

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Sarah Hannah, Four Square Design Studio, for Matt and Ashlea Sheridan, owners

**Property:** 803 W Melwood St, Lot 18, Block 205, North Norhill Subdivision. The property includes a historic 911square foot, one-story wood frame single-family residence and a situated on a 6,157 square foot (59.2' x 104') corner lot.

**Significance:** Contributing Bungalow-style residence, constructed circa 1932, located in the Norhill Historic District.

**Proposal:** Demolition – of the existing detached garage

In addition, the garage as shown on Sanborn and in Tax records isn't original and therefore is noncontributing and has no historic value. In addition to that it's in bad condition and isn't functioning as a garage. Please see mechanical report attached in support of that and supporting pictures.

The applicant has an application (HP2021\_0281) to build a one car garage and a carport.

See enclosed application materials and detailed project description below.

**Public Comment:** No public comment received at this time.

**Civic Association:** No public comment received at this time.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA**

**DEMOLITION OF A LANDMARK, PROTECTED LANDMARK,  
CONTRIBUTING STRUCTURE, OR WITHIN AN ARCHAEOLOGICAL SITE**

Sec. 33-247(a): The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be granted only if:

**S D NA**

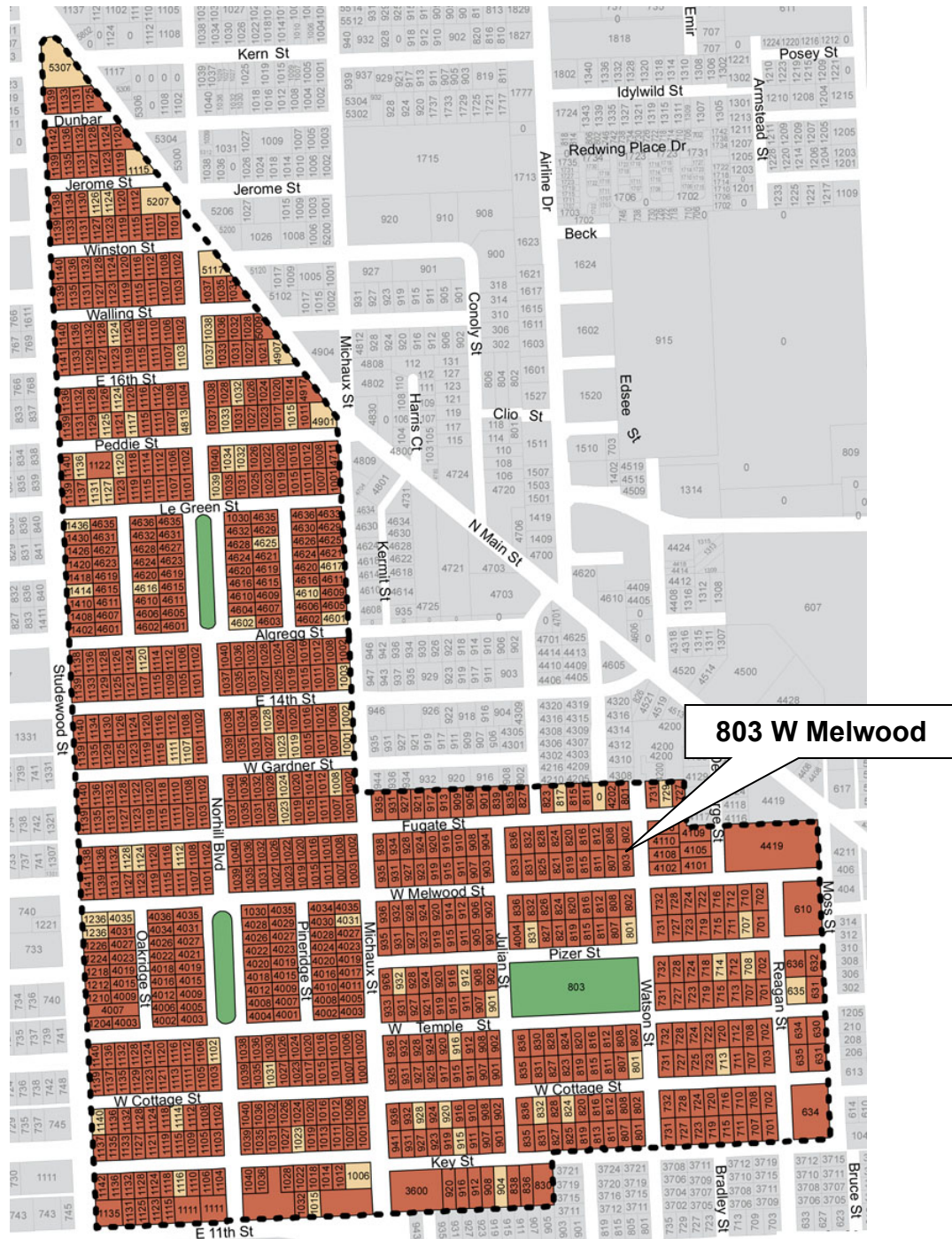
**S - satisfies D - does not satisfy NA - not applicable**

(1) The building, structure, or object has seriously deteriorated to an unusable state and is beyond reasonable repair; and

(2) The HAHC finds, based on the preponderance of credible evidence presented subject to the establishment by the applicant, the existence of an unreasonable economic hardship under subsection (c) of this section or the establishment of an unusual and compelling circumstance pursuant to subsection (d) of this section.



**PROPERTY LOCATION**  
**NORHILL HISTORIC DISTRICT**



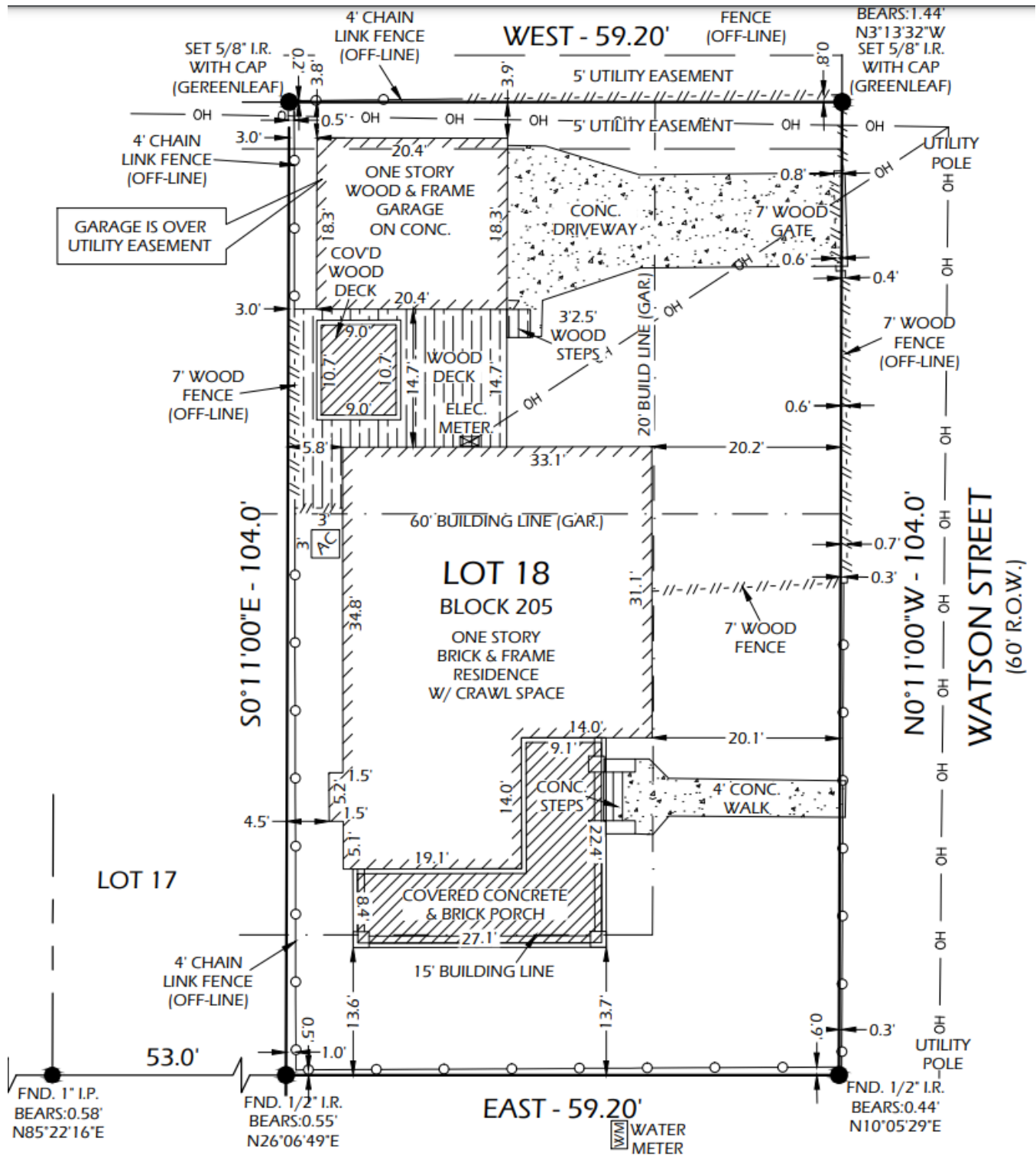
- Building Classification**
- Contributing
  - Non-Contributing
  - Park



CURRENT PHOTO



### SURVEY





**GARAGE'S PHOTOS**

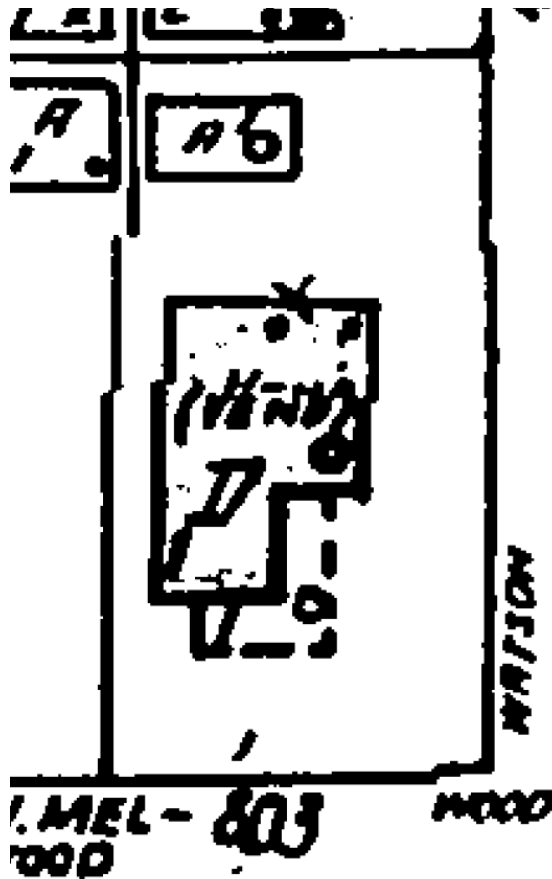




**CURRENT PHOTOS OF GARAGE  
INTERIOR**



SANBORN & TAX RECORDS



960 176  
252 148  
1212 304

GMC  
360 18

18  
21

32  
30  
44  
32  
14 18  
18 22  
16 18  
24

EXISTING APPRAISALS, if any -  
30% Value - without depreciation - \$

Yr. Built \_\_\_\_\_ Depr. \_\_\_\_\_ %  
A/C&C/Hq \$ \_\_\_\_\_ Total Unit \$ \_\_\_\_\_

sp. - Ph. 10 % Fu. % Ec. %

1017 \$ 1150 \* X 9

WA - 1212	780	9450
EP - 304	690	580
GMC - 360	320	1150
		1180 *
less 40% Dep.		4470
		6710

Appraiser's name & date: R. W. ...

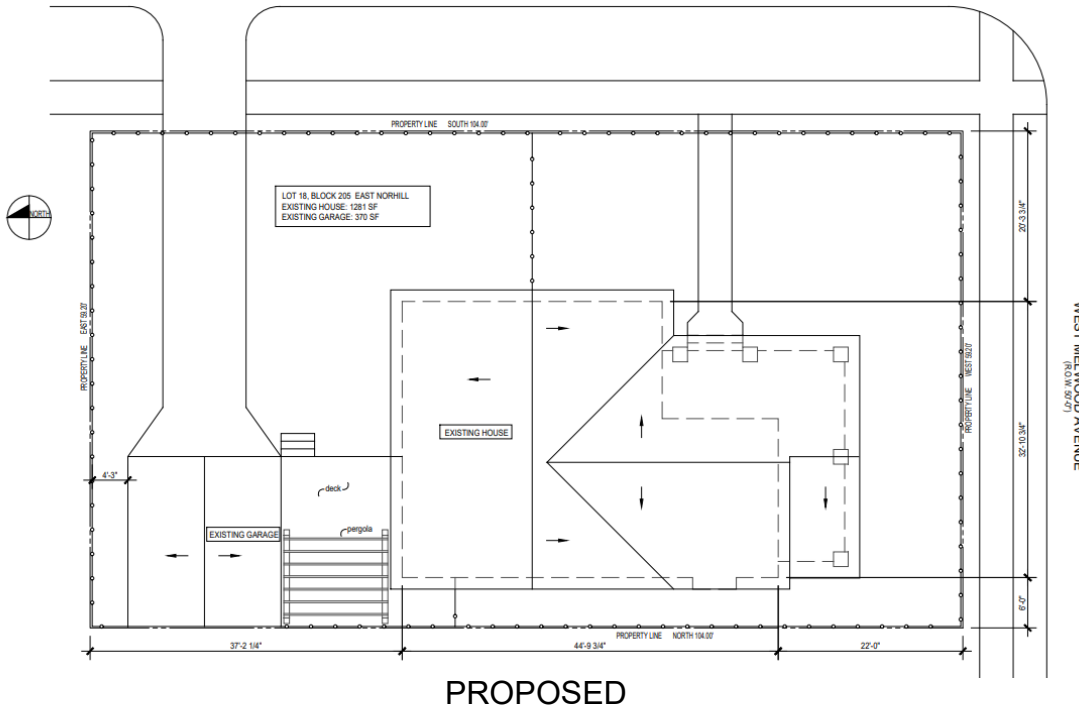
TOTAL VALUE \$ 6710  
No change  
For 19 69 - new \$ 2680  
R.S.S.

4776

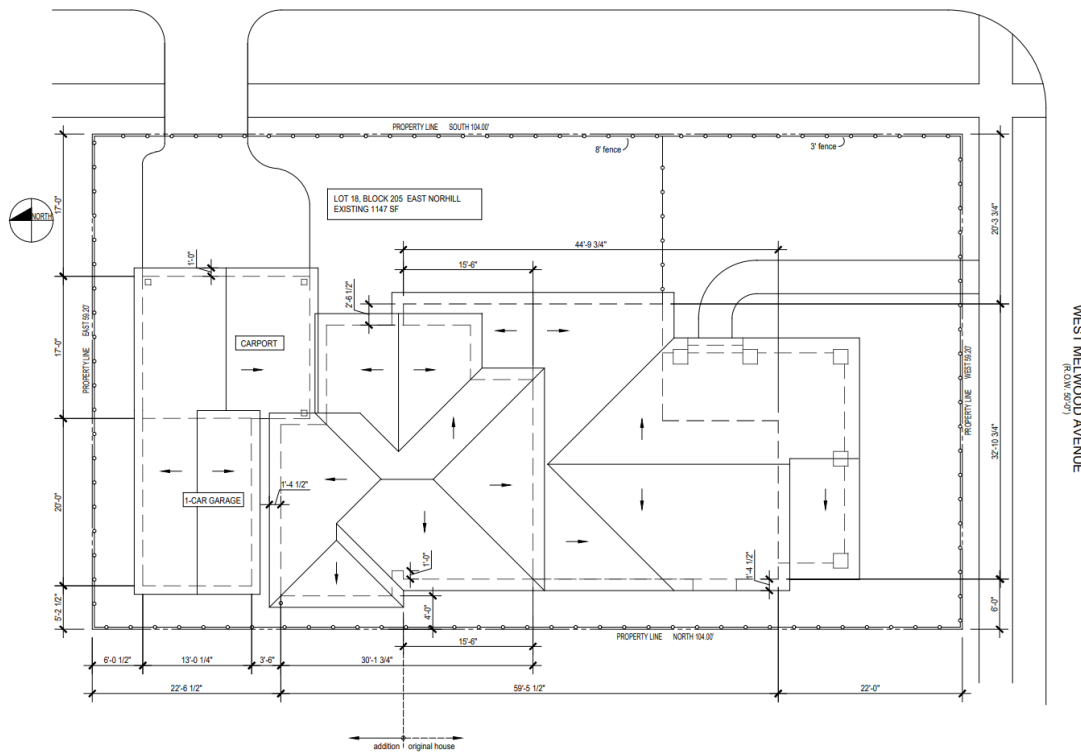
Total 100% Value \$ 10060  
For 19 72 factor X 185  
New 100% 18670



SITE PLAN/ ROOF  
 EXISTING



PROPOSED



**MECHANICAL REPORT**



# PROPERTY INSPECTION REPORT

Prepared For: **Patrick Byrd**

(Name of Client)

Concerning: **803 West Melwood Houston, TX 77**

(Address or Other Identification of Inspected Property)

By: **David J. Koteles #22594**

**3.11.19**

(Name and License Number of Inspector)

(Date)

## 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](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards 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

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>).

REI 7-5 (05/4/2015)



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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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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. 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.

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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; and
- lack of electrical bonding and grounding.

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.

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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.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

It is the purpose of this report to give the prospective buyer my educated and experienced opinion of the condition and function of the stated property as visually inspected. The inspection performed on this house is of a general nature and includes the following systems: electrical, mechanical, and plumbing. This does not include any specialized inspections and/or inspections of any hazardous materials (such as done in environmental inspections) or any of the following; structure, mold, led, pest, security, smoke detectors, water treatment systems, etc. The inspection is limited to those components which were visible and accessible at the time of the inspection. It is noted that this report contains the opinion of this Inspector of the stated property as it appeared on the day of the inspection and is in no way a warranty of any component in the days and future following the inspection. All mechanical components are judged on the basis of age, condition, and the function of those items as they appeared on the day of the inspection and are not guaranteed to continue functioning in that manner in the future. It is recommended that the buyer purchase a home warranty policy to protect oneself from both unexpected and anticipated problems that may occur in the future. It is noted that the inspector (David Koteles) is not responsible for any problems found in the house during or after components are opened up, disassembled, uncovered, made visible, or made accessible after the inspection is completed.

If a service company is contacted to examine an area of question and comes to the conclusion that there is no repair needed; have them present to you in writing that the item is in compliance with a prevailing code and is functioning properly, not in need of repair.

It is the intent of this inspector to work in compliance with the Standards Of Practice For Real Estate Inspectors. It is not required of this company to exceed these standards. You may obtain a copy of the document referred to above by contacting the Texas Real Estate Commission. It is also noted that this is not a “code inspection” but rather an inspection of the condition and function of the stated property.

Thank you,  
David Koteles

- As a service to the buyer, several “ball park” estimates were provided to give an idea of the cost of some of the repairs. The estimates are only the opinion of the inspector that are given out of experience

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and/or study and may not be totally accurate concerning each item. It is noted that the inspector does not make repairs and these estimates are not to be implied that the inspector is making a bid to do repairs.

It is noted that when this house was built, it was built to previous codes and standards that may or may not still be active. Many revisions to the code have come into effect since the time when this house was built. Therefore, the inspection on this house is not a "code" inspection, but rather an inspection to determine the functional state of the property on the day of the inspection.

## I. STRUCTURAL SYSTEMS

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

### ELECTRICAL SERVICE

**Type:** Overhead

**Voltage:** 120/240

**Phase:** Single Phase

**Amps:** 100-Amps

**Meter:** Rear of the house

### BREAKER PANELS

**Manufacturer:** General Electric

**Main Breaker:** 100-Amps

**Location:** Rear of the house

### WIRING

**Service Entrance Conductors:** #4 Copper

**Branch Circuit Wiring:** Copper

**Type of Wiring:** Romex

**Type of System:** 2 and 3-wire system + visible remnant of knob-and-tube



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Due to the age and condition of the house and electrical system, further investigation with the seller and a licensed electrician is recommended to determine if any active knob-and-tube wiring is present in the home. We observed remnants of the knob-and-tube wiring at the rear of the home which had voltage present at the time of the inspection.

**Obtain Cost Estimate**



**Electrical Bonding**

The hot and cold-water piping and gas piping were not properly bonded to the grounding electrode to prevent the metal piping from becoming energized, and repair is needed. Usually the gas piping will be bonded with a grounding electrode at the exterior and then the gas piping, cold water and hot water piping will be bonded together at the water heater. Contact an electrician to make the needed repairs.

**Obtain Cost Estimate**

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**Service Entrance Conductors**

The service entrance conductors were observed to be approximately 6 feet above deck. This is a dangerous condition which could possibly cause serious injury. The current National Electric Code requires service entrance conductors to be a minimum of 10 feet above grade. Have the service raised to meet the current minimum standard.

**Obtain Cost Estimate**



**Breaker Panel Box**

It is a general recommendation that all circuit breakers be tripped off and on at least once a year to ensure that they are still physically able to trip off. Occasionally, the points on a breaker will fuse to the main bus in the panel, preventing the breaker from tripping off, even if there is an overload on the circuit. If this condition occurs, it can be a fire hazard.

**Dead Front Cover Plate**

The dead front cover for the breaker panel was missing a screw.

**Obtain Cost Estimate**

**Arc Fault Circuit Interrupters**

Following is the excerpt taken from the 2014 NEC listing the current locations:

**NEC 2014 210.12 Arc-Fault Circuit-Interrupter Protection.**

**210.12 Arc-Fault Circuit-Interrupter Protection. Arc fault circuit-interrupter protection shall be provided as required in 210.12(A) (B), and (C). The arc-fault circuit interrupter shall be installed in a readily accessible location.**

**(A) Dwelling Units. All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living**

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rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by any of the means described in 210.12(A)(1) through (6).

(1) A listed combination type arc-fault circuit interrupter, installed to provide protection of the entire branch circuit.

**ARTICLE 100 Definitions**

**Outlet.** A point on the wiring system at which current is taken to supply utilization equipment.

**PRE 2002**

The breaker panel(s) did not contain any Arc Fault Circuit Interrupters (AFCI's). AFCI's devices are intended to protect against fires caused by electrical arcing in the wiring, by shutting off the power to the circuit when an electrical arc is detected in the circuit. Homes built prior to 2002 were not required by the National Electrical Code (NEC) to be protected by AFCI's. Between 2002 and 2008, the National Electrical Code required the electrical circuits in bedrooms to be protected by an AFCI. Since September 1, 2008, the State of Texas has adopted the 2008 National Electrical Code, and the circuits in the locations listed in the NEC reference below are now required to be protected. Since this house was built prior to 2002, the breaker panel is not required by the NEC to be equipped with AFCI's. However, you may want to consult with an electrician and consider having AFCI's installed for safety purposes.

Legend

The legend in the breaker panel was not labeled to identify each circuit in the panel. It is recommended that an electrician be contacted to specifically identify each circuit.

**Obtain Cost Estimate**

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

Type of wiring: Romex

Comments:

**Wall Outlets**

It was observed that the house and garage were not equipped with Ground Fault Circuit Interrupt devices as specified by the National Electrical Code. Have an electrician install the devices at the locations specified in the National Electric Code.

**Obtain Cost Estimate**

Some outlets were protected by ground fault circuit interrupt (GFCI) devices, and the devices were operating properly at the time of the inspection.

Locations included: kitchen, bathroom



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A three-prong outlet(s) that was not grounded properly and needs to be repaired. It is recommended that an electrician be contacted, and the necessary repairs made to the outlet(s).

Locations included: kitchen, southeast bedroom

**Obtain Cost Estimate**

The cover plate was missing/damaged on an outlet(s).

Locations included: attic, garage

**Obtain Cost Estimate**

There was not an appropriate number of outlets at the north bedroom. Further repairs by an electrician are recommended.

**Obtain Cost Estimate**

An outlet(s) in which the hot and neutral (black and white) wires were reversed, causing reversed polarity.

Locations included: kitchen, dining room

**Obtain Cost Estimate**

An outlet(s) was observed that was non-functional at the time of the inspection. Have an electrician find the source of the problem and make any necessary repairs.

Locations included: kitchen

**Obtain Cost Estimate**

**Light Fixtures**

A light fixture at the southeast bedroom was observed making a buzzing noise and repairs are needed.

**Obtain Cost Estimate**

The recessed lights did not have a proper clearance to the attic insulation to prevent overheating. A minimum clearance of three inches is recommended.

**Obtain Cost Estimate**

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### **Visible Wiring**

Open junction boxes were observed.  
Locations included: attic

**Obtain Cost Estimate**

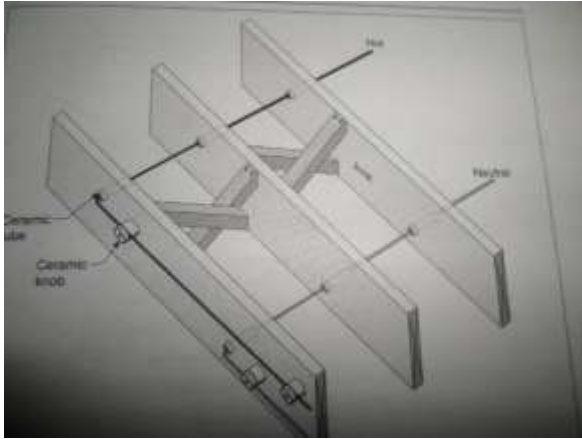


The house was observed to have remnants of knob-and-tube wiring and non-metallic sheathed wiring. The knob-and-tube wiring is an antiquated ungrounded and unbonded system, and many insurance companies will require the wiring to be replaced with non-metallic sheathed wiring that is properly grounded and bonded. Contact an electrician for more information and/or a cost estimate to replace all active or inactive knob-and-tube wiring.

**Obtain Cost Estimate**

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

Type of System: *Forced Air*  
 Energy Sources: *Natural Gas*  
 Comments:

The heating for the house was provided by a natural gas-fired horizontal furnace located in the attic. The equipment was as follows:

Manufacturer	Size	Date	Location
Kenmore	75,000-BTU	1999	Attic



The gas was not on at the time of the inspection, and the furnaces were not operationally checked. It is recommended that all components of the furnaces be checked by a service company when the gas is turned on.

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**Furnace Burner Compartments**

The furnace is constructed such that the unit must be dismantled in order to view the entire heat exchanger. The unit was not dismantled, and the heat exchanger was not able to be viewed for evidences of a crack. If further investigations are desired, then it is recommended that a service company be contacted to dismantle the unit. Due to the age and/or condition of the furnace, it is recommended that a service company be contacted to dismantle the furnace and view the heat exchanger for cracks.

**Obtain Cost Estimate**

**B. Cooling Equipment:**

*Type of System: Split-System*

*Comments:*

The air conditioning for the house was provided by one forced air split system. The equipment included the following:

<u>Zone</u>	<u>Condensing Unit</u>	<u>Date</u>	<u>Evap. Coil</u>	<u>Date</u>	<u>ΔT(degrees)</u>
House	3-ton WeatherKing	2009	NOT VISIBLE		15



It is pointed out that our inspection of the air conditioning and heating system(s) is a limited, visual inspection where we check the equipment as it has been installed to determine whether or not the system(s) is cooling and/or heating at the time of the inspection. Our inspection is necessarily a cursory inspection, as we do not determine the sizing, adequacy, or design of any component in the system, nor the compatibility of the individual components, nor the installation of the system(s) to be in conformity to the latest building code requirements. If you desire an in-depth analysis of the HVAC system(s), then it is recommended that a service company be contacted to analyze the system(s). This is particularly important if the system(s) is an older system and has only a limited amount of remaining life due to its age and/or condition.



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### **Cooling Performance**

We measure the temperature drop ( $\Delta T$ ) across the coil(s) at each unit at the time of the inspection and our observations have been recorded above in the description of each zone. It is pointed out that our measurements of the cooling performance of the equipment is only at a "point in time" and cannot reflect whether the equipment has been recently serviced, or what the future performance of the equipment will be after the day of the inspection. Further investigation with the homeowner is recommended to determine when the equipment was last serviced.

The system had a less than normal temperature differential across the evaporator coils (only 15 degrees). This is on the lower end of acceptability and could indicate a problem with the system. Have a service company determine if the unit needs to be charged and provide a cost estimate to make any necessary repairs.

**Obtain Cost Estimate**

### **Condensing Unit**

The condensing unit was functional at the time of the inspection. However, due to the age and/or condition of the equipment, it is our opinion that it has only a limited amount of life remaining. It is pointed out for your information that recent changes in the law require for all manufacturers of air conditioning systems to produce equipment with a minimum SEER rating of 14.

### **Evaporator Coil**

The evaporator coil was functional at the time of the inspection. However, due to the age and/or condition of the equipment, it is the opinion of the inspector that it has only a limited amount of life remaining.

### **Overflow Pans – Rust**

The overflow pan under the evaporator coil had rust in the pan, apparently from water overflowing the condensate drain line into the overflow pan. No water was in the pan at the time of the inspection, but, since we only ran the unit for a few minutes, it is recommended that the drain line be checked by an air conditioning service company. (see photo below)

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Overflow Pans – Miscellaneous

Insulation and/or debris was observed in the auxiliary drain pan. The pan needs to be cleaned out to prevent clogging of the drain line.

**Obtain Cost Estimate**

Primary Condensate Drain Line

The primary condensate drain line from the air conditioning unit was emptying its water next to the foundation. This can cause the soil in that area to stay saturated and contribute to differential foundation movement. It is recommended that the drain line be routed to a bathroom sink drain line.

**Obtain Cost Estimate.**



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**C. Ducts and Vents**

*Comments*

**Return Air Chase**

The return air chase was dirty and should be thoroughly cleaned. It is recommended to have an HVAC service company give a quote to create an enclosure for the air chase.

**Obtain Cost Estimate**

**Ducts/Registers**

*Duct type – Sheet metal hard duct*

The ductwork appeared to be the original installation ductwork. It is recommended that further investigation be done with the homeowner to determine if the ductwork has been cleaned recently.

Some of the ductwork has been replaced with newer flex duct, but most of the ductwork appeared to be the original installation ductwork. (Information)

**IV. PLUMBING SYSTEM**

**A. Water Supply System and Fixtures**

*Location of water meter: front yard*

*Location of main water supply valve: front of the house*

*Piping Type: Galvanized steel and Copper*

*Comments:*

A plumbing system typically consists of three major components, including the potable water supply piping; the waste or drain piping; and the plumbing fixtures. The distribution piping brings the water from the public water main or a private well to the individual fixtures throughout the house. The water distribution system is under pressure, usually from 40 psi to 80 psi. The waste or drain piping carries the waste water and products underground to the sewer system or septic tank, and the waste piping is not under pressure, but operates by gravity flow. We typically run water down the drains from the sinks, tubs, showers, and toilets, but this cannot simulate the waste flows characteristic of full occupancy. There may be partial blockage of the underground waste lines from debris, broken pipes, or tree roots that cannot be detected by a visual inspection. If you desire a more in-depth inspection, it is recommended that you contact a qualified plumber.

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### **Water Service**

The shut-off valve for the main inlet water line was located at the exterior of the house at the front of the house.



The main inlet water line needs to be insulated at the house.

**Obtain Cost Estimate**

The shut-off valve on the main inlet water line at the house was leaking.

**Obtain Cost Estimate**

### **Galvanized Piping**

The galvanized piping at the crawlspace was observed to be rusted. No leaks in the piping were visible at the time of the inspection. Due to lack of ventilation under the house, excessive condensation is forming on the galvanized piping and the bathroom floor tiles. This can cause the galvanized piping to rust faster and also presents a tripping hazard on the bathroom floor. Have a service company make all necessary repairs.

(Information)

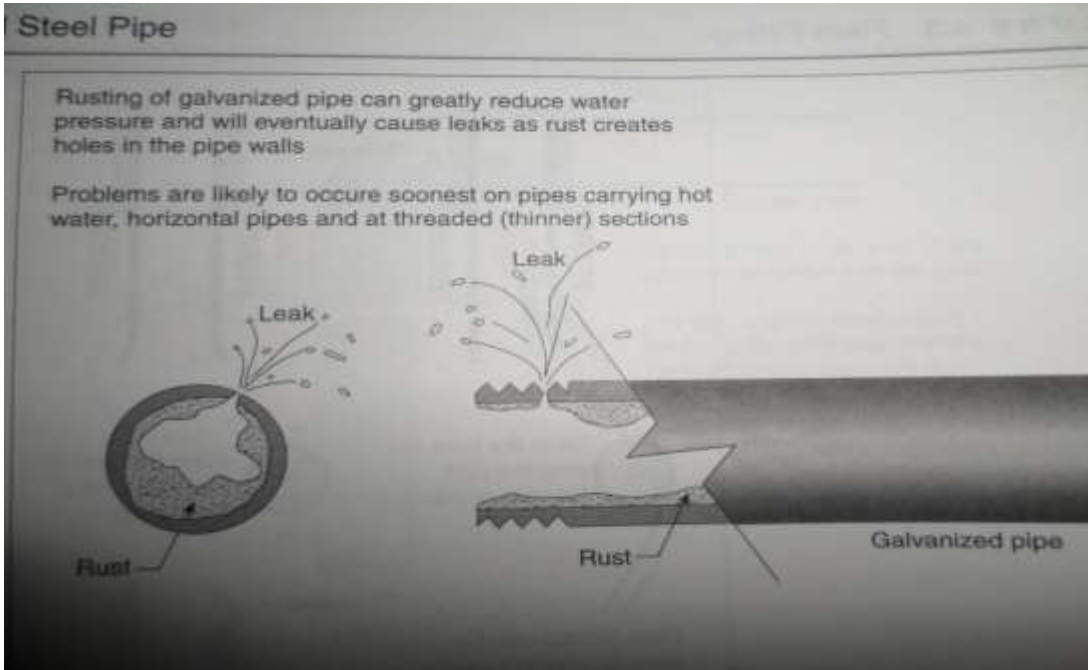
**Obtain Cost Estimate**

The water piping inside the house was observed to be the original galvanized piping. Due to the age of the house, it is pointed out that the galvanized piping will deteriorate with time, and will corrode on the inside of the piping, thereby reducing the inside diameter of the pipe, and restricting the flow of the water through the pipe. In addition, the piping will corrode through to the outside of the pipe and will eventually deteriorate to where the pipe will start leaking. It can be anticipated that the galvanized water piping throughout the house will need to be replaced when it deteriorates to where it is restricting the flow of the water or is corroded enough to start leaking. (Information)



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

I	NI	NP	D
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The water pressure reduced noticeably when a second faucet was turned on. With the galvanized water piping, the cause could be related to a buildup of rust or scale on the interior of the water piping. If the condition is unacceptable to you, then it is recommended that you check with a plumbing contractor.

**Sinks & Lavatories**

No items requiring repair were visible at the time of the inspection to the plumbing fixtures. The sinks were filled with water, and were observed to be draining properly, with no leaking piping or slow drains.

**Toilets**

No items requiring repair were visible at the time of the inspection to the operation of the toilets. The toilets were flushing properly, with no leaks visible in the plumbing, the wax seal, or the internal valves.

**Tubs/Showers**

The shower(s) piping was observed to be leaking at one or more joints. Have a plumber make repairs.

**Obtain Cost Estimate**

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

I	NI	NP	D
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### Gas Lines

The gas meter, with the main shut off valve for the gas to the house, was located at the rear of the house under a bench on the deck.



The gas was turned off at the meter at the time of the inspection, and none of the gas equipment or gas lines were operationally checked.

Due to the age of the house, it is suggested that the entire system be pressure checked by a licensed plumber.

#### **Obtain Cost Estimate**

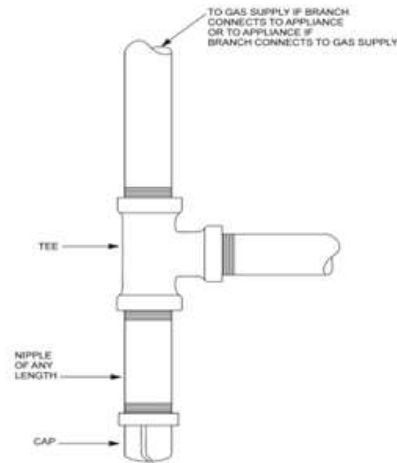
Moisture/Sediment traps were not installed at the gas supply lines for the gas fired equipment as currently required. A moisture/sediment trap is intended to catch moisture and debris in the gas supply lines before they can enter into the equipment. Obtain cost estimate for any needed repairs.

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

I NI NP D



HEI file photo showing sediment trap



Clip art showing a sediment trap in gas line

**B. Drains, Wastes, Vents**

Comments:

The main sewer PVC clean out was located at the rear of the house. The clean out is needed in the event of a stoppage in the main sewer drain line, and the clean out is where a sewer snake would be installed to remove the clog in the drain line. The cap was observed to be damaged and needs to be replaced. (Information)

**Obtain Cost Estimate**



Due to the age of the house, it is recommended that a static pressure/camera test be done on the underground sewer piping by a plumber, to determine if the sewer piping is leaking and the type of piping material used.

**Obtain Cost Estimate**

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

I	NI	NP	D
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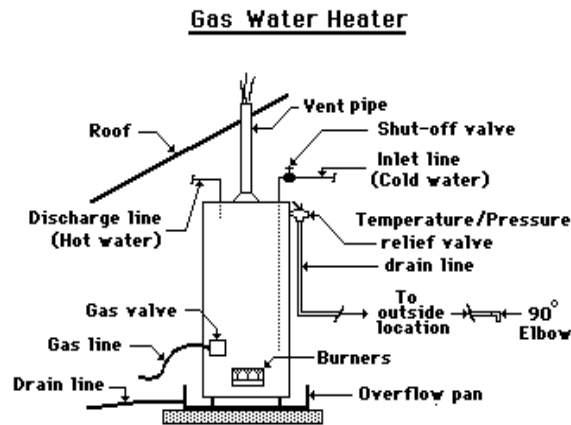
**C. Water Heating Equipment**

Energy Source: Natural Gas

Capacity: 40 Gallons

Comments:

<u>Manufacturer</u>	<u>Size</u>	<u>Date</u>	<u>Piping Type</u>	<u>Location</u>
General Electric	40 Gallon -Gas	2010	Galvanized	Utility Room



The gas was off to the house at the time of the inspection, so the temperature of the water could not be checked. Normally, 120 degrees is the recommended maximum temperature of hot water to prevent accidental scalding. It takes approximately 1/2 second of exposure to 160 degree water to cause a second or third degree burn. See the link below for more information about hot water burns and a scalding graph.  
[http://www.accuratebuilding.com/services/legal/charts/hot\\_water\\_burn\\_scalding\\_graph.html](http://www.accuratebuilding.com/services/legal/charts/hot_water_burn_scalding_graph.html)

Due to the age and/or condition of the equipment, it is the opinion of the inspector that it has only a limited amount of life remaining. Normal life expectancy of a water heater in the Houston area is approximately 7 to 10 years.

**Overflow Pan**

The water heater was located inside the house and was missing an overflow pan under the water heater. Have a plumber install the pan and drain line.

**Obtain Cost Estimate**

**Temperature/Pressure Relief Valve**

The temperature/pressure relief valve was not operationally checked at the time of the inspection. Valves typically do not reseat properly when they are operated, which causes the valves to leak. It is best to replace the temperature/pressure relief valve every 2-3 years to prevent them from getting clogged with mineral deposits.



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

I	NI	NP	D
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The drain line for the temperature/pressure relief valve was too small where the 3/4-inch drain from the valve is reduced at the flexible pipe in the line. The drain line should be the same nominal diameter as the relief valve for its entire length.

**Obtain Cost Estimate**

**Water Heater Plumbing**

The piping at the top of the water heater was severely corroded at the fittings and is in need of repair.

**Obtain Cost Estimate**



**D. Hydro-Therapy Equipment**

*Comments: NOT PRESENT*

**V. APPLIANCES**

**A. Dishwasher**

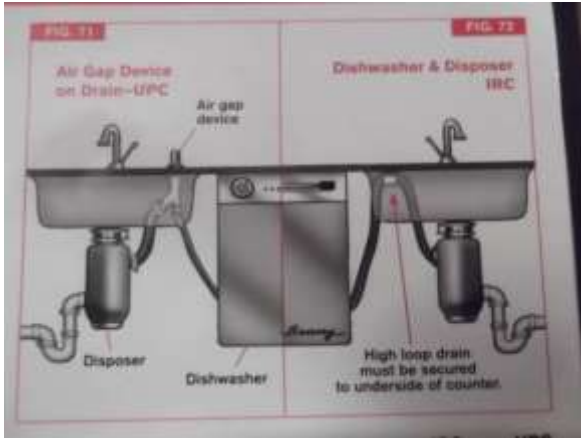
*Comments:*

The drain line under the sink was not equipped with an anti-siphon device, nor was it looped up so that the top of the loop is at least six inches above the entrance of the drain line into the disposal. It is recommended at least that the drain line be looped to prevent the water from the garbage disposal from siphoning back into the dishwasher, or an anti-siphon device installed.

**Obtain Cost Estimate**

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

I	NI	NP	D
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**B. Food Waste Disposer**

Comments

No items requiring repair were visible at the time of the inspection.

The electrical wiring for the disposal is only partially encased in conduit.

**Obtain Cost Estimate**

**C. Range Hood and Exhaust System**

Comments:

The recirculating fan was functional at the time of the inspection.

**D. Ranges/Cooktops/Ovens**

Comments:

**Gas Cooktop**

The gas was not on at the time of the inspection, and the unit was not operationally checked.

**Electric Oven**

The elements on the electric oven were functional and heating at the time of the inspection.

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

I	NI	NP	D
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**E. Microwave Cooking Equipment**

Comments:

No items requiring repair were visible at the time of the inspection for the heating operation of the microwave. It is pointed out that the unit was not checked for microwave leakage.

**F. Bathroom Exhaust Fans and Space Heaters**

Comments:

The bath exhaust fan was missing.

**Obtain Cost Estimate**

**G. Garage Door Operators**

Comments:

The garage door was severely damaged and was not able to be tested at the time of the inspection. Have a garage door service company make any necessary repairs.

**Obtain Cost Estimate**



**H. Dryer Vents**

Comments:

It is recommended at the dryer vent be periodically checked for a build-up of lint and cleaned. (Information)

The dryer vented into the crawlspace rather than to an outside location. This will put the heat, humidity, and lint from the dryer into the crawlspace, which should be vented to the outside. Have a contractor provide a cost estimate to extend the dryer vent to the outside of the house.

**Obtain Cost Estimate**

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I	NI	NP	D
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**I. Other**

Comments:

**Refrigerator**

The refrigerator was missing at the time of the inspection.

**Door Bell and Chimes**

Comments:

The doorbell was non-functional and needs to be repaired.

**Obtain Cost Estimate**

**VI. OPTIONAL SYSTEMS**

**C. Security Systems**

Comments:

Security systems are not included in the scope of this inspection.

**D. Fire Protection Equipment**

Comments:

Fire protection equipment is not included in the scope of this inspection. It is recommended that a service company who specializes in this field check the system. This includes smoke detectors, sprinkler systems, heat detectors, etc...

**CLOSE**

Opinions and comments stated in this report are based on the apparent performance of the items included within the scope of the inspection, at the time of the inspection. Performance standards are based on the knowledge gained through the experience and professional studies of the inspector. There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, merchantability, and/or need for repair of any item inspected. It is recommended that a Home Warranty Policy be provided to protect the appliances and mechanical equipment against unforeseen breakdowns during the first year. Check with your agent for details.