



2411 Dabney Manor Ct.
Katy, TX 77449

PROPERTY INSPECTION REPORT

Prepared For: Lauren Singleton
(Name of Client)

Concerning: 2411 Dabney Manor Ct., Katy, TX 77449
(Address or Other Identification of Inspected Property)

By: Nicholas Jones, Lic #9019 11/01/2018
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

Signs of structural movement/settlement were observed at the time of inspection. These signs include:

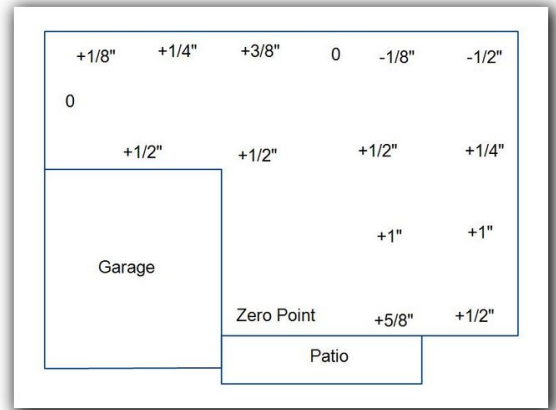
- Cracks at the exterior brick and mortar walls.
- Cracks at the interior drywall and repairs to cracks.
- Doors not functioning properly inside their door jambs.
- Separation of the caulking around windows and at the brick control joints.

While these signs were observed, it is my opinion that these signs of related to typical settlement and not differential movement. The foundation is performing its intended function at the time of inspection.

I recommend correction of all issues stated in the Grading and Drainage section of this report to help promote the future health of the foundation.

For more information of slab on grade foundations, go to houstonslabfoundations.com

- Cracks noted at the corners of the foundation walls at various locations. These cracks are referred to as "cornerpops" and while not a structural issue at this time, should be repaired to prevent further deterioration.



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

SUGGESTED FOUNDATION MAINTENANCE & CARE: Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor

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was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a structural engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

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

B. Grading and Drainage

Comments:

- The pine tree at the front of the home was observed to have been recently trimmed and the overall health of the tree appears poor. Recommend further evaluation and correction as needed. It is likely the tree will need to be removed.

Heavy foliage or tree limbs should be trimmed back a minimum of 18" from the walls of the home and 3' from the roof covering. Recommend correction as needed.

- No gutters were observed to be installed at roof slopes around the home. Gutters are highly recommended and should be installed to prevent soil erosion resulting in standing water near the foundation.

- There appears to be improper grading and drainage of the property at multiple locations around the home. Issues observed include negative slope towards foundation, soil erosion around perimeter of the home, and inadequate slope of the grade around property to ensure proper drainage. Recommend further evaluation and correction of all drainage issues to help promote the health of the foundation.

The property should be graded so that surface water will drain away from the foundation walls at a minimum slope of 6" within 10'. Lot drainage should divert to the street as to not create a hazard on the property.

- High soil conditions observed at various locations around the perimeter of the home. The soil level should be reduced to allow for a minimum of 2-4" of foundation exposure, while still providing positive drainage away from the home. Recommend correction.

I recommend you consult with a qualified, competent landscape contractor to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.

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

C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles

Viewed From: Walked the roof

Comments:

- The flashings at multiple locations around the roof structure were observed to be lifted and need properly secured and sealed.
- Several locations where the nail heads are exposed and need sealed. These locations include around vent jacks, flashings, and hip and ridge caps. Recommend correction as needed.
- Roof leak observed around the chimney structure at time of inspection. See the Ceilings and Floors section of the report for more information.

I recommend you consult with a qualified, competent roofing contractor to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.

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

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

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D. Roof Structures and Attics

Viewed From: Entered attic space

Approximate Average Depth of Insulation: 8-10" blown cellulose

Comments:

All portions of the attic space appear to be performing as intended at the time of inspection.

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

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E. Walls (Interior and Exterior)

Comments:

Exterior Walls:

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- Wood rot observed to various elements of the siding at multiple locations around the home. These locations include sections of the cornice, garage door trimmers, ceiling and trim elements at the front porch, and siding above the roof line. Recommend further evaluation and correction as needed. The paint on various elements of the siding is worn and needs redone to prevent further deterioration.

- Excessive separation observed in the finish elements around the home, including at the brick control joints as well as around the windows. Caulking and sealing is needed at multiple locations around the exterior of the home, including around all light fixtures, outlets, and any other penetrations through exterior finish. Recommend correction.

- Rusting observed on the steel lintels at multiple openings around the exterior of the home. Recommend these lintels be properly sanded and painted to prevent further deterioration.

Interior Walls:

- Separation observed in the seals at the kitchen counter and backsplash. Recommend correction.

- Minor damage observed to the drywall at various locations around the interior of the home. Recommend correction as needed.

I recommend you consult with a contractor to evaluate further, determine the best method of repairs, estimate costs, and perform the repairs.

All other portions of the walls appeared to be performing as intended at the time of inspection.

The thermal imaging camera showed no indication of missing insulation or signs of moisture intrusion at the time of inspection.



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

F. Ceilings and Floors

Comments:

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- The tile floor at multiple locations around the home is dirty and needs properly cleaned. Wear and tear damage observed to the laminate floor surfaces at multiple locations around the home. Recommend you budget for cleaning and repair as desired.

- Shoe molding is absent at various locations around the home. Recommend correction as desired.

- Water staining observed at the interior of the home at the ceiling in living room and in the master bedroom closet. Thermal imaging revealed no signs of active moisture at the closet, but the staining in the living room appears to be related to an active roof leak (see thermal imaging below). Recommend further evaluation and correction as needed. Recommend you budget for repair of the leaking issues and cosmetic repair of the affected areas.

I recommend you consult with a contractor to evaluate further, determine the best method of repairs, estimate costs, and perform the repairs.



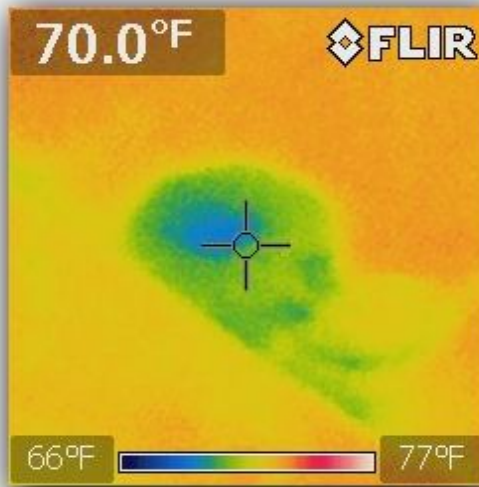
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Note: Floor coverings were not removed/relocated for inspection. The inspector did not determine

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the condition of floor or ceiling coverings unless such conditions affect structural performance or indicated water penetration.

G. Doors (Interior and Exterior)

Comments:

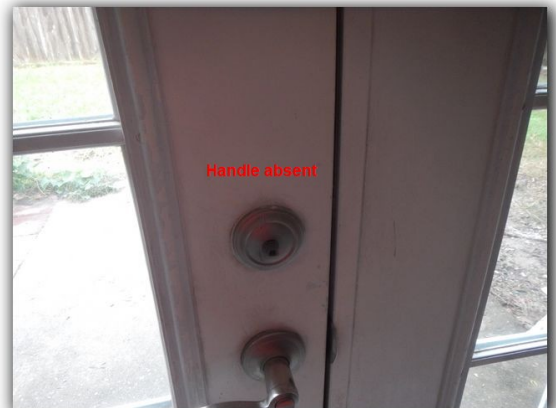
- Wood rot observed to the door assembly at the back exterior door and signs of moisture intrusion observed around the base of the door resulting in water damage to trim components at this location. Damage observed to the door from animals clawing at the door assembly as well. The handle for the dead bolt is absent from the hardware. Recommend further evaluation and correction as needed.

- Several of the interior doors are in need of adjustment. Issues observed include door rubbing inside jamb, not catching properly on strike, damage to the door, or missing stops or damaged hardware. Recommend further evaluation and correction as needed.

- Inadequate weather seal observed installed at section of the interior garage door. Recommend correction.

- The attic access door is not insulated or weather stripped, the hardware on the door is damaged and loose, the ladder is not properly cut, and the door does not seal properly when closed. Recommend correction for safety and energy efficiency reasons.

I recommend you consult with a qualified, competent handyman to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.



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

H. Windows

Comments:

- Repaired piece of glass on window at the left bedroom is not properly secured inside the frame and loose. Recommend correction.
- Cracked glass observed at several windows around the home. Recommend correction as needed.
- Locks absent from multiple windows around the home. Recommend correction as needed.
- Multiple screens for the windows around the home are damaged or absent. Recommend correction as desired.

I recommend you consult with a qualified, competent window company to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.



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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

- Damage and excessive rusting observed to the cap assembly on the top of the chimney. I recommend you consult with a qualified, competent contractor to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.



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

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

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K. Porches, Balconies, Decks, and Carports

Comments:

- Wood rot observed to the ceiling at the right side of the front porch. This appears related to roof water discharge at the adjacent roof slope making its way between the trim and siding elements at this location. Recommend further evaluation to ensure no more water is discharged improperly and repair of all areas of wood rot. I recommend you consult with a contractor to evaluate further, determine the best method of repairs, estimate costs, and perform the repairs.



L. Other

Comments:

- Sections of the fencing around the home are damaged and need repaired. Recommend further evaluation and correction as needed.

- Extensive rodent (mice) infestation has been observed in the kitchen space. Excessive amounts of droppings observed in the cabinets, pantry, and in the oven unit. Damage observed to the cabinets at various locations. Recommend further evaluation to manage the rodent infestation, properly clean and disinfect all affected areas, and budget for repair/painting of the cabinets and other related damaged components.

- Clothes rod at the left bedroom closet area is not cut properly. Recommend correction as desired.

I recommend you consult with a contractor to evaluate further, determine the best method of repairs, estimate costs, and perform the repairs.

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The inspector did not inspect any yard enclosures/fences.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

All portions of the service entrance and panel were performing as intended at the time of inspection.

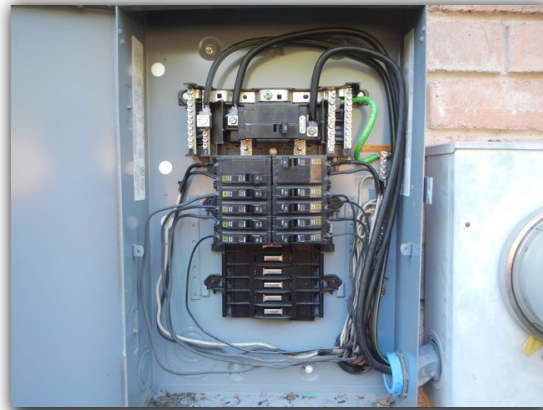
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Note: It is beyond the scope of the inspection to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; perform voltage drop calculations; determine accuracy of the labeling; operate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

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- The doorbell at the home is absent. Recommend correction as needed.
- No GFCI (Ground Fault Circuit Interrupt) protection is present for some the outlets at the "wet areas" around the home. This includes all outlets at the exterior, kitchen counters, garage, bathrooms, and laundry room. Modern codes require GFCI protection at ALL outlets at these locations. I highly recommend that you consider upgrading outlets at all applicable locations to GFCI protected for safety reasons.
- The GFCI outlets at the kitchen counter area did not function properly at time of inspection and would not reset after being tripped. Recommend further evaluation and correction as needed.
- Several of the outlets in the living room did not function at time of inspection. Recommend further evaluation and correction as needed.
- The bulbs in the closets are bare incandescent light fixtures. I highly recommend you consider replacing these lights with globe protected type for fire safety reasons.
- Several of the lights around the home did not function at time of inspection, potential bulb related issues. Some of the ceiling fans were observed to be out of balance or missing the pull string components. Recommend correction as needed.
- Several of the cover plates around the home are damaged or absent. The dimmer switches at the living room are missing pieces and not functioning properly. Recommend further evaluation and correction as needed.

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- Smoke alarms not present at all required locations and existing units appear aged. Recommend installation of new units at all required location and installation of a carbon monoxide alarm.

I recommend you consult with a licensed, qualified electrical contractor to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.



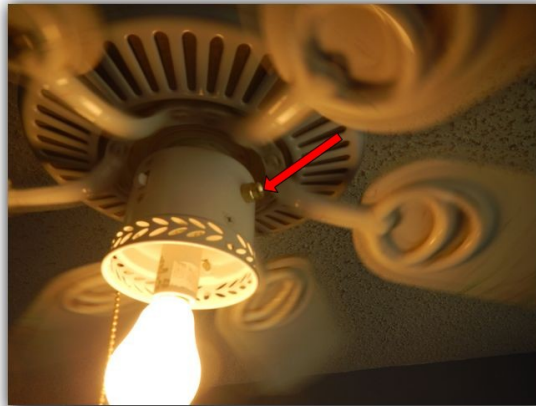
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Note: Inspection of outlets, switches and accessory connections was limited due to concealment.

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

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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Central

Energy Sources: Natural Gas

Comments:

The heating equipment was performing as intended at the time of inspection.

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B. Cooling Equipment

Type of Systems: Central
Comments:

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

Unit #1 - 3 ton 2012 system

Supply Air Temp: 55 Degrees F
Return Air Temp: 70 Degrees F
Temp. Differential: 15 Degrees F

The A/C equipment appeared to be performing as intended at the time of inspection.

- The drain line for the system terminates at the exterior of the home near the foundation. This condition is no longer permitted and I recommend you consider re-routing the line into the plumbing system.

Note: Rust was observed in the drain pan under one of the air handlers in the attic space. This condition is indicative of continuous issue with the evaporator. No moisture was observed at the time of inspection, and it is possible it is related to a previous issue. Recommend consulting with the seller to determine if any previous repairs were performed on this equipment, and when the last time the system was serviced.

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Note: Please verify that HVAC equipment has been serviced recently, preferably in the last year. Neglect of annual servicing for the HVAC equipment may not allow the systems to provide and maintain maximum efficiency and may lessen the serviceable life span.

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

C. Duct Systems, Chases, and Vents

Comments:

- The system shows signs of being excessively dirty. I highly recommend you budget for professional cleaning/service of the ducts and cleaning or replacement of the air diffusers around the home. I recommend you consult with a contractor to evaluate further, determine the best method of repairs, estimate costs, and perform the repairs.



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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Street

Location of main water supply valve: Garage

Static water pressure reading: 55 psi

Comments:

Note: Galvanized pipe distributes water for this structure. This pipe is known to deteriorate over time causing issues with the piping. The horizontal sections of the original galvanized piping have been replaced as observed from the attic space, but much of the original piping is still in use. No signs of issues with the piping were observed at time of inspection. If you begin to notice a drop in pressure at the fixtures or dirty rust colored water, contact a plumber immediately.

- Recommend insulation around the main supply at the front left of the home. Water observed leaking from the valve stems at the exterior hose bibbs. Recommend correction.

- Slow drip observed at the fixture at the kitchen, indicative that the fixture does not fully shutoff. Recommend correction.

- The aerator at the vanity sink fixtures is dirty and needs cleaned or replaced. Recommend correction.

- The seals around the base of the commodes are worn and the bolts display rust and missing caps. Recommend further evaluation to ensure the integrity of the seals on the units, and the units be firmly secured to the drain flanges.

- The tub spigot at the bathrooms does not fully divert the water to shower head when the diverter is engaged. This is indicative that the device is worn and needs repaired or replaced. Recommend correction.

- Chips observed in the finish on the tubs inside the home. Recommend correction to prevent further deterioration.

I recommend you consult with a licensed, qualified plumber to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.

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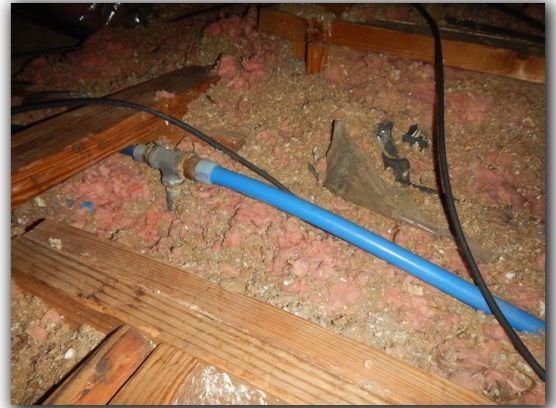
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B. Drains, Wastes, and Vents

Comments:

- The master bathroom vanity sink drain assembly is improper and needs redone to ensure proper function. The hallway bathroom vanity sink is slow to drain. The stoppers are missing components or not functioning properly. Recommend correction.

- No proper access available to view the underside of the bathroom tub drains. Recommend further evaluation of these components and correction as needed.

- The drain assembly at the hallway bathroom tub is damaged and needs replaced. Recommend correction.

I recommend you consult with a licensed, qualified plumber to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.



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C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 50 gallons

Comments:

- No elbow in place on the TPRV drain line at the left exterior of the home. No drain line attached to the pan under the water heater unit. Recommend correction.

- Corrosion observed forming on the connections to the unit. Recommend correction to prevent further deterioration.

I recommend you consult with a licensed, qualified plumber to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.

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The water heater was observed to be performing as intended at the time of inspection.



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

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D. Hydro-Massage Therapy Equipment

Comments:

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

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E. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

- No drain loop or air gap in place on the dishwasher drain line. This should be installed to prevent backflow into the appliance. Recommend correction.

- The slide for the upper rack is damaged and rust displayed on the racks. Recommend correction.

While the dishwasher was performing as intended, due to the age and condition of the unit, I recommend you budget for replacement.



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

B. Food Waste Disposers

Comments:

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

C. Range Hood and Exhaust Systems

Comments:

- The filter and the unit are dirty and need cleaned. Recommend correction.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



D. Ranges, Cooktops, and Ovens

Comments:

- The oven was not operational at time of inspection. The unit is excessively dirty and shows signs of rodent infestation in the form of droppings in the unit. Recommend you budget for replacement or extensive cleaning and disinfecting.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The unit in the master bathroom is not functioning at time of inspection. Recommend further evaluation and correction as needed.

Note: The units are not vented to the exterior of the home. Modern codes require that the units be vented to the exterior of the home. Recommend you consider correction to ensure all exhaust goes to the exterior of the home.



G. Garage Door Operators

Comments:

- The auto-reverse safety function, which reverses the door when it feels pressure, was not functioning properly at time of inspection and is in need of adjustment. Recommend correction.

- The pull string is absent from the emergency release on the unit. Recommend correction.

I recommend you consult with a licensed, qualified technician to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

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H. Dryer Exhaust Systems

Comments:

- No dryer vent cap in place on the unit. The duct shows excessive amounts of debris in the unit and excessive lint build up observed in the area below the water heater unit. Recommend further evaluation and correction as needed.



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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. Other

Comments:

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

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: Pool Construction Types

Comments:

C. Outbuildings

Comments:

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

Type of Pump: Water Pump Types

Type of Storage Equipment: Water Storage Equipment

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System: Septic Systems

Location of Drain Field:

Comments:

F. Other

Comments:

Summary

1.1 FOUNDATIONS

Signs of structural movement/settlement were observed at the time of inspection. These signs include:

- Cracks at the exterior brick and mortar walls.
- Cracks at the interior drywall and repairs to cracks.
- Doors not functioning properly inside their door jambs.
- Separation of the caulking around windows and at the brick control joints.

While these signs were observed, it is my opinion that these signs are related to typical settlement and not differential movement. The foundation is performing its intended function at the time of inspection.

I recommend correction of all issues stated in the Grading and Drainage section of this report to help promote the future health of the foundation.

For more information of slab on grade foundations, go to houstonslabfoundations.com

- Cracks noted at the corners of the foundation walls at various locations. These cracks are referred to as "cornerpops" and while not a structural issue at this time, should be repaired to prevent further deterioration.

1.2 GRADING AND DRAINAGE

- The pine tree at the front of the home was observed to have been recently trimmed and the overall health of the tree appears poor. Recommend further evaluation and correction as needed. It is likely the tree will need to be removed.

Heavy foliage or tree limbs should be trimmed back a minimum of 18" from the walls of the home and 3' from the roof covering. Recommend correction as needed.

- No gutters were observed to be installed at roof slopes around the home. Gutters are highly recommended and should be installed to prevent soil erosion resulting in standing water near the foundation.

- There appears to be improper grading and drainage of the property at multiple locations around the home. Issues observed include negative slope towards foundation, soil erosion around perimeter of the home, and inadequate slope of the grade around property to ensure proper drainage. Recommend further evaluation and correction of all drainage issues to help promote the health of the foundation.

The property should be graded so that surface water will drain away from the foundation walls at a minimum slope of 6" within 10'. Lot drainage should divert to the street as to not create a hazard on the property.

- High soil conditions observed at various locations around the perimeter of the home. The soil level should be reduced to allow for a minimum of 2-4" of foundation exposure, while still providing positive drainage away from the home. Recommend correction.

I recommend you consult with a qualified, competent landscape contractor to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.

1.3 ROOF COVERING MATERIALS

- The flashings at multiple locations around the roof structure were observed to be lifted and need properly secured and sealed.

- Several locations where the nail heads are exposed and need sealed. These locations include around vent jacks, flashings, and hip and ridge caps. Recommend correction as needed.

- Roof leak observed around the chimney structure at time of inspection. See the Ceilings and Floors section of the report for more information.

I recommend you consult with a qualified, competent roofing contractor to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.

1.4 WALLS (INTERIOR AND EXTERIOR)

Exterior Walls:

- Wood rot observed to various elements of the siding at multiple locations around the home. These locations include sections of the cornice, garage door trimmers, ceiling and trim elements at the front porch, and siding above the roof line. Recommend further evaluation and correction as needed. The paint on various elements of the siding is worn and needs redone to prevent further deterioration.

- Excessive separation observed in the finish elements around the home, including at the brick control joints as well as around the windows. Caulking and sealing is needed at multiple locations around the exterior of the home, including around all light fixtures, outlets, and any other penetrations through exterior finish. Recommend correction.

- Rusting observed on the steel lintels at multiple openings around the exterior of the home. Recommend these lintels be properly sanded and painted to prevent further deterioration.

Interior Walls:

- Separation observed in the seals at the kitchen counter and backsplash. Recommend correction.

- Minor damage observed to the drywall at various locations around the interior of the home. Recommend correction as needed.

I recommend you consult with a contractor to evaluate further, determine the best method of repairs, estimate costs, and perform the repairs.

1.5 CEILINGS AND FLOORS

- The tile floor at multiple locations around the home is dirty and needs properly cleaned. Wear and tear damage observed to the laminate floor surfaces at multiple locations around the home. Recommend you budget for cleaning and repair as desired.

- Shoe molding is absent at various locations around the home. Recommend correction as desired.

- Water staining observed at the interior of the home at the ceiling in living room and in the master bedroom closet. Thermal imaging revealed no signs of active moisture at the closet, but the staining in the living room appears to be related to an active roof leak (see thermal imaging below). Recommend further evaluation and correction as needed. Recommend you budget for repair of the leaking issues and cosmetic repair of the affected areas.

I recommend you consult with a contractor to evaluate further, determine the best method of repairs, estimate costs, and perform the repairs.

1.6 DOORS (INTERIOR AND EXTERIOR)

- Wood rot observed to the door assembly at the back exterior door and signs of moisture intrusion observed around the base of the door resulting in water damage to trim components at this location. Damage observed to the door from animals clawing at the door assembly as well. The handle for the dead bolt is absent from the hardware. Recommend further evaluation and correction as needed.
- Several of the interior doors are in need of adjustment. Issues observed include door rubbing inside jamb, not catching properly on strike, damage to the door, or missing stops or damaged hardware. Recommend further evaluation and correction as needed.
- Inadequate weather seal observed installed at section of the interior garage door. Recommend correction.
- The attic access door is not insulated or weather stripped, the hardware on the door is damaged and loose, the ladder is not properly cut, and the door does not seal properly when closed. Recommend correction for safety and energy efficiency reasons.

I recommend you consult with a qualified, competent handyman to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.

1.7 WINDOWS

- Repaired piece of glass on window at the left bedroom is not properly secured inside the frame and loose. Recommend correction.
- Cracked glass observed at several windows around the home. Recommend correction as needed.
- Locks absent from multiple windows around the home. Recommend correction as needed.
- Multiple screens for the windows around the home are damaged or absent. Recommend correction as desired.

1.8 FIREPLACES AND CHIMNEYS

- Damage and excessive rusting observed to the cap assembly on the top of the chimney. I recommend you consult with a qualified, competent contractor to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.

1.9 PORCHES, BALCONIES, DECKS, AND CARPORTS

- Wood rot observed to the ceiling at the right side of the front porch. This appears related to roof water discharge at the adjacent roof slope making its way between the trim and siding elements at this location. Recommend further evaluation to ensure no more water is discharged improperly and repair of all areas of wood rot. I recommend you consult with a contractor to evaluate further, determine the best method of repairs, estimate costs, and perform the repairs.

1.10 OTHER

- Sections of the fencing around the home are damaged and need repaired. Recommend further evaluation and correction as needed.
- Extensive rodent (mice) infestation has been observed in the kitchen space. Excessive amounts of droppings observed in the cabinets, pantry, and in the oven unit. Damage observed to the cabinets at various locations. Recommend further evaluation to manage the rodent infestation, properly clean and disinfect all affected areas, and budget for repair/painting of the cabinets and other related damaged components.

- Clothes rod at the left bedroom closet area is not cut properly. Recommend correction as desired.

I recommend you consult with a contractor to evaluate further, determine the best method of repairs, estimate costs, and perform the repairs.

1.11 BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- The doorbell at the home is absent. Recommend correction as needed.

- No GFCI (Ground Fault Circuit Interrupted) protection is present for some the outlets at the "wet areas" around the home. This includes all outlets at the exterior, kitchen counters, garage, bathrooms, and laundry room. Modern codes require GFCI protection at ALL outlets at these locations. I highly recommend that you consider upgrading outlets at all applicable locations to GFCI protected for safety reasons.

- The GFCI outlets at the kitchen counter area did not function properly at time of inspection and would not reset after being tripped. Recommend further evaluation and correction as needed.

- Several of the outlets in the living room did not function at time of inspection. Recommend further evaluation and correction as needed.

- The bulbs in the closets are bare incandescent light fixtures. I highly recommend you consider replacing these lights with globe protected type for fire safety reasons.

- Several of the lights around the home did not function at time of inspection, potential bulb related issues. Some of the ceiling fans were observed to be out of balance or missing the pull string components. Recommend correction as needed.

- Several of the cover plates around the home are damaged or absent. The dimmer switches at the living room are missing pieces and not functioning properly. Recommend further evaluation and correction as needed.

- Smoke alarms not present at all required locations and existing units appear aged. Recommend installation of new units at all required location and installation of a carbon monoxide alarm.

I recommend you consult with a licensed, qualified electrical contractor to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.

1.12 COOLING EQUIPMENT

- The drain line for the system terminates at the exterior of the home near the foundation. This condition is no longer permitted and I recommend you consider re-routing the line into the plumbing system.

Note: Rust was observed in the drain pan under one of the air handlers in the attic space. This condition is indicative of continuous issue with the evaporator. No moisture was observed at the time of inspection, and it is possible it is related to a previous issue. Recommend consulting with the seller to determine if any previous repairs were performed on this equipment, and when the last time the system was serviced.

1.13 DUCT SYSTEMS, CHASES, AND VENTS

- The system shows signs of being excessively dirty. I highly recommend you budget for professional cleaning/service of the ducts and cleaning or replacement of the air diffusers around the home. I recommend you consult with a contractor to evaluate further, determine the best method of repairs, estimate costs, and perform the repairs.

1.14 PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Note: Galvanized pipe distributes water for this structure. This pipe is known to deteriorate over time causing issues with the piping. The horizontal sections of the original galvanized piping have been replaced as observed from the attic space, but much of the original piping is still in use. No signs of issues with the piping were observed at time of inspection. If you begin to notice a drop in pressure at the fixtures or dirty rust colored water, contact a plumber immediately.

- Recommend insulation around the main supply at the front left of the home. Water observed leaking from the valve stems at the exterior hose bibbs. Recommend correction.
- Slow drip observed at the fixture at the kitchen, indicative that the fixture does not fully shutoff. Recommend correction.
- The aerator at the vanity sink fixtures is dirty and needs cleaned or replaced. Recommend correction.
- The seals around the base of the commodes are worn and the bolts display rust and missing caps. Recommend further evaluation to ensure the integrity of the seals on the units, and the units be firmly secured to the drain flanges.
- The tub spigot at the bathrooms does not fully divert the water to shower head when the diverter is engaged. This is indicative that the device is worn and needs repaired or replaced. Recommend correction.
- Chips observed in the finish on the tubs inside the home. Recommend correction to prevent further deterioration.

I recommend you consult with a licensed, qualified plumber to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.

1.15 DRAINS, WASTES, AND VENTS

- The master bathroom vanity sink drain assembly is improper and needs redone to ensure proper function. The hallway bathroom vanity sink is slow to drain. The stoppers are missing components or not functioning properly. Recommend correction.
- No proper access available to view the underside of the bathroom tub drains. Recommend further evaluation of these components and correction as needed.
- The drain assembly at the hallway bathroom tub is damaged and needs replaced. Recommend correction.

I recommend you consult with a licensed, qualified plumber to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.

1.16 WATER HEATING EQUIPMENT

- No elbow in place on the TPRV drain line at the left exterior of the home. No drain line attached to the pan under the water heater unit. Recommend correction.
- Corrosion observed forming on the connections to the unit. Recommend correction to prevent further deterioration.

I recommend you consult with a licensed, qualified plumber to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.

1.17 DISHWASHERS

- No drain loop or air gap in place on the dishwasher drain line. This should be installed to prevent backflow into the appliance. Recommend correction.

- The slide for the upper rack is damaged and rust displayed on the racks. Recommend correction.

While the dishwasher was performing as intended, due to the age and condition of the unit, I recommend you budget for replacement.

1.18 RANGE HOOD AND EXHAUST SYSTEMS

- The filter and the unit are dirty and need cleaned. Recommend correction.

1.19 RANGES, COOKTOPS, AND OVENS

- The oven was not operational at time of inspection. The unit is excessively dirty and shows signs of rodent infestation in the form of droppings in the unit. Recommend you budget for replacement or extensive cleaning and disinfecting.

1.20 MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- The unit in the master bathroom is not functioning at time of inspection. Recommend further evaluation and correction as needed.

Note: The units are not vented to the exterior of the home. Modern codes require that the units be vented to the exterior of the home. Recommend you consider correction to ensure all exhaust goes to the exterior of the home.

1.21 GARAGE DOOR OPERATORS

- The auto-reverse safety function, which reverses the door when it feels pressure, was not functioning properly at time of inspection and is in need of adjustment. Recommend correction.

- The pull string is absent from the emergency release on the unit. Recommend correction.

I recommend you consult with a licensed, qualified technician to evaluate further, determine the best method of repair, estimate costs, and perform the repairs.

1.22 DRYER EXHAUST SYSTEMS

- No dryer vent cap in place on the unit. The duct shows excessive amounts of debris in the unit and excessive lint build up observed in the area below the water heater unit. Recommend further evaluation and correction as needed.

RedStar Professional Home Inspection, Inc
Katy, TX 77554

INVOICE

To:

Lauren Singleton

TX

INVOICE NUMBER 20181101-01
INVOICE DATE 11/01/2018

DESCRIPTION	PRICE	AMOUNT
Five Star Home Inspection	\$375.00	\$375.00
	SUBTOTAL	\$375.00
	TAX	\$0.00
	TOTAL	\$375.00
	BALANCE DUE	\$375.00

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