



Inspection Report

Jasmin Molina

Property Address:
6411 Waldron Dr. Unit A and B
Houston TX 77084



GOLDEN SCOPE INSPECTION SERVICES

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Vi Tran - TREC License # 20411

PROPERTY INSPECTION REPORT

Prepared For:

Jasmin Molina

(Name of Client)

Concerning:

6411 Waldron Dr. Unit A and B, Houston, TX 77084

(Address or Other Identification of Inspected Property)

By:

Vi Tran - TREC License # 20411 5/20/2021

(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:

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Home faces (general direction):

North

In Attendance:

Client Representative, Tenant

Home is:

Occupied

Temperature:

70 to 80 degrees

Weather:

Clear

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Date: 5/20/2021	Time:	Report ID: Waldron
Property: 6411 Waldron Dr. Unit A and B Houston TX 77084	Customer: Jasmin Molina	Real Estate Professional: Aolfo Maldonado

Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficiency (D) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

- Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.
- Property was occupied and/or staged at time of inspection. There were areas that were hidden or not accessible for full inspection. When the cabinets are emptied, furniture or clothing is moved or pictures/mirrors are taken down, certain signs or damages may be evident that were not or could not be seen at time of inspection.

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Client Representative, Tenant

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Weather:

Clear

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation (s): Post tension slab on grade

Comments:

- **Buyers Advisory Notice - Limitations Regarding Foundation:** The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". It is important to keep soil moisture contents by foundation consistent year round. The client should understand that inspectors are not professional engineers. Our inspection is based on general observation of the foundation and the inspector's personal experience with similar structures. (An opinion on performance is mandatory)
- **Note:** Future performance of the structure cannot be predicted or warranted. This inspection is one of first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions are based on general apparent conditions and not of absolute fact and are only good for the date and time of this inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer or your choice. Foundations are inspected according to today's Texas Standards of Practice.
- **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.

Unit A

- As is commonly observed with a home of this age and construction, some indications of foundation movement were observed. It should be noted that this foundation does have indications of more than average movement. In my opinion, these conditions do not represent a failure of the foundation at this time. The future performance of foundation is difficult to predict and other foundation inspectors or foundation experts may form a different opinion when evaluating this foundation. It may be advisable to consult with a foundation specialist or structural engineer before purchasing the home, regarding both its current condition, and the best measure to prevent further movement in the future. Some notable indications of foundation movement observed are deflection of the floor surface toward the rear of the unit.

Unit B

- The foundation has evidence of excess movement. In my opinion this foundation should be further evaluated by structural engineer or foundation specialist. Some observed evidence of excess

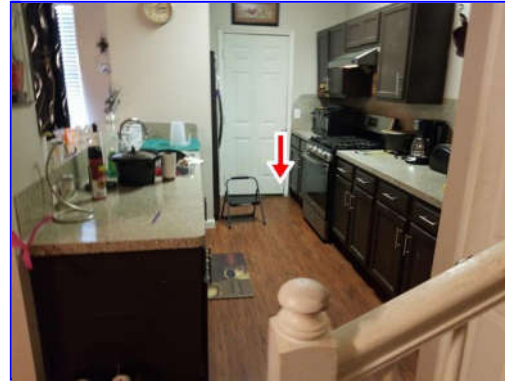
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

movement are: floors found to be excessively out of level, floor is sloping toward the rear right corner of the house, structure on the second level is also sloping toward the right rear corner.



A. Item 1(Picture) Floor is slopes toward the rear right corner of the house



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

B. Grading and Drainage

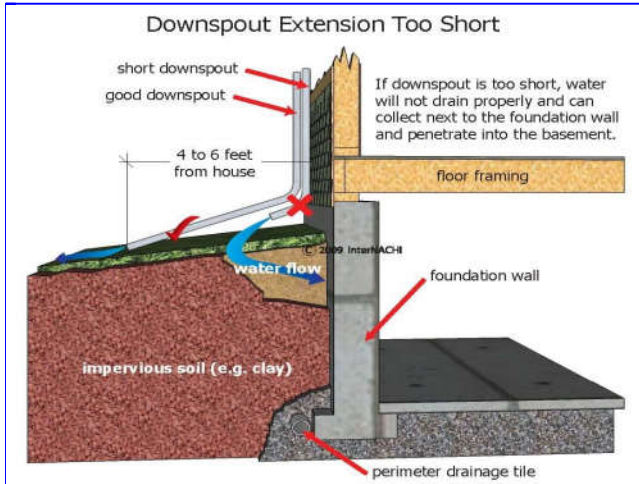
Comments:

Unit A

- The downspout need an extension with splash block to carry water away from the foundation. Failure to add these extensions may potentially adversely affect the foundation performance long term.

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B. Item 1(Picture) Downspout



B. Item 2(Picture) Extension



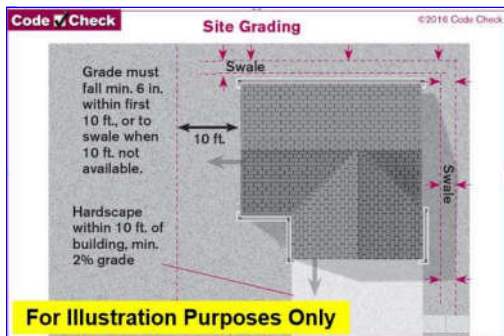
B. Item 3(Picture) Unit A

Unit B

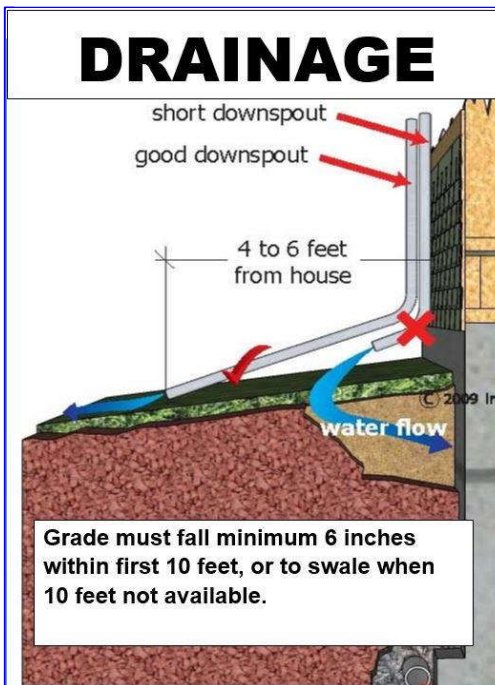
- General grade improvements are needed to prevent ponding/standing water. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation. Corrective measures may be needed if the water stands within 10-feet of the foundation for more than 24-hours. Grading improvements are needed to direct run off water away from the structure. Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. The recommended slope away from the foundation is 6 inches per 10 feet.

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B. Item 4(Picture) Drainage



B. Item 5(Picture) Drainage



B. Item 6(Picture) unit A



B. Item 7(Picture)



B. Item 8(Picture)



B. Item 9(Picture)

C. Roof Covering Materials

Types of Roof Covering: Composition shingles

Viewed Roof From: Ground, Binoculars

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Comments:

Both unit

- The roof covering was observed to be older but serviceable. Repairs are needed. A qualified roofer should be consulted to further evaluate these conditions and provide an estimated cost of repairs.



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)

- **Buyers Advisory Notice:** Should a roofing contractor be required now or in the future, it is my recommendation you consult the National Roofing Contractors Association for qualified roofing contractors. As with any repair person or repair company, references should always be verified to protect the homeowners interest. You can find the National Roofing Contracts Association at <http://www.nrca.net/>
- **Buyers Advisory Notice - Inspector Limitations Regarding Roof Systems:** Roof systems consist of many components, some of which are not accessible under the best of conditions. The

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height, pitch, line of sight, and weather conditions at the time of inspection dictate the method of inspection. These conditions often limit the Inspectors ability to inspect a roof system. Detection of defects should only be expected within the reasonable limitations of the method of inspection safely allowable at the time of inspection. Even under the best of condition there in guarantee against leakage.

- Shingle(s) was/were observed to have the following defect(s): abrasion damage, damaged, loose granules, lost adhesion with the shingles below them. Repairs are needed. A qualified roofer should be consulted to further evaluate these conditions and provide an estimated cost of repairs.



C. Item 6(Picture) Examples of damaged shingles



C. Item 7(Picture)



C. Item 8(Picture)



C. Item 9(Picture)

- The clearance of the siding and/or trim at the flashing was observed to be insufficient. This condition leaves the siding and/or trim vulnerable to rot. This detail is usually repaired when siding and/or trim needs repair or replacement or when re-roofing work is performed.



C. Item 10(Picture)



C. Item 11(Picture)

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I NI NP D

- Most plumbing vent jacks and roof jacks at various locations were observed to be raise, and damaged. They should be replaced to prevent water intrusions.



C. Item 12(Picture)



C. Item 13(Picture)

- **BUYERS ADVISORY NOTICE:** This home was observed to have a roof mounted satellite dish and/or unused brackets from removed satellite dishes. The type mounting bracket observed has been known to create roof leaks. Installation of a mounting bracket that will not damage shingles may be advisable. In addition, when removing the brackets, the roof covering beneath the bracket should be replaced to avoid water intrusion.



C. Item 14(Picture)

D. Roof Structures and Attics

Attic info: Pull Down stairs

Method used to observe attic: From attic walkways

Roof decking: Plywood

Roof Ventilation: Soffit Vents, Passive Vents

Roof Structure: Stick-built, 2 X 6 Rafters

Attic Insulation: Blown, Fiberglass

Approximate Average Depth of Insulation: 10 inches

Approximate Average Thickness of Vertical Insulation: 6 inches

Comments:

- **Buyers Advisory Notice: ACCESSABILITY AND LIMITATION NOTICE** - Some of the attic areas were not reasonably accessible due to low clearance, plumbing lines or A/C-Heating ductwork. No solid surface walkway has been installed, and it also has a low ceiling. This inhibits the inspector's ability to fully inspect different components of the attic.

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Unit A

- Attic framing was observed to be installed and functioning as intended with no major defects observed.



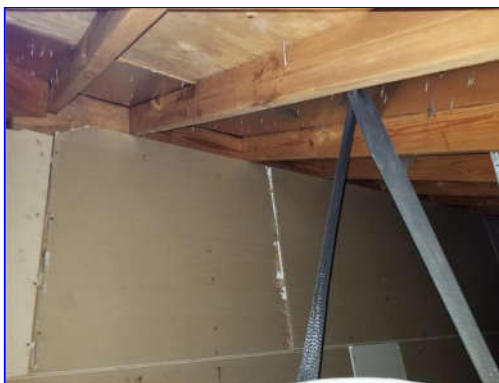
D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)



D. Item 4(Picture)



D. Item 5(Picture)



D. Item 6(Picture)

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

I NI NP D



D. Item 7(Picture)



D. Item 8(Picture)



D. Item 9(Picture)



D. Item 10(Picture)

Unit B

- The pull down stairs was/were observed to have the following defect(s): improperly trimmed and needs ladder to be trimmed at an angle to fit floor properly. Injury could result if not repaired.
- The roof sheathing was observed to be de-laminating (deterioration caused by moisture). In most cases, damaged roof sheathing must be replaced prior to re-roofing. Improved roof and attic ventilation typically control moisture levels within the roof structure. This condition should be further investigated when re-roofing.

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D. Item 11(Picture)



D. Item 12(Picture)



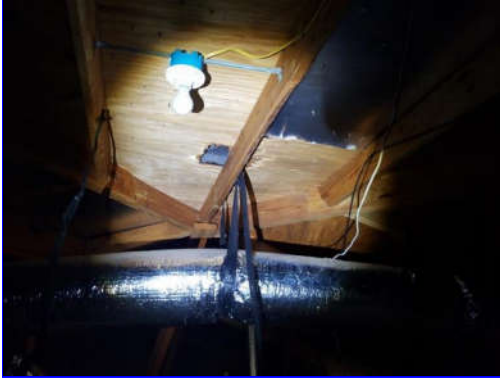
D. Item 13(Picture)



D. Item 14(Picture)

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I NI NP D



D. Item 15(Picture)



D. Item 16(Picture)



D. Item 17(Picture)



D. Item 18(Picture)



D. Item 19(Picture)



D. Item 20(Picture)

 E. Walls (Interior and Exterior)

Exterior Wall Covering: Fiber cement siding

Comments:

- **Buyers Advisory Notice:** Freshly painted or repaired interior/exterior wall coverings may conceal defects that would otherwise be observed. The inspector recommends that the interior/exterior walls be monitored over time for defects concealed at the time of the inspection.

Unit A

- Caulking brick, siding, doors, expansion joints, exterior light(s), exterior penetrations into home, fascia, garage door, trim, hose bib penetrations, vent terminations and windows in various locations, was/were observed to be cracked. Caulking improvements should be undertaken as needed.

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E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)



E. Item 5(Picture)

Unit A

- The siding and/or trim was/were observed to have the following defect(s): are damaged. I recommend repair as needed.

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I NI NP D



E. Item 6(Picture)



E. Item 7(Picture)



E. Item 8(Picture)



E. Item 9(Picture)



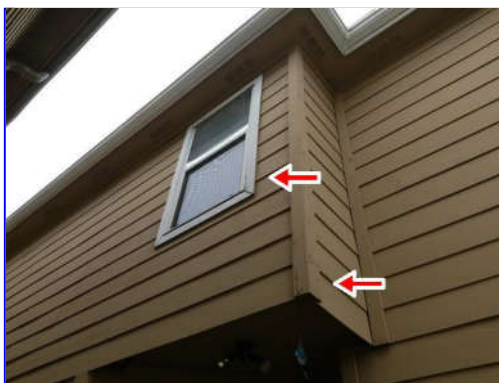
E. Item 10(Picture)



E. Item 11(Picture)



E. Item 12(Picture)



E. Item 13(Picture)

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I NI NP D



E. Item 14(Picture)



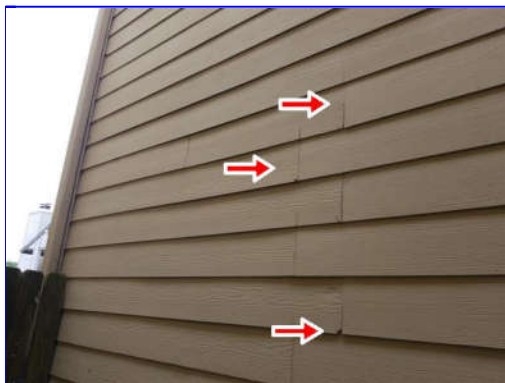
E. Item 15(Picture)



E. Item 16(Picture)



E. Item 17(Picture)



E. Item 18(Picture)



E. Item 19(Picture)



E. Item 20(Picture)



E. Item 21(Picture)

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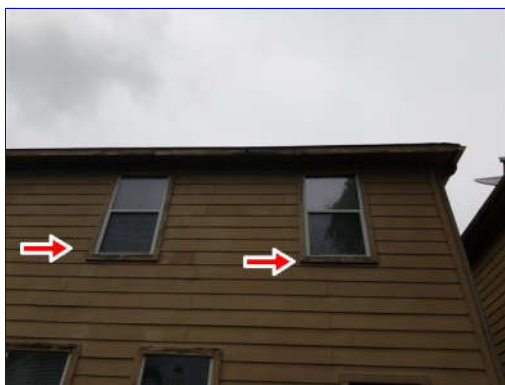
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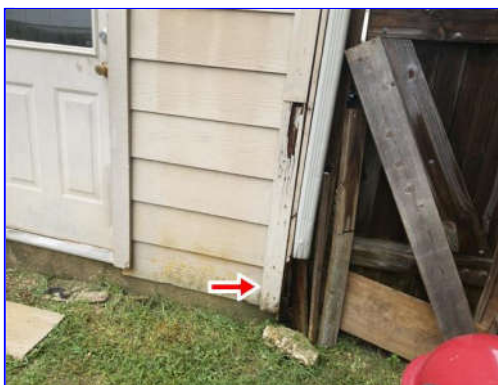
E. Item 22(Picture)



E. Item 23(Picture)



E. Item 24(Picture)



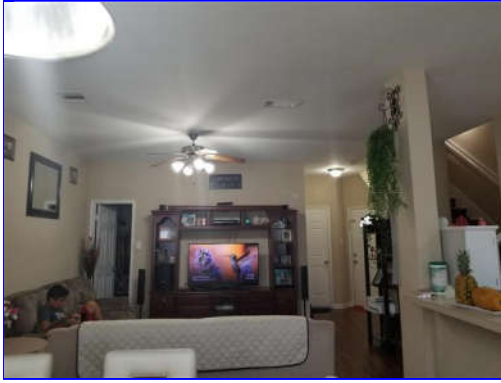
E. Item 25(Picture)

Unit A

- The interior wall of this unit is in good condition with no major damage.

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

I NI NP D



E. Item 26(Picture)



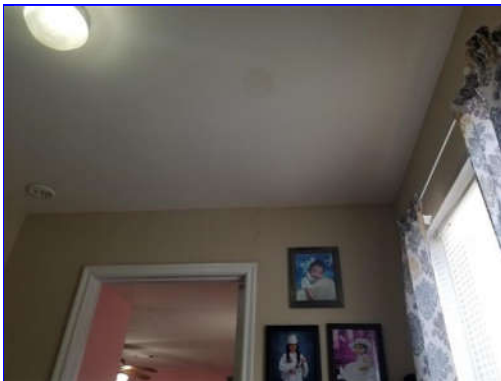
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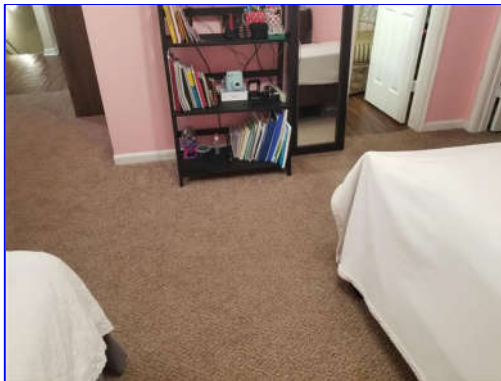
E. Item 28(Picture)



E. Item 29(Picture)



E. Item 30(Picture)



E. Item 31(Picture)

Unit B

- Caulking brick, siding, doors, expansion joints, exterior light(s), exterior penetrations into home, fascia, garage door, trim, hose bib penetrations, vent terminations and windows in various locations, was/were observed to be is missing. Caulking improvements should be undertaken as needed.

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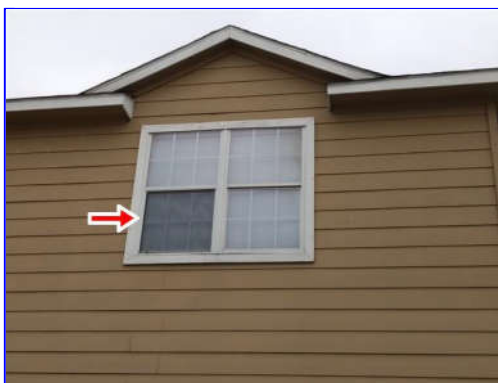
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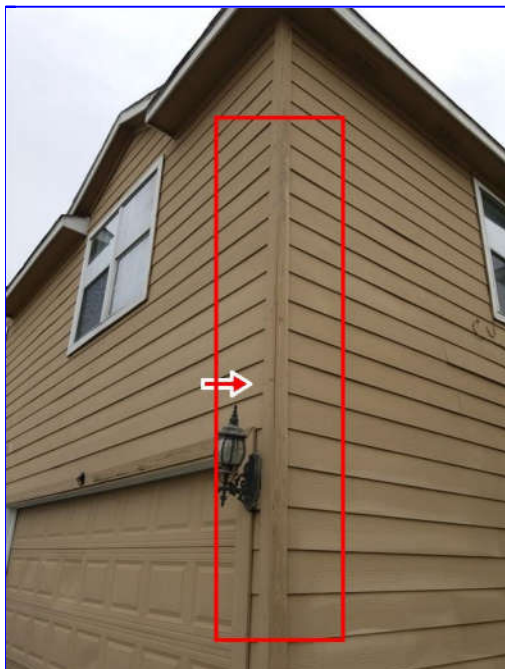
E. Item 33(Picture)



E. Item 34(Picture)



E. Item 35(Picture)



E. Item 36(Picture)



E. Item 37(Picture)

Unit B

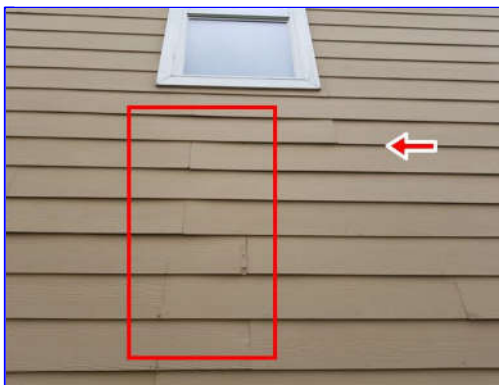
- The siding and/or trim was/were observed to have the following defect(s): damaged loose. I recommend repair as needed.

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I NI NP D



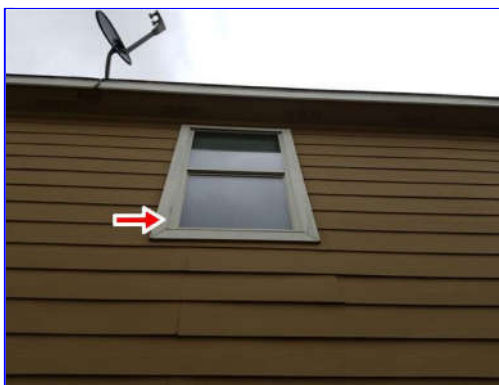
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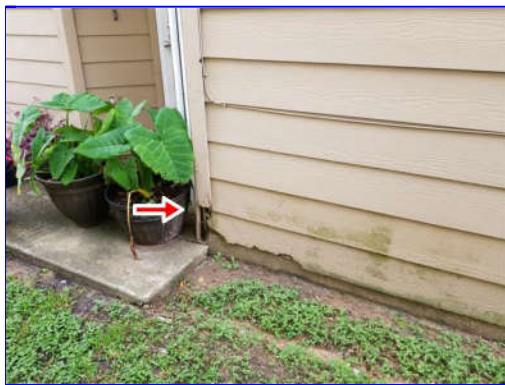
E. Item 39(Picture)



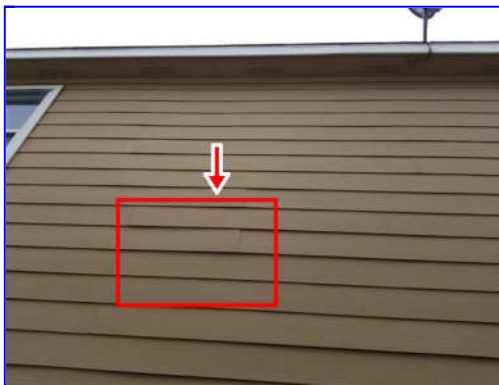
E. Item 40(Picture)



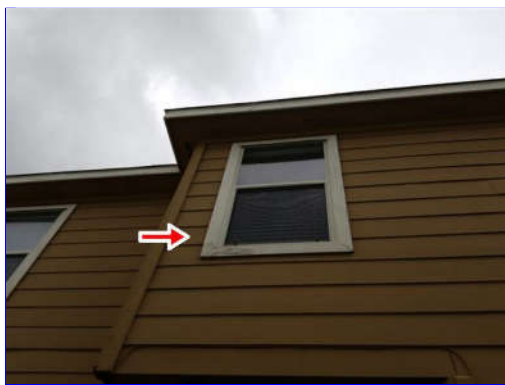
E. Item 41(Picture)



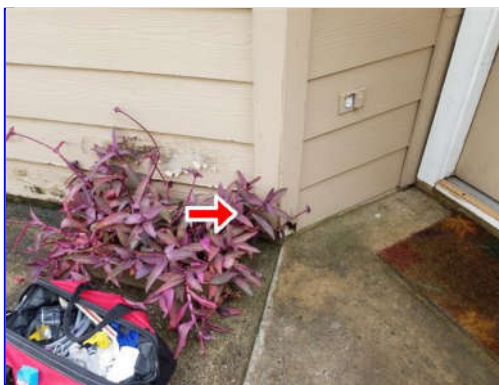
E. Item 42(Picture)



E. Item 43(Picture)



E. Item 44(Picture)



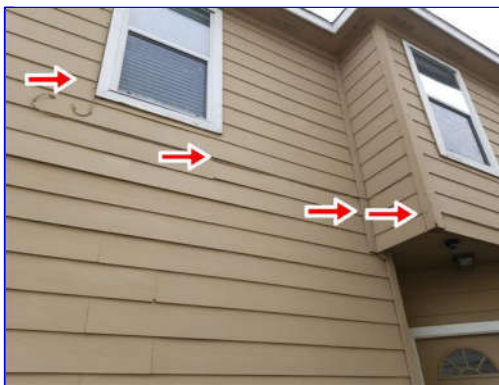
E. Item 45(Picture)

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

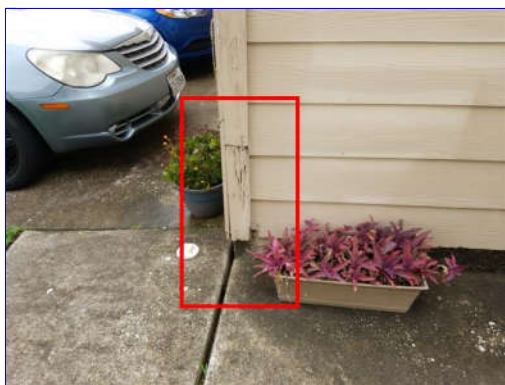
I NI NP D



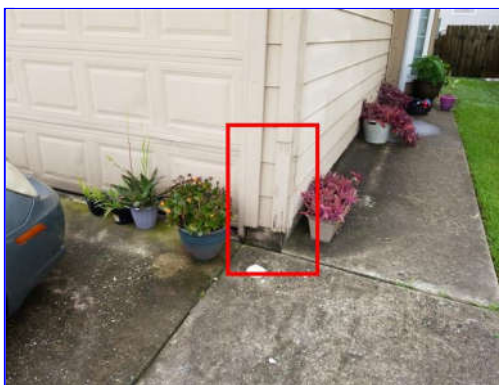
E. Item 46(Picture)



E. Item 47(Picture)



E. Item 48(Picture)



E. Item 49(Picture)



E. Item 50(Picture)



E. Item 51(Picture)



E. Item 52(Picture)



E. Item 53(Picture)

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

I NI NP D



E. Item 54(Picture)



E. Item 55(Picture)



E. Item 56(Picture)



E. Item 57(Picture)

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

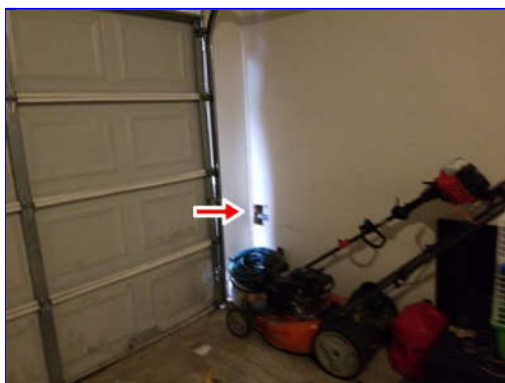
I NI NP D



E. Item 58(Picture)

Unit B

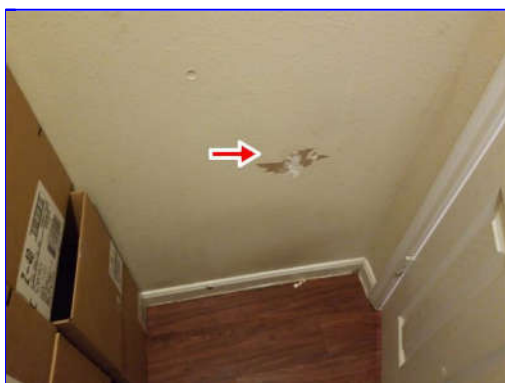
- Damaged interior walls was detected in the garage. It should be repaired.
- The trim at the front entrance is water damaged. It should be replaced.



E. Item 59(Picture)



E. Item 60(Picture)



E. Item 61(Picture) first level storage

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

I NI NP D

Unit B

- An organic biological substance was/were observed to be present on walls, ceiling or other surfaces. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a licensed mold inspector for investigation or correction if needed. This is a potential safety hazard and should be investigated further.
- The wall(s) in various locations was/were observed to have the following defect(s): water damaged at the base boards and at the drywall. Excessive moisture at the wall was confirmed with a moisture meter. This condition appears to have been caused by water intrusion Sheetrock and insulation affected by moisture should be removed and replaced. Preventive measures for microbial hazards should be undertaken by a qualified, verified professional

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

I NI NP D



E. Item 62(Picture)



E. Item 63(Picture)



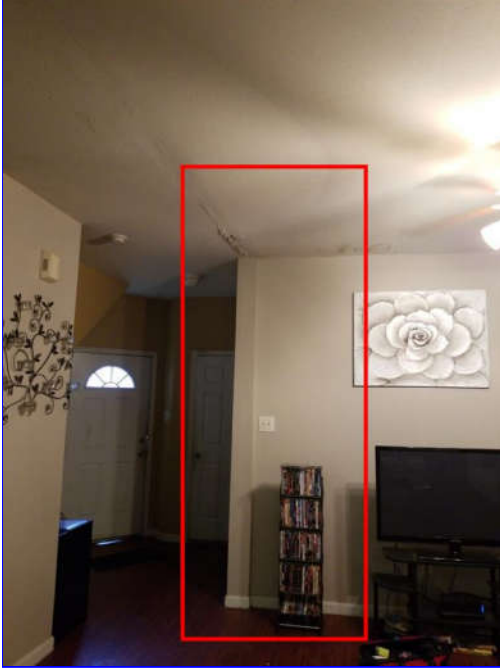
E. Item 64(Picture)



E. Item 65(Picture)

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

I NI NP D



E. Item 66(Picture)

 F. Ceilings and Floors
Comments:

- **Buyers Advisory Notice:** Freshly painted or repaired ceilings may conceal defects that would otherwise be observed. Ceilings should be monitored over time for defects that may be concealed at the time of the inspection.

Unit A

- The ceiling and floor system in this unit is in fair condition with no major damage.
- Evidence of repairs/previous damage were observed. The area could not be reached to test with a moisture meter. The area appears to be dry at the time of inspection
- Evidence of moisture intrusion was observed at the ceiling. The area was tested with a moisture meter. Excessive moisture levels were not observed. The source of water intrusion appears to originate at the exterior of the home



F. Item 1(Picture)



F. Item 2(Picture)

Unit B

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

I NI NP D

- The floor in the living room is damaged. It should be repaired



F. Item 3(Picture)

Unit B

- Evidence of moisture intrusion was observed at the ceiling in various locations. The area could not be reached to test with a moisture meter. The source of water intrusion appears to originate at the exterior of the home Sheetrock and insulation affected by moisture should be removed and replaced. Preventive measures for microbial hazards should be undertaken by a qualified, verified professional
- An organic biological substance was/were observed to be present on walls, ceiling or other surfaces. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a licensed mold inspector for investigation or correction if needed. This is a potential safety hazard and should be investigated further.

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

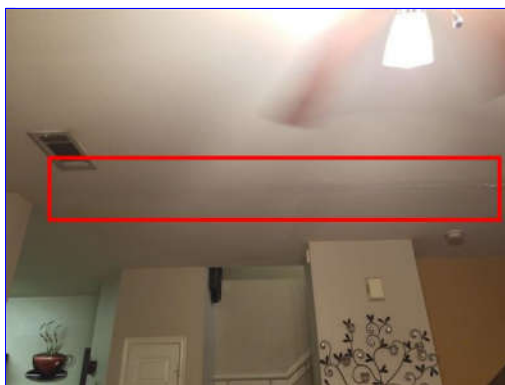
I NI NP D



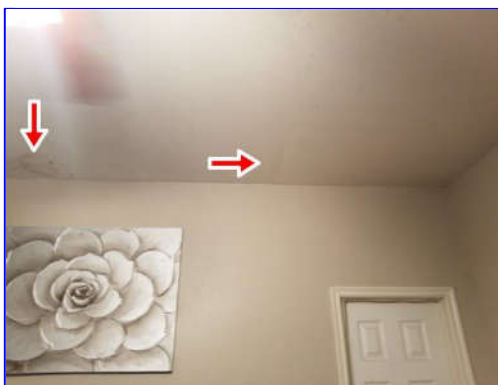
F. Item 4(Picture) garage



F. Item 5(Picture) living room



F. Item 6(Picture) living room



F. Item 7(Picture) living room



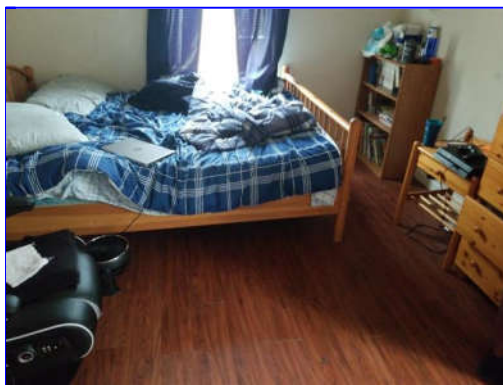
F. Item 8(Picture)

Unit B

- The second level including both rear bedrooms was observed to be sloping toward the rear right corner of the house. This condition is likely related to foundation movement. Further evaluation and repairs should be undertaken.

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

I NI NP D



F. Item 9(Picture)

G. Doors (Interior and Exterior)

[Comments:](#)

Unit A

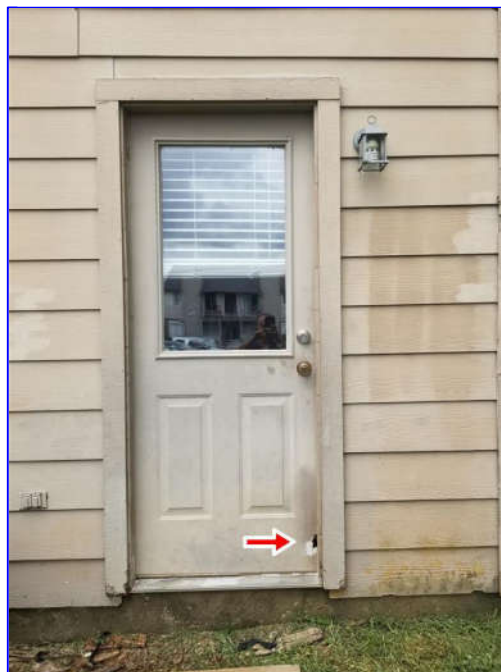
- The rear door was observed to have excess air gap, damaged weather stripping, door and frame are deteriorated at the bottom
- The door to the garage has damaged weather stripping

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

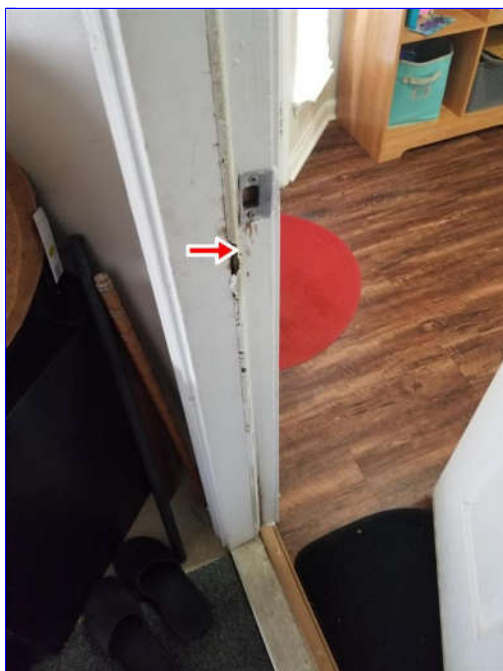
I NI NP D



G. Item 1(Picture)



G. Item 2(Picture)



G. Item 3(Picture)

Unit B

- The rear door was observed to have excess air gap, damaged weather stripping, door and frame are deteriorated at the bottom
- The front door has a loose threshold, door frame is damaged at the bottom, excessive air gap.
- The garage door binds on frame.
- The kitchen pantry door binds on frame.
- The garage door panels are damaged.

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

I NI NP D



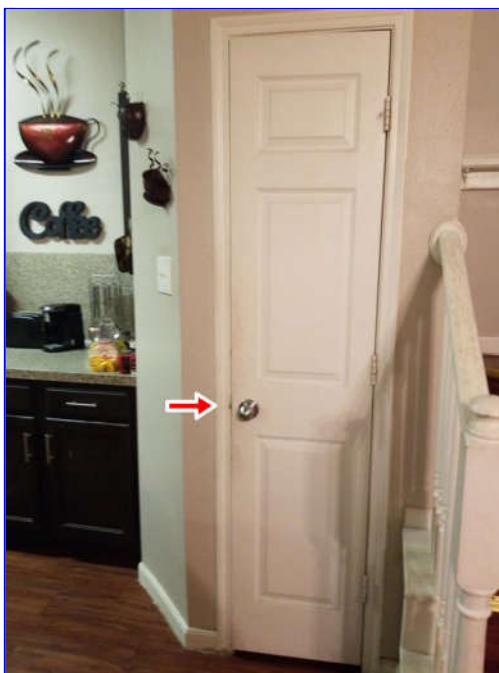
G. Item 4(Picture)



G. Item 5(Picture)



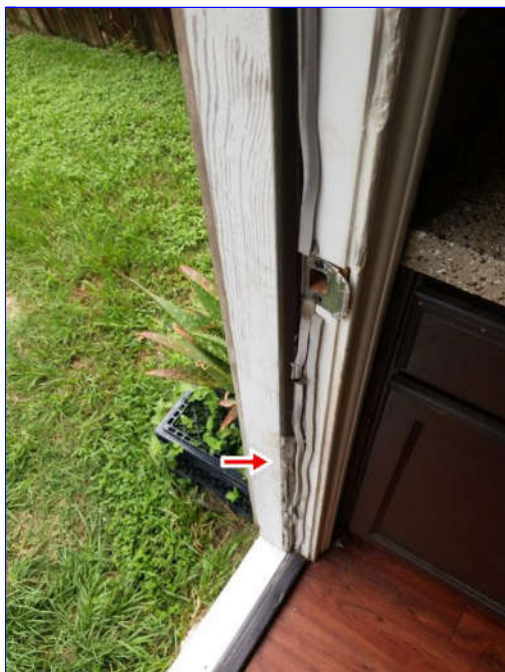
G. Item 6(Picture)



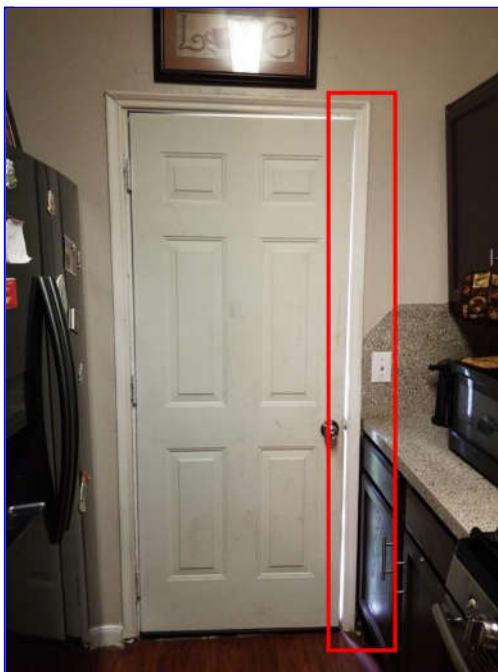
G. Item 7(Picture)

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

I NI NP D



G. Item 8(Picture)



G. Item 9(Picture)



G. Item 10(Picture)

H. Windows

Window type: Aluminum frame, Double Pane

Comments:

Unit A

- The windows appeared to be performing their intended function on the day of the inspection.

Unit B

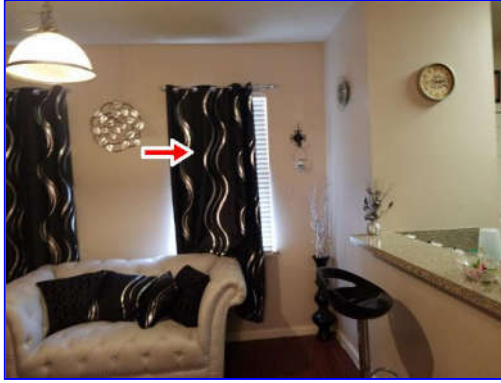
- The window(s) in the living room is/are fogged suggesting the seals have failed. A qualified, verified window specialist should be consulted regarding this condition.

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

I NI NP D



H. Item 1(Picture)



H. Item 2(Picture)

I. Stairways (Interior and Exterior)

Comments:

Unit A

- Stairways appear to be performing as intended at the time of the inspection.

Unit B

- Several steps are not properly cover along the risers and steps. They should be repaired or sealed.



I. Item 1(Picture)



I. Item 2(Picture)



I. Item 3(Picture)

J. Fireplaces and Chimneys

Comments:

- Fireplace and Chimney Views

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

I NI NP D

- **Buyers Advisory Notice:** The National Fire Protection Association (nfpa.org) recommends that fireplaces and chimneys be professionally inspected (Level 2 Inspection) with each change of ownership. The chimney should also be inspected by a qualified chimney sweep certified by the Chimney Safety Institute of America (csia.org).
- **Buyers Advisory Notice:** 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.
- **Buyers Advisory Notice:** Inspector does not light gas fireplaces and does not start fires with organic materials. Many potential safety hazards exist lighting units that are not in regular use. Given the limited winter in our area of Texas, many fireplaces are not used regularly. A qualified, verified chimney professional and/or plumber should be consulted regarding further inspection, should the buyer need a full inspection of the gas aspects of the fireplace. A level II chimney inspection is recommended on ALL chimneys.

K. Porches, Balconies, Decks and Carports

[Comments:](#)

Unit B

- The fence was observed to damaged. Repair or replacement should be made.



K. Item 1(Picture)

L. Other

Home Is: Occupied

Structure Type: See Information Below

Extra Info: 2 Duplex Units

[Comments:](#)

Unit B

- The kitchen sink cabinet is damaged. It should be repaired.
- The kitchen top cabinet is loose and not properly secured on the wall. This is a safety hazard, it should be repaired.

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

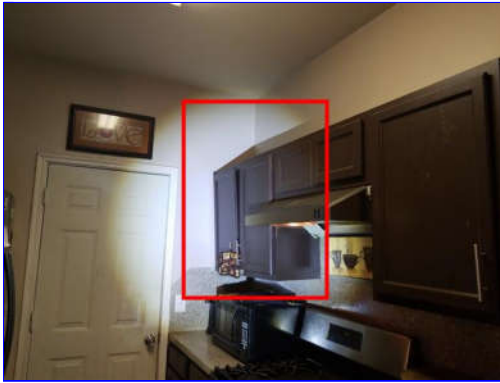
I NI NP D



L. Item 1(Picture)



L. Item 2(Picture)



L. Item 3(Picture)

- Property was occupied and/or staged at time of inspection. There were areas that were hidden or not accessible for full inspection. When the cabinets are emptied, furniture or clothing is moved or pictures/mirrors are taken down, certain signs or damages may be evident that were not or could not be seen at time of inspection.

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

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Panel Located: Exterior of the home

Main Disconnnet Located: In the main panel

Electric Panel Manufacturer: Cutler Hammer

Main Breaker Amps: 125 AMP

Electrical Service Conductors: Below ground

Feeder wire type: Aluminum

Branch wire type: Copper

Comments:

- **Buyers Advisory Notice:** Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, intercom, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, and yard and tree lighting.

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

I NI NP D

Unit A - Cutlet Hammer - 125 Amps Main Disconnected Breaker with Aluminum Feeder and Copper Branch Circuits

- The aluminum feeder wires are not coated with anti-oxidant paste to prevent corrosion.
- Breakers are missing labels. This is considered to be a potential safety hazard. Breakers should be identified and labelled accordingly. Without proper labelling the inspector cannot determine the proper amperage for appliances such as the HVAC condensing unit(s).

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

I NI NP D



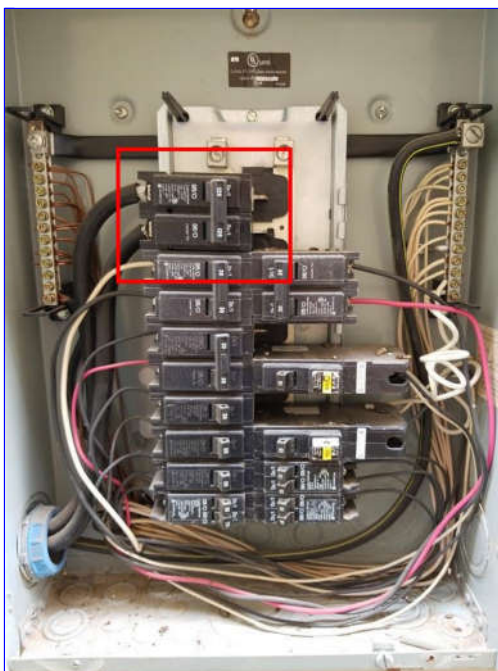
A. Item 1(Picture)



A. Item 2(Picture)



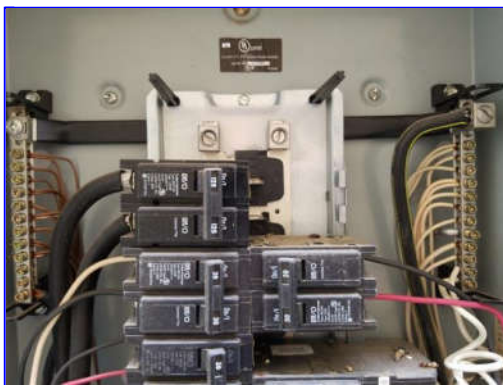
A. Item 3(Picture)



A. Item 4(Picture)

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

I NI NP D



A. Item 5(Picture)



A. Item 6(Picture)

Unit B - Cutlet Hammer - 125 Amps Main Disconnected Breaker with Aluminum Feeder and Copper Branch Circuits

- The aluminum feeder wires are not coated with anti-oxidant paste to prevent corrosion.
- The main panel enclosure is not properly bonded to the grounding system. This condition is a safety hazard.
- The service entrance conduit is disconnected at the electrical meter. It should be repaired.

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

I NI NP D



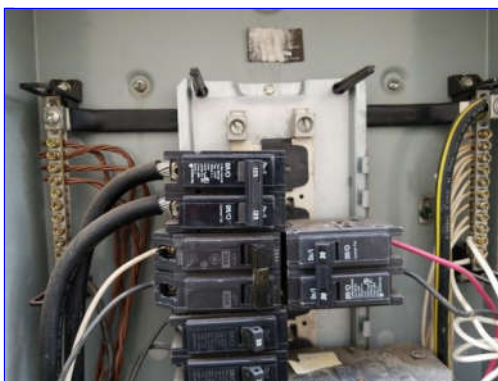
A. Item 7(Picture)



A. Item 8(Picture)



A. Item 9(Picture)



A. Item 10(Picture)

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

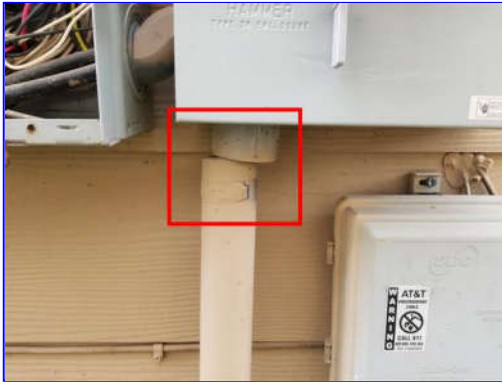
I NI NP D



A. Item 11(Picture)



A. Item 12(Picture)



A. Item 13(Picture)

 B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Comments:

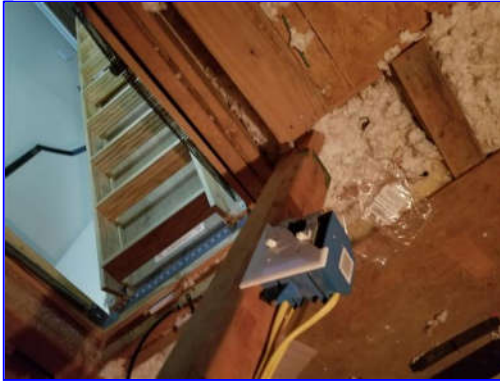
- **Buyers Advisory Notice:** Batteries should be replaced in the smoke/carbon monoxide detectors upon moving into the residence. Smoke/carbon monoxide detectors should be tested once a month and batteries replaced accordingly. If a detector begins to beep periodically in rhythm, this means the batteries are dying and should be replaced. Regular testing of these systems ensures they are working properly and will be able to offer the protection they are designed to provide.
- **Buyers Advisory Notice:** Carbon monoxide detectors should be present in the home and installed to manufacturer instructions with gas utilities are present in the home.
- **Buyers Advisory Notice:** Inspector is unable to verify if can fixture(s) in the attic are "IC", in contact, rated. Some fixtures are rated for contact with insulation and other combustibles and some are not. Fixtures that are NOT IC rated should have a minimum clearance from combustibles that follow manufacturer instructions.
- **Buyers Advisory Notice:** The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation

Unit A

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

I NI NP D

- One outlet cover plate in the attic is damaged and it should be replaced.
- Exterior receptacle(s) was/were observed to have a damaged weather-proof covering. Repair is needed.
- Several light fixture(s) in various locations throughout the home is/are inoperative. If the fixture does not work after replacing the bulbs, a licensed electrician should be consulted. .
- Smoke detector(s) was/were observed to have the following defect(s): is/are not installed in all required locations in the home in various locations throughout the home. Smoke detectors are critical to occupant safety and should be repaired as needed. By current standards smoke detectors are required in each sleeping area, in the vicinity outside the sleeping area, and one each inhabitable level of the home. Smoke detectors in newer homes are required to be hard wired to the electrical system, have battery backup, and be interlinked to activate all smoke detectors in the home if one is activated. All smoke detectors should have batteries replaced upon moving into the home. This ensures all batteries are new and in working order.



B. Item 1(Picture)

Unit B

- Exterior receptacle(s) was/were observed to have a damaged weather-proof covering. Repair is needed.
- Several light fixture(s) in various locations throughout the home is/are inoperative. If the fixture does not work after replacing the bulbs, a licensed electrician should be consulted.
- All ground fault interrupt receptacle(s) in required locations, kitchen countertops, kitchen island, bathrooms, exterior, garage and/or within six feet of a sink was/were observed to have the following defect(s): did not trip when tested. A defective GFCI receptacle will affect other receptacles on this circuit, possibly in other rooms or in other locations requiring GFCI protection Repairs should be undertaken by a qualified, verified, licensed electrician.
- The exterior light fixture is loose and not properly mounted. It should be repaired
- Light fixture(s) at closet(s) in various locations throughout the home should have shade or globe installed. This condition is a potential fire hazard.
- Smoke detector(s) was/were observed to have the following defect(s): is/are not installed in all required locations in the home in various locations throughout the home. Smoke detectors are critical to occupant safety and should be repaired as needed. By current standards smoke detectors are required in each sleeping area, in the vicinity outside the sleeping area, and one each inhabitable level of the home. Smoke detectors in newer homes are required to be hard wired to the electrical system, have battery backup, and be interlinked to activate all smoke detectors in the home if one is activated. All smoke detectors should have batteries replaced upon moving into the home. This ensures all batteries are new and in working order.

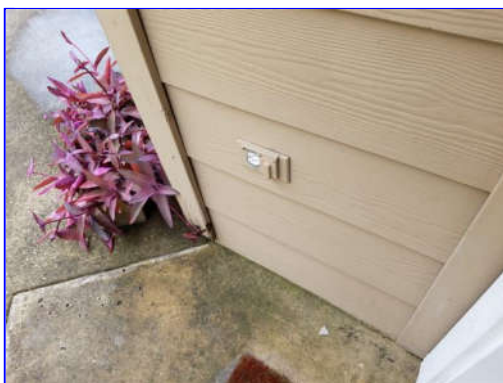
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

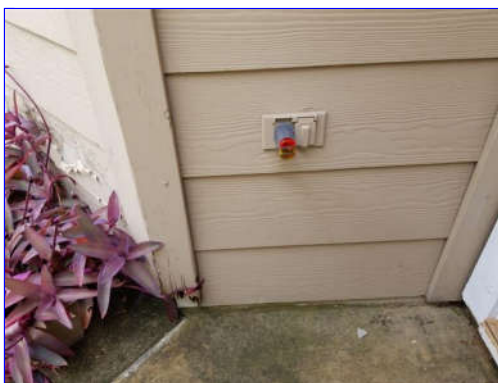


B. Item 3(Picture)

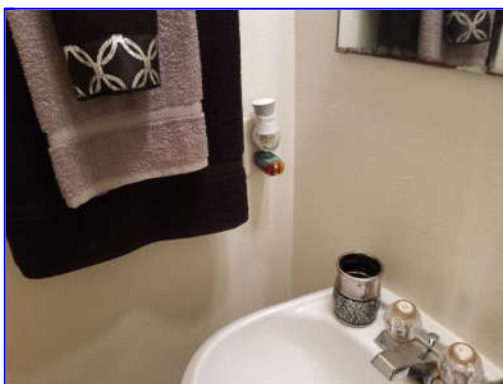
B. Item 2(Picture) Exterior Receptacle



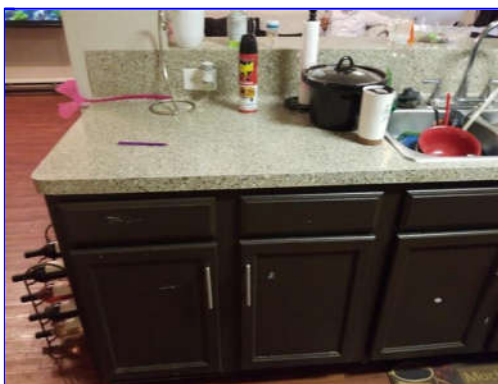
B. Item 4(Picture)



B. Item 5(Picture)



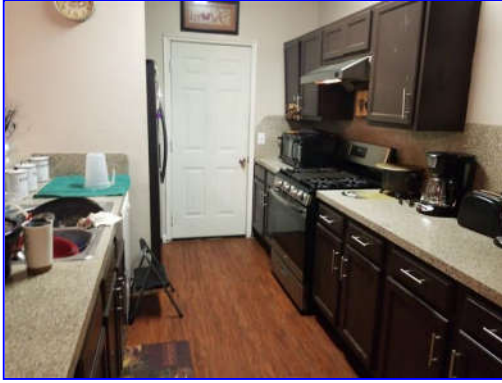
B. Item 6(Picture)



B. Item 7(Picture)

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

I NI NP D



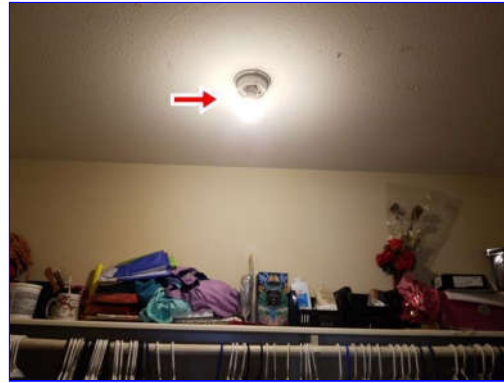
B. Item 8(Picture)



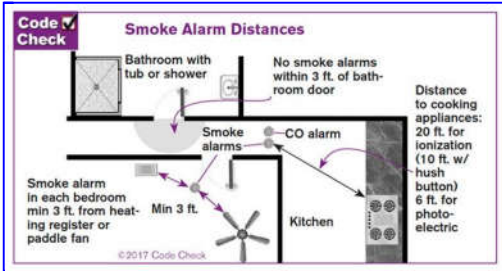
B. Item 9(Picture)



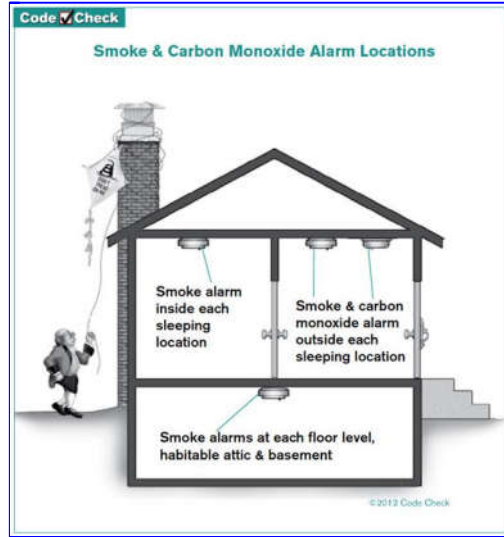
B. Item 10(Picture)



B. Item 11(Picture)



B. Item 12(Picture)



B. Item 13(Picture)

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

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

I NI NP D

- **Buyers Advisory Notice:** Full evaluation of gas heat exchangers requires dismantling of furnace and is beyond the scope of this inspection. Heat pump systems are not tested when ambient temperatures are above 80 degrees Fahrenheit to avoid damage to system.

Unit A - Gas Furnace: TFC

- The heater/furnace gas supply line is not equipped with a sediment trap just before the appliance connector. This condition does not meet current installation requirements and should be corrected. Sediment traps prevent debris from entering the gas controls and causing hazardous malfunctions. A licensed, qualified plumber should be consulted regarding this condition.
- The furnace is supporting by wood blocks. Wood blocks is not a stable structure. A more stable and solid structure to be replaced.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

Unit B - Gas Furnace: TFC

- The heater/furnace gas supply line is not equipped with a sediment trap just before the appliance connector. This condition does not meet current installation requirements and should be corrected. Sediment traps prevent debris from entering the gas controls and causing hazardous malfunctions. A licensed, qualified plumber should be consulted regarding this condition.
- The furnace is supporting by wood blocks. Wood blocks is not a stable structure. A more stable and solid structure to be replaced.

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

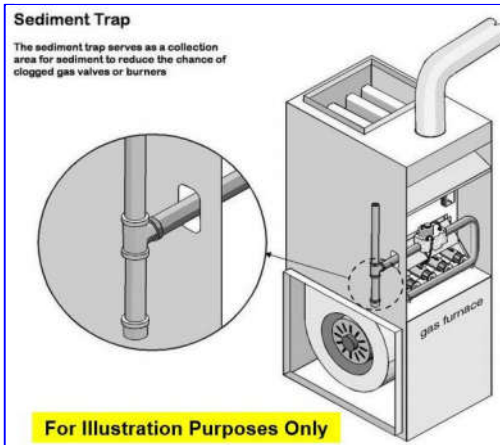
I NI NP D



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)

 B. Cooling Equipment
Comments:

- **Buyers Advisory Notice:** Please verify that the HVAC equipment has been serviced recently, preferably in the last year. Negligence of annual servicing for the HVAC equipment may not allow the systems to provide and maintain maximum efficiency and may lessen the serviceable life span.
- **Buyers Advisory Notice:** The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 60 degrees Fahrenheit and will not be tested during these conditions to prevent potential damage to the system.

Unit A - Trane 42,000 BTU - Delta T 14 degrees

- Locking caps for HVAC freon ports are missing. As of 2009, any HVAC system is required to have a locking cap on all units in residential or commercial dwellings. Residential, multifamily, may be subject to significant fines stemming from the lack of locking caps. Only a licensed HVAC company/technician may install or remove the locking cap.
- The insulation at the condensing unit(s) refrigerant line(s) are damaged or missing and should be replaced.
- Coils at the condensing unit are in need of cleaning. A qualified, verified, licensed HVAC technician should be consulted regarding this condition.
- The concrete pad the HVAC condensing unit(s) are sitting on is sinking. Pads should have 3" visible clearance from grade level and be horizontally level.

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

I NI NP D

- A refrigerant hood is needed at the HVAC condensing unit lines. Refrigerant hoods should be installed and caulked on the top and sides only. Refrigerant hoods help protect the lines from damage and help prevent moisture, insects and vermin from entering the home if properly installed. A qualified, verified contractor should be consulted regarding this installation.
- Condensing units are not level. Un-level units can shorten the life span of the unit and void manufacturer warranties. Condensing units should be adjusted to level.
- Severe damage to the condensing unit fins was observed. This lessens the efficiency and may result in other conditions developing with the HVAC system. A qualified, verified, licensed HVAC technician should be consulted regarding repair or replacement.
- **Buyers Advisory Notice:** The HVAC system is older. The future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary. The average life expectancy of cooling and heating systems in Texas is about 12-15 years. This will vary with the location and design of the unit, quality of installation, and maintenance schedule.
- Safety pan at the air conditioning evaporator coil in the attic is corroded. Replacement is necessary to prevent potential damage surrounding surfaces if the safety pan fails.
- Excessive air was observed to be leaking at the evaporator unit/return air plenum in the attic. Repairs should be made to ensure the optimal performance of the HVAC system. A qualified, verified, licensed HVAC technician should be consulted regarding proper repairs.



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)

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

I NI NP D



B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)



B. Item 8(Picture)



B. Item 9(Picture)

Unit B - Delta T 14 degrees

- The condensing unit is very loud while running. It should be repaired by a licensed HVAC technician.
- Locking caps for HVAC freon ports are missing. As of 2009, any HVAC system is required to have a locking cap on all units in residential or commercial dwellings. Residential, multifamily, may be subject to significant fines stemming from the lack of locking caps. Only a licensed HVAC company/technician may install or remove the locking cap.
- The insulation at the condensing unit(s) refrigerant line(s) are damaged or missing and should be replaced.
- Coils at the condensing unit are in need of cleaning. A qualified, verified, licensed HVAC technician should be consulted regarding this condition.
- The concrete pad the HVAC condensing unit(s) are sitting on is sinking. Pads should have 3" visible clearance from grade level and be horizontally level.

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

I NI NP D

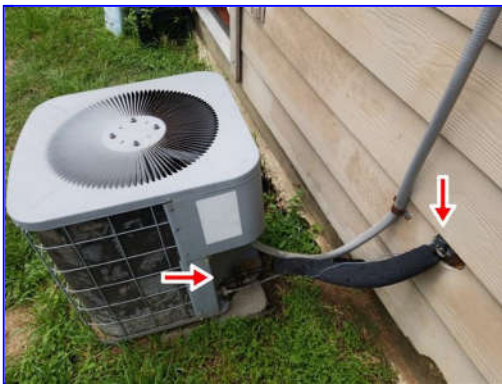
- A refrigerant hood is needed at the HVAC condensing unit lines. Refrigerant hoods should be installed and caulked on the top and sides only. Refrigerant hoods help protect the lines from damage and help prevent moisture, insects and vermin from entering the home if properly installed. A qualified, verified contractor should be consulted regarding this installation.
- Condensing units are not level. Un-level units can shorten the life span of the unit and void manufacturer warranties. Condensing units should be adjusted to level.
- Severe damage to the condensing unit fins was observed. This lessens the efficiency and may result in other conditions developing with the HVAC system. A qualified, verified, licensed HVAC technician should be consulted regarding repair or replacement.
- **Buyers Advisory Notice:** The HVAC system is older. The future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary. The average life expectancy of cooling and heating systems in Texas is about 12-15 years. This will vary with the location and design of the unit, quality of installation, and maintenance schedule.



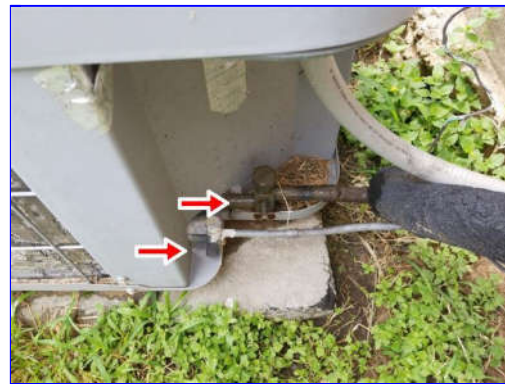
B. Item 10(Picture)



B. Item 11(Picture)



B. Item 12(Picture)



B. Item 13(Picture)



B. Item 14(Picture)



B. Item 15(Picture)

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

I NI NP D



B. Item 16(Picture)



B. Item 17(Picture)



B. Item 18(Picture)



B. Item 19(Picture)

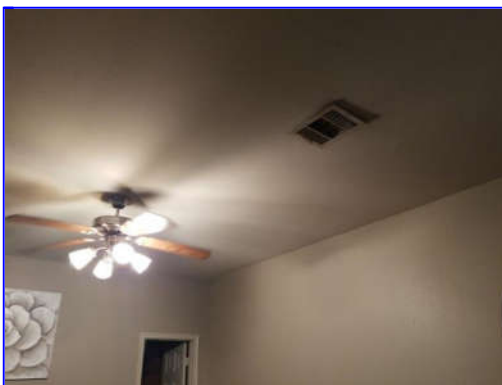
C. Duct Systems, Chases, and Vents

Comments:

- **Buyers Advisory Notice:** Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

Unit B

- Several supply registers were observed to be loose. They should be secured.



C. Item 1(Picture)

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

I NI NP D

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

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street, Front

Location of main water supply valve: Front of home

Static water pressure reading: 50 pounds/square inch

Water Source: Public

Supply Plumbing (inside home): Copper, CPVC

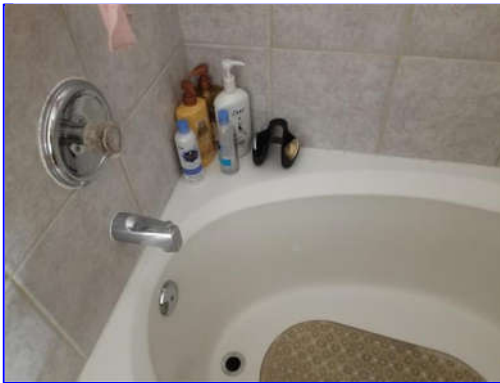
Location of interior shut offs: At fixtures

Comments:

- **Buyers Advisory Notice - Inspector Limitations Regarding Plumbing Systems:** Any plumbing component underground, under the foundation, in the foundation, enclosed in walls, not completely visible, or inaccessible to the Inspector for any reason should not be considered inspected. Water softeners and filters will not be inspected. Shower enclosures and shower pan inspections are limited to the visual inspection of accessible components. Static testing and or shower pan test were not performed. Removal of floor and wall coverings to inspect for leaks was not performed. The inspector cannot comment to the effectiveness of previous repairs, should any be present.

Unit A - The main water shut off valve is at the left side of the house

- Caulk/grout improvements are needed at the tub in the hall bathroom and the master bathroom



A. Item 1(Picture)



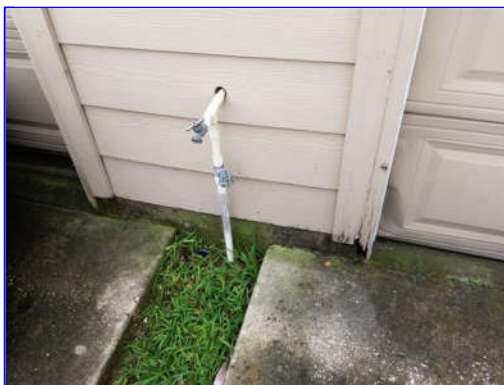
A. Item 2(Picture)

Unit B - The supply valve to the home is located exterior front of home.

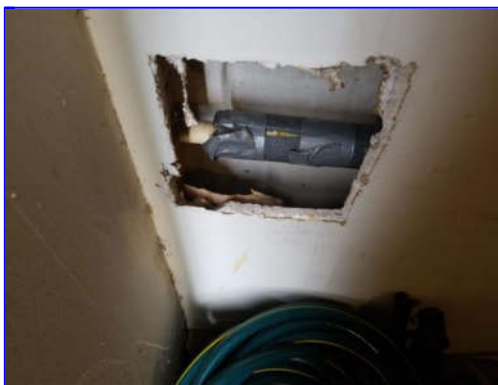
- The faucet at the kitchen does not supply any water or completely shut off. It should be repaired.
- The exterior plumbing to be insulated.
- The powder room has a cracked sink. It should be repaired.
- The drain stop was/were observed to have the following defect(s): is missing.
- Caulk/grout improvements are needed at the tub in the hall bathroom and the master bathroom
- The hot cold orientation at the hall bathroom faucet(s) was observed to be reversed. This condition should be corrected.

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

I NI NP D



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)



A. Item 9(Picture)

B.

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

I NI NP D

Drains, Waste, and Vents

Plumbing Waste: PVC

Comments:

- **Buyers Advisory Notice - Limitations Regarding Drain Systems:** The following systems, items, or components are excluded from this inspection: drain line for clothes washing machine, or water conditioning systems, drain pumps or water ejection pumps, sewer clean-outs, anti-siphon devices, components that are not visible or accessible, exterior plumbing components, and fire sprinkler systems. Drains are tested by flushing water through the system only. Vacant home drain problems may not be detectable until the home is placed back into normal occupancy use of the plumbing systems.

C. Water Heating Equipment

Water Heater Manufacturer: State

Capacity (Water Heater): 40 Gallon

Energy Sources: Gas

Number of water heaters: One

Water Heater Location: Attic

Comments:

Unit A - Bradford White brand, 40 gallons, gas water heater, located in the attic

- Safety pan at the water heater was observed to be slightly corroded. This condition should be monitored. If further deterioration occurs, a qualified, verified, licensed plumber should be consulted regarding replacement.
- The water heater(s) was observed to be functioning as intended.

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

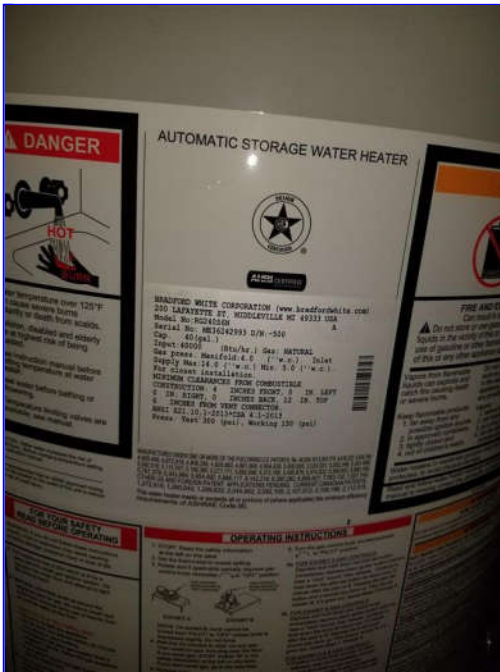
I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



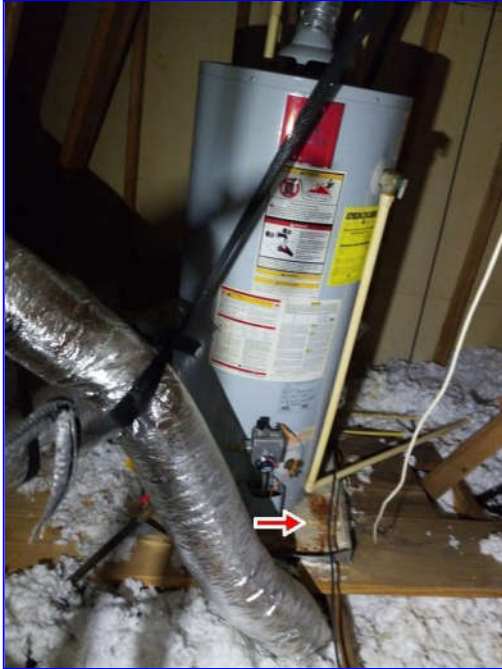
C. Item 4(Picture)

Unit B - State brand, 40 gallons, gas water heater, located in the attic

- Water heater safety pan was observed to be corroded. Replacement is necessary to prevent potential damage surrounding surfaces if the water heater fails in any way.

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

I NI NP D



C. Item 5(Picture)

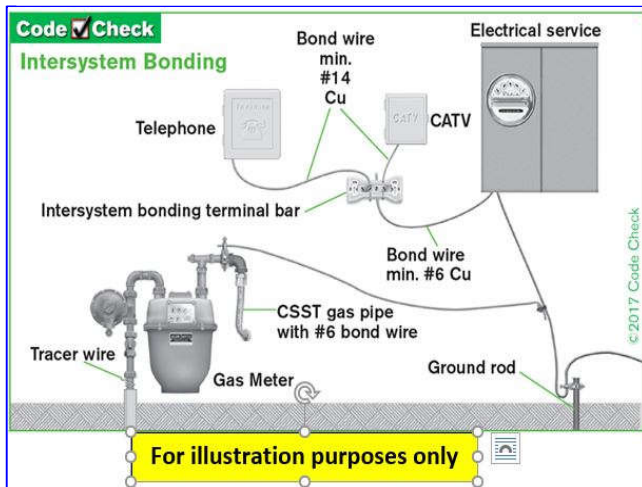
D. Hydro-Massage Therapy Equipment

Comments:

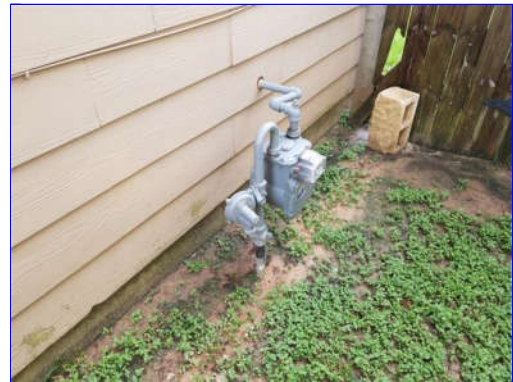
E. Other

Comments:

- Both gas meters were observed to not be bonded. Proper bonding should be metal to metal. Paint may have to be removed to ensure proper bonding. The utility company should be contacted regarding this condition.



E. Item 1(Picture) Gas meter bonding



E. Item 2(Picture)

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

I NI NP D

V. APPLIANCES

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

I NI NP D

A. Dishwashers

Dishwasher Brand: Frigidaire

Shut Off Location for Gas Appliance: Behind Range

Comments:

Unit A

- The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

Unit B

- The dishwasher was found to be inoperable using the normal controls at the time of inspection. This condition should be further investigated by a qualified appliance professional.

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

I NI NP D



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)

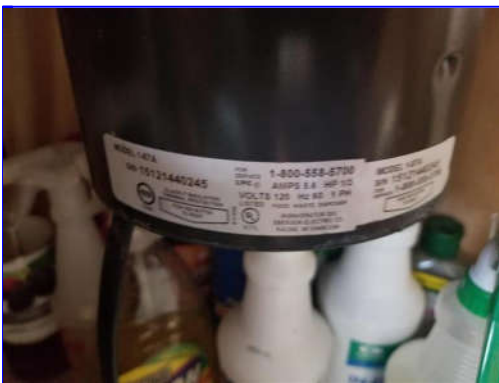
B. Food Waste Disposers

Disposer Brand: In Sink Erator

Comments:

Unit A

- The food waste disposal was observed to be functioning as intended.



B. Item 1(Picture)



B. Item 2(Picture)

Unit B

- The food disposal was observed to have the following defect(s): inoperable. I recommend repair as needed.

C.

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

I NI NP D

Range Hood and Exhaust Systems

Exhaust/Range hood: Frigidaire

Range hood is vented: to the interior of the home

Comments:

Both units

- **Buyers Advisory Notice:** When gas ranges or cook tops are installed, it is recommended the buyer obtain the manufacturer instructions regarding the proper ventilation of the exhaust system. Most manufacturers recommend the exhaust of gas appliances terminate at the exterior of the home to prevent potential safety hazards/concerns.



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

D. Ranges, Cooktops and Ovens

Range: Frigidaire, gas range

Comments:

- **Buyers Advisory Notice:** The inspector does not test self-cleaning, self-bake, convection, or broiler functions on ovens.

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

I NI NP D

Unit A

- The range was observed to be functioning as intended.



D. Item 1(Picture)

Unit B

- One left handle is missing. It should be repaired.

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

I NI NP D



D. Item 2(Picture)



D. Item 3(Picture)



D. Item 4(Picture)

E. Microwave Ovens

[Comments:](#)

F. Mechanical Exhaust Vents and Bathroom Heaters

[Comments:](#)

G. Garage Door Operator(s)

[Comments:](#)

H. Dryer Exhaust Systems

[Comments:](#)

- **Buyers Advisory Notice:** Dryer vents should be cleaned upon moving into the home and periodically after. The more the dryer is used the more often the vent should be checked for built up lint. Dryer fires are one of the most common causes of fires in residential settings. Cleaning the vent from built up lint is the best way to prevent potential fire hazards.

I. Other

[Comments:](#)

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

I NI NP D

General Summary

Customer
Jasmin Molina

Address
6411 Waldron Dr. Unit A and B
Houston TX 77084

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.

I. STRUCTURAL SYSTEMS

Foundations

Deficient

1 Unit A

- As is commonly observed with a home of this age and construction, some indications of foundation movement were observed. It should be noted that this foundation does have indications of more than average movement. In my opinion, these conditions do not represent a failure of the foundation at this time. The future performance of foundation is difficult to predict and other foundation inspectors or foundation experts may form a different opinion when evaluating this foundation. It may be advisable to consult with a foundation specialist or structural engineer before purchasing the home, regarding both its current condition, and the best measure to prevent further movement in the future. Some notable indications of foundation movement observed are deflection of the floor surface toward the rear of the unit.

2 Unit B

- The foundation has evidence of excess movement. In my opinion this foundation should be further evaluated by structural engineer or foundation specialist. Some observed evidence of excess movement are: floors found to be excessively out of level, floor is sloping toward the rear right corner of the house, structure on the second level is also sloping toward the right rear corner.

Grading and Drainage

Deficient

3 Unit A

- The downspout need an extension with splash block to carry water away from the foundation. Failure to add these extensions may potentially adversely affect the foundation performance long term.

4 Unit B

- General grade improvements are needed to prevent ponding/standing water. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation. Corrective measures may be needed if the water stands within 10-feet of the foundation for more than 24-hours. Grading improvements are needed to direct run off water away from the structure. Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. The recommended slope away from the foundation is 6 inches per 10 feet.

Roof Covering Materials

Deficient

5 Both unit

- 6 • The roof covering was observed to be older but serviceable. Repairs are needed. A qualified roofer should be consulted to further evaluate these conditions and provide an estimated cost of repairs.
- 7 • Shingle(s) was/were observed to have the following defect(s): abrasion damage, damaged, loose granules, lost adhesion with the shingles below them. Repairs are needed. A qualified roofer should be consulted to further evaluate these conditions and provide an estimated cost of repairs.
- 8 • The clearance of the siding and/or trim at the flashing was observed to be insufficient. This condition leaves the siding and/or trim vulnerable to rot. This detail is usually repaired when siding and/or trim needs repair or replacement or when re-roofing work is performed.
- 9 • Most plumbing vent jacks and roof jacks at various locations were observed to be raise, and damaged. They should be replaced to prevent water intrusions.
- 9 • **BUYERS ADVISORY NOTICE:** This home was observed to have a roof mounted satellite dish and/or unused brackets from removed satellite dishes. The type mounting bracket observed has been known to create roof leaks. Installation of a mounting bracket that will not damage shingles may be advisable. In addition, when removing the brackets, the roof covering beneath the bracket should be replaced to avoid water intrusion.

Roof Structures and Attics

Deficient

- 10 Unit B
 - The pull down stairs was/were observed to have the following defect(s): improperly trimmed and needs ladder to be trimmed at an angle to fit floor properly. Injury could result if not repaired.
 - The roof sheathing was observed to be de-laminating (deterioration caused by moisture). In most cases, damaged roof sheathing must be replaced prior to re-roofing. Improved roof and attic ventilation typically control moisture levels within the roof structure. This condition should be further investigated when re-roofing.

Walls (Interior and Exterior)

Deficient

- 11 Unit A
 - Caulking brick, siding, doors, expansion joints, exterior light(s), exterior penetrations into home, fascia, garage door, trim, hose bib penetrations, vent terminations and windows in various locations, was/were observed to be is cracked. Caulking improvements should be undertaken as needed.
- 12 Unit A
 - The siding and/or trim was/were observed to have the following defect(s): are damaged. I recommend repair as needed.
- 13 Unit B
 - Caulking brick, siding, doors, expansion joints, exterior light(s), exterior penetrations into home, fascia, garage door, trim, hose bib penetrations, vent terminations and windows in various locations, was/were observed to be is missing. Caulking improvements should be undertaken as needed.
- 14 Unit B
 - The siding and/or trim was/were observed to have the following defect(s): damaged loose. I recommend repair as needed.
- 15 Unit B
 - Damaged interior walls was detected in the garage. It should be repaired.
 - The trim at the front entrance is water damaged. It should be replaced.
- 16 Unit B
 - An organic biological substance was/were observed to be present on walls, ceiling or other surfaces. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or

dampness. I recommend you contact a licensed mold inspector for investigation or correction if needed. This is a potential safety hazard and should be investigated further.

- The wall(s) in various locations was/were observed to have the following defect(s): water damaged at the base boards and at the drywall. Excessive moisture at the wall was confirmed with a moisture meter. This condition appears to have been caused by water intrusion Sheetrock and insulation affected by moisture should be removed and replaced. Preventive measures for microbial hazards should be undertaken by a qualified, verified professional

Ceilings and Floors

Deficient

17 Unit B

- The floor in the living room is damaged. It should be repaired

18 Unit B

- Evidence of moisture intrusion was observed at the ceiling in various locations. The area could not be reached to test with a moisture meter. The source of water intrusion appears to originate at the exterior of the home Sheetrock and insulation affected by moisture should be removed and replaced. Preventive measures for microbial hazards should be undertaken by a qualified, verified professional
- An organic biological substance was/were observed to be present on walls, ceiling or other surfaces. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a licensed mold inspector for investigation or correction if needed. This is a potential safety hazard and should be investigated further.

19 Unit B

- The second level including both rear bedrooms was observed to be sloping toward the rear right corner of the house. This condition is likely related to foundation movement. Further evaluation and repairs should be undertaken.

Doors (Interior and Exterior)

Deficient

20 Unit A

- The rear door was observed to have excess air gap, damaged weather stripping, door and frame are deteriorated at the bottom
- The door to the garage has damaged weather stripping

21 Unit B

- The rear door was observed to have excess air gap, damaged weather stripping, door and frame are deteriorated at the bottom
- The front door has a loose threshold, door frame is damaged at the bottom, excessive air gap.
- The garage door binds on frame.
- The kitchen pantry door binds on frame.
- The garage door panels are damaged.

Windows

Deficient

22 Unit B

- The window(s) in the living room is/are fogged suggesting the seals have failed. A qualified, verified window specialist should be consulted regarding this condition.

Stairways (Interior and Exterior)

Deficient

23 Unit B

- Several steps are not properly cover along the risers and steps. They should be repaired or sealed.

Porches, Balconies, Decks and Carports

Deficient

24 Unit B

- The fence was observed to be damaged. Repair or replacement should be made.

Other

Deficient

25 Unit B

- The kitchen sink cabinet is damaged. It should be repaired.
- The kitchen top cabinet is loose and not properly secured on the wall. This is a safety hazard, it should be repaired.

II. ELECTRICAL SYSTEMS

Service Entrance and Panels

Deficient

- 26** Unit A - Cutler Hammer - 125 Amps Main Disconnected Breaker with Aluminum Feeder and Copper Branch Circuits
- The aluminum feeder wires are not coated with anti-oxidant paste to prevent corrosion.
 - Breakers are missing labels. This is considered to be a potential safety hazard. Breakers should be identified and labeled accordingly. Without proper labeling the inspector cannot determine the proper amperage for appliances such as the HVAC condensing unit(s).
- 27** Unit B - Cutler Hammer - 125 Amps Main Disconnected Breaker with Aluminum Feeder and Copper Branch Circuits
- The aluminum feeder wires are not coated with anti-oxidant paste to prevent corrosion.
 - The main panel enclosure is not properly bonded to the grounding system. This condition is a safety hazard.
 - The service entrance conduit is disconnected at the electrical meter. It should be repaired.

Branch Circuits, Connected Devices, and Fixtures

Deficient

- 28** Unit A
- One outlet cover plate in the attic is damaged and it should be replaced.
 - Exterior receptacle(s) was/were observed to have a damaged weather-proof covering. Repair is needed.
 - Several light fixture(s) in various locations throughout the home is/are inoperative. If the fixture does not work after replacing the bulbs, a licensed electrician should be consulted.
 - Smoke detector(s) was/were observed to have the following defect(s): is/are not installed in all required locations in the home in various locations throughout the home. Smoke detectors are critical to occupant safety and should be repaired as needed. By current standards smoke detectors are required in each sleeping area, in the vicinity outside the sleeping area, and one each inhabitable level of the home. Smoke detectors in newer homes are required to be hard wired to the electrical system, have battery backup, and be interlinked to activate all smoke detectors in the home if one is activated. All smoke detectors should have batteries replaced upon moving into the home. This ensures all batteries are new and in working order.
- 29** Unit B
- Exterior receptacle(s) was/were observed to have a damaged weather-proof covering. Repair is needed.
 - Several light fixture(s) in various locations throughout the home is/are inoperative. If the fixture does not work after replacing the bulbs, a licensed electrician should be consulted.
 - All ground fault interrupt receptacle(s) in required locations, kitchen countertops, kitchen island, bathrooms, exterior, garage and/or within six feet of a sink was/were observed to have the following defect(s): did not trip when tested. A defective GFCI receptacle will affect other receptacles on this circuit, possibly in other rooms or in other locations requiring GFCI protection. Repairs should be undertaken by a qualified, verified, licensed electrician.
 - The exterior light fixture is loose and not properly mounted. It should be repaired.
 - Light fixture(s) at closet(s) in various locations throughout the home should have shade or globe installed. This condition is a potential fire hazard.
 - Smoke detector(s) was/were observed to have the following defect(s): is/are not installed in all required locations in the home in various locations throughout the home. Smoke detectors are critical to occupant safety and should be repaired as needed. By current standards smoke detectors are required in each

sleeping area, in the vicinity outside the sleeping area, and one each inhabitable level of the home. Smoke detectors in newer homes are required to be hard wired to the electrical system, have battery backup, and be interlinked to activate all smoke detectors in the home if one is activated. All smoke detectors should have batteries replaced upon moving into the home. This ensures all batteries are new and in working order.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Heating Equipment

Deficient

- 30 Unit A - Gas Furnace: TFC
- The heater/furnace gas supply line is not equipped with a sediment trap just before the appliance connector. This condition does not meet current installation requirements and should be corrected. Sediment traps prevent debris from entering the gas controls and causing hazardous malfunctions. A licensed, qualified plumber should be consulted regarding this condition.
 - The furnace is supporting by wood blocks. Wood blocks is not a stable structure. A more stable and solid structure to be replaced.
- 31 Unit B - Gas Furnace: TFC
- The heater/furnace gas supply line is not equipped with a sediment trap just before the appliance connector. This condition does not meet current installation requirements and should be corrected. Sediment traps prevent debris from entering the gas controls and causing hazardous malfunctions. A licensed, qualified plumber should be consulted regarding this condition.
 - The furnace is supporting by wood blocks. Wood blocks is not a stable structure. A more stable and solid structure to be replaced.

Cooling Equipment

Deficient

- 32 Unit A - Trane 42,000 BTU - Delta T 14 degrees
- Locking caps for HVAC freon ports are missing. As of 2009, any HVAC system is required to have a locking cap on all units in residential or commercial dwellings. Residential, multifamily, may be subject to significant fines stemming from the lack of locking caps. Only a licensed HVAC company/technician may install or remove the locking cap.
 - The insulation at the condensing unit(s) refrigerant line(s) are damaged or missing and should be replaced.
 - Coils at the condensing unit are in need of cleaning. A qualified, verified, licensed HVAC technician should be consulted regarding this condition.
 - The concrete pad the HVAC condensing unit(s) are sitting on is sinking. Pads should have 3" visible clearance from grade level and be horizontally level.
 - A refrigerant hood is needed at the HVAC condensing unit lines. Refrigerant hoods should be installed and caulked on the top and sides only. Refrigerant hoods help protect the lines from damage and help prevent moisture, insects and vermin from entering the home if properly installed. A qualified, verified contractor should be consulted regarding this installation.
 - Condensing units are not level. Un-level units can shorten the life span of the unit and void manufacturer warranties. Condensing units should be adjusted to level.
 - Severe damage to the condensing unit fins was observed. This lessens the efficiency and may result in other conditions developing with the HVAC system. A qualified, verified, licensed HVAC technician should be consulted regarding repair or replacement.
 - **Buyers Advisory Notice:** The HVAC system is older. The future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary. The average life expectancy of cooling and heating systems in Texas is about 12-15 years. This will vary with the location and design of the unit, quality of installation, and maintenance schedule.
 - Safety pan at the air conditioning evaporator coil in the attic is corroded. Replacement is necessary to prevent potential damage surrounding surfaces if the safety pan fails.
 - Excessive air was observed to be leaking at the evaporator unit/return air plenum in the attic. Repairs should be made to ensure the optimal performance of the HVAC system. A qualified, verified, licensed HVAC technician should be consulted regarding proper repairs.
- 33 Unit B - Delta T 14 degrees
- The condensing unit is very loud while running. It should be repaired by a licensed HVAC technician.

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- The insulation at the condensing unit(s) refrigerant line(s) are damaged or missing and should be replaced.
- Coils at the condensing unit are in need of cleaning. A qualified, verified, licensed HVAC technician should be consulted regarding this condition.
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- Condensing units are not level. Un-level units can shorten the life span of the unit and void manufacturer warranties. Condensing units should be adjusted to level.
- Severe damage to the condensing unit fins was observed. This lessens the efficiency and may result in other conditions developing with the HVAC system. A qualified, verified, licensed HVAC technician should be consulted regarding repair or replacement.
- **Buyers Advisory Notice:** The HVAC system is older. The future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary. The average life expectancy of cooling and heating systems in Texas is about 12-15 years. This will vary with the location and design of the unit, quality of installation, and maintenance schedule.

Duct Systems, Chases, and Vents

Deficient

34 Unit B

- Several supply registers were observed to be loose. They should be secured.

IV. PLUMBING SYSTEM

Plumbing Supply Distribution Systems and Fixtures

Deficient

35 Unit A - The main water shut off valve is at the left side of the house

- Caulk/grout improvements are needed at the tub in the hall bathroom and the master bathroom

36 Unit B - The supply valve to the home is located exterior front of home.

- The faucet at the kitchen does not supply any water or completely shut off. It should be repaired.
- The exterior plumbing to be insulated.
- The powder room has a cracked sink. It should be repaired.
- The drain stop was/were observed to have the following defect(s): is missing.
- Caulk/grout improvements are needed at the tub in the hall bathroom and the master bathroom
- The hot cold orientation at the hall bathroom faucet(s) was observed to be reversed. This condition should be corrected.

Water Heating Equipment

Deficient

37 Unit B - State brand, 40 gallons, gas water heater, located in the attic

- Water heater safety pan was observed to be corroded. Replacement is necessary to prevent potential damage surrounding surfaces if the water heater fails in any way.

Other

Deficient

38 • Both gas meters were observed to not be bonded. Proper bonding should be metal to metal. Paint may have to be removed to ensure proper bonding. The utility company should be contacted regarding this condition.

V. APPLIANCES

Dishwashers

Deficient

39 Unit B

- The dishwasher was found to be inoperable using the normal controls at the time of inspection. This condition should be further investigated by a qualified appliance professional.

Food Waste Disposers

Deficient

40 Unit B

- The food disposal was observed to have the following defect(s): inoperable. I recommend repair as needed.

Range Hood and Exhaust Systems

Deficient

41 Both units

- **Buyers Advisory Notice:** When gas ranges or cook tops are installed, it is recommended the buyer obtain the manufacturer instructions regarding the proper ventilation of the exhaust system. Most manufacturers recommend the exhaust of gas appliances terminate at the exterior of the home to prevent potential safety hazards/concerns.

Ranges, Cooktops and Ovens

Deficient

42 Unit B

- One left handle is missing. It should be repaired.

Dryer Exhaust Systems

Deficient

43

- **Buyers Advisory Notice:** Dryer vents should be cleaned upon moving into the home and periodically after. The more the dryer is used the more often the vent should be checked for built up lint. Dryer fires are one of the most common causes of fires in residential settings. Cleaning the vent from built up lint is the best way to prevent potential fire hazards.

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- 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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