

LONE STAR HOME INSPECTIONS

PROPERTY INSPECTION REPORT

Prepared For: Jarrett & Lindsey Smith
(Name of Client)

Concerning: 62 N Swanwick Pl, Tomball, Texas 77375
(Address or Other Identification of Inspected Property)

By: Steve Carter, TREC# 4279 1/4/18
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR/CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section of the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS, OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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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 malfunctioning 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; and
- lack of electrical bonding and grounding.
- 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

The above information was promulgated by the Texas Real Estate Commission.

This report is prepared exclusively for the use and benefit of the above named client in strict accordance with the Terms and Conditions of the Client's written Pre-Inspection Agreement, which are incorporated herein by reference.

Transmission of this document via email provides quick access for the client, however, changes made by anyone other than the named inspector above to this document will not represent the original intent of the inspector. This Inspection Report is a copyrighted document exclusively issued to the client listed on this report. It is a fraudulent offense to make amendments

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and/or alterations to this document under both State and Federal law. Only the un-amended report and the identical Inspector's copy will be considered original.

All directions given, i.e. rear right bedroom, is referenced as if standing in the street facing the front entry door.

Items or systems identified by a in the "D" column of this report as "Deficient" should always be referred to a skilled professional in that particular field, prior to the closing. Refer to Paragraph 7F of the "One To Four Family Residential Contract" (resale). They must completely reexamine the item(s) or system(s) for compliance with applicable codes, operational safety and adherence to manufacturers installation instructions prior to making repairs or any replacement recommendations.

All comments listed within this report are the subjective opinion of the inspector based on the evidence visible at the time of the inspection.

All items not specifically named in this report(s) together with those located below grade, within ceilings or walls, behind cover plates, under floor or wall coverings, or otherwise hidden from readily accessible view are specifically excluded

No visual inspection, no matter how thorough or detailed, can or will reveal all defects, existing or potential or the true extent of those defects in the structure, its parts, components and systems. When the Client receives the inspection report from the inspector, the client should be fully aware and should anticipate that additional items are likely to be found during any repair process and further defects, deficiencies or hazards are likely to be revealed during the repairs or alterations to the structure, its parts, components and systems. The client should not expect the repair or updating process to be limited only to those items noted in the inspection report.

Photographs supplied or included in this report are intended to be used to illustrate some, but not all, of the defects and to clarify the text information in the report. All photographs taken at the subject property may not be included or supplied. The photographs are not intended to be all inclusive or to describe all conditions noted on the property.

Company is Licensed and Regulated to perform WDI inspections by the Texas Department of Agriculture, Structural Pest Control Service. (Termite SPCB# 11937). P.O.Box 12847, Austin, Texas 78711-2847. (512)305-8250.

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

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Slab-on-grade foundations are the most common type of foundation in the Greater Houston area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-grade foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

DESCRIPTION

Configuration:

Post tension foundation

OBSERVATIONS

At the time of the inspection there were no major problems found with the performance of the foundation. However, the following observations were made: The foundation is fractured at the rear right corner. Corner fractures result when the brick veneer expands as it is heated by the sun. As the brick veneer expands it pushes outward on the foundation. The frictional forces on the concrete surface cause the foundation to crack at the corner. Wedge cracks or corner cracks are not indicative of a structural performance issue. They may, however, require concrete repair if the cracking is so bad that the brick veneer begins to fail, or if the fracture extends to the interior side of the exterior wall creating an avenue for insects/moisture to gain entry to the back side of the wall undetected.

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B. Grading and Drainage

Comments:

The inspection is of conditions present and visible at the time of the inspection and does not contemplate future rainfall amounts or drainage conditions of the area.

OBSERVATIONS

Install splashblocks under gutter downspouts to divert rain water away from foundation walls. Discharging roof water close to the foundation has the potential of causing significant foundation movement. Water discharged close to the foundation can unevenly saturate the supporting soil under the perimeter of the foundation.

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C. Roof Covering Materials

Types of Roof Covering: Asphalt Composition

Viewed From: Ladder at Eave, Ground Level

Comments:

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This inspection is neither intended nor implied to certify that the roof assembly is free of active leaks. If there was evidence of leaks it will be reported under paragraph D, E or F below.

OBSERVATIONS

Reposition water heater storm collar and recaulk.



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D. Roof Structures and Attics

Viewed From: Attic decking
Approximate Average Depth of Insulation: 6"
Comments:

DESCRIPTION

Roof Structure:
Rafters
Radiant Barrier Sheathing
Roof Ventilation:
Ridge Vents
Continuous Soffit Vent

OBSERVATIONS

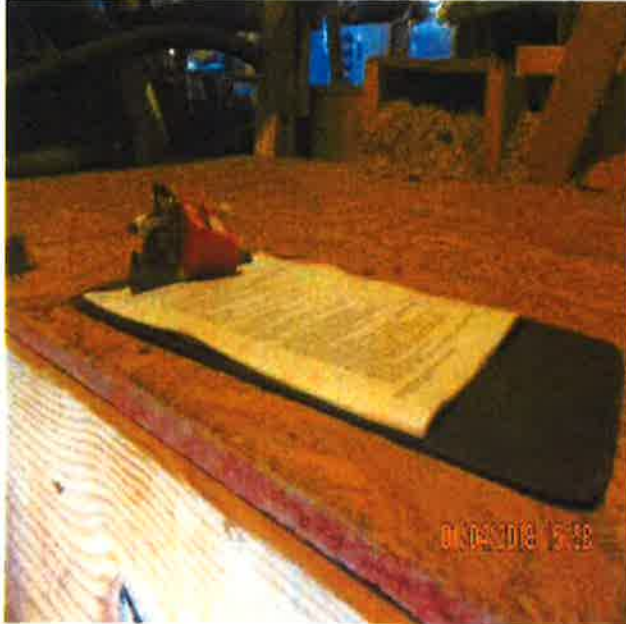
ROOF STRUCTURE

Existing attic flooring did not comply with accepted industry specifications for floor sheathing. The attic should have an unobstructed passageway from the

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attic access to the service side of all equipment. The flooring should be solid and continuous (not 7/16" OSB) and not less than 24 inches wide. On the control side of the equipment and on other sides where access is necessary for servicing, a level working platform extending a minimum 30 inches from the edge of the equipment with a 36 inch high clear working space should be provided.



E. Walls (Interior and Exterior)
Comments:

F. Ceilings and Floors
Comments:

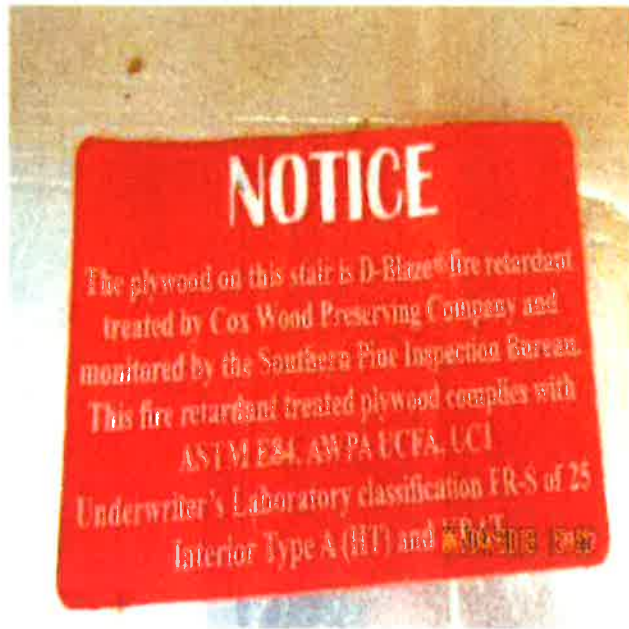
OBSERVATIONS

ATTIC ACCESS

Disappearing stairway has been installed at the ceiling of attached garage disrupting the firewall between house and garage. The garage shall be separated from the residence and its attic area by not less than ½ inch gypsum board applied to the garage side. ½ inch gypsum has a 30 minute fire rating. The plywood of the attic stairway has been pressure treated and labeled as fire retardant however there is no industry rating on folding attic stairways such as "15 minute", "20 minute", or "30 minute".

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G. Doors (Interior and Exterior)
Comments:

H. Windows
Comments:

I. Stairways (Interior and Exterior)
Comments:

J. Fireplaces and Chimneys
Comments:

K. Porches, Balconies, Decks, and Carports
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Comments:

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DESCRIPTION

Service Entrance Wires:

Underground

Panel Location:

Garage

Main Disconnect:

150 Amp.

Service Ground:

Grounding Electrode Connection

Concrete-encased electrode

OBSERVATIONS

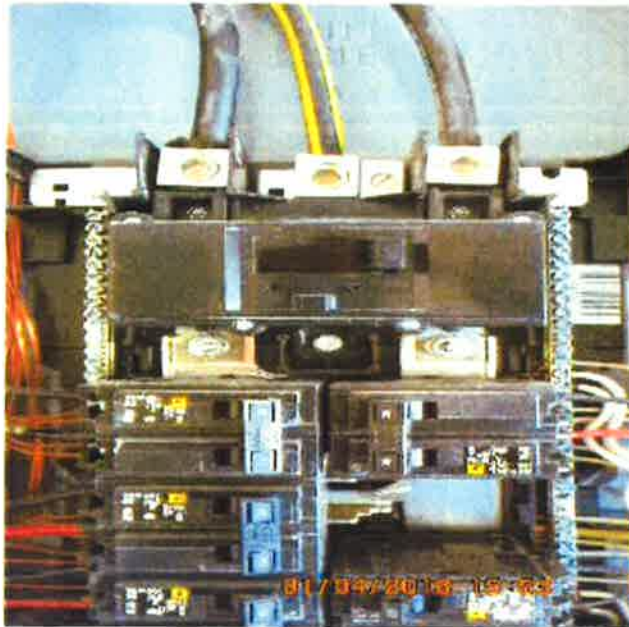
Concrete encase grounding electrode should only be used with foundations that are in direct contact with the earth. Construction in the Greater Houston area requires foundations to be placed over a vapor barrier (6 mm plastic) which insulates the foundation from direct contact with the earth. Supplemental grounding rod should be installed a minimum of six feet from main grounding rod. The meter panel box feeder conduit is not properly bonded to ground. Standard locknuts or bushings shall not be the sole means for the bonding at the service entrance.



The main distribution panel and neutral bus bar do not appear to be properly bonded to ground.

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Oversized 40 amp. oven breaker(s) within the main distribution panel should be replaced. The purpose of the breaker is to provide protection to the conductors first and to the (6.8kW) appliance second. Over sizing is not allowed as the wires could overheat and or the appliance could burn without the breakers tripping.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

NOTE: Smoke detectors are tested using the manufacturer supplied test button only. Actual smoke was not used to test operation. Testing the operation of smoke or fire detectors does not guarantee future operation under real conditions.

DESCRIPTION

Ground Fault Circuit Interrupters:

Kitchen

Bathroom(s)

Garage

OBSERVATIONS

LIGHT FIXTURES

The kitchen sink, kitchen under counter, front porch lights are inoperative. If the bulbs are not blown, the circuit should be investigated.

High Intensity pendant lighting present in the master closet. The types of luminaires installed in clothes closets shall be limited to surface-mounted or

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recessed incandescent luminaires with completely enclosed lamps, and surface-mounted or recessed fluorescent luminaires. Incandescent luminaires with open or partially enclosed lamps and pendant luminaires or lamp holders shall be prohibited.



APPLIANCES

Smoke detector is missing.

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An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. Where installed in or attached to a building or structure, metal piping systems, including gas piping, capable of becoming energized (at gas meter) shall be bonded to the service equipment enclosure, the grounded conductor at the service, the grounding electrode conductor where of sufficient size, or to the one or more grounding electrodes used. The equipment grounding conductor for the circuit that is capable of energizing the piping shall be permitted to serve as the bonding means. The points of attachment of the bonding jumper(s) shall be accessible.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Central Forced Air

Energy Sources :Gas

Comments:

NOTE: The visual inspection of the heating equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the heating equipment is based on the performance of the system when tested and those components that are visually accessible at the time of the inspection. Full evaluation of the integrity of internal components, such as a heat exchanger, require dismantling of the furnace and is beyond the scope of a visual inspection.

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B. Cooling Equipment

Type of Systems: Split/ Carrier CA16NA049-A MFD Jan 2012

Comments:

NOTE: HVAC system inspections are visual and are not the detailed testing analysis that would be performed by a qualified HVAC contractor. Gauges cannot be attached to refrigerant lines per state law unless done by a separately licensed HVAC contractor. Texas H.B. 801 under the Air-Conditioning and Heating Act specifically prohibits inspectors in real estate transactions from attaching gauges or other testing equipment to a refrigerant line. With this limitation, refrigerant levels or leakage cannot be determined under this limited visual inspection.

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C. Duct Systems, Chases, and Vents

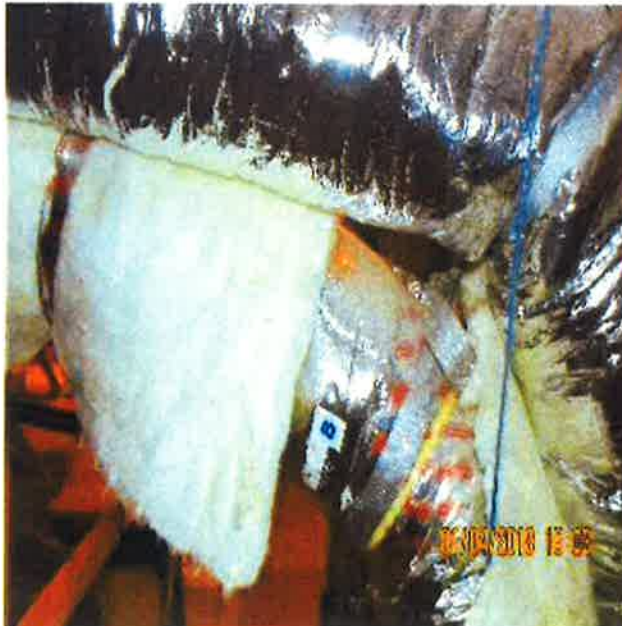
Comments:

NOTE: Flex air ducts are a manufactured product and must be installed according to the manufacturers installation instructions.

OBSERVATIONS

SUPPLY AIR DUCTWORK

Flexible air ducts were observed in contact with each other. Air ducts in contact with each other or other insulation material generate sweating to ceilings at the point of contact with each other or other building materials. Clearance or separation from contact with each other by strapping with HVAC nylon strapping material minimum 1.5 inch wide prevents sweating.



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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front Left Corner of Lot
 Location of main water supply valve: Garage
 Static water pressure reading: 60 psi
 Comments:

B. Drains, Wastes, and Vents

Comments:

C. Water Heating Equipment

Energy Sources: Gas
 Capacity: 50 Gal.
 Comments:
 NOTE: T&P valves older than 3 years old are not tested due to the possibility they do not reset and cause possible water damage. Manufacturers recommend that T&P valves older than three years be replaced.

D. Hydro- MassageTherapy Equipment

Comments:

V. APPLIANCES

A. Dishwashers

Comments:
 Backflow prevention: Yes No
 Runs through cycle Yes No
 Evidence of leaks Yes No

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:
 Vent Re-circulates Air Vents to Exterior Not Present

D. Ranges, Cooktops, and Ovens

Comments:

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Oven temperature set at 350°F. Temp. Measured = Upper/Lower 342/373°F.
Type of Cooktop Electric Gas
Type of Oven Electric Gas
Anti-tip device installed Yes No
Gas line accessible Yes No
Oven Light Works Yes No

OBSERVATIONS

GAS COOKTOP

Control knobs on the gas cooktop are damaged.

E. Microwave Oven

Comments:

Heats Water Yes No

OBSERVATIONS

Household cooking appliances shall have a vertical clearance above the cooking top of not less than 30 inches to combustible material and metal cabinets. A minimum clearance of 24 inches is permitted when a listed cooking appliance or microwave oven is installed over a listed cooking appliance and in compliance with the terms of the manufacturers installation instructions for the upper appliance.



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems <i>Comments:</i>

ADDENDUM: RELEVANT INFORMATION

According to the 2008 National Electric Code, all receptacle outlets in bathrooms, kitchen (where the receptacles are installed to serve the countertop surfaces), receptacles installed within six feet of wet bar/ laundry/ utility sinks, exterior outlets, and in the garage must have ground-fault circuit protection. The protection can be achieved by using a special receptacle or a circuit breaker that has been equipped with a ground-fault circuit interrupter (GFCI). A GFCI is an electronic device that trips (opens) the circuit when it senses a potentially hazardous condition. It is very sensitive and operates very quickly. The GFCI interrupts the power in less than 1/40 second if it senses an imbalance in the electrical current of as little as 0.005 amps. The quick response time in interrupting the power is fast enough to prevent serious injury to anyone in normal health. GFCI protection, however, is not a retroactive requirement and thus will not be found in most homes. This inspector recommends the addition of GFCI outlets to suggested locations.

Smoke detectors, by today's building codes, shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling.

Carbon monoxide (CO) is a colorless, odorless, toxic gas produced by the incomplete combustion of solid, liquid, and gaseous fuels. Appliances fueled with gas, oil, kerosene, or wood may produce CO. If such appliances are improperly installed, maintained, or used, they could produce dangerous levels of CO.

Breathing CO causes symptoms such as headaches, dizziness, and weakness in otherwise healthy people. CO also causes sleepiness, nausea, vomiting, confusion and

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disorientation. High levels of exposure result in loss of consciousness or death. Because CO is undetectable by our senses, people with carbon monoxide poisoning are commonly diagnosed with common illnesses such as the flu.

CO can be detected with CO detectors that meet the requirements of Underwriter Laboratory (UL) standard 2034. Detectors that meet this standard measure both high concentrations over short periods of time and low concentrations over long periods of time. Most detectors sound an alarm when safe limits are exceeded and some models quantify the concentration on a digital readout. Units vary in price from \$35 and up.

CO detectors should be placed in all homes where combustion appliances are used to enhance the occupant's personal safety. Consult the recommendations of the manufacturer for proper use, placement, and maintenance of CO detectors.

Emergency Shut-Offs/Valves I suggest every new home owner locate, label and become familiar with shut-offs. Here is a list I think you need to know about.

1. Main Electrical Disconnect. This will be located in the main breaker panel. On newer construction there will be one main switch, but on older panels there may be up to six breakers that need to be tripped to shut off all power to the residence.
2. Water main valve. This valve turns off all the water to your home. You usually find it on the same side of the residence as the water meter. It will be located either at the exterior wall or inside an access panel to an interior wall.
3. Natural Gas Main. Located at the gas meter. A wrench will be needed to operate. A quarter turn moves the valve from on to off. When the handle is parallel to the pipe, the valve is open.
4. Gas Appliance Shut Off Valves. Readily accessible gas shut off valve should be located no more than 6 feet from the unit and installed upstream from the union, connector or quick disconnect device it serves. Valves are open/on when parallel to the gas supply piping.
5. Furnace and Air Conditioning Main Switch. Light switch located near the furnace. Outside unit to AC system will have a disconnect located near the unit or ready access to breaker.
6. Hot Water Shut-Off. This valve is located on the cold water inlet piping. It turns off the hot water supply to the home by closing the cold water supply to water heater.

Roof Care and Maintenance to ensure maximum roof performance. Keep gutters and roof surfaces clear of fallen leaves, pine needles, twigs and other litter so that water will drain freely. Never allow water from a downspout to pour directly onto a roof below. Connect an upper story downspout to a lower level gutter with drains installed on the lower roof.

Keep trees trimmed to prevent branches from scuffing the roof surface. Keep climbing roses, vines and ivy trimmed back from the roof.

Make annual inspections of the roof to evaluate its general condition and detect any potential leakage problems before they develop. The best time for an inspection is the spring after severe weather conditions have passed. In addition, the weather is ideal for repairs if they are necessary.

Inspect the underside of the roof deck from the attic to detect leaks. Flashings are the most vulnerable points. Therefore, inspect the underside carefully at all flashing points for evidence of leakage such as water stains.

Proper maintenance of the foundation slab includes sustaining a relatively constant moisture content of the soil adjacent to the slab foundation. Uniform moisture content can be accomplished by evenly watering next to the slab foundation, especially during dry periods and in the hot summer. I highly recommend you initiate an aggressive watering program.

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Watering of the foundation will not cure existing foundation problems or prevent them from occurring. However, it is the best preventive maintenance and will slow the rate of deterioration.

Provide positive drainage away from the slab perimeter. Any standing water near the foundation slab should be eliminated. This will promote even moisture content underneath the slab and thus less movement of the soils beneath the foundation slab.

An ample amount of water should be supplied to large trees surrounding and near the foundation slab, and high growth of dense vegetation near the foundation slab should be avoided. Watering of trees, especially in dry periods, will prevent a situation of differential moisture content in the soils beneath the foundation slab.

Ground elevations of the surrounding flower beds should be maintained so that the slab is at least four to six inches above the finished ground, and the flower bed should be slopped away from the slab for proper drainage. This will also prevent the seepage of moisture into the wall system or inside the residence through weep holes in brick veneer walls.

The residence should not be allowed to go for a substantial period of time without being heated or cooled. This will eliminate major temperature variations and reduce the slab's potential for expansion and contraction.

The plumbing system, potable water lines and sewer lines, should be checked periodically to insure that there is no leakage. Any leaks should be repaired immediately.

ADDENDUM: MAINTENANCE ADVICE

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas and in each bedroom. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems.

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Regular Maintenance

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).

This confidential report is prepared exclusively for Jarrett & Lindsey Smith
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Report Identification: **62 N Swanwick PI, Tomball, Texas 77375**

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

I	NI	NP	D
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- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!