

FIRST CLASS INSPECTIONS

PROPERTY INSPECTION REPORT

Prepared For: **Donovan Campbell**

(Name of Client)

Concerning: **3920 Ennis Street**

Houston, TX 77004

(Address or Other Identification of Inspected Property)

By: **Kevin Blackwell (T.R.E.C. Lic. # 4370**

12/19/17

(Name and License Number of Inspector)

(Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information. This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another. Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711 (512) 936-3000

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

<http://www.trec.texas.gov>

www.firstclassinspection.com

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, 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.

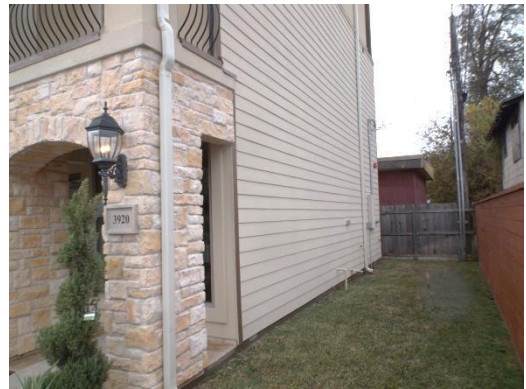
These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors 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.

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Contract forms developed by TREC for use by its real estate license holders 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:



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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s) :

 Comments: Slab on grad foundation. Soil is dry foundation is set properly



B. Grading Drainage

 Comments: Front and rear yard is sloped properly for drainage

C. Roof Covering Materials

Types of Roof Covering:

Viewed From:

 Comments: 30 year Composition shingles good condition



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D. Roof Structures and Attics

Viewed from:

Approximate Average Depth of Insulation:

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Comments: Attic area all structural members functioning as intended, also properly Insulated.

E. Walls (Interior and Exterior)

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Comments: Exterior right wall show signs of cracks and damage hardy siding. Exterior stone veneer show signs of cracks in front porch archway and garage. Interior walls in kitchen, living, master bath, dining and bedrooms in need of touchup painting. Interior finished garage in need of touchup painting.

All other cosmetic problems in need of repair were marked with blue painter tape in dwelling.



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F. Walls (Interior and Exterior)



G. Ceilings and Floors

 Comments: **Good condition.**



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H. Doors (Interior and Exterior)

 Comments: **Third level bedroom door not function properly unable to open.**



I. Windows

 Comments: **In place good condition.**

J. Stairways (Interior and Exterior)

 Comments: **Good condition**



K. Fire Places and Chimneys

 Comments: **Damper functioning as intended**

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L. Porches, Balconies, Decks and Carports

 Comments: **Exterior front porch tile floor show signs of cracks.**



M. Other

 Comments: **No gas service at time of inspection**



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

 Comments: **All breakers functioning as intended and properly label.**



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Comments: **Functioning as intended**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: **Standard central heating units**

Energy Sources: **Gas**

Comments: **No Gas Service at time of inspection.**



Cooling Equipment

Type of Systems: **Standard central cooling units**

Comments: **Functioning as intended**



ID- Tag #1



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**Cooling Equipment
ID- Tag #2**



B. Duct Systems, Chases, and Vents

Comments: **Good condition**

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front

Comments: **Exterior right and forth level water vales show no signs of insulation for freeze temperatures. Bathroom toilets in master and guest not functioning at time of inspection.**



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B. Drains, Wastes, and Vents
Comments: Good condition

C. Water Heating Equipment
Energy Sources: Gas
Capacity: Tank less
Comments: Tank less gas water heating unit.
No Gas Service at time of inspection.



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D. Hydro-Massage Therapy Equipment
Comments: Jacuzzi tub jets not functioning at time of inspection.



E. Other
Comments: Not present

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V. APPLIANCES

A. Dishwashers

Comments: **Not mounted properly at time of inspection.**



B. Food Waste Disposers

Comments: **Not functioning properly when operated very noisy.**



C. Range Hood and Exhaust Systems

Comments: **Functioning as intended**

D. Ranges, Cooktops, and Ovens

Comments: **No Gas Service at time of inspection.**

E. Microwave Ovens

Comments: **Functioning as intended**

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F. Mechanical Exhaust Vents and Bathroom Heaters

 Comments: **Functioning as intended**

G. Garage Door Operators

 Comments: **Functioning as intended**

H. Dryer Exhaust Systems

 Comments: **Dryer vent good condition**

I. Other

 Comments: **Not present**

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

 Comments: **Not inspected due to pre- programming**

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

 Type of Construction: *Above ground pool*
Comments: **Not present**

C. Outbuildings

 Comments: **Not present**

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

 Type of Pump:
Type of Storage Equipment:
Comments: **Not present**

E. Private Sewage Disposal (Septic) Systems

 Type of System:
Location of Drain Field:
Comments: **Not present**