

Quality Home Inspections



Sunjay Rajput

**6646 Miller Shadow Ln
Missouri City, TX 77459**

09/04/2019 at 5:00 pm

Quality Home Inspections

7107 Natchez Dr.
Richmond, TX 77469

Phone (281)794-4919

TREC 3752

INVOICE

SOLD TO:

Sunjay Rajput
6646 Miller Shadow Ln
Missouri City, TX 77459

INVOICE NUMBER 20190904-02**INVOICE DATE** 09/04/2019**LOCATION** 6646 Miller Shadow Ln**REALTOR**

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$400.00	\$400.00
	SUBTOTAL	\$400.00
	TAX	\$0.00
	TOTAL	\$400.00
	BALANCE DUE	\$400.00

THANK YOU FOR YOUR BUSINESS!



PROPERTY INSPECTION REPORT

Prepared For: Sunjay Rajput
(Name of Client)

Concerning: 6646 Miller Shadow Ln, Missouri City, TX 77459
(Address or Other Identification of Inspected Property)

By: Michael Holguin, Lic #3752 ICC #5116880 09/04/2019
(Name and License Number of Inspector) (Date)

Genaro Lopez Lic #3078
(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 standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer’s installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is

available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home

inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Texas Real Estate Commission Consumer Protection Notice

Photos are provided for emphasis at the discretion of the inspector.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post Tension

Comments: Performing as intended.



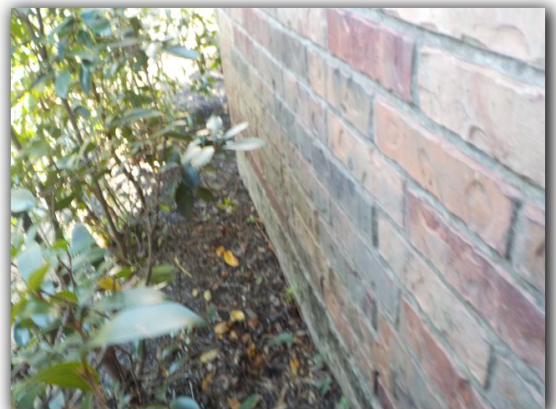
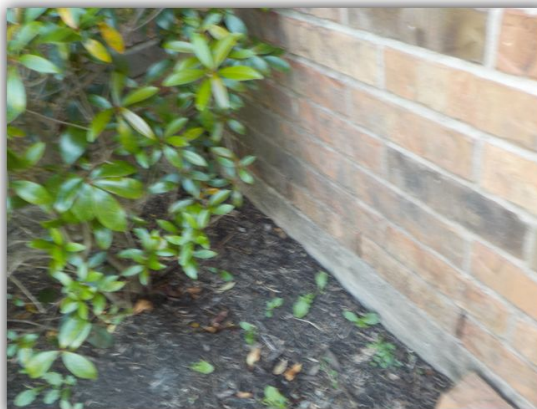
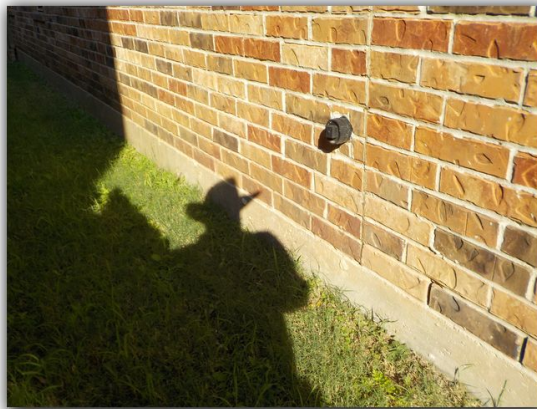
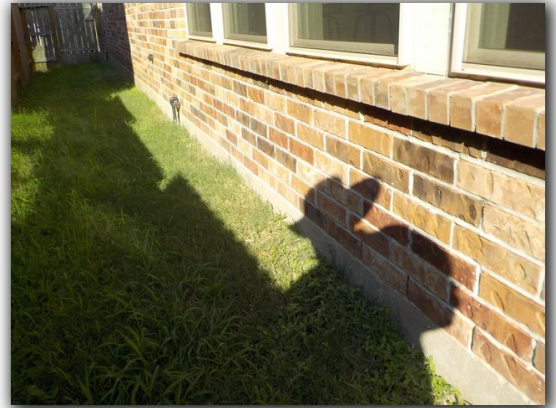
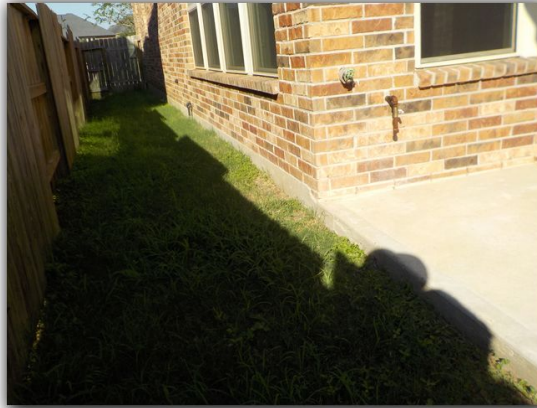
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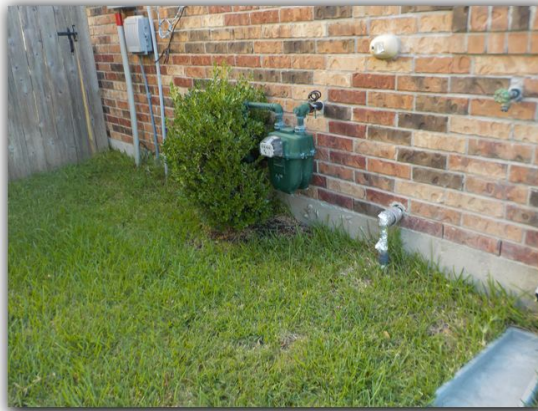
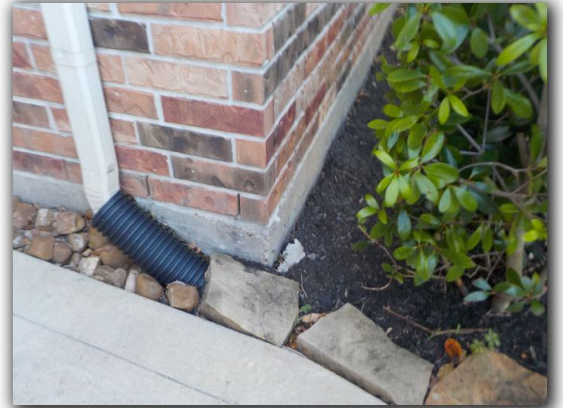
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B. Grading and Drainage

Comments: Performing as intended. See Foundation.

C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: ground level with zoom binoculars

Comments: Performing as intended.

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I	NI	NP	D
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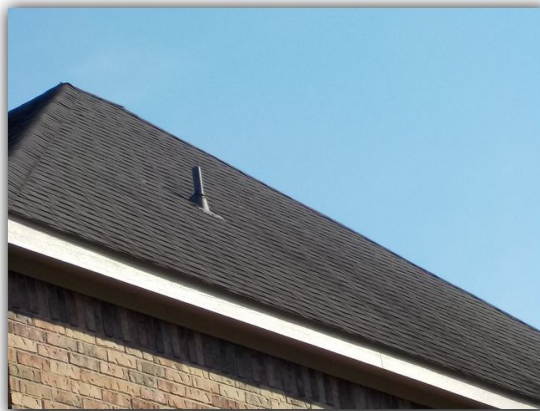
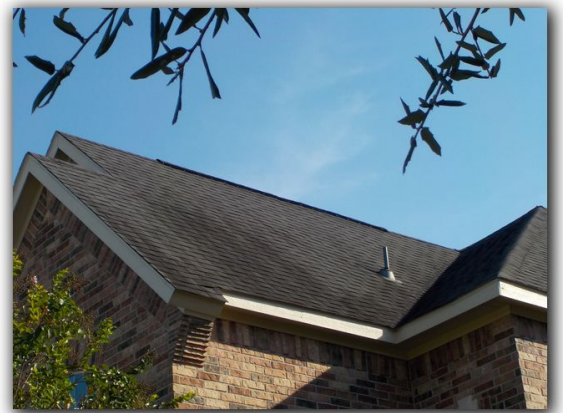
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D. Roof Structures and Attics

Viewed From: attics-3

Approximate Average Depth of Insulation: 10-12"

Comments: The upper attic should be readily accessible. A fixed ladder should be installed at the side HVAC attic or the garage attic.

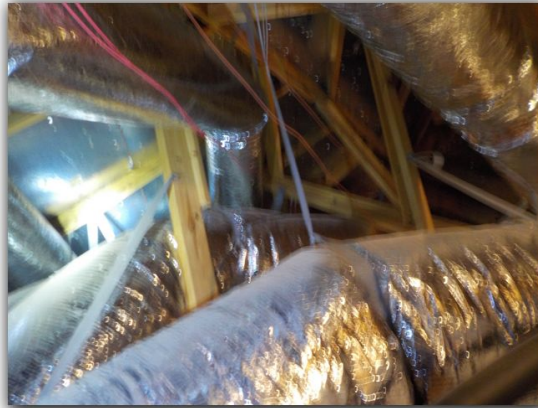
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D=Deficient

I NI NP D



Inspector viewed upper attic with personal ladder through the garage attic.

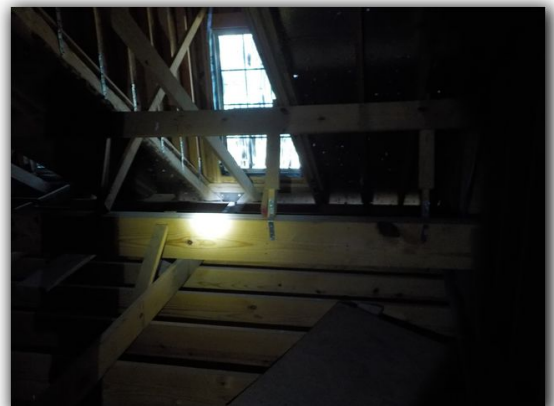
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E. Walls (Interior and Exterior)

Comments: The brick veneer expansion joints need maintenance.

I=Inspected

NI=Not Inspected

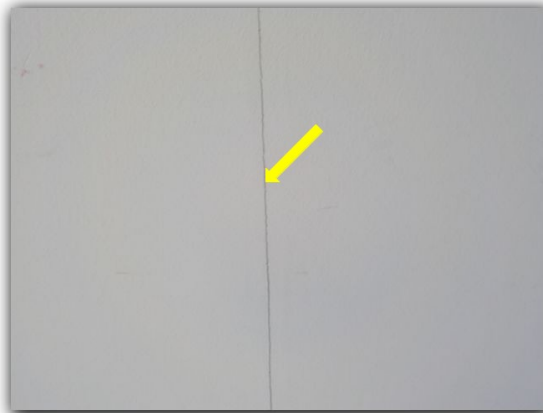
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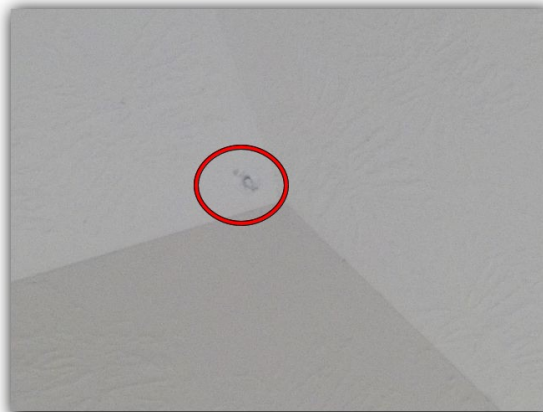


The garage has a hairline taping crack.



F. Ceilings and Floors

Comments: The den ceiling has a small taping crack.



I=Inspected

NI=Not Inspected

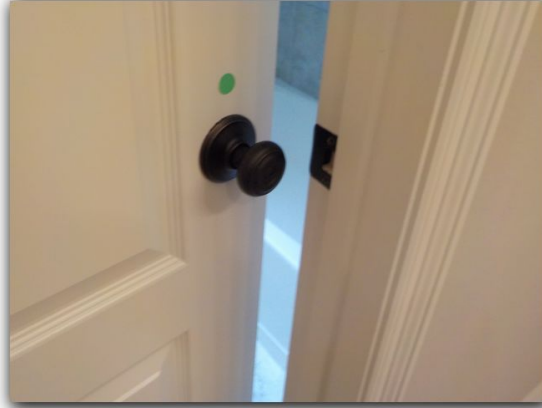
NP=Not Present

D=Deficient

I	NI	NP	D
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G. Doors (Interior and Exterior)

Comments: The upstairs bathroom door is not latching.



H. Windows

Comments: The left game room window is jamming.



The exterior window frames caulk needs maintenance.

I=Inspected

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I	NI	NP	D
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I. Stairways (Interior and Exterior)

Comments: **Performing as intended.**



J. Fireplaces and Chimneys

Comments: **Performing as intended.**

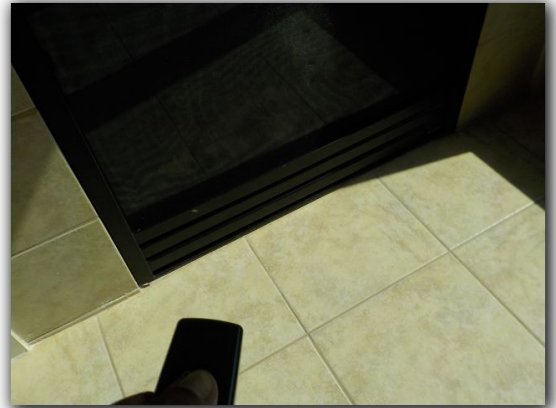
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K. Porches, Balconies, Decks, and Carports

Comments: Performing as intended.



L. Other

Comments: N/P.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: The plastic bushing should be a metal bonding bushing. Consult a licensed electrician.

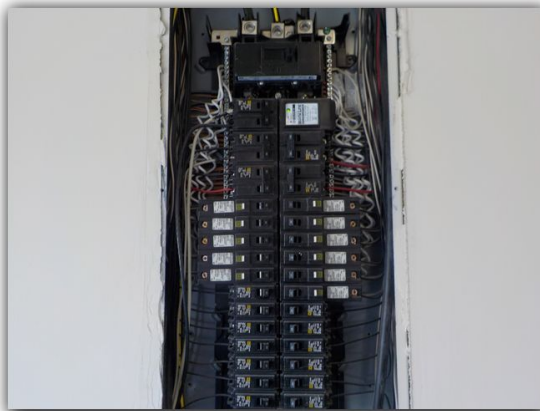
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I NI NP D



The foundation steel bonding junction box should have a cover in place.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: copper

Comments: The upstairs right middle room closet light is inoperative. The master bath has burned out bulbs.



The master bedroom should have a carbon monoxide alarm near the bedroom exterior. The other bedrooms should have carbon monoxide alarms besides a smoke alarm in the vicinity of the bedrooms.



The upstairs right middle room has a hot-neutral reverse hook up receptacle. Correct improper hookup. Potential shock hazard.

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I	NI	NP	D
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The right kitchen side receptacle serving the counter top should have GFCI protection.



The kitchen has a light out.



The receptacle and junction box under the stove should have covers in place.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Central and Zoned-2

Energy Sources: Electric

Comments: **Performing as intended. No carbon monoxide was detected.**



I=Inspected

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I	NI	NP	D
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B. Cooling Equipment

Type of Systems: Central and Zoned-2

Comments: The right evaporator suction line insulation should be butted up to the cabinet to prevent condensation from dripping and causing a rusting condition.



I=Inspected

NI=Not Inspected

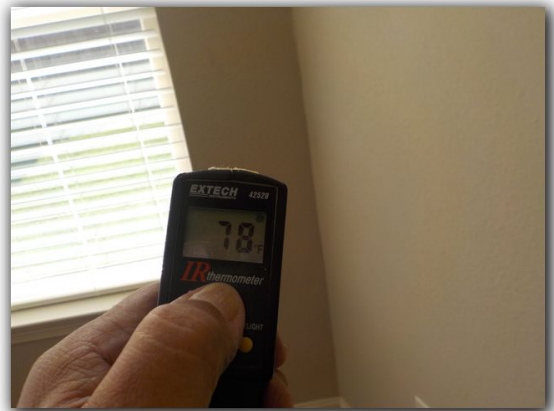
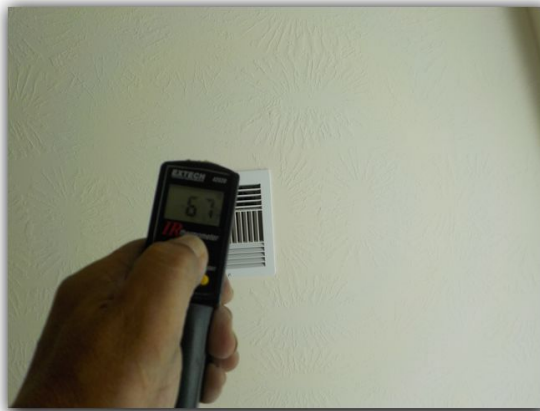
NP=Not Present

D=Deficient

I	NI	NP	D
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Temperature differentials: Downstairs: 67-78=15 degrees; Upstairs: 67-78=15 degrees. Cooling as intended.



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



The evaporators water pans should be clean of trash, insulation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



One evaporator suction line support strap is broken at the HVAC side attic.



The upstairs thermostat has a low battery charge.



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I	NI	NP	D
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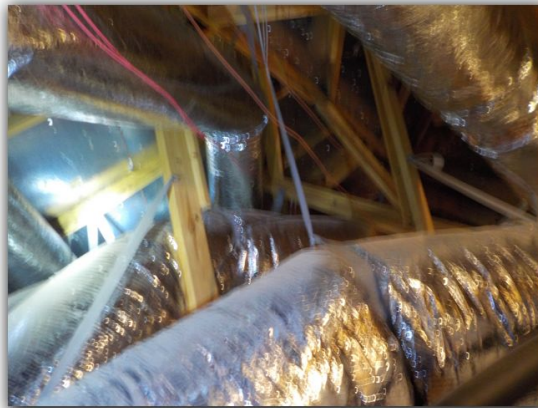
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C. Duct Systems, Chases, and Vents

Comments: The dirty media filters should be replaced which should improve the cooling temperature differential.



The ducts are performing as intended.



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



IV. PLUMBING SYSTEMS

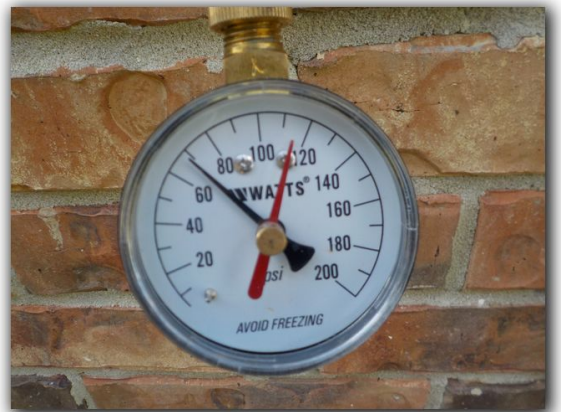
A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: curb

Location of main water supply valve: garage interior

Static water pressure reading: 64#

Comments: The exposed water line at the HVAC side attic should be insulated. There is a water pressure drop when all the fixtures are operating even though the water pressure drop is not visible to the eye from 64# to 35#. Consult a licensed plumber.



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I NI NP D



The kitchen sink fixture is loose.



The bathtubs perimeters should be caulked.

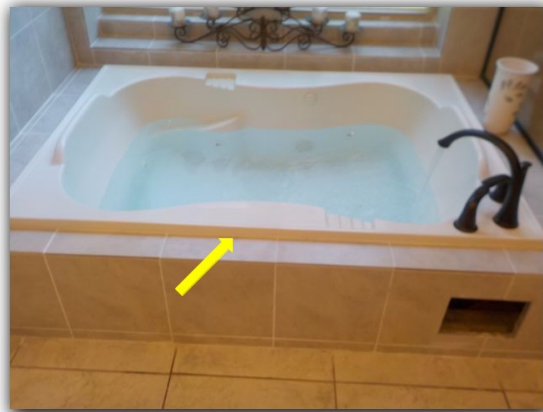
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The laundry bibs should have a plastic trim.



Wall piping penetrations should be sealed off.



I=Inspected

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I	NI	NP	D
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B. Drains, Wastes, and Vents

Comments: The annual drain line space under the left master bath lavatory should be sealed off.

sealed off



unsealed



C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 gal

Comments: Performing as intended.

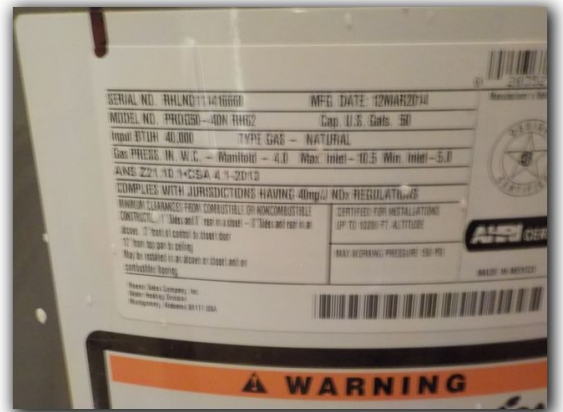
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I NI NP D



D. Hydro-Massage Therapy Equipment

Comments: The pump-motor is not accessible. Recommend and access at the closet side wall.



E. Other

Comments: Recommend maintenance be performed on the water softener.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments: Performing as intended.



B. Food Waste Disposers

Comments: Performing as intended.

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I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments: Performing as intended.



D. Ranges, Cooktops, and Ovens

Comments: Performing as intended.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



E. Microwave Ovens

Comments: N/P.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Performing as intended.

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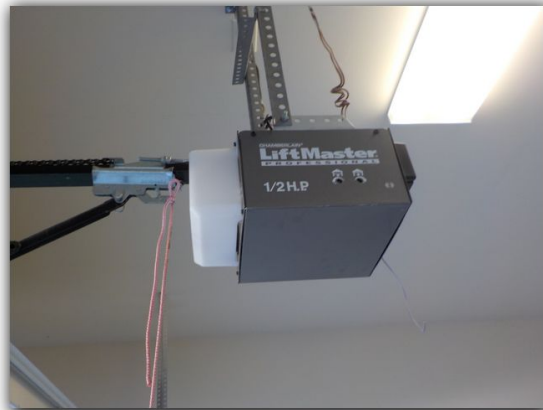
D=Deficient

I	NI	NP	D
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G. Garage Door Operators

Comments: Performing as intended.



H. Dryer Exhaust Systems

Comments: Performing as intended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. Other

Comments: N/P.

Summary

ADDITIONAL INFO PROVIDED BY INSPECTOR

Photos are provided for emphasis at the discretion of the inspector

FOUNDATIONS

Performing as intended.

GRADING AND DRAINAGE

Performing as intended. See Foundation.

ROOF COVERING MATERIALS

Performing as intended.

ROOF STRUCTURES AND ATTICS

The upper attic should be readily accessible. A fixed ladder should be installed at the side HVAC attic or the garage attic.

Inspector viewed upper attic with personal ladder through the garage attic.

WALLS (INTERIOR AND EXTERIOR)

The brick veneer expansion joints need maintenance.

The garage has a hairline taping crack

CEILINGS AND FLOORS

The den ceiling has a small taping crack.

DOORS (INTERIOR AND EXTERIOR)

The upstairs bathroom door is not latching.

WINDOWS

The left game room window is jamming.

The exterior window frames caulk needs maintenance.

STAIRWAYS (INTERIOR AND EXTERIOR)

Performing as intended.

FIREPLACES AND CHIMNEYS

Performing as intended.

PORCHES, BALCONIES, DECKS, AND CARPORTS

Performing as intended.

SERVICE ENTRANCE AND PANELS

The plastic bushing should be a metal bonding bushing. Consult a licensed electrician.
The foundation steel bonding junction box should have a cover in place

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

The upstairs right middle room closet light is inoperative. The master bath has burned out bulbs.
The master bedroom should have a carbon monoxide alarm near the bedroom exterior. The other bedrooms should have carbon monoxide alarms besides a smoke alarm in the vicinity of the bedrooms.
The upstairs right middle room has a hot-neutral reverse hook up receptacle. Correct improper hookup. Potential shock hazard.
The right kitchen side receptacle serving the counter top should have GFCI protection.
The kitchen has a light out.
The receptacle and junction box under the stove should have covers in place.

HEATING EQUIPMENT

Performing as intended. No carbon monoxide was detected.

COOLING EQUIPMENT

The right evaporator suction line insulation should be butted up to the cabinet to prevent condensation from dripping and causing a rusting condition.
Temperature differentials: Downstairs: 67-78=15 degrees; Upstairs: 67-78=15 degrees. Cooling as intended.
The evaporators water pans should be clean of trash, insulation
One evaporator suction line support strap is broken at the HVAC side attic.
The upstairs thermostat has a low battery charge.

DUCT SYSTEMS, CHASES, AND VENTS

The dirty media filters should be replaced which should improve the cooling temperature differential

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

The exposed water line at the HVAC side attic should be insulated. There is a water pressure drop when all the fixtures are operating even though the water pressure drop is not visible to the eye from 64# to 35#. Consult a licensed plumber.

The kitchen sink fixture is loose.

The bathtubs perimeters should be caulked.

The laundry bibs should have a plastic trim.

Wall piping penetrations should be sealed off.

DRAINS, WASTES, AND VENTS

The annual drain line space under the left master bath lavatory should be sealed off.

WATER HEATING EQUIPMENT

Performing as intended

HYDRO-MASSAGE THERAPY EQUIPMENT

The pump-motor is not accessible. Recommend and access at the closet side wall.

OTHER

Recommend maintenance be performed on the water softener.

DISHWASHERS

Performing as intended.

FOOD WASTE DISPOSERS

Performing as intended

RANGE HOOD AND EXHAUST SYSTEMS

Performing as intended.

RANGES, COOKTOPS, AND OVENS

Performing as intended.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

Performing as intended.

GARAGE DOOR OPERATORS

Performing as intended.

DRYER EXHAUST SYSTEMS

Performing as intended.