



Inspection Report

Mr. Joseph Chen

Property Address:
3111 Windmill St
Suagr Land Texas 77479



Texas HomeSpection Inc.

Alan C. Chang (TREC #6270)
207 Jewel Park, Houston, TX 77094

Date: 9/11/2017	Time: 11:30 AM	Report ID: 20170911-3111-Windmill
Property: 3111 Windmill St Suagr Land Texas 77479	Customer: Mr. Joseph Chen	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. 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, component or unit should be considered before you purchase the property.

Inspected (IN) = 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) = This item, component or unit is not in this home or building.

Deficient (D) = The 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.

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

Over 35 Years

Temperature:

Over 80 (F)

Weather:

Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Water Test:

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

I NI NP D

I. Structural Systems

A. Foundations

Type of Foundation(s): Monolithic Slab-on-Grade

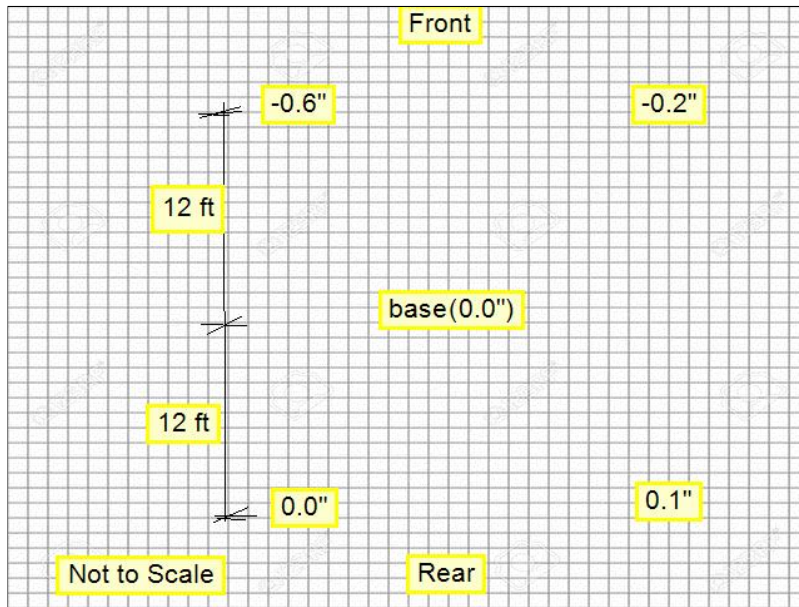
Foundation Material: Poured concrete

Interior Walls: Sheetrock Drywall

Comments:

(1) The slab foundation was performing its intended function. No visible evidence of significant differential settlement was noted at interior and exterior of the house.

According to the rule of thumb, the acceptable foundation deflection is 1.5 inch within 20 feet. The maximum elevation differential reading using Smart Leveler is approximately 0.6 inches (see picture) and is within acceptable range.



A. Item 1(Picture)

B. Grading and Drainage

Comments:

Concrete barrier may trap water from gutter downspout during heavy rain, which may penetrate into slab foundation and result in differential settlement of foundation. Recommend cut a 3-inch hole as outlet on the concrete barrier to discharge the water to prevent ponding.

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I NI NP D



B. Item 1(Picture)

C. Roof Covering Materials

Types of Roof Covering: Asphalt composite shingles

Viewed roof covering from: Walked roof, Binoculars

Comments:

Nails popping up were noted at dryer vent on the rear roof. The coating (see pictures 1) using roof cement on the nailheads appear to be recent repairs.

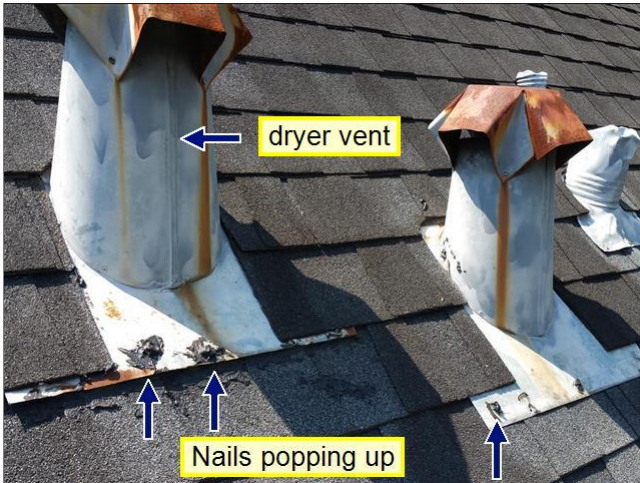
Chronic water penetration due through nail holes of dryer vent to the roof decks caused roof wood deterioration noted in the attic (see picture 2) . Water leaks all the way down to the attic floor sheetrock which is the ceiling of kitchen (see picture 3). The saturated sheetrock fell off during hurricane Harvey as shown in the picture.

Half-inch gap space was noted between plastic DWV vent and aluminum flashing due to poor workmanship. Water may penetrate into the roof deck and cause wood rotten. Repair is needed.

Excessive debris was observed in the gutter of rear patio roof and shall be cleaned up to prevent water overflow.

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I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)

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I NI NP D



C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)

D. Roof Structures and Attics

Roof-Type: Hip and Valley

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I NI NP D

Roof Structure Type: Rafters with purlin systems and joists

Method used to observe attic: Walked

Approximate Average Depth of Insulation: Less than 6 inches

Comments:

Missing/broken roof deck was found in the second attic (with evaporator and furnace) near A/C supply-air duct and shall be repaired.

Water stains were noted in the front attic (see picture 2). The location shall be approximately under the roof dormer and may be caused by lifted step flashing around dormer base. Gap space (see picture 3) may cause water penetration into the roof and damage roof deck. Recommend contact a qualified roofer to repair the dormer flashing on the roof side.

The stain observed in the attic has been tested and identified using moisture meter. It appear more like natural tar in the wood ring instead of water stain. No repair shall be needed.



D. Item 1(Picture)



D. Item 2(Picture)

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D. Item 3(Picture)



D. Item 4(Picture)

E. Walls (Interior and Exterior)

Wall Structure: Wood Framing

Exterior Walls: Brick veneers with cement-fiber siding

Wall Material: Sheetrock Drywall

Cabinetry:

Comments:

F. Ceilings and Floors

Ceiling Materials: Gypsum Board

Comments:

The sheetrock ceiling in the kitchen was saturated, broken, and fell off due to roof leaks during hurricane Harvey. Recommend contact a qualified roofer for repairs.

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F. Item 1(Picture)

G. Doors (Interior and Exterior)

Exterior Entry Doors: Wood, solid core

Interior Doors: Hollow core

Comments:

H. Windows

Window Types:

Comments:

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Sky Light(s):

Chimney (exterior): Brick

Types of Fireplaces: Conventional

Operable Fireplaces: One

Comments:

Fireplace damper has been operated and appears normal.

K. Porches, Balconies, Decks and Carports

Appurtenance:

Driveway: Concrete

Comments:

L. Other

Ceiling Structure:

Floor Structure: Wood joists

Siding Style:

Siding Material: Cement-Fiber

Window Manufacturer:

Columns or Piers:

Method used to observe Crawlspace:

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Floor Covering(s):

Countertop:

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II. Electrical Systems

A. Service Entrance and Panels

Electrical Service Conductors: Aluminum

Panel Capacity: 125 AMP

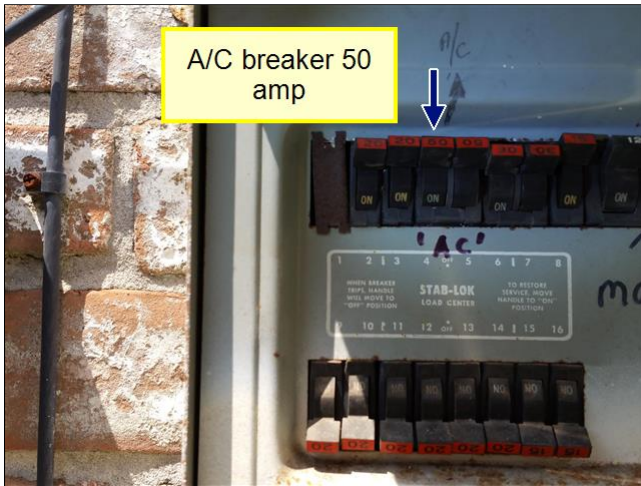
Panel Type: Circuit breakers

Electric Panel Manufacturer:

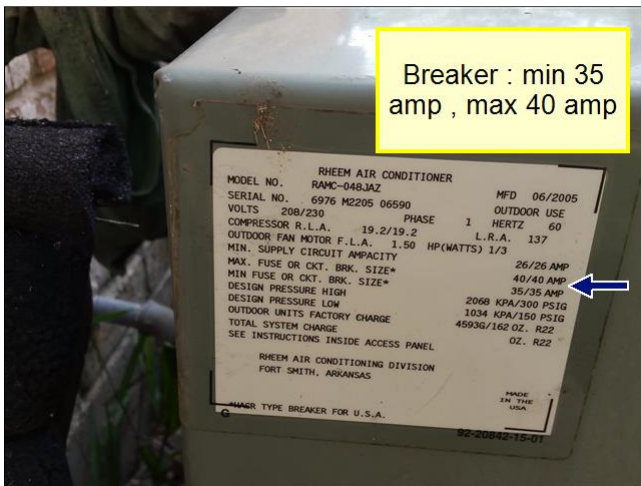
Comments:

Panel A/C breaker of 50 amp is not compatible with the amp specified on the outdoor unit nameplate, min 35 and max 40 amps. Oversized breaker may not trip when overcurrent occur which may cause fire hazards. Recommend contact a qualified electrician to replace the A/C braker for safety purpose.

Most breaker labels are missing and shall be labeled on the panel for safety purpose.



A. Item 1(Picture)



A. Item 2(Picture)

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper

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Wiring Methods: Romex

Comments:

The outdoor receptacle outlet is not GFCI-protected and may cause short-circuit fire hazard in case water penetrates into the outlet.

Recommend contact a qualified electrician to replace with GFCI protected outlet.



B. Item 1(Picture)

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III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of Systems (Heating): Furnace

Energy Sources: Gas, Electric

Number of Heat Systems (excluding wood): One

Heat System Brand:

Comments:

Gas furnace was operated and appear normal.

B. Cooling Equipment

Type of Systems (Cooling): Air conditioner unit

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: One

Central Air Brand:

Comments:

Air conditioning system was operated and appeared to be normal at the time of inspection. The temperature differential between return air and supply air ranges from 15 (F) to 21 (F) and is acceptable.

C. Duct Systems, Chases and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size:

Comments:

Exposed flex supply-air duct was noted in the attic. The metal duct shall be properly wrapped with fiber glass insulation and vapor barrier jacket to prevent energy loss. Missing insulation may also cause condensation dripping during hot and cold weather. Repair by a qualified HVAC technician is recommended.



C. Item 1(Picture)

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IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Location of water meter: at street

Location of main water supply valve:

Static water pressure reading:

Water Source: Public

Water Filters:

Plumbing Water Supply (into home): Galvanized (old)

Plumbing Water Distribution (inside home): Galvanized

Comments:

Flow diverter of master bath is not functioning properly. Water dripping/leaking was noted at showerhead when faucet nozzle was running water. Recommend repairs by a qualified plumber.



A. Item 1(Picture)

B. Drains, Waste and Vents

Washer Drain Size:

Plumbing Waste: ABS

Comments:

The toilet was clogged at toilet flush in the master bath. The toilet base was shakable and not secured to the floor and may damage the wax ring, causing sewage leaks. Recommend contact a qualified technician for repairs.

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B. Item 1(Picture)



B. Item 2(Picture)

C. Water Heating Equipment

Water Heater energy sources: Gas (quick recovery)

Water Heater Capacity: 40 Gallon (1-2 people)

Water Heater Location: Garage

WH Manufacturer:

Comments:

Water heater located in the garage is not elevated 18 inches above garage floor and is potentially a safety issue in case containers with gasoline are too close to the gas water heater. Recommend repairs by elevating the water heater.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

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V. Appliances

A. Dishwasher

Dishwasher Brand:

Comments:

B. Food Waste Disposers

Disposer Brand:

Comments:

C. Range Hood and Exhaust System

Exhaust/Range hood:

Comments:

The range hood light over the cooktop is not functioning and shall be repaired.



C. Item 1(Picture)

D. Ranges, Cooktops and Ovens

Range/Oven:

Comments:

E. Microwave Ovens

Built in Microwave:

Comments:

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

G. Garage Door Operator(s)

Auto-opener Manufacturer:

Garage Door Type: One automatic

Garage Door Material: Metal

Comments:

H. Dryer Exhaust System

Comments:

The dryer vent pipe is disconnected in the attic. The pipe exit to the roof vent was laying on the floor.

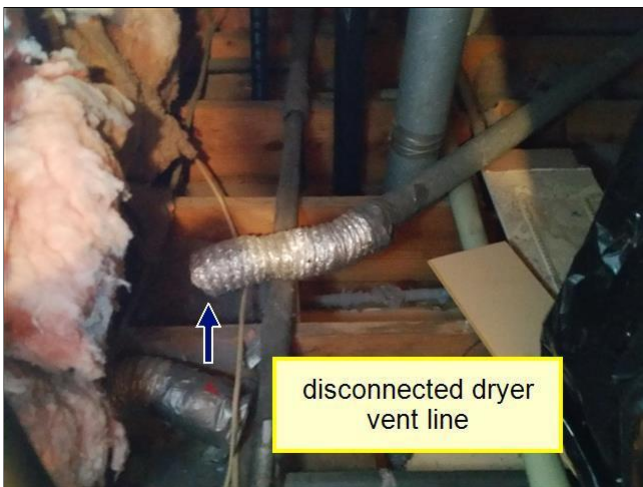
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Exhaust streams from dryer pipe are full of moisture and hence have a high potential for condensation in the attic. Repair is needed.



H. Item 1(Picture)



H. Item 2(Picture)

I. Other

Comments:

General Summary



Texas HomeSpection Inc.

207 Jewel Park, Houston, TX 77094

Customer
Mr. Joseph Chen

Address
3111 Windmill St
Suagr Land Texas 77479

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. Structural Systems

B. Grading and Drainage

Inspected, Deficient

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C. Roof Covering Materials

Inspected, Deficient

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The stain observed in the attic has been tested and identified using moisture meter. It appear more like natural tar in the wood ring instead of water stain. No repair shall be needed.

F. Ceilings and Floors

Inspected, Deficient

The sheetrock ceiling in the kitchen was saturated, broken, and fell off due to roof leaks during hurricane Harvey. Recommend contact a qualified roofer for repairs.

II. Electrical Systems

A. Service Entrance and Panels

Inspected, Deficient

Panel A/C breaker of 50 amp is not compatible with the amp specified on the outdoor unit nameplate, min 35 and max 40 amps. Oversized breaker may not trip when overcurrent occur which may cause fire hazards. Recommend contact a qualified electrician to replace the A/C braker for safety purpose.

Most breaker labels are missing and shall be labeled on the panel for safety purpose.

B. Branch Circuits, Connected Devices and Fixtures

Inspected, Deficient

The outdoor receptacle outlet is not GFCI-protected and may cause short-circuit fire hazard in case water penetrates into the outlet.

Recommend contact a qualified electrician to replace with GFCI protected outlet.

III. Heating, Ventilation and Air Conditioning Systems

C. Duct Systems, Chases and Vents

Inspected, Deficient

Exposed flex supply-air duct was noted in the attic. The metal duct shall be properly wrapped with fiber glass insulation and vapor barrier jacket to prevent energy loss. Missing insulation may also cause condensation dripping during hot and cold weather. Repair by a qualified HVAC technician is recommended.

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Inspected, Deficient

Flow diverter of master bath is not functioning properly. Water dripping/leaking was noted at showerhead when faucet nozzle was running water. Recommend repairs by a qualified plumber.

B. Drains, Waste and Vents

Inspected, Deficient

The toilet was clogged at toilet flush in the master bath. The toilet base was shakable and not secured to the floor and may damage the wax ring, causing sewage leaks. Recommend contact a qualified technician for repairs.

C. Water Heating Equipment

Inspected, Deficient

Water heater located in the garage is not elevated 18 inches above garage floor and is potentially a safety issue in case containers with gasoline are too close to the gas water heater. Recommend repairs by elevating the water heater.

V. Appliances

C. Range Hood and Exhaust System

Inspected, Deficient

The range hood light over the cooktop is not functioning and shall be repaired.

H. Dryer Exhaust System

Inspected, Deficient

The dryer vent pipe is disconnected in the attic. The pipe exit to the roof vent was laying on the floor. Exhaust streams from dryer pipe are full of moisture and hence have a high potential for condensation in the attic. Repair is needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Alan C. Chang



Texas HomeSpection Inc.

Alan C. Chang (TREC #6270)

207 Jewel Park, Houston, TX 77094



Texas HomeSpection Inc.

Pre-Inspection Agreement

The address of this property is: 3111 Windmill St, Suagr Land, Texas 77479

Fee for this home inspection is 350.00, due upon completion of the on-site inspection.

This AGREEMENT made this the September 12, 2017 by and between you (Hereinafter Client), and us (Hereinafter "INSPECTOR"), pertaining to our inspection at the above-mentioned property.

The terms below govern this Agreement.

1. INSPECTOR will perform a visual inspection of the home/building and provide CLIENT with a written report identifying the defects that INSPECTOR both observed and deemed material. The report is only supplementary to the seller's disclosure.

2. Unless otherwise noted in this Agreement or not possible, INSPECTOR will perform the inspection in accordance with the current Standards of Practice (SOP) in accordance with sec. 535.222 & 535.233 by the Texas Real Estate Commission (TREC). CLIENT understand that TREC is not a party to this Agreement, and does not employ or supervise INSPECTOR. CLIENT understand that SOP contains limitations, exceptions, and exclusions. Unless otherwise indicated in writing, INSPECTOR will not test for mold. Unless otherwise indicated in writing, INSPECTOR will not test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, INSPECTOR will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, formaldehyde, soil contamination, or other environmental hazards or violations.

3. The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. CLIENT will be the sole owner of the report and all rights to it. INSPECTOR are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability. Any third party who rely on it in any way also agree to all provisions in this agreement. INSPECTOR'S inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases CLIENT acknowledges that the liability of INSPECTOR is limited to liquidated damages in an amount not greater than the fee CLIENT paid to the INSPECTOR. CLIENT waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. CLIENT

acknowledge that this liquidated damages is not a penalty, but that INSPECTOR intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between INSPECTOR and CLIENT; and (iii) enable INSPECTOR to perform the inspection for the agreed-upon fee.

5. INSPECTOR do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.

6. In the event of a claim against INSPECTOR, CLIENT agrees to provide INSPECTOR with the following: (1) written notification of your claim within 10 days of discovery in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases INSPECTOR from liability.

7. The parties agree that any litigation arising out of this Agreement shall be filed in the county where INSPECTOR have our principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fee of INSPECTOR in defending said claims.

8. If a court declares any provision of this Agreement invalid or unenforceable, the remaining provisions remain in effect. This Agreement represents entire agreement. All prior discussions are merged into this Agreement and there are no terms other than those set forth herein. No statement or promise by INSPECTOR shall be binding unless reduced to writing and signed by INSPECTOR. Any modification of this Agreement must be in writing and signed by THE PARTIES. This Agreement shall be binding upon and enforceable by THE PARTIES and their heirs, executors administrators, successors and assignees. CLIENT will have no cause of action against INSPECTOR after one year from the date of the inspection.

9. CLIENT agrees to pay all legal and time expenses incurred in collecting due payment, including attorney's fee, if any. If Client is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guarantee payment of the fee.

10. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

11. This Agreement is not transferable or assignable.

12. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against one party or the other by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

I HAVE CAREFULLY READ THIS AGREEMENT and I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

Report Identification: 3111 Windmill St

Printed Name of Client: Mr. Joseph Chen

Client Signature: _____ DATE: September 12, 2017

INSPECTOR: Alan, C. Chang (TREC# 6270)

Inspector Signature: _____