

Summary Only

Daniel Ennis

Property Address:
606 Marshall St B6
Houston TX 77006



Home Plate Inspections, LLC
Steven Walters TREC#22910
14918 Gyrfalcon Fork
Cypress, TX 77429
281-541-2013

This is not the complete home inspection report. It is only the Summary Items.

General Summary

Home Plate Inspections, LLC

**14918 Gyrfalcon Fork
Cypress, TX 77429
281-541-2013**

Customer
Daniel Ennis

Address
606 Marshall St B6
Houston TX 77006

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

II. Electrical Systems

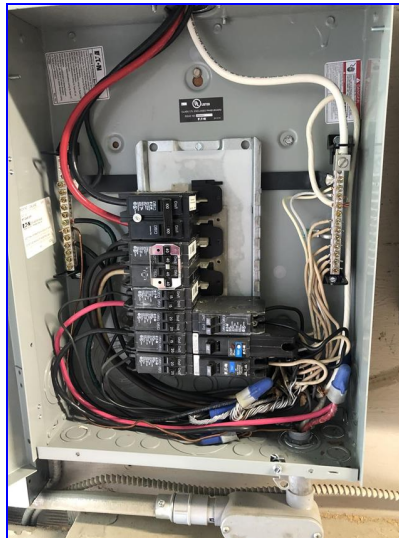
A. Service Entrance and Panels

Inspected, Deficient

The panel is located in the common hallway between building A and B. The panel was not labeled as it should be. Recommend an electrician to assess and label panel. Item 1(Picture) Item 2(Picture)



A. Item 1(Picture)



A. Item 2(Picture)

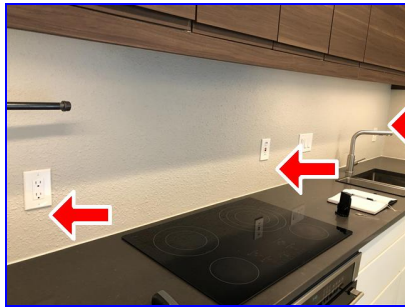
B. Branch Circuits, Connected Devices and Fixtures

Inspected, Deficient

The plug in the bathroom is not GFCI protected and should be. Plug needs to be replaced with GFCI plug. Item 2 (Picture)

The plugs in the back splash in the kitchen are GFCI protected but will not reset at the plug like they are designed to. Recommend electrician to assess and make needed repairs. Item 1(Picture)

Light in closet needs a globe over the bulb. Closet bulbs should have a globe over them to protect the bulb from possibly getting broken. Item 3(Picture)



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)

III. Heating, Ventilation and Air Conditioning Systems

B. Cooling Equipment

Inspected, Deficient

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 51 degrees, and the return air temperature was 68 degrees. This indicates the range in temperature drop is normal. Item 1(Picture) Item 2 (Picture)

Recommend sealing the area around the suction line with proper materials (not a tshirt). Was unable to inspect all aspects of the system due to height restrictions. Item 3(Picture) Item 4(Picture)



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Inspected, Deficient

Water pressure at all faucets and tub/shower was low. Pressure was unable to be tested on a gauge - there was not a spot to screw the gauge on. Recommend a plumber to assess water pressure and make any needed repairs.
Item 1(Picture)

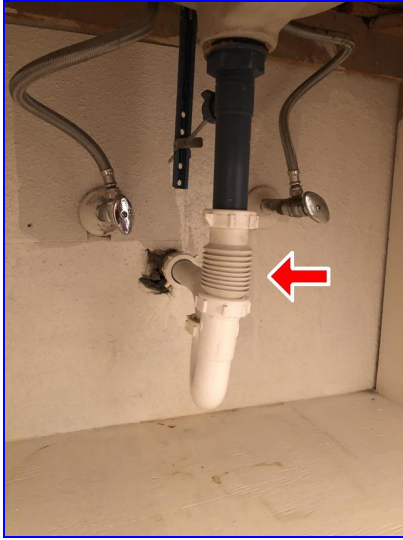


A. Item 1(Picture)

B. Drains, Waste and Vents

Inspected, Deficient

Sink drain in bathroom is constructed using a flex pipe. This is not an acceptable material to be used. When flex pipe is used there is risk of kinks or obstruction. Recommend a plumber to re-pipe drain with proper solid pipe. Item 1(Picture)



B. Item 1(Picture)

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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