

# Home Inspection Deficiency Summary Report



5729 Lakeside Villas Ct, Conroe, TX 77304

## Report Overview

House in Perspective: Single Family 1 Story

Scope of Inspection: Home Closing Inspection

Main Entrance Faces: Southeast For the purpose of this report

State of Occupancy: Furnished /Unoccupied / New

Present during inspection: Paul Frederick, Inspector (TREC#21659);

(This additional report is separate from the TREC REI 7-5 Inspection Report)

## Home Inspection Summary Report

The categories and definitions in this Summary Report are as follows:

**SAFETY HAZARDS** - Denotes a condition that is unsafe and in need of prompt attention.

**DEFICIENCIES** - A system or component that is considered significantly deficient and could be costly. Some items could be cosmetic or routine improvement recommendations or maybe an item/issue that does not meet the present code requirement and may not demand immediate repair. Please consider taking action over the lifetime of the home.

About this Report: The Summary Report compiles our findings in an easy to read manner. It includes detailed descriptions and high-resolution digital photos of issues discovered during the inspection. The pictured items are listed by the TREC Standards of Practice Categories and do not indicate any preference or priority weighting.

***This is a High Level Pictorial Summary Report designed to help simplify issues and/or concerns about your home buying decision. Items listed in the TREC Home Inspection Report may have inadvertently been left out of this High Level Summary Report.***

***Client should read the entire TREC Home Inspection Report, including the remarks before closing.***

This property inspection is not an 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 all risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.

This confidential Report is Prepared exclusively for: John and Deborah Marek , Clients.


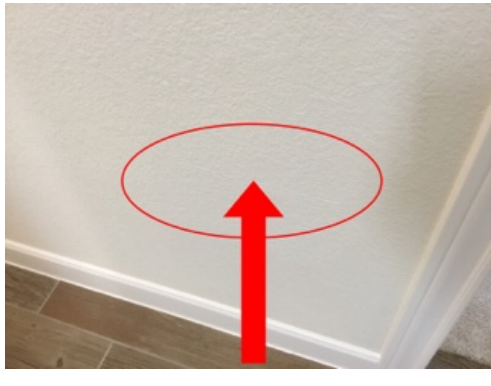


Prepared by Paul Frederick, TREC#21659 CompletePro Home Inspections, PLLC

----- Office 713-303-1902 Cell 214-212-2258 -----

Please call our office if you have any questions or concerns.



DEFICIENCY SUMMARY - LISTED BY TREC SECTIONS

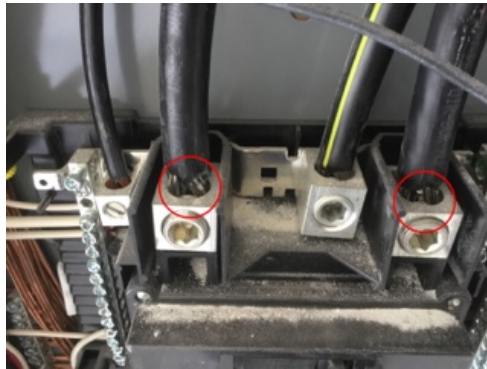
<p>1A. Foundations</p>		<p><b>DEFICIENCY:</b> The garage floor has been scratched and etched. Recommend sealing with epoxy floor treatment by a licensed contractor.</p>
<p>1E. Walls (Interior)</p>		<p><b>DEFICIENCY:</b> Texture scratch blemish on main hallway wall. Recommend repair by a licensed contractor.</p>
<p>1G. Doors (Interior)</p>		<p><b>DEFICIENCY:</b> The master bathroom pocket door does not latch. Recommend repair by a licensed contractor.</p>
<p>1G. Doors (Exterior)</p>		<p><b>DEFICIENCY:</b> The side exterior door latch for the knob needs adjustment to hold the door firmly against the weatherstripping. Recommend repair by a licensed contractor.</p>

1H. Windows



**DEFICIENCY:** The front living room window pane has a blemish inside the double pane. Recommend replacement by a licensed contractor.

2A. Service Entrance and Panels



**MAJOR DEFICIENCY:** There was no anti-oxidant gel observed on the exposed aluminum service conductor terminations. Recommend having a licensed electrician apply anti-oxidant gel.

5A. Dishwashers



**DEFICIENCY:** The dishwasher is not secured at the bottom and moves when the dishwasher door is opened or closed. Recommend adjusting the legs to fully secure dishwasher in the cabinet.

**5B. Food Waste Disposals**



**DEFICIENCY:** There is a water leak that appears to be coming from the food disposal when in use. Recommend repair by a licensed contractor.

**5D. Ranges, Cooktops and Ovens**



**DEFICIENCY:** The oven heated to **430 Degrees°** when set to **350 Degrees°** and held that temperature. This is not within the acceptable range of 25 degrees +/-

**5G. Garage Door Operators**



**DEFICIENCY:** The wiring for the garage door sensors is not properly secured to the wall. Recommend attaching wire to the wall to minimize the risk of damage.

**5H. Dryer Exhaust Systems**



**DEFICIENCY:** The dryer exhaust flashing is not painted for protection. Code Violation. Recommend repair by a licensed contractor.

**6A. Landscape Irrigation (Sprinkler) Systems**



**DEFICIENCY:** Not all spray-heads work on zone #1 and the one that do work need adjusting. Recommend repair by a licensed contractor.

This Home is in a desirable neighborhood and appears to be very well-built.

*Inspection completed by: Paul Frederick, Lead Inspector TREC #21659, Complete Pro Home Inspections, PLLC Please call me if you have any questions or concerns. 214-212-2258.*

## Maintenance Tips

**After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:**

1. Change the locks on all exterior entrances, for improved security.
2. Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
3. Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
4. Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
5. Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
6. Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
7. Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
8. Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
9. Install rain caps and vermin screens on all chimney flues, as necessary.
10. Investigate the location of the main shut-off for the plumbing, heating and electrical systems.

### Regular Maintenance Weekly

Check that the soil around the perimeter of the house is clinging lightly to the edge of the foundation. If there is any space between the soil and the concrete, the soil is too dry and you should increase the frequency with which you water. The foremost cause of foundation failure throughout Texas is lack of moisture control and maintenance by homeowners. Periods of dry weather occur in all seasons. Inspect this item weekly.

### Monthly

1. Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
2. Examine heating/cooling air filters and replace or clean as necessary.
3. Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate.
4. Remove debris from window wells.
5. Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering.
6. Check below all plumbing fixtures for evidence of leakage.
7. Repair or replace leaking faucets or shower-heads.
8. Secure loose toilets, or repair flush mechanisms that become troublesome.

### Spring and fall

1. Examine the roof for evidence of damage to roof coverings, flashiness and chimneys.
2. Look in the attic (if accessible) to ensure that roof vents are not obstructed.
3. Check attic area for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
4. Trim back tree branches and shrubs to ensure that they are not in contact with the house. Especially the roof.
5. Inspect the exterior walls and foundation for evidence of damage, cracking or movement.
6. Watch for bird nests or other vermin or insect activity.

7. Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
8. Ensure that the grade of the land around the house encourages water to flow away from the foundation. There should be a 6"-8" clearance between soil and masonry/siding to prevent water from seeping into the home.
9. Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
10. Clean windows and test their operation. Improve caulking and weather-stripping as necessary.
11. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
12. Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
13. Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
14. Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home. Do not store wood near or around the home.
15. Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly.
16. Clean and lubricate hinges, rollers and tracks on overhead doors.
17. Replace or clean exhaust hood filters.
18. Pour a cup of Clorox down your PVC access opening condensate air conditioner line to kill any algae, mold or mildew that has formed in the pipe. This will minimize your risk of clogging and possible flooding.
19. Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

### Annually

1. Replace smoke detector batteries.
  2. Have the heating, cooling and water heater systems cleaned and serviced.
  3. Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
  4. Examine the outside of electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky. (for safety reasons, do not remove covers to electrical panels unless licensed to do so)
  5. If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested.
  6. If the property has a septic system, have the tank inspected (and pumped as needed).
  7. If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.
- Prevention Is the Best Approach

Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Paul D. Frederick, Lead Inspector CompletePro Home Inspections, PLLC -Office 713-303-1902 Cell 214-212-2258

"For your COMPLETE Home Inspection needs"

Professional Real Estate Inspector TREC# 21659

Texas Department of Insurance All Lines Adjuster License #1941500



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**Page 8 of 8 © 2018 CompletePro Home Inspections, PLLC**