

First Quality Home Inspections

Property Inspection Report



18106 Quiet Grove Ct, Humble, TX 77346
Inspection prepared for: Omar Salas
Date of Inspection: 8/3/2017 Time: 5:00pm
Age of Home: Built 1999 Size: Approx 2302sf
Weather: Clear

Inspector: Jimmy Longoria
License #7746
128 Rockleigh, Houston, TX 77017
Email: fqhinspections@hotmail.com

PROPERTY INSPECTION REPORT

Prepared For: Omar Salas
(Name of Client)

Concerning: 18106 Quiet Grove Ct, Humble TX, 77346
(Address or Other Identification of Inspected Property)

By: Jimmy Longoria, License #7746 8/3/2017
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- 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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Foundations
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Type of Foundation(s):

- Slab Foundation

Comments:

- Structural movement and/or settling noted. Suggest that a licensed professional be consulted for further evaluation.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Grading and Drainage
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Comments:

- Debris present in gutters
- Inadequate grading - improper slope



Inadequate grading - improper slope

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering:

- Composition shingles noted.

Viewed From:

- Ground

Comments:

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I	NI	NP	D
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D. Roof Structure and Attics

Viewed From:

Approximate Average Depth of Insulation:

Comments:

- No signs of water stains in attic
- **Recommend insulation on attic door**



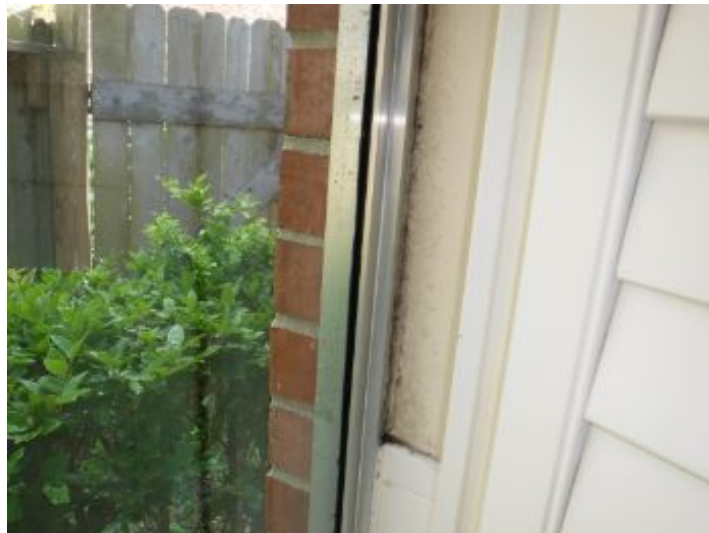
Recommend insulation on attic door

E. Walls (Interior and Exterior)

Wall Materials:

Comments:

- **Some type of black stain on sheetrock by window in master bath**



Some type of black stain on sheetrock by window in master bath

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

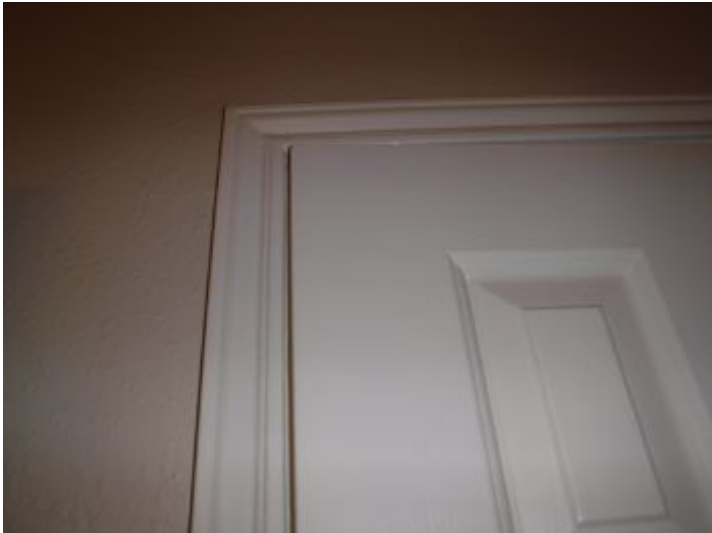
I NI NP D

F. Ceilings and Floors

Ceiling and Floor Materials:
Comments:

G. Doors (Interior and Exterior)

- Comments:
- Door to garage not the proper type and did not self-close
 - Door in upstairs bath linen closet binds
 - Door to garage not weatherstripped at bottom
 - Lever broken on blinds for back door



Door in upstairs bath linen closet binds



Door to garage not weatherstripped at bottom

H. Windows

- Window Types:
Comments:
- Torn window screens
 - Missing magnetic strip for window blinds in different areas

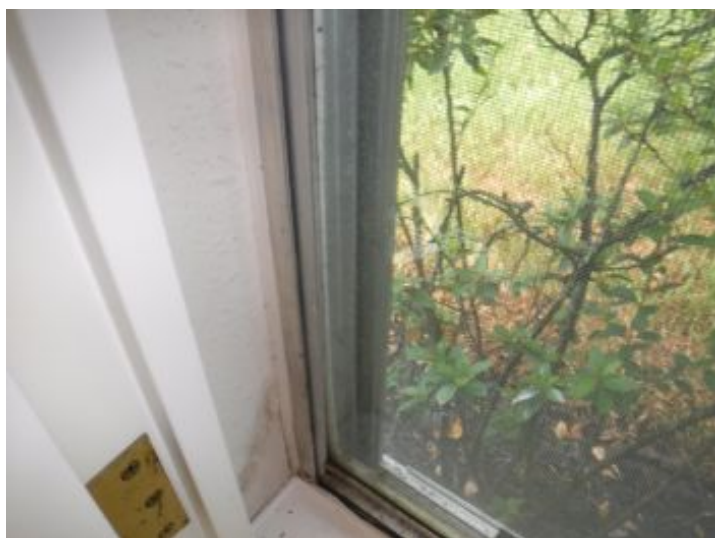
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I	NI	NP	D
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Torn window screens



Missing magnetic strip for window blinds in different areas

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior and Exterior)
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Fireplaces and Chimneys
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Locations:

Types:

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	L. Other
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Materials:

Comments:

II. ELECTRICAL SYSTEMS

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I	NI	NP	D
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A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located in exterior of the structure

Materials and Amp Rating:

Comments:

- Underground electrical system not inspected
- No **AFCI** breakers present(This code is a newer code and was put into place after this house was built)



No AFCI breakers present(This code is a newer code and was put into place after this house was built)

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- 150 Amp service panel
- Square D

Comments:

- No smoke detectors in bedrooms
- Ceiling fan and light fixture and/or bulb did not function in front bedroom

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I	NI	NP	D
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Ceiling fan and light fixture and/or bulb did not function in front bedroom

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment
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Type of Systems:

- Rheem
- GrandAir

Energy Sources:

- The furnace is gas powered

Comments:

- Both units tested good at time of inspection

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Cooling Equipment
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Type of Systems:

- Unknown
- Goodman

Comments:

- Upstairs Unit - unit tested good at time of inspection
- Upstairs Unit - Return Air = 76 degrees; Supply Air = 61 degrees; Differential = 15 degrees
- Insulate exterior return line
- Condenser pad inadequate height of 3 inches
- Downstairs Unit - Return Air = 75 degrees; Supply Air = 62 degrees; Differential = 13 degrees
- Downstairs Unit - Unit did not cool sufficiently
- Downstairs Unit - Recommend service and further evaluation by a licensed professional
- Some type of oil substance in upstairs unit drain pan

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Insulate exterior return line



Condenser pad inadequate height of 3 inches

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Duct Systems, Chases, and Vents

Comments:

- Recommend having vents in master bath checked for proper airflow
- Reseal around ducts



Reseal around ducts

IV. PLUMBING SYSTEM

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter:

- Front of structure

Location of Main Water Supply Valve:

- South side

Comments:

- Static Water Pressure Reading:55

• Master bath - Missing bottom seal on shower door

• Upstairs bath - Missing tub stopper, broken clip front facing decorative board on sink cabinet and recommend replacing inside parts in commode tank

• Exterior plumbing line and shut off valve wrapped - not inspected properly



Master bath - Missing bottom seal on shower door

Upstairs bath - Missing tub stopper, broken clip front facing decorative board on sink cabinet and recommend replacing inside parts in commode tank

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I	NI	NP	D
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Upstairs bath - Missing tub stopper, broken clip front facing decorative board on sink cabinet and recommend replacing inside parts in commode tank



Upstairs bath - Missing tub stopper, broken clip front facing decorative board on sink cabinet and recommend replacing inside parts in commode tank



Exterior plumbing line and shut off valve wrapped - not inspected properly

X	X		X
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B. Drains, Wastes, and Vents

Comments:

- Underground plumbing drain lines not inspected
- **Recommend cleaning and checking underground drain line due to house being vacant for an extended amount of time**

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Water Heating Equipment
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Energy Source:

- Water heater is gas powered
- Water heater is located in the garage
- A.O. Smith

Capacity:

- Unit is 40 gallons

Comments:

- Corrosion and moisture on plumbing line
- Corrosion and moisture on plug
- Corrosion on shut off valve
- Some mineral deposit noise can be heard coming from unit - recommend cleaning and rechecking



Corrosion and moisture on plug



Corrosion and moisture on plumbing line



Corrosion on shut off valve

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Other
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Materials:
Comments:

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Ranges, Cooktops, and Ovens
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Comments:

- No anti-tilt device bracket on unit



No anti-tilt device bracket on unit

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

I	NI	NP	D
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E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Door Type:
Comments:

H. Dryer Exhaust Systems

Comments:

I. Other

Observations:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

• Zone 1,2,4 and 6 some sprinkler heads are not operating as intended - recommend having sprinkler system serviced



Zone 1,2,4 and 6 some sprinkler heads are not operating as intended - recommend having sprinkler system serviced



Zone 1,2,4 and 6 some sprinkler heads are not operating as intended - recommend having sprinkler system serviced

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Zone 1,2,4 and 6 some sprinkler heads are not operating as intended - recommend having sprinkler system serviced

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Materials:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:
Type of Storage Equipment:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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Type of System:
Location of Drain Field:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
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Comments:

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I NI NP D

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

Report Summary

STRUCTURAL SYSTEMS		
Page 3 Item: A	Foundations	<ul style="list-style-type: none"> • Structural movement and/or settling noted. Suggest that a licensed professional be consulted for further evaluation.
Page 3 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Debris present in gutters • Inadequate grading - improper slope
Page 4 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • Recommend insulation on attic door
Page 4 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Some type of black stain on sheetrock by window in master bath
Page 5 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Door to garage not the proper type and did not self-close • Door in upstairs bath linen closet binds • Door to garage not weatherstripped at bottom • Lever broken on blinds for back door
Page 5 Item: H	Windows	<ul style="list-style-type: none"> • Torn window screens • Missing magnetic strip for window blinds in different areas
ELECTRICAL SYSTEMS		
Page 7 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • No <u>AFCI</u> breakers present(This code is a newer code and was put into place after this house was built)
Page 7 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • No smoke detectors in bedrooms • Ceiling fan and light fixture and/or bulb did not function in front bedroom
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 9 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • Insulate exterior return line • Condenser pad inadequate height of 3 inches • Downstairs Unit - Return Air = 75 degrees; Supply Air = 62 degrees; Differential = 13 degrees • Downstairs Unit - Unit did not cool sufficiently • Downstairs Unit - Recommend service and further evaluation by a licensed professional • Some type of oil substance in upstairs unit drain pan
Page 9 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • Recommend having vents in master bath checked for proper airflow • Reseal around ducts
PLUMBING SYSTEM		
Page 10 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • Master bath - Missing bottom seal on shower door • Upstairs bath - Missing tub stopper, broken clip front facing decorative board on sink cabinet and recommend replacing inside parts in commode tank • Exterior plumbing line and shut off valve wrapped - not inspected properly
Page 11 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • Recommend cleaning and checking underground drain line due to house being vacant for an extended amount of time
Page 12 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • Corrosion and moisture on plumbing line • Corrosion and moisture on plug • Corrosion on shut off valve • Some mineral deposit noise can be heard coming from unit - recommend cleaning and rechecking

APPLIANCES

Page 13 Item: D	Ranges, Cooktops, and Ovens	• No anti-tilt device bracket on unit
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OPTIONAL SYSTEMS

Page 14 Item: A	Landscape Irrigation (Sprinkler) Systems	• Zone 1,2,4 and 6 some sprinkler heads are not operating as intended - recommend having sprinkler system serviced
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