



Your Inspection Report

1715 Nantucket Drive
Houston, TX 77056



PREPARED FOR:
MOHSIN HASSAN

INSPECTION DATE:
Friday, February 1, 2019

PREPARED BY:
Rodrigo Calvillo TREC 22090



MEER Inspections
9419 Shelbourne Meadows Dr
Houston, TX 77095

832-633-9594

www.meerinspections.com
Office@meerinspections.com

The best home inspection experience available.



February 2, 2019

Dear Mohsin Hassan,

RE: Report No. 1156
1715 Nantucket Drive
Houston, TX
77056

Thank you for choosing MEER INSPECTIONS to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you very much for choosing us to perform your home inspection.

Sincerely,

Rodrigo Calvillo TREC 22090
on behalf of
MEER Inspections

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ROOFING

1715 Nantucket Drive, Houston, TX February 1, 2019

Report No. 1156

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

General: • General view of Roof



General view of Roof

Types of Roof Covering: • [Composition shingles](#)

Viewed From: • Window

Limitations

General: • The inspector does not verify the method of roof fastening. It is reasonably determined that by doing so it may cause damage to the roofing shingles.

General: • Leak testing is not performed under the scope of this inspection, it is a visual inspection only.

Roof inspection limited/prevented by: • Power lines were too close to roof's edge.



Power lines

ROOFING

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ROOFING

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INTERIOR

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • From Window.

Not included as part of a building inspection: • Antennas • Not readily accessible interiors of vent systems, flues, and chimneys

Deficiencies/Notes

General

1. • Roof terminates in front of stucco exterior wall.

Location: On Roof

Task: Evaluate and Address as Needed



Roof terminates

SLOPED ROOFING \ Composition shingles

2. **Condition:** • [Leak](#)

Leak observed in furnace vent flashing.

Location: Roof

Task: Evaluate and Address as Needed

ROOFING

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ROOFING

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Leak observed in furnace vent flashing

EXTERIOR

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

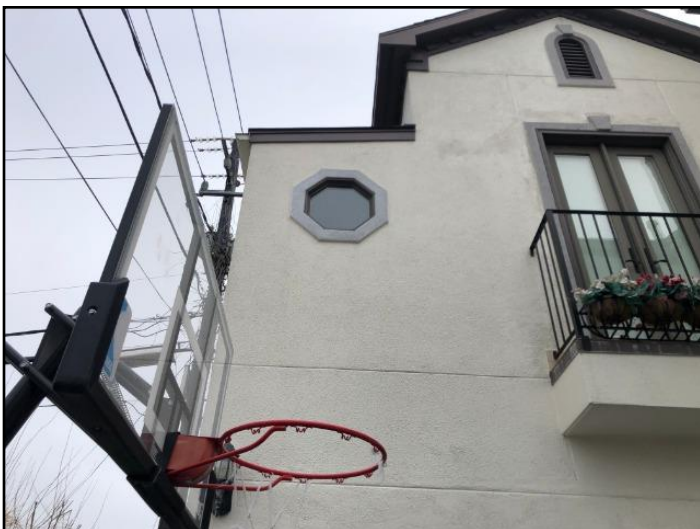
INSULATION

PLUMBING

INTERIOR

Description

General: • General view of Exterior



General view of Exterior



General view of Exterior

Limitations

General: • The inspector does not determine the outlet, effectiveness or condition of any below grade drainage systems.

Inspection limited/prevented by:

• Inaccessible wall

No clearance due to AC units.



Inaccessible wall

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Fences and boundary walls • Outbuildings other than garages and carports

Deficiencies/Notes

ROOF DRAINAGE \ Downspouts

3. Condition: • [Clogged](#)

Location: Exterior

Task: Evaluate and Address as Needed



Clogged

WALLS \ Stucco

4. Condition: • Holes observed. Recommend sealing.

Location: Rear Exterior Wall

Task: Evaluate and Address as Needed



Holes observed

WALLS \ Vent (fan, clothes dryer, etc.)

5. Condition: • Cover damaged

Location: Rear Exterior Wall

Task: Evaluate and Address as Needed

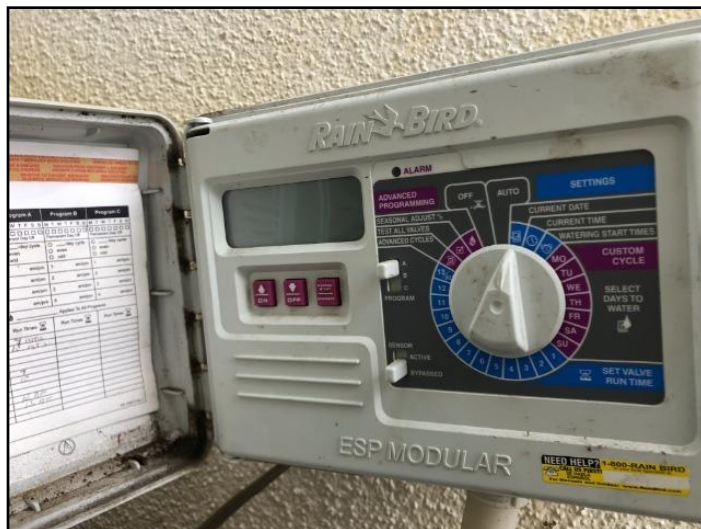


Cover damaged

IRRIGATION / SPRINKLER SYSTEM \ Observations

6. Condition: • Controller was inoperative.

Task: Evaluate and Address as Needed



Controller was inoperative

ROOFING

EXTERIOR

STRUCTURE

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COOLING

INSULATION

PLUMBING

INTERIOR

Description

Type of Foundation(s): • Slab-on-grade

Foundation Performance Opinion: • Satisfactory

Roof Structures and Attics Viewed From: • Roof framing/attic viewed from attic

Limitations

Attic/roof space:

- Entered but access was limited
- No access

Attic space on third floor had no access due to furniture.



No access

Deficiencies/Notes

OPTIONAL \ Structure

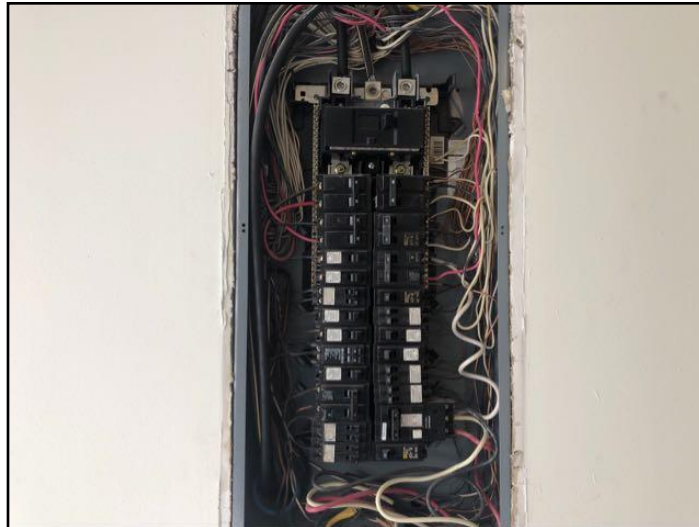
7. Condition: • Some settlement was observed on second floor

Location: Second Floor

Task: Evaluate and Address as Needed

Description

General: • General view of Breaker Panel Box



General view of Breaker Panel Box

Type of Wiring: • Service Wires - Aluminum • Branch Wires- Copper

Service size: • [150 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • [Breakers - garage](#)

Limitations

General: • Landscape lighting not inspected, it is beyond the scope of this inspection.

Inspection limited/prevented by: • Could not test outlet tester would not fit do to cover.



Could not test

Inspection limited/prevented by: • Receptacles not all tested due to furniture location and/or receptacle being used.

Not included as part of a building inspection: • Remote control devices • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Solar, wind, and other renewable energy systems • Amperage, voltage, and impedance measurements

Deficiencies/Notes

General

8. • Due to findings in this report I recommend a Licensed Electrician Further Evaluation.

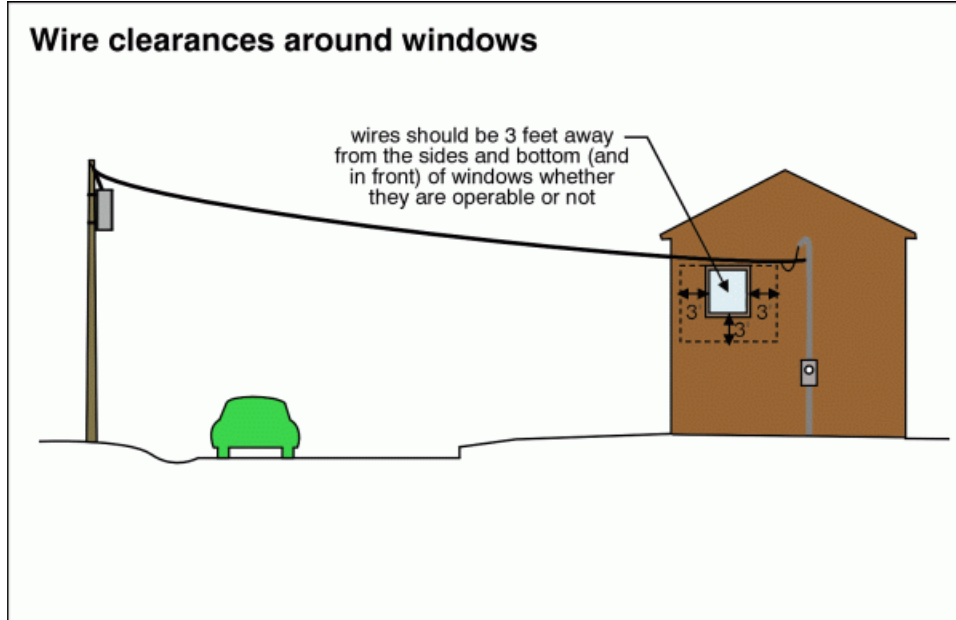
Task: Further Evaluation by a Licensed Electrician is Recommended

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

9. **Condition:** • [Inadequate window or door clearance](#)

Location: Edge Of Roof

Task: (Hazard) Evaluate and Address as Needed





Inadequate window or door clearance



Inadequate window or door clearance

SERVICE BOX, GROUNDING AND PANEL \ Service box

10. Condition: • [Not well secured](#)

Location: Exterior Wall

Task: Evaluate and Address as Needed



Not well secured

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

11. Condition: • Arc Fault Circuit Interrupters (AFCI) safety devices are not installed for all of the living and bedroom areas. The National Electric Code made this protection a requirement for homes built after 2008. The Texas Real Estate Commission requires inspectors regardless of the home's age to mark as "deficient" where any (AFCI) protection is not installed in these areas.

Location: Breaker Panel

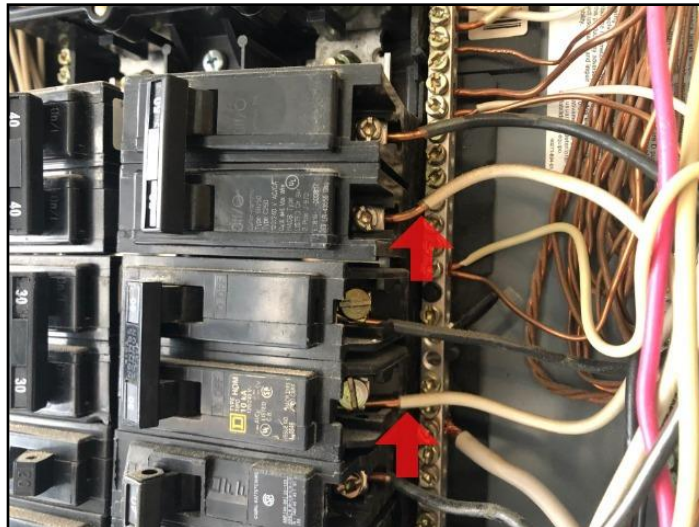
Task: Evaluate and Address as Needed

12. Condition: • White wires connected to breakers. These wires should be identified as hot by red or black electrical

tape.

Location: Breaker Panel

Task: Evaluate and Address as Needed

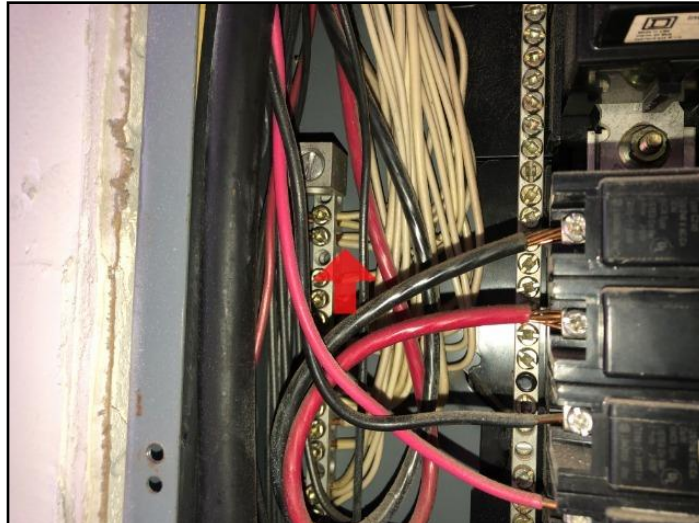


White wires connected to breakers. These...

13. Condition: • [Double taps](#)

Location: Breaker Panel

Task: Evaluate and Address as Needed



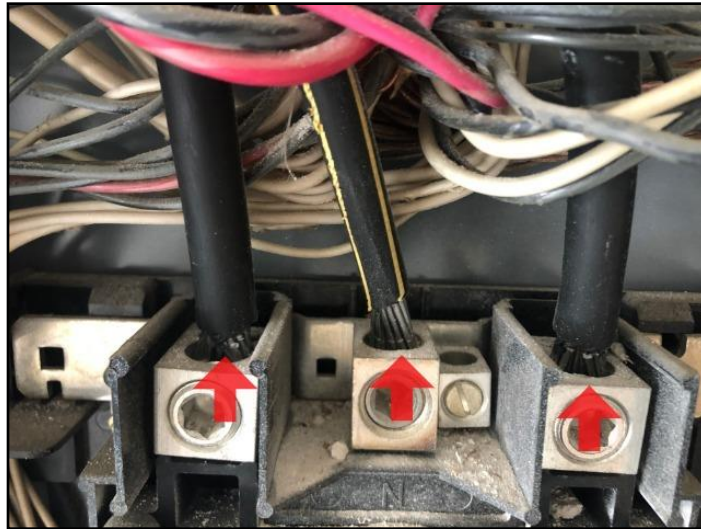
Double taps

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

14. Condition: • [Anti-oxidant missing on aluminum wire](#)

Location: Breaker Panel

Task: Evaluate and Address as Needed



Anti-oxidant missing on aluminum wire

DISTRIBUTION SYSTEM \ Outlets (receptacles)

15. Condition: • Lights on receptacle tester flicker when moved around and GFCI does not respond every time when pressed. Also lights in first floor flicker when testing this outlet.

Location: Master Bathroom

Task: Further Evaluation by a Licensed Electrician is Recommended



Lights on receptacle tester flicker

16. Condition: • [Inoperative](#)

Location: Kitchen Island



Inoperative

17. Condition: • [Loose](#)

Location: Master Closet

Task: Evaluate and Address as Needed

DISTRIBUTION SYSTEM \ Switches

18. Condition: • [Inoperative](#)

Switch for fireplace is inoperative. You must turn off and on from switch in fireplace cabinet.

Location: Living Room

Task: Evaluate and Address as Needed



Inoperative

DISTRIBUTION SYSTEM \ Cover plates

19. Condition: • For outlet (receptacle) is damaged

Location: Living Room

Task: Evaluate and Address as Needed



For outlet (receptacle) is damaged

20. Condition: • For junction box is missing

Location: Garage

Task: Evaluate and Address as Needed



For junction box is missing

DISTRIBUTION SYSTEM \ Lights

21. Condition: • [Inoperative](#)

Replacing bulbs is recommended to make sure fixture is fully operative.

Location: Multiple

Task: Evaluate and Address as Needed

ELECTRICAL

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

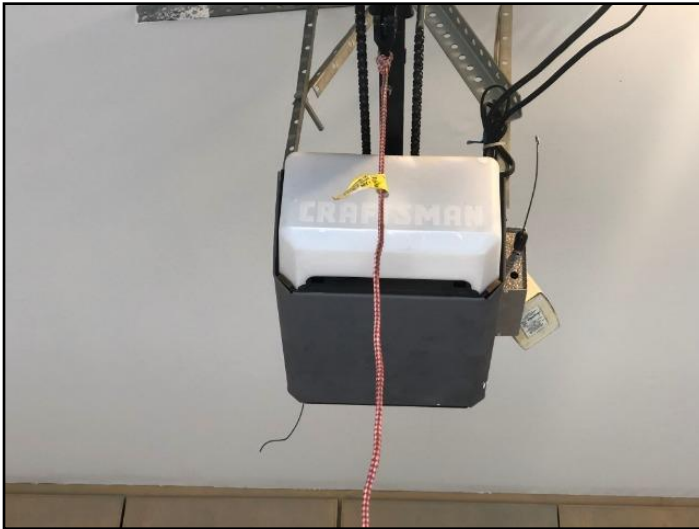
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



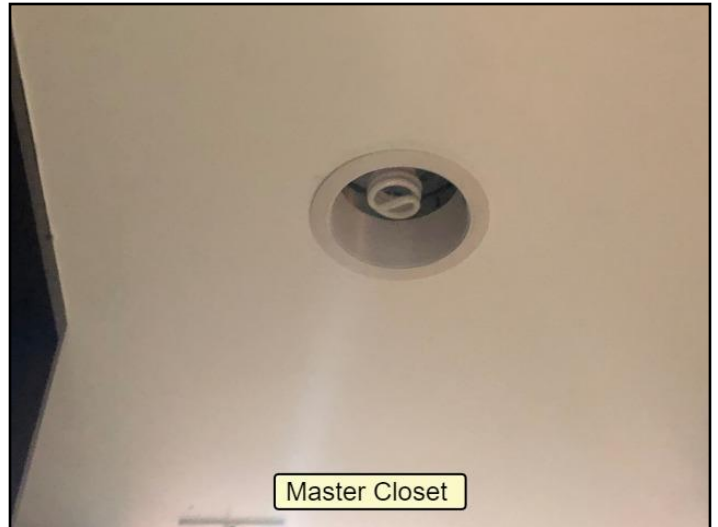
Inoperative



Inoperative



Inoperative



Inoperative

Description

General: • General view of Furnace



General view of Furnace

General: • General view of Furnace Supply



General view of Furnace Supply



General view of Furnace Supply

HEATING

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

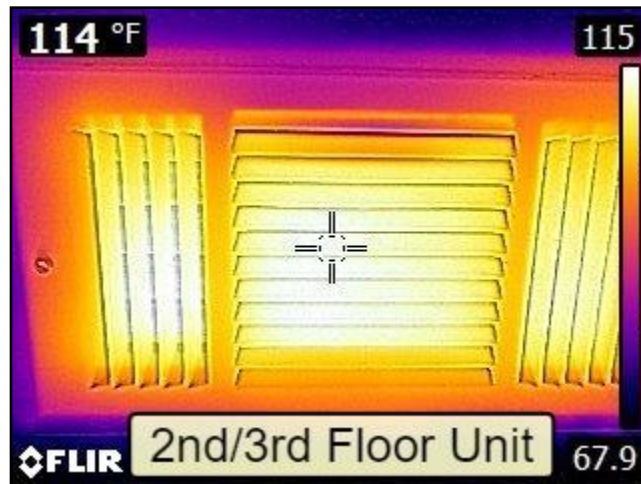
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



General view of Furnace Supply

General: • At the time of inspection both furnaces were functioning as intended.

Type of Systems: • [Furnace](#)

Energy Sources: • [Gas](#)

Limitations

General: • The inspector does not inspect the interiors of the ductwork, this requires partially disassembling the system and is beyond the scope of this inspection.

Heat exchanger: • Furnace covers are not removed for internal inspection beyond the scope of this inspection.

Heat exchanger: • Not accessible

Deficiencies/Notes

GAS FURNACE \ Gas piping

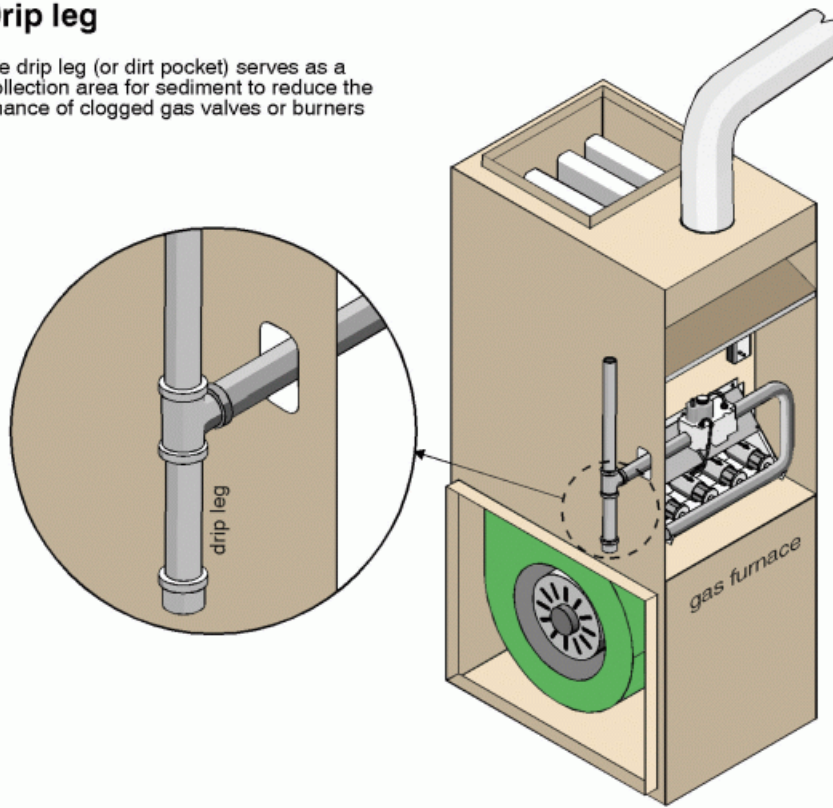
22. Condition: • [No drip leg \(sediment trap, dirt pocket\)](#)

Location: Attic

Task: Evaluate and Address as Needed

Drip leg

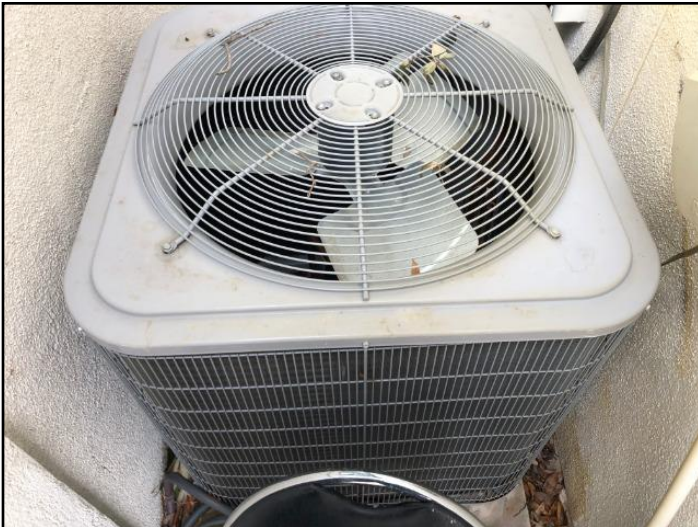
the drip leg (or dirt pocket) serves as a collection area for sediment to reduce the chance of clogged gas valves or burners



No drip leg (sediment trap, dirt pocket)

Description

General: • General view of AC unit



General view of AC unit



General view of AC unit

General: • At time of inspection both AC units were functioning as intended.

Type of Systems: • Central air

Supply temperature:

• 45°



1st Floor

• 45°

COOLING & HEAT PUMP

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

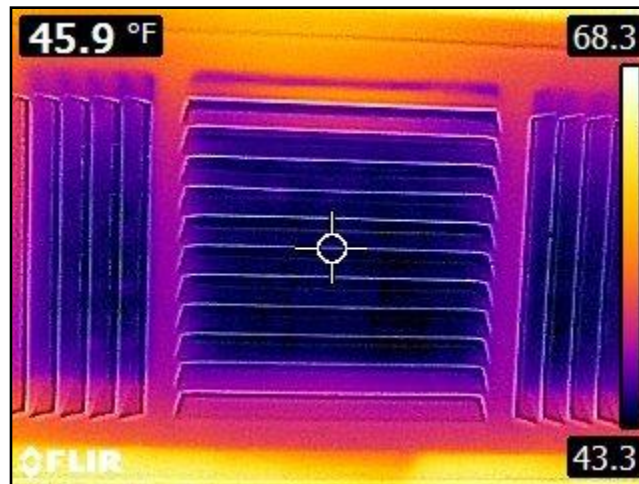
HEATING

COOLING

INSULATION

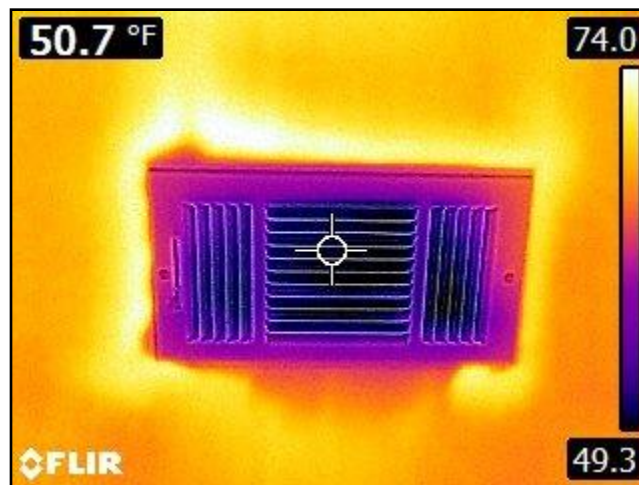
PLUMBING

INTERIOR



3rd Floor

•50°



2nd Floor

Deficiencies/Notes

AIR CONDITIONING \ General

23. Condition: • Service air conditioner

One of the units appears to be an original unit, Service (scheduled maintenance) is recommended.

Location: AC Unit

Task: Further Evaluation by an HVAC Company is Recommended



Service air conditioner

AIR CONDITIONING \ Condensate system

24. Condition: • [Rust or holes in pan](#)

Rust on pan observed.

Location: Attic

Task: Evaluate and Address as Needed



Rust or holes in pan

INSULATION AND VENTILATION

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Description

Attic/roof insulation material: • [Glass fiber](#)

Limitations

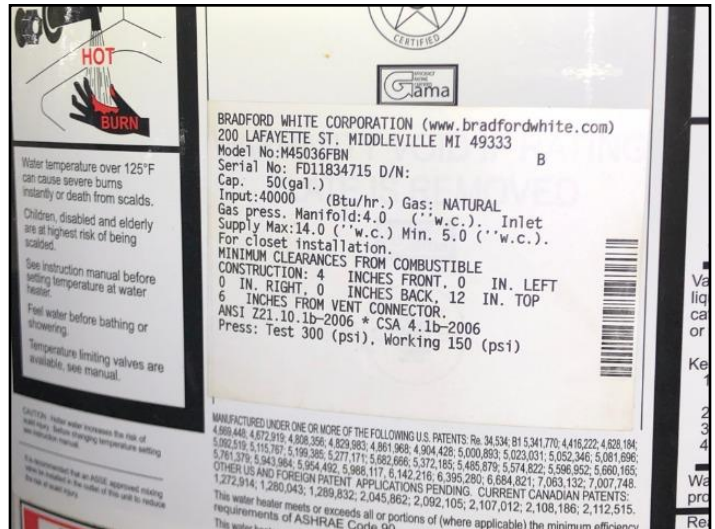
Attic inspection performed: • By entering attic, but access was limited

Description

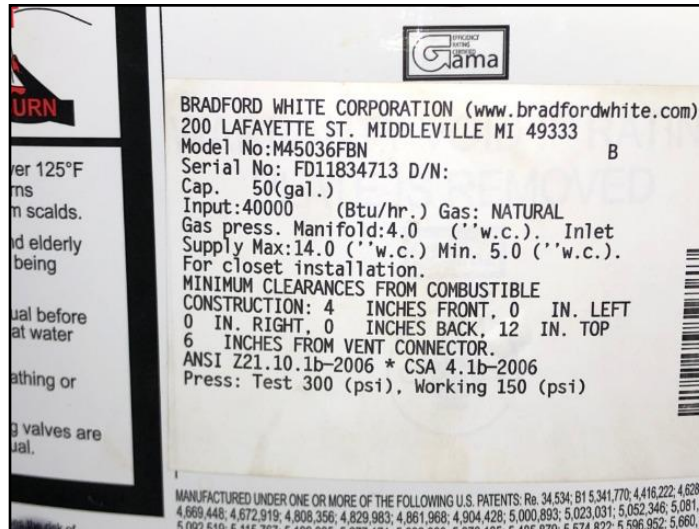
General: • General view of Water Heater System



General view of Water Heater System



General view of Water Heater System



General view of Water Heater System

General: • At the time of inspection both water heaters were functioning as intended.

General: • General view of Water Supply Temperature.



General view of Water Supply Temperature.

- Location of water meter:** • Front near street
- Location of Main water supply valve:** • Not determined.
- Static water pressure reading:** • 50-55psi
- Water Heating Energy Source:** • [Gas](#)
- Water Heating Capacity:** • [50 gallons](#)
- Swimming Pools Type of Construction:** • Not Present
- Private Water Wells Type of Pump:** • Not Present
- Private Water Wells Type of Storage Equipment:** • Not Present
- Private Sewage Disposal Type of System:** • Not Present
- Private Sewage Disposal Location of Drain Field:** • Not Present
- Water supply source:** • Public

Limitations

- Items excluded from a building inspection:** • Heating of water in Hot Tub is not in scope of this inspection.
- Items excluded from a building inspection:** • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Deficiencies/Notes

OPTIONAL \ Plumbing
25. Condition: • Other
 Water fall system is operative
Task: Evaluate and Address as Needed



Other

WATER HEATER - GAS BURNER AND VENTING \ Gas piping

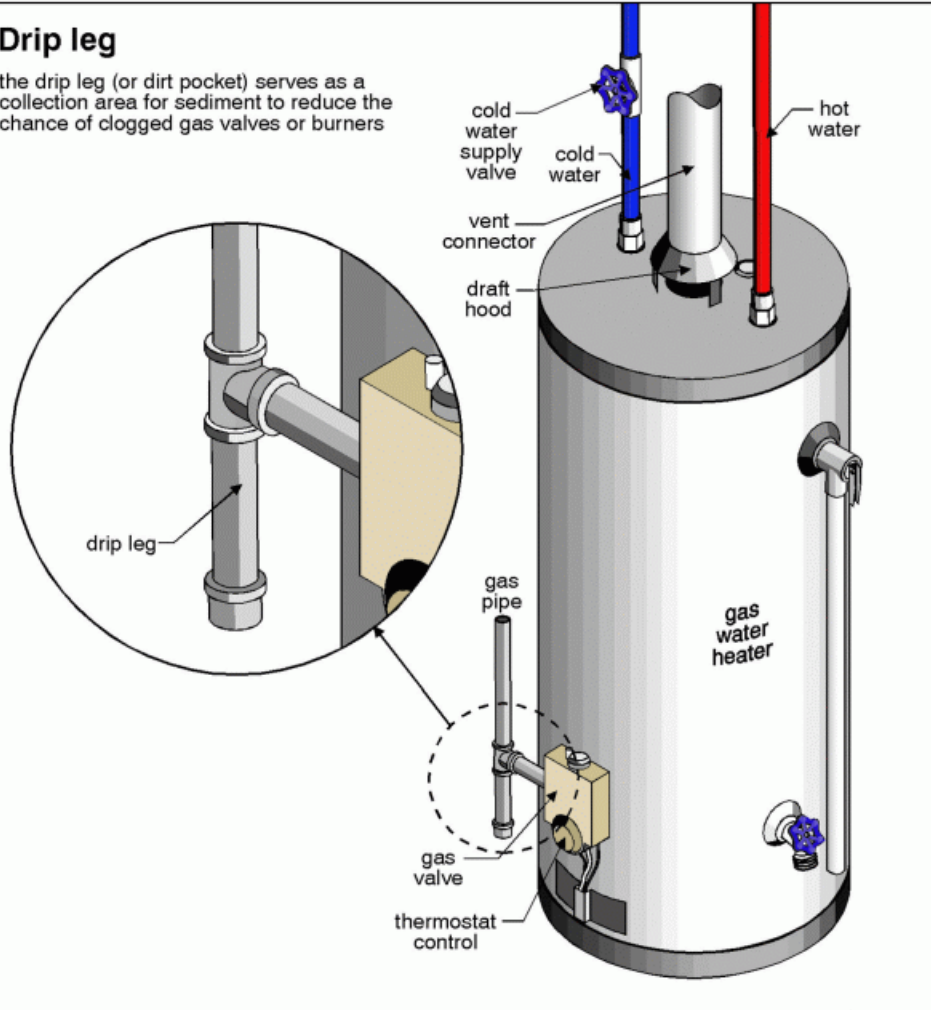
26. Condition: • [No drip leg \(sediment trap/dirt pocket\)](#)

Location: Attic

Task: Evaluate and Address as Needed

Drip leg

the drip leg (or dirt pocket) serves as a collection area for sediment to reduce the chance of clogged gas valves or burners



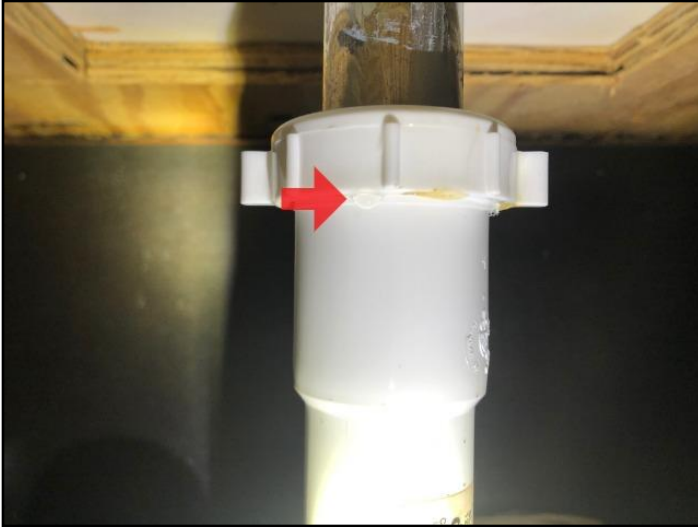
No drip leg (sediment trap/dirt pocket)

WASTE PLUMBING \ Drain piping - performance

27. Condition: • [Leak](#)

Location: First Floor Half Bathroom

Task: Evaluate and Address as Needed



Leak



Leak

FIXTURES AND FAUCETS \ Faucet

28. Condition: • [Drip, leak](#)

Location: Multiple

Task: Evaluate and Address as Needed



Drip, leak



Drip, leak

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

29. Condition: • [Slow drains](#)

Location: Master Bathroom Left Sink and 3rd Floor Bathroom

Task: Evaluate and Address as Needed



Slow drains



Slow drains

FIXTURES AND FAUCETS \ Bathtub

30. Condition: • Water from bathtub fixture directly falls on overflow and I could not verify if leakage is present.

Location: Master Bathroom

Task: Evaluate and Address as Needed



Falls on overflow

FIXTURES AND FAUCETS \ Shower stall

31. Condition: • [Leak](#)

Leaking out of enclosure at the bottom.

Location: Third Floor Secondary Bedroom

Task: Evaluate and Address as Needed



Leak

32. Condition: • [Caulking loose, missing or deteriorated](#)

Location: Multiple

Task: Evaluate and Address as Needed



Caulking loose, missing or deteriorated

FIXTURES AND FAUCETS \ Shower stall enclosure

33. Condition: • Gap around faucet fixture observed. Fixtures in shower/bath enclosures should be caulked.

Location: Second Floor Secondary Bathroom

Task: Evaluate and Address as Needed



Gap around faucet fixture observed

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment)

34. Condition: • Control for whirlpool bath is not functioning as intended, display does not work. Difficult to operate.

Location: Master Bathroom

Task: Evaluate and Address as Needed



Control for whirlpool is not functioning

35. Condition: • No GFCI (Ground Fault Circuit Interrupter)

No GFCI was found for Whirlpool bath.

Location: Master Bathroom

Task: (Hazard) Evaluate and Address as Needed



No GFCI (Ground Fault Circuit Interrupter)

FIXTURES AND FAUCETS \ Toilet

36. Condition: • [Broken or cracked tank lids, bowls or seats](#)

Location: Third Floor Secondary Bedroom

Task: Evaluate and Address as Needed



Broken or cracked tank lids, bowls or seats

37. Condition: • [Shutoff valve missing or inoperative](#)

Could not turn water supply to toilet open handle is loose.

Location: First Floor Half Bathroom

Task: Evaluate and Address as Needed



Shutoff valve missing or inoperative

POOL / SPA / HOT TUB \ General

38. Condition: • Hot tub Jets 1&2, Blower, Lights functioned as intended.



Functioned as intended

39. Condition: • No quick disconnect to hot tub.

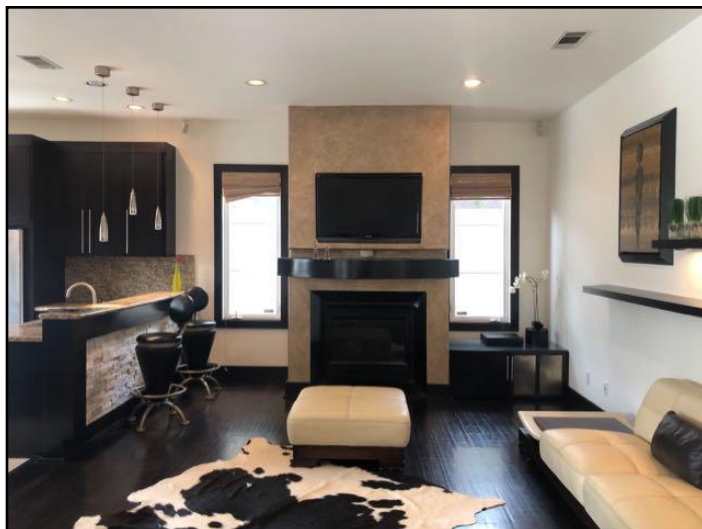
Task: Evaluate and Address as Needed

Description

General: • General view of Interior



General view of Interior



General view of Interior

General: • Oven: Inspected

General: • Range: Inspected

General: • Microwave: Inspected

General: • Dishwasher: Inspected

General: • Waste Disposal: Inspected

Limitations

Not included as part of a building inspection: • Security systems and intercoms

Appliances: • Washer and Dryer are not in the scope of this inspection. • Refrigerator is not in the scope of this inspection.

Deficiencies/Notes

WALLS \ General

40. Condition: • Typical flaws

Location: Garage

Task: Evaluate and Address as Needed



Typical flaws

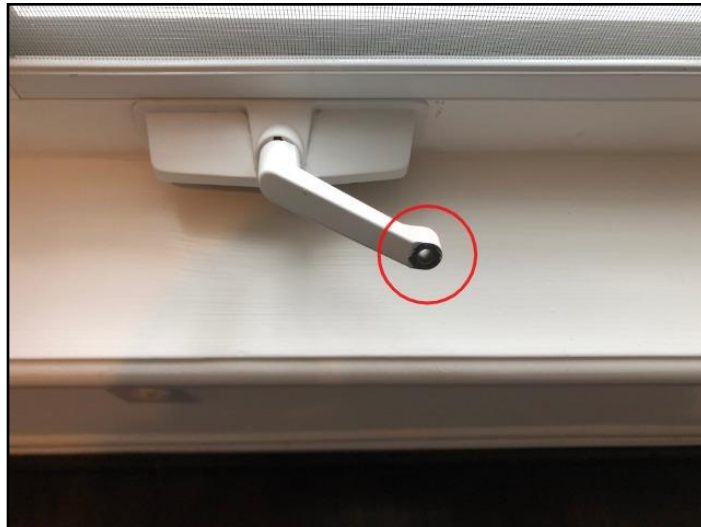
WINDOWS \ Hardware

41. Condition: • [Missing](#)

Missing knob observed.

Location: Multiple

Task: Evaluate and Address as Needed



Missing

DOORS \ Doors and frames

42. Condition: • [Stiff](#)

Door rubs on floor.

Location: Master Bedroom, 2nd floor Middle Bedroom

Task: Evaluate and Address as Needed

INTERIOR

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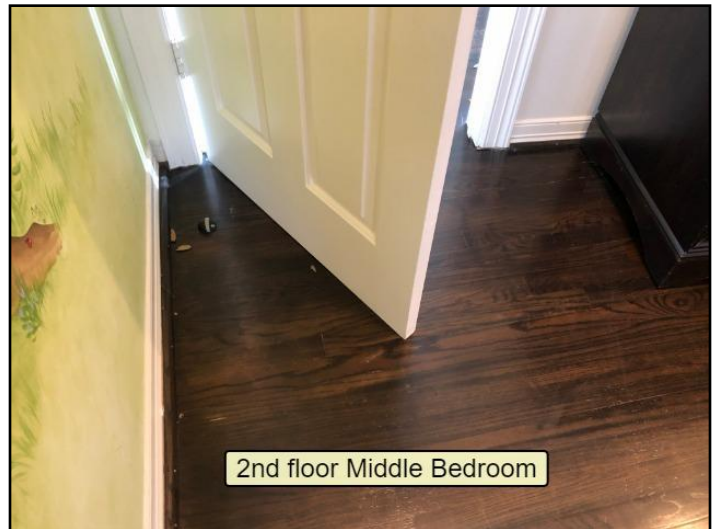
INSULATION

PLUMBING

INTERIOR



Stiff



Stiff

43. Condition: • [Stiff](#)

Location: Front Second Floor Secondary Bedroom

Task: Evaluate and Address as Needed



Stiff

DOORS \ Hardware

44. Condition: • Lock mechanism faulty

Does not line up.

Location: Master Bathroom

Task: Evaluate and Address as Needed



Lock mechanism faulty

DOORS \ Interior trim

45. Condition: • [Doorstops missing or ineffective](#)

Location: Multiple

Task: Evaluate and Address as Needed



Doorstops missing or ineffective

CARPENTRY \ Cabinets

46. Condition: • Drawer does not fully open.

Due to dishwasher.

Location: Kitchen

Task: Evaluate and Address as Needed



Drawer does not fully open.

47. Condition: • Note: Evidence of prior water contact.

Location: Utility Room

Task: Evaluate and Address as Needed



Note: Evidence of prior water contact.

48. Condition: • [Stiff or inoperative drawers](#)

Stiff drawers observed

Location: Kitchen

Task: Evaluate and Address as Needed

INTERIOR

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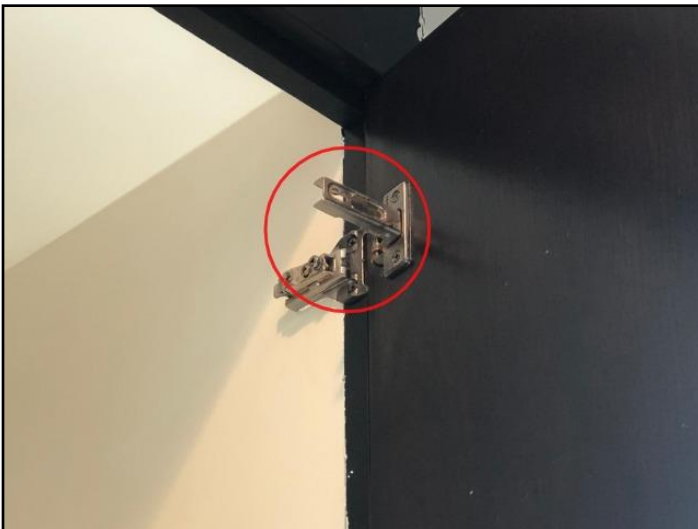


Stiff or inoperative drawers

49. Condition: • [Pieces missing or loose](#)

Location: Kitchen Next To Sliding Door Top Cabinet ans Utility Room

Task: Evaluate and Address as Needed



Pieces missing or loose



Pieces missing or loose

50. Condition: • [Water damage](#)

Location: Kitchen

Task: Evaluate and Address as Needed



Water damage

GARAGE \ Floor

51. Condition: • [Cracked](#)

Hairline cracks observed in garage floor. Typically from normal settling.

Location: Garage

Task: Evaluate and Address as Needed



Cracked

END OF REPORT

PROPERTY INSPECTION REPORT

Prepared For: Mohsin Hassan
(Name of Client)

Concerning: 1715 Nantucket Drive, Houston, TX
(Address or Other Identification of Inspected Property)

By: Rodrigo Calvillo TREC 22090 Fri, Feb 01, 2019
(Name and License Number of Inspector) (Date)

TREC # 22090
(Name, License Number of Sponsoring Inspector)

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;
- lack of electrical bonding and grounding; and
- lack of bonding on 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 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab-on-grade

Foundation Performance Opinion: Satisfactory

Comments:

B. Grading and Drainage

Comments:

Downspouts: **Clogged** Location(s): **Exterior**

C. Roof Covering Materials

Types of Roof Covering: Composition shingles

Viewed From: Window

Comments:

Composition shingles: **Leak** Notes: **Leak observed in furnace vent flashing.**

Location(s): **Roof**

D. Roof Structures and Attics

Viewed From: Roof framing/attic viewed from attic

Approximate Average Depth of Insulation:

Comments:

E. Walls (Interior and Exterior)

Comments:

General: **Typical flaws** Location(s): **Garage**

Cabinets: **Stiff or inoperative drawers** Notes: **Stiff drawers observed**

Location(s): **Kitchen**

Cabinets: **Pieces missing or loose**

Location(s): **Kitchen Next To Sliding Door Top Cabinet ans Utility Room**

Cabinets: **Water damage** Location(s): **Kitchen**

Cabinets: **Drawer does not fully open.** Notes: **Due to dishwasher.** Location(s): **Kitchen**

Cabinets: **Note: Evidence of prior water contact.** Location(s): **Utility Room**

F. Ceilings and Floors

Comments:

Floor: **Cracked** Notes: **Hairline cracks observed in garage floor. Typically from**

normal settling. Location(s): **Garage**

G. Doors (Interior and Exterior)

Comments:

Doors and frames: **Stiff** Notes: **Door rubs on floor.**

Location(s): **Master Bedroom, 2nd floor Middle Bedroom**

Doors and frames: **Stiff** Location(s): **Front Second Floor Secondary Bedroom**

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Interior trim: Doorstops missing or ineffective Location(s): Multiple
Hardware: Lock mechanism faulty Notes: Does not line up.
Location(s): Master Bathroom

H. Windows

Comments:

Hardware: Missing Notes: Missing knob observed. Location(s): Multiple

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Service drop: Inadequate window or door clearance Location(s): Edge Of Roof

Service box: Not well secured Location(s): Exterior Wall

Panel wires: Anti-oxidant missing on aluminum wire Location(s): Breaker Panel

Distribution panel: Double taps Location(s): Breaker Panel

Distribution panel: Arc Fault Circuit Interrupters (AFCI) safety devices are not installed for all of the living and bedroom areas. The National Electric Code made this protection a requirement for homes built after 2008. The Texas Real Estate Commission requires inspectors regardless of the home's age to mark as "deficient" where any (AFCI) protection is not installed in these areas.

Location(s): Breaker Panel

Distribution panel: White wires connected to breakers. These wires should be identified as hot by red or black electrical tape. Location(s): Breaker Panel

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Service Wires - Aluminum, Branch Wires- Copper

Comments:

Outlets (receptacles): Inoperative Location(s): Kitchen Island

Lights: Inoperative Notes: Replacing bulbs is recommended to make sure fixture is fully operative. Location(s): Multiple

Outlets (receptacles): Loose Location(s): Master Closet

Switches: Inoperative Notes: Switch for fireplace is inoperative. You must turn off

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and on from switch in fireplace cabinet. *Location(s): Living Room*
Cover plates: **For outlet (receptacle) is damaged** *Location(s): Living Room*
Cover plates: **For junction box is missing** *Location(s): Garage*
Outlets (receptacles): **Lights on receptacle tester flicker when moved around and GFCI does not respond every time when pressed. Also lights in fist floor flicker when testing this outlet.** *Location(s): Master Bathroom*

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Furnace
Energy Sources: Gas
Comments:
Gas piping: No drip leg (sediment trap, dirt pocket) *Location(s): Attic*

B. Cooling Equipment

Type of Systems: Central air
Comments:
General: Service air conditioner *Notes: One of the units appears to be an original unit, Service (scheduled maintenance) is recommended.* *Location(s): AC Unit*
Condensate system: Rust or holes in pan *Notes: Rust on pan observed.*
Location(s): Attic

C. Duct Systems, Chases, and Vents

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front near street
Location of main water supply valve: Not determined.
Static water pressure reading: 50-55psi
Comments:
Shower stall: Leak *Notes: Leaking out of enclosure at the bottom.*
Location(s): Third Floor Secondary Bedroom
Shower stall: Caulking loose, missing or deteriorated *Location(s): Multiple*
Faucet: Drip, leak *Location(s): Multiple*
Basin, sink and laundry tub: Slow drains
Location(s): Master Bathroom Left Sink and 3rd Floor Bathroom
Toilet: Broken or cracked tank lids, bowls or seats
Location(s): Third Floor Secondary Bedroom
Toilet: Shutoff valve missing or inoperative *Notes: Could not turn water supply to toilet open handle is loose.* *Location(s): First Floor Half Bathroom*
Bathtub: Water from bathtub fixture directly falls on overflow and I could not verify if leakage is present. *Location(s): Master Bathroom*
Shower stall enclosure: Gap around faucet fixture observed. Fixtures in shower/bath

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enclosures should be caulked. *Location(s):* **Second Floor Secondary Bathroom**

B. Drains, Wastes, and Vents

Comments:

Drain piping - performance: **Leak** *Location(s):* **First Floor Half Bathroom**

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50 gallons

Comments:

Gas piping: **No drip leg (sediment trap/dirt pocket)** *Location(s):* **Attic**

D. Hydro-Massage Therapy Equipment

Comments:

Whirlpool bath (Hydro-Massage Therapy Equipment): **No GFCI (Ground Fault Circuit Interrupter)** *Notes:* **No GFCI was found for Whirlpool bath.**

Location(s): **Master Bathroom**

Whirlpool bath (Hydro-Massage Therapy Equipment): **Control for whirlpool bath is not functioning as intended, display does not work. Difficult to operate.**

Location(s): **Master Bathroom**

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

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Comments:

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Observations: **Controller was inoperative.**

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

Type of Construction: Not Present

Comments:

General: **Hot tub Jets 1&2, Blower, Lights functioned as intended.**

General: **No quick disconnect to hot tub.**

C. Outbuildings

Comments:

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

Type of Pump: Not Present

Type of Storage Equipment: Not Present

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System: Not Present

Location of Drain Field: Not Present

Comments:

F. Other

Comments:

Plumbing: **Other Notes: Water fall system is operative**

Structure: **Some settlement was observed on second floor Location(s): Second Floor**

LIMITATIONS

Roofing

- General: **The inspector does not verify the method of roof fastening. It is reasonably determined that by doing so it may cause damage to the roofing shingles.**
- General: **Leak testing is not performed under the scope of this inspection, it is a visual inspection only.**

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- Roof inspection limited/prevented by: **Power lines were too close to roofs edge.**
- Roof inspection limited/prevented by: **Lack of access (too high/steep)**
- Inspection performed: **From Window.**
- Not included as part of a building inspection: **Antennas**
- Not included as part of a building inspection: **Not readily accessible interiors of vent systems, flues, and chimneys**

Exterior

- General: **The inspector does not determine the outlet, effectiveness or condition of any below grade drainage systems.**
- Inspection limited/prevented by: **Inaccessible wall** *No clearance due to AC units.*
- Not included as part of a building inspection: **Underground components (e.g., oil tanks, septic fields, underground drainage systems)**
- Not included as part of a building inspection: **Fences and boundary walls**
- Not included as part of a building inspection: **Outbuildings other than garages and carports**

Structure

- Attic/roof space: **Entered but access was limited**
- Attic/roof space: **No access** *Attic space on third floor had no access due to furniture.*

Electrical

- General: **Landscape lighting not inspected, it is beyond the scope of this inspection.**
- Inspection limited/prevented by: **Could not test outlet tester would not fit do to cover.**
- Inspection limited/prevented by: **Receptacles not all tested due to furniture location and/or receptacle being used.**
- Not included as part of a building inspection: **Remote control devices**
- Not included as part of a building inspection: **Low voltage wiring systems and components**
- Not included as part of a building inspection: **Testing of smoke and/or carbon monoxide alarms**
- Not included as part of a building inspection: **Solar, wind, and other renewable energy systems**
- Not included as part of a building inspection: **Amperage, voltage, and impedance measurements**

Heating

- General: **The inspector does not inspect the interiors of the ductwork, this requires partially disassembling the system and is beyond the scope of this inspection.**
- Heat exchanger: **Furnace covers are not removed for internal inspection beyond the scope of this inspection.**
- Heat exchanger: **Not accessible**

Insulation and Ventilation

- Attic inspection performed: **By entering attic, but access was limited**

Plumbing

- Items excluded from a building inspection: **Heating of water in Hot Tub is not in scope of this inspection.**
- Items excluded from a building inspection: **Tub/sink overflows**
- Items excluded from a building inspection: **Water treatment equipment**
- Items excluded from a building inspection: **Water heater relief valves are not tested**

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- Items excluded from a building inspection: **The performance of floor drains or clothes washing machine drains**

Interior

- Not included as part of a building inspection: **Security systems and intercoms**
- Appliances: **Washer and Dryer are not in the scope of this inspection.**
- Appliances: **Refrigerator is not in the scope of this inspection.**

END OF TREC REPORT