



Red Star Home Inspection

PROPERTY INSPECTION REPORT

Prepared For: Reggie Smith & Nancy Canales

Concerning: 7820 Jester St. Houston, TX 77051

Inspection Date: 05/08/2017

By: Inspector Name: Christian Martinez License Number: 21090 Date:
Signature:

Phone: 832-643-9724

E-Mail: christian@redstarinspections.com

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 manufacturers 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 sellers 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 inspectors 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 clients responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In this report, the terms "right and "left" are typically used (for both interior and exterior) from the perspective of facing the front of the house from the front yard.

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

I NI NP D

I. STRUCTURAL SYSTEMS

☒☐☐☒ A. Foundations

Type of Foundation: Slab on grade
Comments:

- Recommend trimming the exposed nail ends at multiple locations around the foundation wall to prevent injury.
- Wooden piece of the foundation form boards was present on the foundation wall along the left side. Recommend removing to prevent conducive conditions for Wood Destroying Insects.
- Corner pop was observed at the rear right corner of the foundation wall. Repair as needed.
- The foundation integrity appears to be performing the function intended. No visible differential movement was noted at the interior and exterior of the structure.

Note: Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

SUGGESTED FOUNDATION MAINTENANCE & CARE: SUGGESTED FOUNDATION MAINTENANCE & CARE: Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a structural engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

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.



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Note: (continued)



B. Grading and Drainage - Comments:

- No gutters were observed to be installed around the home, installation is highly recommended to prevent further erosion of the soil resulting in standing water near the foundation.

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

Type of Roof Covering: Shingles
Viewed from: Walked the roof
Comments:

- Recommend trimming foliage in contact with the roof covering at the rear left portion of the roof covering to prevent damage to the shingles.
- Recommend painting the mast for the service drop to prevent it from rusting out prematurely.
- The roof covering appears to be performing as intended. No cracked or missing shingles were observed and the granules appear to be intact.

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 damage the roof covering or cannot

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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 Structure and Attic

Viewed from: Entered attic space

Approximate Average Depth of Insulation: 10.25 R-30 Blowing Insulation

Comments:

- All wood members appear to be performing as intended at the time of the inspection.

Note: It is considered beyond the scope of this inspection and unsafe to enter attics and unfinished spaces where access is less than 22" x 30", head room is less than 30", operate power ventilators, or provide an exhaustive list of locations of water penetrations. Current building code calls for a minimum of R-30 insulation, or 10-12 (more in colder climates). However, a principle of energy efficient building in hot, humid climates such as Houston is to utilize less insulation (R-19/6-8) with a radiant barrier on the attic ceiling.

E. Walls (Interior and Exterior) - Comments:

Exterior Walls:

- Caulking and sealing is needed on the exterior veneer at one or more locations to prevent any possible moisture penetration into the building. These locations include around wall vent covers, electrical outlets/fixtures, transitions between siding and plumbing penetrations.
- Portion of the paint on the right front side of the exterior was incomplete. Repair as needed.
- Weep screed for the stucco finish at the front of the home was observed to be clogged and/or missing. Recommend correction to allow any moisture that accumulates behind the wall to wick out.
- Crack was observed to the stucco finish near the main entry. Repair as needed.

Interior Doors:

- The interior walls were performing as intended at the time of inspection.
- The Thermal Imager Camera showed no missing and/or displaced insulation.

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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:

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F. Ceilings and Floors (continued)

Ceiling:

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

Floors:

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

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:

- Gaps were observed in the weather seal around the exterior doors. Repair as needed to prevent moisture, pest, and air intrusion.

- Threshold at the bottom of the garage door frame was loose. Secure as needed.

- Recommend adjusting the thumbblatch lock for the garage door to allow for easier operation.

Interior Doors:

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

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



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For your information: (continued)



H. Windows - Comments:

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

For your information: Current codes have established a minimum windowsill height of 42 inches in an effort to reduce the number of young children that fall through windows. Care should be taken when considering placement of "climbing" items, with finger and toe holds, (such as furniture) to the adjacent area. It should be noted that establishment of a sill height may limit the access to the window and reduce its effectiveness as an emergency.

I. Stairways (Interior and Exterior) - Comments:

J. Fireplaces and Chimneys - Comments:

K. Porches, Balconies, Decks, and Carports - Comments:

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

L. Other - Comments:

The inspector did not inspect any yard enclosures/fences.

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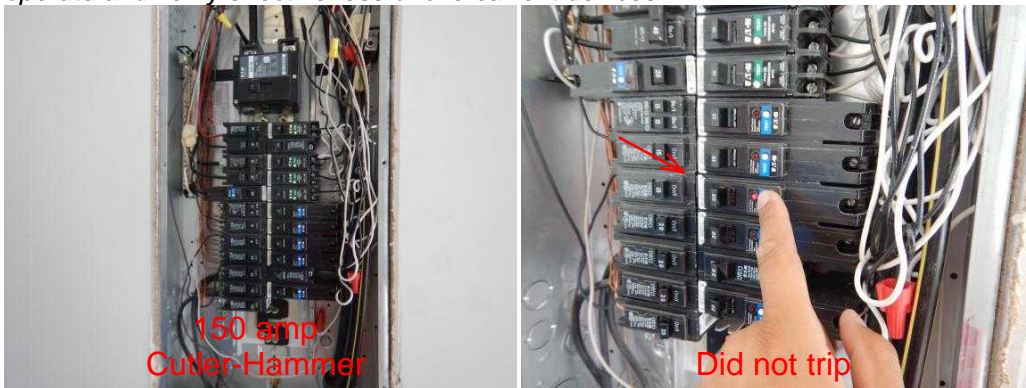
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels - Comments: Copper/Aluminum,

Panel: 150 amp / Cutler-Hammer

- GFCI breaker for the Kitchen circuit #1 did not trip when tested. Recommend further evaluation and repair.
- All other portions of the service entrance appears to be performing as intended at time of inspection.

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.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper
Comments:

Fixtures/Switches:

- Cover for the fixture in the bedroom hallway was open. Correct as needed.

Outlets/Wiring:

- The refrigerator outlet was observed to be on the same circuit as the counter top outlets. Recommend the refrigerator outlet be placed on its own circuit to reduce the chance of it tripping.
- All outlets were inspected for hot/neutral reverse, reversed polarity and open ground circuit. No issues were found at the time of the inspection.

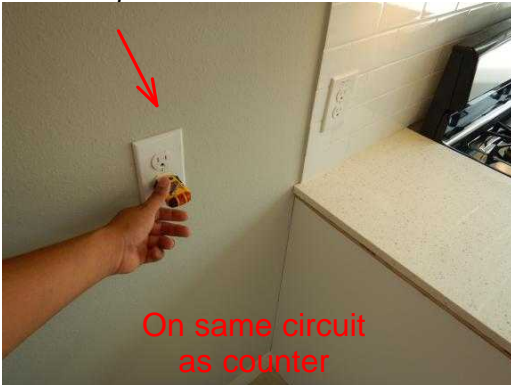
Note: Inspection of outlets, switches and accessory connections was limited due to concealment.

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.

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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: Forced air
Energy Sources: Natural Gas
Comments:

Unit #1

Approx. age: 2017 (> 1 year old)

- A drip leg for the gas line was not installed for the furnace. A drip leg serves as a collection area for sediment to reduce the chance of clogged gas valves or burners.

- The furnace unit could not be operated due to the gas to the home being shut off at the time of inspection.



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Type of System: (continued)



B. Cooling Equipment

Type of Systems: Forced air
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 (3 1/2 Ton)
Supply Air Temp: 53 Degrees F
Return Air Temp: 72 Degrees F
Temp. Differential: 19 Degrees F

- The A/C equipment appears to be performing as intended at the time of the inspection.

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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I NI NP D

C. Ducts Systems, Chases, and Vents - Comments:

- The return air register in the left hallway was damaged. Repair as needed.
- All ducts and vents visually appear to be intact and in overall sound condition at the time of the inspection. Some areas of the ductwork were visually obscured from view.



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Street
Location of main water supply valve: Exterior right side
Static water pressure reading: 55 PSI
Comments:

Sinks:

- No support brackets were installed for the under mount sinks in the bathrooms. Recommend correction to prevent sagging over time.
- All other portions of the sinks were performing as intended at time of inspection.

Bathtubs and Showers:

- Recommend caulking and sealing around all transitions and penetrations within shower enclosures to prevent moisture penetration.
- All other portions of the bathtubs and showers were performing as intended at time of inspection.

Commodes:

- All commodes were performing as intended at time of inspection.

Washing Machine Connections:

- Recommend capping the gas connection for the dryer if it will not be intended to be used. This will prevent it from being accidentally opened.
- All other portions of the washing machine connections were performing as intended at time of inspection.

Exterior Plumbing:

- All exterior plumbing fixtures were performing as intended at time of inspection.

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B. Drains, Wastes, and Vents - Comments: PVC,

- Drain for the master bathroom tub was slow. Correct as needed to allow it to flow properly.
- No drain clean out was observed around the exterior. Recommend further evaluation and repair to allow the drain lines to be easily accessed and cleaned.
- All other drains, wastes and vents were performing as intended at time of inspection.

Note: Although draining properly at the time of the inspection, due to the nature of construction it is common for debris to enter the drain pipes. It is impossible to determine the condition of the underground sewer pipe without conducting a procedure in which a camera is run through the system to determine the internal condition. This procedure must be performed by a licensed plumbing contractor and is beyond the scope of a basic home inspection. If slow or clogged drains are persistent. Recommend contacting a licensed professional plumbing contractor to discuss your options on this issue.



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C. Water Heating Equipment

Energy Sources: Natural gas
Capacity: 40 gallons
Comments:

Unit #1
Approx. age: 2017 (> 1 year old)

- The water heating unit could not be operated due to the gas to the home being shut off.

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-Message Therapy Equipment - Comments:

For your information: Due to possible health hazards associated with using the hydrotherapy equipment, proper disinfection and cleaning is recommended prior to use.

E. Other - Comments:

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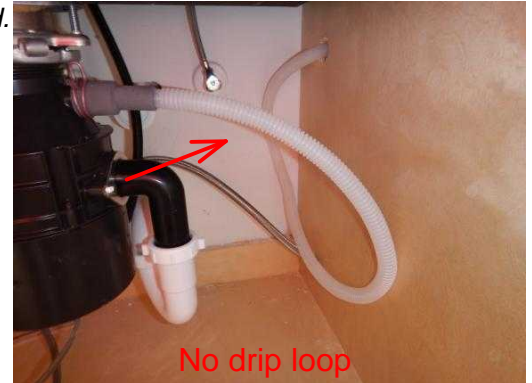
I NI NP D

V. APPLIANCES

A. Dishwashers - Comments:

- The dishwasher completed a full cycle and was performing as intended at the time of the inspection.
- No drip loop or air gap installed for the dishwasher. This prevents dirty water in the sink from backing into the clean water used for the dishes. Recommend correction.

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:

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

C. Range Hood and Exhaust Systems - Comments:

- The microwave exhaust vent was performing as intended at the time of the inspection.

D. Ranges, Cooktops, and Ovens - Comments:

Range Type: Gas

- The gas to the home was shut off at the time of inspection as a result the appliance could not be inspected.



E. Microwave Ovens - Comments:

- The microwave was performing as intended at the time of the inspection.

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I	NI	NP	D
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E. Microwave Ovens (continued)

F. Mechanical Exhaust Vents and Bathroom Heaters - Comments:

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

G. Garage Door Operators - Comments:

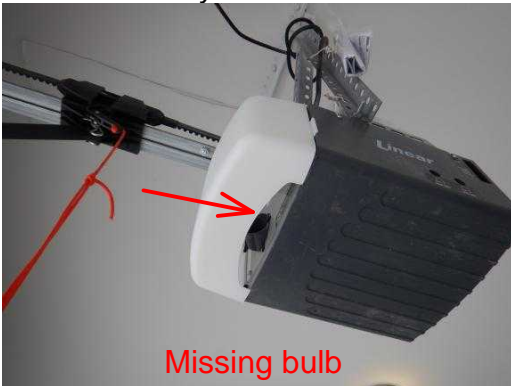
- Light for the garage door did not operate, due to the bulb missing. Correct as needed.

- All other portions of the garage door operator appear to be performing as intended at the time of the inspection. Internal reversing mechanism was operating properly at the time of the inspection.

Note: Sticker was missing for the garage door operator button which indicates the proper safety and testing procedures for the unit.

For your information: As of January 1, 1991, federal law requires manufactures of garage doors to provide an internal reversing mechanism that causes the door to reverse when it hits an obstruction.

A federal law requires that all residential garage door openers sold in the United States since 1993 must include an additional protection against entrapment, such as photoelectric eyes or a sensing edge. The law also requires that, if these sensors become inoperative, the opener will not function. Your garage door opener can be dangerous if it does not have these safety devices.



H. Dryer Exhaust Systems - Comments:

- The dryer vent appears performing as intended at the time of the inspection.

For your information: 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.

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems - Comments:

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

Type of Construction:

Comments:

C. Outbuildings - Comments:

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:



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Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, unit or component should be considered before you purchase the property. All comments by the inspector should be considered before purchasing this home.

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

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

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

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

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

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.

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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.

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Invoice

Client Name: Reggie Smith & Nancy Canales
Client Address: 7820 Jester St.
Client City State Zip: Houston, TX. 77051

Services Performed	Amount Due
Five Star Home Inspection	\$325.00
Thermal Camera Inspection	No Charge
Discount	- \$25.00
Total	\$300.00

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

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Summary

I. STRUCTURAL SYSTEMS

A. Foundations

- Recommend trimming the exposed nail ends at multiple locations around the foundation wall to prevent injury.
- Wooden piece of the foundation form boards was present on the foundation wall along the left side. Recommend removing to prevent conducive conditions for Wood Destroying Insects.
- Corner pop was observed at the rear right corner of the foundation wall. Repair as needed.
- The foundation integrity appears to be performing the function intended. No visible differential movement was noted at the interior and exterior of the structure.

Type of Foundation(s): Slab on grade

C. Roof Covering Materials

- Recommend trimming foliage in contact with the roof covering at the rear left portion of the roof covering to prevent damage to the shingles.
- Recommend painting the mast for the service drop to prevent it from rusting out prematurely.
- The roof covering appears to be performing as intended. No cracked or missing shingles were observed and the granules appear to be intact.

Types(s) of Roof Covering: Shingles Viewed From: Walked the roof

E. Walls (Interior and Exterior)

Exterior Walls:

- Caulking and sealing is needed on the exterior veneer at one or more locations to prevent any possible moisture penetration into the building. These locations include around wall vent covers, electrical outlets/fixtures, transitions between siding and plumbing penetrations.
- Portion of the paint on the right front side of the exterior was incomplete. Repair as needed.
- Weep screed for the stucco finish at the front of the home was observed to be clogged and/or missing. Recommend correction to allow any moisture that accumulates behind the wall to wick out.
- Crack was observed to the stucco finish near the main entry. Repair as needed.

Interior Doors:

- The interior walls were performing as intended at the time of inspection.
- The Thermal Imager Camera showed no missing and/or displaced insulation.

G. Doors (Interior and Exterior)

Exterior Doors:

- Gaps were observed in the weather seal around the exterior doors. Repair as needed to prevent moisture, pest, and air intrusion.
- Threshold at the bottom of the garage door frame was loose. Secure as needed.

Summary (continued)

- Recommend adjusting the thumbblatch lock for the garage door to allow for easier operation.

Interior Doors:

- The interior doors were performing as intneded at the time of inspection.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels Copper/Aluminum,

Panel: 150 amp / Cutler-Hammer

- GFCI breaker for the Kitchen circuit #1 did not trip when tested. Recommend further evaluation and repair.
- All other portions of the service entrance appears to be performing as intended at time of inspection.

B. Branch Circuits, Connected Devices, and Fixtures

Fixtures/Switches:

- Cover for the fixture in the bedroom hallway was open. Correct as needed.

Outlets/Wiring:

- The refrigerator outlet was observed to be on the same circuit as the counter top outlets. Recommend the refrigerator outlet be placed on its own circuit to reduce the chance of it tripping.
- All outlets were inspected for hot/neutral reverse, reversed polarity and open ground circuit. No issues were found at the time of the inspection.

Type of Wiring: Copper

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Unit #1

Approx. age: 2017 (> 1 year old)

- A drip leg for the gas line was not installed for the furnace. A drip leg serves as a collection area for sediment to reduce the chance of clogged gas valves or burners.
- The furnace unit could not be operated due to the gas to the home being shut off at the time of inspection.

Type of System: Forced air Energy Source: Natural Gas

Summary (continued)

C. Ducts Systems, Chases, and Vents

- The return air register in the left hallway was damaged. Repair as needed.
- All ducts and vents visually appear to be intact and in overall sound condition at the time of the inspection. Some areas of the ductwork were visually obscured from view.



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Sinks:

- No support brackets were installed for the under mount sinks in the bathrooms. Recommend correction to prevent sagging over time.
- All other portions of the sinks were performing as intended at time of inspection.

Bathtubs and Showers:

- Recommend caulking and sealing around all transitions and penetrations within shower enclosures to prevent moisture penetration.
- All other portions of the bathtubs and showers were performing as intended at time of inspection.

Commodes:

- All commodes were performing as intended at time of inspection.

Washing Machine Connections:

- Recommend capping the gas connection for the dryer if it will not be intended to be used. This will prevent it from being accidentally opened.
- All other portions of the washing machine connections were performing as intended at time of inspection.

Exterior Plumbing:

- All exterior plumbing fixtures were performing as intended at time of inspection.

Location of water meter: Street Location of main water supply valve: Exterior right side Static water pressure reading: 55 PSI

B. Drains, Wastes, and Vents PVC,

- Drain for the master bathroom tub was slow. Correct as needed to allow it to flow properly.
- No drain clean out was observed around the exterior. Recommend further evaluation and repair to allow the drain lines to be easily accessed and cleaned.
- All other drains, wastes and vents were performing as intended at time of inspection.

Summary (continued)

Note: Although draining properly at the time of the inspection, due to the nature of construction it is common for debris to enter the drain pipes. It is impossible to determine the condition of the underground sewer pipe without conducting a procedure in which a camera is run through the system to determine the internal condition. This procedure must be performed by a licensed plumbing contractor and is beyond the scope of a basic home inspection. If slow or clogged drains are persistent. Recommend contacting a licensed professional plumbing contractor to discuss your options on this issue.



V. APPLIANCES

A. Dishwashers

- The dishwasher completed a full cycle and was performing as intended at the time of the inspection.
- No drip loop or air gap installed for the dishwasher. This prevents dirty water in the sink from backing into the clean water used for the dishes. Recommend correction.

G. Garage Door Operators

- Light for the garage door did not operate, due to the bulb missing. Correct as needed.
- All other portions of the garage door operator appear to be performing as intended at the time of the inspection. Internal reversing mechanism was operating properly at the time of the inspection.

Note: Sticker was missing for the garage door operator button which indicates the proper safety and testing procedures for the unit.