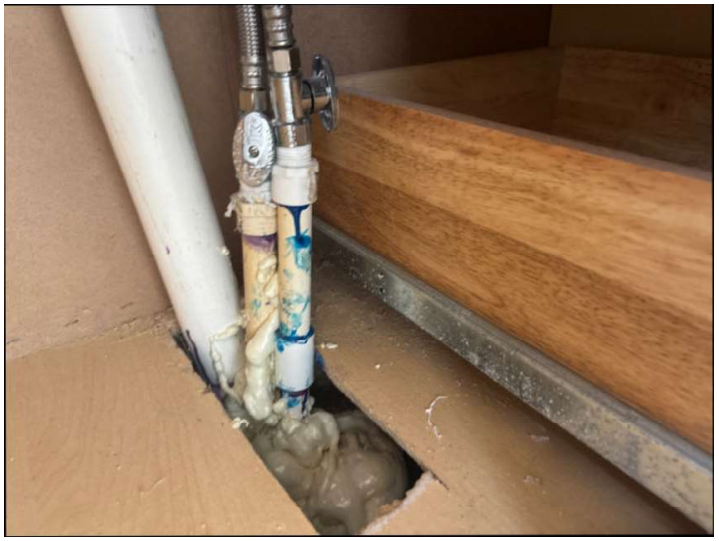
Active leaking under vanity sink, repairs are required. Master



Type of Supply Piping Material: Galvanized, Copper, ABS, PVC



Corrugated PVC pipe repairs are temporary repairs. Proper professional repairs are recommended.



Municipal water meter is located in the front yard

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

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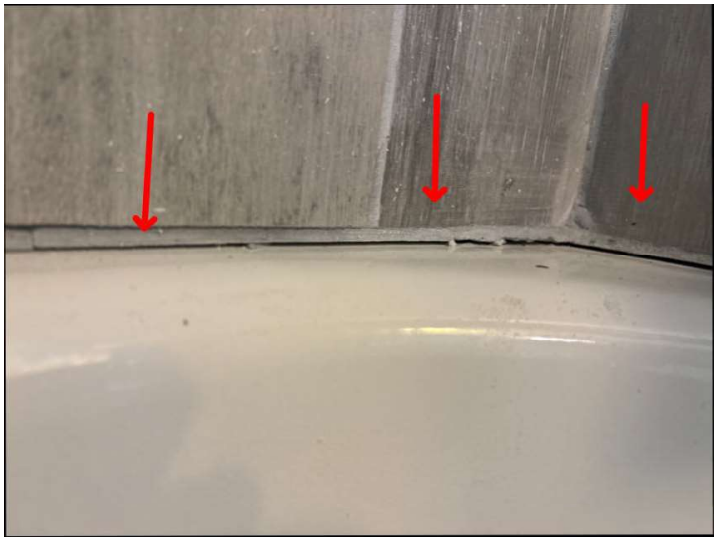
One or more exterior hose bibs was missing anti-syphon backflow device.



Missing/damaged tub/shower grout. Repairs are recommended.



PCV pipes under the home are no longer insulated

X				B. Drains, Wastes, Vents

Type of Drain Piping Material:
- Unknown
- PVC

Observations:
- Could not fully inspect vents
- Main plumbing clean-out was not located
- Mechanical vent in the kitchen, these are prone to eventual failure.

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

I	NI	NP	D



Mechanical vent in the kitchen, these are prone to eventual failure.



Plumbing vent repairs present

			X	C. Water Heating Equipment

Energy Source:
- Water heater is gas powered
- Located in the laundry room closet

Capacity:
- Unit is 40 gallons

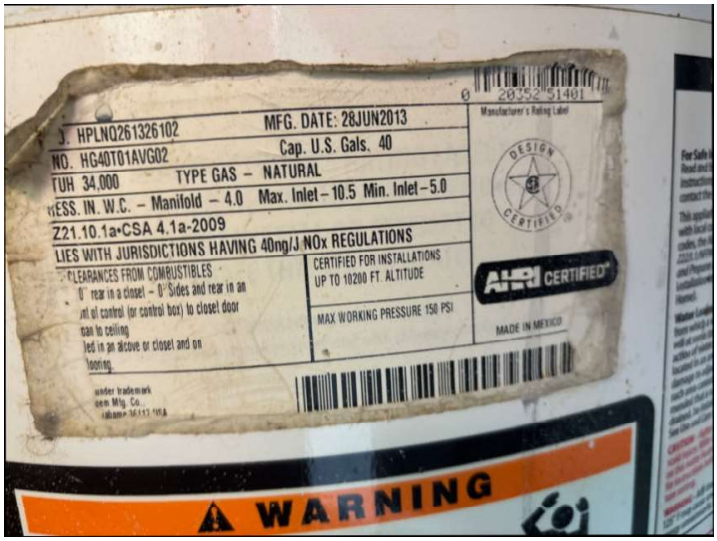
Comments:
- TPR valve was inspected visually, not tested
- Unit(s) appeared to be functioning as intended at the time of this inspection
- Unit tag - natural gas - 40 gallon - made June 2013
- Fuel fired water heaters are prohibited in storage closets, bathrooms, bedrooms and their closets. Further review by a qualified and licensed plumber for adequate ventilation is advised.
- This unit is at or near its expected service life, future performance cannot be assured and replacement should be considered.
- Tank cover plate is missing.

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

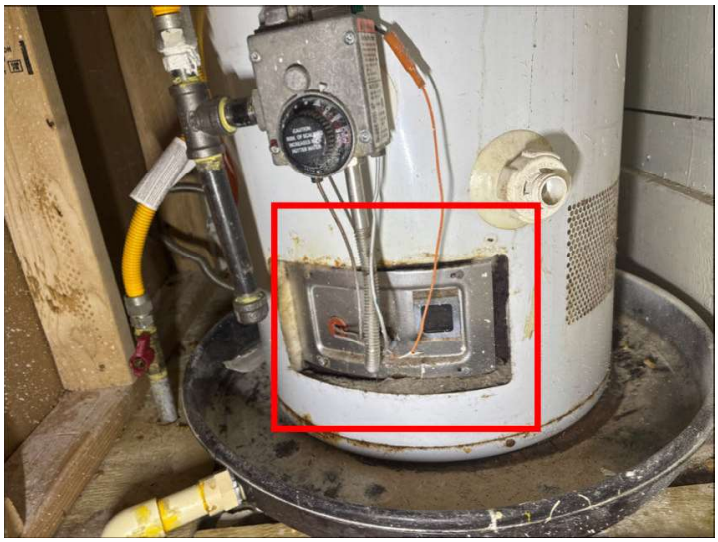
I	NI	NP	D



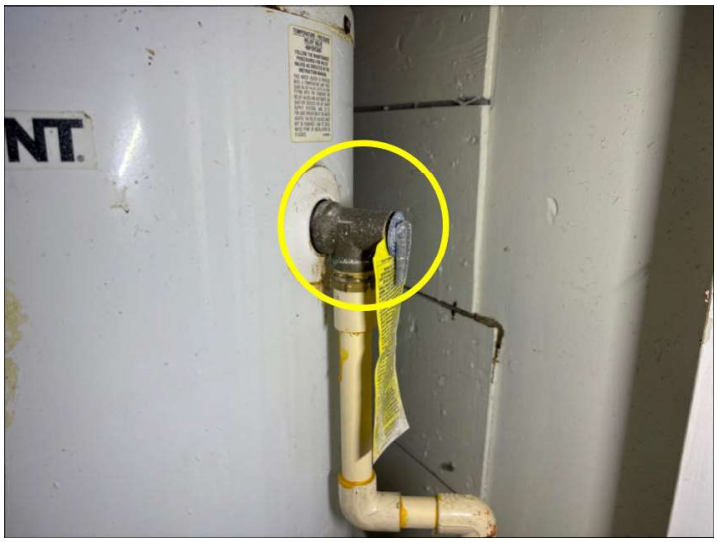
Fuel fired water heaters are prohibited in storage closets, bathrooms, bedrooms and their closets. Further review by a qualified and licensed plumber for adequate ventilation is advised.



Unit tag - natural gas - 40 gallon - made June 2013



Tank cover plate is missing.



TPR valve was inspected visually, not tested

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

I	NI	NP	D





Fuel fired water heaters are prohibited in storage closets, bathrooms, bedrooms and their closets. Further review by a qualified and licensed plumber for adequate ventilation is advised.

☐	☐	X	☐	D. Hydro-Massage Therapy Equipment

Comments:

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

Location of Gas Meter:
• Gas meter is located on the west wall
Type of Gas Distribution Piping Material:
• Galvanized and flex gas lines present
Comments:
• Gas meter is located on the West wall
• Gas distribution system operated as intended at the time of this inspection
• Galvanized and flex gas lines are present.

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

I	NI	NP	D



Galvanized and flex gas lines are present.

		X		F. Other

Materials:
Comments:

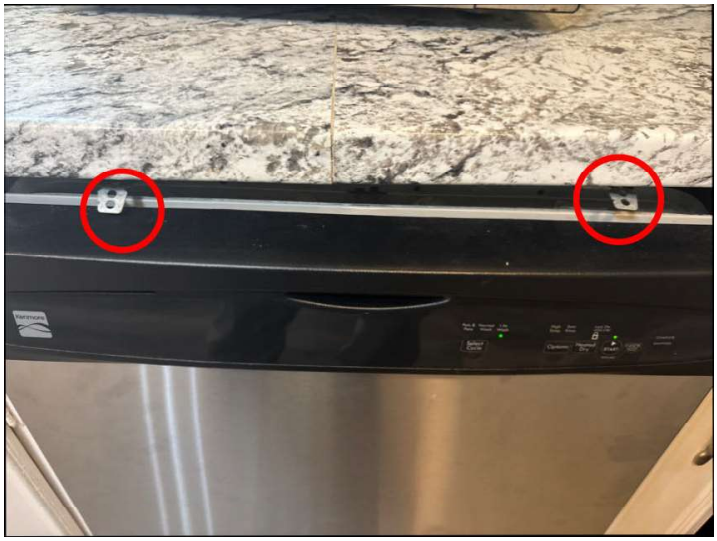
V. APPLIANCES

			X	A. Dishwashers

Comments:
• Unit is not properly fastened, recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage.
• Dishwasher was leaking at the door. Service is recommended.

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

I	NI	NP	D



Unit is not properly fastened, recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage.



Dishwasher was leaking at the door. Service is recommended.

X				B. Food Waste Disposers

Comments:
• Operated - appeared functional at time of inspection.



Operated - appeared functional at time of inspection.

X				C. Range Hood and Exhaust Systems

Comments:
• Self filtering unit, venting to the kitchen was functioning as intended at the time of this inspection.

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

I	NI	NP	D



Self filtering unit, venting to the kitchen was functioning as intended at the time of this inspection.

			X	D. Ranges, Cooktops, and Ovens

Comments:
• Oven(s): Gas
Cooktop: Gas
• All heating elements operated when tested.
• Oven(s) tested at 350 degrees for 20 minutes, and functioned as intended.
• Anti-Tip devises became a UL (Underwriters Laboratories) safety standard requirement in 1991.
• Emergency gas cutoff is behind the unit, current best practices have a cut off valve in a lower cabinet.
• Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.

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

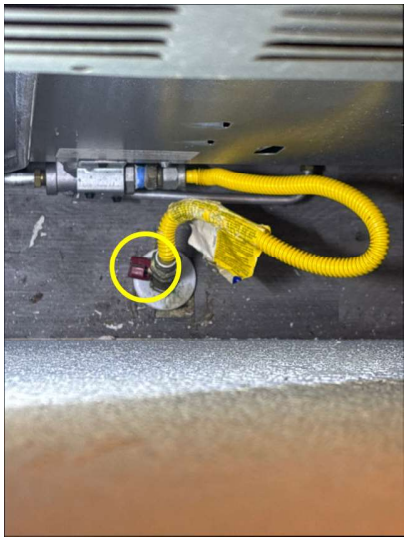
I	NI	NP	D



Oven(s): Gas
Cooktop: Gas



Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.



Emergency gas cutoff is behind the unit, current best practices have a cut off valve in a lower cabinet.



All heating elements operated when tested.

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

I	NI	NP	D	



Oven(s) tested at 350 degrees for 20 minutes, and functioned as intended.

		X		E. Microwave Ovens

Comments:

			X	F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

• The bath fan did not operate when tested.



The bath fan did not operate when tested. Back bath

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

I	NI	NP	D

			X	G. Garage Door Operators

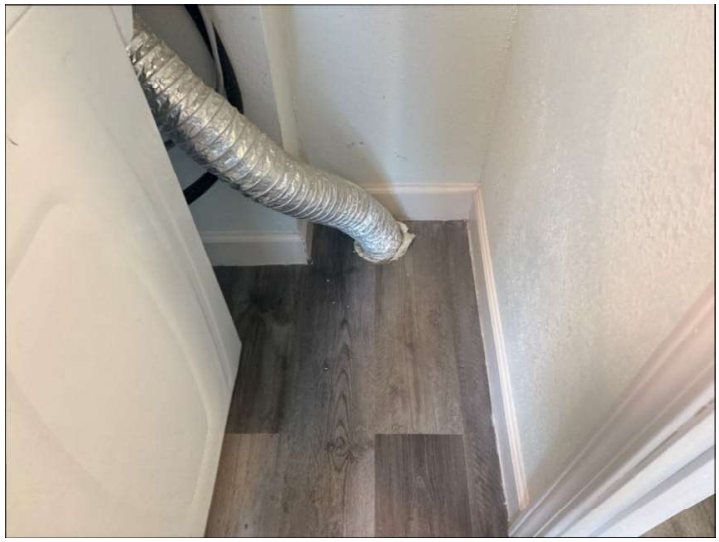
Door Type:
• One 16' overhead sectional metal door
Comments:
• Garage door and its equipment was not functioning as intended at the time of this inspection; repair or replacement is required.



Garage door and its equipment was not functioning as intended at the time of this inspection; repair or replacement is required.

X				H. Dryer Exhaust Systems

Comments:
• The dryer vent terminates in the crawl space, under the home.



The dryer vent terminates in the crawl space, under the home.

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

I	NI	NP	D	
		X		I. Other

Comments:

Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: A	Foundations	• Support blocks are knocked out of place: repairs are recommended. • No insulation under the floor in the crawl space. This is a recommended upgrade.
Page 5 Item: B	Grading and Drainage	• Gutters should be cleared of debris. • Gutters were damaged or missing equipment and further review is recommended - downspout/turn-out and/or splash block are missing and repairs are needed.
Page 7 Item: D	Roof Structure and Attics	• Insulation voids are present, additional insulation is called for. • Evidence of rodent activity in the attic. Professional pest control is recommended as an ongoing preventative strategy. • Attic ladder is damaged/missing and repairs or replacement are required. This is not safe passage to the attic. • Due to the framing design of this roof system we recommend limiting the number of roof layers to no more than one layer.
Page 8 Item: E	Walls (Interior and Exterior)	• All exterior veneer penetrations should be properly sealed with an exterior elastomeric caulk product: hose bibs, vents, clean-outs etc. • Exterior veneer is showing damage/deterioration and repairs should be considered. • Interior repairs present, some are incomplete. • Evidence of moisture entering structure, wall stain origin and resolution should be identified and managed by a licensed and qualified contractor. • Unpainted areas are visible • Incomplete and or irregular repairs present, professional advice and work is recommended. • Unable to confirm proper backer board was used when tiles were installed, in high moisture areas: Master bathroom
Page 11 Item: F	Ceilings and Floors	• Previous repairs / patched areas on the ceiling • Incomplete repairs / patched areas on the ceiling; • Floor covering is showing wear and repairs should be considered. • Concrete garage floor showing surface cracks.
Page 12 Item: G	Doors (Interior and Exterior)	• Door stops are missing/not functioning as intended: multiple • Door is impacting the frame, repairs are recommended. • Did not latch; bedroom entry • Interior doors are missing. • Dead bolt did not engage with the frame, repairs are needed. Rear exit • Loose, damaged, missing or non-functional hardware

Page 14 Item: H	Windows	• Damaged, loose, non functional latches or locks • Missing / damaged window screens: multiple • Broken /cracked glass pane • Broken/damaged sash spring/rope. • Multiple windows did not open, or properly latch. Repairs are required. • Windows were not adequately sealing at sides and base: repairs are recommended. • Double hung window is painted solid, in the open position. Repairs are required.
Page 17 Item: I	Stairways (Interior and Exterior)	• Loose hand rails • Stairs are inconsistent height and the tread depth is too long. The stairs are a hazard and should be treated as such.
Page 18 Item: K	Porches, Balconies, Decks, and Carports	• Porch materials are weathered and repairs should be considered
ELECTRICAL SYSTEMS		
Page 19 Item: A	Service Entrance and Panels	• Breaker box is located in the bathroom closet • The service panel is not properly labeled. Clear and specific labels are required. • Inadequate access to the electric panel; and Inadequate space per the State of Texas. Further review by a licensed and qualified electrician is advised. • Inadequate clearance of service wires over the back yard. Repairs are recommended.
Page 20 Item: B	Branch Circuits, Connected Devices, and Fixtures	• GFCI circuit are required at all receptacles in kitchen or bathrooms within 2' & 3' from water fixtures. • Doorbell was not functioning as intended at the time of this inspection. • No electrical outlet in the back bathroom. • Interior light fixture missing/not functioning as intended. • Shower and tub environments call for moisture proof lighting fixtures. These are not adequate for the environment. • Open wire splices should be properly enclosed in a junction box • Missing/damaged switch/outlet covers should be replaced/repaired
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 25 Item: A	Heating Equipment	• The gas at the location is off so the heater was not tested for function. • Recommend a licensed and qualified HVAC contractor further evaluate both the heating and cooling systems. • Inadequate attic ventilation of the heating system; repairs are required.

Page 26 Item: B	Cooling Equipment	• This unit is at, or beyond, the expected service life. Built in 2000; future performance cannot be assured. • Rust in the secondary drain pan. Service recommended. • Primary drain lines are missing insulation in attic • The secondary drain pan in the attic does not have a "kill-float switch" installed: installation is recommended. • Refrigerant lines are missing insulation at the A/C unit • Recommend a licensed and qualified HVAC contractor further evaluate both the heating and cooling systems.
Page 29 Item: C	Duct Systems, Chases, and Vents	• Duct tape present, Texas summers are too hot for duct tape to last and aluminum tape is preferred
PLUMBING SYSTEMS		
Page 30 Item: A	Plumbing Supply, Distribution System and Fixtures	• Corrugated PVC pipe repairs are temporary repairs. Proper professional repairs are recommended. • Sink/tub stoppers missing, damaged, not functioning as intended: hall bath tub • Shower/tub fixtures were not adequately sealed at the tile wall. Master tub fixtures were loose. Service is recommended. • Missing/damaged tub/shower grout. Repairs are recommended. • One or more exterior hose bibs was missing anti-syphon backflow device. • Hot and cold are reversed: kitchen • Active leaking under vanity sink, repairs are required. • Evidence of an ongoing drip at the master tub. • Master shower pan/floor is not adequately sloped to properly drain. • PCV pipes under the home are no longer insulated
Page 35 Item: C	Water Heating Equipment	• Fuel fired water heaters are prohibited in storage closets, bathrooms, bedrooms and their closets. Further review by a qualified and licensed plumber for adequate ventilation is advised. • This unit is at or near its expected service life, future performance cannot be assured and replacement should be considered. • Tank cover plate is missing.
APPLIANCES		
Page 38 Item: A	Dishwashers	• Unit is not properly fastened, recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage. • Dishwasher was leaking at the door. Service is recommended.
Page 40 Item: D	Ranges, Cooktops, and Ovens	• Emergency gas cutoff is behind the unit, current best practices have a cut off valve in a lower cabinet. • Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.

Page 42 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	• The bath fan did not operate when tested.
Page 43 Item: G	Garage Door Operators	• Garage door and its equipment was not functioning as intended at the time of this inspection; repair or replacement is required.
Page 43 Item: H	Dryer Exhaust Systems	• The dryer vent terminates in the crawl space, under the home.