

# Cummins & Company Real Estate Inspectors

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## PROPERTY INSPECTION REPORT

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**Report #:** MEC20090114-01

**Prepared For:** BENJAMIN NONNENMACHER  
(Name of Client)

**Concerning:** 11727 WICKHOLLOW, HOUSTON, TX 77043  
(Address of Inspected Property)

**By:** Michael E Cummins, #Texas 4583 01/14/2009  
(Name and License Number of Inspector) (Date)

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The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Structural inspection performed by Sealy Engineering and is not part of this inspection report.

No inspection for any mold, mildew, asbestos or pollutants is performed, and is not part of this report.

Pricing or estimate of cost is not provided and is not part of this report. Please consult with appropriate contractor, structural, electrical, HVAC or plumbing, of your choice for any cost or time necessary for repairs.



Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected				NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need Of Repair
I	NI	NP	R	Inspection Item		

## I. STRUCTURAL SYSTEMS

..	p	..	..	<b>A. Foundations</b> (If all crawl space areas are not inspected, provide an explanation.) <i>Comments (An opinion on performance is mandatory.):</i> NA		
..	p	..	..	<b>B. Grading &amp; Drainage</b> <i>Comments:</i> NA		
..	p	..	..	<b>C. Roof Covering</b> (If the roof is inaccessible, report the method used to inspect.) <i>Comments:</i> NA		
..	p	..	..	<b>D. Roof Structure and Attic</b> (If the attic is inaccessible, report the method used to inspect.) <i>Comments:</i> NA		
..	p	..	..	<b>E. Walls (Interior and Exterior)</b> <i>Comments:</i> NA		
..	p	..	..	<b>F. Ceilings and Floors</b> <i>Comments:</i> NA		
..	p	..	..	<b>G. Doors (Interior and Exterior)</b> <i>Comments:</i> NA		
..	p	..	..	<b>H. Windows</b> <i>Comments:</i> NA		
..	p	..	..	<b>I. Fireplace/Chimney</b> <i>Comments:</i> NA		

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J. Porches, Decks and Carports (Attached)

Comments:

NA

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K. Other

Comments:

NA

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

There is a 150 amp main breaker in a Bryant electrical service panel box. The house is wired with copper wire. The house has no "Knob and Tube" wiring or screw-in type fuses.



The service is underground. The electrical meter and the conduit appear to be secure together.

The breakers are not labeled.

There is not any anti-oxidant on the connections. This substance will prevent any corrosion on the connections. There was not any visible corrosion.

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**B. Branch Circuits - Connected Devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection where required.)

*Comments:*  
There is not any GFCI (Ground Fault Circuit Interrupter) protection at the kitchen sink. GFCI protection should be at all wet locations, for example all counter top outlets in the kitchen, at the wet bars, in the bathrooms, at the utility room sinks, in the garage and all outlets outside.

Two of the kitchen counter top outlets have the hot and neutral reversed (polarity is wrong).

There is not any protection over the closet lights. If any combustibles should fall against the hot incandescent lights, a fire could occur.

There are a number of light switches without any apparent function. These switches may control wall outlets, outside lights that cannot be seen during the daylight, fixtures not installed (for example ceiling fans without the light package) or other switchable fixtures not observed.

A number of light bulbs failed to burn, probably burnt out bulbs. Any light bulb that appears to be burnt out or is missing should be replaced to ensure there is not a problem with the switch or the fixture.

The gas light in the front yard did not appear to function.

The wiring in the upstairs front west bedroom should be removed.



No comments are made concerning the smoke detectors. We recommend consulting with the servicing security company or a qualified electrician concerning the smoke detectors.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type and Energy Source: Central, Gas

Comments:

There are two gas fired furnaces in the attic. Each furnace appeared to perform its intended function.

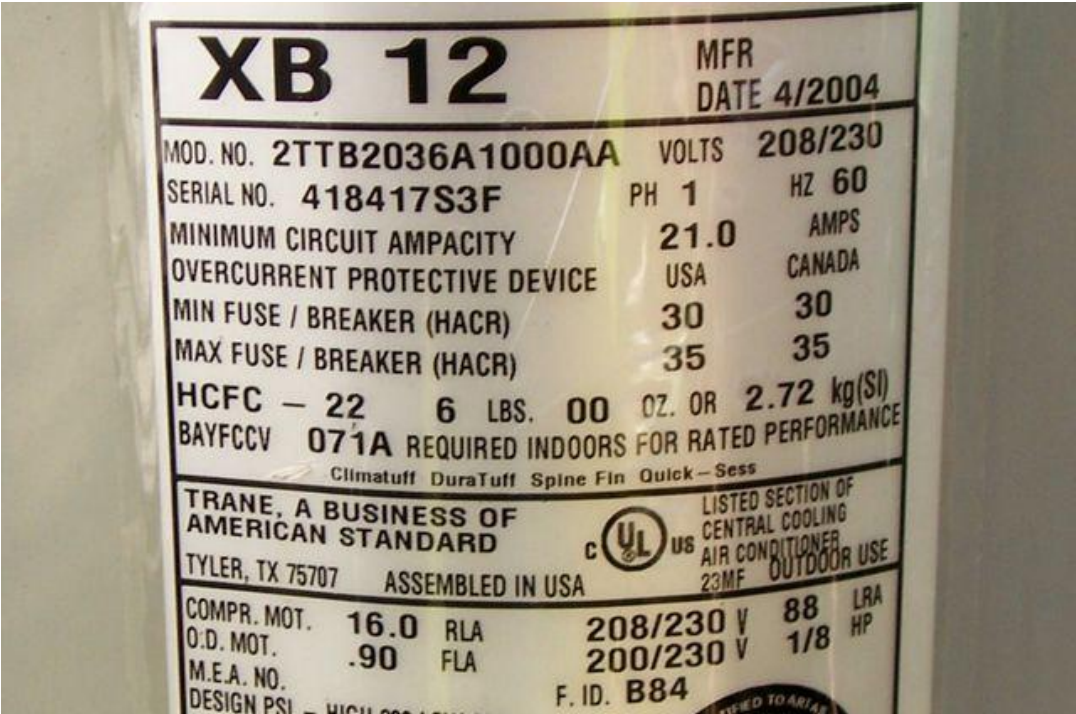
We recommend service once a year as regular maintenance.

B. Cooling Equipment:

Type and Energy Source: Split central, Electric

Comments:

There are two Trane A/C compressors: a 3 ton, manufactured in 2004; a 5 ton, manufactured in 2000.



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The specification plate calls for certain size breakers. The breakers are not labeled in the panel box; the size of the A/C breakers cannot be determined. An oversized breaker can allow too much heat in the compressor before it will trip the larger breaker. This can damage the compressor or void any warranties.

The outside terminations of the overflow pans was not located.

The temperature is taken at the A/C return and at the register then subtracted. This temperature differential should be between 15 degrees and 20 degrees. The temperature differential on this system was 15 degrees for the upstairs and 14 degrees for the downstairs.

The rule of thumb for sizing an A/C system is for every 500 sq ft of house, one ton of A/C is required: 3 ton + 5 ton = 8 total tons X 500 sq ft =4000 sq ft of house. Per the appraisal this is a 2280 sq ft house.

There appeared to be an excessive air flow for the upstairs zone.

We recommend further investigation and evaluation by a qualified/licensed HVAC company on the A/C system.

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C. Ducts and Vents

Comments:  
Some of the ducts in the attic are touching, this can cause moisture to condense on the metal and water may drip on the attic floor. Insulation needs to be inserted between these ducts or straps should be used to pull the ducts apart.

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The returns have electric wiring and sewer vent pipe inside. If there is a short in the electrical wires, the A/C blower can fan any flames or spread smoke throughout the house, and if the vent pipe should break, sewer odor can be spread.



Media filters appear to have been installed at the evaporator coils. The filters in the returns should be removed. Too much filtering can damage the blower motor. We recommend further investigation and evaluation by a qualified/licensed HVAC



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company.



IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

*Comments:*  
The upstairs hall bath commode is loose on the floor. We recommend replacing the wax seal before tightening the commodes back to the floor. The master bath commode will not flush completely. The commode seat is loose in the 1/2 bath.

There are not any outside back flow devices on the hose bibs (outside faucets). These devices will prevent any outside ground water from entering the house and potable water, should there be a water-main break in the area and water reverses flow.

The upstairs hall bath tub does not have a drain stop and the shower diverter valve will not close completely.

All bathtub and shower enclosures should be kept sealed as regular maintenance. This will keep any water out of the structure.

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B. Drains, Wastes, Vents

*Comments:*  
The left side master lavatory and the upstairs hall lavatory will not hold water.

The upstairs hall bath tub does not have a plumbing access.



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**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized by TREC rules.)

*Energy Source:* Gas

*Comments:*

The specification plate on the water heater is not visible, the age and size cannot be determined.

The T&P valve (Temperature and Pressure Relief Valve), the safety valve, should be replaced every three years as regular maintenance.



The water heater has a sediment knock with it is heating.

Corrosion is beginning to appear on the supply pipes. Corrosion will eventually cause the pipes to leak.

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The raised platform is beginning to deteriorate.



Although the age cannot be determined, this water heater is probably nearing the end of its effective life and should be replaced.

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D. Hydro-Therapy Equipment

Comments:  
A Jacuzzi type tub is in the master bath. There was not any visible GFCI protection.

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There is not an access to the plumbing or motor. The tile will need to be removed for any repair or service.

This tub did not have a drain stop.

V. APPLIANCES

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A. Dishwasher

Comments:  
There is not any back flow prevention, this dishwasher needs a drain loop. The drain should loop higher than the bottom of the sink. This will prevent any gray water in the sink from flowing back in the dishwasher and onto clean dishes.

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B. Food Waste Disposer

Comments:  
The metal clad conduit is loose at the disposer. This disposer has some vibration when it is running and water does not drain completely out of the bottom of the disposer. It is beginning to rust inside.

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C. Range Hood

Comments:  
The electrical Romex wire is not in a metal clad conduit.



The duct in the cabinet is aluminum. This duct should be stainless steel, copper or in this case galvanized metal. The solid metal can withstand heat better.



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p	..	..	..	<b>D. Ranges/Ovens/Cooktops</b>		
				<i>Comments:</i>		
				The cook top has 4 electric burners.		
				The oven was tested at 350 degrees and it registered 350 degrees.		
				The self-cleaning cycles for the ovens are not operated and no comments are made.		
p	..	..	..	<b>E. Microwave Cooking Equipment</b>		
				<i>Comments:</i>		
				OK		
				A test for radiation is not performed and is not part of this inspection report.		
..	..	p	..	<b>F. Trash Compactor</b>		
				<i>Comments:</i>		
				NA		
p	..	..	p	<b>G. Bathroom Exhaust Fans and/or Heaters</b>		
				<i>Comments:</i>		
				The light failed in the master bath exhaust fan.		
..	..	p	..	<b>H. Whole House Vacuum Systems</b>		
				<i>Comments:</i>		
				NA		
p	..	..	p	<b>I. Garage Door Operators</b>		
				<i>Comments:</i>		
				The automatic garage door is not pressure sensitive (if the door hits someone or something going down, it should reverse itself). The electric eye beams functioned as intended.		
p	..	..	..	<b>J. Door Bell and Chimes</b>		
				<i>Comments:</i>		
				OK		
p	..	..	p	<b>K. Dryer Vents</b>		
				<i>Comments:</i>		
				The outside vent cover needs sealing.		

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FYI - There appears to be both 220 electric and gas connections. The 220 electric outlet is for a 3 prong plug.

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L. Other Built-in Appliances  
Comments:  
NA

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VI. OPTIONAL SYSTEMS  
A. Lawn Sprinklers  
Comments:  
The sprinkler system has a vacuum breaker. This is an anti-siphon device for the system. It will prevent any outside ground water from entering the water lines if there is a water main break in the area and water flows in reverse.

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The sprinklers did not have any obvious leaks or breaks in the system.

All heads that spray water on the house, garage, wood fence or wood patio should be adjusted. Heads that spray on the house or garage may allow water to enter the structure and cause wood to deteriorate, attract wood destroying insects or promote mold growth.