



Inspection Report

Amanda Gorka

Property Address:

17243 S. Summit Canyon Dr
Houston TX 77095



Rectitude Home Inspection Services

**Steven Fairweather # 9374
3832 Landmark Dr.
Missouri City, TX 77459
832.398-3701**

PROPERTY INSPECTION REPORT

Prepared For: Amanda Gorka

 (Name of Client)

Concerning: 17243 S. Summit Canyon Dr, Houston, TX 77095

 (Address or Other Identification of Inspected Property)

By: Steven Fairweather # 9374 / Rectitude Home Inspection Services 7/12/2017

 (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:

I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Items

A. Foundations

Deficient

Foundation at the time of inspection in my opinion appears to be functioning as intended. Post tension cable ends that are exposed are in need of concrete fill. Crack observed at the corner of structure does not effect the over all performance of the foundation, however crack should be filled to prevent pest infestation.



A. Item 1(Picture) Post tension holes along the foundation perimeter needs filling.



A. Item 2(Picture) Nails need to be cut along the foundation perimeter.



A. Item 3(Picture) Post tension holes along the foundation perimeter needs filling.



A. Item 4(Picture) Post tension holes along the foundation perimeter needs filling.



A. Item 5(Picture) Post tension holes along the foundation perimeter needs filling.



A. Item 6(Picture) Crack should be filled to prevent pest from entering structure.

B. Grading and Drainage

Deficient

The downspout are damaged and needs to be repaired virtually all areas where gutters are installed. Erosion can occur or become worse if not corrected possibly leading to water intrusion. A qualified contractor should inspect and repair as needed.



B. Item 1(Picture) Downspout end is damaged.



B. Item 2(Picture) Downspout end is damaged.



B. Item 3(Picture) Bedding appears to be covering foundation wall.

C. Roof Covering Materials

Deficient

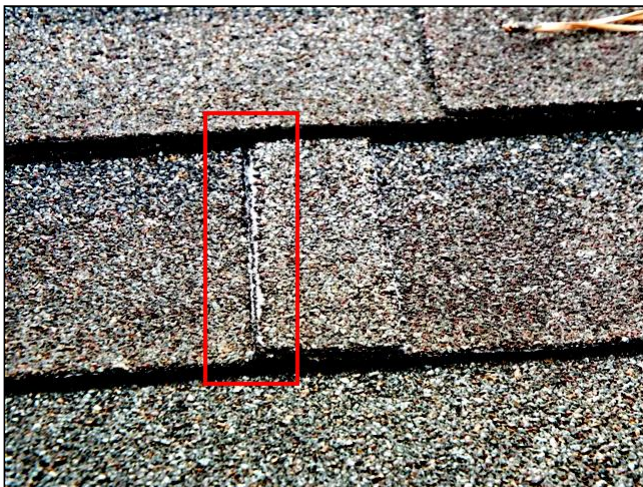
The Roof shingles appears to be worn in various areas around the structure. Roof seems to be functioning as intended with a questionable area around water heater flue pipe. Garage ceiling appears to have had water intrusion. A qualified roofing contractor should inspect and repair as needed.



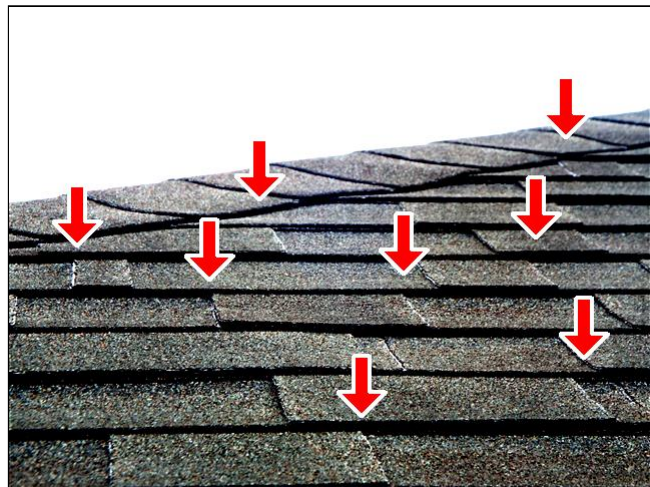
C. Item 1(Picture) Shingle edges appears to expose fibers.



C. Item 2(Picture) Shingle edges appears to expose fibers.



C. Item 3(Picture) Shingle edges appears to expose fibers.



C. Item 4(Picture) Shingle edges appears to expose fibers.

D. Roof Structures and Attics

Inspected

Roof and attic appears to be functioning as intended.

E. Ceilings and Floors

Deficient

Ceiling and floors are in need of repair. A qualified contractor is needed for repairs. Ceiling is in need of repair near water heater flue pipe, client would like to know have any repairs been made in area.



E. Item 1(Picture) Base board around front door is in need of repair.



E. Item 2(Picture) Base board is in need of sealing in hall bathroom.



E. Item 3(Picture) Repair is needed around molding inside at ceiling between living room and kitchen.



E. Item 4(Picture) Ceiling is in need of repair near water heater flue pipe. client would like to know have any repairs been made in area.

F. Walls (Interior and Exterior)

Deficient

(1) The exterior of structure was observed and is in need of repair in various areas. A qualified contractor is needed for repairs.



F. Item 1(Picture) Sealing is needed around the perimeter of garage door trim board.



F. Item 2(Picture) Sealing is needed around the perimeter of garage door trim board.



F. Item 3(Picture) Siding corners and seams are in need of sealing.



F. Item 4(Picture) Sealing is needed around the perimeter of garage door trim board.



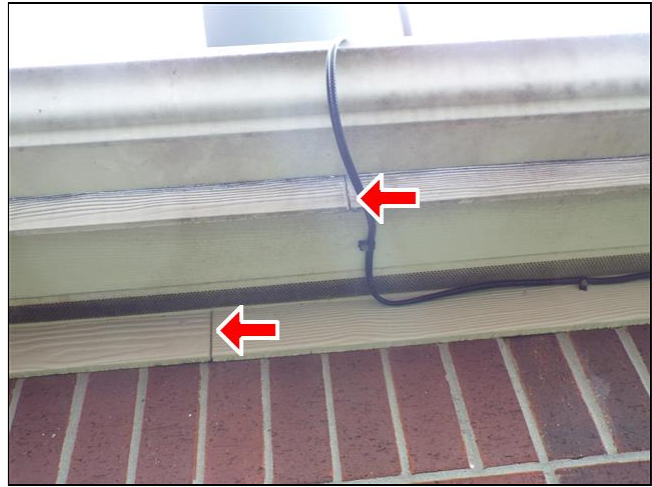
F. Item 5(Picture) Corners of brick fascia boards shows separation and seams are in need of sealing and painting. Repair is needed.



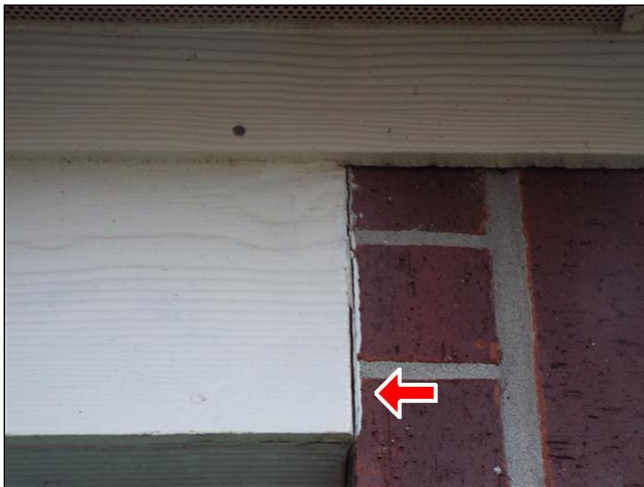
F. Item 6(Picture) Fascia board corner is damaged and is in need of repair.



F. Item 7(Picture) Hole inside soffit board is in need of sealing.



F. Item 8(Picture) Seams along fascia board and brick fascia boards are in need of sealing and painting.



F. Item 9(Picture) The corner of siding over windows are in need of repair.



F. Item 10(Picture) Corners of brick fascia boards shows separation and seams are in need of sealing and painting. Repair is needed.



F. Item 11(Picture) The corner of siding over windows are in need of repair.



F. Item 12(Picture) Seams along fascia board and brick fascia boards are in need of sealing and painting.



F. Item 13(Picture) Siding corners and seams are in need of sealing.



F. Item 14(Picture) Caulking and painting is needed around the wood frame at rear entrance. Damaged wood near threshold plate is in need of repair.



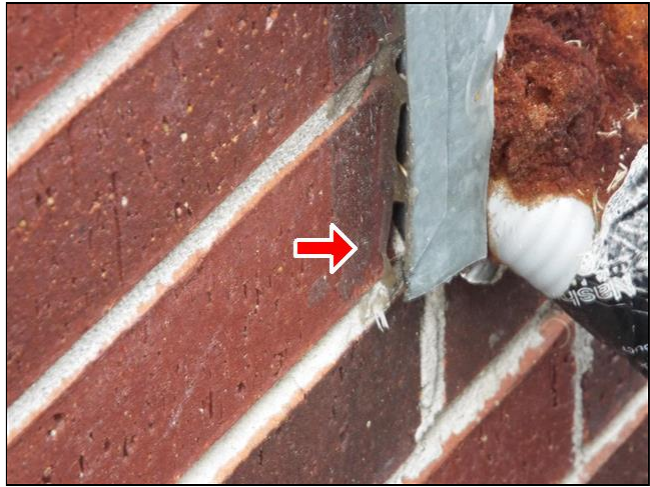
F. Item 15(Picture) Caulking and painting is needed around the wood frame at rear entrance. Damaged wood near threshold plate is in need of repair.



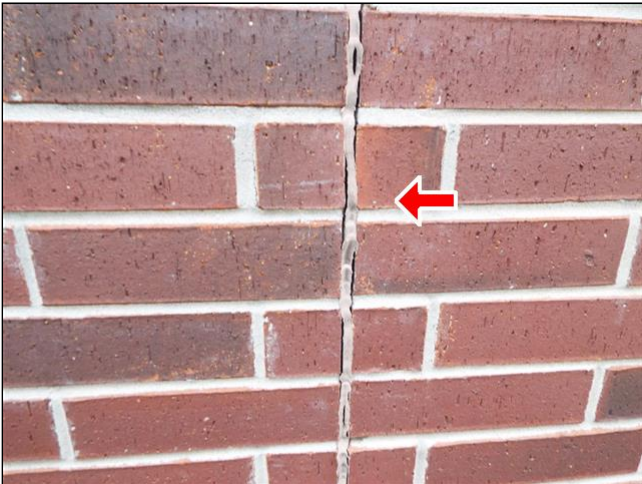
F. Item 16(Picture) Caulking and painting is needed around the wood frame at rear entrance. Damaged wood near threshold plate is in need of repair.



F. Item 17(Picture) Caulking and painting is needed around the wood frame at rear entrance. Damaged wood near threshold plate is in need of repair.



F. Item 18(Picture) Penetration at ac unit is in need of sealing.



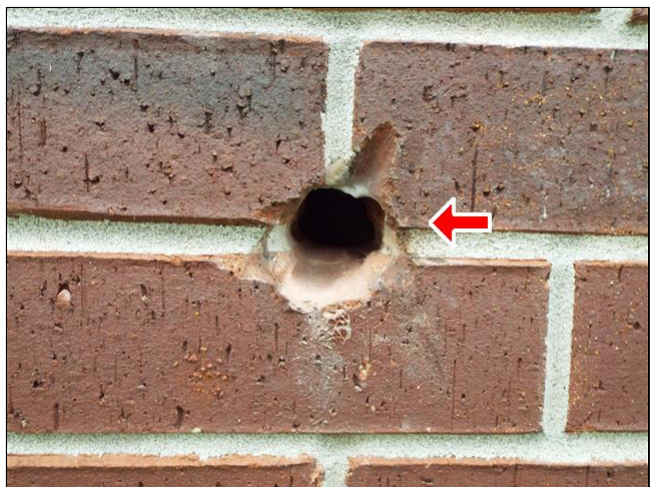
F. Item 19(Picture) Expansion joint is in need of caulking.



F. Item 20(Picture) Expansion joint is in need of caulking.



F. Item 21(Picture) The corner of brick under window area is in need of grout or some form of sealing.



F. Item 22(Picture) Penetration is in need of sealing on right side of home.



F. Item 23(Picture) Corners of brick fascia boards shows separation and seams are in need of sealing and painting. Repair is needed.



F. Item 24(Picture) Siding corners and seams are in need of sealing.



F. Item 25(Picture) Wood needs repair around rear door.

(2) The interior of structure was observed and some repairs are needed. A qualified contractor is needed to make repairs.



F. Item 26(Picture) Nail popping appears over front door trim frame.



F. Item 27(Picture) Sealing is needed in corners and seams in bathroom.



F. Item 28(Picture) Sealing is needed in corners and seams in bathroom.



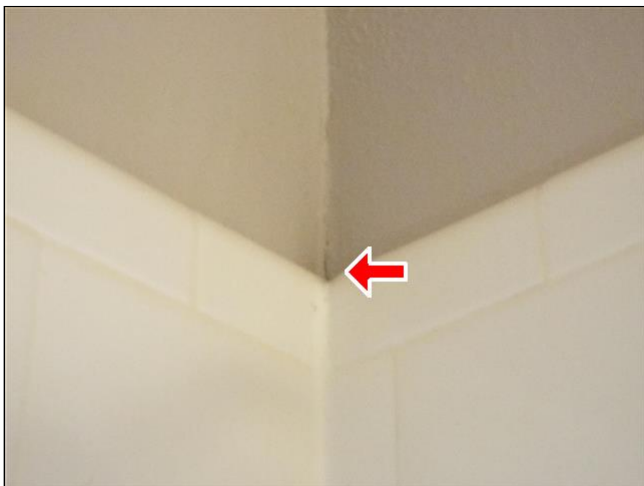
F. Item 29(Picture) Sealing is needed in corners and seams in bathroom.



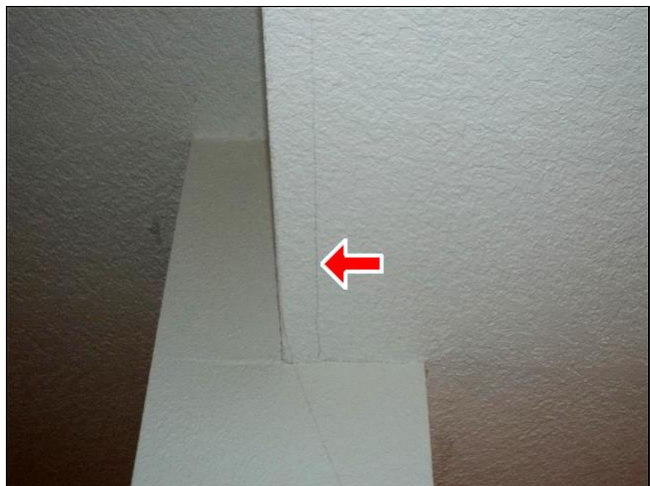
F. Item 30(Picture) Sealing is needed in corners and seams in bathroom.



F. Item 31(Picture) Bath tub tile corner is in need of sealing.



F. Item 32(Picture) Corner of drywall is in need of repair.



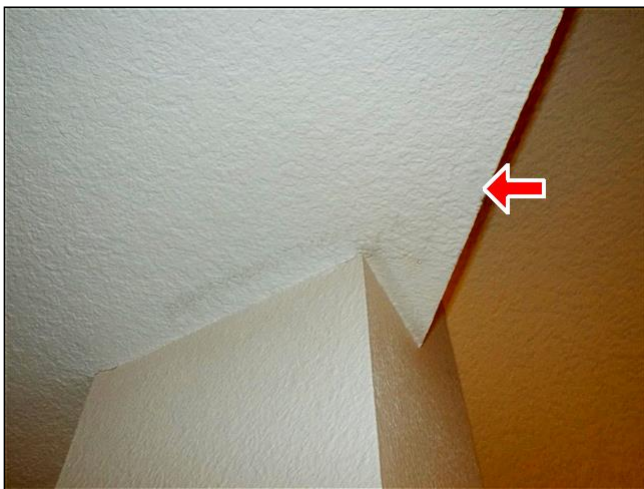
F. Item 33(Picture) The corner of ceiling in kitchen entry is in need of repair.



F. Item 34(Picture) Wood over fire place is in need of securing.



F. Item 35(Picture) Base board is in need of sealing and painting near rear door.



F. Item 36(Picture) The area around the column and ceiling is in need of repair.



F. Item 37(Picture) The bar counter corner is in need of sealing.



F. Item 38(Picture) The corner over bath tub is in need of sealing at opening.



F. Item 39(Picture) The corner of floor tile and wall is in need of sealing.



F. Item 40(Picture) Sealing is needed around base board.



F. Item 41(Picture) Crack in ceiling corner near master bedroom entry is in need of repair.

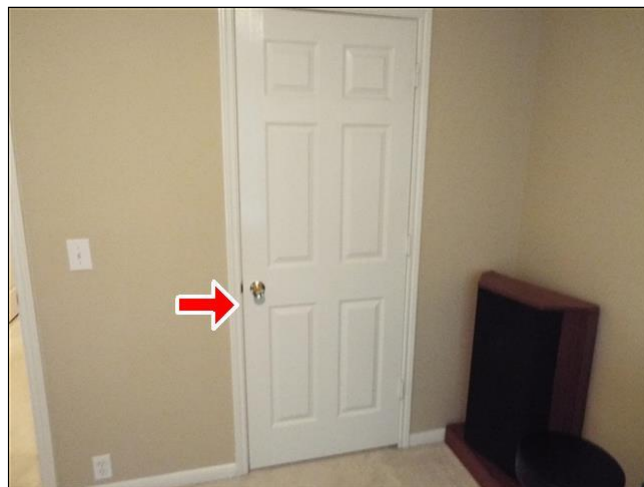


F. Item 42(Picture) Caulking is needed at the base of front door trim board.

G. Doors (Interior and Exterior)

Deficient

Doors are in need of repair. Rear door has soft wood at the bottom, due to water intrusion. Repair or replacing is needed. A qualified contractor is needed for further assessment.



G. Item 1(Picture) Closet door in study is not latching.



G. Item 2(Picture) Latching component is missing from utility closet door.



G. Item 3(Picture) The right bottom corner of garage is damaged.

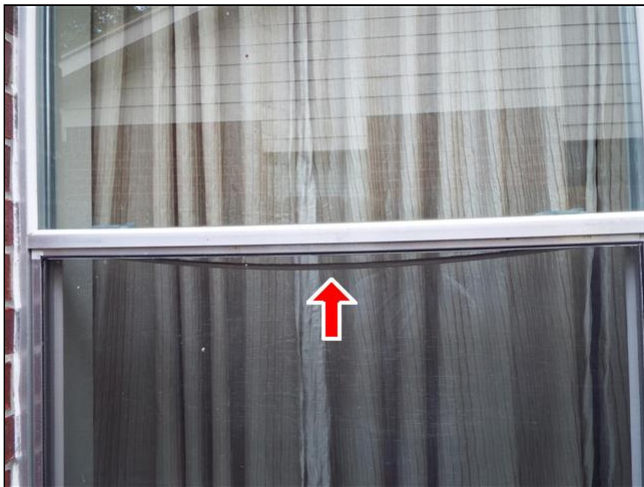


G. Item 4(Picture) Rear door has soft wood at the bottom,

H. Windows

Deficient

Windows are in need of repair. Seals are in need of securing, sealing is needed inside of corners and lintel over windows are in need of painting with rust resistant paint. A qualified contractor is needed for repairs.



H. Item 1(Picture) Windows are in need of repair.



H. Item 2(Picture) Window seal needs to be repaired.



H. Item 3(Picture) Lintel is in need of sealing and painting



H. Item 4(Picture) Caulking is needed in corners of window sills.



H. Item 5(Picture) Caulking is needed in the corner of window interior.

J. Fireplaces and Chimneys

Deficient

The chimney of structure is in need of painting and repair. Repair should be made by a qualified contractor.



J. Item 1(Picture) Chimney is in need of repair and painting.



J. Item 2(Picture) Chimney is in need of repair and painting.

K. Porches, Balconies, Decks and Carports

Inspected

Styles & Materials

Type of Foundation (s):

Poured concrete

Types of Roof Covering:

3-Tab fiberglass

Viewed from:

Ladder

Roof Ventilation:

Soffit Vents
Passive

Attic Insulation:

Blown

Attic info:

Pull Down stairs
Light in attic

Chimney (exterior):

Composition board

Operable Fireplaces:

One

Types of Fireplaces:

Gas/LP Log starter

The structure 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. 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.

II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Items

A. Service Entrance and Panels

Inspected

Electrical panel appears to be functioning as intended.

B. Branch Circuits, Connected Devices, and Fixtures

Deficient

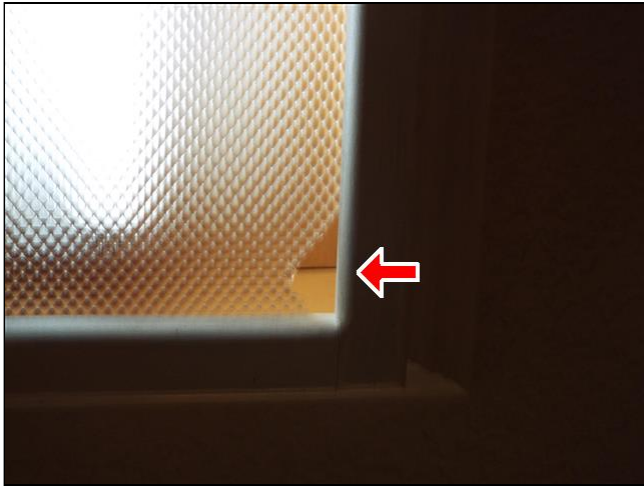
Electrical system is in need of repair. A licensed electrician should assess and repair as needed.



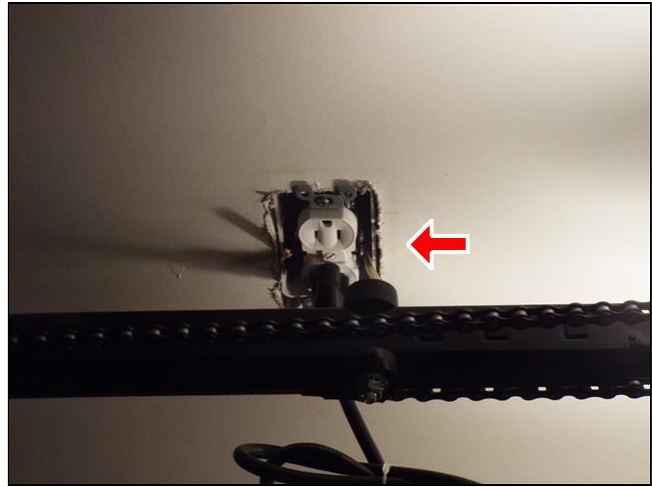
B. Item 1(Picture) Rear light fixture is rusted and is in need of repair or replacing.



B. Item 2(Picture) Outlet along back splash should be checked for loose open ground.



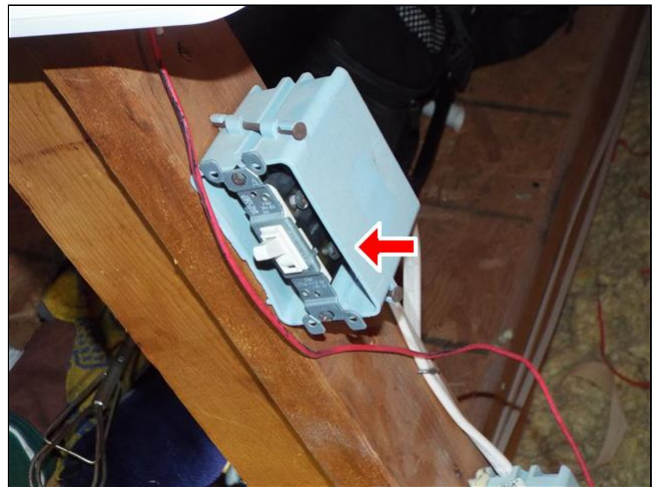
B. Item 3(Picture) Kitchen plastic cover is damaged at the corner.



B. Item 4(Picture) Cover plate is needed over ceiling outlet.



B. Item 5(Picture) Ground does not appear to be properly connected.



B. Item 6(Picture) Cover plate is needed over junction box in attic.

Styles & Materials

Type of Wiring:
Romex

Electrical Service Conductors:
Below ground

Panel Capacity:
125 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
Cutler Hammer

Branch wire 15 and 20 amperage:
Aluminum

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.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

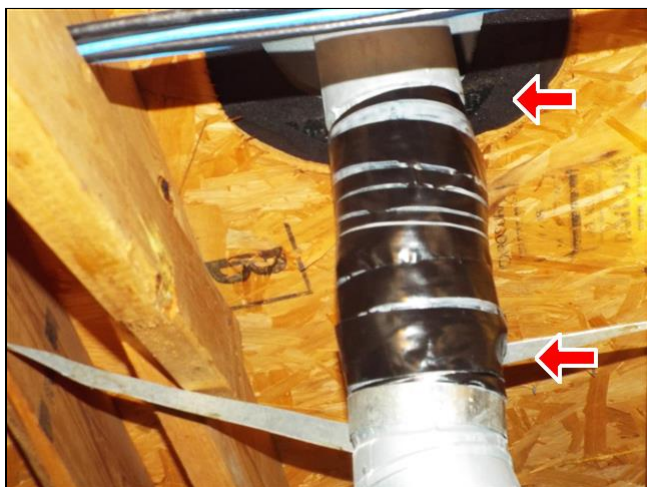
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Items

A. Heating Equipment

Deficient

HVAC system is in need of servicing, unit appears to be functioning. There are some concerns needing to be addressed. A licensed professional is needed .



A. Item 1(Picture) Flue pipe gets hot, repair is not correct.

B. Cooling Equipment

Deficient

HVAC system is in need of servicing, unit appears to be functioning. There are some concerns needing to be addressed. A licensed professional is needed .



B. Item 1(Picture) Penetratyon needs filling.

C. Duct Systems, Chases, and Vents

Inspected

HVAC system is in need of servicing, unit appears to be functioning. There are some concerns needing to be addressed. A licensed professional is needed .



C. Item 1(Picture) Sealing is needed around return vent.

Styles & Materials

Type of Systems: Forced Air	Energy Sources: Gas	Number of Heat Systems (excluding wood): One
Type of Systems: Air conditioner unit	Central Air Manufacturer: Rudd	Number of AC Only Units: One
Ductwork: Insulated	Filter Type: Disposable	

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 qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Items

A. Plumbing Supply Distribution Systems and Fixtures

Deficient

Plumbing supply is in need of repair . A licensed plumber is needed for repairs.



A. Item 1(Picture) plumbing nipple is rusted and needs to be repaired.



A. Item 2(Picture) Sealing is needed around fixtures.



A. Item 3(Picture) Shower heads needs repair.

B. Drains, Waste, and Vents

Deficient

Plumbing drains are in need of repair . A licensed plumber is needed for repairs.



B. Item 1(Picture) An enclosed cover is needed to prevent pest from entering structure.

C. Water Heating Equipment

Inspected

Water heater appears to be functioning as intended.

Styles & Materials

Location of water meter:
Front

Static water pressure reading:
56 pounds/square inch

Water Source:
Public

Washer Drain Size:
2" Diameter

Energy Sources:
Gas (quick recovery)

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

Water Heater Manufacturer:
Bradford-White

Water Heater Location:
Main Floor

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.

V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Items

A. Dishwashers

Inspected

B. Food Waste Disposers

Inspected

C. Range Hood and Exhaust Systems

Inspected

D. Ranges, Cooktops and Ovens

Inspected

E. Microwave Ovens

Inspected

F. Mechanical Exhaust Vents and Bathroom Heaters

Inspected

G. Garage Door Operator(s)

Inspected

H. Dryer Exhaust Systems

Inspected

The built-in appliances of the home were 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. 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.



INVOICE

Rectitude Home Inspection Services
3832 Landmark Dr.
Missouri City, TX 77459
832.398-3701
Inspected By: Steven Fairweather #
9374

Inspection Date: 7/12/2017
Report ID:

Customer Info:	Inspection Property:
Amanda Gorka	17243 S. Summit Canyon Dr Houston TX 77095
Customer's Real Estate Professional: Isis R. McCraw	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1001 - 2000	325.00	1	325.00
			Tax \$0.00
			Total Price \$325.00

Payment Method: Check

Payment Status: Paid

Note: Thank you for your business and please refer some one.