

**MAIN GATE REAL ESTATE INSPECTION**

11231 Richmond Ave. D-103

Houston, Texas 77082

Phone: (713) 494-0683

Name of Inspector: Michael T. Nguyen, P.I

TREC License No: 6642

---

# Property Inspection Report

---

**Prepared For:** Jackie Echevarria  
(Client's Name):

**Property Address:** 10510 Autumn Meadow Ln, Houston, TX 77064-5033

**Date of Inspection:** 07/18/2019

**Weather:** Sunny & warm - **Ambient Temperature:** 89 F. Degrees

Single Family Dwelling    Duplex / Fourplex / Townhouse / Condo

Vacant    Occupied    Moving-Out

*Structure is a one-story single family dwelling with three bedrooms, two baths, and a two-car detached garage, slab-on-grade foundation with exterior brick veneers and wood sidings. Thursday morning's weather was sunny and warm.*



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

**I    NI    NP    D**  
        

#### 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](http://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, and 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 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. REI 7-3 (Revised 05/2013)

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.

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

**I    NI    NP    D**  
        

## **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:

- improperly installed or missing ground fault circuit protection(GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and lack of electrical bonding and grounding.
- 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. This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)TREC Form No. OP-I

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI7-5 (05/04/2015)

---

### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## BUYER - INSPECTION AGREEMENT

*This agreement limits our liability and is intended to be a legally binding contract, please read it carefully. The Inspection Report is invalid if the Client(s) do not sign and return the Buyer Inspection Agreement to Main Gate Real Estate Inspection after 10 days from the date of receiving this Property Inspection Report*

**REPORT:** Main Gate Real Estate Inspection agrees to provide appropriate reports according to the specific service rendered. The report will indicate which items were inspected, which items are in need of service / repair, or are not performing the function for which they are intended, which items are optional. Items not included in the report shall not be considered good or bad from any lack of notation. No verbal statements by inspector shall expand the scope of this agreement or the inspection report, nor will such statements be relied upon. When solicited from the inspector by the Client at the time of inspection or any other time. The other inspections or tests will be on separate reports with qualified details of the specific subject and in accordance with applicable professional and technical standards. The reports will be the property of the Main Gate Real Estate Inspection and the Client and may not be used by any other person without their written consent.

### **INSPECTION REQUIREMENTS AND LIMITATIONS:**

The building, its components and equipment, as, to be ready and accessible for inspection on the date and time stated above. All utilities and pilot lights must be on and all equipment operational so the total inspection can be completed on that date. The inspector is not obligated to change light bulbs, light pilots, move furniture, obstructions or floor coverings, or remove panels to inspect any part of the building or its equipment. Pool/spa must be full, clean and operational.

### **THE FOLLOWING SPECIFIC LIMITATIONS APPLY:**

Design problems are not within the scope of inspection. The Inspector will not determine the operational capacity, quality or suitability for a particular use of items inspected. No engineering, scientific or specialized technician test will be made by the inspector. No test samples will be taken from the roof or other part of the structure unless specifically requested. The company will have no liability for latent defects which cannot be observed by a normal inspection nor can be determined by normal equipment operation; and it is specifically agreed and understood that; mechanical devices and structural components may be functional one moment and later fail or malfunction; therefore, the Company's liability is specifically limited to those situations where it can be conclusively shown that the mechanical device or structural component inspected was inoperable or in the immediate need of repair or not performance the function for which it was intended at the time of inspection.

Tainted & corrosive drywall- Since early 1999 until today, homes in Texas were reportedly built or renovated using tainted drywall imported from China ("Tainted, Corrosive Drywall"). Tainted, Corrosive Drywall may emit toxic levels of Hydrogen Sulfide (H<sub>2</sub>S), iron disulfide, strontium sulfide, carbon disulfide, carbonyl sulfide, formaldehyde, sulfur dioxide, and/or sulfur trioxide causing corrosion of copper and metal surfaces, including air conditioner coils, refrigerator coils, copper tubing, and electrical wiring, and it often creates noxious odors which may pose health risks. Tainted, Corrosive Drywall has most commonly been reported in houses built or renovated/remodeled after 2000 in 42 out of the nation's 50 states. Additional information concerning Tainted, Corrosive Drywall can be found at: <http://www.cpsc.gov/info/drywall/index.html>; <http://www.constructionguru.com>; and <http://chinesedrywallcomplaintcenter.com>.

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection. Any reference of water intrusion is recommended to further investigation by a mold specialist  
The Client recognizes that there is NO REPRESENTATION OF WARRANTY OR GUARANTEE on the future life of items inspected. The inspector does not take responsibility for reporting non-compliance with any building, electrical, mechanical or plumbing codes established by municipal ordinances or any existing structure. The intent of the inspector statements and any or all statements on the inspection report is not to be construed as being an endorsement or a condemnation of any appliance, system, structural component, or the building in its entirety. Nor, is it the intent to make any statement of property value. The inspection report may not include minor settlement and minor crack in concrete; veneer and walls that could be within the normal or standard and does not impair the structural function of the building. The inspection report may not include cosmetic defects; minor cracks, scrapes, dents, scratches, soiled or faded surfaces of the structure or equipment, also soiled, faded, torn or dirty floor and window coverings. The Inspection Report is not to be construed as a total list of defects, existing or potential.

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

**I    NI    NP    D**  
        

**SPECIAL DISCLOSURE:** It is common to observe cracks or for cracks to occur in concrete slabs or the exterior and interior walls. Cracks may be caused by the curing of building materials, temperature variations, and soil movement such as; settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is the key to the prevention of initial cracks or cracks enlarging. This includes, but not limited to, proper watering, foundation drainage and removal of vegetation growth near the foundation.

**SPECIAL NOTE:** The Client is hereby advised that other adverse problems may occur at slab cracks and other voids in the slab. Radon gas, termites and other living organisms, can enter a building through cracks and voids and may be a health hazard. Cracks and voids can be sealed effectively to prevent radon gas or other undesirable organisms from entering. The inspector encourage the Client to obtain a second opinion from a qualified specialist (structural engineer, licensed electrician, licensed plumber certified factory trained service person. etc.) when there is a condition that they question or are concerned about. The Client has a right to have more than one inspection, or more than one inspector.

**SCOPE:** This is a visual inspection only. We inspect only what we see. We do not disassemble anything. We do not inspect for any environmental issues such as lead paint, asbestos, etc. We do not inspect for building codes, soil analysis, and adequacy of design, capacity, efficiency size, value flood plain location, pollution or habitability. Please remember that older houses do not meet the same standards as newer houses, even though items in both might be performing the function for which they are intended. We do not hold ourselves to be specialists for any particular item; *nor* are we engineers. We are a general real estate inspection company. This inspection report covers only the items listed in the report which are reasonably observable and are based only on the present condition of those items. For example, we do not move furniture, rugs, paintings, or other furnishings. There is no responsibility expressed or implied for latent defects, or for defects not reasonably observable at the time of the inspection, or for defects that would require the removal of major or permanent coverings for observation. No representation is made concerning any condition other than the operability of any item. No representation is made as to the future performance of any item. There are no warranties, either expressed or implied. If you would like a warranty or guarantee you must obtain it from a warranty company. When an item is noted as not functioning or in need of repair, replacement or further evaluation by a specialist, the Purchaser agrees to contact a qualified specialist to makes further evaluations of the item before you purchase the home. Again, client should not rely only on this report as the basis for your decision to buy this property nor should client conclude that all damage, defects, hidden items, and/or latent defects have been noted and reported by this firm. Your real estate broker, attorney, specialists, contractors, engineers, and other inspector can and should be consulted in making your final decision. This report reflects the observations and opinions of this firm, which may differ from others.

**DISPUTE RESOLUTION:** Inspection reports are normally available within 48 hours, or two (2) working days from the day and time of inspection. If you do not receive your report within that time, please call to find out. In the event a dispute arises regarding this inspection, the purchaser agrees to notify the inspector in writing within ten (10) days from the date of receiving the report, so as to give a reasonable opportunity to re-inspect the property. Purchaser further agrees that the (inspector) can either conduct the re-inspection itself or can employ others (at its expense) to re-inspect the property, or both. Otherwise, claim(s) for damage(s) arising out of such complaint are waived by the purchaser. Actual damage for any negligence is limited to three times the amount of the inspection fee.

**DEFENSE COSTS:** In the event the purchaser files suit against (inspector) or its inspector, the purchaser agrees to pay all the company's legal fees, costs of expert witnesses, court costs, costs of depositions and all other such expenses incurred by (inspector) if the purchaser fails to prevail in the lawsuit.

**EXCLUSIVITY:** The report is prepared exclusively for the client(s) named and is not transferable to anyone in any form. Client(s) gives permission for (inspector) to discuss report findings with real estate agents, specialists or repair persons for the sake of clarification.

By my signature below or the acceptance of this report or forward the report to my Real Estate agent, I acknowledge that I have read this agreement and limitations and the attached report and that I understand the terms and conditions and I agree to be bound by these. The Inspection Report is invalid if the Client(s) do not sign and return this Inspection Agreement to Main Gate Real Estate Inspection after 10 days from the date of receiving this Property Inspection Report

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

I    NI    NP    D  
        

## SUMMARY OF DEFICIENCIES FOR REPAIRS

---

### A. STRUCTURAL SYSTEM:

1. Shrubberies concealed view. This condition will hold moisture and is conducive for insect activity. Cutting back the foliage in this area is recommended
2. Uncollected water from roof will stand in eroded ground areas/in low ground areas/flat areas along the perimeter of the foundation in front and rear of the building during and/or after rains. Client(s) is recommended to install a complete rain gutter system with downspout(s) to direct roof water to appropriate drainage areas.
3. The composition in roof surface displays evidences of deterioration; loose, lift and wear-and-tear shingle tiles. Water entry point was noted on roof at main plumbing vent, it does not appear to be proper installation, open area/sunlight was observed from the attic through roof. It is unknown exactly the age of the roof covering and since the roof covering has reached toward the end of its useful life, second opinion and/or further evaluation by qualified roofing contractor for repair/replacement
4. Roof structure shows a damaged/broken rafter and missing a vertical brace at front middle hip rafter. Further evaluation and repair/replacement by a qualified professional is expected
5. Insulation and weather stripping installed at the staircase access to attic are missing.
6. The ceiling above the garage was removed probably due by previous plumbing leak, review Seller Disclosure, consult seller(s) through your agent or further evaluation to verify and repair is expected
7. Bare floors were visible in front bedroom, at bedrooms hallway, in shared bathroom, in master bedroom and in master bathroom probably due by previous plumbing leak, review Seller Disclosure, consult seller(s) through your agent or further evaluation to verify and repair is expected
8. Wood siding in front and rear of the building displays damages/wood rot and deferred maintenance
9. Sheetrock walls at bedrooms hallway, in shared bathroom, in master bathroom, and in garage were removed probably due by previous plumbing leak, review Seller Disclosure, consult seller(s) through your agent or further evaluation to verify and repair is expected
10. Entry door to shared bathroom is missing
11. Window in front bedroom has broken glass
12. Driveway concrete flatwork is broken. Portion of the concrete flatwork is heaved creating potential trip/safety hazard.
13. Vanity sink cabinet in shared bathroom was missing
14. Wood fence shows deteriorations/damages

### B. ELECTRICAL SYSTEM:

1. There are no AFCI (Arc Fault Circuit Interrupt) device protections installed in service panel, as required by current building standards, for bedrooms, family room, dining room, living room, den, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Service panel shows rusted housing cover panel, broken latching/locking devise, no main disconnection, unprotected entrance aluminum wirings (the aluminum entrance wirings in

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

**I    NI    NP    D**  
        

the breaker box are not protected from oxidization, anti-oxidized paste should be applied at the wiring terminations) and over breaker circuit protection (a 30-Amp breaker should be installed as manufacturing's suggestion as the maximum instead of the existing 50-Amp breaker), and double wiring (several groups of two neutral wires shared/connected at same terminals/lugs and this is prohibited by current safety codes). I highly recommend contacting an electrician for replacement cost

2. Receptacle outlet(s) installed at kitchen counter space (within 6 feet from the sink), in master bathroom (one of them), in garage, at outdoors and in both bathrooms are not installed with GFCI (ground fault circuit interception) protection. TREC requires inspectors to listing this as deficiency and recommend an upgrade.
3. Cover plate for one of the receptacle outlets installed in front bedroom is missing/broken.
4. Light fixture(s)/light tube(s)/light bulb(s) installed in kitchen area and in attic space are not working
5. Two smoke detectors was/were found in the dwelling. Current safety codes require hard-wiring installation of smoke alarms inside of all bedrooms, and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. It is also essentially recommended by manufacturers to replace smoke detectors that are 10 years of age and/or older.

#### C. AIR CONDITIONING & HEATING SYSTEMS:

1. Air test was performed and this indicated the A/C system was not cooling properly/in normal working condition.
2. Lack of/missing insulation was visible at the refrigerant line, repair is expected to prevent condensate water seepage on attic floor), and no float switch(s)/device(s) installed at AC overflow drain pan(s) to disable the AC system(s) when condensate line is/are clogged up
3. Observed broken/unsealed and disconnected AC ducts in attic space; at the return and supply plenum and to the master bedroom. Flexible air flow duct(s) is/are lying on attic floor. Air flow ducts in contact with each other generate sweating. Hanging AC ducts with nylon strapping is usually suggested
4. There was dust visible at AC filter(s)/returned register(s).

#### D. PLUMBING SYSTEM:

1. There is no insulation visible at water entry pipe. This should be repaired to prevent the pipe from freezing in winter time
2. Observed faulty vanity sink faucet and missing water commode in shared bathroom
3. Observed low water pressure at tub faucet and no water to water commode in master bathroom
4. Tub drain line for master bathroom tub was very sluggish, water commodes drain lines in both bathrooms were not able to check due to missing and inoperable toilets. A license plumber with camera equipment(s) is recommended to inspect the drain system, or perform a hydro static test to determine if there are any unseen damaged drain lines

#### E. APPLIANCES:

1. Dishwasher shows evidences of deterioration; rusted dish tray and missing rinse aid soap lid
2. Food disposer was not operative

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

**I      NI    NP    D**

3. Kitchen venting system displays broken vent pipe in attic space/not venting outdoor, inoperative fan motor and dirty grease filter(s)
4. Observed deteriorations at electric range, recommend replacing

**F. MISCELLENOUS:**

**Note:** It is recommended that the user of this report should review both summary and the entire report. The complete report may include additional information of concern.



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

I    NI    NP    D  
        

## I. STRUCTURAL SYSTEM

### A. Foundation

**Observation(s):** Viewed from the building facing out to the street

**Overview:** Most residential foundations are typically comprised of poured concrete and/or lumber and are often built in a slab-on-grade or pier and beam configuration. The primary purpose of the foundation is to provide a stable base to support the entire structure of the building and its contents and to transfer that weight to the ground. Any improper movement of the foundation, especially differential movement, can have a detrimental impact to the home's structural system. The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in Houston Texas area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. Should you have present or future concerns regarding the foundation's condition, you are strongly recommended to consult with a licensed professional structural engineer for further evaluation

**Comment:** An opinion of the foundation performance is mandatory

On the date of this report the slab-on-grade foundation was found to have experienced with some differential movement and/or settlement. The project has shown several noticeable foundation defects, as evidenced by the below described conditions:

1. Z-cracked/separated brick veneer; on the right side of the building



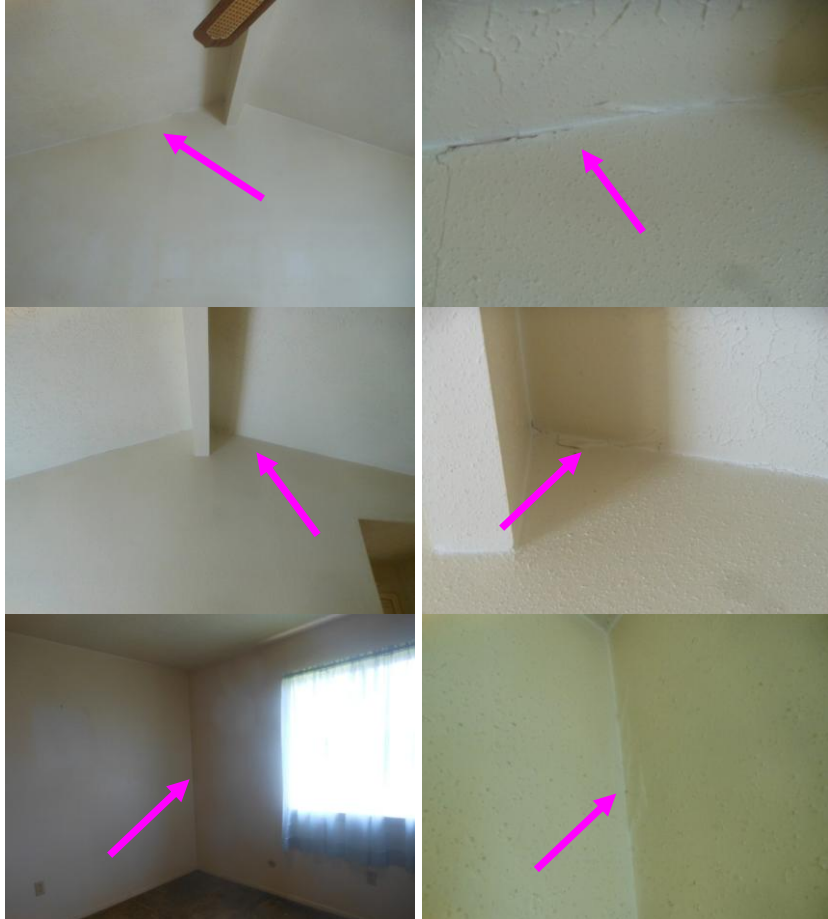
2. Separated brick to sheetrock wall at fireplace



3. Wrinkle sheetrock tapes at ceiling to wall joints and/or wall to wall joint(s); in living room, in rear bedroom and in master bedroom

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

I    NI    NP    D  
        



4. Cracked/separated ceiling; at hallway leading to in living room



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

I   NI   NP   D  
        

Most residential slab-on-grade foundations experience at least some differential movement. Foundation movement is of little concern if it is slight, if it is uniform, and if it has been anticipated. Foundation movement becomes a problem when it is excessive and when it is uneven at different parts of the foundation. The above described defects have been caused by soil movement such as settlement, expanding soil and/or shrinkage soil, and/or uneven moisture content in the soil built-up over a period of years, poorly compacted or unstable soil, poorly designed construction and/or improper water surface drainage. After careful examination, it is my opinion that the defects indicate that some slightly structural movement of the building has occurred; however no other evidences exist to indicate excessive or unusual foundation settlement and it is my opinion that the overall degree of the existing foundation is slight and it is normal for a building of 39 years of age comparing with other structures in its age group and type of construction.

           **B. Grading and Drainage**

**Comment(s):** Viewed from house facing out to street

1. Shrubberies concealed view. This condition will hold moisture and is conducive for insect activity. Cutting back the foliage in this area is recommended



2. Uncollected water from roof will stand in eroded ground areas/in low ground areas/flat areas along the perimeter of the foundation in front and rear of the building during and/or after rains. Poor drainage can have an adverse effect of the performance of the foundation. Water from roof should be collected and discharged at least 5 feet away from the foundation. Proper drainage should include adequate slope of the ground directed toward drainage devices that are capable of carrying surface water run-off (it should be constructed with gradual slope in such a manner as to shed water away from the foundation). Client(s) is recommended to install a complete rain gutter system with downspout(s) to direct roof water to appropriate drainage areas.



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

I    NI    NP    D  
        

           **C. Roof Covering**

**Observation:** Roof covering was inspected from ground, roof, eave and attic levels. An asphalt composition roof covering was noted. Existing asphalt shingles have a typical life expectancy of 30 years

**Limitation:** Roof inspections are limited to visual observation of accessible surfaces. The roof is inspected from the roof level, only if it can be done safely and without damaging the roof. Certain types of damage and/or poor workmanship (e.g., improper fastening, manufacturer defects, etc.) may not be apparent during a visual inspection. As such, the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering. If defects are reported and/or you have concerns about life expectancy, insurability or potential for future problems, we recommend consulting with a qualified roofing specialist. Please also be advised I have made every effort to find all areas of concern, but some areas can go unnoticed until actual rains occur. Water penetration may occur at any time under severe weather conditions, with wind driven rains or extended periods of rainfall, any roof may develop leaks.

**Comment(s):**

1. The composition in roof surface displays evidences of deterioration; loose, lift and wear-and-tear shingle tiles.



2. Water entry point was noted on roof at main plumbing vent, it does not appear to be proper installation, open area/sunlight was observed from the attic through roof



**Recommendation:** It is unknown exactly the age of the roof covering and since the roof covering has reached toward the end of its useful life, second opinion and/or further evaluation by qualified roofing contractor for repair/replacement



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

I    NI    NP    D  
        

           **D. Roof Structure and Attic**

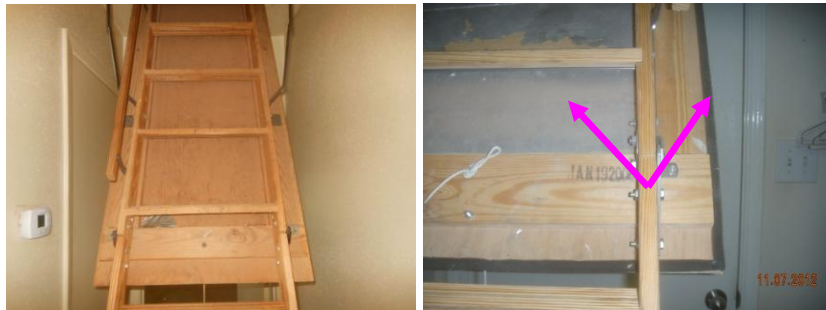
**Observation:** Ventilation is adequate with the combination of soffit vents and ridge vents. Attic blown in fiber glass insulation about 8 inches approximate depth to achieve the required R-30

**Comment(s):**

1. Roof structure shows a damaged/broken rafter (refer to left and middle photographs below) and missing a vertical brace at front middle hip rafter (refer to right photograph below), conventional roof structure requires installing of a vertical braising for a hip rafter with 9-12 foot long; with current configuration the hip rafter at this location has no adequate support and the roof would be sagging. Further evaluation and repair/replacement by a qualified professional is expected



2. Insulation and weather stripping installed at the staircase access to attic are missing. This is a part of the attic and the installations of foam insulation and a weather stripping are required to close up the gap at the staircase to the ceiling to conserve energy (refer to right photograph below for correction).



           **E. Ceilings and Floors**

**Comment(s):**

1. The ceiling above the garage was removed probably due by previous plumbing leak, review Seller Disclosure, consult seller(s) through your agent or further evaluation to verify and repair is expected

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

I    NI    NP    D  
        



2. Bare floors were visible in front bedroom, at bedrooms hallway, in shared bathroom, in master bedroom and in master bathroom probably due by previous plumbing leak, review Seller Disclosure, consult seller(s) through your agent or further evaluation to verify and repair is expected



**Note(s):** Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection. Any reference of water intrusion is recommended to further investigation by a mold specialist. Review Seller Disclosure Notice or consult seller(s) to verify and request seller(s) to provide the Certificate of Mold Remediation

           **F. Walls**

**Comments:**

1. Z-cracked/separated brick veneer was noted on the right side of the building
2. Wood siding in front and rear of the building displays damages/wood rot and deferred maintenance (refer to photographs in the next page)

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

I    NI    NP    D  
☐    ☐    ☐    ☐



3. Sheetrock walls at bedrooms hallway, in shared bathroom, in master bathroom, and in garage were removed probably due by previous plumbing leak, review Seller Disclosure, consult seller(s) through your agent or further evaluation to verify and repair is expected





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

I   NI   NP   D  
        

**Note(s):** Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection. Any reference of water intrusion is recommended to further investigation by a mold specialist. Review Seller Disclosure Notice or consult seller(s) to verify and request seller(s) to provide the Certificate of Mold Remediation

           **G. Doors**

**Comment(s):** Entry door to shared bathroom is missing

           **H. Windows:**

**Observation:** Single glass pane windows. No inspection was done on window treatments/blinds/curtains/shutters

**Comments:** Window in front bedroom has broken glass



           **I. Stairway**

           **J. Fireplace/Chimney:**

**Observation:** Wood fireplace.

**Comment(s):**

           **K. Porch, Garage, Driveway, and Covered Patio:**

**Comment(s):** Driveway concrete flatwork is broken. Portion of the concrete flatwork is heaved creating potential trip/safety hazard.



           **L. Other:**

**Comment(s):**

1. Vanity sink cabinet in shared bathroom was missing
2. Wood fence shows deteriorations/damages



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

I    NI    NP    D  
        



## II. ELECTRICAL SYSTEM

### A. Service Entrance and Panel

**Observation(s):** Type of service feeder wiring:  Aluminum coated copper     Copper

Electrical service entrance:  Underground     Overhead

- Service entrance size:  150-Amp GE service panel
- Service panel location: On the wall at right side of the building

**Comment(s):**

1. There are no AFCI (Arc Fault Circuit Interrupt) device protections installed in service panel, as required by current building standards, for bedrooms, family room, dining room, living room, den, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all nonexempt electrical work. Current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.
2. Service panel shows rusted housing cover panel, broken latching/locking device (refer to photographs below), no main disconnection, unprotected entrance aluminum wirings (the aluminum entrance wirings in the breaker box are not protected from oxidization, anti-oxidized paste should be applied at the wiring terminations) and over breaker circuit protection (a 30-Amp breaker should be installed as manufacturing's suggestion as the maximum instead of the existing 50-Amp breaker), and double wiring (several groups of two neutral wires shared/connected at same terminals/lugs and this is prohibited by current safety codes). I highly recommend contacting an electrician for replacement cost



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

I    NI    NP    D  
        



           **B. Branch Circuits:**

**Observation(s):** Copper and stranded copper branch circuits. Accessible switches were checked for installation and operation. Accessible receptacles were checked for power, polarity, grounding, and presence of Ground Fault Circuit Interrupt protection devices where required. GFCI is a safety device that senses any shock hazard and interrupts the flow of electricity in the circuit

**Comment(s):**

1. Receptacle outlet(s) installed at kitchen counter space (within 6 feet from the sink), in master bathroom (one of them), in garage, at outdoors and in both bathrooms are not installed with GFCI (ground fault circuit interception) protection. TREC requires inspectors to listing this as deficiency and recommend an upgrade.
2. Cover plate for one of the receptacle outlets installed in front bedroom is missing/broken.
3. Light fixture(s)/light tube(s)/light bulb(s) installed in kitchen area and in attic space are not working



4. Two smoke detectors was/were found in the dwelling. Current safety codes require hard-wiring installation of smoke alarms inside of all bedrooms, and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. It is also essentially recommended by manufacturers to replace smoke detectors that are 10 years of age and/or older. Test all smoke detectors prior to occupancy.

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

I    NI    NP    D  
        



### III. HEATING, VENTILATION AND A/C SYSTEM

           **A. Heating Equipment**

**TREC Limitations:** The inspector is not required to do evaluate the integrity of the heating system and will not determine the efficiency or adequacy of the heat exchanger since this require dismantling of the furnace and is beyond the scope of visual inspection.

**Observation:** Central forced air gas heating system- 94 Goodman electric heater. The heating system is in serviceable condition

**Comment(s):**



           **B. Cooling Equipment:**

**TREC Limitations:** The inspector is not required to do the followings: (1) inspect for the pressure of the system coolant and determine the presence of the leak, (2) determine the efficiency or adequacy of the AC system, (3) determine the compatibility of components; tonnage match of indoor coils and outside coils

**Observation:** Central forced air electric cooling system. 3-ton AC system with 2009 Trane condensing unit/outdoor unit and 94 Goodman evaporative coil/indoor unit



**Comments:**

1. Air test(s) was/were performed by using laser thermometer reading to determine if the



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

I    NI    NP    D  
        

difference in temperature of the supply and return air are in between 15 to 20 degrees which indicates the AC system(s) is cooling as designed. Air temperature differences of the A/C system(s) was/were not found in this range; return reading(s) was/were measured at 80 while supply readings were read at 70 and 69, this indicated the A/C system(s) was/were not in normal working condition.

2. Lack of/missing insulation was visible at the refrigerant line, repair is expected to prevent condensate water seepage on attic floor, and no float switch(s)/device(s) installed at AC overflow drain pan(s) to disable the AC system(s) when condensate line is/are clogged up (refer to photograph on right below for correction).



**Note:** This inspection is not an exhaustive inspection of the HVAC system and its 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 of the HVAC systems due to changes in use or occupancy. Mechanical devices can fail at any time and it is recommended that you obtain as much information as is available about this property. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. **Second opinion or/and evaluations by qualified HVAC technician may lead to the discovery of hidden deficiencies which may involve in repair/replacement costs.**

         **B. Ducts and Vents**

**Comment(s):**

1. Observed broken/unsealed and disconnected AC ducts in attic space; at the return and supply plenum and to the master bedroom



2. Flexible air flow duct(s) is/are lying on attic floor. Air flow ducts in contact with each other generate sweating. Hanging AC ducts with nylon strapping is usually suggested

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

I    NI    NP    D  
        

3. There was dust visible at AC filter(s)/returned register(s).



#### IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures:

**Observation:** (Viewed from the house facing out to the street)

**Location of water meter:**  In front right yard    In front left yard

**Location of main cut-off water:** On right side exterior wall of the building

**Static water pressure:** 53 PSI was measured for galvanized iron water system (acceptable range between 40-80). Static pressure is the pressure exerted by water on the interior walls of the water supply pipe when no water is flowing. Part of the galvanized water supply system running in attic space was replaced with PEX in the home



#### Comment(s):

1. There is no insulation visible at water entry pipe (refer to right photograph above). This should be repaired to prevent the pipe from freezing in winter time
2. Observed faulty vanity sink faucet and missing water commode in shared bathroom
3. Observed low water pressure at tub faucet and no water to water commode in master bathroom

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

I    NI    NP    D  
        

           **B. Drains, Wastes, Vents**

**Comment(s):** Tub drain line for master bathroom tub was very sluggish, water commodes drain lines in both bathrooms were not able to check due to missing and inoperable toilets. A license plumber with camera equipment(s) is recommended to inspect the drain system, or perform a hydro static test to determine if there are any unseen damaged drain lines



           **C. Water Heating Equipment**

**Observation:** 20110 State Select 40-gallon electric water heater locates in garage  
**Comments:**



**Note:** T&P valve(s) was not tested during the inspection because it could cause personal / property damages. The valve(s) should be replaced per manufacturer's instruction. Manufacturing has suggested draining and flushing the equipment annually, this maintenance can reduce calcium settlements, deposits, and noise and it also extends the life of the appliance

## V. APPLIANCES

           **A. Dishwasher**

**Comment(s):** Dishwasher shows evidences of deterioration; rusted dish tray and missing rinse aid soap lid

           **B. Food Waste Disposer**

**Comment(s):** Food disposer was not operative

           **C. Range Hood**

**Comment(s):** Kitchen venting system displays broken vent pipe in attic space/not venting outdoor, inoperative fan motor and dirty grease filter(s)



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

I    NI    NP    D  
        



           **D. Ranges (G / E) / Ovens (G / E) / Cook tops (G / E)**

**Observation:** Electric range

**Comment:** Observed deteriorations at electric range, recommend replacing

           **E. Microwave**

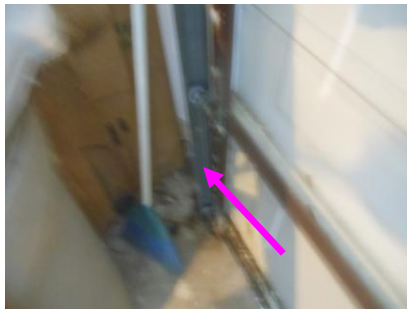
           **F Mechanical Exhaust Bathroom Vents and/or Laundry Vent**

**Comment(s):** Exhaust vent pipes for both bathrooms terminate in attic space. Extend the pipes to terminate outdoor



           **G. Garage Door Operator**

**Comment(s):** Garage overhead door was slamming at closing. There is no child protective sensor installed for the garage overhead door, this safety device is required to be installed if the door is equipped with an electronic opener



           **H. Door Bell and Chime**

**Comment(s):**

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

I    NI    NP    D  
        

           **I. Dryer Vent**

Comments:

## **VI. OPTIONAL SYSTEMS**

           **A. Landscape Irrigation (Sprinkler) System**

           **B. Swimming Pool, Spa, Hot Tub & Jacuzzi**

           **C. Out Building(s)**

           **D. Security System**

Comment(s): A security system was found but not a part of the inspection

           **E. Washer & Dryer, Refrigerator & Cooler**

           **F. Barbecue Grill**

-----END OF REPORT-----