



INSPECT A HOME

INSPECT-A-HOME HOUSTON, PLLC

www.homeinspectionhouston.com

2440 Texas Parkway Ste 213-A Missouri City, TX 77489

Office: (713) 882-6222 Email: Casimiro643@aol.com

Note to Realtors:

Our inspectors have Supra Keys to access properties, we are dedicated full time inspectors. We inspect new construction, phase inspections, builder's warranty, and Commercial property.

Confidential: Property inspection report



Left

Right

**Property Inspections Performed by:
Mr. John Francis Casimiro
Professional TREC License #6570**



INSPECT A HOME

PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

(Address or Other Identification of Inspected Property)

By: Mr. John Francis Casimiro Professional TREC License # 6570

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(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.

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 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936 3000

(<http://www.trec.texas.gov>).

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, and
- lack of bonding of 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 APPROVED 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**

FOUNDATION: SLAB-ON-GRADE FREE STANDING – MONOLITHIC (POST-TENSION)	
GUIDE: STORY: NA	HOUSE: RESIDENTIAL-SINGLE FAMILY DWELLING
BEDROOM: NA	BATH: NA GARAGE:
YEAR BUILT: 2017	SQFT: 4200+/-
TIME: 11:00 AM	PRESENT: SUPERINTENDENT REALTOR -

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

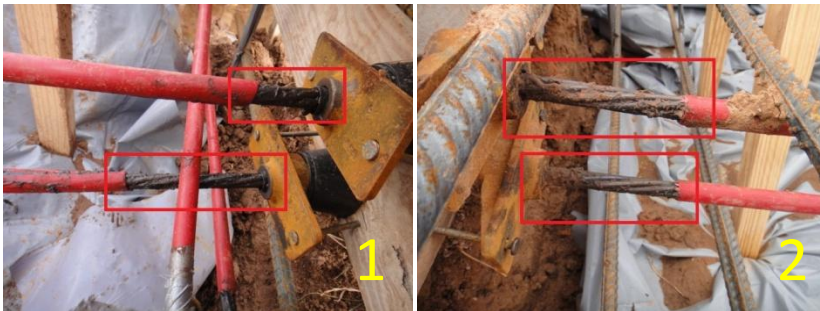
Comments :

FOUNDATION: SLAB-ON-GRADE FREE STANDING – MONOLITHIC (POST-TENSION)

Method of Inspection: Visual Inspection of Exterior Form Work

Hire qualified contractor to evaluate/service/repair (but not limited to):

- All breaks, tears, rips (damaged areas or voids) in the Post-Tensioning tendon sheathing material shall be repaired with tape prior to concrete placement. PTI (Post Tensioning Institute) approves these tapes/materials: (Photo 1, 2)(Throughout)
1. Polyken #900 (2" wide) General utility pipeline tape
 2. 3M Scotch Brand # 481 preservation sealing tape
 3. 3M Scotch brand #226 black polyethylene masking tape
 4. Tape Specialties Limited #355 PVC tape
 5. Wimmore tape # 413 (PVC pipe wrap tape)
 6. Polyken #223 waterproof duct tape



Notes: Soil in the Houston Texas area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. This inspector is not responsible for defects in the slab in areas that are not visible for inspection. The inspector does not perform any engineering studies or measurements such as geological, and hydrological stability test, soils conditions reports; wave action reporting; any form of engineering analysis. Only licensed engineers can conduct such evaluations. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

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

I	NI	NP	D
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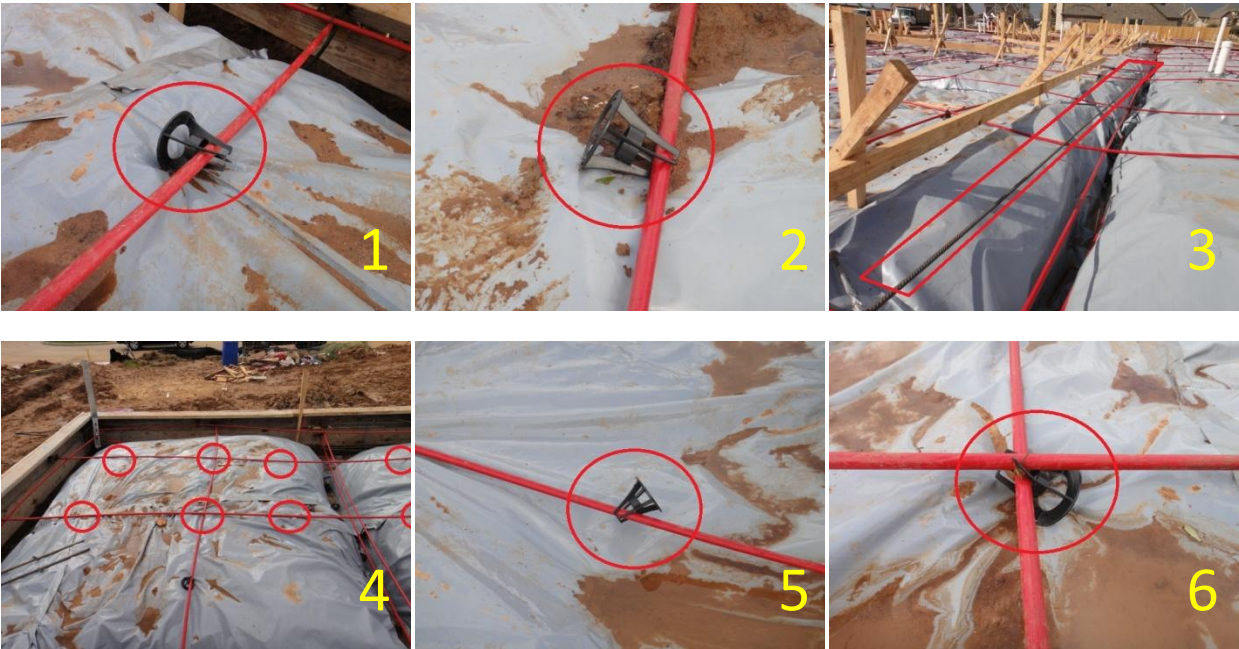
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A. Foundations

– Comments :

Hire qualified contractor to evaluate/service/repair (but not limited to):

- Chairs to post tension cables and metal rebars should be supporting the cables. Service/repair cable/rebar chairs throughout.
(Photo 1, 2, 3, 4, 5, 6)



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I	NI	NP	D
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A. Foundations

– Comments :

Hire qualified contractor to evaluate/service/repair (but not limited to):

- To prevent cement slurry from entering below vapor barriers, all tears, holes, and open seams in the vapor barrier must be patched and repaired with approved tape. Sheathing must properly overlap and be secured.
(Photo 1)
- 1. Polyken #900 (2" wide) General utility pipeline tape
- 2. 3M Scotch Brand # 481 preservation sealing tape
- 3. 3M Scotch brand #226 black polyethylene masking tape
- 4. Tape Specialties Limited #355 PVC tape
- 5. Wimmore tape # 413 (PVC pipe wrap tape)
- 6. Polyken #223 waterproof duct tape
- Observed gap between wedge formers and form board to bay window at rear, recommend replacing the plastic wedge formers to approved / angled wedge former.
(Photo 2, 3)
- Observed gap between the wood form board at front right corner, the cement slurry will leak out and or not form a smooth facing on the perimeter beam facing.
(Photo 4)



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I	NI	NP	D
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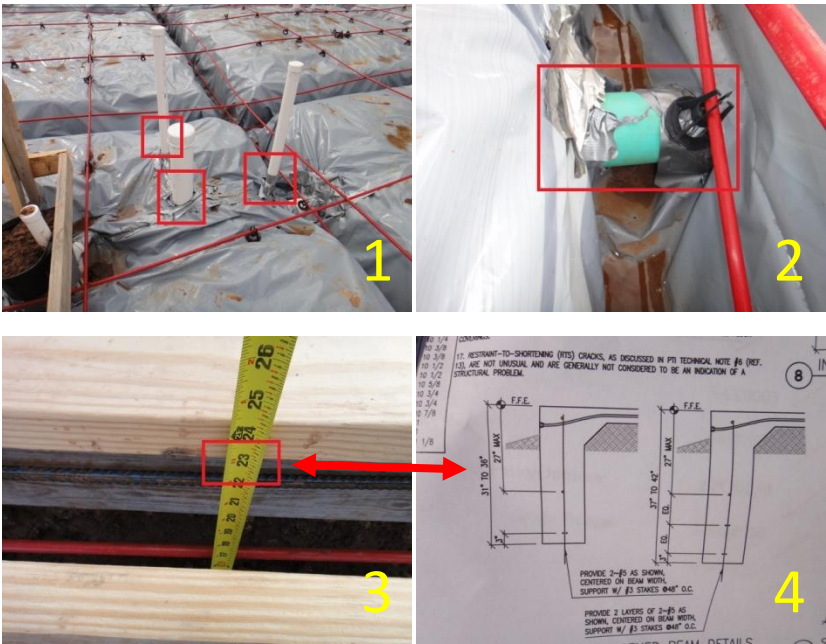
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A. Foundations

Comments :

Hire qualified contractor to evaluate/service/repair (but not limited to):

- Apply protective coating and or mastic seal to all drain and sewer pipes at this time. (Photo 1, 2)
- Observed only 23” or less to perimeter foundation beam depth throughout, per foundation schedule a 31”-42” depth is required, recommend contacting a professional engineer or structural foundation specialist to evaluate at this time. The perimeter foundation footing was observed with loose soil and back filled during rain storm throughout, recommend repairing / digging out the depth to foundation schedule. (Photo 3, 4)



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A. Foundations

Comments :

Hire qualified contractor to evaluate/service/repair (but not limited to):

- Tension cables at front were improperly installed to form board, these cables should be fastened securely to wood form board prior to pouring the cement foundation, service/repair as needed.
(Photo 1, 2, 3)
- Metal rebars were missing to perimeter footing at front, service/repair as needed.
(Photo 4)



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I	NI	NP	D			

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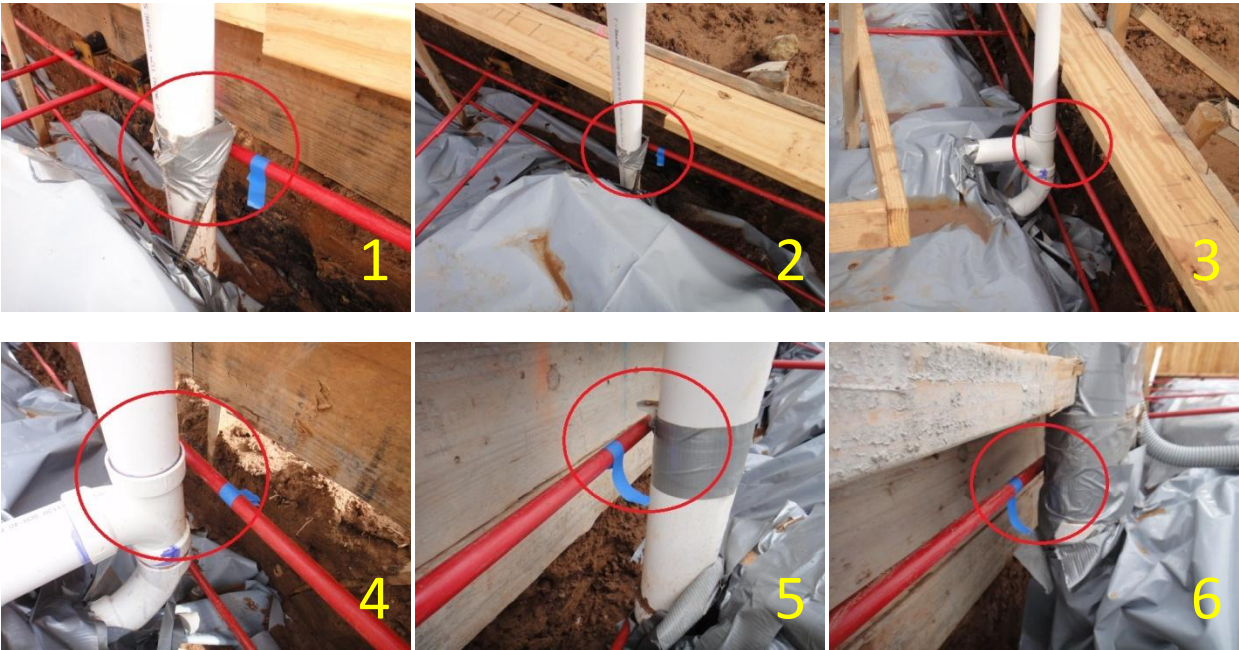
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A. Foundations

Comments :

- Proper clearances between post tensioning cables and drain waste pipes not observed, provide/install/secure/align chairs as needed to attain proper clearances. (Photo 1, 2, 3, 4, 5, 6)(Throughout)



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B. Plans (Foundation & Soil Analysis Reports)

Comments :Not Inspected

Reference Notes Only:
Slab-on-ground, ribbed, mat or raft foundations on expansive soils shall be designed and constructed in accordance with WRI/CRSI Design of Slab-on-Ground Foundations or PTI Design and Construction of Post-Tensioned Slabs-On-Ground, 2000 International Residential Code R402.2, R403.1.6, R403.1.8 (and hence IBC 1805.8, as well as IBC 1805.8.2), R506, American Concrete Institute ACI 318, ACI SP-2(99), to include Post-Tensioning Institute CCS-1, and Construction and Maintenance Procedures Manual for Post-Tensioned Slab-On-Grade Construction.

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C. Grading & Drainage

– Comments :

Hire qualified contractor to evaluate/service/repair (but not limited to):

- The grading near perimeter footing is such that less than the minimum required 12" of undisturbed soil will be supporting the footing there. IRC 403.4.1 specifically requires that this be improved. (Photo 1)(Throughout)
- Prior to pouring the foundation slab, dirt, debris, and standing water to footings must be removed. (Photo 2, 3, 4)(Throughout)
- Service/repair the collapsed or loosely packed dirt forms as needed. (Photo 5, 6)(Center-near master bathroom areas)



Reference Notes Only:

The grading must be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of topsoil. Grading specifications are spelled out clearly in International Residential Code (IRC) R401.3, "Surface drainage shall be diverted to a storm sewer or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048)". R 401.3 is not the only place in the code requiring this drainage provision. R 506.1, and R 403.1.8 instruct builders slab-on-grade residential buildings on expansive clay soils to adhere to an even stricter commercial building code, that of the International Building Code 1805.8.2, "Slab-on-ground foundations. Slab-on-ground, mat or raft foundations on expansive soils shall be designed and constructed in accordance with WRI/CRSI Design of Slab-on-Ground Foundations or PTI Design and Construction of Post-Tensioned Slabs-On-Ground." PTI Design is the Post-Tensioning Institute. The home you are buying is built on an unbonded post-tensioned slab-on-grade foundation and must adhere to these specifications. The Post-Tensioning Institute's Construction and Maintenance Procedures Manual for Post-Tensioned Slab-On-Grade Construction, echoes this requirement. Additionally, the engineer responsible for the foundation design specifies in the shop drawings and general notes therein what the grading should be in relation to this particular foundation.



INSPECT A HOME

Home Buyer Information

Please Read Carefully

Let it be known that the inspection was made to visually inspect the structural and mechanical-electrical and functionally test major appliances on the house that were readily accessible and does not require the dismantling or removal of appliances and any mechanical-electrical fixtures including covers. Inspector assigned that performed inspection is wholly responsible to all legal aspect regarding their inspection. The purpose of this inspection is to give a subjective professional opinion and to verify that the inspected items were performing their intended functions at the time of inspection or in need of immediate repair. The scope of this inspection is limited to visual observation at the exterior and interior of the structure as viewed from the floor area, the attic as viewed within the enclosure only when it is accessible. Only the items that were provided with power on by the respective utility supplier and that were accessible were visually and functionally inspected. Items that cause visual obstruction that are heavy to remove (i.e. furniture & equipment) during the inspection were not moved. Items that are NOT normally inspected are listed as follows: water softener, barbecue grills, alarm systems, solar hot water systems, intercommunications systems, telephone lines, gas light fixtures, buried utility lines, items and components that are hidden beneath floors, between walls or ceilings and decorative lighting systems. Asbestos, lead paint and toxic molds are not part of the inspection; you may contact a specialty inspector to perform inspection as needed. The structural components that were inspected consisted of the foundation, primary load bearing members, and the roof surface observed from ground level. Only exposed structural defects or failures are reported on this inspection report. Buyer may contact a structural engineer to further evaluate the detailed level of foundation & slab elevation before buying the property if level is a direct concern of the buyer, as this inspector does not use computer level machine. The mechanical & electrical inspections normally consist of the following fixtures: air conditioning & Heating systems, hot water heaters, built in appliances and exposed plumbing drains, water and vent systems. The appliances were functionally operated at least once using normal operating controls. Only the present conditions of items inspected are reported on the inspection report. Components of equipment, including underground water, gas and sewer lines that are not exposed or not accessible were NOT inspected. Computation of load analysis on structural members and electrical circuits are NOT within the scope of this inspection. This report may include the observation of code violations. This inspection report is NOT a warranty neither stated nor implied. Home buyers must be aware that appliances, water heaters, AC and gas or electric heating systems have useful life spans of 10 – 15 years and may be extended if proper maintenance and repair procedures were followed. Malfunctioning of equipment may also occur in any moment of time even after the inspection. All repairs, if any must be performed by a qualified, licensed repairman. The inspector will NOT hold any further responsibility beyond the date of the inspection as to the condition or function of the item inspected. The inspector cannot be held responsible for damages, cost expense, repair or liabilities or any other defaults to this inspection. **THE INSPECTOR'S LIABILITY FOR ANY INADVERTENT ERRORS OR OMISSION IS STRICTLY LIMITED TO THE INSPECTION FEE CHARGED FOR THE INSPECTION.** The inspector will perform his duties in accordance with the requirements and provisions of the Texas Real Estate License Act pertaining to Real Estate Inspectors and will truthfully report the conditions of the items inspected or noted during the time of the inspection.

JOHN FRANCIS CASIMIRO - PROFFESIONAL REAL ESTATE INSPECTOR, TREC LICENSE # 6570

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 05-06-13
P.O. BOX 12188, AUSTIN, TX 78711-2188



TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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Examples of such hazards include:

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- 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.

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This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC.

Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544

(<http://www.trec.state.tx.us>)

This form is available on the TREC website at www.trec.state.tx.us

TREC Form No. OP-I