
Issue Summary

Inspection: 12345
Client: John Doe

Property: 123 Any Street
Houston, TX 77096

Information found in the summary does not make up the entire report. Please review the Inspection Report for the complete inspection results.

STRUCTURAL SYSTEMS

Foundations

General

- 1 At the left side of the home near the gas meter, the hairline crack in the photo below should be monitored at this time. The photo to the right of the slab crack is the corresponding step crack in the brick wall mortar. Due to the small cracks found in the garage near this same area, it is my opinion that minor foundation settlement has occurred. I recommend patching the brick mortar and monitoring the area for continued movement. Most foundations tend to settle somewhat over time. Although I recommend patching and monitoring at this time, if you feel the need to contact a reputable, licensed, highly experienced foundation company for further review, it is your choice to do so.

Foundation "corner pops" are common (a hairline crack at the corner of the slab) were noted, which are generally the result of differential movement between the masonry walls and the foundation expanding and contracting against each other. This condition did not appear to adversely affect the structure at this time. The corners should be examined periodically and if the crack worsens or the corner breaks off, then the brick veneer may lack proper support and repair would be needed.

Recommend trimming the protruding nails flush with the foundation on the Front and Right side of the home.

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STRUCTURAL SYSTEMS

Grading and Drainage

General

- 2 Extend down spouts leaders to discharge at least 5' away from building to reduce moisture penetration and possible foundation issues/damage.

Presence of ant beds and tunnels entering through the weep holes around the foundation; recommend review by a licensed pest control company for eradication.

One or more areas around the foundation has high soil that may allow water/insects into the home (soil grade should typically be four to six inches below the top edge of foundation with positive slope away from the foundation for proper drainage).

Standing water or indications of standing water observed by the Back side of the home. Whenever standing water is observed, particularly near the foundation, some concern about lot drainage may be warranted. It is beyond the scope of the inspection to verify drainage systems. Clients may wish to obtain further review from a landscaping specialist prior to closing.

Gutters are discharging water directly onto the shingles at various locations. Although this is common, gutters should never discharge in this manner and may void the shingle warranty. Recommend review for correction by a qualified gutter contractor.

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STRUCTURAL SYSTEMS

Roof Covering Materials

General

- 3 One or more areas of exposed nail and/or staple heads- (These areas should be maintained with an approved sealant).

The roof shingles are showing signs of lifting at time of inspection; recommend review for repairs by a qualified roofing contractor.

Shingles at multiple locations are lifting, cracking and falling off of the roof. In the gutters around the home there were multiple shingles that washed down during rains or high wind.

Some of the flashing on the roof is lifted and should be resealed/re-secured to ensure leak free conditions; recommend review for correction by a qualified roofing contractor.

Caulking was observed on the shingles at the chimney cricket (raised area behind the chimney that diverts water away and is required when a chimney is greater than 30 inches wide). Typically caulking on shingles is an attempt at a leak repair. Recommend inquiring to the current owner.

Roof deflection noted on the left side of the roof. May be linked to the gutter depositing water onto this area.

Another roof jack that is beginning to lift. During driving rains, water may be pushed under the flashing and leak into the home. Roof jacks such as this or missing shingles may be the source of the apparent damage to the ceiling in the master bedroom. Roof maintenance may solve the issue.

The roof shingles are showing signs of deterioration at time of inspection; recommend review for repairs by a qualified roofing contractor. The aggregate is also beginning to come loose.

The roof shows a common degree of wear for its age and type. It is the inspectors opinion the roof is near the end of useful life and should be reviewed by a qualified roofing contractor. Proper maintenance can extend the life of the roof somewhat. Many of the roofs in the same neighborhood have already been replaced.

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STRUCTURAL SYSTEMS

Roof Structures and Attics

Attic

- 4 The attic stair assembly is installed with improper or missing fasteners. The manufacturer label states that 16d nails or lag screws be used in the framing, corner metal braces, and the metal pivot points, for proper installation. This is a safety concern; recommend corrections by a qualified contractor.

The attic flooring is either not adequately secured in place or does not comply with accepted industry specifications for floor sheathing. Accessing the attic could result in injury. The attic should have an unobstructed passageway from the access to the service side of all equipment. The flooring should be solid (minimum 3/4 floor decking), continuous, and not less than 24 inches wide. On the control side of the equipment and on other sides where access is necessary for servicing, a level work platform extending a minimum of 30 inches from the edge of equipment with a 36-inch high clear working space should be provided. In older homes this may not have been required but is considered a safety upgrade so a worker does not fall through the ceiling while working on equipment.

The attic stair assembly has been installed facing the wrong direction, forcing the individual to step back over the open access. Stairs should enter to a solid landing. This is a safety HAZARD; recommend correction by a qualified contractor.

The attic ridge vent was blocked by felt roofing paper. Recommend removing the paper for increased ventilation.

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STRUCTURAL SYSTEMS
Walls (Interior and Exterior)

General

5 Recommend caulking seam where vertical trim butts against the brick veneer on the home to prevent moisture penetration.

Slight stress cracks observed in the brick veneer wall on the left side of the home. This is an indication that previous deflection or thermo expansion has occurred at this location. Inspector is unable to determine when this occurred or if additional cracking is likely; recommend re-pointing (repairing) mortar to prevent moisture intrusion.

Extensive vegetation and overgrowth observed around the Front. This can promote moisture damage and wood deterioration to the siding and structure, which is not always visible to the inspector; suggest trimming/removal of vegetation at least 12 inches away from the structure to prevent damage. This was a limited review of this area. Damage/deterioration can only be viewed after removal of vegetation/overgrowth.

Some of the trim around the exterior windows appears to need additional fasteners to secure the trim to the wall.

The brick columns on the front of the home project over the foundation. If the brick over hangs by more than 1/3 the width of the brick, additional support under the brick is necessary. It appears that an attempt at this was made but has failed. Recommend repair.

Recommend keeping the weep holes in the brick clean for adequate ventilation.

In areas where sunlight is blocked, it is common to see green staining occur on siding. Recommend cleaning and painting with a microbial resistant paint in the low light areas.

Dining Room

6

Downstairs Half Bathroom

7 Minor moisture damage observed behind the toilet in the downstairs half bath.

Front Entry

8

Garage

9 Minor step cracks in the brick mortar at the exterior wall of the garage. Recommend patching mortar and painting the steel lintel to prevent rusting.

Recommend caulking garage header and jamb (vertical member).

The metal Z-Flashing (also known as head flashing) was not observed above

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STRUCTURAL SYSTEMS

Walls (Interior and Exterior)

the lintel for the exterior windows, doors, or garage door header. It is unknown if this area is properly flashed. See IRC Figure 703.7 below on properly flashing a window. The absence of flashing can allow water to enter into the wall cavity causing moisture damage.

Ceilings and Floors

Master Bathroom 10

Upstairs Front Left Bedroom 11 The ceiling fan wobbles slightly in the upstairs front left bedroom and needs to be balanced.

Upstairs Master Bedroom 12 The vaulted ceilings in the master bedroom and at various other locations in the home show signs of cosmetic cracking and some potential moisture leaks causing the drywall fasteners to push back through the drywall finish, otherwise known as "Nail Pop". Roof maintenance checks and repairs may solve the issue. If after roof and ceiling repairs are completed and the stains/cracking persist then some of the sheetrock may need to be removed at the ceiling to investigate the area further.

Doors (Interior and Exterior)

Breakfast Room 13 The breakfast room exterior door strike plate is missing; recommend replacement for proper operation.

Front Entry 14 Recommend door weather stripping repairs.

Recommend caulking the exterior doorjamb where the doorjamb/trim, slab, and threshold meet, which will prevent water entry and door trim/jamb from deteriorating due to moisture.

Bent/broken door stops at multiple locations.

Master Bathroom 15 It is unknown if the master bathroom mirror closet doors are safety glass; recommend review by a qualified glass company for verification.

Upstairs Front Center Bedroom 16 The upstairs front center bedroom door handle hardware is loose; recommend repairs.

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STRUCTURAL SYSTEMS

Windows

General

17 Weep holes in the mortar above the windows are missing in some locations.

Minor window damage observed at multiple locations. Recommend sealing all exterior windows.

Many of the window screens were damaged or missing at the time of the inspection; recommend replacing.

Master Bathroom

18 Unable to determine if some of the windows were tempered safety glass in the master bathroom; recommend confirming the presence of safety glass at this location or replacement with safety glass if found not present to ensure safety.

Upstairs Front Center Bedroom

19 A window on the Front wall was broken/cracked; recommend repairs by a qualified glass company for proper operation and safety.

Most of the window screens were damaged or missing at the time of the inspection; recommend replacing.

Stairways (Interior and Exterior)

General

20 Stair handrails are required to be continuous while walking up stairs. Recommend extending handrails.

Ceiling dry stains observed at stairway ceiling

The guard rail appears to have excessive movement. The guardrail should be designed to resist a 200 pound load applied at the top of the guardrail or horizontal pressure at any point in the system. For safety measures; recommend repairs by a qualified contractor.

Fireplaces and Chimneys

General

21 Caulking maintenance is required at the chimney cap.

Living Room

22 There is an open gap around the gas line to the firebox; recommend sealing with high-heat caulk at gas pipe penetration to the firebox.

The damper was blocked open at time of inspection. With gas fireplaces you want the flue to be open at all times in case of a gas leak. Recommend review by a licensed Fireplaces specialist to make repairs or corrections as needed to ensure safe and proper operation.

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STRUCTURAL SYSTEMS

Other

General

23 Common fracture cracks observed in the driveway, primarily a cosmetic concern; suggest sealing all concrete slab joints as well as any cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

Some of the expansion boards between the driveway sections are missing or deteriorated; recommend replacing as needed.

Be aware that your neighbor has a swimming pool in their back yard. Regular maintenance checks of the fence between the property is recommended. At no time should a 4 inch sphere be able to pass through or under any opening between the fence. The wood fence surrounding the property is in need of minor repair at the time of inspection.

ELECTRICAL SYSTEMS

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ELECTRICAL SYSTEMS

Service Entrance and Panels

General

24 Anti-oxidizing compound was not used for the service wire connections to the main breaker in the main panel. Most manufacturers recommend using a corrosion inhibiting compound like, Blackburn CONTAX paste, Burndy Pentrox paste, and Pen-Union CUAL-AID. Anti-oxidizing compound is recommended by NECA/AA 104-2000 and National Electrical Installation Standard published by the National Electrical Contractors Association, which calls for anti-oxidant in section 3.1.2(c) of that standard or follow the manufacturer recommendation, This is a common problem found with aluminum connections in the service panels inspected; recommend contacting a licensed electrician for opinion.

Some white insulated wires in the breaker box are being used as "hot" for the 240 volt circuits. This is a common wiring practice, but the white insulated "hot" wire should be permanently identified at each end to indicate its use as hot. Normally black or red paint/plastic tape may be used to identify these wires as "hot".

Noles Inspections looks at every panel with thermal imaging to ensure there are no hotspots in the panel at the time of inspection. We care about you and and the safety of your family.

The ground wire retainer clamp and grounding rod is buried, unable to inspect or locate the ground rod at the time of inspection.

All of the home electrical wires are funneled through a single opening in the main service panel. Section 312.5C of the National Electrical Codes states each cable shall be secured to the cabinet, cutout box, or meter socket enclosure with approved cable clamps. The reasoning is that any smoke or fire inside the panel is confined or at least restricted from passing through the knockout openings. This is a common wiring procedure found in most installations. The city of Houston municipal electrical inspectors tend to condone this arrangement against what the NEC stated in the code. Repair of this condition would require considerable work and cost. If so desired, a licensed electrical contractor can be consulted for more specific information.

The electrical branch circuit wires are bundled together in the [Room]. The NEC 310.15 talks about not grouping wires for more than 24 inches and not more than three wires in a group; recommend review by a licensed electrical contractor.

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ELECTRICAL SYSTEMS

Branch Circuits, Connected Devices, and Fixtures

General 25 Recommend re-sealing around all necessary exterior openings.

All of the receptacles in the garage are not GFI protected. As of January 2008, all outlets are now required to be on a Ground Fault Interrupter. Prior to 2008, non accessible outlets (ceiling and garage opener outlets) and appliance outlets were not required to be on a GFI; recommend repairs by a licensed electrical contractor.

The front porch doorbell wiring is exposed; recommend repairs.

I recommend review for all electrical repair issue noted in the report and a review of the electrical system by a licensed electrical contractor prior to close.

Attic 26 No attic light switch installed in the hallway below attic access door. Recommend installing for safe entry into attic.

Exposed electrical wiring observed within six feet of the attic access and is not protected. This is a Safety Concern if used where it could be subject to Physical Damage; recommend repairs by a licensed electrical contractor.

Front Entry 27 Light bulbs spent at multiple locations. Recommend replacing bulbs.

Garage 28 Not all electrical receptacles in the garage are ground fault protected (GFCI). Recommend repair by a licensed electrician. In some instances this may not have been required when the home was built but is the current requirement and recommended upgrade.

Kitchen 29 Loose/missing stress clamp was noted on the waste disposal at the time of the inspection; recommend repairs by a licensed electrical contractor.

Upstairs Entertainment Room 30 The upstairs and downstairs smoke detectors are not interconnected. Recommend repair by a licensed electrician. Smoke detectors should be located in each sleeping room and outside of each sleeping room in the general area and on each floor of the home.

Upstairs Left Bathroom 31 The ground fault receptacle in the upstairs left bathroom is malfunctioning or has been installed incorrectly. Power remains on when the test button is tripped. Recommend repair/replacement by a licensed electrician.

Upstairs Left Hallway 32 There are electrical cover plate screws missing in at least one location at the light switch in the upstairs left hallway.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Heating Equipment

Attic 33

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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Cooling Equipment

General

34 Not operated due to the temperature being below 60 degrees.

The condenser pad is at or below ground level. The pad should be a minimum 3-inches above ground level, corrections are needed.

The insulation on the refrigerant line to the condenser is deteriorated, recommend replacing insulation.

example of the energy losses when the vacuum freon line

The image above shows an

is not properly insulated.

This results

in decreased efficiency of

your unit.

Insulation is simple to

replace.

Recommend review of all cooling problems noted in the report and a complete review of the HVAC system by a licensed HVAC contractor prior to close.

Attic

35 Rust stains observed in the emergency overflow pan under the attic evaporator coil. Unable to determine if leak is present at A/C coil condensation pan/drain line, clogged condensate drain line or if due to previously corrected problem; suggest client consult with seller to determine if or when repairs were completed or a qualified contractor should be called for further review.

As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees and heat pump units below 65 degrees, the unit was not tested because of the possibility of damaging the compressor and related components.

If the cooling system is operated during low exterior temperatures and the interior temperature differential measured is then found to be satisfactory, the result may not necessarily indicate that the temperature differential and cooling performance will be satisfactory during hot weather. For these reasons, the air conditioning system was not operated at the time of the inspection. No comment can be made on any existing conditions requiring repair or service, which could only be revealed by operating the cooling system. It is recommended that you consult with a licensed HVAC technician for a more complete discussion of this condition and to make arrangements to evaluate the system on a warm day prior to closing this transaction if possible. You may also want to have a home warranty with pre existing conditions attached, ask your agent.

The overflow drain from evaporator coil to the overflow pan is not installed

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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Cooling Equipment

correctly. Recommend repair by a licensed HVAC technician.

Duct Systems, Chases, and Vents

Attic

36 There are various areas in the attic where the flex ducts were not provided with separation. Condensation (sweating) problems can occur when the ducts are touching each other. Recommend placing a separator between the ducts that are touching.

At least one of the heater flue vents is not properly strapped between either the rafters or junctions of the flue pipe; recommend correction.

Upstairs Front Center Bedroom

The thermal image below shows the joints at the flexible ducting in the attic are leaking. Recommend re-sealing for increased efficiency.
37 Stains observed on the ceiling/wall heating and cooling supply register. The area was probed with a moisture detector, which showed no moisture present at time of inspection. Staining can be caused by condensation that can form on cooling ductwork. Client is advised to consult seller to confirm the source of staining or a licensed HVAC contractor for corrections.

PLUMBING SYSTEM

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PLUMBING SYSTEM

Plumbing Supply, Distribution Systems and Fixtures

General

38 All tub/showers should be equipped with an approved pressure balance/thermostatic mixing control valve faucet. To avoid scalding water on contact, the high limit stops should be set for a maximum temperature of 120 degrees F. For new homes, check with the builder to ensure this was done. Water temperature at time of the inspection was well above 130 degrees. This can scald you. Recommend adjusting the water heater temperature to 120 degrees.

Kitchen

39 Evidence of previous leaks under the kitchen sink. No drips found at the time of inspection.

Master Bathroom

40 The toilet ball cock valve, located inside the toilet tank, is leaking around the top of the valve; recommend replacing by a licensed plumbing contractor.

Leaks were found under the master bathroom sink (lavatory). Recommend repair.

Upstairs Left Bathroom

41 The majority of the under sink drains showed signs of previous leakage. Recommend inquiring to seller to find out what work was done to mitigate the issue.

The shower head leaks at the threaded fitting. Repair may be made by wrapping the threads with "teflon" type tape and then re-attaching the shower head.

Caulking maintenance is required at the windows, window sills, edge of tub/shower surround.

Drains, Wastes, and Vents

Master Bathroom

42 The right sink fixture trap is leaking at time of the inspection; recommend review for repair or replacement, as necessary.

Access panels are not installed to view the bathtub drain assemblies. If access panels are not present, the inspector is unable to determine the integrity of the drain lines and fittings. Newer homes, where joints are glued, are not required to install access panels. If possible, recommend installing an access panel for periodic review for leaks.

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PLUMBING SYSTEM

Water Heating Equipment

Attic

43 Rust observed in the water heater overflow pan. The pan was dry at the time of inspection.

No di-electric fittings observed for the copper connections to the water heater. Di-electric fittings are required between dissimilar metals, such as copper and galvanized pipe, to prevent corrosion, rusting, and leaking caused by electrolysis. Recommend review by a licensed plumbing contractor.

APPLIANCES

Dishwashers

Kitchen

44 The drain line does not have a high loop or an air gap was not installed for the dishwasher drain line. The dishwasher drain line should be looped upward and connected to the underside of counter (or have an air gap installed above the counter if there is a slot for one) to prevent the possible contamination of clean dishes, which can occur if water from the sink flows into the dishwasher.

Some of the dishwasher rollers and/or rack stops are missing/damaged inside the dishwasher; recommend repairs.

The dishwasher door seals are damaged; recommend repairs by a qualified appliance repair contractor.

The dishwasher is excessively noisy when operated; recommend review by a qualified appliance repair company.

Food Waste Disposers

Kitchen

45

Range Hood and Exhaust Systems

Kitchen

46 The cooktop that is installed at the kitchen island does not have a down draft vent installed. Recommend either changing to a cooktop with a built in down draft unit or installing a separate unit at this location. The vent ducting and gas connection is available underneath of the cooktop.

Ranges, Cooktops, and Ovens

Kitchen

47



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APPLIANCES

Garage Door Operators

Garage

48 The garage door appears to have been impacted multiple times but was still functional at the time of inspection.

The garage door lock was not disabled. When a garage door opener is installed, the mechanical door lock should be disabled to prevent damage to the door if the opener should be activated when the lock is engaged.