

Clients:
John and Deborah Marek



Inspection Date
March 11, 2021

Home Warranty Inspection



107 W Buffalo Clover Ct, Montgomery, TX 77316

Report Overview

House in Perspective: Single Family 1 Story

Scope of Inspection: Warranty Inspection

Weather: 65 degrees, Partly Cloudy

Recent Rain: No

Main Entrance Faces: North For the purpose of this report

State of Occupancy: Furnished / Occupied / 11 months

Present during inspection: Paul Frederick, Inspector (TREC#21659); Clients

Home Warranty Inspection

The categories and definitions in this Summary Report are as for **SAFETY HAZARDS** - Denotes a condition that is unsafe and in need of prompt attention.

DEFICIENCIES - A system or component that is considered significantly deficient and could be costly. Some items could be cosmetic or routine improvement recommendations or maybe an item/issue that does not meet the present code requirement and may not demand immediate repair. Please consider taking action over the lifetime of the home.

About this Report: The Summary Report compiles our findings in an easy to read manner. It includes detailed descriptions and high-resolution digital photos of issues discovered during the inspection. The pictured items are listed by the TREC Standards of Practice Categories and do not indicate any preference or priority weighting.

Structural Systems, Electrical Systems, Heating, Ventilation & Heating Systems, Plumbing Systems, Appliances, Optional Systems (NOTE: Air Conditioning could not be tested due to cold exterior temperature (<60 Degrees within 24 Hours of inspection):

This property warranty inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies.

This confidential Report is Prepared exclusively for: John & Debbie Marek, Clients.

Prepared by Paul Frederick, TREC#21659 CompletePro Home Inspections, PLLC

----- Office 713-303-1902 Cell 214-212-2258 -----

Please call our office if you have any questions or concerns.




DEFICIENCY SUMMARY - LISTED BY TREC SECTIONS

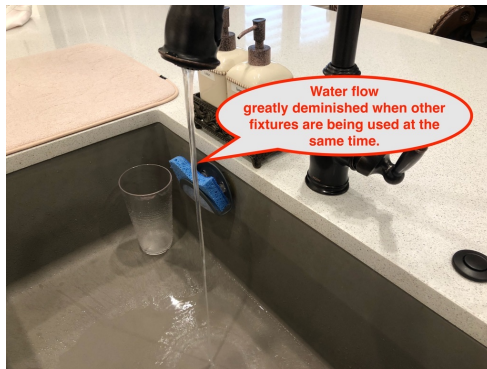
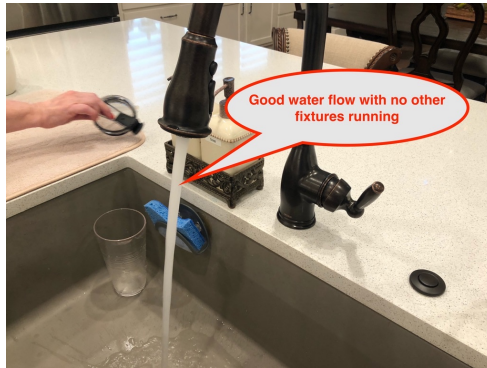
4A. Plumbing
Supply, Distribution
and Fixtures




DEFICIENCY: The kitchen faucet is loose.

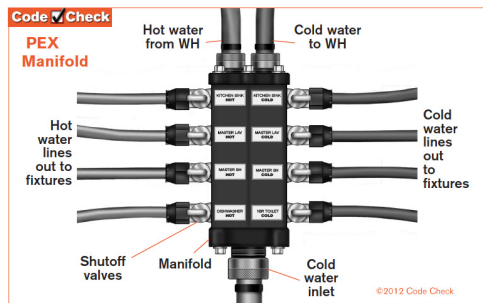
 Recommend repair by a contractor specialist..

4A. Plumbing
Supply, Distribution
and Fixtures

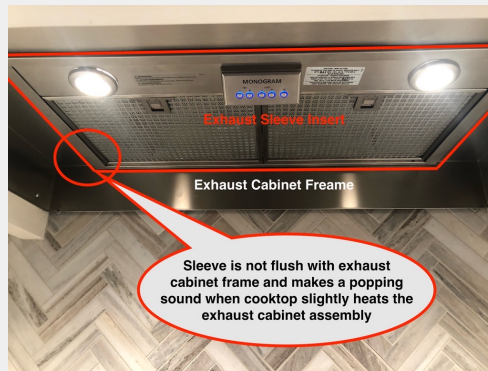


DEFICIENCY: The home did not have a water manifold installed.

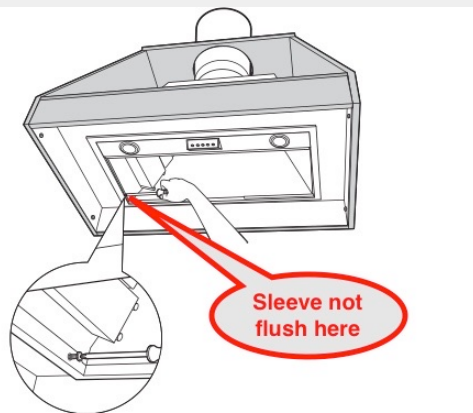
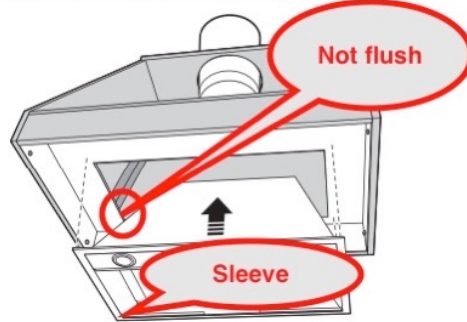
 Recommend installing water manifold by a plumbing contractor specialist..




5C. Range Hood and Exhaust Systems



STEP 3 INSTALL INSERT SLEEVE



DEFICIENCY: The cooktop exhaust housing appears to be in a bind and the exhaust sleeve is not flush with the housing on the back left corner. The cooktop assembly makes a popping sound when it expands and contracts after being slightly heated by the gas cooktop burners below. (NOTE - The popping continues for several minutes after it starts).

 Recommend removing and install correctly per manufactures instructions or replace defective exhaust assembly.

5A. Dishwashers



DEFICIENCY: The dishwasher is not secured at the bottom and moves when the dishwasher door is opened or closed. Adjusting the front legs will keep the dishwasher level and fully secure in the cabinet.

Recommend by a contractor specialist properly install dishwasher to minimize the risk of damaging the cabinet facing. The weight and vibration on the cabinet facing in the front can cause the cabinet facing to possibly crack over time.

1C. Roof Covering Materials



DEFICIENCY: Lower course of shingles have spray paint on them. It appears that the gutters were spray painted on the home.

Recommend repair by a contractor specialist.

Inspection completed by: Paul Frederick, Lead Inspector TREC #21659, Complete Pro Home Inspections, PLLC Please call me if you have any questions or concerns. 214-212-2258.



"For your Complete Home Inspection needs"



Professional Real Estate Inspector TREC# 21659

Texas Department of Insurance All Lines Adjuster License #1941500

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