



Inspection Report

Kevin Bennett

Property Address:
12615 Amaurot Ln.
Houston TX 77407



Inspired from Above Home Inspections PLLC

Albert DeBolt #21289 Gina Cornelius #21293
2431 Sullivan Lane
Dickinson, TX, 77539
832-745-1005

PROPERTY INSPECTION REPORT

Prepared For: Kevin Bennett
(Name of Client)

Concerning: 12615 Amaurot Ln., Houston, TX 77407
(Address or Other Identification of Inspected Property)

By: Albert DeBolt #21289 Gina Cornelius #21293 / Inspired from Above Home Inspections
PLLC 5/13/2019
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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 standard 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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

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:

Standards of Practice:

Texas Real Estate Commission Standards of Practice

In Attendance:

Customer representative

Type of building:

Single Family (1 story)

Occupied:

No

Year of construction:

2019

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

Comment Key or Definitions

The following are definitions of comment descriptions in 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 (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) = This item, component or unit is not in this home or building.

Deficiency (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.

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 here in obsolete or invalid. This report is provided for the specific benefit of the client named 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.

The purpose of the inspection is to perform a visual inspection, in a limited period of time, and to express an opinion as to whether, in the sole opinion of the inspector, they are performing without the obvious need of immediate repair or restoration. The main objective of the inspection and of this report is to better appraise you, our client of the conditions existing at the time of the inspection. The inspection and this report are focused exclusively on the identification of **SIGNIFICANT** defects. There should be no expectation on your part that all defects existing or potential, were discovered during the inspection. There may be items listed in this report as "deficient" that may have been considered acceptable when originally installed or constructed, but due to the changes in the industry may not be considered acceptable due to obsolescence, or life, safety, health or functionality considerations. We can not and do not represent or warrant that the

structure, or any of its parts or components, will continue to perform satisfactorily in a manner that will be acceptable to you or that they will continue to perform the function in the manner found at the time of the inspection. We do not represent or warrant that the future life of any item will extend beyond the time of this inspection. Use of this report by third parties is unauthorized and unintended. Opinions of the inspector are subjective based on his education and experience and should not be considered conclusive.

THIS INSPECTION AND REPORT WERE PREPARED FOR YOUR EXCLUSIVE USE. USE OF THIS BY, OR LIABILITY TO THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT BUYERS IS SPECIFICALLY EXCLUDED. RELIANCE ON THIS REPORT BY THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT OWNERS IS AT THEIR PERIL. NO WARRANTIES OR GUARANTIES TO BUYERS, THIRD PARTIES, PRESENT OWNERS OR FUTURE OWNERS ARE IMPLIED OR SHOULD BE ASSUMED.

The inspection report &/or the content contained in the report may not be resold to any other parties without express written consent of Inspired From Above Home Inspections PLLC.

This inspection is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. Neither the Company (Inspired From Above Home Inspections PLLC) nor the inspector(Albert DeBolt) shall be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein.

No verbal statements by the inspector shall expand the scope of this agreement nor will such statements be relied upon when solicited from the inspector by the Client at the time of the inspection or at any other time.

Recovery for any claim arising from this inspection for whatever cause is strictly limited to the total amount of the fee paid to the inspector or this company by you, our client. Acceptance of this report or the use of any part or component of this report confirms your acceptance of all the conditions contained in this report.

Kevin Bennett, agrees to indemnify, defend, and hold harmless Albert DeBolt, Gina Cornelius, Inspired From Above Home Inspections PLLC in any action brought against Albert DeBolt, Gina Cornelius, Inspired From Above Home Inspections PLLC with respect to any and all claims, demands, causes of action debt or liabilities, including reasonable attorney's fees arising out of or relating to this agreement or property inspection, whether or not resulting from the negligence of any party so indemnified, unless the cause is proved to be gross negligent action or intentional misconduct of the inspector.

Note: Due to the nature of the in depth reporting it is not achievable to expect that clerical errors and typos may not occur, the amount of information that is obtained and reported during a home inspection is extensive in nature. Inspired From Above Home Inspections PLLC reserves the right to make grammatical, punctuation and clerical changes and to correct typos within 7 Days of the completion of the report without any notice to the purchaser of the report. Furthermore the client agrees that typos and grammatical errors can be corrected at anytime with notification to the client, this may be done in writing, email or by phone, the client agrees that Inspired From Above Home Inspections PLLC, at anytime has the legal right to make such corrections and agrees to hold Inspired From Above Home Inspections PLLC harmless for Typos and Corrections.

The intention of this report is to indicate which items were inspected, and to help locate and indicate MAJOR deficiencies discernible to the inspector at the time of the inspection. THIS REPORT IS MADE BASED ON A VISUAL INSPECTION OF READILY ACCESSIBLE AREAS ONLY. THE REPORT FINDINGS ARE THE OPINION OF THE INSPECTOR. Other opinions may not be the same. Some minor deficiencies may have been noted as a courtesy to the Client. Detached buildings are not the subject of this report.

The written report is the property of the Company and the Client.

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation (s): Appears to be slab on grade

Type of cladding: Brick veneer

Comments:

The foundation appears to be supporting the structure as designed and does not appear to be in need of remedial leveling at the time of inspection, in our opinion.

B. Grading and Drainage

Comments:

(1) The gutters are not installed behind the drip edge in multiple locations.



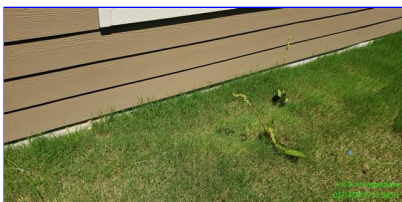
B.

(2) One or more downspouts terminate above roof surfaces rather than being routed to gutters below or to the ground level. This is very common, but it can reduce the life of roof surface materials below due to large amounts of water frequently flowing over the roof surface. Granules typically are washed off of composition shingles as a result, and leaks may occur. Recommend considering having a qualified contractor install extensions as necessary so downspouts don't terminate above roof surfaces.



B.

(3) The grade appears to be too high in some areas. The grade should be kept a minimum of 4 inches below the brick and stone and 6 inches below other types of siding.



B.

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I	NI	NP	D
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(4) The gutter down spouts should discharge 5 feet from the foundation in multiple locations.



B.

C. Roof Covering Materials

Types of Roof Covering: 3-Tab composition shingle (fiberglass/organic mat- asphalt)

Vantage point for the roof inspection: The roof was inspected from the surface of the roof.

Roof Ventilation: Soffit Vents, Air hawks

Comments:

(1) I was unable to lift the shingles to ensure proper nailing without causing damage to the shingles.

Some areas of the roof may not be accessible and are checked as thoroughly as possible.

Recommend having a licensed roofing contractor evaluate all noted items and other roof components further prior to the end of your option period. Recommend repair as necessary.

(2) The first row of shingles is not sealed to the starter row of shingles at the front of the house.



C.

(3) California cut valleys are not a correct shingle installation for 3 tab shingles.

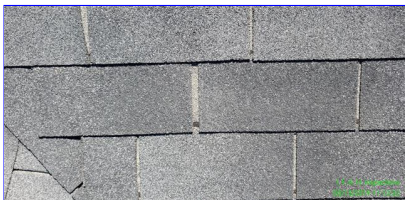


C.

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I	NI	NP	D
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(4) There are several gaps in the shingles at the front of the house that are too wide.



C.

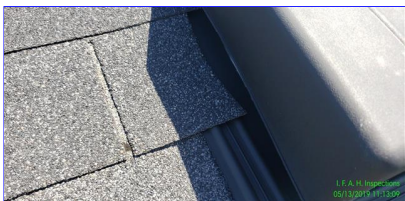


C.



C.

(5) The shingles are cut too far back at the front right attic vent. The vent should be under one more row of shingles.



C.



C.

(6) There are multiple overexposed shingles at the right upper surface of the roof. There is a raised area in the shingles in that area.

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

I NI NP D



C.



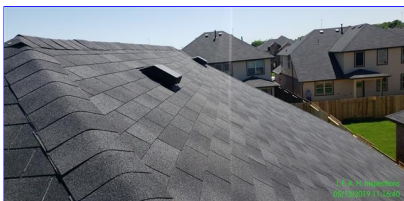
C.



C.



C.

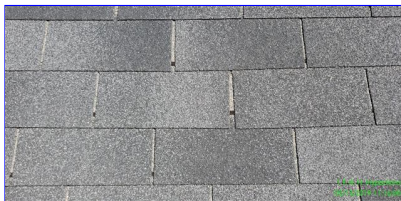


C.

(7) There are multiple gaps at the shingles that are too wide.



C.



C.

(8) There are multiple ridge and hip cap shingles that are not cut at the tops correctly.



C.

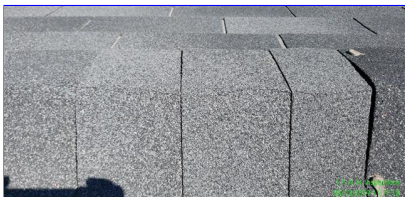


C.

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I NI NP D

(9) There are cracked cap shingles at the main ridge.

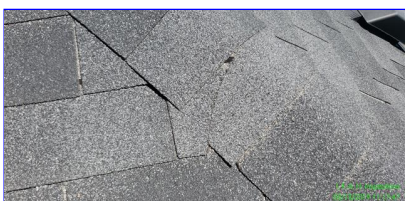


C.



C.

(10) There is an incorrectly installed cap shingle at the back right hip.



C.

(11) The shingles are not installed correctly at the back right attic vent.

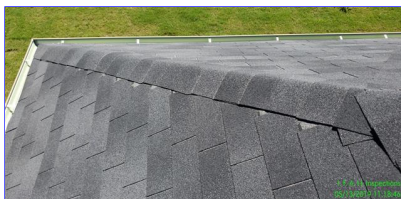


C.

(12) There are missing shingles at the back lower hips.



C.



C.

(13) There is an exposed nailhead at the shingle gap at the back left of the roof.

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I NI NP D



C.

(14) There is missing shingles at the back left hip.



C.

(15) The shingle at the range hood vent termination is overexposed.



C.

(16) The shingles are cut way too far back at the water heater vent termination.



C.

(17) There are multiple uneven rows of shingles on the left roof.

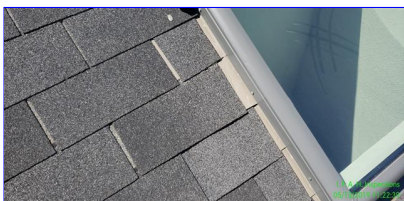
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I	NI	NP	D
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C.

(18) Multiple shingles are cut too far back in the skylight.



C.

D. Roof Structures and Attics

Method used to observe attic: The attic was inspected from the mechanical platform.

Roof Structure: Stick-built, 2 X 6 Rafters, OSB sheathing with radiant barrier

Viewed from: Attic, Walked roof

Attic Insulation: Blown, Batt, Fiberglass, R-30 or better

Approximate Average Depth of Insulation: 12 inches

Attic info: Attic access, Pull Down stairs, Storage, Light in attic

Comments:

- (1) Not all areas of the attic are safely accessible or visible and some deficiencies may go unnoticed.
- (2) Multiple edge gaps on the roof decking appear to be too tight. They do not appear to be gapped correctly.



D.

(3) The fascia does not appear to be painted at the front entrance.

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

I NI NP D



D.

E. Walls (Interior and Exterior)

Comments:

(1) There is an open area at the frieze board at the back right corner of the house.



E.

(2) There is no cap flashings on the windows at the siding.



E.

(3) The area where the ac refrigerant lines enter the brick is not sealed.



E.

(4) The baseboard in the front bathroom appears to need improvements in the caulking.

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I	NI	NP	D
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E.

(5) There appear to be multiple sealant separations at the window frames at the interior/exterior finishes.



E.

(6) The trim at the back patio does not appear to be painted.



E.

F. Ceilings and Floors

[Comments:](#)

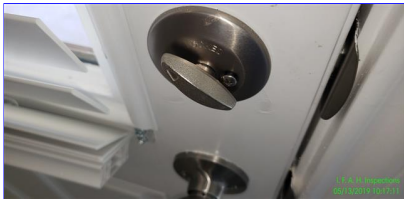
G. Doors (Interior and Exterior)

[Comments:](#)

(1) The back door deadbolt lock screw is not tight.

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

I	NI	NP	D
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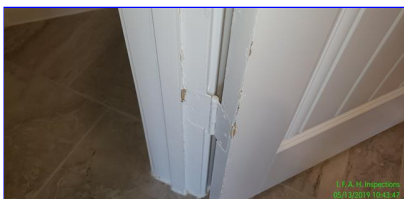
G.

(2) The back door blind brackets are broken and missing.



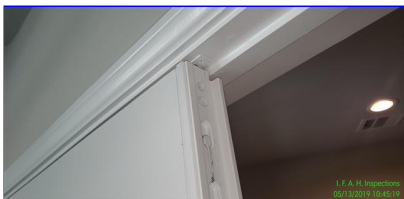
G.

(3) There appears to be paint damage on the door and the door stop at the coat closet door.



G.

(4) The left office door lock is hard to actuate.



G.

H. Windows

Comments:

I. Stairways (Interior and Exterior)

Comments:

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I	NI	NP	D
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J. Fireplaces and Chimneys

Chimney (exterior): N/A

Operable Fireplaces: None

Types of Fireplaces: None

Comments:

K. Porches, Balconies, Decks and Carports

Comments:

L. Other

Comments:

The structure of the home was inspected and reported on with the above information. Not all areas of the structure are visible, only the visible conditions can be reported on. No destructive testing was performed during this inspection. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

The service panel is located: in the garage

Electric Panel Manufacturer: Square D

Panel Capacity: 125 AMP

Electrical Service Conductors: 240 volts, Aluminum, Below ground

Panel Type: Circuit breakers

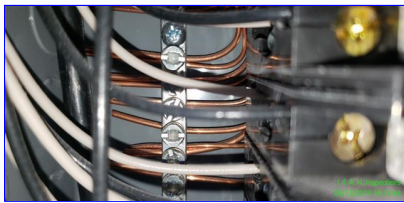
Comments:

(1) The proper bonding of gas piping, water piping, appliances, electric, and heating equipment or systems could not be verified.

Recommend a licensed and insured master electrician evaluate all noted items and other electric service components further prior to the end of your option period. Recommend repair as necessary.

Work around or in the service panel should be performed by a licensed and insured master electrician only. Injury or death may result from attempts at correction by those without proper qualifications.

(2) There appear to be ground wires and different sizes under one terminal and several locations of the ground bus bar.



A.

(3) There is not an expansion joint in the service entrance raceway conduit under the meter box.



A.



A. expansion joint

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I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire material: Copper

Comments:

(1) Recommend replacing all smoke detector batteries, and all smoke detectors in the common areas and in the sleeping areas should be tested weekly.

The smoke detectors were not tested due to the alarm system that appeared to be monitored. Recommend testing the smoke detectors prior to move in.

(2) Multiple fan blades appear to be drooping.



B.



B.



B.



B.



B.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Heat System Brand: Carrier

The year of manufacture of the furnace(s) appears to be: 2018

Type of Systems: Forced Air

Energy Sources: Gas

Number of Heat Systems (excluding wood): One

The year of manufacture of the AC evaporator coil(s) appears to be: 2018

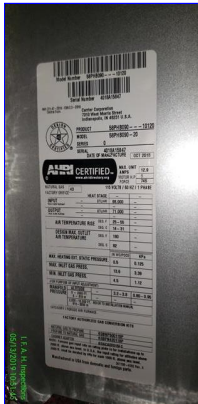
The year of manufacture of the AC condenser(s) appears to be: 2019

Comments:

(1) The flexible gas appliance connector(s) do(es) not appear to be bonded correctly.

We recommend a licensed master HVAC technician evaluate all noted items and other HVAC service components further prior to the end of your option period. Recommend repair as necessary.

(2) The furnace data plate.



A.

B. Cooling Equipment

Central Air Manufacturer: Carrier

Type of A/C System(s): Split system, Evaporator inside the condenser/compressor outside.

Comments:

(1) ***We recommend a licensed master HVAC technician evaluate all noted items and other HVAC service components further prior to the end of your option period. Recommend repair as necessary.***

(2) The primary AC drain line is not trapped at the unit.

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I NI NP D



B.

(3) The AC condenser appears to be making an abnormal noise.



B.

(4) The AC condenser should be raised 3 inches above grade.



B.

(5) The differentials appear to be 15 to 20 degrees, recommend balancing.

(6) The AC condenser data plate.

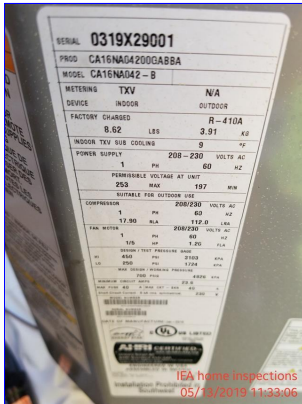
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I NI NP D



B.

(7) The condenser data plate.



B.

C. Duct Systems, Chases, and Vents

Ductwork: Insulated flexible duct

Filter Type: Disposable filter

Comments:

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed and insured contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Front yard

Location of main water supply valve: The main water shut off valve is located at the right front of the structure

Static water pressure reading: 58 pounds/square inch

Water Source: Public

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): PEX

Comments:

Not all gas lines were visible and were not pressure tested for leaks.

We recommend having a licensed master plumber evaluate all noted items and other plumbing service components further and repair as necessary prior to the end of your option period.

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

C. Hydro-Massage Therapy Equipment

Comments:

D. Water Heating Equipment

Water Heater Manufacturer: Rinnai

Capacity (Water Heater): Tankless

Energy Sources: Gas (quick recovery)

Water Heater Location: The water heater(s) is(are) located in the attic.

Comments:

(1) The flexible gas appliance connector(s) do(es) not appear to be bonded correctly.

We recommend having a licensed master plumber evaluate all noted items and other plumbing service components further prior to the end of your option period. Recommend repair as necessary.

(2) The water heater condensate drain line appears to be kinked.

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

I NI NP D



D.



D.

E. Other

[Comments:](#)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

V. APPLIANCES

A. Dishwashers

Dishwasher Brand: Frigidaire

Comments:

B. Food Waste Disposers

Disposer Brand: Badger

Comments:

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Frigidaire, The range hood exhaust is built in to the microwave.

Comments:

D. Ranges, Cooktops and Ovens

Range/Oven: Frigidaire

Comments:

The oven temperature was within the 25 degrees + or - of 350 degrees.



D.

E. Microwave Ovens

Built in Microwave: Frigidaire

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operator(s)

Comments:

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

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

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

[Comments:](#)

(1) We do not inspect sprinkler system for underground leaks, seepage or for coverage. Only components readily accessible are inspected.

The irrigation system was operated as a courtesy and the readily visible deficiencies were noted.

(2) There are multiple sprinklers that are spraying the house.



A.

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

[Comments:](#)

C. Outbuildings

[Comments:](#)

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

[Comments:](#)

E. Private Sewage Disposal (Septic) System

[Comments:](#)

F. Other

[Comments:](#)

G. Outdoor Cooking Equipment

[Comments:](#)

H. Gas Supply System

[Comments:](#)

The main gas supply valve is nearly turned off.



H.

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

I	NI	NP	D
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I. Whole-House Vacuum Systems

[Comments:](#)

General Summary



Inspired from Above Home Inspections PLLC

**2431 Sullivan Lane
Dickinson, TX, 77539
832-745-1005**

Customer
Kevin Bennett

Address
12615 Amaurot Ln.
Houston TX 77407

Report Summary

A home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A Home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future events.

A home Inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A home Inspection material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

A Home Inspection Report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for monitoring, or further evaluation by professionals, but this is not required.

A home Inspection is not a guarantee or warranty, and Inspectors do not insure the future performance or condition of any item or system. The reason is because of the very small amount of the inspection fee compared to the value of the property and its items and systems. If the client desires a guarantee, warranty, or insurance policy, client must obtain desired coverage from a warranty or

insurance company typically for a much higher price. Remember that every item or system at any property, except new construction, is in a used condition and has at the very least ordinary wear and tear, if not more.

A Home Inspection does not include items or systems that are not visible, with exception to those items required to be inspected by Texas Real Estate Commission, which inspection of those hidden items or systems are dependent on the safety and accessibility of those items or systems. Furniture, rugs, paintings, boxes, or any other personal items or systems. Buried pipes, lines, wiring, etc. are not uncovered or traced. Repairs and/or remodeling may hide evidence of prior damage, defects, or other issues. Recommendations for buyers is to ask sellers about repairs, remodeling, covered items or systems, or any previous issues.

A home Inspection does not include inspecting for soil analysis, adequacy of design, capacity, efficiency, size, value, flood plain location, pollution, habitability, or any building codes. Older properties, potentially and most likely do not meet the same standards as newer properties since codes are added, deleted, and changed continually. This report cannot, and does not, represent, guarantee, or foresee the operation, function, or condition of any property items or systems after the time frame noted on this report cover page.

On the following pages you will find a summary of notable items from the property inspection -----**SOLELY NOTABLE ONLY IN THE OPINION OF THE INSPECTOR**-----

The complete list of items discovered and disclosed is found throughout the body of the report, including items which may be considered as Normal Maintenance items. Be sure to read your entire Inspection Report.

I. STRUCTURAL SYSTEMS

B. Grading and Drainage

Inspected, Deficient

- (1) The gutters are not installed behind the drip edge in multiple locations.
- (2) One or more downspouts terminate above roof surfaces rather than being routed to gutters below or to the ground level. This is very common, but it can reduce the life of roof surface materials below due to large amounts of water frequently flowing over the roof surface. Granules typically are washed off of composition shingles as a result, and leaks may occur. Recommend considering having a qualified contractor install extensions as necessary so downspouts don't terminate above roof surfaces.
- (3) The grade appears to be too high in some areas. The grade should be kept a minimum of 4 inches below the brick and stone and 6 inches below other types of siding.
- (4) The gutter down spouts should discharge 5 feet from the foundation in multiple locations.

C. Roof Covering Materials

Inspected, Deficient

- (1) I was unable to lift the shingles to ensure proper nailing without causing damage to the shingles.

Some areas of the roof may not be accessible and are checked as thoroughly as possible.

Recommend having a licensed roofing contractor evaluate all noted items and other roof components further prior to the end of your option period. Recommend repair as necessary.

- (2) The first row of shingles is not sealed to the starter row of shingles at the front of the house.
- (3) California cut valleys are not a correct shingle installation for 3 tab shingles.
- (4) There are several gaps in the shingles at the front of the house that are too wide.
- (5) The shingles are cut too far back at the front right attic vent. The vent should be under one more row of shingles.
- (6) There are multiple overexposed shingles at the right upper surface of the roof. There is a raised area in the shingles in that area.
- (7) There are multiple gaps at the shingles that are too wide.
- (8) There are multiple ridge and hip cap shingles that are not cut at the tops correctly.
- (9) There are cracked cap shingles at the main ridge.
- (10) There is an incorrectly installed cap shingle at the back right hip.

- (11) The shingles are not installed correctly at the back right attic vent.
- (12) There are missing shingles at the back lower hips.
- (13) There is an exposed nailhead at the shingle gap at the back left of the roof.
- (14) There is missing shingles at the back left hip.
- (15) The shingle at the range hood vent termination is overexposed.
- (16) The shingles are cut way too far back at the water heater vent termination.
- (17) There are multiple uneven rows of shingles on the left roof.
- (18) Multiple shingles are cut too far back in the skylight.

D. Roof Structures and Attics

Inspected, Deficient

- (1) Not all areas of the attic are safely accessible or visible and some deficiencies may go unnoticed.
- (2) Multiple edge gaps on the roof decking appear to be too tight. They do not appear to be gapped correctly.
- (3) The fascia does not appear to be painted at the front entrance.

E. Walls (Interior and Exterior)

Inspected, Deficient

- (1) There is an open area at the frieze board at the back right corner of the house.
- (2) There is no cap flashings on the windows at the siding.
- (3) The area where the ac refrigerant lines enter the brick is not sealed.
- (4) The baseboard in the front bathroom appears to need improvements in the caulking.
- (5) There appear to be multiple sealant separations at the window frames at the interior/exterior finishes.
- (6) The trim at the back patio does not appear to be painted.

G. Doors (Interior and Exterior)

Inspected, Deficient

- (1) The back door deadbolt lock screw is not tight.
- (2) The back door blind brackets are broken and missing.
- (3) There appears to be paint damage on the door and the door stop at the coat closet door.
- (4) The left office door lock is hard to actuate.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficient

- (1) The proper bonding of gas piping, water piping, appliances, electric, and heating equipment or systems could not be verified.

Recommend a licensed and insured master electrician evaluate all noted items and other electric service components further prior to the end of your option period. Recommend repair as necessary.

Work around or in the service panel should be performed by a licensed and insured master electrician only. Injury or death may result from attempts at correction by those without proper qualifications.

- (2) There appear to be ground wires and different sizes under one terminal and several locations of the ground bus bar.
- (3) There is not an expansion joint in the service entrance raceway conduit under the meter box.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Inspected, Deficient

- (1) **We recommend a licensed master HVAC technician evaluate all noted items and other HVAC service components further prior to the end of your option period. Recommend repair as necessary.**
- (2) The primary AC drain line is not trapped at the unit.
- (3) The AC condenser appears to be making an abnormal noise.
- (4) The AC condenser should be raised 3 inches above grade.
- (5) The differentials appear to be 15 to 20 degrees, recommend balancing.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Inspected, Deficient

- (1) We do not inspect sprinkler system for underground leaks, seepage or for coverage. Only components readily accessible are inspected.

The irrigation system was operated as a courtesy and the readily visible deficiencies were noted.

- (2) There are multiple sprinklers that are spraying the house.

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.

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INVOICE

Inspired from Above Home Inspections PLLC
2431 Sullivan Lane
Dickinson, TX, 77539
832-745-1005
Inspected By: Albert DeBolt #21289 Gina
Cornelius #21293

Inspection Date: 5/13/2019
Report ID: 1317

Customer Info:	Inspection Property:
Kevin Bennett Customer's Real Estate Professional: Brienne Merck	12615 Amaurot Ln. Houston TX 77407

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection Fee	385.00	1	385.00
			Tax \$0.00
			Total Price \$385.00

Payment Method:
Payment Status: Invoice Sent
Note: