



INSPECT A HOME

INSPECT-A-HOME HOUSTON, PLLC

www.homeinspectionhouston.com

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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

0/00/0000

(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.Box12188, 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: 2	HOUSE: RESIDENTIAL-SINGLE FAMILY DWELLING
BEDROOM: 6	BATH: 4.5 GARAGE: 3 CAR ATTACHED
YEAR BUILT: 2016	SQFT: 5300+/-
TIME: 11:00 AM	PRESENT: CLIENT - -
WEATHER: SUNNY	OUTSIDE TEMP: 80 DEGREES F.
UTILITIES: GAS: ON ELECTRICAL: ON	WATER: ON
Type: Final Phase Inspection	

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations** *Comments :Good*

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

Evidence found supports the opinion that the foundation performance is satisfactory, as intended by design. That evidence includes:

- 1. The absence of significant cracks at visible portions of the foundation's perimeter grade facings and interior tile flooring.*
- 2. The absence of significant racking at door frames.*
- 3. Secure attachment of rafters at ridge board nailing points.*
- 4. The absence of significant stress deflection at interior and exterior wall surfaces.*

Monitor: Observed hairline cracks in the garage floor/slab; however, no deflection across these cracks could be felt or observed. No additional indicators of foundation movement or stress were observed. (Photo 1)



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, elevation, 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.

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I	NI	NP	D	I	NI	NP	D	I	NI	NP	D	I	NI	NP	D

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B. Grading & Drainage

Comments :

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

- Drainage to courtyard inadequate, observed excessive water on courtyard, water reaching up to front entry area, service/repair as needed.
(Photo 1)
- Courtyard drain pipe observed with unsuitable installation, loose covering, and eroding the soil around cover, recommend terminating near street curb/repair as needed.
(Photo 2)
- Grading and sod is unlevel, rutted, bumpy, damaged, and improperly installed throughout; service/repair as needed.
(Photo 3, 4)
- Observed standing water to gutter channels; repair / re-slope to properly drain rain water away.
(Photo 5)(Above front entry)
- Gutter downspouts were terminating onto roof covering in several areas, this can cause stains on roof covering, possible roof leaks, etc. service/repair as needed.
(Photo 6)



Note: Proper grading and drainage is important to maintaining proper foundation performance, preventing water penetration, avoiding wood rot and preventing conditions which are conducive to wood destroying insect intrusion and mold growth. Client is urged to keep soil levels a minimum of 6"-8" below top of slab and graded away to promote positive drainage and to prevent water from ponding around foundation. Uniformity of moisture content is the key to minimizing the effects of expansive soils on the foundation of a home. Avoid the use of metal edging or other damming devices within 5 feet of the foundation. Landscaping should not trap water against the foundation. Provide a slope in soils below landscape bedding and in the bedding away from the foundation.

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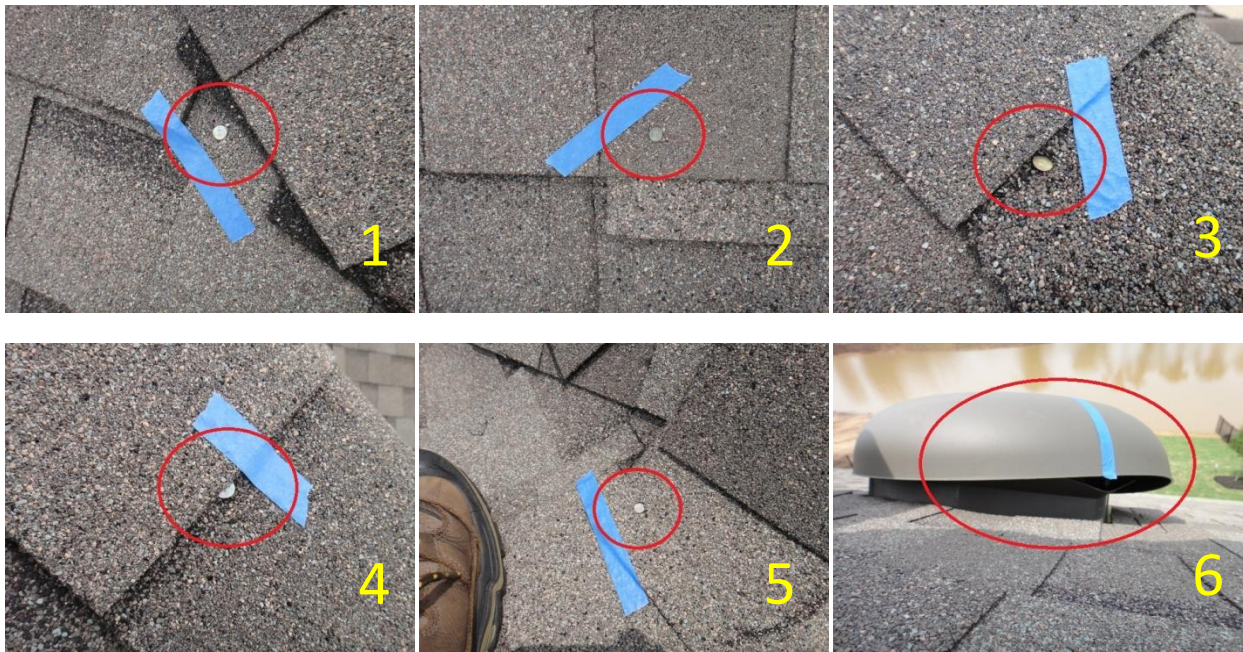
C. Roof Covering Materials

Comments :

Shingle Fasteners: Nails Type of Roof Covering: 30 Year Asphalt Composition Shingles -
Type of Roof Decking: OSB (Oriented Strand Board) w/ Techshield -
Roof Covering Inspected From: Walked On -
Soffit & Fascia Material: Fiber Cement - Hardi -

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

- Exposed nail heads (shallow nails) on roof covering surfaces require repair/sealant/caulk. (Photo 1, 2, 3, 4, 5)(Throughout)
- Roof vent cap at rear (2nd story) was uplifted/damaged, service/repair as needed. (Photo 6)



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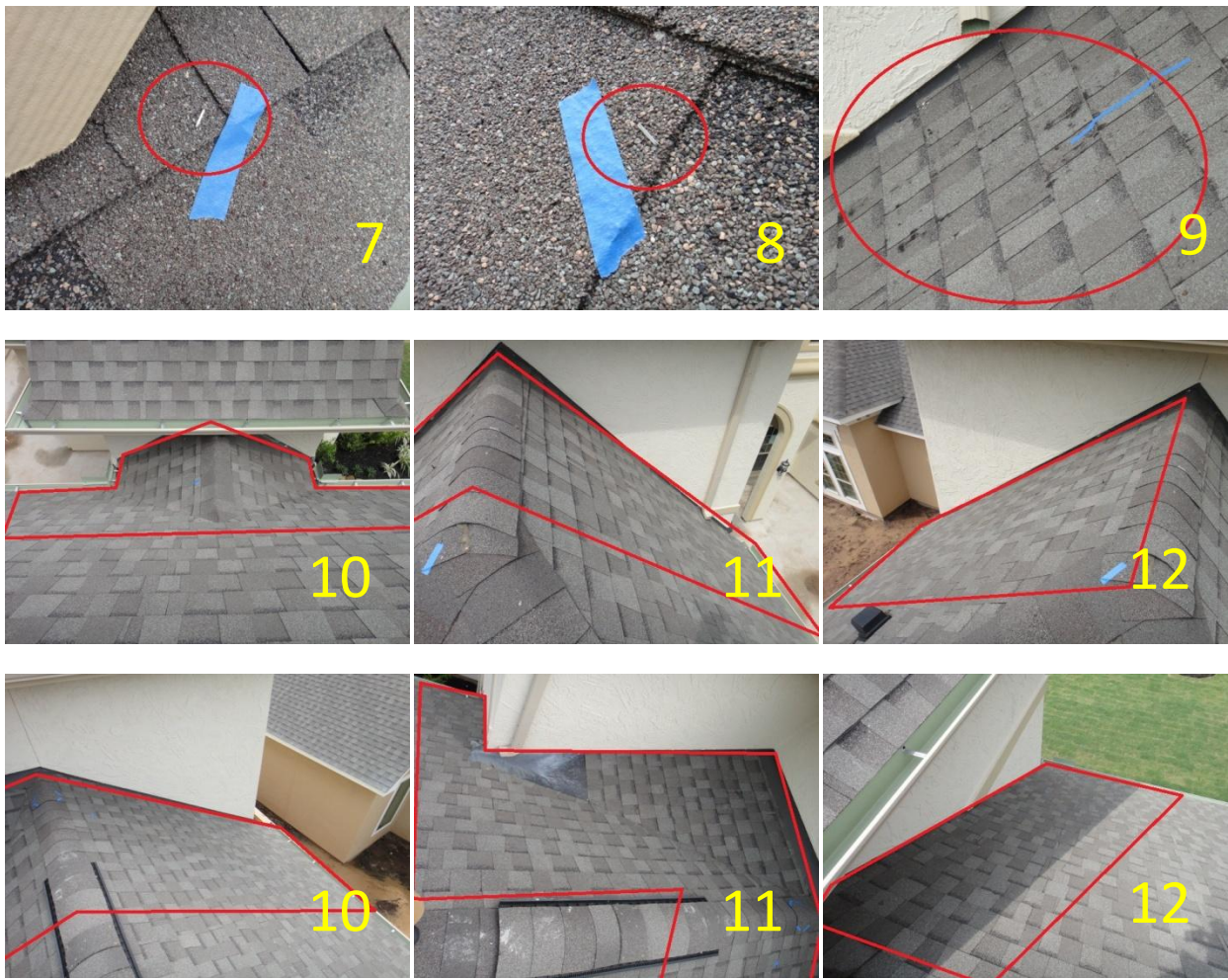
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C. Roof Covering Materials...Cont'd

Comments :

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

- Observed staples to roof covering adjacent to stucco wall structures throughout, these damaged shingles can be a water entry point and or void roof manufacturer's warranty. Service-replace damaged sections entirely at this time.
(Photo 7, 8, 9, 10, 11, 12)(Throughout)



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D. Roof Structure & Attic

Comments :

Viewed From: Attic Crawlspace Approximate Average Depth of Insulation: 12"
Approximate Average Thickness of Vertical Insulation: 4"
Attic Access Location: Upstairs Hallway Garage & Closet
Attic insulation: Loose Filled Type: Fiberglass
Attic Ventilation : 1) Soffit Vents 2) Vent Caps - Round 3) Peak Ridge Vents
Attic Structure Consist Of: Rafters, Joists, and Purlins

- Attic floor insulation thickness inconsistent and inadequately installed, service/repair as needed. (Photo 1, 2)(Main attic crawlspace)
- Attic access within 2 car garage observed with unsuitable installation, attic access was very difficult due to clearances with garage door motor, service/repair/re locate the attic access away from the garage motor. (Photo 3)
- Mechanical floor decking observed with unsuitable installation, missing, or inadequately installed, service/repair as needed. (Photo 4)



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E. Walls (Interior & Exterior)

Comments :

Type of Wall Structure: Wood frame

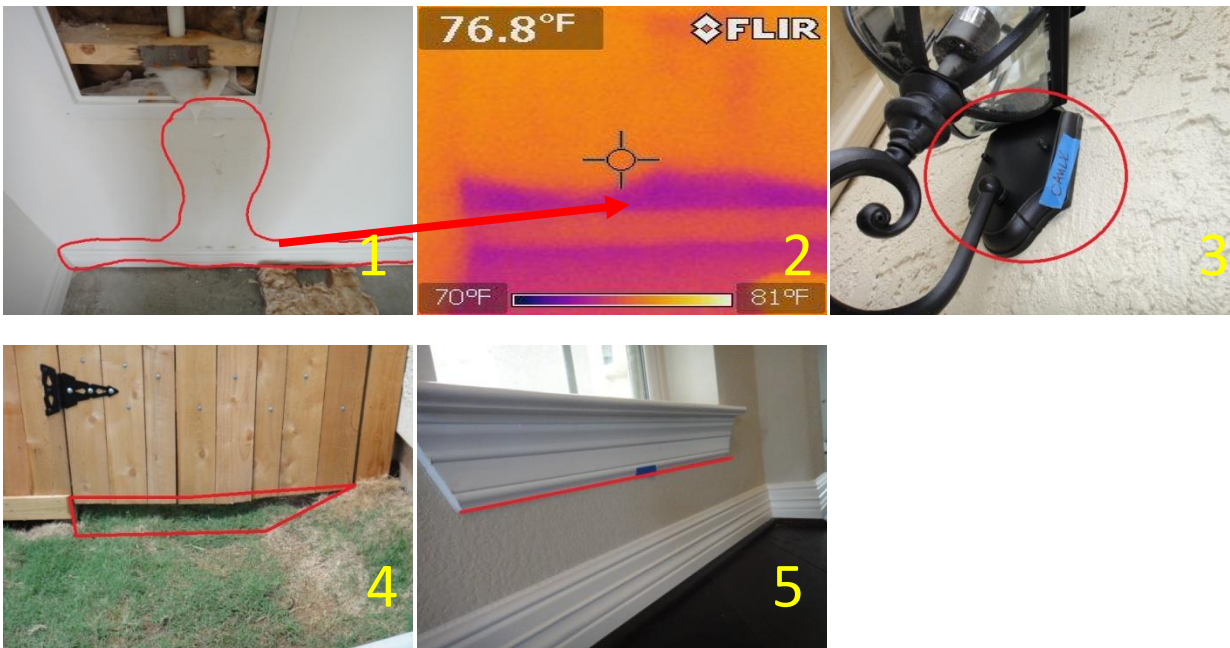
Exterior trim material: 1) Fiber Cement Hardi 2) - 3) -

Interior walls covered with: 1) Sheetrock 2) -

Siding Consist of: 1) Stucco (Hardcoat Type) 2) - 3) - 4) -

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

- Observed water damage to drywall sheetrock below the PEX water manablock water center within single car garage, replace/repair the sheetrock as needed. Thermal imaging and non invasive moisture meter reveals moisture to sheetrock, service/repair at this time.
(Photo 1, 2)
- Seal / caulk exterior light fixtures at wall connections.
(Photo 3)
- Observed large gap between wood fence gate at grading connection, service/repair as needed.
(Photo 4)
- Seal/caulk the drywall/window apron trims as needed.
(Photo 5)



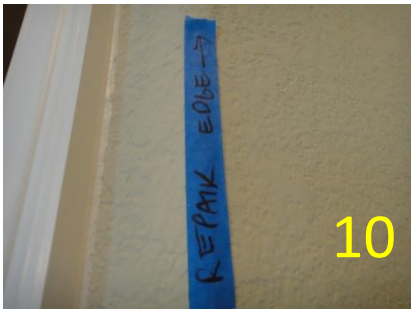
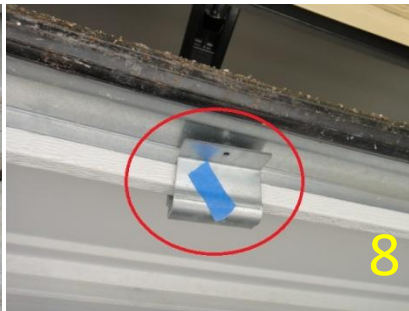
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E. Walls (Interior & Exterior)

Comments : Cont'd...

- Service/repair all cosmetic deficiencies throughout as indicated with blue tape. (Example: Paint scuffed, separations to joints, drywall texture lacking/excessive, nicks, scratches, bruises, paint mismatched, missing caulking to joints, workmanship defects (Photo 7, 8, 9, 10, 11, 12)
- Interior drywall sheetrock throughout observed with unsuitabe installation and or lacks workmanship/improperly floated, texture inconsistent, cracks, separations, trim joints separating, nail pops, etc. service/repair as needed.



Notes: Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist.

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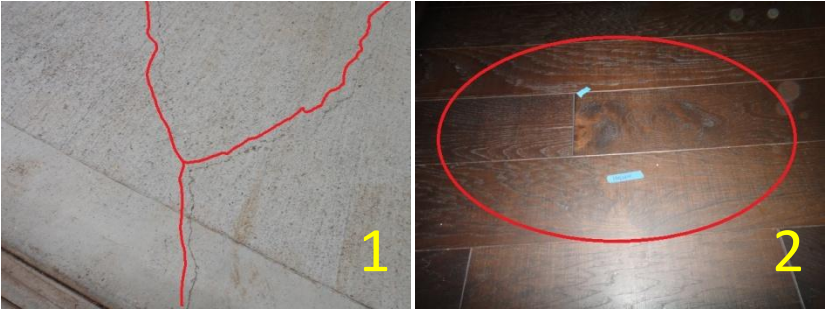
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F. Ceilings & Floors

Comments :

- Cement driveway, sidewalk, and walkways observed with cracks / unlevel.
(Photo 1)(Repair 3 slabs)
- Finished wood flooring with unsuitable installation: Gaps, damaged, splits, hollow, etc. Service/repair as needed.
(Photo 2)(Throughout)
- Hire qualified contractor to service/repair the ceiling sheetrock throughout, observed unsuitable installation, bumps, deflection, improper float job, visible lines, cracked joint tapes, texture inconsistencies, etc.



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G. Doors (Interior & Exterior)

Comments :

- Provide/install doorstoppers to entry doors as needed.
(Photo 3)(Attic closet door)
- Provide weather stripping to attic closet entry door and two car garage entry door.
(Photo 4, 5)



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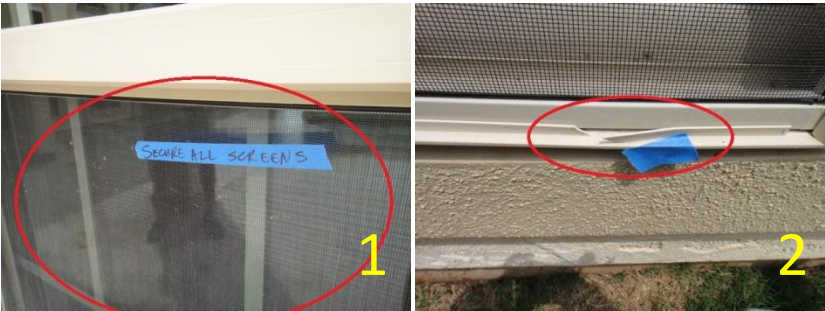
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H. Windows

Comments :

Material: Vinyl/PVC Type: Double Pane

- Service, secure, repair damaged window screens/screen rail.
(Photo 1, 2)(Throughout)



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I. Stairways (Interior & Exterior)

Comments :

- Carpet tab nails to stairway threads were protruding and felt when stepped on, service/repair as needed.
(Photo 3)



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J. Fireplaces and Chimneys

Comments :Good

Unit #1: Type: Gas Log - -

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K. Porches, Balconies, Decks, and Carports

Comments :

- Service/repair/re-surface the cement flooring surfaces to garage, rear porch, entry walkway, etc. Observed stains, discoloration, spilled/hardened mortar, chips, damages, cosmetic defects, etc. (Photo 1, 2)(Throughout)


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L. Garage Doors

Comments :

Type: Metal Tested: Automatically

- Service/repair/adjust the noisy garage door operation. (Photo 3)
- Hardware, rollers, railings, springs, etc. require service /repair. (Photo 4)(Bent rail)



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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments :

Location: Interior Garage

Brand: Square D

Main Amp Rated: 200

Ground Clamp/Rod:-

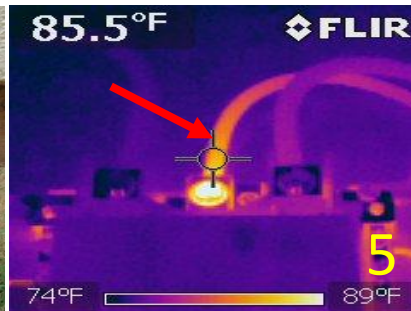
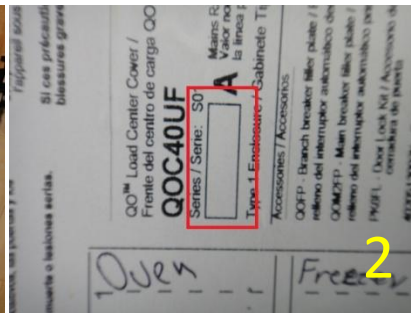
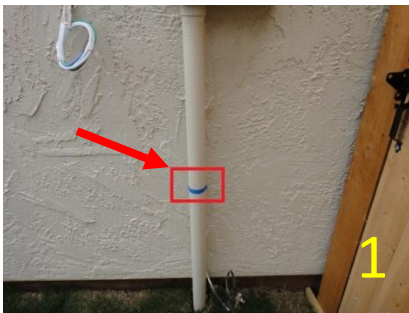
Knockouts: Good

Labeled: Yes

Type: Underground Service Lateral 110/220V

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

- PVC conduit below electric meter box is missing fastener at wall connection. (Photo 1)
- Clearly mark / label all breakers within electric panel box. (Photo 2)(Main amp rating not labeled)
- AC breaker is oversized within electric panel box; the AC manufacturer's suggested maximum amperage was exceeded, service/repair as needed. (Photo 3)
- Grounding rod was exposed and improperly driven, the grounding rod shall be buried or flush with grading, service/repair as needed. (Photo 4)
- Thermal imaging reveals temperature anomaly to main breaker service conductor and exterior lights breaker electrical branch wiring, further inspection reveals improperly torque fasteners to the main service conductors, service/repair as soon as possible. (Photo 5, 6)



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II. ELECTRICAL SYSTEMS..Cont'd..

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A. Service Entrance and Panels

Comments :

- An intersystem bonding bar is required by the National Electrical Code and the IRC. This is where the connections of the bonding conductors for water pipes, gas pipes, communication systems, CATV, satellite, and low voltage systems are required to be made.
(Photo 6)

Example Photo:



Note: Items included but not limited to underground/overhead services and clearances, weatherheads, grounding electrode & connection panels, sub-panels and breakers. This inspection does not determine the service capacity, amperage or voltage. The capacity of the electrical system relative to any present or future use, the insurability of the system or property, the existence of any voltage drop that may or may not be present or the insulating quality or capacity of any wire coverings. Only visible electrical components which are interior to or attached to the exterior walls of the home were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the Inspector and are excluded from this inspection. Discrepancies related to the electrical system should be considered as safety hazards.

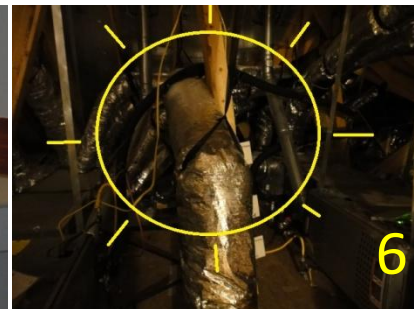
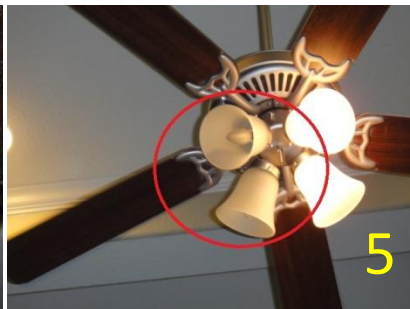
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B. Branch Circuits, Connected Devices, and Fixtures
 Comments :
 Type of Wiring: Copper/Romex 3-prong

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

- Service/align/secure the misaligned and or loose wall outlets as needed throughout. (Photo 1)
- Service/secure/align light fixtures as needed. (Photo 2)
- Observed moisture/condensation within exterior light fixtures, service/repair as needed. (Photo 3)
- Jet tub motor ground wire was missing/not present, service/repair as needed. (Photo 4)
- Service/replace inoperable light bulbs/fixtures as needed throughout. (Photo 5)
- Install additional light fixture to mechanical area within main attic crawlspace. (Photo 6)



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipments

Comments :

Unit # 1: Type of System: Forced Air	Energy Source: Gas
Pilots: Electronic	Temperature readings: 0 Degrees F
Disconnect: Present	Brand: Lennox Year: 2016
Unit # 2: Type of System: Forced Air	Energy Source: Gas
Pilots: Electronic	Temperature readings: 0 Degrees F
Disconnect: Present	Brand: Lennox Year: 2016
Unit # 3: Type of System: Forced Air	Energy Source: Gas
Pilots: Electronic	Temperature readings: 0 Degrees F
Disconnect: Present	Brand: Lennox Year: 2016

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

- Gas heating furnace inoperable, hire professional technician to evaluate/repair as needed. (Photo 1, 2)(Gas valves OFF)
- Ensure proper clearances between hot exhaust pipe and combustible materials. This is a possible safety/fire hazard. (Photo 3)



Notes: A word about your heating AND cooling system: Furnaces and A/C units can and do go out without warning, especially older units. As a homebuyer, you should be proactive and upgrade any units older than 10 to 15 years old or units with bent/damaged/loose fitting panels. Regardless of the decision to upgrade, have the furnace(s) cleaned, serviced and adjusted for peak operation prior to closing and then annually prior to the first use. As this is only a limited visual inspection of these systems, any furnace or A/C unit 10 to 15 years old or older should be thoroughly evaluated by a knowledgeable, qualified and licensed HVAC contractor prior to closing. Having your heating and cooling system serviced each year before the first use will ensure that the system is safe and operating as intended. Failure to have a yearly check up can lead to expensive repairs or replacement due to malfunctioning equipment. Malfunctioning heating systems can also be dangerous.

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Comments :

Type of Systems: Electric	Evaporative Cooler: Horizontal Unit	DOWNSTAIRS
Unit #1: Condensing Unit Ton: 3.5	Year: 2016	Brand: Lennox
Evaporative Unit Ton: 4	Year: 2016	Brand: Lennox
<i>(Differential Temperatures should be between 15-20 degrees F.)</i>		
Temperature Readings 72-52 = 20 degrees F		
Type of Systems: Electric	Evaporative Cooler: Horizontal Unit	MASTER BEDROOM
Unit #2: Condensing Unit Ton: 2.5	Year: 2016	Brand: Lennox
Evaporative Unit Ton: 3	Year: 2016	Brand: Lennox
Temperature Readings 72-56 = 16 degrees F		
Unit #3: Condensing Unit Ton: 2	Year: 2016	Brand: Lennox
Evaporative Unit Ton: 2	Year: 2016	Brand: Lennox
Temperature Readings 72-59 = 13 degrees F (NOT COOLING AS INTENDED)		

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

- Service/replace the dusty/dirty media air filters within HVAC unit. (Photo 1)
- Tighten / torque the AC refrigerant valve caps as needed. (Photo 2)
- Seal the AC lines to HVAC casing connections; observed air leakage at connections. (Photo 3)
- Sink drain noisy, observed AC condensate drain tied to this drain line, service/repair as needed. (Photo 4)
- Secure/repair the loose covering to AC control module. (Photo 5)
- AC cooling system did not function / cool as intended at time of inspection; differential temperature readings did not attain the required 15-20 Degrees Fahrenheit differences. Hire qualified technician to fully evaluate/repair cooling unit.



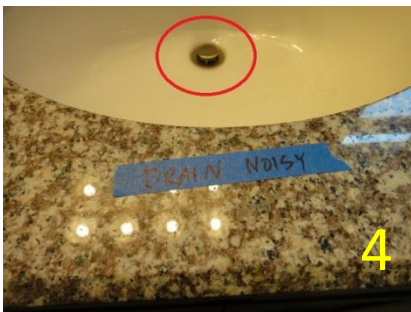
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C. Duct System, Chases, and Vents

Comments :Good

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IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures *Comments :*

Location of water meter: Yard

Location of main water supply valve: Exterior Right

Static water pressure reading (40-80 PSI recommended): 60 PSI

Visible plumbing supply material: PEX - -

Hall Bathroom downstairs:

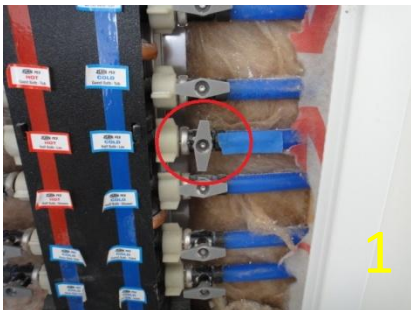
- No water present to sink fixture, service/repair as needed. (Photo 1, 2)(Shutoff valve off)

Hall Bathroom upstairs:

- Minimum clearances to side of toilet were not met, service/re center the toilet bowls at this time. (Photo 4, 5)

Other:

- Service/repair the damaged anti siphon device at left rear corner. (Photo 6)
- Water meter housing damaged, missing cover, damaged cover, unlevel, etc.
- Hot water takes a very long time to heat up, this was observed to all sink/tub/shower fixtures, service/repair as needed. (Photo 3)



1



2



3



4



5



6

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

I NI NP D

☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents

Comments :Good

Visible drain line material: Plastic

Notes: While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. There may be partial blockage of the sanitary drain lines buried in the yard, from broken pipes or tree roots. Examination of such partial blockage is beyond the scope of this inspection. If drain stoppages occur, you should bring this to a qualified and licensed plumber's attention immediately.

Notes: Only visible plumbing components which are interior to or attached to the exterior walls of the home was inspected. Plumbing and all associated plumbing components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by this Inspector and are excluded from this inspection. All plumbing repairs noted under "Plumbing System" should be performed by a qualified and licensed plumbing contractor.

☒ ☐ ☐ ☒

C. Water Heating Equipment (2 Units)

Comments :

<i>Energy Source: Gas</i>	<i>Location: Attic Attic</i>	<i>Unit #1 Year: 2016 Unit #2 Year: 2016</i>
<i>TPR: Not operated</i>	<i>Draft Diverter: Good</i>	<i>Discharge Line: PVC</i>
<i>Drip pan: Good</i>	<i>Elevated: N/A</i>	<i>Brand: Rinnai Brand #2: Rinnai</i>
<i>Flue Vent: Good</i>	<i>Gallon Capacity: Instantaneous</i>	

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

- Remove debris/insulation from safety drain pans.
(Photo 1)



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

I	NI	NP	D
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☒ ☐ ☐ ☐ **D. Hydro-Massage Therapy Equipment (Jet Tub)** *Comments :Good*

Note: GFCI reset location: master bathroom

☐ ☐ ☒ ☐ **E. Other** *Comments :Not Present*

V. APPLIANCES

☒ ☐ ☐ ☐ **A Dishwasher** *Comments :Good*
Brand: GE

☒ ☐ ☐ ☐ **B. Food Waste Disposer** *Comments :Good*

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Range Exhaust Vent			
<i>Type: Vented to exterior Filter: Good Light: Good Comments :Good</i>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Ranges, Cooktops, and Ovens			
<i>Gas Cooktop Brand: GE Unit #2: Built in Electric Oven Brand: GE</i> <i>Oven temperature reading set at 350° F = 359° F Comments :Good</i>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Microwave Ovens (Built-in)			
<i>Brand: GE Comments :Good</i>			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Trash Compactor			
<i>Comments :Not Present</i>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Mechanical Exhaust Vents and Bathroom Heaters			
<i>Comments :Good</i>			

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

☒ ☐ ☐ ☐ **H. Garage Door Operator(s)** *Comments :Good*

☒ ☐ ☐ ☒ **I. Doorbell and Chimes** *Comments :*

- Service/repair the sticking door bell button at front entry door area.

☒ ☐ ☐ ☐ **J. Dryer Exhaust Systems** *Comments :Good*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒

A. Lawn and Garden Sprinkler Systems

Comments :

Type: Automated Sprinkler System (Inground) Total Zones: 13 Control Pad Location: Garage

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

- Hire qualified irrigation technician to service/repair/replace/adjust sprinkler system at this time:
- -Sprinkler heads spraying walls, driveways, streets, walkways, fence, AC units, and or damaged/leaking sprinkle heads, partially blocked/buried sprinkler heads, kinked drip irrigation hoses, leaning, improperly secured, low water pressure, inoperable zones
(Photo 1, 2, 3, 4, 5, 6, 7, 8, 9)

References: TCEQ

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

<http://irrigation.tamu.edu/documents/2009%20Chapter%20344%20Code.pdf>

Minimum Standards for Irrigation Plan

Design (a)

- An irrigator shall prepare an irrigation plan for each site where a new irrigation system will be installed. An approved paper copy of the irrigation plan must be on the job site at all times during the installation and inspection of the irrigation system. A drawing showing the actual installation of the system is due to each irrigation system owner after all new irrigation system installations.

(m) Isolation Valve.

- All new irrigation systems must include an isolation valve between the water meter and the backflow prevention device.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒

A. Lawn and Garden Sprinkler Systems, Cont'd..

Comments :

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

- Hire qualified irrigation technician to service/repair/replace/adjust sprinkler system at this time:
- -Sprinkler heads spraying walls, driveways, streets, walkways, fence, AC units, and or damaged/leaking sprinkler heads, partially blocked/buried sprinkler heads, kinked drip irrigation hoses, leaning, improperly secured, low water pressure, inoperable zones
(Photo 1, 2, 3, 4, 5, 6, 7, 8, 9)

Overspray



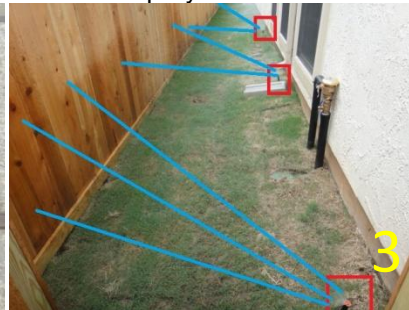
1

Leaning



2

Overspray



3

Overspray



4

Overspray



5

Inadequate coverage



6

Relocate away from lake



7

Overspray



8

Overspray



9

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

☐ ☐ ☒ ☐

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments :Not Present

Type of construction: Inground Pool
(Note: This is not a part of inspection)

☐ ☐ ☒ ☐

C. Outbuildings

Comments :Not Present

(Note: This is not a part of inspection)

☐ ☐ ☒ ☐

D. Private Water Wells (A coliform analysis is recommended.).

Comments :Not Present

Type of Pump:
Type of Storage Equipment
(Note: This is not a part of inspection)

☐ ☐ ☒ ☐

E. Private Sewage Disposal (Septic) Systems

Comments :Not Present

Type of System:
Location of Drain Field:
(Note: This is not a part of inspection)

☐ ☒ ☐ ☐

F. Other / Gas Supply Systems

Comments :Not Inspected

Gas meter location: Exterior
Pressure test of gas lines specifically excluded.
Notes:

ADDENDUM: Maintenance Advice- READ CAREFULLY

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

1. Recommend to complete all of the improvements recommended in this inspection report.
2. Change all the locks on the exterior entrances, for improved security.
3. Check that all windows and doors are secure. Improve windows hardware as necessary.

Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.

4. Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
5. Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
6. Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
7. Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
8. Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
9. Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas immediately.
10. Install rain caps and vermin screens on all chimney flues, as necessary.
11. Investigate the location of the main shut-offs for the plumbing, heating and electrical systems.

Regular Maintenance

Every Week

1. Check that the soil around the perimeter of the house is clinging tightly to the edge of the foundation. If there is any space between the soil and the concrete, the soil is too dry and you should increase the frequency with which you water. The foremost cause of foundation failure in the Houston metro area is lack of soil moisture control and maintenance by homeowners. Periods of dry weather occur in all seasons. Inspect this item weekly.

Every Month

1. Check that fire extinguishers are fully charged. Re-charge if necessary.
 2. Replace heating/cooling air filters.
 3. Inspect and clean humidifiers and electronic air cleaners.
- (I. Fire Protection Equipment continued)
4. Test the Temperature and Pressure Relief Valve on the Water Heater(s) for proper operation. Replace if defective.

5. Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate.

Remove debris from window wells.

6. Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.

7. Repair or replace leaking faucets or shower heads.

8. Secure loose toilets, or repair flush mechanisms that become troublesome

9. Operate all of the doors in the house to ensure that none are sticking or binding at the jambs.

Door frames out of square is an indication of excessive foundation movement.

10. Test all ground fault circuit interrupter (GFCI) and arc fault circuit interrupter (AFCI) devices, as identified in the inspection report. If these devices do not trip or reset properly, they should be replaced immediately.

Spring and Fall

1. Examine the roof for evidence of damage to roof coverings, flashings and chimneys.

2. Look in the attic (if accessible) to insure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.

3. Trim back tree branches and shrubs to insure that they are not in contact with the house.

4. Inspect the exterior walls and foundation for evidence of damage, cracking or movement.

Watch for bird nests or other vermin or insect activity.

5. Survey the basement and/or crawl space walls for evidence of moisture seepage.

6. Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.

7. Ensure that the grade of the land around the house encourages water to flow away from the foundation.

8. Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.

9. Clean windows and test their operation. Improve caulking and weather-stripping as necessary.

Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.

10. Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated. Also disconnect and store all water hoses during cold weather.

11. Inspect for evidence of wood-destroying insect activity. Eliminate any wood/soil contact around the perimeter of the home.

12. Test the overhead garage door opener (if present), to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.

13. Replace or clean exhaust hood filters.

14. Clean, inspect and/or service all appliances as per the manufacturer's recommendations.
15. Have the heating, cooling and water heater systems cleaned and serviced.

Annually

1. Replace smoke detector batteries.
2. Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
3. Examine the electrical panels, wiring and electrical components for evidence of overheating.

Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.

4. If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
5. Have the home inspected by a licensed wood-destroying insect specialist (Certified Applicator).

Preventative treatments may be recommended in some cases.

Additional Information

Re-Inspections or "*How do I know if they really fixed this?*"

We offer a re-inspection service. Our re-inspection services cover only items listed on the inspection report as "In need of Repair". Also, we will only re-inspect items on the report that have been repaired by a licensed (if required) contractor or a legitimate contractor that has filled out an invoice describing the repairs in details and have signed off on all repairs. In the case of a pre-existing home, the seller should be able to provide this invoice with the detailed repairs. We urge all of our clients to get invoices from legitimate businesses that have the repairs outlined on the invoice. Clients must realize that re-inspections take up time we could be serving other Clients and thus we have to charge for the time to come back out.

A word about Repair Companies

You should only use reputable, competent and qualified contractors to repair any item on the report that is listed as in need of repair. Some repairs such as the ones to electrical, plumbing or HVAC systems will require a licensed professional. Under no circumstances should an unlicensed professional be used to make repairs in these areas. If the "Specialist" you or the seller chose to make the repairs has to call us to ask how to make a repair or repairs on an item listed in the report, chances are very good they are not qualified to make these repairs, find another professional who is. Any qualified professional will know how to find and make repairs listed in this report. Please feel free to contact me should you have any questions regarding the operation or maintenance of your home.

Enjoy your home!



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.

MR. JOHN FRANCIS CASIMIRO – PROFFESIONAL 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

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. 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.

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