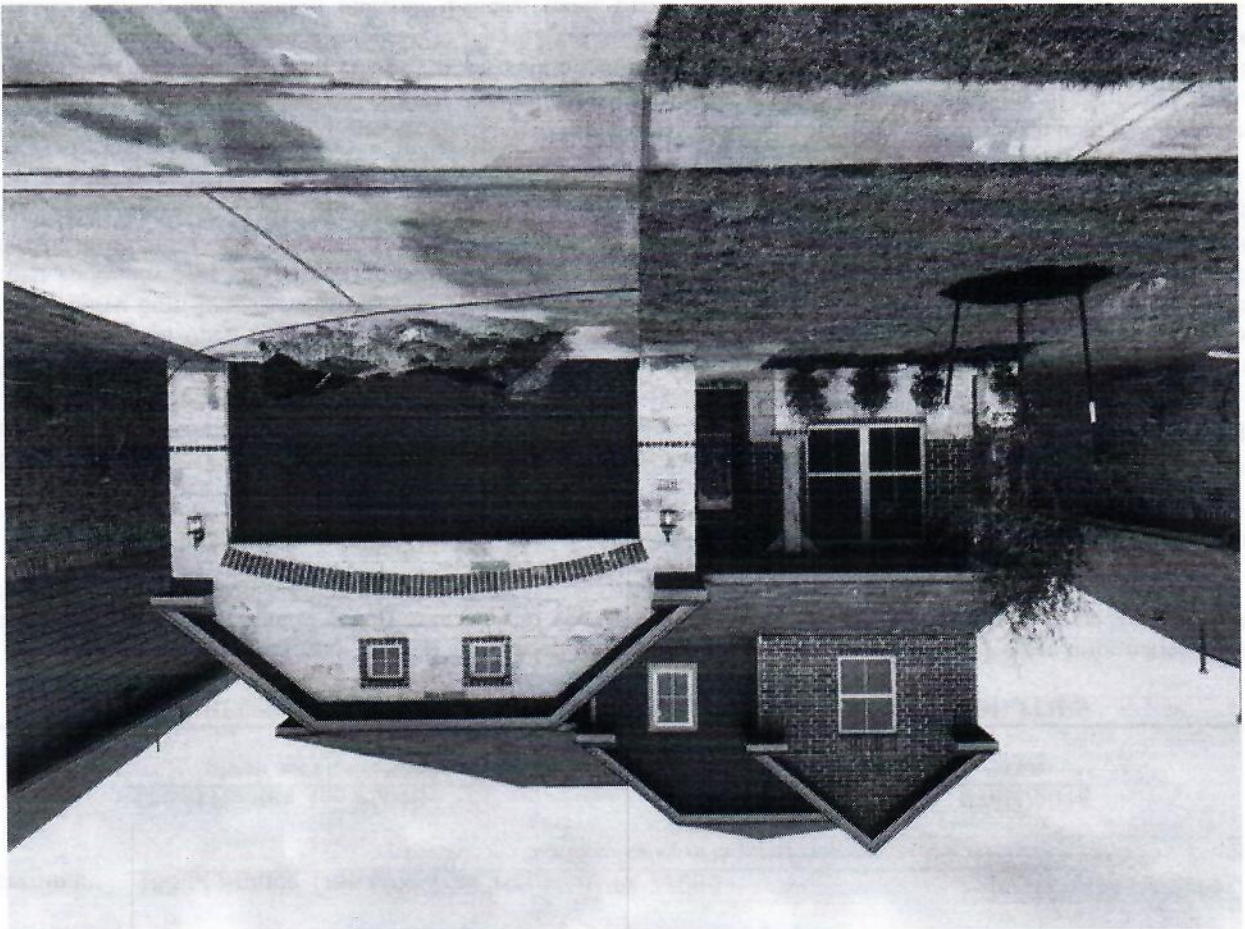


Date: 07/24/2018

Inspector: David Rogers T.R.E.C.: #5048

Prepared for: Shahin Zafari & Shina Rasooli

18322 Spruce Tree Line Trail
Houston, TX 77084



A+ HOME INSPECTIONS
Structural & Mechanical

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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; and
- lack of electrical bonding and grounding.
- lack of bonding on gas piping, including corrugated stainless steel (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.

 This form has been approved by the Texas Real Estate Commission for voluntary use by its license holders. Copies of TRREC rules governing real estate brokers, salesperson and real estate inspectors are available from TRREC, Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trrec.texas.gov>)

Contract forms developed by TRREC for use by its real estate license holders 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 TRREC 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.

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- 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).

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:

HAZARDS OR DEFICIENCIES CONCERNING

TEXAS REAL ESTATE CONSUMER NOTICE



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TRREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

05-04-15

I NI NP D

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient



Honeycomb left perimeter slab



Post tension cable ends exposed right master

B.

Grading and Drainage

Comments:

Note: It is not within the scope of this inspection to inspect flatwork or detention/retention ponds (except as related to slope and drainage); determine area hydrology or the presence of underground water; or determine the efficiency or performance of underground or surface drainage systems.

Grading and Drainage Deficiencies:

High soil levels observed at the following locations: rear patio column, front porch column.



High soil levels rear patio column



High soil levels front porch column

Suggested Grading and Drainage Maintenance: Grading around the dwelling should slope away from the structure, 6 inches per 10 feet. Excess runoff should drain to adjacent right-of-ways, swales or culverts. Allowing excess runoff to collect and stand around the dwelling will effect the soil conditions around the structure which may result in differential movement. Most of the greater Houston area soils contain expansive clays. Therefore, proper care of the soil under and around your home's foundation is very important in preserving the integrity of the structure. Implementing drainage provisions and a watering program around the perimeter of the dwelling will help to stabilize soil conditions and reduce the risk of abnormal differential movement.

C. **Roof Covering Materials**

Type(s) of Roof Covering: Composition Shingles

Viewed From: Roof and Ground Level

left of the water heaters.
 Ventilation baffles not secured at the following locations: second story attic left roof slope

Ventilation Deficiencies:

No indications of defects observed at the time of inspection.

Insulation Deficiencies:

Insulation Type: Loose Fill and Batts

Note: It is not within the scope of this inspection to enter attics and unfinished spaces where access is less than 22" x 30", head room less than 30", operate power ventilators, or provide an exhaustive list of locations of water penetrations.

Comments:

Approximate Average Thickness of Vertical Insulation: 4"

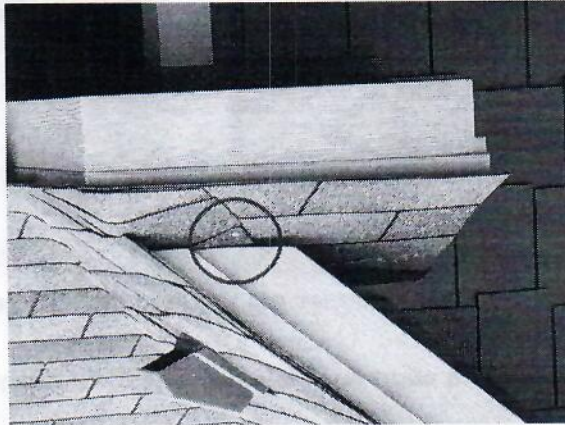
Approximate Average Depth of Insulation: 12"

Viewed From: Attic Decking

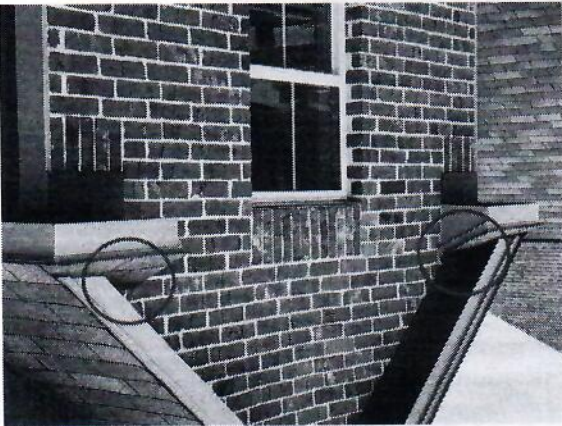
Roof Structures and Attics

- D.
-
-
-

Caulk face nails at hip caps



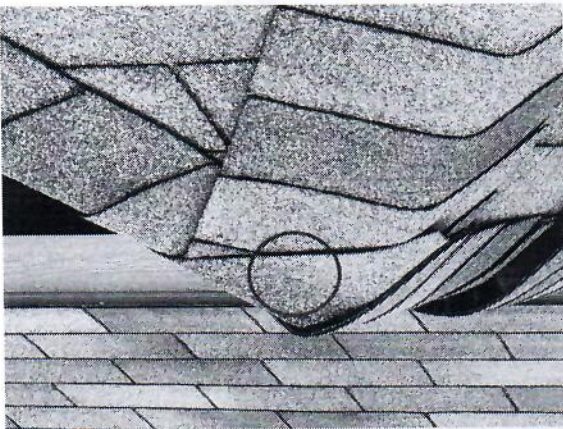
Flashing missing at front bedroom eyebrow



Loose nails at roof covering



Caulk face nails at ridge caps



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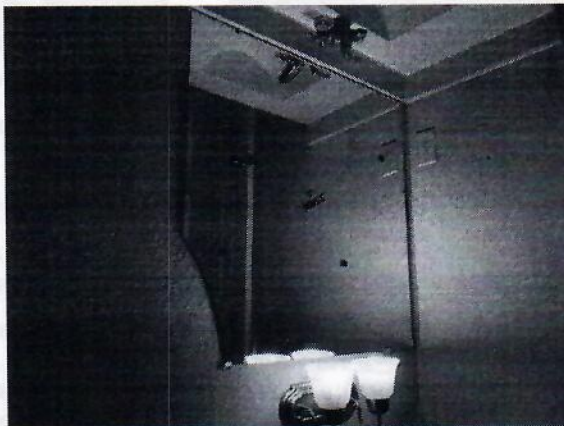
Report Identification: 18322 Spruce Tree Line Trail, Houston, TX 77084

Comments:

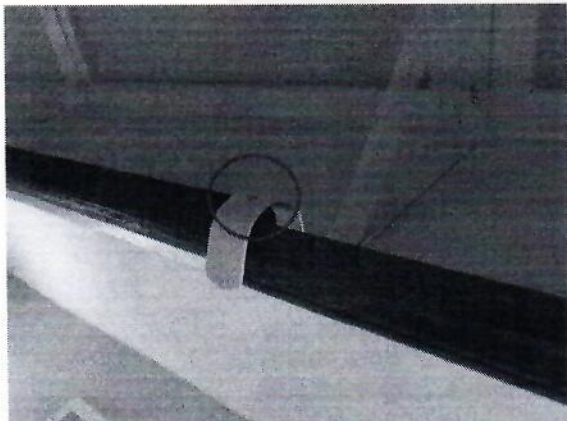
Note: It is not within the scope of this inspection to report cosmetic damage or the condition of the wall coverings; paints, stains or other surface coatings; cabinets; or countertops; report the condition or presence of awnings; or provide an exhaustive list of locations of water penetrations.

Interior Wall Deficiencies:

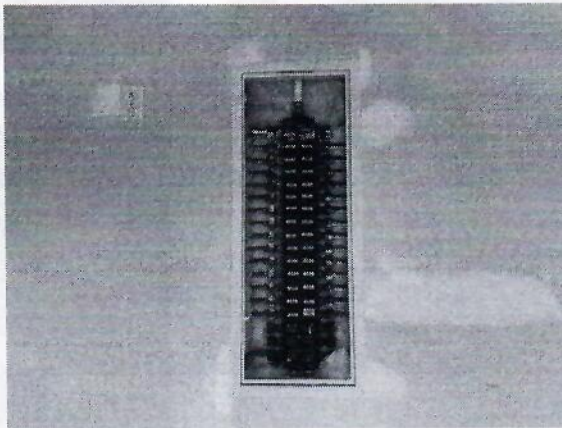
- The plumbing water manifold is recessed at the garage rear wall. 1/2 inch drywall is required at the garage side of the common wall to form a fire break between the dwelling and attached garage.
- Clothes rods not secured at the following locations: master closet.
- Wall mirror broken at the upstairs rear bathroom sink.
- Wall mirror missing at the upstairs front bathroom sink.



Mirror broken upstairs bathroom



Clothes rods not secured at bedroom closets



Manifold recessed at garage common wall

Exterior Wall Materials:

- Brick
- Stone
- Wood
- Stucco Veneer
- Composite Siding
- Vinyl
- Aluminum
- Asbestos
- Cement Board
- Other:

Exterior Wall Deficiencies:

- Cracks observed in the stone mortar at the following locations: above the garage door, front garage at the left roof eyebrow eave cap.
- Brick mortar observed missing at the following locations: family room right wall window ledge, family room left wall window ledge.

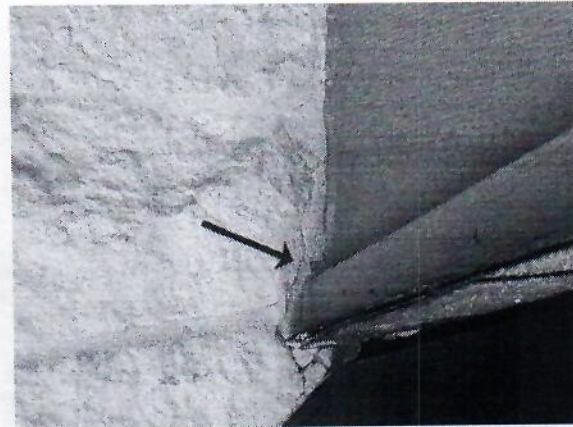
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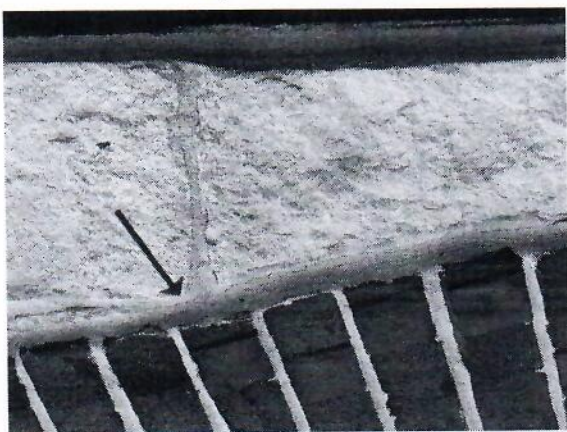
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Mortar crack at garage roof left eyebrow eave



Mortar crack above garage door



Hose bibs not sealed at exterior walls



Expansion joint caulking missing exterior walls



Exterior conduit not sealed at wall



Z-flash drainage plane covered with caulk

No indications of defects observed at the time of inspection.

Ceiling Deficiencies:

Note: It is not within the scope of this inspection to report cosmetic damage or the condition of the ceiling coverings; paints, stains or other surface coatings; or provide an exhaustive list of locations of water penetrations.

Comments:

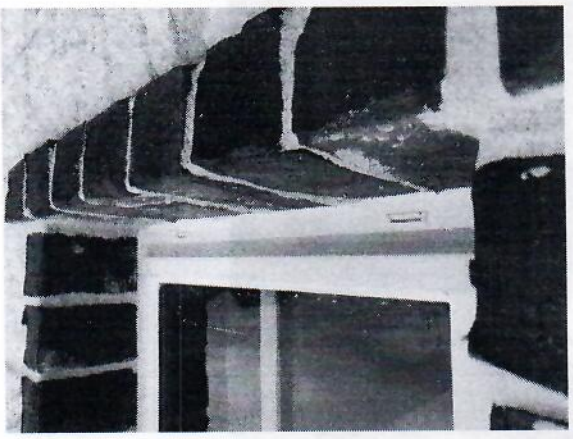
Ceilings and Floors

- F.
-
-
-
-

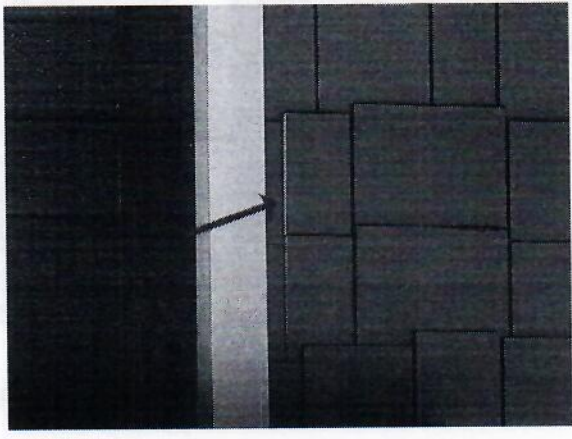
Cracked brick garage right gable window



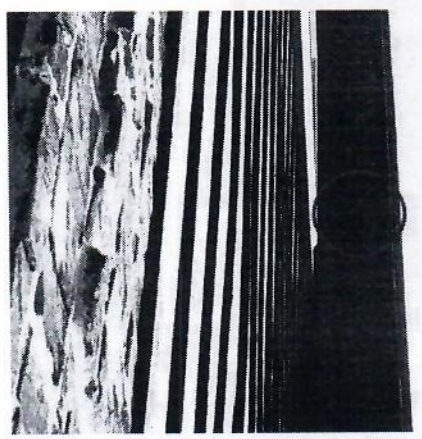
Window ledges not properly sloped



Paint missing shingle siding edges



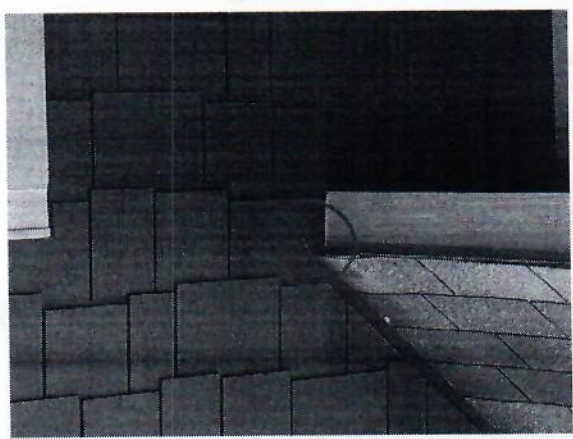
Seal soffit penetration A/C drain line



Utility room floor drain not sealed at wall



Exposed nail front shingle siding at roof eave



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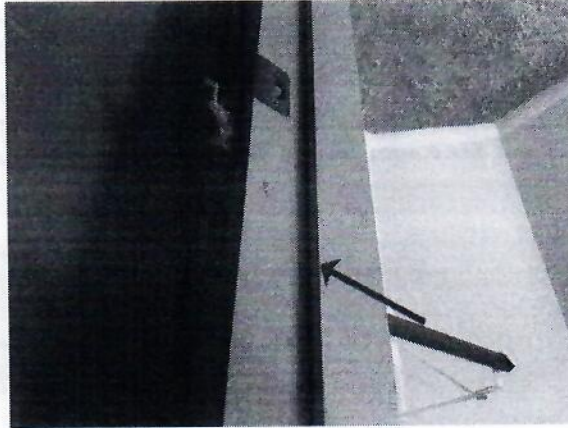
D=Deficient

Garage door spring covered with wall paint over spray. The paint on the spring can cause the spring to rust.

Type of Door(s): Metal Wood Fiberglass

Garage Doors Deficiencies:

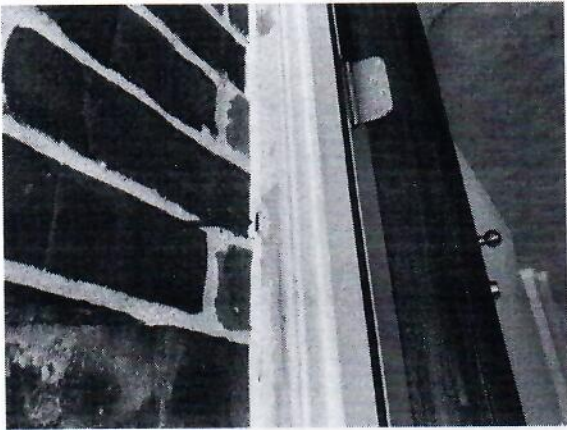
Weather strip missing master attic door



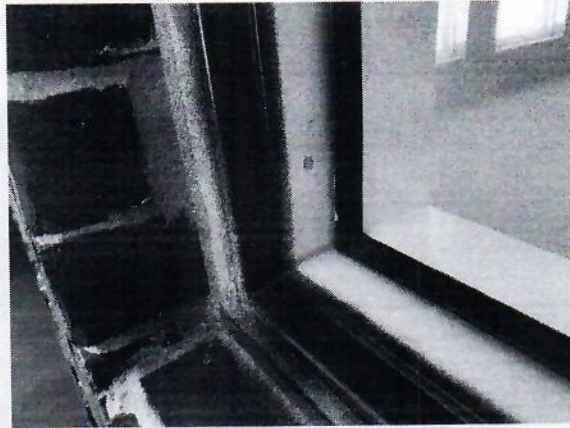
Jamb not caulked at base front entry door



Paint missing front entry door jamb



Paint missing at rear patio door jamb



Caulk missing at rear patio door jamb at base



Door stops missing at all locations.

Gaps in the door casing caulk observed at the following locations: front entry door.

Door casings not caulked at the base at the following locations: rear patio door, front entry door.

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- Fireplace screen cover is missing.
- Fireplace installation not complete at the time of inspection. Fireplace was not operated.
- Fireplace wall switch and coverplate not installed at the left family room wall.

Fireplace Deficiencies

Gas Key Present: No

Gas Valve Location: Left

Flue penetration accessible at the attic: Direct Vent

Type of Fireplace: Factory Built

Note: It is not within the scope of the inspection to verify the integrity of the flue, perform a chimney smoke leakage. Therefore, you may wish to obtain the services of a professional chimney sweep for these inspections and other services related to the fireplace and or chimney.

Comments:

J. Fireplaces and Chimneys

No indications of defects observed at the time of inspection.

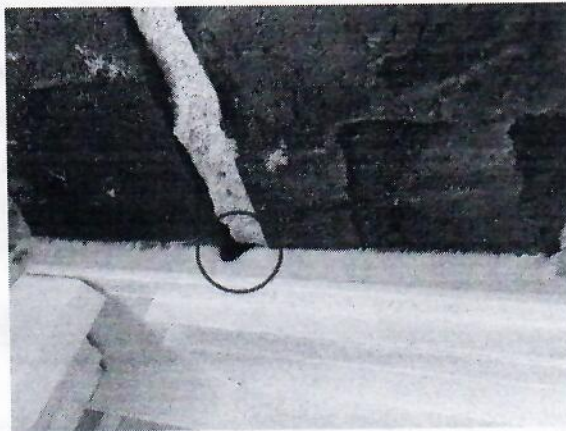
Stairway Deficiencies:

Note: It is not within the scope of this inspection to exhaustively measure every stairway component.

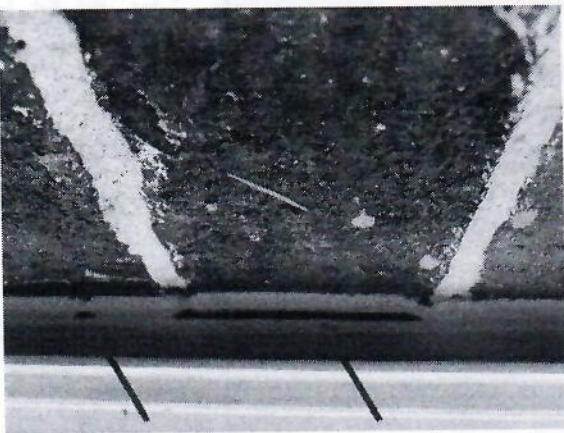
Comments:

I. Stairways (Interior and Exterior)

Gaps observed at exterior window caulking



Gaps observed at exterior window caulking



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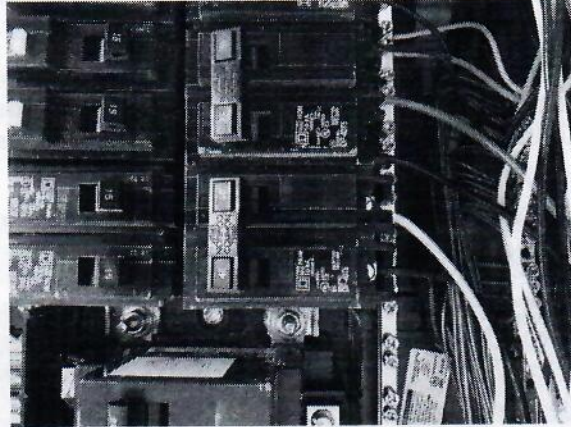
D=Deficient

- The metal gas pipe is not bonded across the corrugated stainless steel tube flex line connectors at both water heaters. The gas pipe is required to be bonded across the steel flex line connector at non-grounded appliances.
- The grounding electrode installed at the exterior of the dwelling is not supplemented. The NEC code requires two means of grounding for residential dwellings and only on grounding electrode was identified.
- The grounding electrode should be driven to below top surface of the soil.

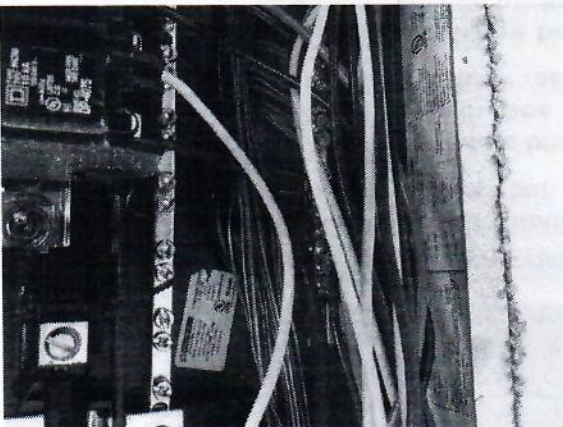
Grounding and Bonding Deficiencies:

Service-Entrance Equipment Grounding and Bonding:

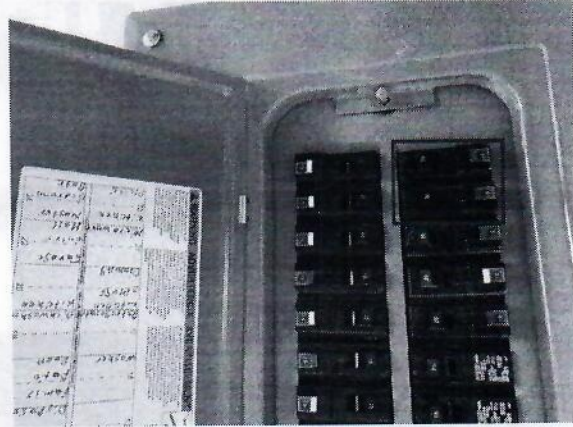
A/C wire not marked red or black



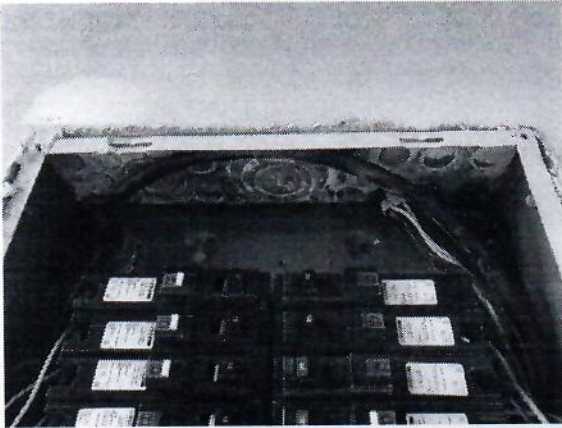
Black sheathed grounds not marked green



Microwave and kitchen breakers tripping



Debris bottom panelboard



- Debris observed at the interior of the service equipment disconnecting means panelboard enclosure.
- The white wire connected to the 240 volt circuit breakers should be marked with a color (red or black).
- The black insulated conductor used for grounding and or bonding should be marked green.
- The dual GFCI and combination arc fault circuit breakers at the microwave #21 and kitchen counter receptacles #23 are simultaneously tripping when a load is plugged into either one of the circuits. Further evaluation by a master electrician is recommended.

I NI NP D

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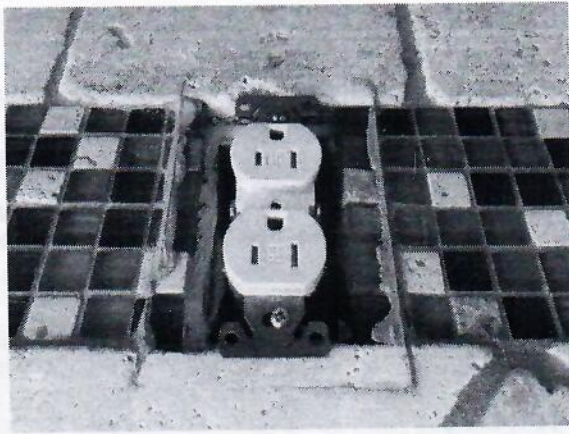
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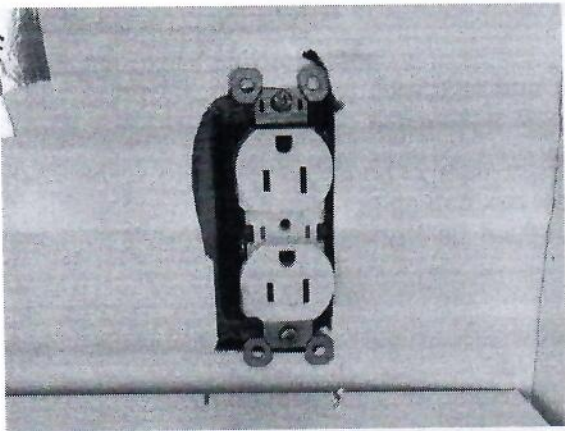
D=Deficient

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I NI NP D



Spark rings missing kitchen backsplash outlets



Spark rings missing kitchen cabinet receptacles

Smoke and Fire Alarms Deficiencies:

Carbon monoxide alarm not installed at the exterior of the upstairs left guest bedrooms. An approved carbon monoxide alarm shall be installed outside of the each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel fired appliances are installed and in dwelling units that have attached garages.



Upstairs hallway smoke detector not CO too

Doorbell Deficiencies:

No indications of defects observed at the time of inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central

Energy Source: Gas

Comments:

Note: The visual inspection of the heating equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the heating equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components as a heat exchanger, require dismantling of the furnace and is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment;

Note: It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler

Comments:

Static water pressure reading: 75 psi

Location of main water supply valve: Right Garage Wall

Location of water meter: Front Exterior

Plumbing Supply, Distribution Systems and Fixtures A.

IV. PLUMBING SYSTEM

No indications of defects observed at the time of inspection.

Duct System, Chases, and Vents Deficiencies:

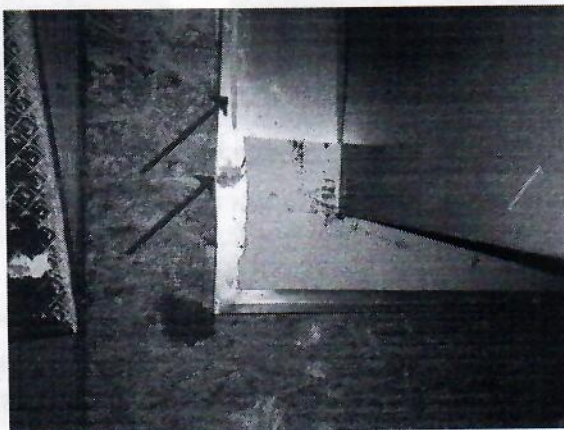
Type of Ducting: Flexible Duct

Note: The visual inspection of the duct system, chases, and vents does not include internal parts that require disassembling to visually inspect. The condition of the duct system, chases, and vents is based on the performance of the systems when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; inspect duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers; inspect winterized or decommissioned equipment; compatibility of components; and the sizing, efficiency, or adequacy of the systems; balanced air flow of the conditioned air to the various parts of the building; types of materials contained in insulation.

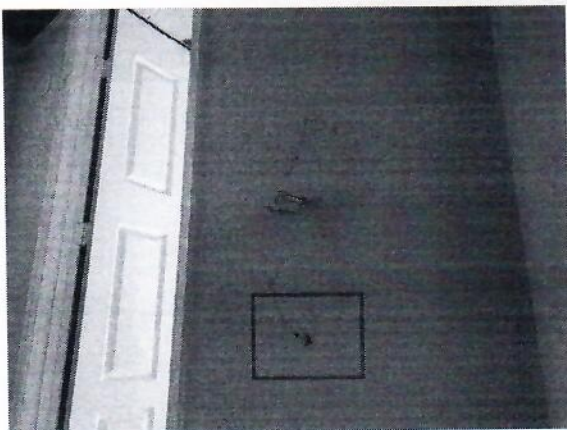
Comments:

Duct Systems, Chases, and Vents C.

Debris in the A/C drain pan



A/C thermostat missing at upstairs wall



Insulation/debris observed at the A/C auxiliary condensate drain pan.

The A/C thermostat was not installed at the time of inspection. The A/C system installation was not complete and was not inspected for performance. The system was only visually inspected

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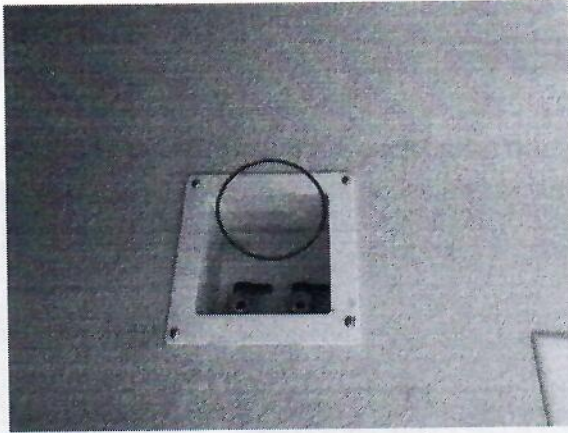
Comments:

Capacity: 2 - 40 gallon tanks

Energy Source: Gas

C. Water Heating Equipment

No drain pipe at washing machine box



The utility room drain line is not present at the washing machine hook-ups.

Drains, Wastes and Vents Deficiencies:

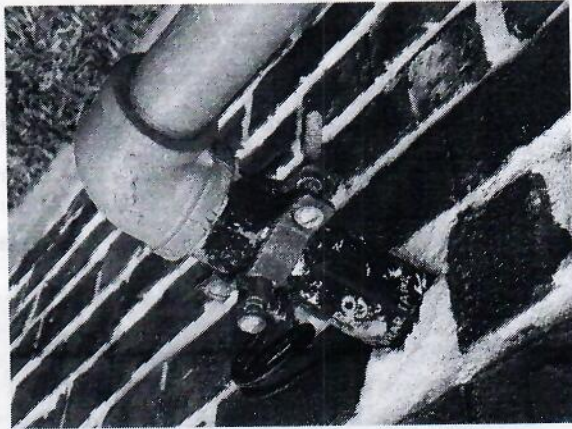
Note: Tub inspection access blocked or none installed and drain connections could not be visually inspected at the following locations: master bathtub, front upstairs bathtub, rear upstairs bathtub.

Note: It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence of performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.

Comments:

B. Drains, Wastes, and Vents

Gas pipe rusted right exterior wall



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A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

Food Waste Disposal Deficiencies:

No indications of defects observed at the time of inspection.

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Note: The mechanical exhaust vents and bathroom heaters are operated in normal mode. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.

Mechanical Exhaust Vents and Bathroom Heaters Deficiencies:

The bathroom exhaust fan vent cover not attached at the upstairs front bathroom ceiling.



Exhaust fan vent cover missing upstairs bath

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments: