



# Sample Inspection Report

## Admiral Nelson

**Property Address:**

3939 Space Drive  
Houston TX 77000



## Sandstone Inspections

**Mario Sandoval TREC # 22730  
4742 Hidden Springs Drive  
Houston, TX 77084  
8329807690**

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## General Info

<b>Property Address</b> 3939 Space Drive Houston TX 77000	<b>Date of Inspection</b> 8/31/2023	<b>Report ID</b> 8-31-2023-samplerreport
<b>Customer(s)</b> Admiral Nelson	<b>Time of Inspection</b> 09:00 AM	<b>Real Estate Agent</b>

## Inspection Details

<b>Type of building:</b> Single Family (2 story)	<b>In Attendance:</b> Client and client's agent	<b>Year Built:</b> 2001
<b>Approximate age of building:</b> 22 years	<b>Garage:</b> Two car attached	<b>House Faces:</b> North
<b>Temperature:</b> Over 75 °F	<b>Weather:</b> Cloudy	<b>Ground/Soil surface condition:</b> Dry

## Comment Key & Definitions

**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Admiral Nelson, the client. The purpose of the report is to document our observations and opinions concerning the condition of the house to the client only. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT**

When reviewing the report, the client should consider photos and citations of specific issues to be representative examples of what was observed rather than a detailed catalog of all instances of that item on the property. This home inspection is not a substitute for a home warranty. The inspector is not responsible for changes that may occur to the property after the actual day that the inspection took place.

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time.

### **READING the REPORT**

The body of the report is not underlined and does not represent the need for immediate action, e.g. minor defects and improvement suggestions.

*Comments that are in italics are general recommendations or general information and do not represent the need for immediate action.*

Underlined items should be addressed to prevent/stop damage to the structure or are a safety hazard.

**Bold printed underlined items should be addressed immediately to prevent/stop damage to the structure or are a major safety hazard.**

### **NOTICE about COSMETIC DAMAGE:**

Sandstone Inspections does not report (is not required to report) on evident cosmetic or aesthetic damage or wear and tear from ordinary use.

[https://texreg.sos.state.tx.us/public/readtac\\$ext.ViewTAC?tac\\_view=5&ti=22&pt=23&ch=535&sch=R&rl=Y](https://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=5&ti=22&pt=23&ch=535&sch=R&rl=Y)

### **COMMENT KEY or DEFINITIONS**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Deficient (D)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

### **INSPECTION NOTICE CONCERNING HAZARDOUS CONDITIONS and DEFICIENCIES**

**Conditions may be present in the property that did not violate building codes or common building practices in effect when the house was constructed, but are considered hazardous by today's standards. Such conditions may not be required to be updated to meet current code requirements; however, if it is reasonably determined that they are present at the time of the inspection and may represent the potential for injury or property loss by today's standards, these conditions may require inspectors to report them as Deficient (D). Some 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;
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST)

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

I NI NP D

## I. Structural Systems

**A. Foundation**

**Type of Foundation(s):** Slab

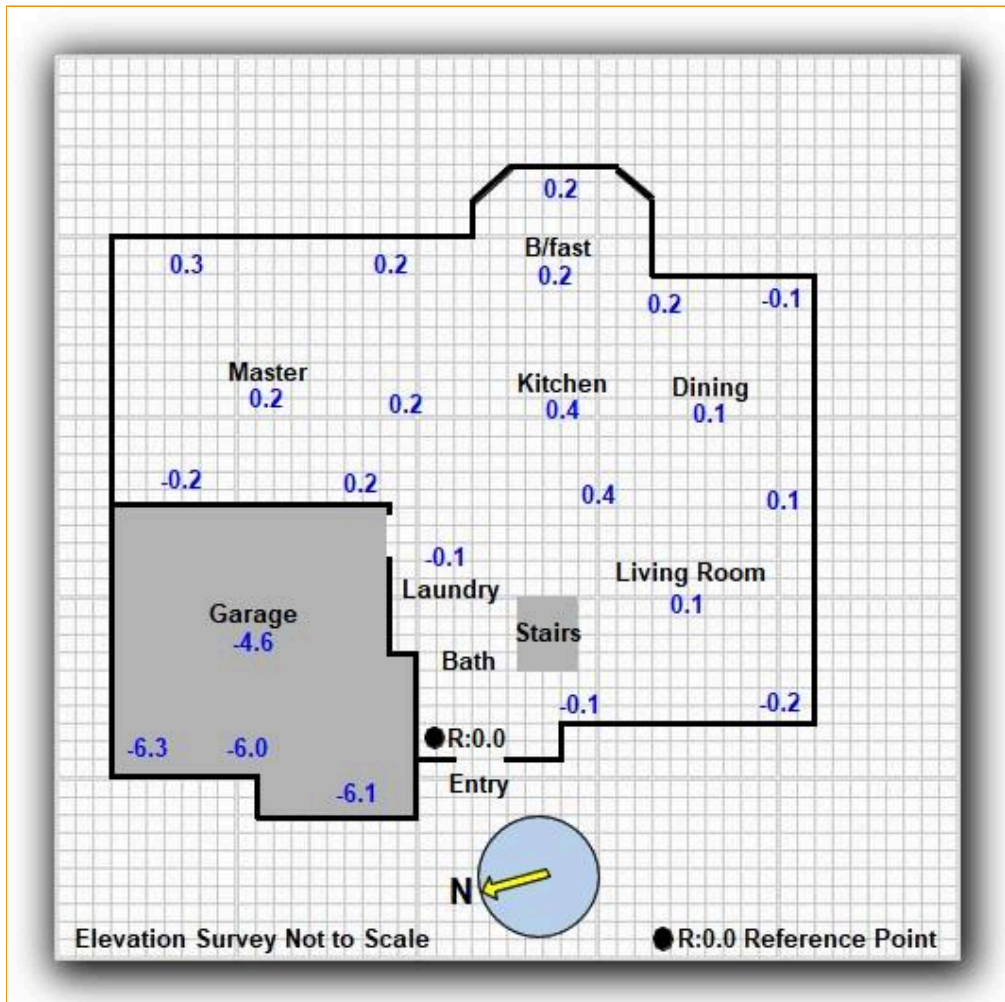
**Comments:**

Performing intended function

Foundation elevation measurements were taken during the inspection using a PRO 2000 Zip Level and adjusting for floor covering differences between different types of floor covering material. The reference point was located at the front door. The greatest variance from the point of reference was 0.4 inches (4/10s of an inch). This difference does not represent a major concern. No foundation repair is recommended at this time.

**FOUNDATION ELEVATION SURVEY:**

*The diagram on this foundation elevation survey is not made to scale, not meant to replace the original blueprint of the house. It represents a visual aid created by the inspector on the spot using a digital app for the client to better visualize and understand the condition of the foundation at the time of the inspection.*





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I	NI	NP	D
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Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

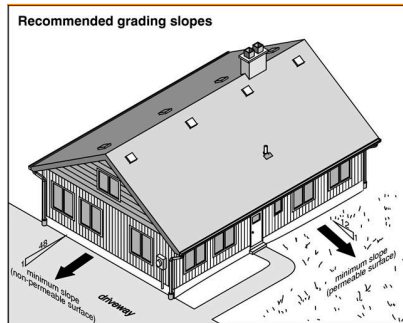
Spalling (i.e., corner pops) at one or more corner(s). Corner spalling is common to slab foundations, it is caused by expansion and contraction of building materials, and does not affect the structural integrity of the foundation.



**B. Grading and Drainage**

**Comments:**

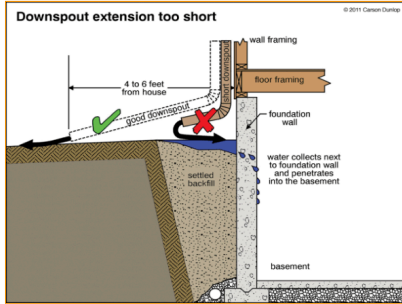
Soil grade and drainage patterns around some areas of the house do not appear to properly direct water away from the foundation to aid in controlling run off water. Water may pond/accumulate against the foundation. This condition may cause differential movement of the foundation and/or water penetration during heavy rains. Recommend filling in yard with soil to reach a grade slope away from the foundation of at least one inch per foot, and/or creating a drainage swale to help divert water away from the foundation.



Rain gutter downspouts need to be redirected to drain water at least 36 inches away from the foundation and minimize possible wood rot, water entry, and/or foundation distress at various locations. Recommend extending downspouts to within 4 inches of the soil, installing downspout elbows, and installing splashblocks.

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Gutters need general maintenance, Clean out debris and seal leaks.



C. Roof Covering Materials

**Types of Roof Covering:** Asphalt shingle  
**Viewed roof covering from:** Roof surface

**Comments:**

The inspector is not required to render an opinion as to the remaining useful life expectancy of the roof covering materials. If concerned, the client is encouraged to hire the services of a roofing contractor.

**VIEW of ROOF SURFACE**



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Scuffed / damaged shingles observed at one or more locations. Scuffing the mineral surface off of a composition shingle exposes the asphalt to ultraviolet light which causes it to deteriorate and can greatly reduce the life of the shingle. It is recommended to replace scuffed shingles.



Granular loss shingles observed at various locations. The asphalt of the composition shingle is exposed to ultraviolet light; which causes it to deteriorate and can greatly reduce the life of the shingle.



Debris observed on roof, which brings excessive moisture to the roof, can damage/ puncture the membrane and prevents visual inspection. It is recommended keep leaves from collecting on the roof, especially in valleys and keep tree limbs away from the roof to prevent damage to shingles and getting a roof clean up.

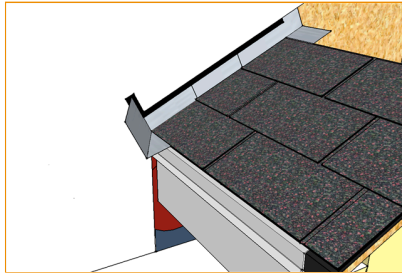


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No "kick out" flashing observed where a roof terminates along a vertical wall. Kick out flashing is needed to encourage rain water running down roof to be diverted / "kicked out" away from vertical wall and reduce water running down vertical wall.



**D. Roof Structures and Attics**

**Method used to observe attic:** Safely accessible areas inside the attic

**Roof Structure Type:** 2 X 6 Rafters, Radiant barrier

**Type of attic insulation:** Fiberglass

**Approximate Average Depth of Insulation:** 6 to 8 inches

**Attic access:** Pull down stairway

**Attic Ventilation:** Ridge, Soffit

Comments:

**This section includes the attic access, roof framing and decking, attic insulation, and attic ventilation.**

*R-value is the resistance of heat transfer. An inch of fiberglass insulation has an R-value of about 3.5. The amount of cooling required depends on many factors including, outdoor temperature and humidity, level of insulation, type of windows, direction that the house faces, etc. In southern states common industry practice requires an R-value of 30 to 38; which can be achieved with 10 to 12 inches of fiberglass insulation.*

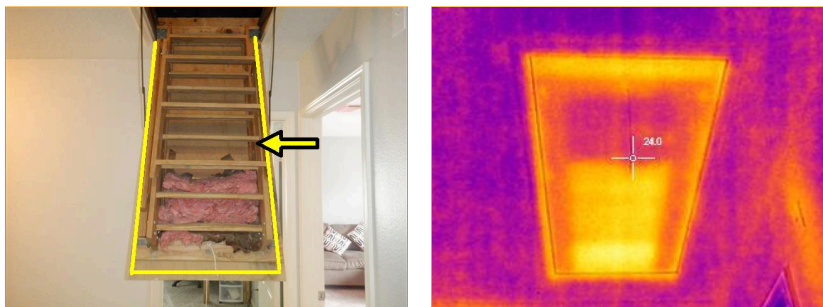
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**VIEW of ROOF DECKING and INSULATION**



The attic access stairway is not sealed with weather stripping to prevent loss of conditioned air to the attic and/or sucking attic air into the house and/or is missing insulation on stairway. The infrared image to the right reveals area of energy loss. Recommend repair to save on energy bills.

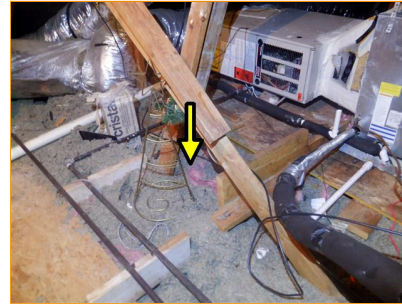


Inadequate passageway to water heater observed in the attic. Current standards require a minimum of 24 inches wide solid floor, and a maximum of 20 feet long.

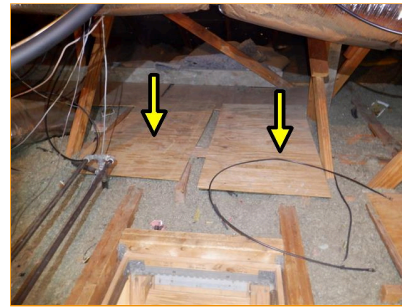
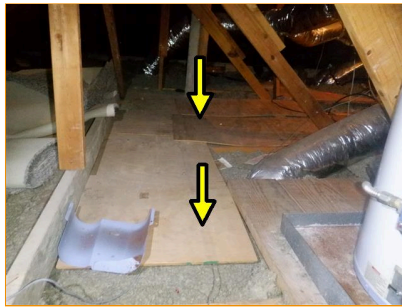
Floor decking in attic is inadequate for service personnel servicing the HVAC system. Current standards require a minimum of 30 inch deep platform in front of unit.

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Observed loose attic boards/boards not properly nailed down may cause accidental tripping of service personnel and probable ceiling sheetrock damage.



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

**Siding Material:** Brick, Wood

**Comments:**

*No moisture, mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified/certified for such evaluations or studies. If concerned, the client is advised to contact a qualified IAQ professional for further evaluations of this property.*

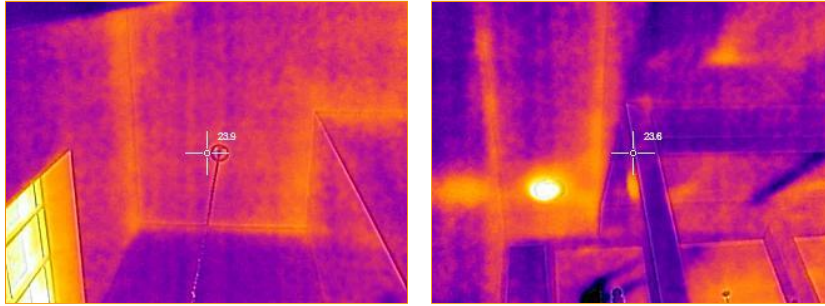
An infrared scan did not show areas of excessive moisture or areas of significant energy loss at the time of the inspection.





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Damage/deterioration observed on exterior siding at various locations including around window frames; recommend repair/maintenance to prevent water penetration.



Wood damage observed around exterior fascia and/or soffit at one or more locations.



Sealing/caulking missing and/or deficient at vertical joints in siding; causes siding damage and may allow wind driven rain entry. The inspector can not determine the condition of wood



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structural members behind the wall covered by building materials.



No evidence of wood destroying insect activity observed. If the client is concerned, I recommend a WDI inspection by a licensed inspector.

#### ADIVSE on SUBTERRANEAN TERMITES

Subterranean termites are a type of invasive Wood Destroying Insects (WDI) that is prevalent along the Gulf Coast. These insects live in underground colonies and rise to the surface for food. As small as 1/8-inch-long, termites can enter through the smallest of cracks in the concrete slab, masonry, and mortar. While every effort is made to identify termite activity, severe damage can occur, or may have occurred, in areas hidden from view. While the most effective deterrent to infestation may be preventative treatment by a qualified, licensed Pest Control Operator/Applicator, you can minimize your risk by eliminating conducive conditions.

- x Keep your foundation visible; do not store anything against the house that can hide termite activity.
- x Keep soil and mulch levels down; allow at least 4 inches of your slab to be visible.
- x Keep shrubs cut back so that there is access for inspection of the perimeter of your house.
- x Finally, look for evidence of activity such as mud-tubes against the house.

**F. Ceilings and Floors**

**Floor Covering(s):** Carpet, Tile, Laminated

**Comments:**

Evidence of previous repairs to the ceiling observed in the kitchen area. No excessive moisture observed at the time of the inspection

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

**Garage Door Type:** Two automatic

**Garage Door Material:** Metal

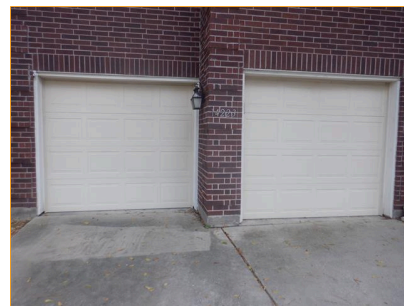
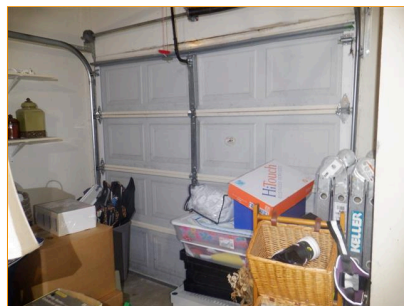
**Comments:**

The door between the house and the garage does not have operational auto / self closing device as required by code, reference UBC 302.4 ex.3. Recommend installing a self closing device or self closing hinges to prevent car fumes from entering the living space.



No interior mechanical lock observed in right side garage door. The garage door should have a mechanical lock to manually secure the door when there is no garage door opener installed, the opener is damaged, or there is no power to the house.

No handle observed in garage doors. The garage doors should have a handle to manually operate the doors when the garage door opener is damaged, or there is no power to the house.

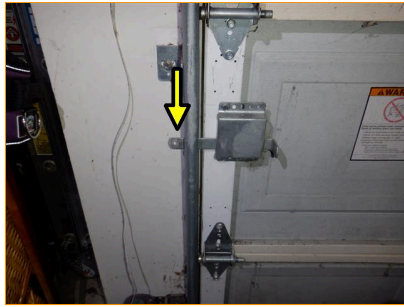


Garage doors equipped with openers should have door locks rendered inoperable to prevent

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accidental damage to the door.

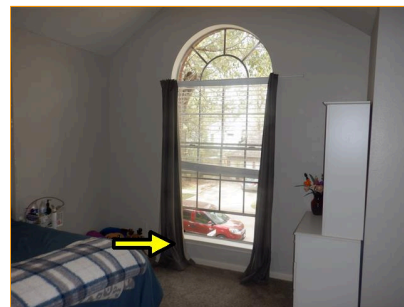
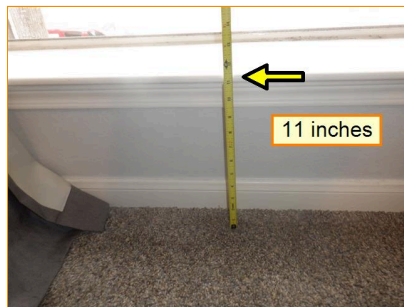


H. Windows

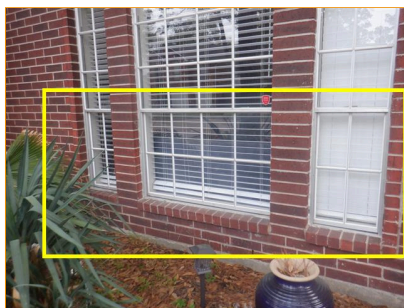
**Window Types:** Single pane

**Comments:**

Potential fall hazard observed at second floor windows at front of the house. Operable windows located more than 72 inches above finished grade or surface below shall have sills a minimum of 24 inches above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches shall be fixed or have openings through which a 4 inch diameter sphere cannot pass (CODE IRC R613.2).



Observed various window screens around the house are missing and/or damaged.



I. Stairways (Interior and Exterior)

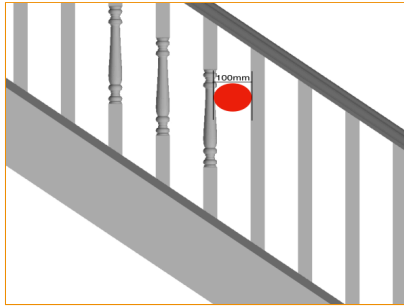
**Comments:**

Space between railings does not comply with current industry standard, (code) UBC 421.1.1 & CABO D105.2.1. Requires spacing between intermediate rails do not allow passage of an object four inches in diameter. Recommend covering large openings in stair rails with

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temporary type nylon netting if small children are present in house to prevent injury.



**J. Fireplaces and Chimneys**

**Chimney (exterior):** Brick, Wood  
**Types of Fireplaces:** Gas-wood burning  
**Operable Fireplaces:** One

**Comments:**

Visual inspection of the firebox was limited due to ornamental stones or accumulated soot and firelogs at the fireplace hearth.

The fireplace was tested during the inspection and appeared to be functioning as intended



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

**Driveway:** Concrete

**Comments:**

Wood damage/deterioration observed at bottom/base of backyard patio wood column.



Cracks in walkways or the driveway observed. This type of cracks are typical and not related



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to foundation movement.



**L. Other**

Comments:

**EXTERIOR FENCE**

No significant deficiencies observed at the time of the inspection

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## II. Electrical Systems

A. Service Entrance and Panels

**Type of Electrical Service:** Underground

**Electrical Service Conductors:** Aluminum

**Electrical Panel Location:** In the backyard

**Electrical Panel Capacity:** 100 AMP

**Electrical Panel Type:** Circuit breakers

**Electrical Panel Manufacturer:** Challenger

**Electrical Sub-Panel Capacity:** 30 Amps

**Electrical Sub-Panel Location:** In the backyard

**Electrical Sub-Panel Manufacturer:** General Electric

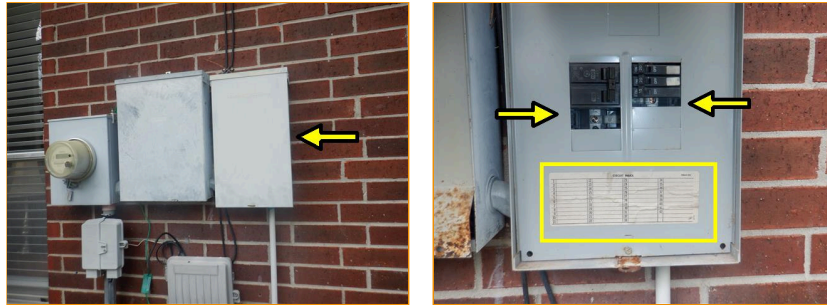
**Electrical Sub-Panel Type:** Circuit breakers

**Comments:**

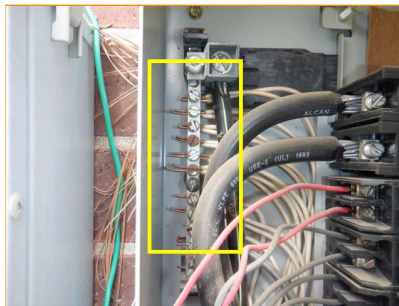
Observed electrical panel and sub-panel are not sealed on top and both sides, (leave bottom open) to prevent water/moisture entry and rust on electrical connections.

Breakers at the electrical sub-panel are not properly labeled.

The electrical sub-panel is missing one or more bushings/knock out cover(s).



Observed two or more neutral conductors under one screw lug on the neutral bus. Current industry standards and National Electric Code permit one neutral conductor per screw lug.

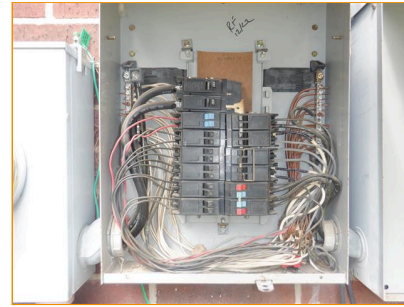
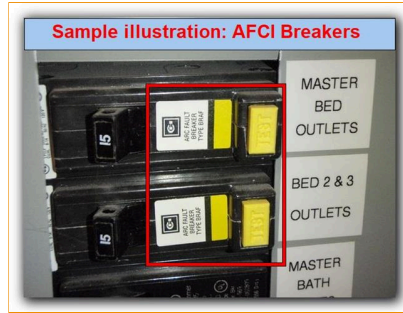


Observed no Arc Fault Circuit Interrupter (AFCI) device protection for all 15 and 20 amp receptacle outlets at family rooms, dinning rooms, living rooms, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms around the house. AFCI devices are intended to protect against fires caused by electrical arcing faults in the house wiring. Current TREC Standards of Practice requires inspectors to indicate that a hazardous or

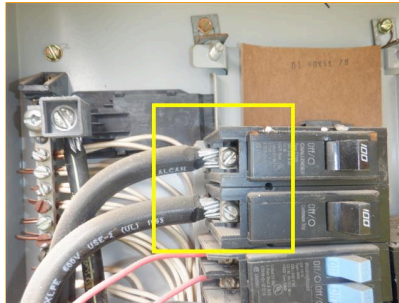
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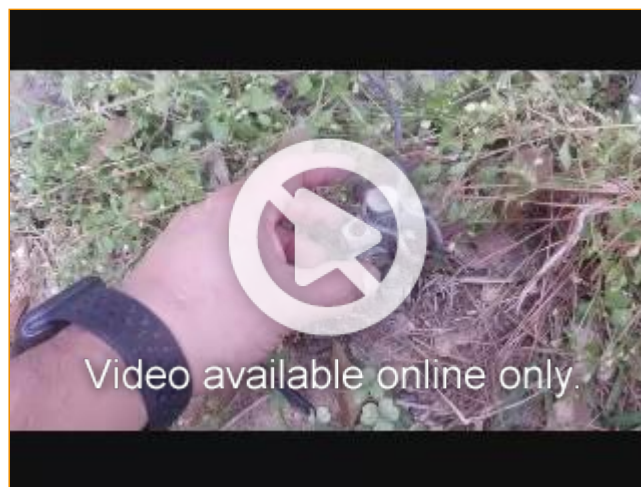
deficient condition exists regardless of the time the house was constructed.



No anti-oxidant compound (grease) observed on the exposed aluminum feeder wiring and no insulated barrier observed at service entrance conductors. By current code (NEC 230.62C), any un-insulated, un-grounded conductor terminal or bus bar in the service disconnect must have a barrier covering it to protect service personnel.



**The ground wire/wire clamp is loose from the ground rod; this condition represents a safety hazard; recommend repair.**



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

**Type of Branch Circuit Wiring:** Copper

**Wiring Methods:** Romex

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**Comments:**

**OUTLETS**

Older style 3-prong outlet for dryer observed. Will not fit newer 4 prong corded electric dryer (NEC requirement since 1996).

Observed one or more exterior outlets missing a weather proof cover. All exterior outlets whether in use or not are required to have in use weather proof cover per September 1st 2014 NEC Code Change. This condition represents a fire hazard. Recommend installing rain proof cover plates on all exterior outlets.



**GROUND FAULT CIRCUIT PROTECTION (GFCI)**

A GFCI (Ground Fault Circuit Interrupter) is designed to prevent electrical shock and is typically located in damp or outdoor locations where a ground fault could occur.

As per NEC code 210.8(A)(1) through (11), GFCI protection is required in all 125-volt through 250-volt receptacles located in bathrooms, kitchens, sinks, garages, laundry rooms, outdoors (including accessory buildings), crawl spaces, basements, and boathouses, and all indoor damp or wet locations.

NEC code changes effective 09/01/2020 require GFCI protection of 240/250-volt circuits for electric ranges where the receptacle is within six feet of the outside edge of a sink, for 240/250-volt receptacles for electric clothes dryers, and for 240/250-volt service for A/C condensers. (Note that the State of Texas has delayed implementation of the requirement for protection of the A/C condenser circuit.) Authority Having Jurisdiction may require protection of additional circuits, including food waste disposer, microwave and refrigerators served by water supply line.

Existing Ground-Fault Circuit Interrupter (GFCI) Reset Locations:

Master Bathroom: 1



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**I NI NP D**

Kitchen: 1

Second floor Bathroom: 1



**No GFCI protection observed in the garage and the laundry room.**

**Insufficient GFCI protection observed in the kitchen.**

Observed all exterior outlets, bathroom outlets, and second floor den outlets and light fixtures are protected by a single GFCI outlet located in the second floor bathroom, which does not comply with current electrical standards. Recommend further evaluation and repair by a licensed electrician



## **SMOKE DETECTORS**

*Smoke detectors are tested using the manufacturer supplied test button only. Smoke detectors are required in each bedroom, outside each separate sleeping area, and on each story of the building.*

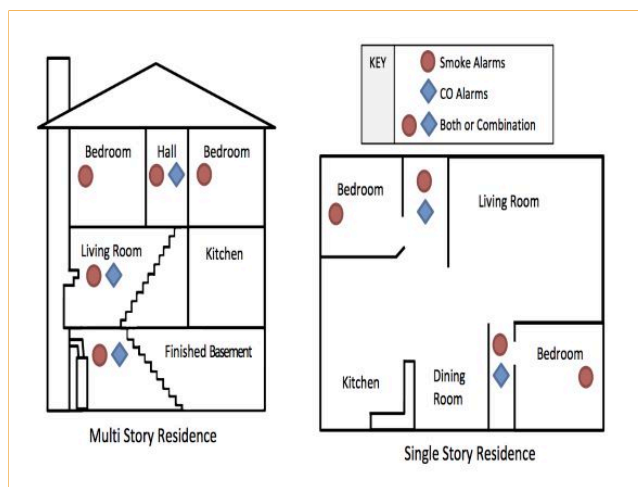
*The installation of carbon monoxide (CO) detectors is required in homes with fuel fired appliances at every floor elevation and in any areas where fuel fired equipment is located.*

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*Test all alarms and detectors weekly or monthly as per manufacturer's instructions. The installation of type ABC fire extinguishers at the kitchen, laundry, and garage is also advised. Smoke alarms and detectors can save lives. Test all of these devices monthly; install new batteries semi-annually. Have escape and protection plans for all occupants of the house in case of an emergency. Failure to replace and/or properly maintain safety equipment represents an immediate serious safety hazard.*

*For more information you may consult the United States Product Safety Commission website at [www.cpsc.gov/CPSCPUB/PUBS/](http://www.cpsc.gov/CPSCPUB/PUBS/)*



All required smoke and carbon monoxide alarms were present and tested and appeared to be working properly at the time of the inspection

Smoke Alarms Life Expectancy: About 10 years according to The U.S. Fire Administration for Homeland Security, the National Fire Protection Association (NFPA), the National Electrical Manufacturers Association (NEMA) and the Red Cross.

Carbon Monoxide (CO) Alarms Life Expectancy: 7 years according to the manufacturers. Beginning in March 2007, UL 2034, the standard for single and multi-station CO alarms, required that all CO alarms have an audible "end of life" warning. End-of-life warning alerts you that the unit has reached its expiration and should be replaced. Any CO alarm manufactured after April 2007 with a UL listing must include an end-of-life warning."

**FIXTURES and other ELECTRICAL OBSERVATIONS**

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*Inspection of exterior lights equipped with dusk to dawn sensors, motion sensors or timer controls is out of the scope of this inspection.*

*Low voltage wiring systems, which may include garden lights, alarm systems, video/audio media conductors including intercom systems, and HVAC control conductors, are specifically excluded from this inspection by the Texas Real Estate Commission's Standards of Practice.*

The doorbell was in working condition at the time of the inspection.

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### III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

**Type of Systems (Heating):** Furnace

**Energy Sources:** Gas

**Number of Heat Systems (excluding wood):** Two

**Heating unit(s) location:** In the attic

**Comments:**

**This section includes the house air heating unit, the heating unit exhaust vent, and the blower motor.**

Two heating units observed in the house; located in the attic.

HEATING UNIT 1 Serving the first floor:

RUDD manufactured in 2001

Age: 22 years

Typical life expectancy: between 15 - 25 years

Capacity: 50.000 BTUs



HEATING UNIT 2 Serving the Second floor:

RUDD manufactured in 2001

Age: 22 years

Typical life expectancy: between 15 and 25 years by current standards

Capacity: 50.000 BTUs



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I NI NP D



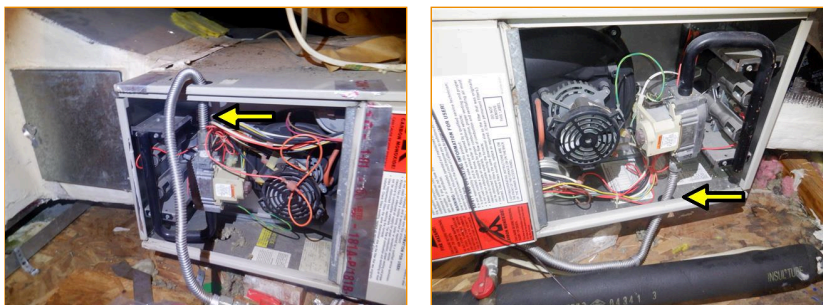
#### WHAT IS BTU?

BTU stands for British thermal unit. According to the U.S. Energy Information Administration, a single BTU is the amount of energy it takes to heat 1 pound of water by 1 degree Fahrenheit. One BTU, for example, is about the same amount of energy that's released from burning a single match.

The amount of heating required depends on many factors including, outdoor temperature and humidity, level of insulation, type of windows, direction that the house faces, etc. While there is no specific formula for this, the general rule of thumb is 20 BTUs per square foot you are cooling. So, if your home is 1,500 square feet, you'll need an air conditioner with at least 30,000 BTUs

The heating units are near the end of their life expectancy. Recommend budget for replacement.

Observed flexible gas line passing through furnace metal cabinet at both heating units. Flexible gas line is not allowed by current industry standards and most installation instructions to pass into metal cabinet of gas heating units due to vibration from unit can rub hole in gas line, rigid metal pipe should extend outside cabinet a minimum of 2 inches for flex line connection.



Although no excessive rust or scale was found at heat exchanger or burner areas, full evaluation of heat exchanger integrity requires dismantling of the furnace, which is beyond the scope of this visual inspection.

Dismantling unit for inspection of blower is out of the scope of this visual inspection. Recommend a licensed HVAC technician evaluate condition of units upon taking possession

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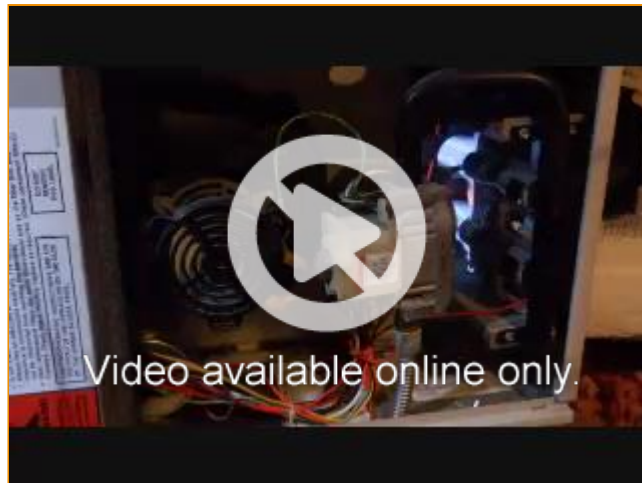
**I NI NP D**

of the property and at least once every year there after.

The heating equipment appeared to be working as intended at the time of the inspection.



Unit 1



Unit 2

**B. Cooling Equipment**

**Cooling Equipment Energy Source:** Electricity

**Number of AC Only Units:** Two

**Type of Systems (Cooling):** Central AC

**Condensing Unit(s) Location:** At north side of the house

**Evaporator Coil(s) Location:** In the attic

**Comments:**

**This section includes the condensing unit, the evaporator coil, the condensation drain lines, and the thermostat.**

To extend the life of the units and save energy, an HVAC system maintenance service is recommended upon taking possession of the property and at least once every year there after.

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

**I NI NP D**

Two condensing units observed located at side of the house

The evaporator coils are located in the attic



CONDENSING UNIT 1 Serving the first floor:

GOODMAN manufactured in 2012

Age: 11 years

Capacity: 3 tons approximately

30 MAX Amp Breaker

Typical life expectancy: between 8 - 20 years

EVAPORATOR COIL 1

GOODMAN manufactured in 2019

Age: 4 years

Capacity: 3.5 tons approximately

Refrigerant: R-410A

Typical life expectancy: between 15 - 20 years

Temperature differential: 19.4 °F

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

**I NI NP D**

(Average temperature drop across the coil should be between 15°F and 22°F)

Return Temperature: 73.9°F Supply Temperature: 54.5 °F



CONDENSING UNIT 2 Serving the second floor

GOODMAN manufactured in 2012

Age: 11 years

Capacity: 3 tons approximately

30 MAX Amp Breaker

Typical life expectancy: between 8 - 20 years

EVAPORATOR COIL 2 Serving the second floor

GOODMAN manufactured in 2018

Age: 5 years

Capacity: 3.5 tons approximately

Refrigerant: R-410A

Typical life expectancy: between 15 - 20 years

Temperature differential: 18.0 °F

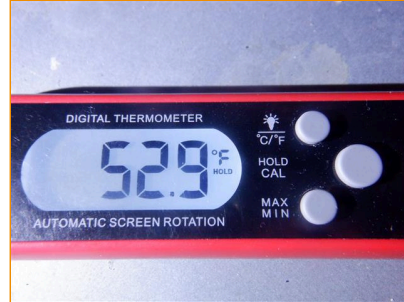
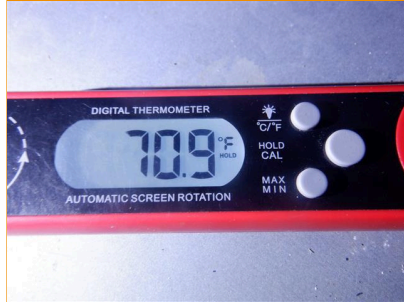


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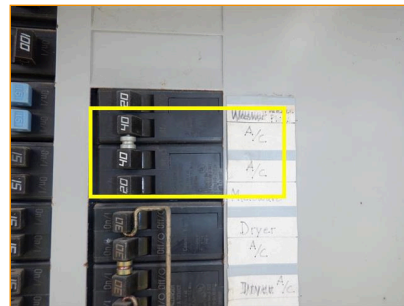
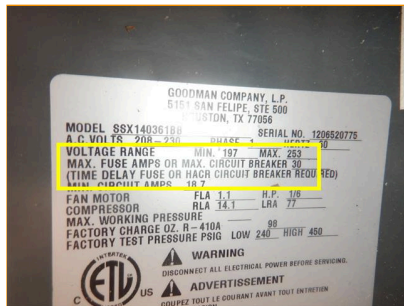
I	NI	NP	D
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(Average temperature drop across the coil should be between 15°F and 22°F)

Return Temperature: 70.9 °F Supply Temperature: 52.9 °F



Observed improper sizing of breaker to condensing unit 2 may void manufacturer's warranty. Data plate on unit states maximum breaker size to be 30 amps, observed size in service panel is 40 amps.



Observed suction line insulation is old, burned, and cracked at condensing units.



C. Duct Systems, Chases and Vents

**Ductwork:** Flexible insulated

**Filter Type:** Disposable

**Comments:**

*Sandstone inspections does not inspect the interior of the Heating, Ventilation, and Air Conditioning (HVAC) system. Home inspectors are not required and not qualified to render*

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**I NI NP D**

*opinions of any kind of environmental or other bio-hazards. If this is a concern, the client is recommended to contact a professional in the area to conduct further investigations.*

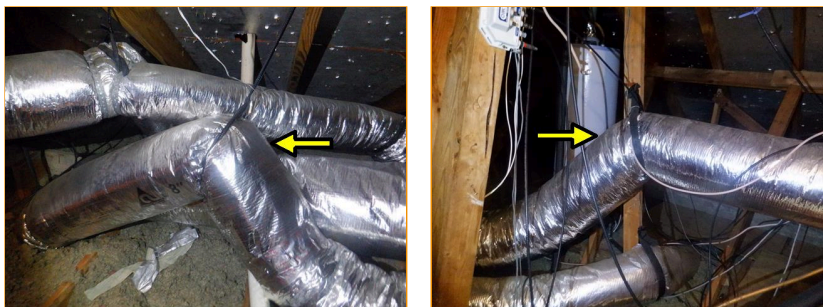
*The inspector is not required to determine balanced air flow of the conditioned air to the various parts of the building. If the client is concerned, we recommend an "Air Balancing" by a licensed HVAC technician.*

Observed flexible insulated air ducts

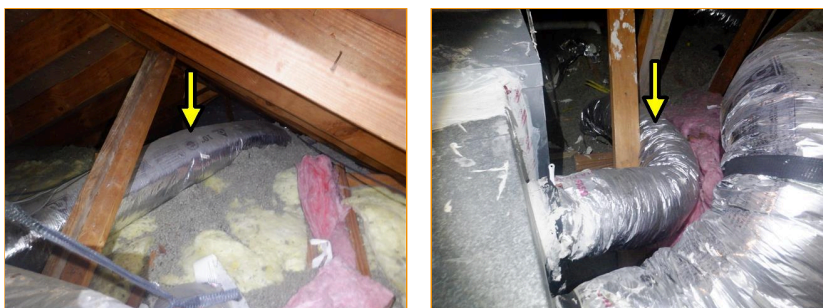
Recommend replacing/cleaning air conditioning filters once every month.

The recommendation for air duct cleaning is every three to five years, but it depends on various factors including location, climate, and HVAC use among others.

Improper sharp bends observed at one or more flex ducts in the attic. Improper routing increases frictional loss in the duct and reduces heating and cooling efficiency. Radius at centerline of the bend should be no less than the diameter of the duct.



Observed air duct not properly supported with 1 and 1/2 inch nylon to prevent cutting or restricting flex duct as required by manufacture of duct. Ducts laying on the attic decking or insulation are prone to damage and leakage from condensation.



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## IV. Plumbing System

**A. Plumbing Supply, Distribution System and Fixtures**

**Water Source:** Public

**Plumbing Water Supply (into home):** Not visible

**Plumbing Water Distribution (inside home):** Copper

**Location of Water Meter:** Front of the house

**Location of Main Water Supply Valve:** In the garage

**Static Water Pressure Reading:** 75 psi approximately

Comments:

**This section includes plumbing lines, connections and valves, bathtubs, showers, sinks, lavatories, commodes, faucets, laundry connections, and exterior hose bibs.**

*A 24 hour shower pan test has been excluded as it can not be performed during a home inspection. If the client is concerned, recommend a licensed plumber conduct a 24 hour shower pan test to determine serviceability of shower pan and repair as/if needed.*

Rust observed at washing machine water supply valves in the laundry room.



Observed grout / caulking needed in second floor bathroom tub at vertical tile corners, between tiles, and where tile meets tub to prevent water entry behind wall. One or more wall tiles are loose.



Observed lower weather stripping at master bathroom shower glass door is missing; possible water leaking from base of door, needs repair / replacement. The master bathroom shower

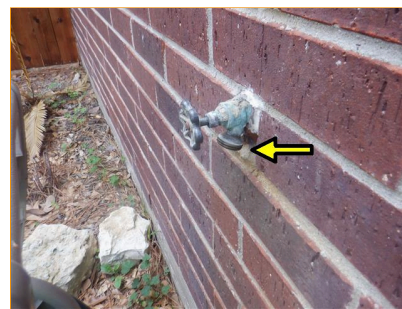
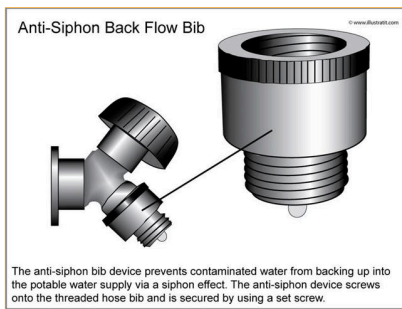
**I = Inspected NI = Not Inspected NP = Not Present D = Deficient**

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drain cover grill is loose.



Exterior hose spigot(s) do not have code approved anti-back flow devices installed.



**B. Drains, Waste and Vents**

**Visible Plumbing Waste:** PVC

**Type of Visible Drain Piping Material:** PVC

**Comments:**

No plumbing access panels observed behind the bathtubs. Overflow gaskets and drains were not inspected.

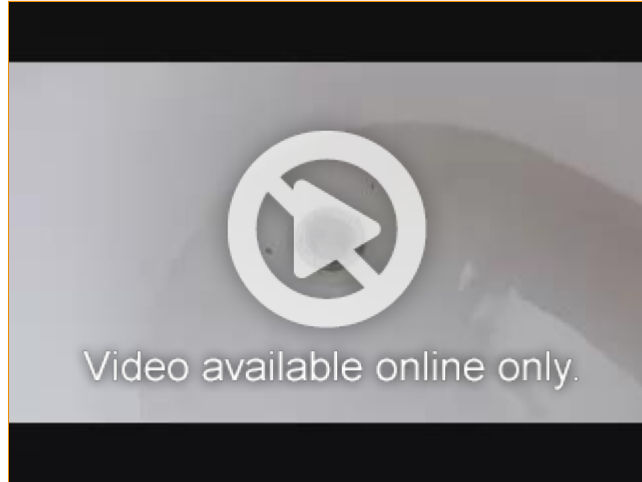
The inspector conducted a standard test to check the functionality of the drainage system, not be determined.

The master bathroom tub was observed to drain too slow. Recommend further investigation and repair by a licensed plumber.



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

**I NI NP D**



All other drains appeared to be working properly at the time of the inspection; however only a video scan of the interior of the drain pipes and drain lines or a hydrostatic test can fully confirm their actual condition.

*A hydrostatic test is a separate inspection consisting of simulating/creating a stoppage of the house sewer lines using a code approved stoppage ball and filling all the underground pipes with water to see if there is any leakage of the sewer lines. A video scan uses a special "snake" camera to observe the condition of the sewer lines.*

If the client is concerned, I recommend a hydrostatic test or a video scan of the sewer lines.

**C. Water Heating Equipment**

**Water Heater(s) Energy Source:** Gas

**Water Heater(s) Capacity:** 40 Gallons

**Water Heater(s) Location:** In the attic

**Comments:**

WATER HEATING UNIT

KENMORE manufactured in 2008

Age: 15 years

Typical life expectancy: Between 8 and 12 years

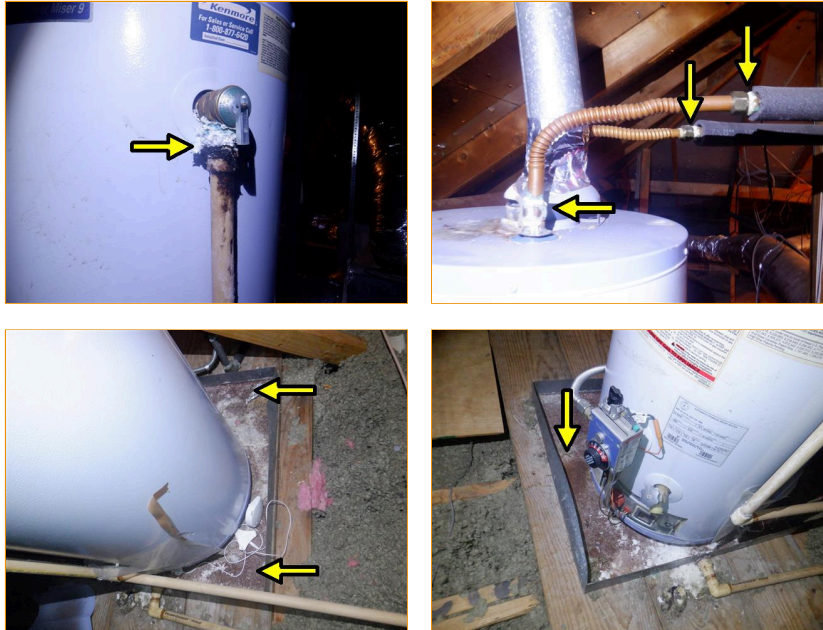
The water heater has exceeded its life expectancy.

Recommend budget for replacement.

Rust was observed at water heater plumbing connections and drain pan.

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

I NI NP D



Observed water heater exhaust vent is not properly connected to the vent hood. Combustion gasses spill in the attic. Recommend repair.



**D. Hydro-Massage Therapy Equipment**

Comments:  
Not present

**E. Gas Distribution Systems and Gas Appliances**

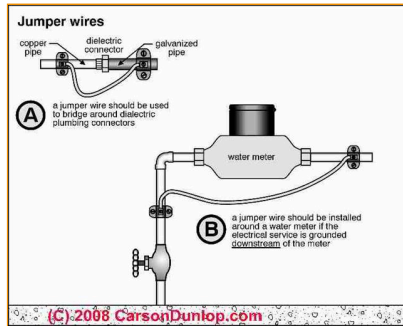
**Location of Gas Meter:** At north side of the house  
**Type of Gas Distribution Piping Material:** Galvanized and/or black iron  
**Gas Appliance Connections:** CSST Flexible Corrugated Pipe  
Comments:  
Pressure test of gas lines has been specifically excluded.

Observed ground rod/wire is missing at gas meter. The inspector did not see/could not verify

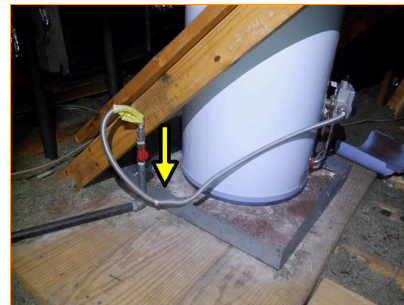
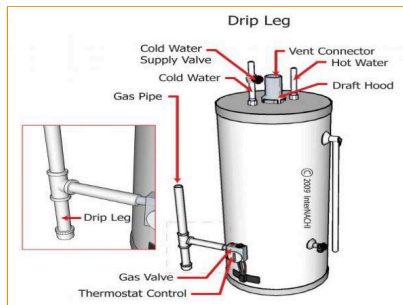
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**I NI NP D**

proper bonding of gas lines CSST (corrugated stainless steel tubing). Current standards require CSST to be bonded to minimize the risk of damage to the building materials from a nearby lightning strike.



No drip leg observed on house heater and/or gas water heater. A drip leg is called for in the manufactures installation instructions.



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## V. Appliances

**A. Dishwasher**

**Dishwasher Brand:** Frigidaire

**Comments:**

The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection.

The dishwasher door opens past level. The door hinges are broken or the door springs are worn out. Minor rusting was observed at the dish racks.



**B. Food Waste Disposers**

**Comments:**

The garbage disposal appeared to be in serviceable condition at the time of the inspection

**C. Range Hood and Exhaust System**

**Exhaust/Range hood:** Re-circulate

**Comments:**

The recirculating vent hood does not vent the appliance to the exterior.

The vent hood appeared to be in serviceable condition at the time of the inspection.

**D. Ranges, Cooktops and Ovens**

**Range/Oven:** Maytag

**Comments:**

The gas range and oven were operated using normal controls and typical settings

Oven timer and cleaning cycles not checked

The gas range front right burner produces a weak flame; burner needs to be cleaned up or replaced.

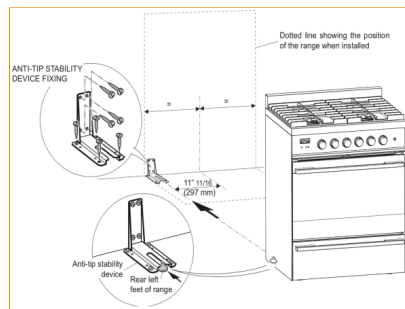


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I NI NP D



Observed cooking range is missing an anti-tip device, which is recommended as a safety measure to prevent the the appliance from tipping over when being used.



**E. Microwave Ovens**

**Built in Microwave:** General Electric

**Comments:**

The microwave oven appeared to be in serviceable condition at the time of the inspection.

**F. Mechanical Exhaust Vents and bathroom Heaters**

**Comments:**

The mechanical exhaust vents appeared to be in serviceable condition at the time of the inspection.

**G. Garage Door Operator(s)**

**Comments:**

Remote control hand held units were not checked/inspected.

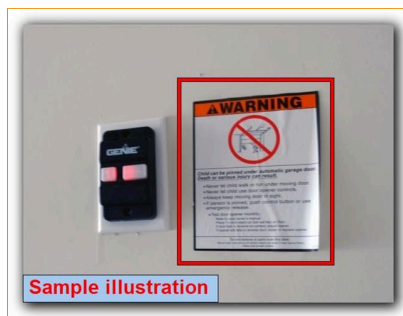
The garage door opener sensors should not be installed more than 6 inches above the ground.

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

I NI NP D



The equipped safety sticker / decal next to operator button is missing.



H. Dryer Exhaust Systems

Comments:

As a safety measure to reduce the risk of fire, I recommend cleaning the dryer exhaust vent system upon taking possession of the property.

The recommendation for dryer vent duct cleaning is every year, but it depends on how much the appliance is used based on the number of adults and children living in the household.

The dryer exhaust vent appeared to be in serviceable condition at the time of the inspection.

## Summary



### Sandstone Inspectios

**4742 Hidden Springs Drive  
Houston, TX 77084  
8329807690**

**Customer**  
Admiral Nelson

**Address**  
3939 Space Drive  
Houston TX 77000

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 a comprehensive guide of the condition of the house; it is rather a quick view into the major items that need attention or immediate attention. The complete report may include additional information of concern to the client. I recommend reading the full report to attain a more detailed understanding of the condition of the house.

## General Summary

### B. Grading and Drainage

#### Inspected, Deficient

Soil grade and drainage patterns around some areas of the house do not appear to properly direct water away from the foundation to aid in controlling run off water. Water may pond/accumulate against the foundation. This condition may cause differential movement of the foundation and/or water penetration during heavy rains. Recommend filling in yard with soil to reach a grade slope away from the foundation of at least one inch per foot, and/or creating a drainage swale to help divert water away from the foundation.

Rain gutter downspouts need to be redirected to drain water at least 36 inches away from the foundation and minimize possible wood rot, water entry, and/or foundation distress at various locations. Recommend extending downspouts to within 4 inches of the soil, installing downspout elbows, and installing splasblocks.

Gutters need general maintenance, Clean out debris and seal leaks.

### C. Roof Covering Materials

**Inspected, Deficient**

Scuffed / damaged shingles observed at one or more locations. Scuffing the mineral surface off of a composition shingle exposes the asphalt to ultraviolet light which causes it to deteriorate and can greatly reduce the life of the shingle. It is recommended to replace scuffed shingles.

Debris observed on roof, which brings excessive moisture to the roof, can damage/ puncture the membrane and prevents visual inspection. It is recommended keep leaves from collecting on the roof, especially in valleys and keep tree limbs away from the roof to prevent damage to shingles and getting a roof clean up.

**D. Roof Structures and Attics**

**Inspected, Deficient**

The attic access stairway is not sealed with weather stripping to prevent loss of conditioned air to the attic and/or sucking attic air into the house and/or is missing insulation on stairway. The infrared image to the right reveals area of energy loss. Recommend repair to save on energy bills.

Inadequate passageway to water heater observed in the attic. Current standards require a minimum of 24 inches wide solid floor, and a maximum of 20 feet long.

Floor decking in attic is inadequate for service personnel servicing the HVAC system. Current standards require a minimum of 30 inch deep platform in front of unit.

Observed loose attic boards/boards not properly nailed down may cause accidental tripping of service personnel and probable ceiling sheetrock damage.

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

**Inspected, Deficient**

Damage/deterioration observed on exterior siding at various locations including around window frames; recommend repair/maintenance to prevent water penetration.

Wood damage observed around exterior fascia and/or soffit at one or more locations.

Sealing/caulking missing and/or deficient at vertical joints in siding; causes siding damage and may allow wind driven rain entry. The inspector can not determine the condition of wood structural members behind the wall covered by building materials.

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

**Inspected, Deficient**

The door between the house and the garage does not have operational auto / self closing device as required by code, reference UBC 302.4 ex.3. Recommend installing a self closing device or self closing hinges to prevent car fumes from entering the living space.

No interior mechanical lock observed in right side garage door. The garage door should have a mechanical lock to manually secure the door when there is no garage door opener installed, the opener is damaged, or there is no power to the house.

No handle observed in garage doors. The garage doors should have a handle to manually operate the doors when the garage door opener is damaged, or there is no power to the house.

**H. Windows**

**Inspected, Deficient**

Potential fall hazard observed at second floor windows at front of the house. Operable windows located more than 72 inches above finished grade or surface below shall have sills a minimum of 24 inches above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches shall be fixed or have openings through which a 4 inch diameter sphere cannot pass (CODE IRC R613.2).

Observed various window screens around the house are missing and/or damaged.



## I. Stairways (Interior and Exterior)

### Inspected, Deficient

Space between railings does not comply with current industry standard, (code) UBC 421.1.1 & CABO D105.2.1. Requires spacing between intermediate rails do not allow passage of an object four inches in diameter. Recommend covering large openings in stair rails with temporary type nylon netting if small children are present in house to prevent injury.

## K. Porches, Balconies, Decks and Carports

### Inspected, Deficient

Wood damage/deterioration observed at bottom/base of backyard patio wood column.

## A. Service Entrance and Panels

### Inspected, Deficient

Observed electrical panel and sub-panel are not sealed on top and both sides, (leave bottom open) to prevent water/moisture entry and rust on electrical connections.

Breakers at the electrical sub-panel are not properly labeled.

The electrical sub-panel is missing one or more bushings/knock out cover(s).

Observed two or more neutral conductors under one screw lug on the neutral bus. Current industry standards and National Electric Code permit one neutral conductor per screw lug.

Observed no Arc Fault Circuit Interrupter (AFCI) device protection for all 15 and 20 amp receptacle outlets at family rooms, dining rooms, living rooms, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms around the house. AFCI devices are intended to protect against fires caused by electrical arcing faults in the house wiring. Current TREC Standards of Practice requires inspectors to indicate that a hazardous or deficient condition exists regardless of the time the house was constructed.

No anti-oxidant compound (grease) observed on the exposed aluminum feeder wiring and no insulated barrier observed at service entrance conductors. By current code (NEC 230.62C), any un-insulated, un-grounded conductor terminal or bus bar in the service disconnect must have a barrier covering it to protect service personnel.

**The ground wire/wire clamp is loose from the ground rod; this condition represents a safety hazard; recommend repair.**

## B. Branch Circuits, Connected Devices and Fixtures

### Inspected, Deficient

Observed one or more exterior outlets missing a weather proof cover. All exterior outlets whether in use or not are required to have in use weather proof cover per September 1st 2014 NEC Code Change. This condition represents a fire hazard. Recommend installing rain proof cover plates on all exterior outlets.

**No GFCI protection observed in the garage and the laundry room.**

**Insufficient GFCI protection observed in the kitchen.**

Observed all exterior outlets, bathroom outlets, and second floor den outlets and light fixtures are protected by a single GFCI outlet located in the second floor bathroom, which does not comply with current electrical standards. Recommend further evaluation and repair by a licensed electrician

## A. Heating Equipment

### Inspected, Deficient

The heating units are near the end of their life expectancy. Recommend budget for replacement.

Observed flexible gas line passing through furnace metal cabinet at both heating units. Flexible gas line is not allowed by current industry standards and most installation instructions to pass into metal cabinet of gas heating units due to vibration from unit can rub hole in gas line, rigid metal pipe should extend

outside cabinet a minimum of 2 inches for flex line connection.

## **B. Cooling Equipment**

### **Inspected, Deficient**

Observed improper sizing of breaker to condensing unit 2 may void manufacture's warranty. Data plate on unit states maximum breaker size to be 30 amps, observed size in service panel is 40 amps.

Observed suction line insulation is old, burned, and cracked at condensing units.

## **C. Duct Systems, Chases and Vents**

### **Inspected, Deficient**

Improper sharp bends observed at one or more flex ducts in the attic. Improper routing increases frictional loss in the duct and reduces heating and cooling efficiency. Radius at centerline of the bend should be no less than the diameter of the duct.

Observed air duct not properly supported with 1 and 1/2 inch nylon to prevent cutting or restricting flex duct as required by manufacture of duct. Ducts laying on the attic decking or insulation are prone to damage and leakage from condensation.

## **A. Plumbing Supply, Distribution System and Fixtures**

### **Inspected, Deficient**

Rust observed at washing machine water supply valves in the laundry room.

Observed lower weather stripping at master bathroom shower glass door is missing; possible water leaking from base of door, needs repair / replacement. The master bathroom shower drain cover grill is loose.

Exterior hose spigot(s) do not have code approved anti-back flow devices installed.

## **B. Drains, Waste and Vents**

### **Inspected, Deficient**

The master bathroom tub was observed to drain too slow. Recommend further investigation and repair by a licensed plumber.

## **C. Water Heating Equipment**

### **Inspected, Deficient**

Rust was observed at water heater plumbing connections and drain pan.

Observed water heater exhaust vent is not properly connected to the vent hood. Combustion gasses spill in the attic. Recommend repair.

## **E. Gas Distribution Systems and Gas Appliances**

### **Inspected, Deficient**

Observed ground rod/wire is missing at gas meter. The inspector did not see/could not verify proper bonding of gas lines CSST (corrugated stainless steel tubing). Current standards require CSST to be bonded to minimize the risk of damage to the building materials from a nearby lightning strike.

No drip leg observed on house heater and/or gas water heater. A drip leg is called for in the manufactures installation instructions.

## **A. Dishwasher**

### **Inspected, Deficient**

The dishwasher door opens past level. The door hinges are broken or the door springs are worn out. Minor

rusting was observed at the dish racks.

#### **D. Ranges, Cooktops and Ovens**

##### **Inspected, Deficient**

The gas range front right burner produces a weak flame; burner needs to be cleaned up or replaced.

Observed cooking range is missing an anti-tip device, which is recommended as a safety measure to prevent the the appliance from tipping over when being used.

#### **G. Garage Door Operator(s)**

##### **Inspected, Deficient**

The garage door opener sensors should not be installed more than 6 inches above the ground.

The equipped safety sticker / decal next to operator button is missing.

---

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

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