



11002 Hammerly #40
Houston, TX 77043

PROPERTY INSPECTION REPORT

Prepared For: Pamela Abowd
(Name of Client)

Concerning: 11002 Hammerly #40, Houston, TX 77043
(Address or Other Identification of Inspected Property)

By: Scott Carey, Lic# 23052 07/05/2018
(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 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. 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, bathroom, 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 requires 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

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

-HOA is responsible for the maintenance of the foundation materials. Recommend any questions regarding foundation to be directed to HOA board and management company.

Note: Red Star Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this company.

B. Grading and Drainage

Comments:

-HOA is responsible for the maintenance of grading and drainage materials. Recommend any questions regarding grading / drainage to be directed to HOA board and management company.

-The grading and drainage appears to be performing as intended at the time of inspection.

Note: This inspection does not include the efficiency or operation of underground or surface drainage systems, detention/retention ponds, area hydrology or the presence of underground water. Grading and drainage was examined around the foundation perimeter only. Information as to where this property lies in reference to the flood plain is not determined by this inspection.

C. Roof Covering Materials

Types of Roof Covering: Membrane / Shingles

Viewed From: Walked Roof

Comments:

-HOA is responsible for the maintenance of roofing and covering materials. Recommend any questions regarding roof coverings to be directed to HOA board and management company.

-The roof covering appears to be performing as intended. No cracked or missing shingles were observed.

Note: This inspection is not meant to determine the remaining life of the roof covering, age of the roof covering, identify latent hail damage, determine the number of layers of roof covering material, or provide an exhaustive list of previous repairs and locations of water penetrations/leakage. Roof covering life expectancies can vary depending on several factors (i.e. sun, wind, rain, etc.). The visual inspection of the roof covering thus does not preclude the possibility of leakage. The roof covering will be viewed from the ground if the inspector may

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damage the roof covering or cannot safely reach or stay on the roof surface.

For your information: Gutters should be cleaned frequently to prevent the accumulation of leaves and debris. Improperly secured gutters, as a result of weight from the accumulation, may cause potential damage to the adjacent exterior/ roof.

D . Roof Structures and Attics

Viewed From: No Access

Approximate Average Depth of Insulation: Unknown

Comments:

-HOA is responsible for the maintenance of roofing structure. Recommend any questions regarding roof structure to be directed to HOA board and management company.

E . Walls (Interior and Exterior)

Comments:

Exterior Walls:

-HOA is responsible for the maintenance of exterior walls and finishes. Recommend any questions regarding exterior walls to be directed to HOA board and management company.

-Caulking and sealing is needed on the exterior veneer at one or more locations to prevent possible moisture and pest penetration into the building. These locations include wall vent covers, electrical outlets / fixtures, HVAC and plumbing penetrations and transitions between siding veneers.

-Mortar and brick cracks were observed at multiple locations around the exterior veneer. Recommend sealing to prevent further deterioration.

-Moisture penetration was observed in the wood siding and trim(s) at multiple locations around the home. Recommend repair to prevent further deterioration.

Interior Walls:

-Multiple areas were observed around the home interior drywall damage / holes and finish. Repair as needed.

- Interior walls appear to be performing as intended at the time of inspection.

Note: The Thermal Imager Camera showed no signs of missing / displaced insulation.

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I	NI	NP	D
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Seal



Seal



Seal



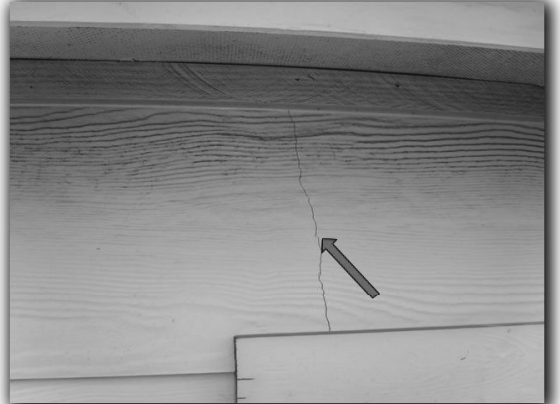
Seal



Moisture Damage / Seal



Seal



I=Inspected

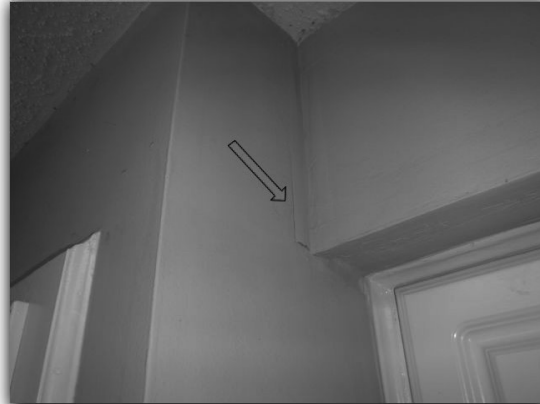
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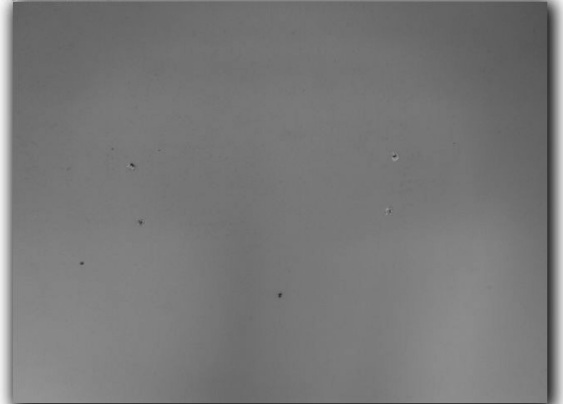
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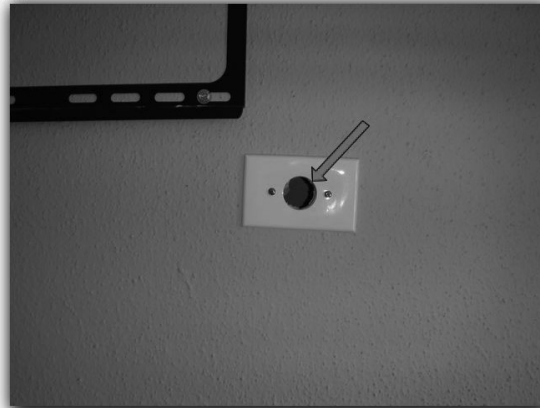
Exposed tape joint



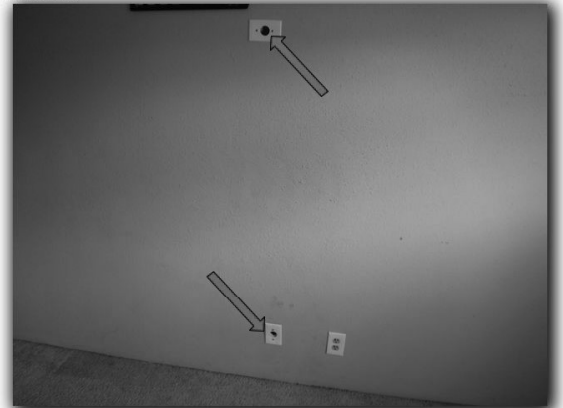
Drywall Damage



Seal



Seal holes



Note: Cosmetic defects are not a part of the scope of a T.R.E.C. inspection. However, cosmetic defects are sometimes included as they may be a symptom of conditions that are part of a T.R.E.C. inspection such as leaks and water penetration.

F. Ceilings and Floors

Comments:

Ceilings:

-Previous ceiling repair was observed at front corner at master bedroom and downstairs at stairway ceiling. Recommend monitoring as needed. No active moisture was observed with Thermal Camera.

-Multiple ceiling areas were observed to have nail pops and exposed tape joints. These are cosmetic in nature at this time. Recommend monitoring and repair as needed.

-The ceilings were performing as intended at the time of inspection.

The Thermal Imager camera showed no indication of missing insulation at the ceilings.

Floors:

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-Floor tiles were observed damaged at front entry at threshold area. Repair as needed.

-Deflection was observed in the flooring at upstairs master bedroom, and upstairs hallway at bathroom. Repair as needed.

- The floors were performing as intended at the time of inspection.

Tape joint & Nail Pop(s)



Nail Pop(s)



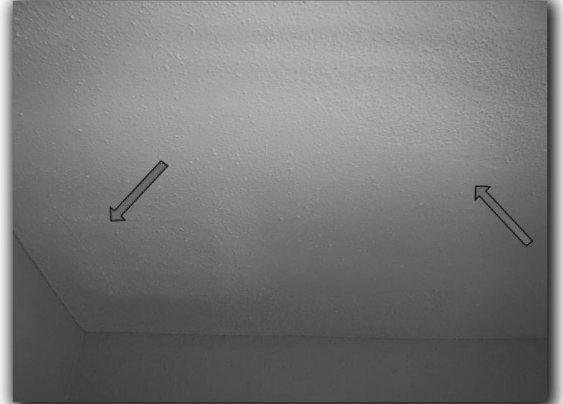
Nail Pop(s)



Previous Repair



Previous Repair @ master ceiling



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I NI NP D

Tile Damage @ Front Entry



Deflection in Floor(s)



Deflection



Note: Cosmetic defects are not a part of the scope of a T.R.E.C. inspection. However, cosmetic defects are sometimes included as they may be a symptom of conditions that are part of a T.R.E.C. inspection such as leaks and water penetration.

Note: Floor coverings were not removed/relocated for inspection. The inspector did not determine the condition of floor or ceiling coverings unless such conditions affect structural performance or indicated water penetration.

G . Doors (Interior and Exterior)

Comments:

Exterior Doors:

-Weather stripping at front entry, rear patio and balcony door(s) allows small opening at tops and bottom sides. Recommend repair as needed to prevent moisture and possible pest intrusion.

-Moisture damage was observed at both rear patio door and storage room doors. Repair as needed to prevent further deterioration.

-Broken window, Lock and moisture damage at upstairs master balcony French doors. Repair as needed.

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I	NI	NP	D
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-Multiple door stops were observed missing / damaged at the exterior door at the time of inspection. Recommend repair to prevent door or drywall finish damage.

-Door handle was observed loose / damaged at the front entry door. Repair as needed.

-All other exterior doors were performing as intended at the time of inspection.

Interior Doors:

-Screws were observed missing at the middle hinge at the master bedroom entry door. Repair as needed.

-Multiple door stops were observed missing / damaged at the time of inspection. Recommend repair to prevent door or drywall finish damage.

-Privacy lock was observed missing at the master bathroom door. Recommend / repair to privacy locks for all water closet rooms.

-Multiple bi-fold doors were observed damaged / missing at the hardware as intended. Repair as needed.

-Door to HVAC closet was observed to rub at the top edge of the casement. Repair as needed.

-Door to the downstairs entry closet was observed to not catch at the hardware as intended. Repair / adjust as needed.

-All other interior doors were performing as intended at the time of inspection.

Moisture Damage



Moisture Damage



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Moisture & Trim Damage



Missing weather Stripping



Damaged Hardware



Missing Stopper



Front Door Handle



No Catch @ Hardware



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I	NI	NP	D
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HVAC Door Rubs



Damaged Door @ Rear Left Upstairs Bedroom Casement



Master Door Rubs



Damaged Stop



Missing Privacy Lock



Broken Glass



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Missing Screws



Damaged Lock @ Balcony French Door



Moisture Damage



Damaged Handle



Missing Weather Stripping



Moisture Damage



For your information: It is recommended that the locks are re-keyed for safety.

H. Windows

Comments:

-Multiple window screens were observed damaged or missing at the time of inspection. Repair as needed.

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I	NI	NP	D
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-Multiple window locks were observed to be damage or missing at the time of inspection. Repair as needed for safety.

-The plastic glazing bead at various windows appear to be damaged. This condition should be corrected as to reduce the risk of water penetration.

-Evidence of moisture was observed in the drywall finish at multiple window sills. This is a possible result of the metal frame windows condensing. Monitor and repair as needed.

-The windows appear to be performing as intended at the time of inspection.

Damaged



Missing Screens



Damaged Glazing



Missing Lock



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Moisture Damage



Moisture Damage



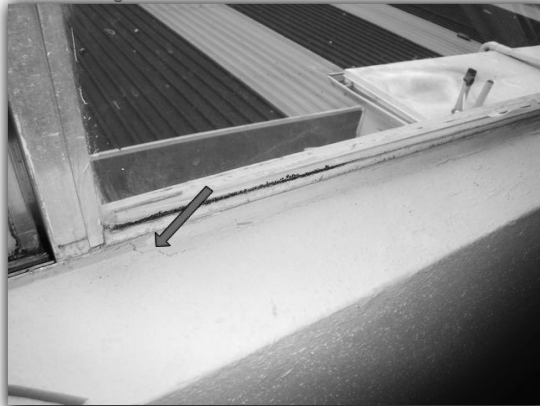
Missing Lock



Missing Lock(s)



Moisture Damage



Moisture Damage



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D=Deficient

I	NI	NP	D
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Moisture Damage



Moisture Damage



I. Stairways (Interior and Exterior)

Comments:

- Handrail for the stairway is set up in a manner that can catch clothes or other articles when navigating the stairway. Recommend it be turned onto the wall to prevent possible injury.
- Handrail was observed loose at lower level. Recommend correction to prevent personal injury.
- The stairway was observed to be too narrow. Stairways should not be less than 36" in clear width when only one handrail is provided.
- The stairway appears to be performing as intended at the time of inspection.

Open - End'd



Loose



J. Fireplaces and Chimneys

Comments:

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I	NI	NP	D
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K . Porches, Balconies, Decks, and Carports

Comments:

-The front and rear porches appear to be performing as intended.

L . Other

Comments:

The inspector did not inspect any yard enclosures/fences.

II . ELECTRICAL SYSTEMS

A . Service Entrance and Panels

*Comments:*Copper / Aluminum

Note: Aluminum wiring appears to be in use at the home. While the wiring itself is not dangerous, this type of wiring is known to develop issues over time if not properly maintained at the connections and splices. Recommend evaluation of the connections such as at the switches and outlets to ensure they are rated for aluminum, this will help reduce the possibility of a fire hazard.

Panel: GE 150

-Labeling for branch circuits was observed to be incomplete at the time of inspection. Recommend labeling all circuits for safety purposes.

-White wires used for AC power distribution, connected to breaker with no colored tape for identification. This is a safety hazard. Recommend repair.

-A/C compressor unit specifies max amp breaker of 30 and a 50 amp breaker is in use. Recommend correction. This is oversized. Correct as needed to prevent damage to unit.

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-All other Service Entrance SE and Panel are performing as intended at the time of inspection.

Unit # 40 @ Right Exterior



Incomplete Labeling



A/C on 50 amp.



Aluminum Wires



Note: It is beyond the scope of the inspection to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; perform voltage drop calculations; determine accuracy of the labeling; operate and verify effectiveness of overcurrent devices.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper / Aluminum

Comments:

Note: Aluminum wiring appears to be in use at the home. While the wiring itself is not dangerous, this type of wiring is known to develop issues over time if not properly maintained at the connections and splices. Recommend evaluation of the connections such as at the switches and outlets to ensure they are rated for aluminum, this will help reduce the possibility of a fire hazard.

Fixtures / Switches:

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-Multiple light fixtures around the home did not function, possibly bulb related. Correct as needed.

-Multiple light fixtures in closets were missing their bulb covers. recommend correction to prevent damage.

-Smoke alarms were observed to be missing from their required locations and the ones present appear to be older than 10 years.

-Recommend correction and the addition of a carbon monoxide detector at each level for safety purposes.

-Front entry door bell cover was observed damaged and non functioning at the time of inspection. Repair as needed.

-All other fixtures and switches appear to be performing as intended at the time of inspection.

Outlets:

-No GFCI protection was observed at the required locations at kitchen, bathroom and exterior. Repair as needed for safety purposes as all exterior and interior electrical outlets within 6 feet of water source should be GFCI protected.

-Outlets at laundry room, kitchen and living room were observed to be wired as Open-Ground. Recommend the correction with correct grounding wires.

-Multiple outlet / switch covers were observed to be damaged / missing at the time of inspection. Repair as needed.

-Undetermined wires were observed at multiple locations around the exterior and interior of the home. Recommend that a licensed, competent professional electrical contractor be consulted to determine the best method for repairs, estimate costs, and perform the repairs.

-All outlets were inspected for GFCI, hot / neutral reverse, reversed polarity, open neutral and open ground circuit.

Non Functiong



Non Functiong



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I	NI	NP	D
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Non Functiong



Non Functiong



Missing Cover(s)



Missing Cover(s)



Missing Cover(s)



Damaged / Non Functioning



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I	NI	NP	D
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Non GFCI Exterior



Loose Outlet



Open Ground



Non GFCI



Undetermined Wire(s)



Missing Cover



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Open Ground @ Laundry



Loose Outlet / Non GFCI



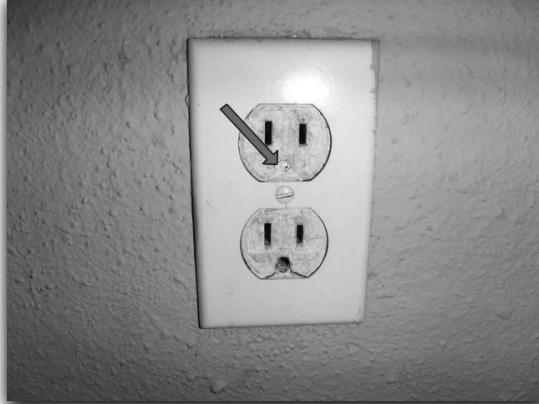
Missing Screws



Missing Cover



Broken Terminal @ Ground



Damaged Cover(s)



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I NI NP D

Undetermined Wires



Note: Inspection of outlets, switches and accessory connections was limited due to concealment.

GROUND FAULT CIRCUIT INTERRUPTER (GFCI): Devices provide protection from shock or possible electrocution by detection slight current leakage and "breaking" the circuit. GFCI protection is both a code (NEC) and a common sense requirement for all outlets, all bathroom outlets, any outlet in a pool or hot tub area, and kitchen and bar outlets.

For your information: Refrigerators and freezers, no matter where they are located, are two appliances that should never be plugged into a GFCI circuit. They have a bad habit of causing the protective device to trip, or turn off and may result in spoiled food.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

Energy Sources: Electric

Comments: Bryant ~ 1994

-Electrical connections were not properly terminated in sealed top portion of furnace cabinet. Repair as needed to prevent possible electrical short at wires.

-The heating equipment appears to be performing as intended at the time of inspection.

I=Inspected

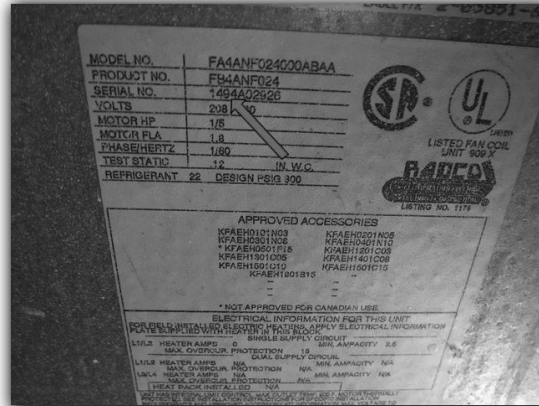
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1994



Improper Wiring



B. Cooling Equipment

Type of Systems: Central
Comments:

Ambient air test was performed by using thermometers on air handler of the systems to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees which indicates unit is cooling as intended.

Unit #1

Supply Air Temp: 67 Degrees F
Return Air Temp: 78 Degrees F
Temp. Differential: 11 Degrees F

-Ambient air test was below the acceptable levels. Recommend that a licensed, competent professional HVAC contractor be consulted to determine the best method for repairs, estimate costs, and perform the repairs.

-Low-pressure line insulation shows advance weathering and age. Recommend adding new insulation materials to help reduce condensation issues and promote efficient operation of unit.

-Conduit for the electrical supply was observed to be deteriorated. Repair as needed to prevent damage to the wiring.

-Evaporator case at coils rusted out and coils show signs of dirty / needs cleaning. Recommend that a licensed, competent professional HVAC contractor be consulted to determine the best method for repairs, estimate costs, and perform the repairs.

-Rust was observed in the drain pan of the unit in attic, this indicates there may have been a continuous issue with the primary drain line. Recommend inquiring as to if any repairs have been made to the equipment and if the unit has been serviced within the last year.

-The thermostat wire at the compressor and condenser unit(s) were observed to be spliced and was exposed to the weather. Recommend properly terminating wire nuts and wrapping with proper electrical tape to prevent premature deterioration.

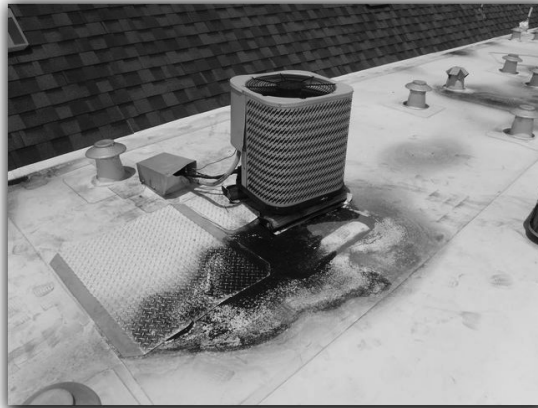
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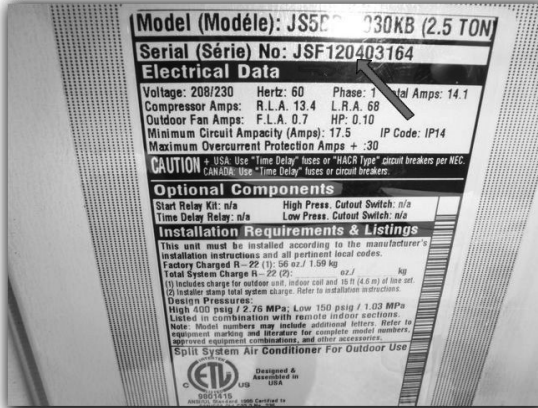
I NI NP D



Deteriorated Conduit



2004



Deteriorated / Missing Insulation



Seal



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I	NI	NP	D
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Exposed Wiring



Thermostat Wiring



Note: Please verify that HVAC equipment has been serviced recently, preferably in the last year. Neglect of annual servicing for the HVAC equipment may not allow the systems to provide and maintain maximum efficiency and may lessen the serviceable life span.

Note: The inspector did not program digital-type thermostats or controls or operate setback features on thermostats or controls. The inspector did not inspect the pressure of the system coolant or determine the presence of leaks in the system.

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C . Duct Systems, Chases, and Vents

Comments:

-The return air filter was observed to be dirty. Recommend replacement as needed to allow HVAC to operate at maximum efficiency.

-Air registers were observed to be dirty at vents. Recommend cleaning of all air ductwork to allow system to operate at maximum performance and efficiency.



IV . PLUMBING SYSTEMS

A . Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Unknown

Location of main water supply valve: Right Exterior

Static water pressure reading: 60 PSI

Comments:

Note: Galvanized plumbing was observed to be in use at the home, this type of plumbing is known to develop issues over time, such as low water pressure and pin hole leaks. These were not observed at the time of inspection, however it would be wise to budget for replacement in the future. typical life expectancy for Galvanized piping is between 40 ~ 50 years.

Sinks:

- The surfaces for the upstairs master bathroom sink and bathtub were observed damaged / deteriorated. Repair as needed for ease of cleaning.

-Recommend caulking and seal around all transitions and penetrations around countertops at kitchen and bathrooms prevent moisture penetration.

-All other sinks appear to be performing as intended at the time of inspection.

Bathtubs and Showers:

I=Inspected

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NP=Not Present

D=Deficient

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-Recommend caulking and seal around all transitions and penetrations within bathtub and shower enclosures to prevent moisture penetration.

-Shower fixture connection at upstairs master bathroom was observed to leak at the time of inspection. Repair as needed for water conservation purposes.

-All other bathtubs and showers appear to be performing as intended at the time of inspection.

Commodes:

-Corrosion was observed at the water connections at downstairs commode connection. Recommend monitoring for possible leaks.

-All commodes were observed to not have the proper 1" air gap at the refill tube at the time of inspection. Recommend correction to prevent possible contamination of potable water.

-All other commodes appear to be performing as intended at the time of inspection.

Washing Machine Connections:

-All washing machine connections appear to be performing as intended at time of inspection.

Damaged Surface



Leaks



Damaged Surface



Corrosion / Damaged Handle



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

B. Drains, Wastes, and Vents

Comments:

- The upstairs hallway bathroom sink and tub were observed to drain very slowly at the time of inspection. Recommend further evaluation and repair to allow drain to function as intended.
- Drain stoppers at both upstairs bathroom sinks and bathtubs were observed missing at the time of inspection. Recommend repair / replacement to fixture stoppers to operate / close as intended.
- Corrosion was observed at the downstairs half bath sink to drain connection. Recommend monitoring for possible leaks.
- All other drains, wastes and vents appear to be functioning as intended at the time of inspection.

Slow to Drain



Slow to Drain



Missing Stopper(s)



Damaged Surface



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Corrosion @ Drain Connection



C . Water Heating Equipment

Energy Sources: Unknown

Capacity: Unknown

Comments:

-HOA is responsible for the maintenance of water heating equipment. Recommend any questions regarding water heating equipment to be directed to HOA board and management company.

-The water heater appears to be performing as intended at the time of inspection.

For your information: Manufacturers recommend testing the water heater temperature and pressure relief valve routinely to ensure that waterways are clear and the device is free of corrosion deposits. Manufacturers also strongly recommend that a qualified plumbing contractor remove T&P valves over 3 years of age and inspect them for corrosion or sediment buildup and proper condition. It has been our experience that valves, which have not been properly maintained or are in excess of 3 years of age do not reseal themselves or may later begin to leak. The danger of a defective T&P valve is that water in a closed system (water heater tank) and under pressure has a much higher boiling point, which varies with pressure.

D . Hydro-Massage Therapy Equipment

Comments:

E . Other

Comments:

-Multiple cabinets at kitchen sink and all bathroom sinks were observed to have evidence of previous moisture damage. The thermal camera showed no signs of current moisture at the time of inspection.

-Multiple cabinets at kitchen and all bathrooms were observed to damaged and or missing door /

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

drawer fronts as intended. Repair as needed.

Missing Door Front



Missing Drawer Fronts



Damaged Cabinet Base



Damaged Drawer Slide



Previous Moisture Damage



Damaged Door Fronts



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Damaged Door Fronts



V. APPLIANCES

A. Dishwashers

Comments:

-The dishwasher was observed to be full of water at the time of the inspection. Repair as needed.

Standing Water



Note: Appliances were tested using operating controls only for a short period. Thermostats, timers, self-cleaning cycles and other features and controls are not tested for operation.

B. Food Waste Disposers

Comments:

-Electrical connections are not properly sealed within the unit. Recommend electrical connections are sealed and in proper protective conduit. Repair as needed to prevent damage to wire.

-The food waste disposer was performing as intended at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Exposed Wiring



C . Range Hood and Exhaust Systems

Comments:

D . Ranges, Cooktops, and Ovens

Comments:

Range Type : Electric

-The oven was observed not to have an anti-tipping device for the rear leg. Recommend repair to prevent oven unit from tipping over when in use.

-The front left burner was observed to not function as intended at the time of inspection. Repair as needed.

-The front right burner was observed to be missing coil stand as intended. Repair / replace as needed.

Oven :

-The oven appears to be performing at the time of inspection.

No Anti-Tip



Non Functioning



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Missing Coil Stand



E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

-Exhaust fan covers were observed to be dirty. Recommend cleaning covers to allow units to operate at maximum efficiency.

-The exhaust fans appear to be performing as intended at the time of inspection.



G. Garage Door Operators

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

-

H. Dryer Exhaust Systems

Comments:

-The dryer vent cover was observed to be damaged / missing at the time of inspection. Repair / Replace as needed to prevent moisture and possible pest intrusion.



Recommend: Dryer vents should be periodically checked for excessive lint buildup. Cleaning the dryer's lint screen before each use will prevent lint buildup and saves energy.

-

I. Other

Comments:

Note: Refrigerators and similar appliances are not inspected for operation, as they are not included in the "general scope" of this inspection.

VI. OPTIONAL SYSTEMS

-

A. Landscape Irrigation (Sprinkler) Systems

Comments:

-

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

Type of Construction:

Comments:

-

C. Outbuildings

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

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

Type of Pump:

Type of Storage Equipment:

Comments:

E . Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

F . Other

Comments:

Summary

1.1 FOUNDATIONS

-HOA is responsible for the maintenance of the foundation materials. Recommend any questions regarding foundation to be directed to HOA board and management company.

1.2 GRADING AND DRAINAGE

-HOA is responsible for the maintenance of grading and drainage materials. Recommend any questions regarding grading / drainage to be directed to HOA board and management company.

1.3 ROOF COVERING MATERIALS

-HOA is responsible for the maintenance of roofing and covering materials. Recommend any questions regarding roof coverings to be directed to HOA board and management company.

1.4 ROOF STRUCTURES AND ATTICS

-HOA is responsible for the maintenance of roofing structure. Recommend any questions regarding roof structure to be directed to HOA board and management company.

1.5 WALLS (INTERIOR AND EXTERIOR)

-HOA is responsible for the maintenance of exterior walls and finishes. Recommend any questions regarding exterior walls to be directed to HOA board and management company.

-Caulking and sealing is needed on the exterior veneer at one or more locations to prevent possible moisture and pest penetration into the building. These locations include wall vent covers, electrical outlets / fixtures, HVAC and plumbing penetrations and transitions between siding veneers.

-Mortar and brick cracks were observed at multiple locations around the exterior veneer. Recommend sealing to prevent further deterioration.

-Moisture penetration was observed in the wood siding and trim(s) at multiple locations around the home. Recommend repair to prevent further deterioration.

-Multiple areas were observed around the home interior drywall damage / holes and finish. Repair as needed.

1.6 CEILINGS AND FLOORS

-Previous ceiling repair was observed at front corner at master bedroom and downstairs at stairway ceiling. Recommend monitoring as needed. No active moisture was observed with Thermal Camera.

-Multiple ceiling areas were observed to have nail pops and exposed tape joints. These are cosmetic in nature at this time. Recommend monitoring and repair as needed.

-Floor tiles were observed damaged at front entry at threshold area. Repair as needed.

-Deflection was observed in the flooring at upstairs master bedroom, and upstairs hallway at bathroom. Repair as needed.

1.7 DOORS (INTERIOR AND EXTERIOR)

-Weather stripping at front entry, rear patio and balcony door(s) allows small opening at tops and bottom sides. Recommend repair as needed to prevent moisture and possible pest intrusion.

-Moisture damage was observed at both rear patio door and storage room doors. Repair as needed to prevent further deterioration.

-Broken window, Lock and moisture damage at upstairs master balcony French doors. Repair as needed.

-Multiple door stops were observed missing / damaged at the exterior door at the time of inspection. Recommend repair to prevent door or drywall finish damage.

-Door handle was observed loose / damaged at the front entry door. Repair as needed.

- Screws were observed missing at the middle hinge at the master bedroom entry door. Repair as needed.
- Multiple door stops were observed missing / damaged at the time of inspection. Recommend repair to prevent door or drywall finish damage.
- Privacy lock was observed missing at the master bathroom door. Recommend / repair to privacy locks for all water closet rooms.
- Multiple bi-fold doors were observed damaged / missing at the hardware as intended. Repair as needed.

- Door to HVAC closet was observed to rub at the top edge of the casement. Repair as needed.
- Door to the downstairs entry closet was observed to not catch at the hardware as intended. Repair / adjust as needed.

1.8 WINDOWS

- Multiple window screens were observed damaged or missing at the time of inspection. Repair as needed.

- Multiple window locks were observed to be damage or missing at the time of inspection. Repair as needed for safety.
- The plastic glazing bead at various windows appear to be damaged. This condition should be corrected as to reduce the risk of water penetration.

- Evidence of moisture was observed in the drywall finish at multiple window sills. This is a possible result of the metal frame windows condensing. Monitor and repair as needed.

1.9 STAIRWAYS (INTERIOR AND EXTERIOR)

- Handrail for the stairway is set up in a manner that can catch clothes or other articles when navigating the stairway. Recommend it be turned onto the wall to prevent possible injury.

- Handrail was observed loose at lower level. Recommend correction to prevent personal injury.

- The stairway was observed to be to narrow. Stairways should not be less than 36" in clear width when only one handrail is provided.

1.10 SERVICE ENTRANCE AND PANELS

- Note: Aluminum wiring appears to be in use at the home. While the wiring itself is not dangerous, this type of wiring is known to develop issues over time if not properly maintained at the connections and splices. Recommend evaluation of the connections such as at the switches and outlets to ensure they are rated for aluminum, this will help reduce the possibility of a fire hazard.
- Labeling for branch circuits was observed to be incomplete at the time of inspection. Recommend labeling all circuits for safety purposes.
 - White wires used for AC power distribution, connected to breaker with no colored tape for identification. This is a safety hazard. Recommend repair.

-A/C compressor unit specifies max amp breaker of 30 and a 50 amp breaker is in use. Recommend correction. This is oversized. Correct as needed to prevent damage to unit.

1.11 BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- Note: Aluminum wiring appears to be in use at the home. While the wiring itself is not dangerous, this type of wiring is known to develop issues over time if not properly maintained at the connections and splices. Recommend evaluation of the connections such as at the switches and outlets to ensure they are rated for aluminum, this will help reduce the

possibility of a fire hazard.

-Multiple light fixtures around the home did not function, possibly bulb related. Correct as needed.

-Multiple light fixtures in closets were missing their bulb covers. recommend correction to prevent damage.

-Smoke alarms were observed to be missing from their required locations and the ones present appear to be older than 10 years.

-Recommend correction and the addition of a carbon monoxide detector at each level for safety purposes.

-Front entry door bell cover was observed damaged and non functioning at the time of inspection. Repair as needed.

-No GFCI protection was observed at the required locations at kitchen, bathroom and exterior. Repair as needed for safety purposes as all exterior and interior electrical outlets within 6 feet of water source should be GFCI protected.

-Outlets at laundry room, kitchen and living room were observed to be wired as Open-Ground. Recommend the correction with correct grounding wires.

-Multiple outlet / switch covers were observed to be damaged / missing at the time of inspection. Repair as needed.

-Undetermined wires were observed at multiple locations around the exterior and interior of the home.

Recommend that a licensed, competent professional electrical contractor be consulted to determine the best method for repairs, estimate costs, and perform the repairs.

1.12 HEATING EQUIPMENT

-Electrical connections were not properly terminated in sealed top portion of furnace cabinet. Repair as needed to prevent possible electrical short at wires.

1.13 COOLING EQUIPMENT

-Ambient air test was below the acceptable levels. Recommend that a licensed, competent professional HVAC contractor be consulted to determine the best method for repairs, estimate costs, and perform the repairs.

-Low-pressure line insulation shows advance weathering and age. Recommend adding new insulation materials to help reduce condensation issues and promote efficient operation of unit.

-Conduit for the electrical supply was observed to be deteriorated. Repair as needed to prevent damage to the wiring.

-Evaporator case at coils rusted out and coils show signs of dirty / needs cleaning. Recommend that a licensed, competent professional HVAC contractor be consulted to determine the best method for repairs, estimate costs, and perform the repairs.

-Rust was observed in the drain pan of the unit in attic, this indicates there may have been a continuous issue with the primary drain line. Recommend inquiring as to if any repairs have been made to the equipment and if the unit has been serviced within the last year.

-The thermostat wire at the compressor and condenser unit(s) were observed to be spliced and was exposed to the weather. Recommend properly terminating wire nuts and wrapping with proper electrical tape to prevent premature deterioration.

1.14 DUCT SYSTEMS, CHASES, AND VENTS

-The return air filter was observed to be dirty

-Air registers were observed to be dirty at vents. Recommend cleaning of all air ductwork to allow system to operate at maximum performance and efficiency.

1.15 PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Note: Galvanized plumbing was observed to be in use at the home, this type of plumbing is known to develop issues over time, such as low water pressure and pin hole leaks. These were not observed at the time of inspection, however it would be wise to budget for replacement in the future. typical life expectancy for Galvanized piping is between 40 ~ 50 years.

- The surfaces for the upstairs master bathroom sink and bathtub were observed damaged / deteriorated. Repair as needed for ease of cleaning.

-Recommend caulking and seal around all transitions and penetrations around countertops at kitchen and bathrooms prevent moisture penetration.

-Recommend caulking and seal around all transitions and penetrations within bathtub and shower enclosures to prevent moisture penetration.

-Shower fixture connection at upstairs master bathroom was observed to leak at the time of inspection. Repair as needed for water conservation purposes.

-Corrosion was observed at the water connections at downstairs commode connection. Recommend monitoring for possible leaks.

-All commodes were observed to not have the proper 1" air gap at the refill tube at the time of inspection. Recommend correction to prevent possible contamination of potable water.

1.16 DRAINS, WASTES, AND VENTS

-The upstairs hallway bathroom sink and tub were observed to drain very slowly at the time of inspection. Recommend further evaluation and repair to allow drain to function as intended.

-Drain stoppers at both upstairs bathroom sinks and bathtubs were observed missing at the time of inspection. Recommend repair / replacement to fixture stoppers to operate / close as intended.

1.17 WATER HEATING EQUIPMENT

-HOA is responsible for the maintenance of water heating equipment. Recommend any questions regarding water heating equipment to be directed to HOA board and management company.

1.18 OTHER

-Multiple cabinets at kitchen sink and all bathroom sinks were observed to have evidence of previous moisture damage. The thermal camera showed no signs of current moisture at the time of inspection.

-Multiple cabinets at kitchen and all bathrooms were observed to damaged and or missing door / drawer fronts as intended. Repair as needed.

1.19 DISHWASHERS

-The dishwasher was observed to be full of water at the time of the inspection. Repair as needed.

1.20 FOOD WASTE DISPOSERS

-Electrical connections are not properly sealed within the unit. Recommend electrical connections are sealed and in proper protective conduit. Repair as needed to prevent damage to wire.

1.21 RANGES, COOKTOPS, AND OVENS

-The oven was observed not not have an anti-tipping device for the rear leg. Recommend repair to prevent oven unit from tipping over when in use.

-The front left burner was observed to not function as intended at the time of inspection. Repair as needed.

-The front right burner was observed to be missing coil stand as intended. Repair / replace as needed.

1.22 MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

-Exhaust fan covers were observed to be dirty. Recommend cleaning covers to allow units to operate at maximum efficiency.

1.23 DRYER EXHAUST SYSTEMS

-The dryer vent cover was observed to be damaged / missing at the time of inspection. Repair / Replace as needed to prevent moisture and possible pest intrusion.

RedStar Professional Home Inspection, Inc
 Katy, TX 77554

INVOICE

To:
 Pamela Abowd
 TX

INVOICE NUMBER 20180705-01
INVOICE DATE 07/05/2018

DESCRIPTION	PRICE	AMOUNT
Five Star Home Inspection	\$350.00	\$350.00
7/5/2018	(\$350.00)	(\$350.00)
	SUBTOTAL	\$350.00
	TAX	\$0.00
	TOTAL	\$350.00
	BALANCE DUE	\$0.00

THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision.

If you have any questions about your home inspection, please call us at 832-643-9724