



3510
Stratford Plaza Ln
Sugar Land, Texas

Hira Wasti, agent/Realtor®
Houston Center Real Estate
571.466.7474

Lee Fasbinder, P.R.E.I.
Clear View Inspections
713.409.4631

PROPERTY INSPECTION REPORT

Report I.D. # 111620-A

Prepared for: Zalal Ahmad

Concerning: 3510 Stratford Plaza Lane
Sugar Land, Texas 77498

By:



Clear View Inspections

Lee Fasbinder, T.R.E.C. #7507

713.409.4631 or cvi@att.net



Sign/Date: *Lee Fasbinder* 11.16.2020

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. 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.

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

<p>Date of Inspection.....11.16.2020</p> <p>Weather Conditions.....clear, 72°</p> <p>Dwelling:</p> <p>a. <input checked="" type="checkbox"/> occupied, <input type="checkbox"/> not occupied, <input checked="" type="checkbox"/> furnished, <input type="checkbox"/> unfurnished</p> <p>b. <input checked="" type="checkbox"/> Pre-owned, approximate age 22 year(s) - 1998 , <input type="checkbox"/> New construction</p> <p>c. <input type="checkbox"/> 1 story, <input checked="" type="checkbox"/> 2 story, <input type="checkbox"/> 3 story, <input type="checkbox"/> 4 story</p> <p>d. Square footage (H.A.R. or A.D.)2756</p> <p>e. Exterior finishbrick, cement board siding/trim, wood</p> <p>f. Front of home faces South .</p> <p>g. Utilities on.....<input checked="" type="checkbox"/> gas, <input checked="" type="checkbox"/> electric, <input checked="" type="checkbox"/> water,</p> <p>h. Garage.....<input checked="" type="checkbox"/> attached, <input type="checkbox"/> detached 2 car</p> <p>Present at Inspection:</p> <p><input checked="" type="checkbox"/> client, <input checked="" type="checkbox"/> seller (about 1 hr), <input type="checkbox"/> buyers agent, <input type="checkbox"/> listing agent, <input type="checkbox"/> none</p>
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Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed deficient or in need of repair or replacement.

Report Identification: 111620-A

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I	NI	NP	D
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Inspection Item

I. STRUCTURAL SYSTEMS

A. Foundations

Type of foundation(s):

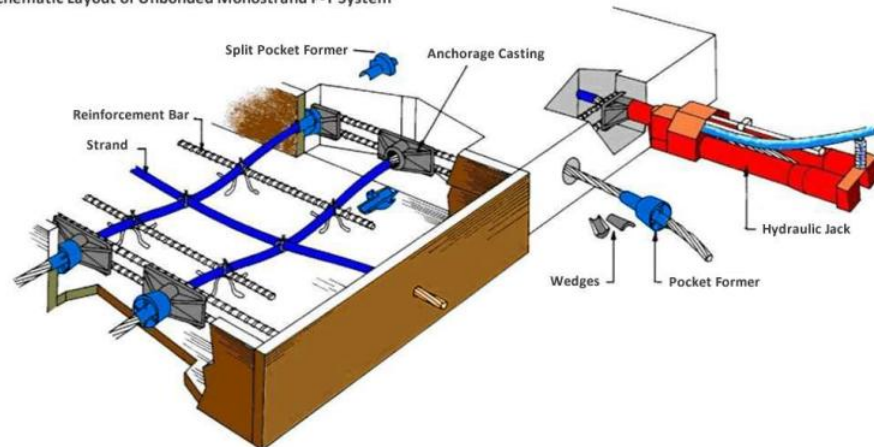
Comments:

The purpose of the inspection was to observe and provide an opinion as to whether or not the foundation is performing the intended and designed purpose, or if repairs may be required.

This is a engineered, post tension, (one piece, concrete) slab on grade.

Post tension cables are added to the foundation with tension to increase the integrity of the slab. The tension cables are cut off at the sides of the foundation wall (right and left side of the home) and the ends of the cables are sealed with exterior caulking or epoxy to prevent the tension ends from corrosion (rusting).

Schematic Layout of Unbonded Monostrand P-T System



My evaluation of the foundation was based on the inspection and overall condition of the home, which included:

- Interior floors
- Interior and exterior walls(separations/splits/cracks, etc...)
- Windows (operation)
- Interior ceilings (separations/splits/cracks, etc...)
- All doors (interior/exterior)

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Inspection Item

- Attics
- Roof structure (from inside the attics)
- Visual portion of foundation wall on all sides

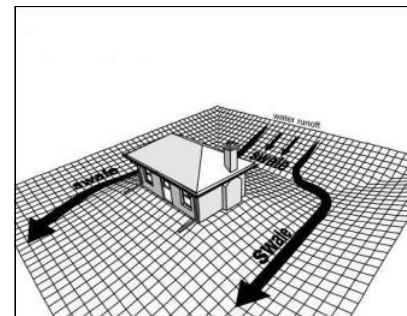
After my examination of the foundation and the components listed, it is in my opinion that the foundation is structurally sound and is not in need of repair or remedial leveling. The foundation is functioning as intended.

NOTE:

The structure has experienced a range of very minor movement, which has caused a “stairs step” crack in the brick mortar on the left side of the home (see “Exterior Wall” section in this report). However, the evidence of such minor foundation movement is not within a range that would be indicative of a structural distress condition, or that would require foundation repair work. At the time of this inspection, the general condition of the residence indicates that the foundation is functioning as intended, with no foundation or structural repairs needed.

B. Grading and Drainage*Comments:***Grading:**

All grading leads away from the home. The grading at the front of the home leads to the street. The grading at the back of the home is directed to the right and left side of the home and then directed to the street.

**Drainage:**

Drainage off the roof is assisted by a gutter system.

All gutters, down spouts and discharge elbows are properly attached and directed away from the home.

There were no areas in the grading that appeared to hold or pool water at the foundation wall.

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Inspection Item

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C. Roof Covering Materials

(Type(s) of Roof Covering and Viewed From:)

Comments:

The roof covering was examined by “walking” the roof.

There are two types of shingles on the home:

- architectural (back patio overhang)
- 3-tab (home)



The composition shingles, single layer, is on top of underlayment (vapor barrier) with metal drip edge guards (this keeps the water from going under the shingles at the edge of the roof). This was properly installed.

The shingles are showing normal wear for its age. Pitting, topical granular loss and fiberglass frayed edging is just starting to occur. Minor repairs were noted. At the time of this inspection, the covering is functioning as intended.

I estimate that this covering will need to be replaced within the next four years.

Pitting present.



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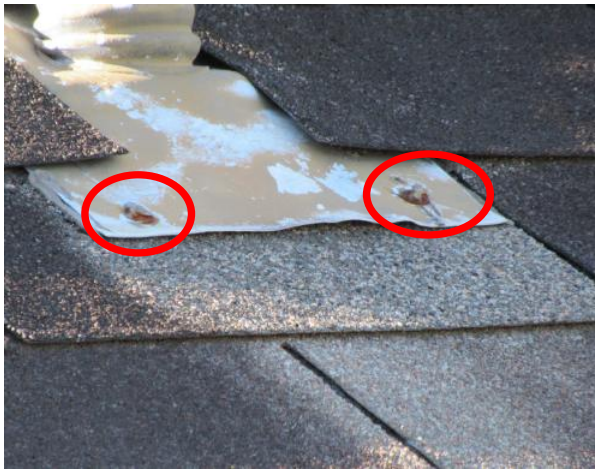
D= Deficiency

I **NI** **NP** **D**

Inspection Item

All flashing has been properly installed per age of original construction.

All exposed nail heads in the shingles and flashing needs to be caulked over with silicone....to prevent water from entering into the roof decking and preserve the integrity of the nail (restrict rusting).



There was no evidence of any water intrusion inside the attic or the home due to failure of the roof covering at this time.

D. Roof Structure, Attic and Insulation (Viewed From)

Comments:

Roof Structure:

This is a gable/hip designed roof.

The ridge boards, rafters, supports and joists are solid and properly installed (noted from accessible viewing inside the attics).

The roof decking is Oriented Strand Board (OSB). This is a type of manufactured wafer board.

There were no signs (evidence) of any water stains or penetration of the roof decking (noted from accessible viewing inside the attics).

This decking is in very good condition.

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Inspection Item

Attic:

The attics are in excellent condition. All flooring in the main attic leading to and at the mechanical equipment (HVAC systems and water heater) is solid and secure. Proper attic lighting is present.

Attic Ladder/Hatch/Door:

The walk through attic doors are solid core with metal thresholds and weather stripping. These are considered twenty minute fire rated door, per code.

The attic, pull down ladder hatch in the hall ceiling needs to be insulated on the inside of the hatch (attic side). Weather stripping also needs to be installed along the edges. The hatch is part of the ceiling that connects conditioned space to unconditioned space.

**NOTE:**

An attic stairway insulator or "tent" is an excellent way to insulate the attic access opening in lieu of insulating the inside of the hatch. This can be purchased at any major home center or online for around \$60.00 (Amazon) and installs in less than a minute. Pictured is Owens-Corning, Model # 541799.



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Inspection Item

Attic Insulation and Ventilation:

Insulation is loose fill fiberglass for the ceiling (noted from the attic space).

Coverage is throughout measuring 12" to 13" in depth (ceiling insulation) with the soffit vents clear to allow ventilation through the ridge vents and air hawk vents.

Approximate value of the ceiling insulation is R-30.

NOTE:

R-30 is the recommendation (minimum amount) of insulation in ceilings (below attic space) for homes in the Gulf Coast (zone 2) set by the (2009) International Energy Conservation Code (IECC).

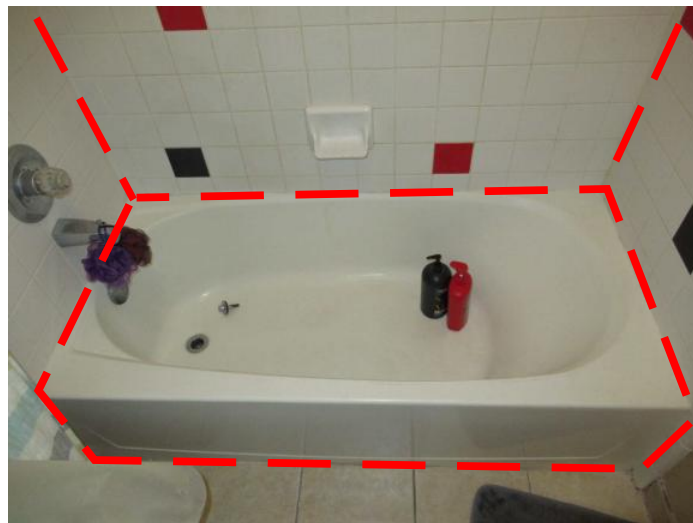
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E. Walls (Interior and Exterior)

Comments:

Interior:

The grout in the right angle corners (vertical and horizontal) inside the upstairs shower/bath tub is cracked. The corners must be water tight sealed with silicone type caulking.



All remaining interior walls, visually exposed (not obstructed/blocked by personal furnishings) are in good condition. No structural defects are noted.

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Exterior:

The exterior of the home is brick, cement board siding/trim and wood trim/framing surrounding the doors.

Caulk in and around all exterior protrusions (box, A/C disconnect boxes, electric meter box, outlet junction boxes, light fixture bases, vent covers, etc...).



All (metal) lintel plates over the windows and doors need to be refinished (remove rust, caulk, prime, paint).

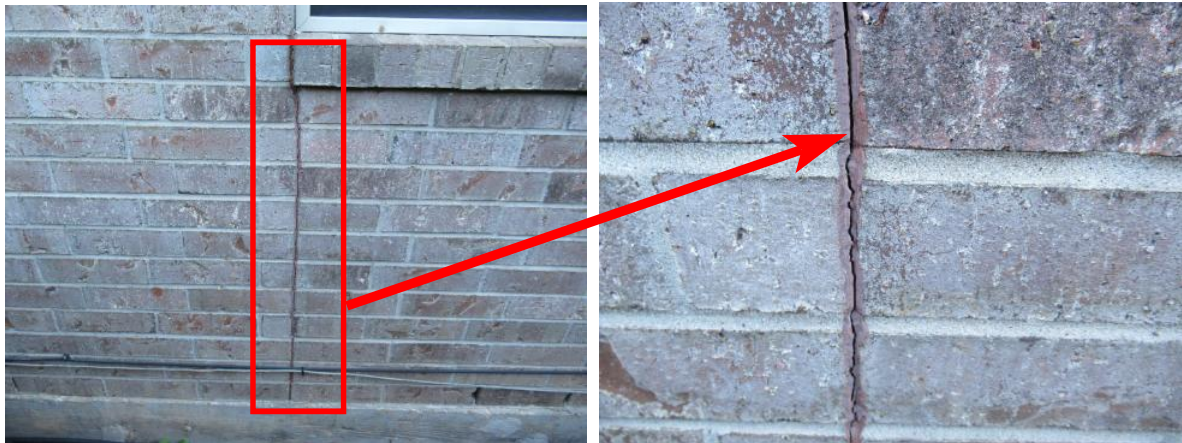


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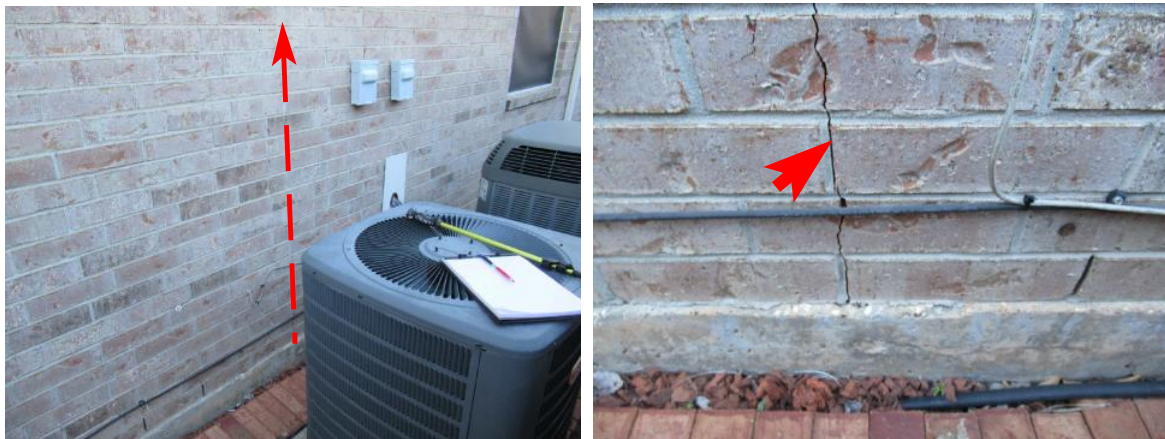
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I NI NP D Inspection Item

The brick expansion joint on the left side of the home (left of the master tub window) of the home needs to be filled in with exterior caulking (silicon sealant).



The (very small) brick crack on the left side of the home, behind the Goodman® A/C condensing unit, needs to be caulked in.



All remaining exterior walls are in very good condition. No structural defects are noted.

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F. Ceilings and Floors

Comments:

Ceilings:

All ceilings are in good condition. No structural defects noted.

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Inspection Item

NOTE:

There are two water stains on the ceiling outside the master bedroom. The stains are completely dry and do not show any physical damage. It appears that these stains have been therefor quite some time. The upstairs hall bathroom is directly above. I would as the sellers about these water marks along with what repairs, if any, were made.

**Floors:**

All flooring, visually exposed (not obstructed/blocked by personal furnishings) are in good condition.

NOTE:

The sub-floor (under the tile) in front of the double sinks in the upstairs bathroom have deflected upward. More than likely this was a construction deficiency at the time of original construction. The (original) ceramic tiles are not cracked.

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G. Doors (Interior and Exterior)

Comments:

Interior:

All interior doors function properly and are in good cosmetic condition.

All hardware (handles, hinges, locks) is properly installed and functioning as intended.

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Exterior:

The spring loaded catch bolt on the back door lock is installed backwards. In need of repair.

All exterior doors function properly and are in good cosmetic condition.

All remaining hardware (handles, hinges, locks) is properly installed and functioning as intended.

Garage Passage Door:

The garage passage door is solid core. This is considered a "fire" rated door.

Garage Door(s):

The garage door is in very good cosmetic and functional condition as well as properly installed hardware (tracks, springs, rollers, handle, lock).

 H. Windows*Comments:*

These are single pane, metal framed windows. All accessible windows were examined and (operational windows) tested and found to be in good cosmetic and functional condition. All have proper working locks.

Screens are present and are in good condition.

 I. Stairways/Handrails/Guardrails*Comments:****Stairways:***

The steps are secured properly with correctly sized risers and treads.

Handrails:

Properly secured and installed to current code requirements.

Guardrails:

Secured and properly spaced.

 J. Fireplaces/Chimneys*Comments:***Type of fireplace:**

Factory, Brick/Stone, Free standing,

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Fireplace:

This is a gas only self contained system. The accessible components were examined and tested and found to be in proper working condition.

Chimney:

There is no chimney for this unit. This is a direct vent connected (properly) to the exterior of the home.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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K. Porches, Balconies, Decks, Carports, Driveway, Sidewalk*Comments:***Porches:**

The front porch and the walk leading to the front door/porch area is in very good condition.

Balconies:

Not present.

Decks/Patio:

The backyard concrete patio is in good condition.

Carport:

Not present.

Driveway:

The driveway is in good condition.

Sidewalk:

The sidewalk is in good condition.

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L. Other*Comments:*

The old (non-function) water heater inside the attic needs to be removed.



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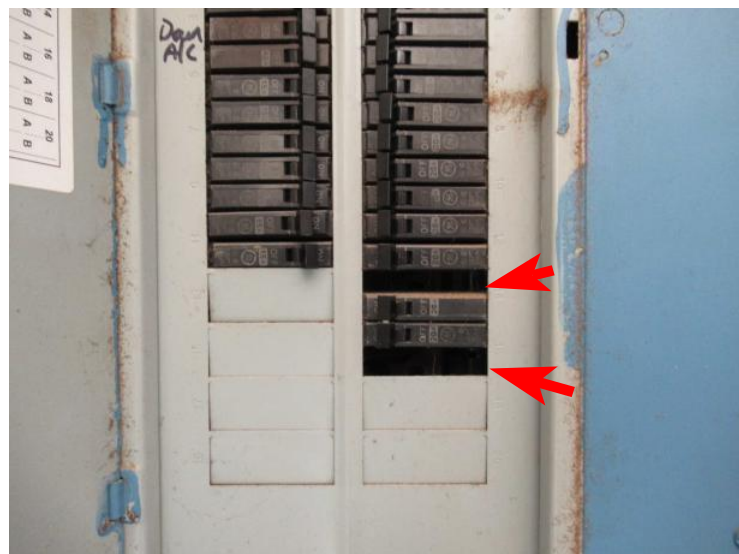
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Amperage rating.....150 amps
 Brand.....General Electric
 Location of panel.....inside garage
 Panel secured..... yes, no
 Main panel type..... breakers, fuses
 Knockouts..... present, missing
 Main disconnect(s)..... breaker(s) - 4 tied
 Color coded (blk/red and wht wires).. yes, no
 Entry service cable.....aluminum (AL)
 Antioxidant applied to AL..... yes, no, not applicable
 Voltage rating.....120/240 volt
 Connected ground rod.....yes, acorn style clamp
 UFER ground rod.....not required when home was built
 Bond connection..... yes, no
 Service entrance..... underground, overhead
 Labeled breakers..... yes, no
 A/C breaker size (zone 1).....40 amps (correct size)
 A/C breaker size (zone 2).....30 amps (correct size)
 Furnace breaker sizes.....gas units
 Dryer breaker size.....30 amps (correct size)
 Range breaker size.....gas unit
 H²O heater breaker size.....gas unit

There are two open knockouts on the inside (electric) breaker panel. These need to be closed off with plastic "dummy" plates.



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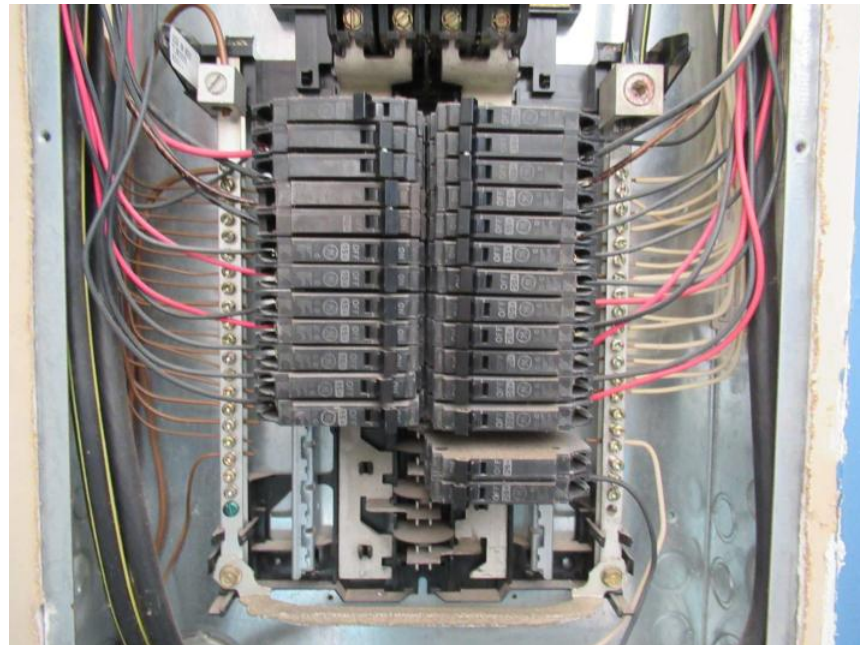
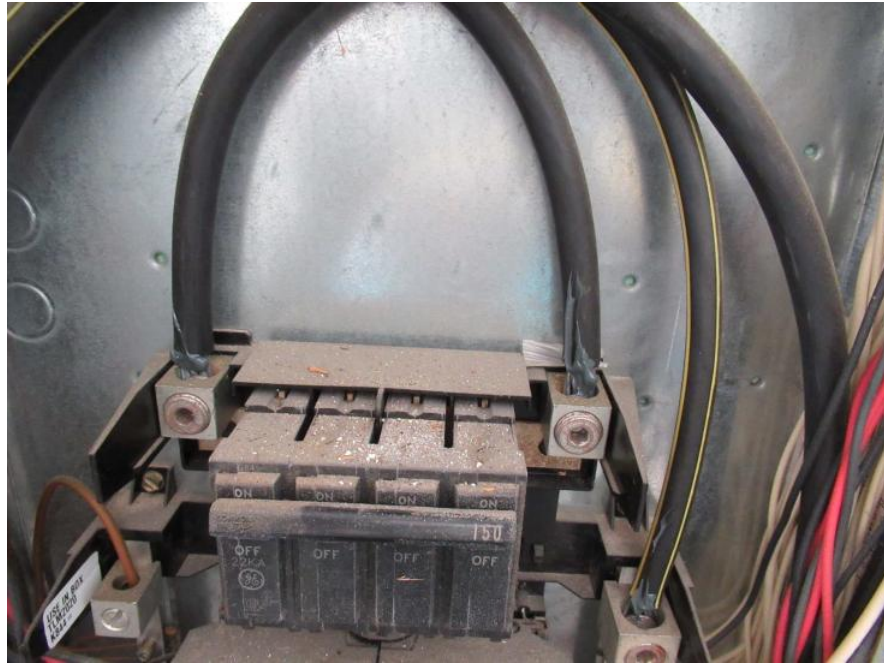
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All remaining accessible components of the service panel were examined and found to be installed correctly per original age of construction.



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B. Branch Circuits - Connected Devices and Fixtures:*Comments*

Branch wiring..... Copper, Aluminum, Pig tail copper
 Wiring type..... 3 wire, grounded, 2 wire, not grounded
 Outlet type..... 3 pin, grounded, 2 pin, not grounded
 GFCI..... Bath, Kitchen, Garage, Outside

GFCI..... Laundry room, Dishwasher, Disposer
(new construction as January 1, 2015)

AFCI..... Bedrooms (new construction between Jan. 2002 -Dec 2008)

AFCI..... Bedrooms, Family room/Den, Living room,
 Breakfast room, Dining room, Laundry room,
 Foyer/Hall/Balcony (interior) (Jan. 2009 - Dec 2013)

AFCI..... Bedrooms, Family room/Den, Living room,
 Breakfast room, Dining room, Laundry room,
 Foyer/Hall/Balcony (interior), kitchen,
 Hallways, or similar areas (after Jan. 1, 2014)

All kitchen back splash outlets need to be on working GFCI (ground fault circuit interrupter) protection.

The ceiling fans on the back patio are for interior use and not fully functional. Replace with exterior (rated) fans.

All remaining (accessible) devices and fixtures were examined and tested and found to be installed properly and correctly working.

NOTE:

The outlet (weatherproof) covers on the exterior of the home are metal "flip" style. These are not to today's standards. If the outlets are ever replaced or a new cover needs to be installed, replace with plastic "box" style exterior rated covers.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Smoke Alarms*Comments:*

Smoke alarms.... hard wired with battery backup
 battery only

Location..... all bedrooms
 all halls/rooms joining bedrooms

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Primary drain..... yes, noSecondary drain (pan)..... yes, noOverflow detection device... yes, no

Year.....N/A

Differential.....22.3° (return... 47.3°, supply... 69.6°)

The "differential" is the measurement of the temperature difference between the return air and the supply air. Normal range is between 15-20 degrees in a Freon® (R-22) charged system and 15-25 degrees in a Puron® (R-410) system.

Condensing Unit, Zone 2: UPSTAIRS

Type.....Central

Brand.....Trane

Serial #.....7155RK72F

Model #.....2TTX4036B1000AA

Year.....2007

BTU.....36,000

Tons.....3.0

S.E.E.R.....N/A

Energy source.....Electric

Max amp breaker.....30 amps

Min circuit (amps/breaker)...20.0 amps

Suction line insulated... yes, noDisconnect switch..... yes, no

Condition.....good

Operation.....smooth

Unit level and on pad... yes, noRefrigerant..... R-410A (Puron®), R-22 (Freon®)**Evaporator Coil, Zone 2: UPSTAIRS**

Brand.....American Standard

Serial #.....7092RMH7H

Model #.....2TXFH04ASHHAA

Primary drain..... yes, noSecondary drain (pan)..... yes, no

Year.....2007

Differential.....26.3° (return... 70.4°, supply... 44.1°)

The "differential" is the measurement of the temperature difference between the return air and the supply air. Normal range is between 15-20 degrees in a Freon® (R-22) charged system and 15-25 degrees in a Puron® (R-410) system.

The A/C systems are in need of repair by a licensed HVAC technician.

- ***Both suction refrigerant lines at the condensing units need to be wrapped in HVAC piping insulation.***
- ***There are air leaks coming out of the plenum box on the zone 1 air handler, inside the attic.***

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- *The suction refrigerant line on the zone 1 evaporator coil, inside the attic, needs to be wrapped in HVAC piping insulation.*
- *The drain pan under the zone 1 evaporator coil is filled with water.*
- *Both evaporator drain pans are rusted. Replace.*
- *Any additional repairs needed/advised by the technician.*

Pan is filled with water.

**NOTE:**

The technical information was taken off the manufactures I.D. label on or inside the cabinet. The date on the I.D. label is the date of (original) manufacturing. Components inside the equipment cabinet may have been repaired, replaced or updated after original manufacturing.

C. Duct System, Chase(s), Filter(s) and Vents

Comments:

Ducts:

The ducts, examined from inside the attic, are in good functional condition. No defects noted.

NOTE:

The inside of the air ducts were not examined.

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NP=Not Present

D= Deficiency

I	NI	NP	D
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Inspection Item

Chase(s):

The grills (ceiling registers) and return ducts (chases) are in proper condition.

Filter(s):

Replace the HVAC filters, new.

NOTE:

Buy the least expensive (pleated) air filters you can find and change them every month. This will save you utility costs and help keep the systems clean. In my opinion, the less expensive filters do the same as the most expensive ones.

Vents:

Installed properly and functioning as intended.

IV. PLUMBING SYSTEM

□	□	□	■
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A. Plumbing Supply System, Distribution Systems and Fixtures

Comments:

Water supply:

The water is supplied underground from a public (local) water company and distributed throughout the home in copper piping.

Water Pressure:

Pressure measurements were taken from an exterior hose bib. This registered 62 psi. The average range in Houston and the surrounding areas is 40 psi. to 70 psi. from public water supply (ie: City of Houston, M.U.D., etc...).

NOTE:

Water pressure will vary depending on the usage in that district, subdivision/area or the time of day.

Secondary Water (shut off) Valve:

The secondary water shut off valve is located in the wall niche on the left side wall inside the garage. Everyone should know where this is located in case of any emergency.

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Inspection Item

Corroded



Sediment trap goes here

**NOTE:**

The T&P (temperature and pressure) valves were not tested.

This unit is fully operational and all remaining accessible components of this unit have been inspected and found to be in proper working condition.

2006 - IRC (International Residential Code)
--

G2419.4 (408.4) Sediment trap. Where a sediment trap is not incorporated as part of the *appliance*, a sediment trap shall be installed downstream of the *appliance shutoff valve* as close to the inlet of the *appliance* as practical. The sediment trap shall be either a tee fitting having a capped nipple of any length installed vertically in the bottom-most opening of the tee or other device *approved* as an effective sediment trap. Illuminating *appliances*, ranges, *clothes dryers* and outdoor grills need not be so equipped.

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I **NI** **NP** **D**

Inspection Item

Sediment trap on a gas line for water heater

 **D. Hydro-Massage Therapy Equipment (Whirlpool Type)***Comments:*

Not Present.

 E. Other*Comments:***V. APPLIANCES** **A. Dishwasher***Comments:****The dishwasher is in need of repair.***

- ***The inside basin/tub is not draining out water***
- ***The water/waste discharge line coming out of the dishwasher needs to be "looped" up higher than the drain connection that is on the side of the garbage disposer. This will create an "anti-siphon" for the drain line.***

 B. Food Waste Disposer*Comments:*

Functions as intended.

 C. Range Hood and Exhaust Systems*Comments:*

This recirculating exhaust vent is part of the microwave and is functioning as intended.

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Inspection Item

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Ranges, Cook Tops, and Oven(s)*Comments:***Range (free standing):*****The oven on the range is not functioning. In need of repair.*****NOTE:***The anti-tip device is not present. Not required when this range was installed*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Oven(s)*Comments:*

Functioning as intended.

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F. Trash Compactor*Comments:*

Not present.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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G. Mechanical Exhaust Vents and Bathroom Heaters*Comments:***Exhaust Fans:**

Functioning as intended and vented to the exterior of the home.

Heaters:

Not present.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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H. Garage Door Operators*Comments:***Operator(s):**

The automatic opener is fully operational and both safety devices (automatic reverse features) are functioning as intended.

NOTE:*Get the remote control(s) from the current owner.***NOTE:***This unit does not have the current safety devices (automatic reverse features) installed. If and when you change out this unit, the new unit will have both safety devices.*

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I	NI	NP	D	Inspection Item
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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I. Doorbell and Chimes*Comments:*

Functioning as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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J. Dryer Exhaust System*Comments:*

The dryer vent appears to be properly plumbed to the exterior of the home. The exterior (dryer vent) cover is in good condition and properly attached.

NOTE:

The inside of the vent pipe from dryer or wall connection to termination point was not examined. No access.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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K. Other Built-in Appliances*Comments:*

Not present.

Continued, next page

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I **NI** **NP** **D**

Inspection Item

Summary Page of Defect/Deficiencies

This is for itemization only

Please **read** the report in it's entirety.

Refer to the "report" for a detailed explanation of the defect or deficiency.

	<i>Defect/Deficiency</i>	<i>Pg #</i>
1	<i>All exposed nail heads in the shingles and flashing needs to be caulked over with silicone....to prevent water from entering into the roof decking and preserve the integrity of the nail (restrict rusting).</i>	8
2	<i>The attic, pull down ladder hatch in the hall ceiling needs to be insulated on the inside of the hatch (attic side). Weather stripping also needs to be installed along the edges.</i>	9
3	<i>The grout in the right angle corners (vertical and horizontal) inside the upstairs shower/bath tub is cracked. The corners must be water tight sealed with silicone type caulking.</i>	10
4	<i>Caulk in and around all exterior protrusions (box, A/C disconnect boxes, electric meter box, outlet junction boxes, light fixture bases, vent covers, etc...).</i>	11
5	<i>All (metal) lintel plates over the windows and doors need to be refinished (remove rust, caulk, prime, paint).</i>	11
6	<i>The brick expansion joint on the left side of the home (left of the master tub window) of the home needs to be filled in with exterior caulking (silicon sealant).</i>	12
7	<i>The (very small) brick crack on the left side of the home, behind the Goodman® A/C condensing unit, needs to be caulked in.</i>	12
8	<i>The spring loaded catch bolt on the back door lock is installed backwards. In need of repair.</i>	14
9	<i>The old (non-function) water heater inside the attic needs to be removed.</i>	15
10	<i>There are two open knockouts on the inside (electric) breaker panel. These need to be closed off with plastic "dummy" plates.</i>	16
11	<i>All kitchen back splash outlets need to be on working GFCI (ground fault circuit interrupter) protection.</i>	18

Continued, next page

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Inspection Item

	<i>Defect/Deficiency</i>	<i>Pg #</i>
12	<i>The ceiling fans on the back patio are for interior use and not fully functional. Replace with exterior (rated) fans.</i>	18
13	<p><i>The A/C systems are in need of repair by a licensed HVAC technician.</i></p> <ul style="list-style-type: none"> ■ <i>Both suction refrigerant lines at the condensing units need to be wrapped in HVAC piping insulation.</i> ■ <i>There are air leaks coming out of the plenum box on the zone 1 air handler, inside the attic.</i> ■ <i>The suction refrigerant line on the zone 1 evaporator coil, inside the attic, needs to be wrapped in HVAC piping insulation.</i> ■ <i>The drain pan under the zone 1 evaporator coil is filled with water.</i> ■ <i>Both evaporator drain pans are rusted. Replace.</i> ■ <i>Any additional repairs needed/advised by the technician.</i> 	21/ 22
14	<i>Replace the HVAC filters, new.</i>	23
15	<i>Install back flow prevention devices on all exterior hose bibs.</i>	24
16	<i>Wrap all exterior hose bib pipes in piping insulation.</i>	24
17	<p><i>The components on the water heater are in need of repair by a licensed plumber.</i></p> <ul style="list-style-type: none"> ■ <i>A sediment trap or drip leg needs to be properly installed on the gas line</i> ■ <i>The hot side pipe fittings on the top of the tank are corroded. In need of replacement.</i> 	25
18	<p><i>The dishwasher is in need of repair.</i></p> <ul style="list-style-type: none"> ■ <i>The inside basin/tub is not draining out water</i> ■ <i>The water/waste discharge line coming out of the dishwasher needs to be “looped” up higher then the drain connection that is on the side of the garbage disposer. This will create an “anti-siphon” for the drain line.</i> 	27
19	<i>The oven on the range is not functioning. In need of repair.</i>	28

End report