



11603 Cedar Creek Dr.  
Houston, TX 77077

## PROPERTY INSPECTION REPORT

---

**Prepared For:** Megan Larch Dominick  
(Name of Client)

**Concerning:** 11603 Cedar Creek Dr. , Houston, TX 77077  
(Address or Other Identification of Inspected Property)

**By:** Christian Martinez, Lic#21090 05/10/2018  
(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](http://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 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. 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, bathroom, 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 requires 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=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

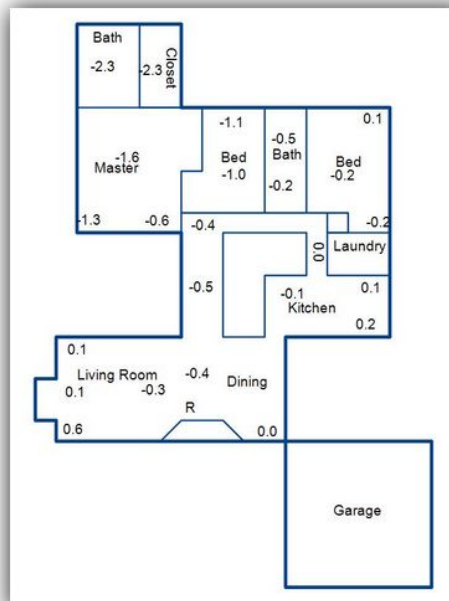
- Cracks noted at the corners of the foundation walls. Referred to as a "corner pop", these are very common and not a structural issue at this time. They should however be properly sealed to prevent further deterioration.

Structural movement and/or settling noted. Visible differential movement was noted at the interior and exterior of the structure in the form of:

- Cracks in the foundation wall at multiple locations
- Mortar and brick cracks
- Cracks in the drywall finish
- The zip level reading a greater than 2 inch difference from the highest point to the lowest point

Suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

Note: Previous foundation repair was observed. Recommend inquiring with the seller as to when work was done, extent of repairs made and as to if a transferable warranty applies to the work done.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



**Note:** Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

**SUGGESTED FOUNDATION MAINTENANCE & CARE:** Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a structural engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

**Note:** Red Star Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this company.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**B. Grading and Drainage**

*Comments:*

- Recommend trimming foliage in contact with the siding to prevent premature wear or damage to the veneer.
- Recommend cleaning debris in the gutters to allow them to operate properly.
- Poor drainage was observed along the sides and rear of the home, recommend correction to prevent standing water near the foundation wall.
- High soil conditions were observed along the right and rear sides of the home. Recommend the soil be pulled back to prevent moisture and pest intrusion.
- Downspout along the right side of the patio was detached. Repair as needed.



**Note:** This inspection does not include the efficiency or operation of underground or surface drainage systems, detention/retention ponds, area hydrology or the presence of underground water. Grading and drainage was examined around the foundation perimeter only. Information as to where this property lies in reference to the flood plain is not determined by this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**C . Roof Covering Materials**

*Types of Roof Covering:* Composition Asphalt Shingles

*Viewed From:* Walked the Roof Covering

*Comments:*

The roof covering is in need of repairs due to:

- Damaged shingles at multiple locations
- Flues and plumbing vents that need to be painted
- Exposed nail heads that need to be sealed
- Portions of the flashing not installed properly for the right porch covering and near the detached garage

a Certified Roofing Company should be consulted for further evaluation.

- The roof shows signs of typical deterioration due to the age of the roof covering and appears to be performing as intended.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Note:** This inspection is not meant to determine the remaining life of the roof covering, age of the roof covering, identify latent hail damage, determine the number of layers of roof covering material, or provide an exhaustive list of previous repairs and locations of water penetrations/leakage. Roof covering life expectancies can vary depending on several factors (i.e. sun, wind, rain, etc.). The visual inspection of the roof covering thus does not preclude the possibility of leakage. The roof covering will be viewed from the ground if the inspector may damage the roof covering or cannot safely reach or stay on the roof surface.

**For your information:** Gutters should be cleaned frequently to prevent the accumulation of leaves and debris. Improperly secured gutters, as a result of weight from the accumulation, may cause potential damage to the adjacent exterior/ roof.

**D . Roof Structures and Attics**

Viewed From: Entered Attic Space

Approximate Average Depth of Insulation: 8-10 Inches Blown Insulation

Comments:

- Collar tie at the center of the attic space was observed to be damaged and not repaired properly. Repair as needed to prevent the roof structure from sagging over time.

- Rafters were observed to be beginning to pull away from the ridge board at the rear left portion of the attic space. Recommend monitoring and repairing as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



**Note:** It is considered beyond the scope of this inspection and unsafe to enter attics and unfinished spaces where access is less than 22" x 30", head room is less than 30", operate power ventilators, or provide an exhaustive list of locations of water penetrations.

**E. Walls (Interior and Exterior)**

Comments:

Exterior Walls:

- Caulking and sealing is needed on the exterior veneer at one or more locations to prevent any possible moisture penetration into the building. These locations include around wall vent covers, electrical outlets/fixtures, transitions between siding, plumbing penetration and A/C lines.
- Mortar and brick cracks were observed at multiple locations around the home. Repair as needed to prevent further deterioration.
- Moisture penetration was observed to the wooden trim, fascia boards and siding at multiple locations around the home. Repair as needed to prevent further deterioration.
- Steel lintels above the windows and doors were observed to be rusted. Recommend properly painting/sealing to prevent further deterioration.
- Weep holes were missing in the brick veneer above the windows and doors. These allow any moisture that accumulates behind the veneer to wick out. Weep holes are required at all brick veneer and should be spaced no more than 33 inches.

Interior Walls:

- Cracks were observed to the drywall finish around the windows and doors at multiple locations. Repair as needed to prevent further deterioration.
- Moisture penetration was observed to the built-in cabinet finish to the right side of the fireplace. The thermal imaging camera showed no indication of an active leak at the time of inspection. Recommend monitoring.

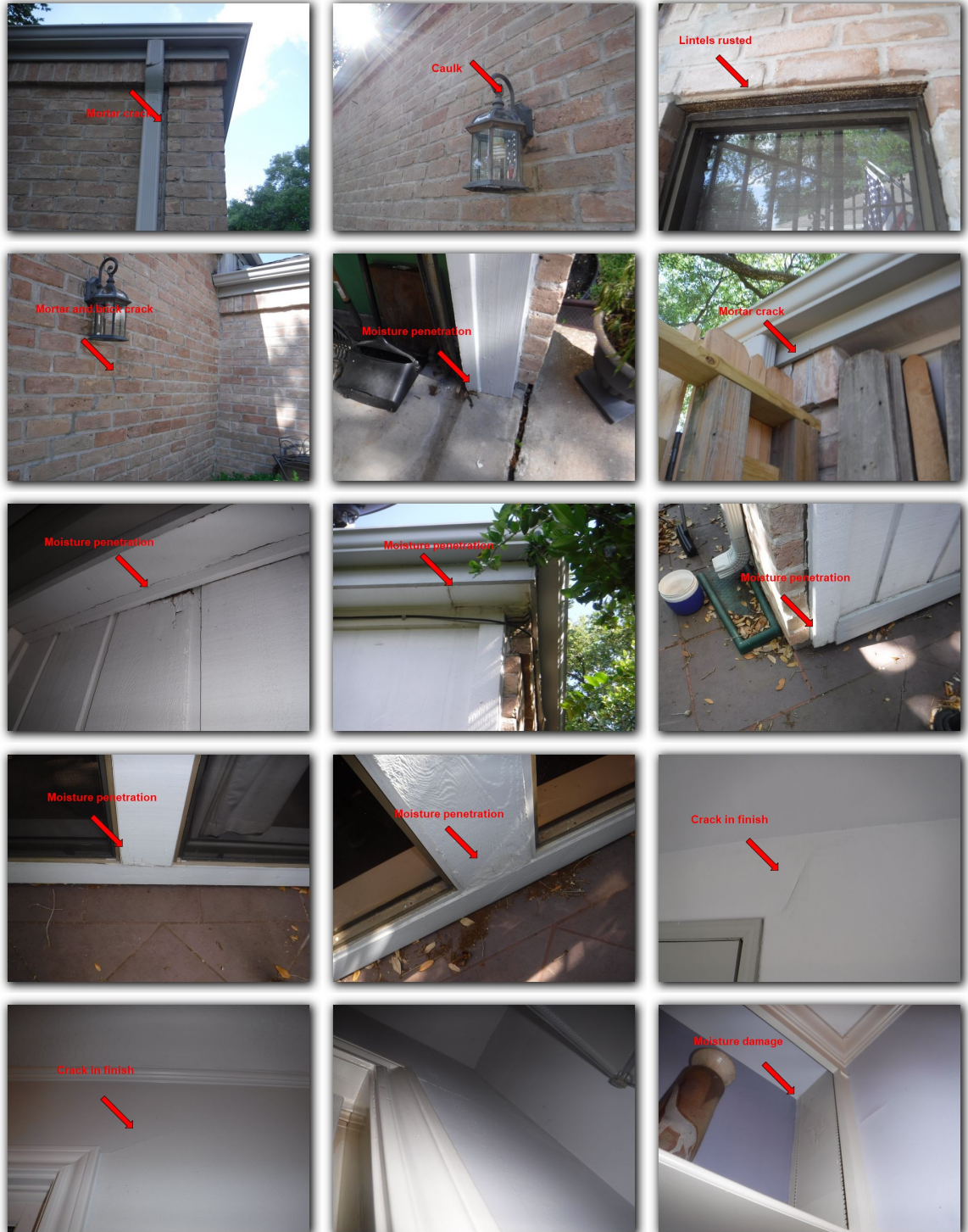
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Note:** Cosmetic defects are not a part of the scope of a T.R.E.C. inspection. However, cosmetic defects are sometimes included as they may be a symptom of conditions that are part of a T.R.E.C. inspection such as leaks and water penetration.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**F . Ceilings and Floors**

*Comments:*

Ceilings:

- The thermal imaging camera showed an indication of an active leak at the master bathroom ceiling. Recommend further evaluation and repair to prevent further deterioration.

Note: In the thermal image, the orange portions indicate dry areas while the blue portions indicate moist areas.

- Cracked tape joints and nail pops were observed at multiple locations around the ceiling finish. Recommend repair to prevent further deterioration.

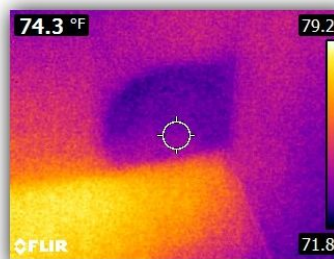
- All other portions of the ceilings were performing as intended at the time of inspection.

Floors:

- Carpet was observed to be raised in the bedrooms. Recommend the carpet be re-stretched to prevent a tripping hazard.

- Cracks were observed in the tile grout at multiple locations. Repair as needed.

- All other portions of the floors were performing as intended at the time of inspection.



**Note:** Cosmetic defects are not a part of the scope of a T.R.E.C. inspection. However, cosmetic defects are sometimes included as they may be a symptom of conditions that are part of a T.R.E.C. inspection such as leaks and water penetration.

**Note:** Floor coverings were not removed/relocated for inspection. The inspector did not determine the condition of floor or ceiling coverings unless such conditions affect structural performance or

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*indicated water penetration.*

**G . Doors (Interior and Exterior)**

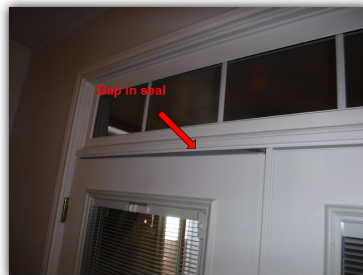
*Comments:*

Exterior Doors:

- Gaps were observed in the weather seal around the exterior doors. Repair as needed to prevent moisture, pest, and air intrusion.
- The casing for the garage door was damaged. Repair as needed for safety purposes.
- Deadbolt locks were in use at multiple exterior doors. Recommend these be updated to a thumb latch type as this is a hazard in the event of an emergency.
- The garage door did not catch properly at the hardware. Recommend adjustment.

Interior Doors:

- Multiple doors around the home did not catch properly at the hardware. Recommend adjustment to allow for easier operation.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**For your information:** It is recommended that the locks are re-keyed for safety.

**H. Windows**

*Comments:*

- Lift spring for the right master bedroom window was detached. Repair as needed to allow for easier operation.
- Windows near the left side exterior door do not appear to be safety glass. While this may have not been an issue when the home was originally built, recommend correction as windows within 24 inches of the arc of the door are required to be safety glass.
- Due to their size and location, the large picture windows at multiple locations were observed to not be safety glass. While this may have not been an issue when the home was originally built, recommend repair for safety purposes.
- Moisture penetration was observed to the window sills in the left hallway and living room windows. Recommend monitoring and repairing as needed.
- All other portions of the windows appear to be performing as intended at the time of the inspection.



**I. Stairways (Interior and Exterior)**

*Comments:*

**J. Fireplaces and Chimneys**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- No anti-closing device was installed at the damper for the gas log system. This safety device prevents the damper from completely closing and ensures that proper ventilation is provided at all times
- The fireplace and chimney appear to be performing as intended at the time of the inspection.



**Note:** If the fireplace is used extensively, it should be cleaned and serviced regularly by a professional that is certified by the Chimney Safety Institute of America. For more information go to [www.csia.org](http://www.csia.org).

**Note:** No determination could be made regarding adequate "fire-stopping" or "fire-blocking," as the areas were not accessible at the time of the inspection. In addition, the inspector did not make a determination of the adequacy of the draft or perform a chimney smoke test.

**K . Porches, Balconies, Decks, and Carports**

*Comments:*

- The tiles at the left patio were observed to be cracked. Repair as needed to prevent further deterioration.
- All other portions of the porches appear to be performing as intended at the time of inspection.



**L . Other**

*Comments:*

- The driveway was observed to be cracked. Recommend sealing to prevent further deterioration.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



The inspector did not inspect any yard enclosures/fences.

## II. ELECTRICAL SYSTEMS

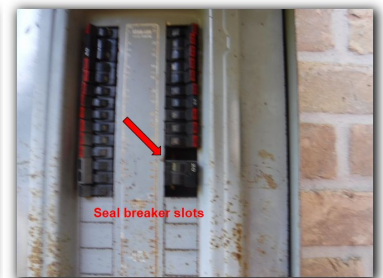
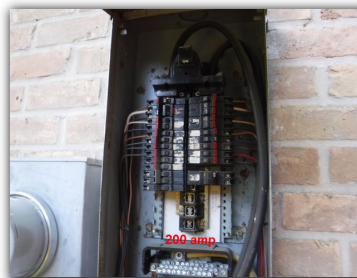
### A. Service Entrance and Panels

Comments:

Panel: 200 amp / Federal Pacific Electric

Wiring: Copper/Aluminum

- Branch circuit breakers within the panel were not labeled properly. Recommend correction for safety purposes when servicing equipment or making repairs.
- Recommend sealing open breaker slots for safety purposes.
- A discontinued Federal Pacific (FPE) panel was noted to be in use. In some investigations per Federal Pacific Electric (FPE) hazards web site (<http://www.inspect-ny.com>), Federal Pacific Electric "Stab-lock" service panels and their breakers could be a latent hazard because they could fail to trip in response to an over current, possibly leading to electrical fires. The breakers may also fail to shut off internally, even if the toggle is switched to "off". Recommend updating / replacing panel for safety concerns.



**Note:** It is beyond the scope of the inspection to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; perform voltage drop calculations; determine accuracy of the labeling; operate and verify effectiveness of overcurrent devices.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

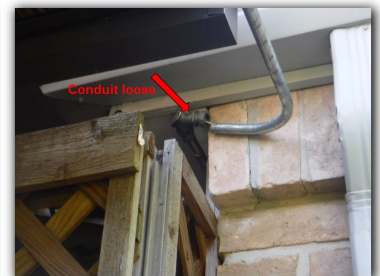
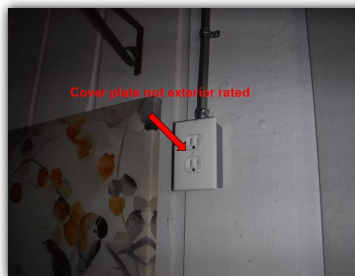
*Comments:*

Fixtures/Switches:

- Multiple light fixtures in the closets were missing their bulb cover. Recommend correction to prevent damage.
- Smoke alarms were observed to be missing from their required locations and the ones present appear to be older than 10 years. Recommend correction and the addition of a carbon monoxide detector for safety purposes.
- Multiple light fixtures around the home did not function, possibly bulb related. Correct as needed.
- The doorbell unit did not function. Repair as needed.

Outlets/Wiring:

- Cover plate for the exterior outlet along the right side of the detached garage was missing. Repair as needed.
- Recommend the proper exterior rated cover be placed over the outlet at the right porch to prevent moisture and pest intrusion.
- Conduit for the wire near the right porch was loose. Repair as needed.
- Cover plates for the outlet in the garage was loose. Repair as needed.
- No electrical outlet was observed to be placed on the kitchen island. While this may have not been an issue when the home was originally constructed, recommend repair for safety purposes.
- No GFCI protection was observed at the exterior front porch outlet. Repair as needed for safety purposes as all electrical outlets within 6 feet of water source should be GFCI protected.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



**Note:** Inspection of outlets, switches and accessory connections was limited due to concealment.

**GROUND FAULT CIRCUIT INTERRUPTER (GFCI):** Devices provide protection from shock or possible electrocution by detection slight current leakage and "breaking" the circuit. GFCI protection is both a code (NEC) and a common sense requirement for all outlets, all bathroom outlets, any outlet in a pool or hot tub area, and kitchen and bar outlets.

**For your information:** Refrigerators and freezers, no matter where they are located, are two appliances that should never be plugged into a GFCI circuit. They have a bad habit of causing the protective device to trip, or turn off and may result in spoiled food.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

Type of Systems: Central  
 Energy Sources: Natural Gas  
 Comments:

Unit #1  
 Approx. age: 2013 (~ 5 years old)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- A drip leg for the gas line was not installed for the furnace. A drip leg serves as a collection area for sediment to reduce the chance of clogged gas valves or burners.
- The heating equipment appears to be performing as intended at the time of inspection.



**B. Cooling Equipment**

Type of Systems: Central

Comments:

Ambient air test was performed by using thermometers on air handler of the systems to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees which indicates unit is cooling as intended.

Unit #1 (4-Ton)

Supply Air Temp: 53 Degrees F

Return Air Temp: 70 Degrees F

Temp. Differential: 17 Degrees F

- Condenser unit is not level, recommend having unit leveled to promote best overall operation and function.
- The A/C equipment appears to be performing as intended at the time of the inspection.

Note: The condenser unit is from 2014 while the evaporator coil is from 2014. Recommend inquiring as to if the unit has been serviced within the last year.



**Note:** Please verify that HVAC equipment has been serviced recently, preferably in the last year. Neglect of annual servicing for the HVAC equipment may not allow the systems to provide and

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*maintain maximum efficiency and may lessen the serviceable life span.*

**Note:** *The inspector did not program digital-type thermostats or controls or operate setback features on thermostats or controls. The inspector did not inspect the pressure of the system coolant or determine the presence of leaks in the system.*

**C . Duct Systems, Chases, and Vents**

*Comments:*

- The return air filters were observed to be dirty. Recommend replacement to allow the system to operate efficiently.
- Electrical wiring and junction box was placed inside the return air register, this is not a recommended installation as it can pose a hazard in the event of a fire. Recommend correction.
- All other ducts and vents visually appear to be intact and in overall sound condition at the time of the inspection. Some areas of the ductwork were visually obscured from view.



**IV . PLUMBING SYSTEMS**

**A . Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter: Street*

*Location of main water supply valve: Rear Exterior*

*Static water pressure reading: 50 PSI*

*Comments: Galvanized*

Sinks:

- All sinks were performing as intended at time of inspection.

Bathtubs and Showers:

- Recommend caulking and sealing around all transitions and penetrations within shower enclosures to prevent moisture penetration.
- The shower handles for the hallway bathroom tub would leak when operated. Repair as needed.
- The shower head in the master bathroom would not divert the water properly between fixtures. Repair as needed.
- The control handle for the master bathroom shower was loose. Repair as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

- All other portions of the bathtubs and showers were performing as intended at time of inspection.

Commodes:

- All commodes were performing as intended at time of inspection.

Washing Machine Connections:

- All washing machine connections were performing as intended at time of inspection.

Exterior Plumbing:

- No anti-siphon devices were observed on the exterior hose bibs. Recommend correction to prevent dirty water from entering the potable water supply.

- All other exterior plumbing fixtures were performing as intended at time of inspection.

Note: Galvanized plumbing was observed to be in use at the home, this type of plumbing is known to develop issues over time such as low water pressure and pin hole leaks. It would be wise to budget for replacement in the future. Typical life expectancy for Galvanized piping is between 40-50 years.



**B. Drains, Wastes, and Vents**

Comments :

Drain Type: PVC

- All drains, wastes and vents were performing as intended at time of inspection.

Note: Although draining properly at the time of the inspection, it is impossible to determine the condition of the underground sewer pipe without conducting a procedure in which a camera is run through the system to determine the internal condition. This procedure must be performed by a

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

licensed plumbing contractor and is beyond the scope of a basic home inspection. If slow or clogged drains are persistent, recommend contacting a licensed professional plumbing contractor to discuss your options on this issue.

**C. Water Heating Equipment**

*Energy Sources: Natural Gas*

*Capacity: 40 Gallons*

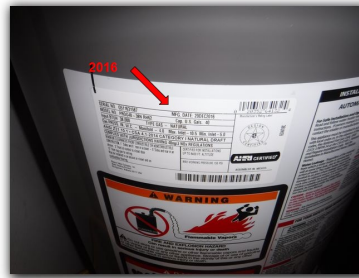
*Comments:*

Unit #1

Approx. age: (2016 ( ~ 2 years old)

- The temperature and pressure relief valve did not terminate fully to the exterior on the right side. Repair as needed to prevent moisture damage in the event it were to become active.

- All other portions of the water heater appears to be performing as intended at time of inspection.



***For your information:*** Manufacturers recommend testing the water heater temperature and pressure relief valve routinely to ensure that waterways are clear and the device is free of corrosion deposits. Manufacturers also strongly recommend that a qualified plumbing contractor remove T&P valves over 3 years of age and inspect them for corrosion or sediment buildup and proper condition. It has been our experience that valves, which have not been properly maintained or are in excess of 3 years of age do not reseal themselves or may later begin to leak. The danger of a defective T&P valve is that water in a closed system (water heater tank) and under pressure has a much higher boiling point, which varies with pressure.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

***For your information:*** Due to possible health hazards associated with using the hydrotherapy equipment, proper disinfection and cleaning is recommended prior to use.

**E. Other**

*Comments:*

**V. APPLIANCES**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**A . Dishwashers**

*Comments:*

- The dishwasher completed a full cycle and was performing as intended at the time of the inspection.

- No drip loop or air gap installed for the dishwasher. This prevents dirty water in the sink from backing into the clean water used for the dishes. Recommend correction.



**Note:** Appliances were tested using operating controls only for a short period. Thermostats, timers, self-cleaning cycles and other features and controls are not tested for operation.

**B . Food Waste Disposers**

*Comments:*

- The food waste disposer was performing as intended at the time of inspection.

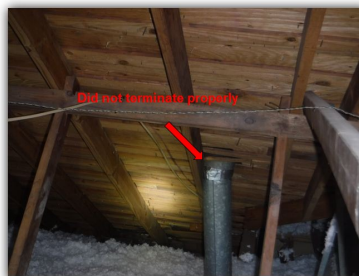
**C . Range Hood and Exhaust Systems**

*Comments:*

- Recommend properly sealing around the vent pipe for the range hood to prevent cooking fumes from escaping into the cabinet.

- Vent pipe for the kitchen fan did not fully terminate to the exterior. Correct as needed.

- All other portions of the range exhaust vent were performing as intended at the time of the inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**D . Ranges, Cooktops, and Ovens**

*Comments:*

Range Type: Electric

- All burners were performing as intended at the time of inspection.
- The oven unit was performing as intended at the time of inspection.

**E . Microwave Ovens**

*Comments:*

- The microwave was performing as intended at the time of the inspection.

**F . Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

- The exhaust fans terminate into attic area. All exhaust fans should terminate to the exterior of the dwelling to prevent moisture issues
- All other portions of the exhaust fans appear to be performing as intended at the time of the inspection.



**G . Garage Door Operators**

*Comments:*

- The operator did not reverse when tested for an obstruction. Recommend adjusting the sensitivity of the garage door operator to prevent damage to the unit or property.
- Spring for the overhead garage door was observed to be out of balance when manually operated. Recommend adjustment to prevent stress on the operator.
- All other portions of the garage door operator appear to be performing as intended at the time of the inspection. Internal reversing mechanism was operating properly at the time of the inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



**For your information:** As of January 1, 1991, federal law requires manufactures of garage doors to provide an internal reversing mechanism that causes the door to reverse when it hits an obstruction. A federal law requires that all residential garage door openers sold in the United States since 1993 must include an additional protection against entrapment, such as photoelectric eyes or a sensing edge. The law also requires that, if these sensors become inoperative, the opener will not function. Your garage door opener can be dangerous if it does not have these safety devices.

#### H. Dryer Exhaust Systems

Comments:

.- The dryer vent is blocked open from lint buildup. Recommend cleaning out vent.



**For your information:** Dryer vents should be periodically checked for excessive lint buildup. Cleaning the dryer's lint screen before each use will prevent lint buildup and saves energy.

#### I. Other

Comments:

**Note:** Refrigerators and similar appliances are not inspected for operation, as they are not included in the "general scope" of this inspection.

### VI. OPTIONAL SYSTEMS

#### A. Landscape Irrigation (Sprinkler) Systems

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

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

Type of Construction: [Pool Construction Types](#)

Comments:

**C . Outbuildings**

Comments:

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

Type of Pump: [Water Pump Types](#)

Type of Storage Equipment: [Water Storage Equipment](#)

Comments:

**E . Private Sewage Disposal (Septic) Systems**

Type of System: [Septic Systems](#)

Location of Drain Field:

Comments:

**F . Other**

Comments:



**RedStar Professional Home Inspection, Inc**  
Katy, TX 77554

# INVOICE

To:  
  
Megan Larch Dominick  
  
TX

**INVOICE NUMBER** 05102018-11603 Cedar  
Creek Dr.  
**INVOICE DATE** 05/10/2018

DESCRIPTION	PRICE	AMOUNT
Five Star Home Inspection	\$350.00	\$350.00
Thermal Camera Inspection	\$0.00	\$0.00
Zip Level Inspection	\$0.00	\$0.00
Detached Garage	\$25.00	\$25.00
Older than 25 year	\$50.00	\$50.00
	<b>SUBTOTAL</b>	\$425.00
	<b>TAX</b>	\$0.00
	<b>TOTAL</b>	\$425.00
	<b>BALANCE DUE</b>	<b>\$425.00</b>

**THANK YOU!**

*We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision.*

*If you have any questions about your home inspection, please call us at 832-643-9724*