

This inspection packet was created exclusively for

Katharine Tam

on

Saturday, May 22, 2021

Regarding

8145 A Caddo

Houston, Texas 77078



PROPERTY INSPECTION REPORT

Prepared For: Katharine Tam

Concerning: 8145 A Caddo, Houston, Texas, 77078

By: Jeffrey Ashley, 23924

Saturday, May 22, 2021

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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; and
- 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

Report Identification: 8145 A Caddo, Houston , Texas 77078

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

Property Inspected: One Story/Occupied/Triplex

Present at Inspection: Inspector and Tenant

Weather: Intermittent Rain

Temperature: 76°

Year Built: 2007

Square Footage: 3,628 Shared

This inspection was performed using TREC Standards of Practice.

REPAIR SUMMARY

This summary is provided as an additional service for you. It does not replace the main inspection report which is necessary for you to get a full understanding of the status of your inspection. The main report has photos, comments and other details that this summary doesn't contain.

I. Structural Systems

A. Foundations

B. Grading and Drainage

- Observed several locations around the perimeter of the home that would allow water to pond for over 24 hours.
- No splash blocks at the end of multiple gutter downspouts.

C. Roof Covering Materials

- Observed debris on roof covering. Recommend removing debris to prevent long term moisture issues.

D. Roof Structure and Attics

E. Walls (Interior and Exterior)

- Observed lack of sealant at overhead mast penetration point.

F. Ceilings and Floors

- Observed floor tile separation in multiple areas.

G. Doors (Interior and Exterior)

- Garage door damaged. Opens manually. No garage door opener present.

H. Windows

- Not all windows were accessible due to home being occupied.

This repair summary was created exclusively for Katharine Tam

I. Stairways (Interior and Exterior)

J. Fireplace and Chimneys

K. Porches, Balconies, Decks, and Carports

L. Other

II. Electrical Systems

A. Service Entrance and Panels

B. Branch Circuits, Connected Devices, and Fixtures

- Observed 2 different breakers being used in the panel. Recommend further evaluation by a licensed electrician to determine if each breaker is compatible with the panel. Breakers used: Cutler-Hammer and Eaton.

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

B. Cooling Equipment

C. Duct Systems, Chases, and Vents

IV. Plumbing System

A. Plumbing Supply, Distribution Systems and Fixtures

- Kitchen faucet fixture not secured properly.

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B. Drains, Wastes, and Vents

C. Water Heating Equipment

D. Hydro-Massage Therapy Equipment

E. Other

V. Appliances

A. Dishwashers

B. Food Waste Disposers

C. Range Hood Exhaust Systems

D. Ranges, Cooktops, and Ovens

E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

G. Garage Door Operators

H. Dryer Exhaust Systems

I. Other

VI. Optional Systems

A. Landscape Irrigation (Sprinkler) Systems

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

C. Outbuildings

D. Private Water Wells

E. Private Sewage Disposal (Septic) Systems

F. Other

I	NI	NP	D
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I. Structural Systems

A. Foundations

Comments:

- Type of foundation: Slab on Grade
- In my opinion the foundation is supporting the structure and there are no indications that immediate repairs are needed at this time.

B. Grading and Drainage

Comments:

Deficiencies:

- Observed several locations around the perimeter of the home that would allow water to pond for over 24 hours.



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- No splash blocks at the end of multiple gutter downspouts.



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C. Roof Covering Materials

Comments:

- Roof material: 3 Tab Shingles (Composition)
- Roof observed from ground with camera pole.

Deficiencies:

- Observed debris on roof covering. Recommend removing debris to prevent long term moisture issues.



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D. Roof Structure and Attics

Comments:

- Viewpoint: Inside Attic
- Roof ventilation type: Ridge Vents
- Attic Ventilation Type: Soffit Vents
- Insulation Type: Blown-In
- Insulation Depth: Approximately 8-14 inches

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E. Walls (Interior and Exterior)

Comments:

- Damaged cabinet flooring below



Deficiencies:

- Observed lack of sealant at overhead mast penetration point.



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F. Ceilings and Floors

Comments:

Deficiencies:

- Observed floor tile separation in multiple areas.



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G. Doors (Interior and Exterior)

Comments:

Deficiencies:

- Garage door damaged. Opens manually. No garage door opener present.



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H. Windows

Comments:

Deficiencies:

- Not all windows were accessible due to home being occupied.



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I. Stairways (Interior and Exterior)

Comments:

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J. Fireplace and Chimneys

Comments:

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K. Porches, Balconies, Decks, and Carports

Comments:

-

L. Other

Comments:

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II. Electrical Systems

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A. Service Entrance and Panels

Comments:

- Panel Brand: Murray
- Panel Rating: 150 Amps
- Location: Exterior rear wall
- Service Entrance Wiring: Aluminum
- Wiring to Breakers: Copper

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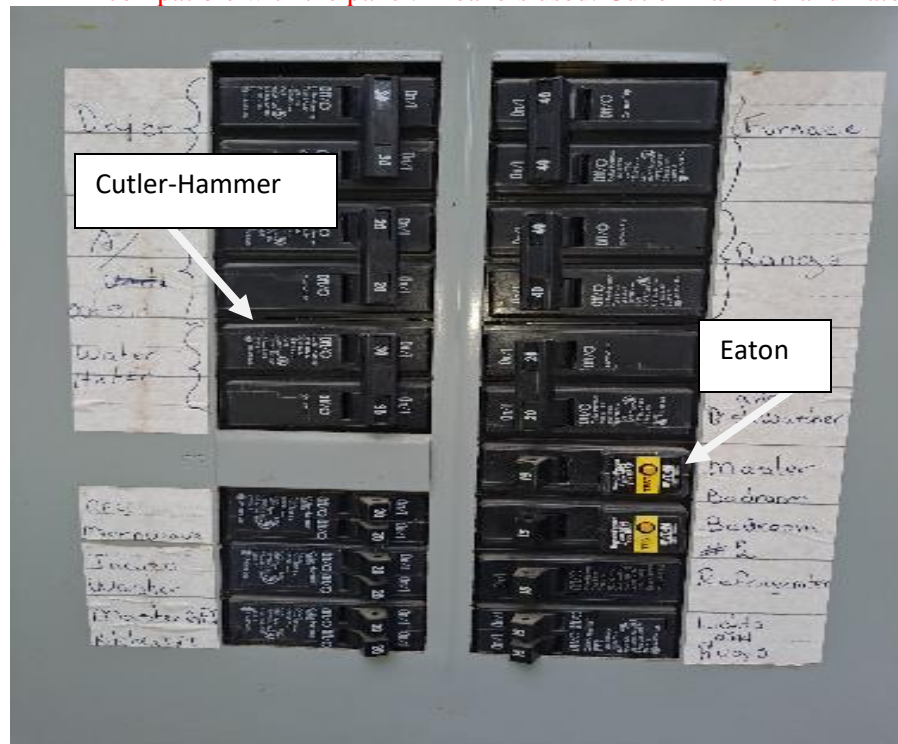
B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- Wire Type: Cooper

Deficiencies:

- Observed 2 different breakers being used in the panel. Recommend further evaluation by a licensed electrician to determine if each breaker is compatible with the panel. Breakers used: Cutler-Hammer and Eaton.



III. Heating, Ventilation and Air Conditioning Systems

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A. Heating Equipment

Comments:

- Energy Source: Electric
- Brand: Rheem

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- Furnace Type: Forced Air
- Manufacture Date: 05/2020 (1 year old).
- Life Expectancy: The average lifespan of a gas furnace is approximately 15-20 years.
- Note: Recommend qualified/licensed HVAC technician clean, service, verify integrity of heat exchanger, and repair as needed.

B. Cooling Equipment

Comments:

- Brand: Evcon
- Type: Central Air
- Manufacture Date: March 2013 (8 years old).
- Life Expectancy: In general, you can expect your air conditioner to last 10 to 15 years. Air conditioners that are neglected and are used more frequently can be expected to last about a decade.
- Observed window unit present.



C. Duct Systems, Chases, and Vents

Comments:

IV. Plumbing System

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

- Water Meter Location: Right of driveway at the street.
- Water Shutoff: Exterior right wall of garage.
- Water Supply Line Material: PEX
- Water pressure: 60 PSI (Normal Water pressure range is 40-80 psi)

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Deficiencies:

- Kitchen faucet fixture not secured properly.



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B. Drains, Wastes, and Vents

Comments:

- Drain lines: PVC

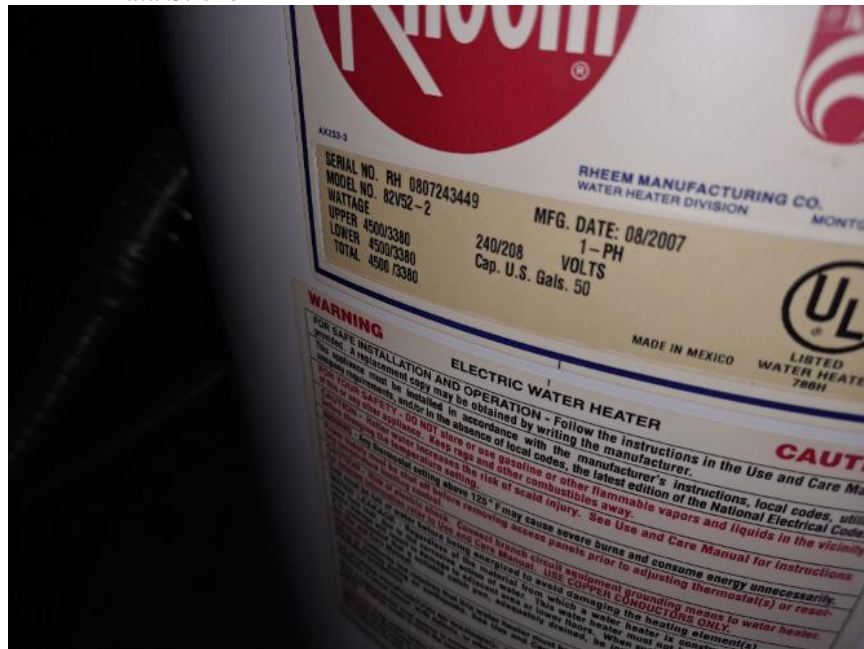
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C. Water Heating Equipment

Comments:

- Energy Source: Electric
- Brand: Rheem
- Capacity: 50 Gallons
- Location: Attic
- Manufacture Date: 8/2007(13 years old)
- Life expectancy of a water heater is about eight to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality.
- Data Sticker



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D. Hydro-Massage Therapy Equipment

Comments:

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E. Other

Comments:

V. Appliances

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A. Dishwashers

Comments:

- Exterior: Brand: Kenmore

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B. Food Waste Disposers

Comments:

C. Range Hood Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

- Energy Source: Electric
- Brand: Kenmore

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

VI. Optional Systems

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Comments:

C. Outbuildings

Comments:

I	NI	NP	D
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D. Private Water Wells

Comments:

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E. Private Sewage Disposal (Septic) Systems

Comments:

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F. Other

Comments:

AGREEMENTS AND LIMITATIONS

This report covers only the items listed on the report, unless specifically requested. We tell you whether each item we inspect is performing the function for which it was intended. If you have questions, we will explain what we saw about the item. We do not inspect any item which we cannot see in a normal inspection. For example, we do not move insulation, furniture, rugs, paintings, or appliances. We do not uncover buried pipes or items we cannot see which are covered by wall or floor coverings. Repairs or remodeling may hide evidence of prior damage or defects. We do not dismantle equipment (other than inspection panels) to inspect component parts. We do not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency, size, value, flood plain location, pollution or habitability. Please remember that older houses may not meet the same standards as new houses, even though items in both might be performing functions for which they are intended.

The following items are not inspected, unless specifically requested and listed on the report. Any item not considered real property, appliances not built in, fences, gates, draperies, blinds, shutters, hardware, Formica, marble, tile, floor or wall coverings, air conditioning system when outside temperature is below 60 degrees, refrigerant leaks in system, leaks in condensate drain, sprinkler system in automatic mode or when outside temperature is below 32 degrees, washing machine drain, cosmetic condition of structure, swimming pool cosmetics or leakage, pool sweep, alarm systems, sewer lines or septic system, water well, solar heating system, water conditioning system, asbestos, radon gas, lead paint, and smoke detector.

This company does not inspect for mold or any other environmental hazard that may be present on the property. If a suspicious substance is observed in the normal inspection process, it will be pointed out but not identified.

The inspection of swimming pools and spas is limited to the above ground accessible equipment and plumbing. Buried plumbing leaks may not be determinable at the time of inspection. The water level of the pool/spa may have been altered before the inspection to conceal a problem. Freeze protection equipment and anti-siphon equipment is not evaluated.

The following items are common problems found after a house has been vacant for a week or more, and this company will not be responsible for: (1) Sewer and drain line stopping up. (2) Seals, or washers drying out and causing leaks in faucets, dishwashers, valves or any other plumbing fixture. (3) Garbage disposals locking up. (4) Gas water heaters and gas furnaces – if gas has been turned off thermocouple (pilot generators) fail. (5) Electric water heaters which have been drained, but power left on, may have damage to heating elements and thermostats. (6) Foundations should be watered if house is vacant, we recommend at least once a week and twice a week in the hot dry season. IF THIS SUGGESTION IS NOT FOLLOWED, FOUNDATION PROBLEMS CAN EASILY DEVELOP IN A VERY SHORT PERIOD OF TIME.

We do not make guarantees or warrant the performance or condition of any item. If you want a warrant or guarantee, contact a home warranty or insurance company.

Buyer agrees to notify us in writing of any complaints within thirty (30) days of the date of inspection and must thereafter allow prompt reinspection of the item; otherwise, all claims for damages arising out of such complaint are waived by buyer.

You agree that, any damages for breach of this contract or report are limited to the amount of the inspection fee. YOU AGREE THAT ANY CONTROVERSY OR CLAIM BETWEEN YOU AND THIS COMPANY ARISING OUT OF OR RELATING TO THE INTERPRETATION, PERFORMANCE OR BREACH OF ANY OF THIS AGREEMENT SHALL BE SETTLED EXCLUSIVELY BY ARBITRATION. SUCH ARBITRATION SHALL BE CONDUCTED IN ACCORDANCE WITH THE COMMERCIAL ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION. THE ARBITRATION AWARD SHALL BE FINAL AND BINDING ON BOTH PARTIES. JUDGMENT UPON SUCH ARBITRATION AWARD MAY BE ENTERED IN ANY COURT HAVING JURISDICTION. If you sue or bring an arbitration claim on this contract, but do not prevail, you agree to pay our reasonable attorney's fees.

This inspection has been performed for the person or company named on the report and is not transferable. You must not allow anyone else to use or rely on this report without our prior written consent.

NOTICE: YOU THE BUYER HAVE OTHER RIGHTS AND REMEDIES UNDER THE DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT WHICH ARE IN ADDITION TO ANY REMEDY WHICH MAY BE AVAILABLE UNDER THIS CONTRACT. FOR MORE INFORMATION CONCERNING YOUR RIGHTS, CONTACT

Prepared for Katharine Tam

THE CONSUMER PROTECTION DIVISION OF THE ATTORNEY GENERAL'S OFFICE, YOUR LOCAL DISTRICT OR COUNTY ATTORNEY OR THE ATTORNEY OF YOUR CHOICE.

Any event of waiver by this company of any right herein, shall not constitute a continuing waiver or subsequent waiver of other rights. This report constitutes the sole and only agreement of parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within. Buyer agrees not to purchase the structure unless the buyer understands this complete report both front and back pages and any attachments. Buyer has read and understands and by accepting this Report, or relying on it in any way, expressly agrees to the foregoing Agreements and Limitations.

NOT ALL DEFECTS WILL BE FOUND.

	J. Ashe Home Inspection Services	Invoice
	Jeffrey Ashley	
	Houston, Texas, 77064	

DATE
Saturday, May 22, 2021

BILL TO
Katharine Tam 8145 A Caddo Rd Houston, Texas, 77068

DESCRIPTION	AMOUNT
Professional home inspection of 8145 A Caddo, Houston , Texas, 77078	\$250.00
Total	\$250.00

Telephone Number		Email Address
832-641-5338		jashe832@yahoo.com



