

Inspection Report

James LaRue

Property Address:
911 Sample Cir .
Happy Land Texas 0000001



J LaRue Services. LLC

**JIM LARUE #8663
18122 Cadbury Dr.
Houston Texas, 77084
281-831-0063**

PROPERTY INSPECTION REPORT

Prepared For: James LaRue

(Name of Client)

Concerning: 911 Sample Cir., Happy Land, Texas 0000001

(Address or Other Identification of Inspected Property)

By: JIM LARUE #8663 / J LaRue Services. LLC 6/3/2027

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard for inspections by TREC Licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance: Vacant (inspector only)/	Type of building: Townhome	Approximate age of building: Over 10 Years
Temperature: Below 60 (F) = 15.5 (C)	Weather: Clear	Ground/Soil surface condition: Damp
Rain in last 3 days: Yes		

This residence was constructed by the building codes in place at the time of its conception. Nothing compels the seller to bring this residence up to meet today's current code. However, the State of Texas requires that these defects be outlined within this report.

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

I NI NP D

I. Structural Systems☒ ☐ ☐ ☐ **A. Foundations****Type of Foundation(s):** Poured concrete**Method used to observe Crawlspace:** No crawlspace**Comments:****The foundation appears to be functioning as intended, no significant differential settling indicated.**

The foundation appears to be functioning as intended, significant differential settling is not indicated; however, all structures settle and generally uniform settlement is not considered contraindicative. Stability of the foundation is not a value that can be determined from a single evaluation.

☒ ☐ ☐ ☒ **B. Grading and Drainage****Comments:****The following defects were noted**

Negative drainage was found to be present at or around the residence at the time of this inspection. Soil levels in conjunction with the foundation were found to not provide the necessary clearance or exposure. 4 to 6 inches of foundation exposure should be present. Deficiency.

1. Gutters along the exterior of the residence were found to be in need of repair and servicing. Leaky seams, rusted areas and gutters that are full of pine needle and leaf debris were all found to be present at the time of this evaluation. Deficiency...Item 1(Picture)
2. Fascia and soffit were found to be damaged due to moisture. This damage was found to be present within the atrium area on the left side rear. This damage is due to leaky and clogged gutters within this area. Deficiency...Item 2(Picture)
3. A section of gutters within the atrium area was found to be damaged due to trees which are in close proximity to the structure. Tree limbs in this area have pushed up against the gutter. I recommend that this tree be considered for removal and that all needed or necessary repairs be applied to both gutter and structure. Deficiency....
4. A section of gutter on the rear left corner of the structure (garage) was found to be in need of repair. The downspout in this area is discharging on the fence line and for this reason fencing is rotted out. Additionally, guttering within this area was found have rust spots and may need to be replaced or repaired. Deficiency...Item 3(Picture)
5. Gutter downspouts in all locations were found to be in need of repair. Downspouts are loose from the structure (missing strapping). Additionally, downspouts are missing elbows and splash blocks associated with these downspouts should be turned in the opposite direction so the closed end faces forward - this is intended to defuse water and limit erosion at and around these splash blocks. Deficiency...Item 4(Picture)
6. High soil and negative drainage were found to be present within the atrium area at the time of this evaluation. I recommend that this area be evaluated for a grading and drainage correction as standing water may be a problem in times of heavy rain. It should be noted that there is an area drain within this area. However, trees and other obstructions are present which may limit or slow water drainage within this area. Deficiency....Item 5(Picture)

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B. Item 1(Picture) Gutter



B. Item 2(Picture)



B. Item 3(Picture) Rear left corner

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B. Item 4(Picture) Downspout/rear of structure



B. Item 5(Picture)

☒ ☐ ☐ ☒ C. Roof Covering Materials

Types of Roof Covering: Architectural
Viewed roof covering from: Ground, Binoculars
Comments:

The roof covering was found to have the following defects and should be inspected by a reputable roofing company for either repair or replacement.

The following defects were noted

Roof covering was found to be well past midlife. Significant granular loss was noted throughout the roof covering. There was evidence of damaged shingles, edge curl, and aged roof jacks.

1. Roof jacks are in need of repair, caulking around vent piping is aged and separating, and nail heads are exposed in support of the roof jacks. Deficiency. Item 1(Picture)
2. Loose and damaged shingles were found to be present in the following locations (Rear right of garage): Deficiency.
3. Chafing of shingles were found to be present along the front of the residence. This would suggest the tree branches have rubbed up against the structure at some point in time and knocked off or removed granules. Deficiency....Item 2(Picture)
4. Missing drip edge and lifted shingles were found to be present along the rear right of the structure. Deficiency...Item 3(Picture)
5. An active roof leak was found to be present at and around roof jacks. Deficiency. Item 4(Picture)- Item 5(Picture)

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C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture) Rear attic space



C. Item 5(Picture) Front attic space

☒ ☐ ☐ ☒ D. Roof Structures and Attics

Roof-Type: Hip

Roof Structure Type: Stick-built, 2 X 6 Rafters, 2 X 8 Rafters, 2 X 10 Rafters, Lateral bracing, Plywood

Method used to observe attic: Walked

Attic info: Attic access, Pull Down stairs, Storage, Light in attic

Approximate Average Depth of Insulation: 7 inches

Comments:

J LaRue Services does not inspect attics for the following items: squirrels, chipmunks, raccoons,

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I	NI	NP	D

rodents, bees, cockroaches, wasps, birds, or any other unwanted pests that may have taken up residence within the attic space. If visible evidence is available during the course of the inspection the inspector may opt to convey his findings. This should not be misconstrued in any way as a pest inspection. It is a limited evaluation only and is based solely on visible evidence. J LaRue Services strongly suggests that all attics be evaluated by a qualified pest company who can provide an unbiased opinion as to whether an infestation is present or not. J LaRue Services does not move or remove insulation during the course of an inspection. It does not move or remove personal belongings or any other item which may obstruct visual evidence. J LaRue Services evaluates those areas within the attic which are accessible and visible only.

Attic framing - Framing support in this residence was installed at a time when cedar shake roofs were being used. Limited support at main ridge beams, purling struts without stiff backing, and undersized purling bracing are all common in this vintage of residence. I recommend that this framing be updated to meet today's current code at the next roof covering change. Until this time, roof rafters should be inspected regularly to ensure additional support is not needed.

The following defects were noted

1. Depression - what appears to be a depression within the roof decking was found to be present along the rear of the garage. This may be due to limited support within this area and it is recommended that all necessary corrections or repairs be applied at the next roof covering replacement. Deficiency...Item 1(Picture)
2. Limited decking was found to be present to the mechanicals in the attic accessible by the secondary bathroom at front of the residence. Deficiency....

SECTION M1305 APPLIANCE ACCESS

M1305.1 Appliance access for inspection service, repair and replacement. *Appliances shall be accessible for inspection, service, repair and replacement without removing permanent construction, other appliances, or any other piping or ducts not connected to the appliance being inspected, serviced, repaired or replaced. A level working space at least 30 inches deep and 30 inches wide (762 mm by 762 mm) shall be provided in front of the control side to service an appliance. Installation of room heaters shall be permitted with at least an 18-inch working .*

3. Attic insulation was found to be in need of evaluation for repair and/or additional blown insulation within the ceiling areas. Vertical batt insulation in several locations has come loose from the walls and is in need of repair. Compression has taken place within the blown insulation and additional blown insulation may help with energy efficiency within the structure. Deficiency....

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D. Item 1(Picture)

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

Wall Structure: Wood, 2 X 4 Wood, 2 X 6 Wood, Brick

Siding Style: Tongue and Groove

Siding Material: Wood

Wall Material: Gypsum Board, Paneling

Cabinetry: Wood

Countertop: Cultured marble, Granite

Comments:

This residence was evaluated using FLIR thermal imaging equipment. No active leaks were found to be present at the time of this inspection. However, water staining was noted in one of the two master closets, the ceiling area within the rear bedroom and along the bottom of the wall at the exterior left of the garage door side entry. At the time of this inspection these areas all tested normal for moisture. However, active leaks may be present within these areas and for this reason I'm recommending that they be properly evaluated and all needed or necessary repairs be applied.

The following defects were noted

1. Damage sheet rock was found to be present along the left-hand side of the garage. Two holes were found to be present within this area. Deficiency....Item 1(Picture)
2. Open sheet rock was found to be present at the rear left wall in support of the garage door rail. I recommend that you consult with the seller in regards to the reason behind this opening. Deficiency....Item 2(Picture)
3. Interior walls above the sliding glass door leading to the atrium within the living room area were found to have settlement cracks. These cracks appear to be cosmetic in nature. At the time of this evaluation no adverse differential settlement was noted within this area in either doors or windows. However, these areas should be monitored and in the event of visible movement should be evaluated by qualified personnel. I recommend that all needed and necessary repairs be applied to sheet rock. Deficiency...
4. The exterior brick wing wall at the rear right of the structure was found to have loose and missing brick along the top leading edge of the wall. Additionally, the wall cap or mortar cap within this area is missing. Deficiency....Item 3(Picture)
5. Damaged exterior fascia and soffit were found to be present along the rear of the structure. I recommend that all needed or necessary repairs be applied. Deficiency...Item 4(Picture)

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6. Siding and trim work to include the garage door trimmers were found to be damaged and in need of repair/replacement. I recommend that these members be properly repaired and/or replaced as needed. Deficiency....Item 5(Picture)



E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)



E. Item 5(Picture)

☒ ☐ ☐ ☒ F. Ceilings and Floors

Ceiling Structure: 2X6, 2X8, 2X10, Not visible
Floor Structure: Slab
Ceiling Materials: Gypsum Board
Floor Covering(s): Carpet, Tile
Comments:

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These areas were inspected with FLIR thermal imaging equipment and no evidence of excessive energy loss or active moisture was noted during the course of this evaluation.

The following defects were noted

1. Settlement cracking was found to be present within the ceiling area along the false beam and rafter area leading into the dining room/kitchen. These cracks appear to be cosmetic in nature and appear to be from routine settlement. I recommend that they be monitored and all needed or necessary corrections be applied. Deficiency...Item 1(Picture)
2. Sheet rock cracks were found to be present within the ceiling area within the garage. This is not uncommon as moisture changes within this area are routine. This area is not climatized and therefore subject to moisture and temperature changes which allow for expansion and contraction and cracks to form. Deficiency....
3. Water staining was found to be present in one of the two master closets and in the rear bedroom area. The stains were tested with a moisture meter and moisture levels were found to be normal or 00. I recommend that all needed or necessary repairs be applied. Deficiency...Item 2(Picture)

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F. Item 1(Picture)

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F. Item 2(Picture)

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

Exterior Entry Doors: Wood

Interior Doors: Wood

Comments:

These areas were inspected with FLIR thermal imaging equipment and no evidence of excessive energy loss or active moisture was noted during this evaluation. Additionally, we checked around all door openings with a moisture meter, and found no evidence of elevated moisture at the time of the inspection. A vulnerability to water penetration was observed at penetrations/openings through the exterior building envelope, and it is recommended that all penetrations/openings be sealed against water penetration.

The following defects were noted

1. The main entry door to the residence was found to have damage due to weather. Paint associated with this door unit is starting to crack and openings within the finish were found to be present. It should be noted that paint is a consumable and over time it will need to be redone or replaced. I recommend that all necessary or needed repairs be applied and that this unit be repainted to the color of your choice. Deficiency...Item 1(Picture)
2. The side entry door to the garage (left side) was found to have extensive water damage at both the left and right hand sides of the door jamb. This unit will be a candidate for replacement and it is strongly recommended that some form of water break be installed on the roof line above this

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door. This water break should help shed water to the left and right of the unit and limit damage as it appears that water is splashing back up on this area due to excessive water runoff.

Deficiency...Item 2(Picture)

3. Baseboard along the interior side of the garage wall shows significant evidence of water damage. This baseboard tested negative for excessive moisture at the time of this evaluation. However, this is evidence in support of comment number two within the section. I recommend all needed or necessary repairs be applied and it should be noted that prolonged exposure to moisture within these areas may allow for fungal growth that cannot be seen or tested for within the course of a normal property inspection. I recommend that all needed or necessary repairs be applied.

Deficiency...Item 3(Picture)

4. Doorstops in two or more locations throughout the residence were found to be missing. I recommend that doorstops be reestablished as they are intended to protect walls from damage.

Deficiency...Item 4(Picture)

5. Evidence of moisture was noted at the wood members at sliding glass doors. This discoloration is most likely from sweating due to the aluminum door frame and normal use during wet times. I recommend that these areas be considered for refinishing and all needed or necessary repairs be applied. Deficiency...Item 5(Picture)

6. The attic access in the secondary bathroom at the front of the house was found to be in need of repair. The ladder associated with this unit is overextended and the attic access door is in need of insulation. It should be noted that these areas can be some of the largest heating and cooling losses within the structure. Therefore insulation of some form is recommended. Deficiency....Item 6(Picture)

7. Limited access is available leading into the attic space overtop of the secondary bathroom at the front of the residence. While this is a design issue and was most likely not an issue at the time that this house was constructed, it should be noted that the attic stair transitions into the roof line and does not provide the necessary access by today's current code. It is also important to note that due to the design no effective repairs are recommended at this time. Item 7(Picture)

8. The attic access unit at the rear of the residence in the hallway is in need of repair. This unit has hardware (nuts and bolts) which are loose and are in need of general servicing or tightening. Deficiency....Item 8(Picture)

9. The rear attic access is in need of insulation as well. I recommend that this unit be properly insulated as this can be one of the largest sources of heating and cooling loss within the structure. Deficiency....Item 9(Picture)

10. Double doors in the hallway area at the rear the residence were found to be missing door hardware. Deficiency....Item 10(Picture)

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G. Item 1(Picture)



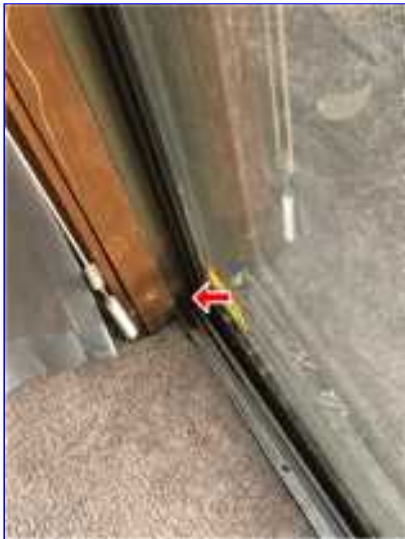
G. Item 2(Picture)



G. Item 3(Picture)



G. Item 4(Picture)



G. Item 5(Picture)



G. Item 6(Picture)

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G. Item 7(Picture)



G. Item 8(Picture)



G. Item 9(Picture)



G. Item 10(Picture)

☒ ☐ ☐ ☒ H. Windows

Window Types: AGED, Single-hung

Comments:

These areas were inspected with FLIR thermal imaging equipment and no evidence of excessive energy loss or active moisture was noted during this evaluation. Additionally,we checked around all window openings with a moisture meter, and found no evidence of elevated moisture at the time of the inspection.

Windows associated with this residence are aged aluminum framed units. At the time of this evaluation window units were in need of cleaning throughout. I recommend that these units be properly cleaned and then reevaluated for possible defects that could not be seen during the course of this inspection.

The following defects were noted

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1. Water staining was noted in one or more window locations throughout the residence. The staining is common with aluminum frame windows as they sweat and in doing so moisture condensates on the interior side of the window frame and stains wood members. I recommend that all needed or necessary repairs be applied to wood members and that they be properly sealed to eliminate any further damage. Deficiency...Item 1(Picture)



H. Item 1(Picture)

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

Sky Light(s): One
Chimney (exterior): Brick
Types of Fireplaces: Conventional, Vented gas logs
Operable Fireplaces: One

- Comments:**
1. Residence was found to have a wood burning fireplace with an LP gas log starter. This unit has been converted for fire logs. At the time of this inspection the remote would not operate the internal unit within the fireplace. I recommend that this unit be evaluated for repair and that all needed or necessary repairs be applied. Deficiency....Item 1(Picture)



J. Item 1(Picture)

☒ ☐ ☐ ☒ **L. Other**

Comments:

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- 1. Fencing between the units at the rear left side of the structure was found to have significant moisture damage due to the above gutter. This section of fencing will be a candidate for repair or replacement. Deficiency....Item 1(Picture)
- 2. There is a waterfall/fishpond in the atrium area that was not tested for operation as it does not appear to be functional. I recommend that this unit be made operational and then reevaluated for possible defects. Deficiency....Item 2(Picture)
- 3. Fungal growth/vines were found to be present on the left-hand side of the structure between the two units. I recommend these vines be removed as overtime they may damage the veneer of the brick and/or exterior finishes. Additionally, these vines are a haven for unwanted pests. Deficiency....Item 3(Picture)
- 4. Cabinetry in the master bathroom was found to be missing cabinet pulls at several locations. While the hardware is still present the actual knob has been removed. Deficiency....Item 4(Picture)



L. Item 1(Picture)



L. Item 2(Picture)



L. Item 3(Picture)



L. Item 4(Picture)

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II. Electrical Systems			

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Aluminum, 220 volts

Panel Capacity: 200 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: SQUARE D

Comments:

FYI - Crazy Ants are known by other names such as Texas Crazy Ants or Crazy Raspberry Ants and they have moved into the Houston area in a very big way. This ant will travel long distances to food sources looking for trash, food, wastes, and seeds. They live in trash, soil, and any somewhat protected area and may not be susceptible to traditional ant baits or pest control methods. While preferring a warmer, moister environment, this ant is very adaptable and durable adjusting to its surroundings. These zig zagging insects seem to like electronics including computers, wiring, and electrical boxes, and of course, causing destruction everywhere not limiting it to loss of electrical power. According to Computer World Magazine "even the Johnson Space Center has called in extermination experts to keep the pests out of their sensitive and critical systems." It has also been noted that radios and even vehicles have been taken out by these enemies. At the time of this inspection J LaRue Services did not find any indications of this pest. However, this pest may appear and may require treatment. J LaRue Services is not a pest control company. J LaRue Services does inspect the main electrical panel and outlets in several locations; however, our company does not access every area that these pests can hide. To do this would require an inspection which is beyond that of the normal property inspection.

The main panel box for this residence was found to be present at the rear wall of the garage. This panel box was found to have a 200 amp main breaker with aluminum entries and copper distribution throughout the residence.

The following defects were noted

1. The main entry to the electrical panel is aluminum wiring. While this is common practice it should be noted that these wires are in need of anti-oxidation paste at the point where they tie into the breaker panel. This paste is intended to prevent corrosion or oxidation of aluminum wiring at these connection points. Deficiency.....Item 1(Picture)
2. Lent and other debris were found to be present within the main breaker panel. Lent is due to the fact that the dryer is venting into the garage and for this reason I'm recommending that the panel be properly serviced and cleaned as this could be a potential hazard. Deficiency....Item 2(Picture)
3. The main breaker panel in support of the residence was found to be void of proper labeling. I recommend that the breaker panel be properly labeled as this is a safety issue. Deficiency....Item 3(Picture)

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A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

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

Type of wiring: Copper
Wiring Methods: Romex
Comments:

1. At the time of this evaluation 120 V outlets within the wet areas at countertops within the bathrooms were found not to be GFCI protected. While this is a current code requirement that was not in place at the time that this residence was built, it is strongly recommended that these areas be updated to meet today's current code requirements as this is a safety issue. Deficiency...

E3902.1 Bathroom receptacles. *All 125-volt, single-phase, 15- and 20-ampere receptacles installed in bathrooms shall have ground-fault circuit-interrupter protection for personnel.*

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- The 120 V outlets in support of the kitchen countertop area were found to be void of GFCI protection. It should be noted that this residence was built to the code at the time and it is strongly recommended that updates be considered within this area as this is a safety issue. Deficiency....

E3902.6 Kitchen receptacles . *All 125-volt, single-phase, 15-and 20-ampere receptacles that serve countertop surfaces shall have ground-fault circuit-interrupter protection for personnel.*

- Utility room outlets were found to be void of GFCI protection at time of this evaluation. Deficiency....

E3902.7 Laundry, utility, and bar sink receptacles. *All 125-volt, single-phase, 15- and 20-ampere receptacles that are located within 6 feet (1829 mm) of the outside edge of a laundry, utility or wet bar sink shall have ground-fault circuit-interrupter protection for personnel. Receptacle outlets shall not be installed in a face-up position in the work surfaces or countertops.*

- Garage 120 V outlets to include ceiling outlets were found not to be GFCI protected. Deficiency....

E3902.2 Garage and accessory building receptacles. *All 125-volt, single-phase, 15- or 20-ampere receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground fault circuit-interrupter protection for personnel.*

- Exterior 120 V outlets were found to be void of GFCI protection. Additionally these outlets are in need of updating to the new weather cover. This weather cover provides a more secure and sealed atmosphere for these outlets limiting moisture. Deficiency....Item 1(Picture)

E3902.3 Outdoor receptacles. *All 125-volt, single-phase, 15- and 20-ampere receptacles installed outdoors shall have ground-fault circuit-interrupter protection for personnel.*

- Under-cabinet lighting within the kitchen area was found to be in need of evaluation for repair. This lighting had sections which were inoperative and one section was found to be intermittent. Deficiency....
- Lighting in support of closets throughout the residence were found to have open bulbs. Exposed bulbs do not meet today's current code requirements and it is recommended that these fixtures be updated. Deficiency....

E4003.12 Luminaires in clothes closets. *For the purposes of this section, storage space shall be defined as a volume bounded by the sides and back closet walls and planes extending from the closet floor vertically to a height of 6 feet (1829 mm) or the highest clothes-hanging rod and parallel to the walls at a horizontal distance of 24 inches (610 mm) from the sides and back of the closet walls respectively, and continuing vertically to the closet ceiling parallel to the walls at a horizontal distance of 12 inches (305 mm) or the width of the shelf, whichever is greater. For a closet that permits access to both sides of a hanging rod, the storage space shall include the volume below the highest rod extending 12 inches (305 mm) on either side of the rod on a plane horizontal to the floor extending the entire length of the rod (see Figure E4003.12). The types of luminaires installed in clothes closets shall be limited to surface-mounted or recessed incandescent luminaires with completely enclosed lamps, surface-mounted or recessed fluorescent luminaires, and surface-mounted fluorescent or LED luminaires identified as suitable for*

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installation within the storage area. Incandescent luminaires with open or partially enclosed lamps and pendant luminaires or lamp-holders shall be prohibited. The minimum clearance between luminaires installed in clothes closets and the nearest point of a storage area shall be as follows:

1. Surface-mounted incandescent or LED luminaires with a completely enclosed light source shall be installed on the wall above the door or on the ceiling, provided that there is a minimum clearance of 12 inches (305 mm) between the fixture and the nearest point of a storage space.

2. Surface-mounted fluorescent luminaires shall be installed on the wall above the door or on the ceiling, provided that there is a minimum clearance of 6 inches (152 mm).

3. Recessed incandescent luminaires or LED luminaires with a completely enclosed light source shall be installed in the wall or the ceiling provided that there is a minimum clearance of 6 inches (152 mm).www

9. One or more 120 V outlets throughout the residence were found to be missing cover plates. Deficiency....Item 2(Picture)
10. Dimmers and switches in one or more locations throughout the residence were found to be missing cover plates. Deficiency....Item 3(Picture)
11. Recessed canned lighting within the attic space was found to have insulation which is directly in contact with these canned lights. These lights did not have the markings necessary for direct contact. I recommend that the insulation in support of these lights be pulled away to prevent overheating. Deficiency...Item 4(Picture)
12. An extension cord is being used for permanent power within the attic space. I recommend that this be corrected as extension cords are not intended to be used in a permanent power situation. Deficiency....Item 5(Picture)
13. Romex wiring was found to be present at the step out area in the attic space in support of the HVAC unit in the hall. This wiring should be protected by either conduit or structure to prevent the possibility of damage due to traffic within this area. Deficiency....Item 6(Picture)
14. Smoke detectors are needed in bedrooms and within the common areas throughout the structure. Deficiency....

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B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)

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III. Heating, Ventilation and Air Conditioning Systems

☒ ☐ ☐ ☒ A. Heating Equipment

Type of Systems (Heating): forced air
Energy Sources: Gas
Number of Heat Systems (excluding wood): Two
Heat System Brand: GOODMAN
Comments:

This residence is equipped with two HVAC systems. Due to the overall condition of the systems I'm recommending that they be evaluated by a qualified HVAC technician and all needed or necessary repairs be applied. It should be noted that both the heating and cooling systems are in need of evaluation and repair.

The following defects were noted

1. A proper walkway is needed in support of the HVAC system at the front of the residence. Deficiency....Item 1(Picture)
2. Trash and debris (tape backing) were found to be present in front of the HVAC unit in the front of the residence. This would suggest that recent repair or work has been done on this unit. Deficiency....Item 2(Picture)
3. The vent stack in support of the HVAC unit at the front of the residence was found to be void of strapping where it transitions to the roof line. The strapping is necessary to prevent the vent pipe from becoming in contact with combustibles. Additionally, this is the old style roof jack/vent pipe which does not allow the minimum transition above the roof line. Deficiency....Item 3(Picture)
4. The HVAC/heater at the rear of the residence was found to be inoperative. This unit was cycled twice and went through startup but would not fire or come on. Deficiency....Item 4(Picture)
5. The vent stack in support of the rear heater/HVAC unit was found to be in direct contact with combustibles (roof decking). Additionally, this vent pipe was found to be void of the necessary strapping which is intended to keep it from becoming in contact with combustibles. Deficiency....Item 5(Picture)

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A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

☒ ☐ ☐ ☒ B. Cooling Equipment

Type of Systems (Cooling): Air conditioner unit

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: Two

Central Air Brand: GOODMAN

Comments:

The A/Cs were not tested for proper operation due to the outside air temperature being 65 degrees or less. We did not inspect these units.

1. The exterior condenser at the rear left side of the property was found to be in direct contact with the adjacent structure. Most manufacturers have a minimum obstruction clearance around condensers. This clearance is intended to provide the unit with the necessary airflow. I recommend that these units be evaluated by a qualified HVAC technician and all needed or necessary repairs be applied. Deficiency....Item 1(Picture)

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				<div>2. Both exterior condensers were found to have supply and discharge lines that are in need of raising as they are in the soil or dirt. Additionally insulation on these lines is in need of repair or replacement. Deficiency....Item 2(Picture)</div> <div>3. Old unused copper line should be cut off at the exterior wall. Additionally penetrations through the exterior wall should be properly sealed to prevent the possibility of unwanted infestation of pests or other insects. Deficiency...Item 3(Picture)</div> <div>4. The condenser at the front left of the residence was found to be in need of additional support. This unit was easily rocked. Deficiency....Item 4(Picture)</div> <div>5. Discharge piping for the coil in the attic at the rear of the residence was found to have water staining at an elbow. I recommend that this piping be properly insulated and that this section of pipe be inspected for possible leaks. Deficiency....Item 5(Picture)</div>

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B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)

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

Ductwork: Insulated
Filter Type: Disposable
Comments:

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1. The return air grill located in the living room area was found to be in need of repair or replacement as the grill itself is bent. Deficiency....Item 1(Picture)
2. Ductwork in the front attic space was found to be down on ceiling joists. I recommend that these ducts be properly secured or suspended. Additionally, thermal imaging equipment showed evidence of leaks at transition points. Deficiency...Item 2(Picture)
3. Ductwork at the rear attic was found to be in direct contact with ceiling joists. Ductwork within this area is in need of strapping and raising. Additionally it should be noted that this is older ducting as it is the gray vinyl exterior and some ductwork showed evidence of collapsing. These sections need to be evaluated for repair or replacement. Deficiency....Item 3(Picture) - Item 4(Picture)



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

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IV. Plumbing System			

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

Water Source: Public
Water Filters: (We do not inspect filtration systems)
Plumbing Water Supply (into home): Not visible
Plumbing Water Distribution (inside home): Galvanized
Location of water meter: at street
Location of main water supply valve: at street
Static water pressure reading: 45 psi
Comments:

(1) This residence is equipped with Galvanized piping.

What Is Galvanized Pipe?

Galvanized steel pipe is a strong plumbing or tubing material that resists corrosion from exposure to water or the elements. It is used for water supply pipes or as a strong tubing for outdoor applications. Galvanized pipe has been coated with a layer of zinc. The zinc provides a barrier against corrosion so that the pipe may be exposed to the outdoor environmental elements. The protective barrier proves equally effective against damage from indoor humidity. This type of pipe is used in a variety of settings. Until about 30 years ago, galvanized steel was utilized for water supply pipes in construction. It is used in outdoor applications wherever the strength of steel is desired, such as fence posts and rails, scaffolding, and as protective railings.

Problems Associated with Galvanized Piping.

When used as water pipe, the zinc barrier coating tends to react to the minerals in the water, often causing plaque to build up inside of the pipe. This impedes the water flow and, in severe cases, may lead to burst pipes. Galvanized piping is connected with threaded fittings that may also introduce leaks into the plumbing if not properly fitted.

(2)

At the time of this evaluation no active leaks were found to be present within the galvanized piping throughout this residence. It should be noted that only those sections of piping which were visibly available for inspection were evaluated during the course of this inspection.

The following defects were noted

1. Exterior hose bibs were found to be missing anti-siphon valves and are in need of insulation at all locations. Deficiency.... Item 1(Picture)
2. The master bath tub spout was found to be significantly corroded and the finish on the valve handles are aged. These items will be candidates for replacement or repair. Deficiency....Item 2(Picture)
3. Master bathroom vanity on the right-hand side was found to have low water pressure. I recommend that this fixture be cleaned and serviced and rechecked for proper pressure. Deficiency.....Item 3(Picture)

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4. Exposed water piping was found to be present on the exterior rear of the residence. This water piping is in support of a sink which has been installed in the garage. This installation lacks skilled craftsmanship and I recommend that it be reconsidered in its configuration. Deficiency...Item 4(Picture)
5. Water piping within the atrium/solarium area extends out and around the corner of the wall leading to the rear walkway area. This piping is cantilevered and unsupported and un-insulated. I recommend that consideration be made into shortening and re-positioning this water piping as it is easily damaged. Deficiency....Item 5(Picture)



A. Item 1(Picture)



A. Item 2(Picture)

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A. Item 3(Picture)



A. Item 4(Picture)

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A. Item 5(Picture)



B. Drains, Waste and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

1. The master bathtub was found to have a slow drain. I recommend that this drain be properly cleaned and then retested for proper operation. Deficiency....



C. Water Heating Equipment

Water Heater energy sources: Gas (quick recovery)

Water Heater Capacity: 40 Gallon (1-2 people)

Water Heater Location: Garage

WH Manufacturer: RHEEM

Comments:

The water heater is an older unit and may be nearing the end of its life span as it appears that it was built at or around 2000.

The following defects were noted

1. Water heater located in the garage was found to be void of a sediment T at the gas line leading into the unit. Deficiency...Item 2(Picture)

G2419.4 (408.4) Sediment trap. *Where a sediment trap is not incorporated as part of the appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical. The sediment trap shall be either a tee fitting having a capped nipple of any length*

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installed vertically in the bottom-most opening of the tee or other device approved as an effective sediment trap. Illuminating appliances, ranges, clothes dryers and outdoor grills need not be so equipped.

- 2. The overflow pan in support of the water heater was found to be in need of the discharge line. Deficiency...

P2801.5.2 Pan drain termination. *The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent ground.*

- 3. Limited support was found to be present beneath the water heater stand. I recommend that this be corrected as additional support within this area is needed. Deficiency....Item 3(Picture)

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C. Item 1(Picture)



C. Item 2(Picture)

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V. Appliances			

- ☒ ☐ ☐ ☐ **A. Dishwasher**
Dishwasher Brand: MAYTAG
Comments:
The unit is aged but operational.

At the time of this inspection the unit ran a full cycle and heated water.
- ☒ ☐ ☐ ☐ **B. Food Waste Disposers**
Disposer Brand: IN SINK ERATOR
Comments:
The unit is aged.

At the time of this inspection the unit was found to be operational. Additionally, the guard was found to be in place..
- ☒ ☐ ☐ ☐ **C. Range Hood and Exhaust System**
Exhaust/Range hood: NUTONE
Comments:
At the time this inspection the unit was found to be operational. All lighting and venting were working..Item 1(Picture)

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C. Item 1(Picture)

☒ ☐ ☐ ☒ D. Ranges, Cooktops and Ovens

Range/Oven: WHIRLPOOL

Comments:

1. The unit was set at 350° and tested after 45 minutes of operation. The maximum temperature achieved was 253°. This unit is significantly off temperature and is in need of repair or replacement. Deficiency....Item 1(Picture)

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D. Item 1(Picture)

☒ ☐ ☐ ☒ E. Microwave Ovens

Built in Microwave: HOTPOINT

Comments:

- 1. The unit was found to be operational at the time of this inspection. However, some controls were found to be aged and intermittent. Deficiency....Item 1(Picture)



E. Item 1(Picture)

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

Comments:

No defects noted

☒ ☐ ☐ ☒ G. Garage Door Operator(s)

Auto-opener Manufacturer: Guardian

Extra Info: GARDIAN

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Garage Door Type: One automatic

Garage Door Material: Metal

Comments:

- 1. The garage door opener was found to drag slightly at both opening and closing of the unit. I recommend that this unit be evaluated for repair. Deficiency....Item 1(Picture)



G. Item 1(Picture)

☒ ☐ ☐ ☒ **H. Dryer Exhaust System**

Comments:

- 1. Item 1(Picture) The dryer is discharging into the garage space. It is recommended that a proper catch or lint box be installed as currently lint is migrating through the garage into places like electrical outlets and the main breaker panel. Deficiency...Item 1(Picture)



H. Item 1(Picture)

☒ ☐ ☐ ☒ **I. Other**

Comments:

- 1. An icemaker was found to be present within the bar area. At the time this inspection the unit was turned off and therefore must be assumed to be inoperative. Deficiency...Item 1(Picture)
- 2. The refrigerator was found to be aged but operational. All door functions were found to be working and at the time of this evaluation the unit was producing ice. This unit is in need of proper cleaning. Deficiency...Item 2(Picture)

The kitchen was found to have a trash compactor which was operational at the time of this inspection. It should be noted that this is an older unit and therefore may be nearing the end of its operational lifespan.

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I. Item 1(Picture)



I. Item 2(Picture)

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VII. Landscape Irrigation (Sprinkler) Systems			

☒ ☐ ☐ ☒ A. Sprinkler Operation

[Comments:](#)

Remnants of the sprinkler system was found to be present in several locations around the residence. This system is in need of evaluation by a qualified irrigator as no vacuum break was found to be present and no controller. This appears to be a homeowner installed system within the atrium/solarium. Deficiency....