



Inspection Report

Katerine Jankovic

Property Address:
1415 Ruthven
Houston TX 77019



Spot On Inspection, PLLC

**Patrick Miceli TREC #22417
11807 Westheimer Road 550-#615
Houston, Texas 77077
281-845-9505**

PROPERTY INSPECTION REPORT

Prepared For: Katerine Jankovic

(Name of Client)

Concerning: 1415 Ruthven, Houston, TX 77019

(Address or Other Identification of Inspected Property)

By: Patrick Miceli TREC #22417 / Spot On Inspection, PLLC

11-Aug-17

(Name and License Number of Inspector)

(Date)

(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 standard 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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

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.

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:

In Attendance:

Buyer

Type of building:

Single Family (1 story), Single Family (2 story)

Year Built:

2007

Home Faces:

North

Temperature:

Over 65 (F) = 18 (C)

Weather:

Few Clouds, Calm

Surface grade condition:

Masonry/Concrete

Referral: Previous Customer: Katerine Jankovic (KaterineJankovic284)

Year Built: 2007

Square Footage: 1360

Rooms:

Property is Occupied

Utilities On: Water, Electricity, Gas

People Present at Inspection: Buyer

General Summary



Spot On Inspection, PLLC

**11807 Westheimer Road 550-#615
Houston, Texas 77077
281-845-9505**

Customer
Katerine Jankovic

Address
1415 Ruthven
Houston TX 77019

I. Structural Systems

A. Foundations

Inspected

In the opinion of this inspector, the foundation is adequately performing its intended function at this time. It is recommended that the foundation be monitored over time to determine any adverse trends not detectable via one time examination.

B. Grading and Drainage

Deficient

- (1) On the west side of the house there is an area where water accumulates. This area should be monitored. Any water standing more than 48 hours indicates the need for subterranean drainage in this area.
- (2) Gutter discharge pipe is disconnected.

E. Walls (Interior and Exterior)

Deficient

- (1) The plug receptacle outlet has no wall cover plate in the ground floor kitchen. A qualified contractor should be consulted for correction.
- (2) Unsealed penetration in the wall cladding in the garage. A qualified contractor should be consulted for correction.
- (3) Upstairs hallway closet missing baseboard trim. A qualified contractor should be consulted for correction.
- (4) Wall of master bedroom obstructed by personal belongings.

G. Doors (Interior and Exterior)

Deficient

- (1) Exterior door finish is deteriorated. This may lead to moisture intrusion and damage to the door. A qualified contractor should be consulted for correction.
- (2) The master bedroom door closes on its own. A qualified contractor should be consulted for correction.
- (3) Upstairs southwest bedroom closet doors are missing strike plate at the top. A qualified contractor should be consulted for correction.

H. Windows

Deficient

- (1) Windows on either side of the front entrance are missing insect screens.
- (2) Multiple windows are missing insect screens.

I. Stairways (Interior and Exterior)

Deficient

Six riser stairway in living room does not have a standard handrail. This is a safety concern. A qualified contractor should be consulted for correction.

II. Electrical Systems

A. Service Entrance and Panels

Deficient

- (1) The electrical service/distribution panel dead front is missing screw(s) and is unsecured. This is a safety issue. A qualified electrician should be consulted for correction.

IV. Plumbing System

C. Water Heating Equipment

Deficient

- (1) Water heater has no drain pan. Any water heater located where damage to the structure may occur in the event of a leak should have a drain pan present installed in a manner that conveys the leaking water outside of the structure or to an area where damage to the structure will not occur. A qualified plumber should be consulted for correction.

V. Appliances

A. Dishwasher

Deficient

- (1) Dishwasher control buttons are damaged. A qualified contractor should be consulted for correction.

G. Garage Door Operator(s)

Deficient

- (1) Manual locks for garage doors are not disabled or removed with garage door operator installed. Engaged manual locks may cause damage to the garage door and/or personal property if the operator is engaged.
- (2) The garage door(s) will not reverse when met with resistance. See attached PDF for additional information. A qualified contractor should be consulted for correction.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Patrick Miceli

Date: 11-Aug-17	Time: 11:00 AM	Report ID: 20170811-1415-Ruthven
Property: 1415 Ruthven Houston TX 77019	Customer: Katerine Jankovic	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Buyer

Type of building:

Single Family (1 story), Single Family (2 story)

Year Built:

2007

Home Faces:

North

Temperature:

Over 65 (F) = 18 (C)

Weather:

Few Clouds, Calm

Surface grade condition:

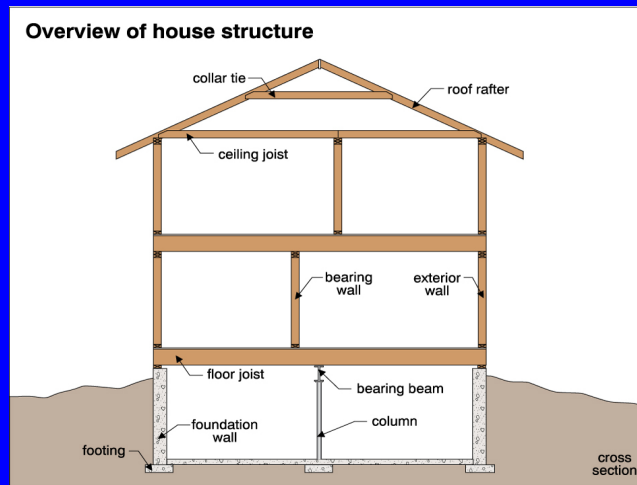
Masonry/Concrete

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

I NI NP D

I. Structural Systems

Home Structure Overview



A. Foundations

Foundation Material: Poured concrete

Foundation Type: Slab on Grade

Crawlspace Access: Slab on Grade- No Crawlspace present

Rain Gutters: Full gutters

Prior roof repairs evident?: No.

Restrictions to roof access: Roof greater than one story above ground level.

Flatwork present: Driveway

Comments:

In the opinion of this inspector, the foundation is adequately performing its intended function at this time. It is recommended that the foundation be monitored over time to determine any adverse trends not detectable via one time examination.

B. Grading and Drainage

Comments:



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I NI NP D

(1) On the west side of the house there is an area where water accumulates. This area should be monitored. Any water standing more than 48 hours indicates the need for subterranean drainage in this area.



(2) Gutter discharge pipe is disconnected.

C. **Roof Covering Materials**

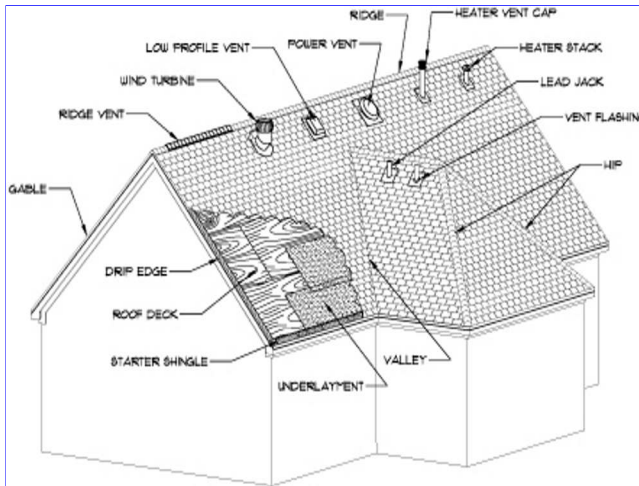
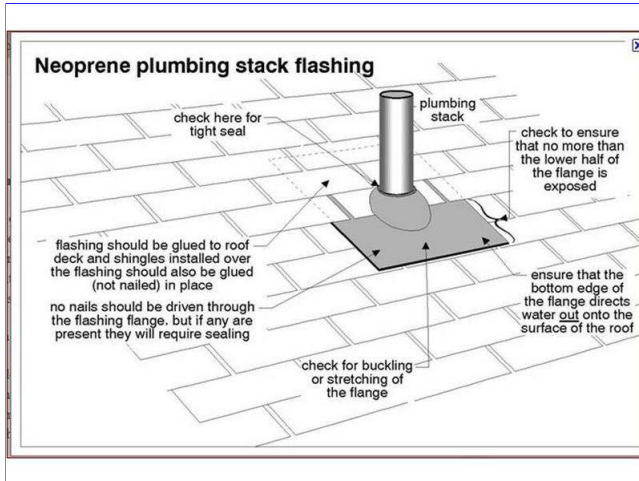
Roof Covering: Architectural

Roof covering inspection vantage point.: Remotely Piloted Vehicle mounted camera

Comments:

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

I NI NP D



Roof penetrations are the first point of failure in any roof system and should be inspected regularly. This is for information only.

D. **Roof Structures and Attics**

Attic inspection vantage point: From entry. Not all areas are visible from this vantage point.

Attic Access information: Pull down ladder

Average Insulation Depth (Estimated): 8 inches

Comments:

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I NI NP D



Insulation depth gauge. For information only.

E. Walls (Interior and Exterior)

Siding Material: Cement-Fiber

Comments:



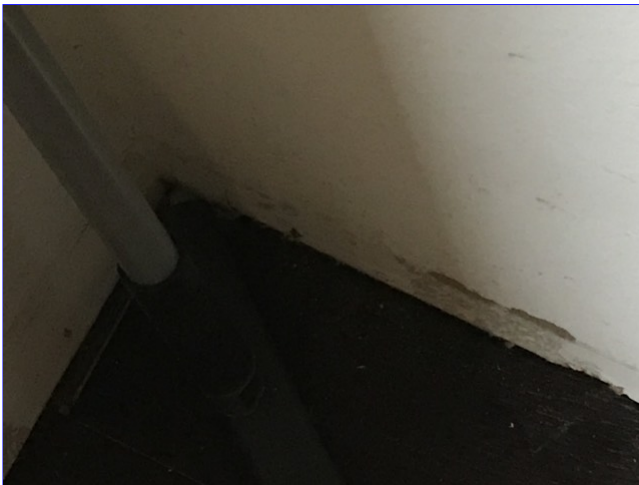
(1) The plug receptacle outlet has no wall cover plate in the ground floor kitchen. A qualified contractor should be consulted for correction.

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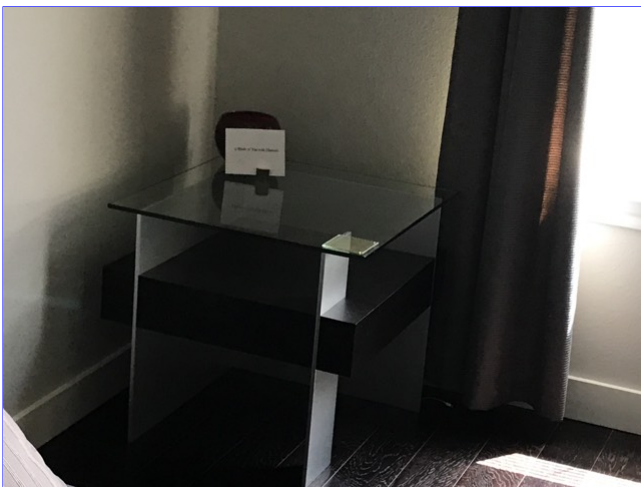
(2) Unsealed penetration in the wall cladding in the garage. A qualified contractor should be consulted for correction.



(3) Upstairs hallway closet missing baseboard trim. A qualified contractor should be consulted for correction.

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

I NI NP D



(4) Wall of master bedroom obstructed by personal belongings.

F. Ceilings and Floors

[Comments:](#)

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I	NI	NP	D
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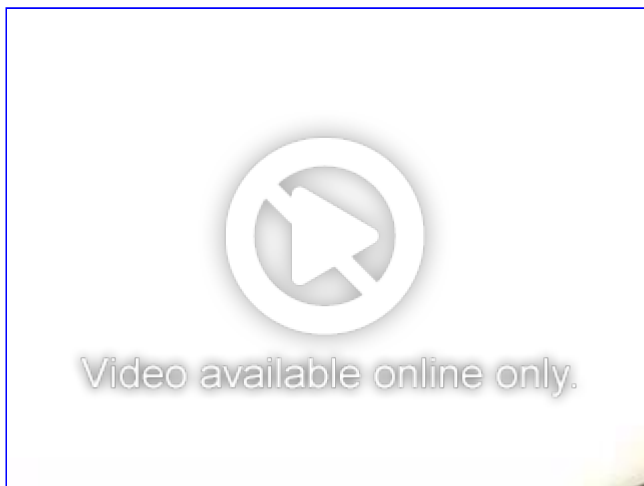
G. Doors (Interior and Exterior)

Attached Garage Man Door: Wood at least 1-3/8 inch thick, Self Closing

Comments:



(1) Exterior door finish is deteriorated. This may lead to moisture intrusion and damage to the door. A qualified contractor should be consulted for correction.



(2) The master bedroom door closes on its own. A qualified contractor should be consulted for correction.

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I NI NP D



(3) Upstairs southwest bedroom closet doors are missing strike plate at the top. A qualified contractor should be consulted for correction.

H. Windows

[Comments:](#)

(1) Windows on either side of the front entrance are missing insect screens.

(2) Multiple windows are missing insect screens.

I. Stairways (Interior and Exterior)

[Comments:](#)

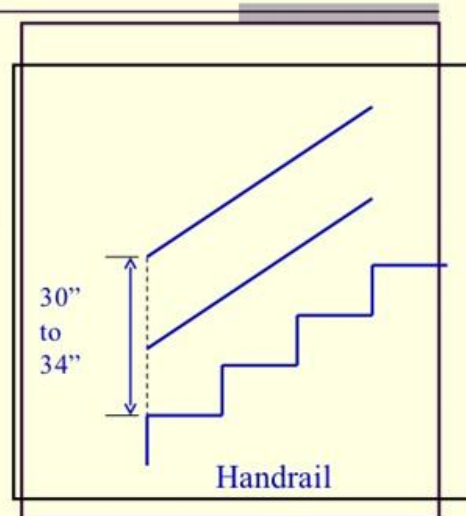
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I NI NP D



Stairways

- All stairs with 4 or more risers must have standard stair rails or handrails
- The vertical height must be between 30 and 34 inches from the surface of the tread at the front of the tread



Effective Safety Committees

9

Six riser stairway in living room does not have a standard handrail. This is a safety concern. A qualified contractor should be consulted for correction.

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I	NI	NP	D
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J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks and Carports

Appurtenance: Patio

Flatwork material: Concrete

Comments:

L. Other

Comments:

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

I NI NP D

II. Electrical Systems

A. Service Entrance and Panels

Electrical Service Type: Below ground

Service Entrance Conductor Material: Aluminum

Main Disconnect: Single throw

Antioxidant paste present on aluminum conductor terminations?: Yes

Grounding System visible?: Yes

Panel Capacity: 150 AMP

Panel Type: Circuit breakers

GFCI Receptacle Protection -All bathrooms: Yes

GFCI receptacle protection -garage receptacles: Yes.

GFCI receptacle protection-Kitchen counter receptacles: Yes

GFCI receptacle protection-Exterior receptacles: Yes.

Smoke Alarm -Each Sleeping Room: Yes.

Smoke Alarm-Outside each sleeping area.: Yes.

Smoke Alarm-Living space of each level: Yes.

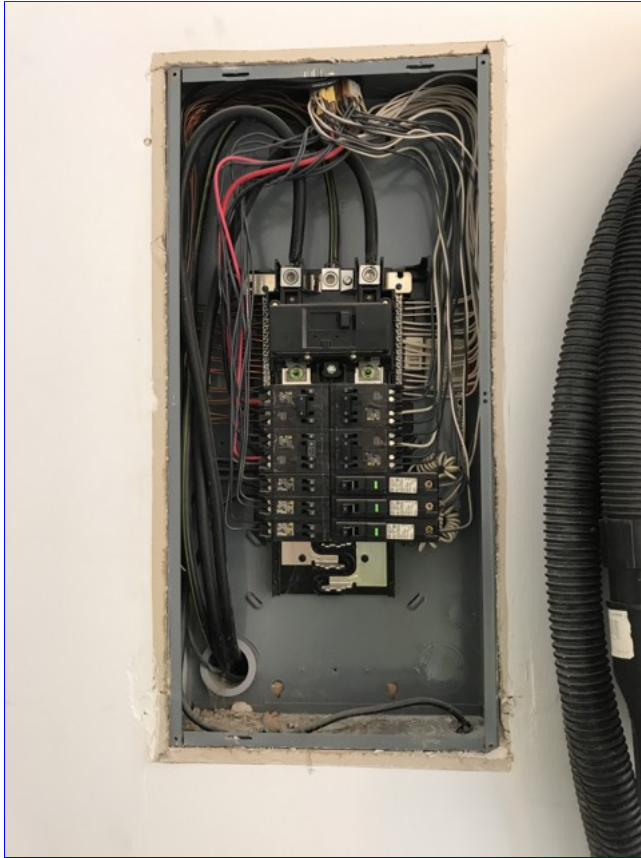
Comments:



(1) The electrical service/distribution panel dead front is missing screw(s) and is unsecured. This is a safety issue. A qualified electrician should be consulted for correction.

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

I NI NP D



(2) The main electrical service and distribution panel is located inside the structure in the garage. This is for information only.

B. Branch Circuits, Connected Devices and Fixtures

[Comments:](#)

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

I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Heat Type: Natural Gas fueled Central Furnace

Number of Heat Systems: One

Comments:

B. Cooling Equipment

Cooling Equipment Type: Split Central Air Conditioning System(s)

Number of Air conditioning units or systems: One

Manufacturer of Central Unit(s): CARRIER

Comments:



(1) The capped PVC pipe is the primary condensate drain cleanout. The primary condensate drain line is prone to organic growth which will clog the drain. It is recommended that it be cleaned every three months by introducing a cleaning agent such as white distilled vinegar or chlorine bleach. If bleach is used be sure the air conditioner operates continuously for several hours after introduction of the bleach.

The cap on this cleanout prevents loss of efficiency and aids in drainage. It is loose fit so that it may be removed for quarterly cleanings. Be sure it is replaced after each cleaning.

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

I NI NP D



(2) Air conditioning condenser unit Manufacturer and Dataplate for information only. This unit was manufactured in 2007



(3) The pipe in the soffit is the secondary condensate drain for the air conditioning system. Water emitting from these drains indicates a problem with the primary drain system. If water is seen, a qualified contractor should be consulted for correction. This is for information only.

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

I	NI	NP	D
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C. Duct Systems, Chases and Vents

[Comments:](#)

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

I NI NP D

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Water Meter Location: Utility Easement-Street

Homeowner Shut Off Valve Location: Exterior, East Side

Static Water Pressure: 60 psi

Location of Water Heater: Garage

Comments:



(1) Master bathroom a lavatory fixtures obstructed and not inspected.



(2) The water meter is located at the utility easement at the street. The meter is closest to the north property line. The water meters were buried. I was not able to check for flow.

(3) The homeowner's water supply shutoff valve is located outside on the east side of the structure.

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

I NI NP D



(4) Static water pressure checked at hose bibb closest to water supply entry into the structure.

B. Drains, Waste and Vents

Comments:

C. Water Heating Equipment

Water Heater Power Source: Electric

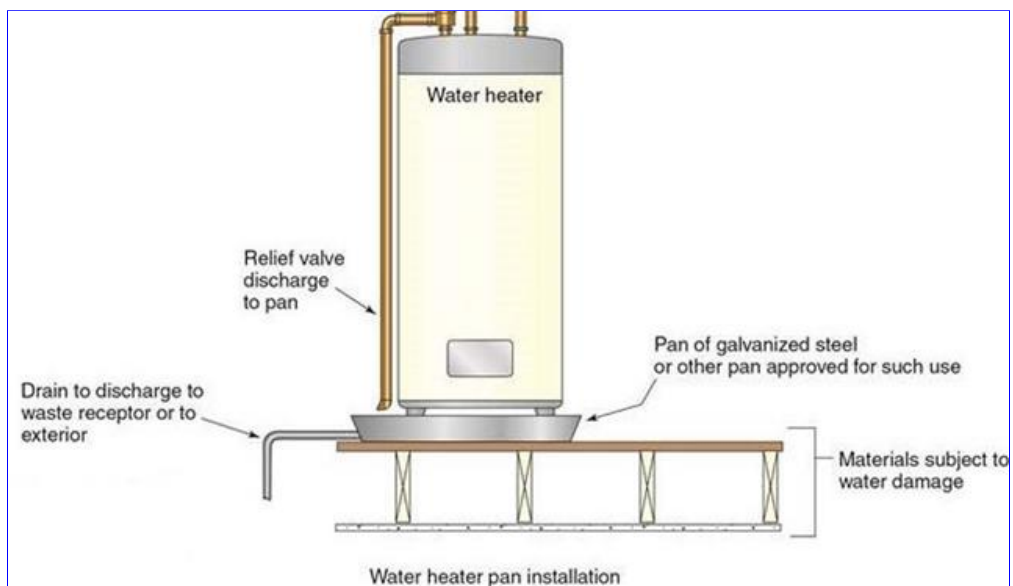
Water Heater Capacity: 40 Gallon

WH Manufacturer: BRADFORD-WHITE

Comments:

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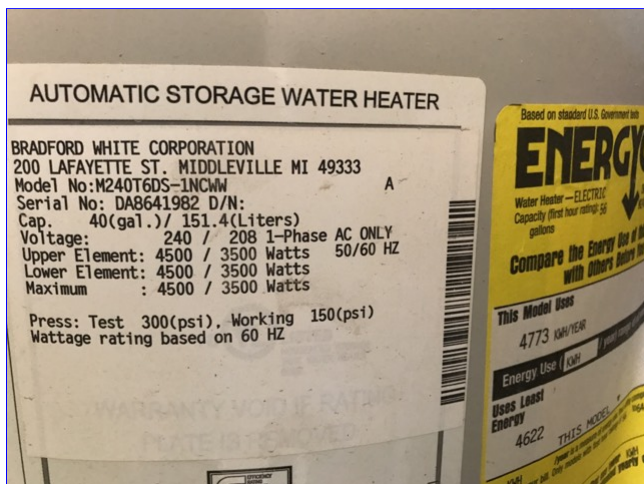
I	NI	NP	D
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(1) Water heater has no drain pan. Any water heater located where damage to the structure may occur in the event of a leak should have a drain pan present installed in a manner that conveys the leaking water outside of the structure or to an area where damage to the structure will not occur. A qualified plumber should be consulted for correction.

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

I NI NP D



(2) Water heater dataplate(s). Unit(s) manufactured in 2007.

D. Hydro-Massage Therapy Equipment

[Comments:](#)

E. Other

[Comments:](#)

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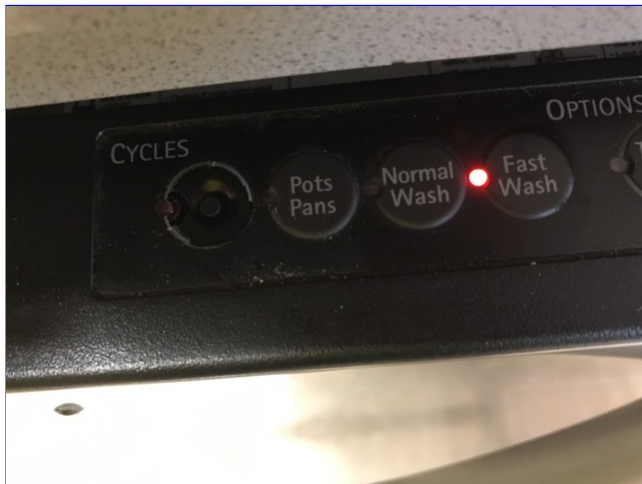
I NI NP D

V. Appliances

A. Dishwasher

Dishwasher Manufacturer: KENMORE

Comments:



(1) Dishwasher control buttons are damaged. A qualified contractor should be consulted for correction.

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

I NI NP D



(2) The small device to the right of the sink faucet is the dishwasher air gap. It provides protection against the backflow of contaminants into the dishwasher. The cutout should face the sink so that any water emanating from the device drains into the sink. This is for information only.

B. Food Waste Disposers

Disposer Manufacturer: IN SINK ERATOR

Comments:

C. Range Hood and Exhaust System

Cooktop Exhaust Manufacturer: Microwave Combination Unit

Comments:

D. Ranges, Cooktops and Ovens

Cooktop Manufacturer: RANGE/OVEN COMBINATION

Oven Manufacturer: KENMORE

Comments:

E. Microwave Ovens

Built in Microwave: KENMORE

Comments:

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

G. Garage Door Operator(s)

Garage Door Operator Manufacturer: CRAFTSMAN

Garage Door Type: Two automatic

Comments:

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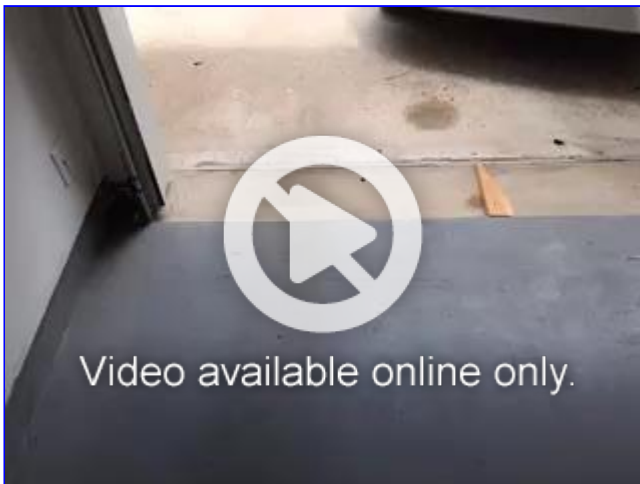
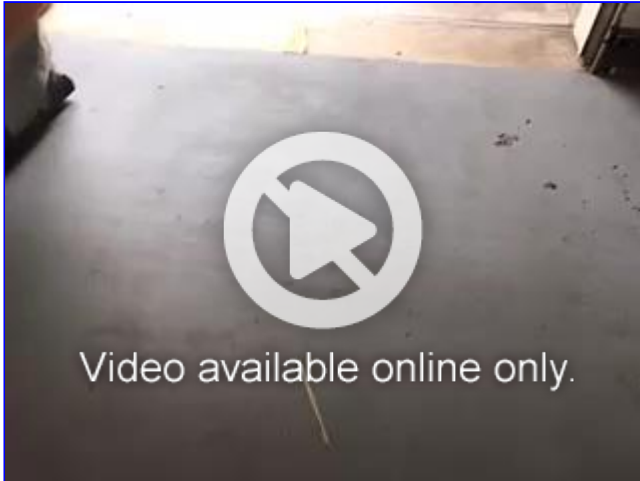
I NI NP D



(1) Manual locks for garage doors are not disabled or removed with garage door operator installed. Engaged manual locks may cause damage to the garage door and/or personal property if the operator is engaged.

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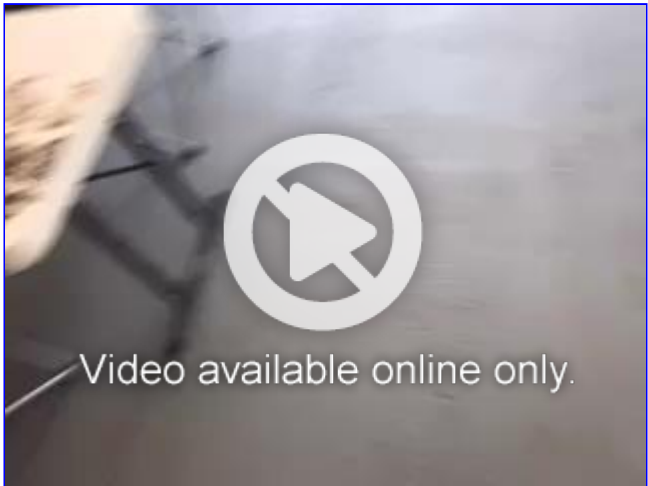
I NI NP D



(2) The garage door(s) will not reverse when met with resistance. See attached PDF for additional information. A qualified contractor should be consulted for correction.

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I	NI	NP	D
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(3) The sensors are in place for garage door(s) and will reverse the door.

H. Dryer Exhaust System

[Comments:](#)

I. Other

[Comments:](#)



Spot On Inspection, PLLC

**11807 Westheimer Road 550-#615
Houston, Texas 77077
281-845-9505**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[GDO reversing requirements.pdf](#)