

# Web Presentation

**Annie Samhuri**

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**Property Address:** 20802 Bradley Gardens Drive, Spring, TX 77379



**Cliff-Bell Real Estate Inspectors**

**Antonio Wilson 9936  
10505 Town & Country Way #79254  
Houston, TX, 77024**

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

I NI NP D

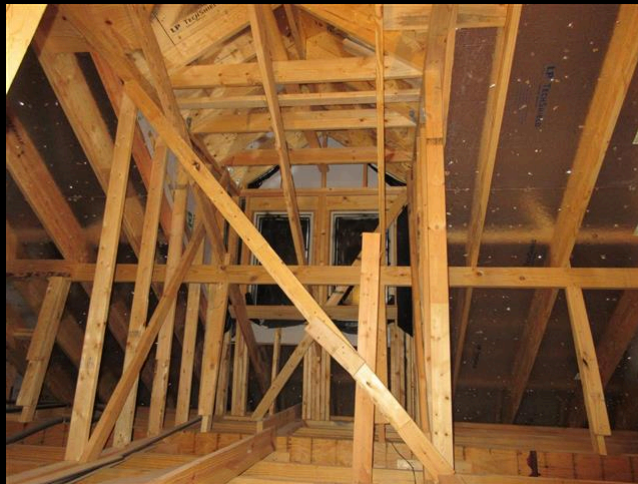
## I. Structural Systems

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. **The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.**



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A. Foundations

**Type of Foundation(s):** Poured Concrete

**Method used to observe Crawlspace:** No crawlspace

**Columns or Piers:** Inaccessible / Not Visible

**Foundation Performance Opinion (An opinion on performance is mandatory):** The foundation appears to be performing the function intended

Comments:

**The rebar that was originally placed inside the concrete structure has become exposed.** This can happen for many reasons. It can be the result of water penetration where water enters through the crevices of the concrete and comes into contact with the metal, which, over time, leads to rusting of the reinforced steel and corrosion from the inside out of both the rebar and the concrete.



A. Item 1(Picture)

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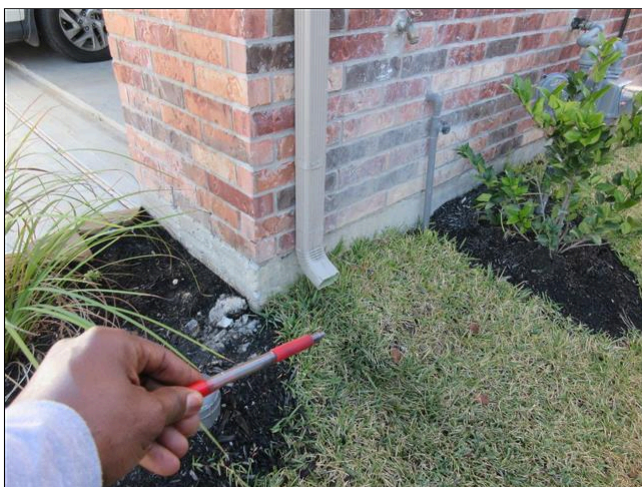


A. Item 2(Picture)

B. Grading and Drainage

Comments:

**Missing gutter downspout's, elbows, or splash blocks.**



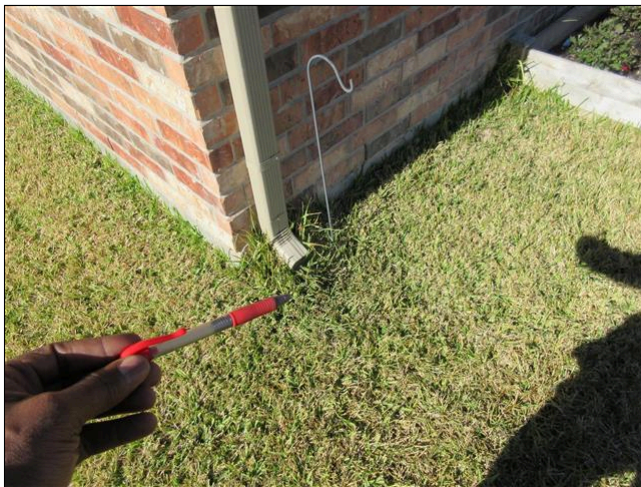
B. Item 1(Picture)

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B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)

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B. Item 5(Picture)

C. Roof Covering Materials

**Types of Roof Covering:** Asphalt/Fiberglass

**Viewed roof covering from:** From Ground w/Binoculars

Comments:

(1)

**Inspectors visual inspection of the roof was limited due to the height and / or slope of the roof. Inspector was unable to access and 'walk the roof'. Shingle installation and shingle condition could not be closely observed. A Certified Roofing Company should be consulted.**



C. Item 1(Picture)



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C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)

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C. Item 5(Picture)



C. Item 6(Picture)



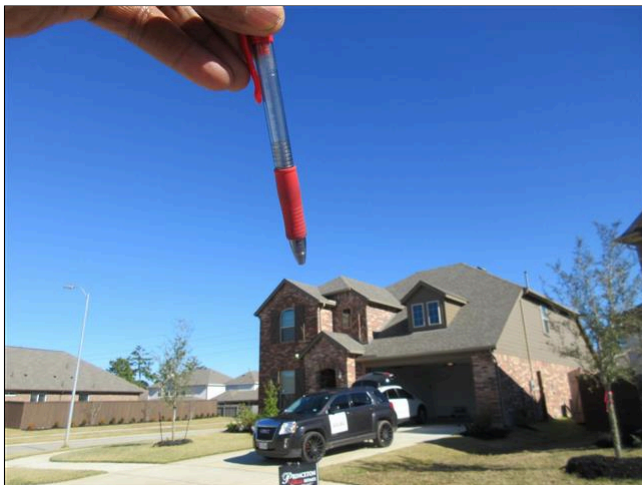
C. Item 7(Picture)

(2)

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**The roof covering is lifted OR bulging in some areas.** I am unable to determine if this condition will leak or fail. Areas of lifted shingles should be repaired or replaced to prevent water intrusion or wind driven rain **(all affected may not be pictured)**. A qualified person should further evaluate entire roof covering; repair or replace as needed.



C. Item 8(Picture)



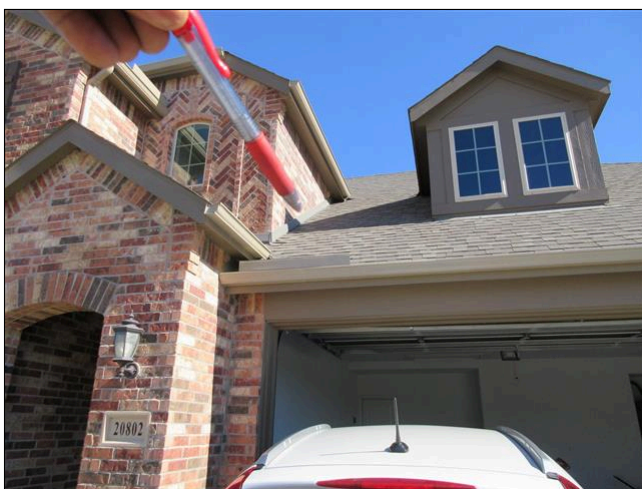
C. Item 9(Picture)

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C. Item 10(Picture)



C. Item 11(Picture)



C. Item 12(Picture)

D. Roof Structures and Attics  
Roof-Type: Gable, Hip

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**Roof Structure Type:** 2 X 8 Rafters, Plywood, Sheathing  
**Method used to observe attic:** Limited Space / Limited Access, Entered Attic  
**Attic info:** Walk In Door(s)  
**Approximate Average Depth of Insulation:** 12 inches  
Comments:

**E. Walls Interior**

**Wall Structure:** Not Accessible, Not Visible  
**Siding Style:** Brick  
**Siding Material:** Wood, Brick veneer  
**Wall Material:** Gypsum Board, Plaster  
**Cabinetry:** Wood  
**Countertop:** Granite  
Comments:

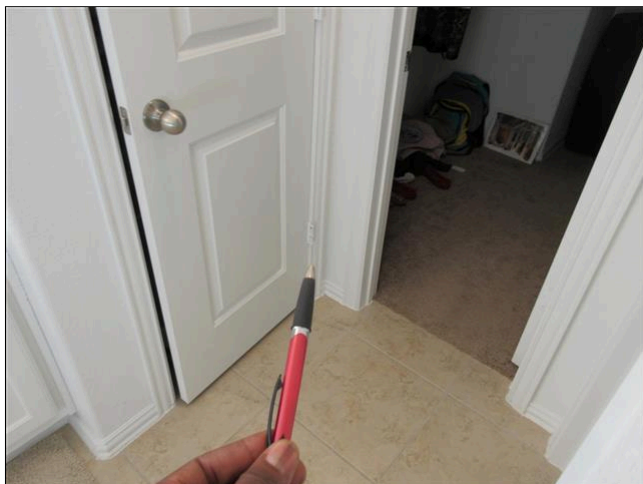
**F. Ceilings**

**Ceiling Structure:** 2X10  
**Floor Structure:** Slab, Not visible  
**Ceiling Materials:** Gypsum Board, Plaster  
**Floor Covering(s):** Carpet, Wood  
Comments:

**G. Doors Interior**

**Exterior Entry Doors:** Wood  
**Interior Doors:** Wood  
Comments:  
(1)

**Doors hinge(S) are loose, damaged, or no longer functions as intended in one or more rooms.**



G. Item 1(Picture)

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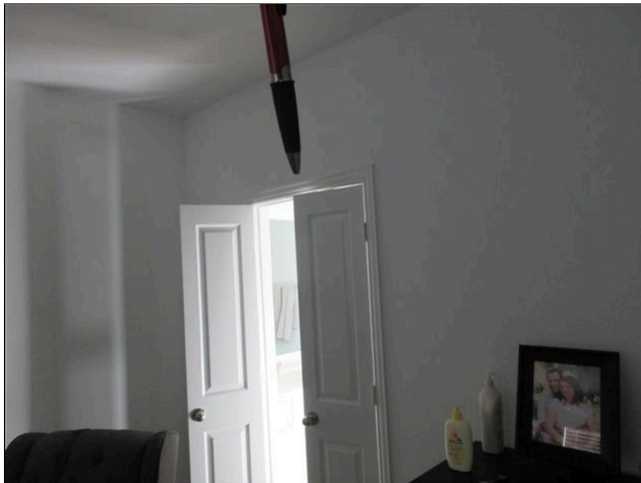
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G. Item 2(Picture)

(2)

**Some doors do not properly latch as intended or doors inadequately latch (loose) due to damage or deficient hardware. In need of repair.**



G. Item 3(Picture)

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G. Item 4(Picture)



G. Item 5(Picture)

(3)

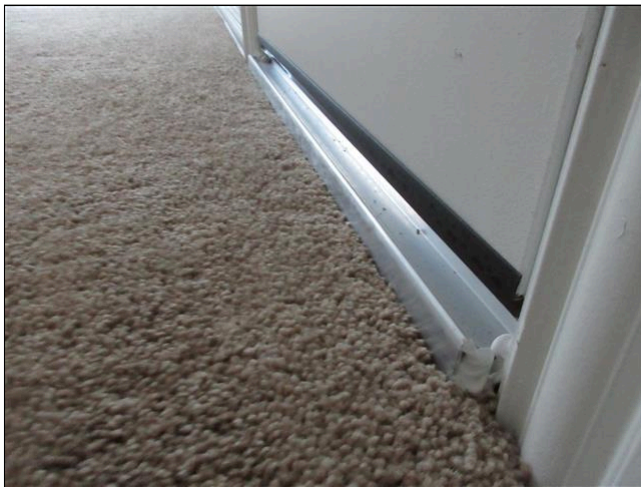
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**Door thresholds appear to be improperly sized for a standard 78" x 30" interior door. Inspector did not measure door to determine if door is properly sized. The installer or builder should be consulted.**



G. Item 6(Picture)



G. Item 7(Picture)



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G. Item 8(Picture)



G. Item 9(Picture)

H. Windows

**Window Types:** Double-Hung, Double-Pane

**Window Manufacturer:** Unknown

Comments:

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

**Sky Light(s):** None

**Chimney (exterior):** N/A

**Types of Fireplaces:** None

**Operable Fireplaces:** None

**Number of Woodstoves:** None

Comments:

K. Porches, Balconies, Decks and Carports

**Appurtenance:** Sidewalk, Walkway

**Driveway:** Concrete

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Comments:

L. Walls Exterior

Comments:

(1)

**Wood trim or siding is missing or damaged in some areas.**



L. Item 1(Picture)



L. Item 2(Picture)

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L. Item 3(Picture)



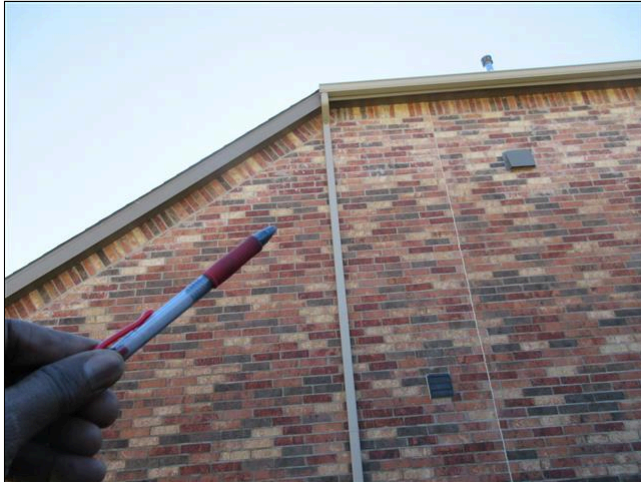
L. Item 4(Picture)

(2)

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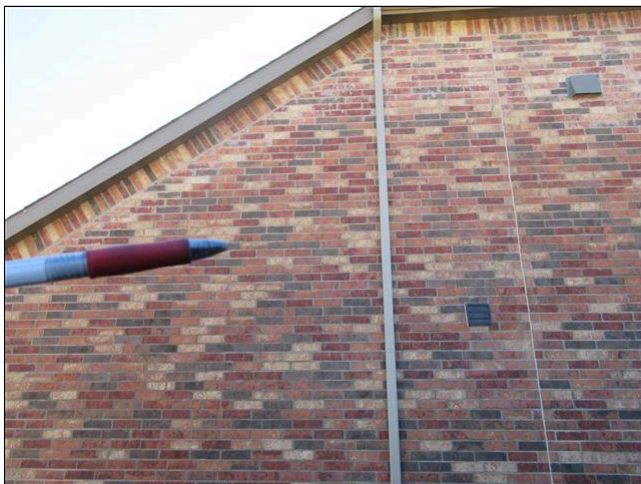
**Damage or wall penetrations in need of repair, sealant, or caulking to prevent pest or water intrusion. All affected areas are NOT pictured. Recommend further evaluation by a professional.**



L. Item 5(Picture)



L. Item 6(Picture)



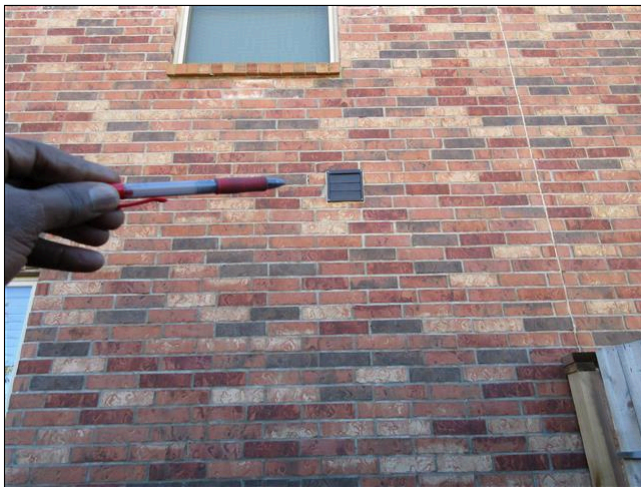
L. Item 7(Picture)

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L. Item 8(Picture)



L. Item 9(Picture)



L. Item 10(Picture)

M. Doors Exterior

Comments:

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N. Floors

Comments:

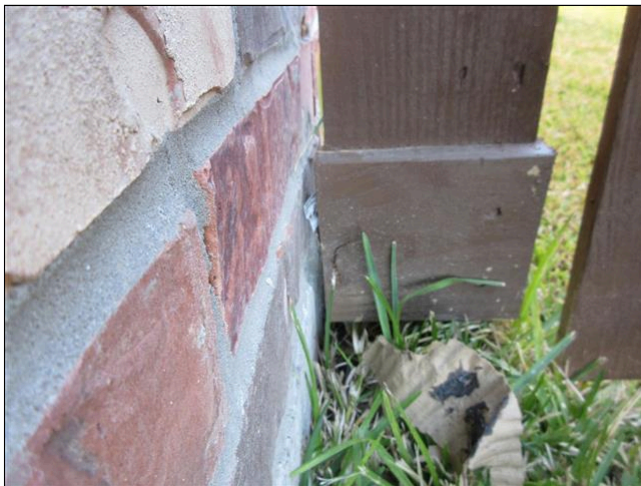
O. Other

Comments:

**Loose or wobbly wooden fence on at least one side of structure. Fence footer is not installed close enough to wall for fence to fit flush against wall.**



O. Item 1(Picture)



O. Item 2(Picture)

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O. Item 3(Picture)



O. Item 4(Picture)



O. Item 5(Picture)

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O. Item 6(Picture)



O. Item 7(Picture)

P. Overhead Door

Comments:



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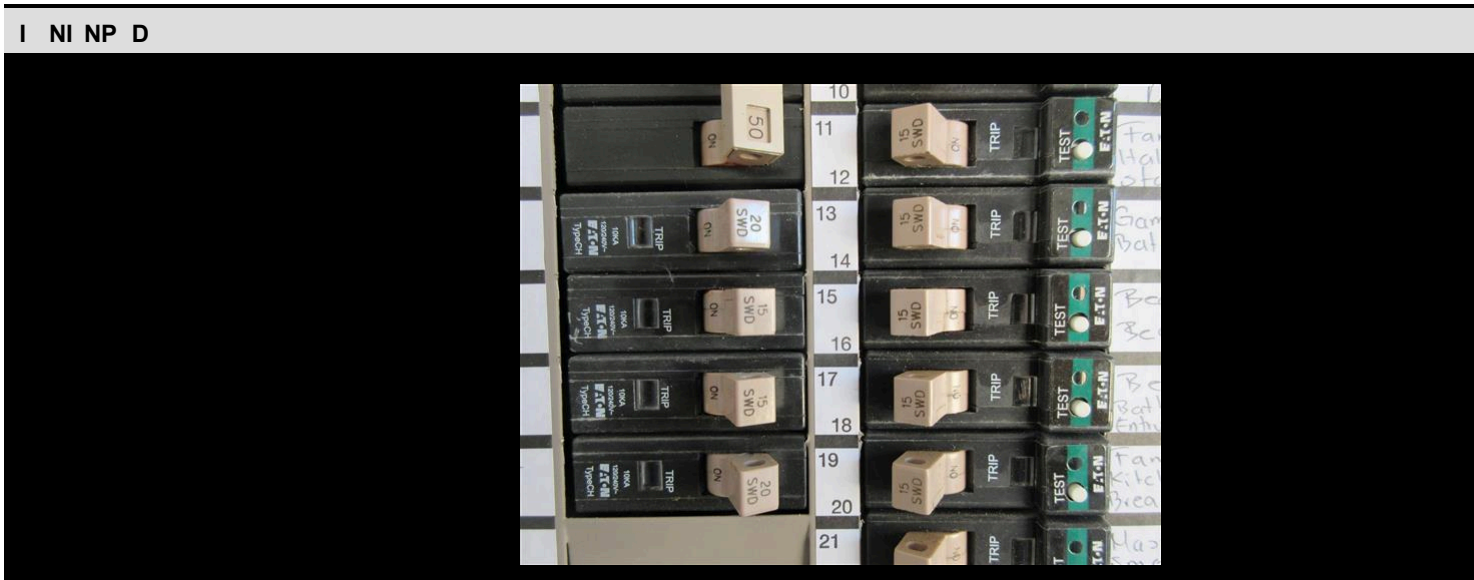
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## II. Electrical Systems

**The home inspector shall observe:** Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. **The home inspector shall describe:** Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. **The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to:** Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or **Observe:** Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



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- A. Service Entrance and Panels**  
Electrical Service Conductors: Below ground  
Panel Capacity: 200 AMP  
Panel Type: Circuit Breakers, AFCI Breakers  
Electric Panel Manufacturer: EATON  
Comments:
- B. Fixtures**  
Type of wiring: Not Visible  
Wiring Methods: Sheathed  
Comments:
- C. Sub-Panels**  
Comments:
- D. Outlets & Switches**  
Comments:
- E. Ground/ARC Fault Circuit Interrupt Safety Protection**  
Comments:
- F. Smoke and Fire Alarms**  
Comments:

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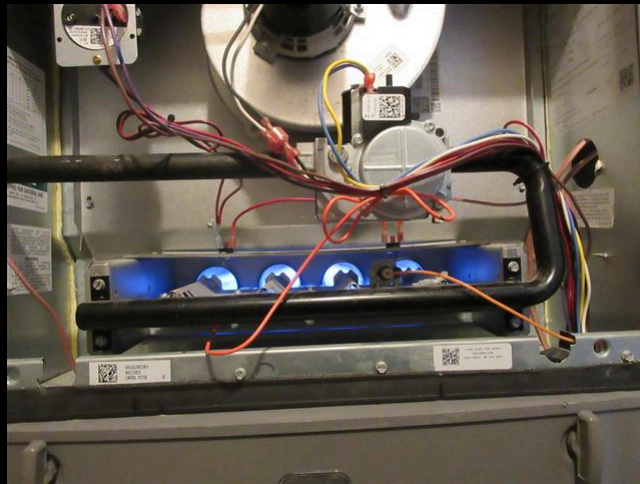
### III. Heating, Ventilation and Air Conditioning Systems

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



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A. Heating Equipment

**Type of Systems (Heating):** Heat Pump Forced Air (also provides cool air), Furnace

**Energy Sources:** Gas

**Number of Heat Systems (excluding wood):** One

**Heat System Brand:** RUUD

**Cooling Equipment Age:** 2017

**Cooling Equipment Size:** (1) 4-Ton Unit

Comments:

**The ambient air test was performed by using thermometers on the heating equipment to determine if the difference in temperatures of the supply in different rooms. The test indicates the distribution of warm air varies from room to room. Hot air temps are uneven. Recommend cleaning, servicing, and further evaluation of Hot & Cool air distribution by a licensed professional.**



A. Item 1(Picture)

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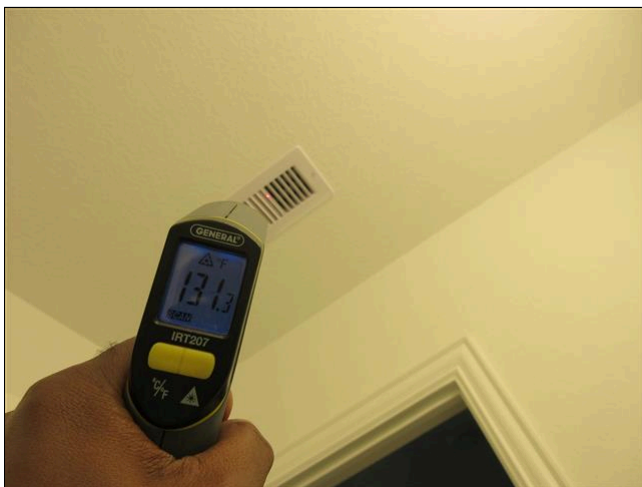
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A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

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A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)

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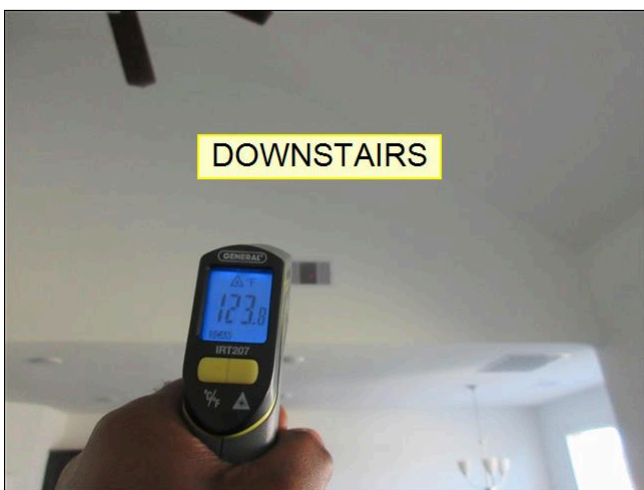
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A. Item 8(Picture)



A. Item 9(Picture)



A. Item 10(Picture)

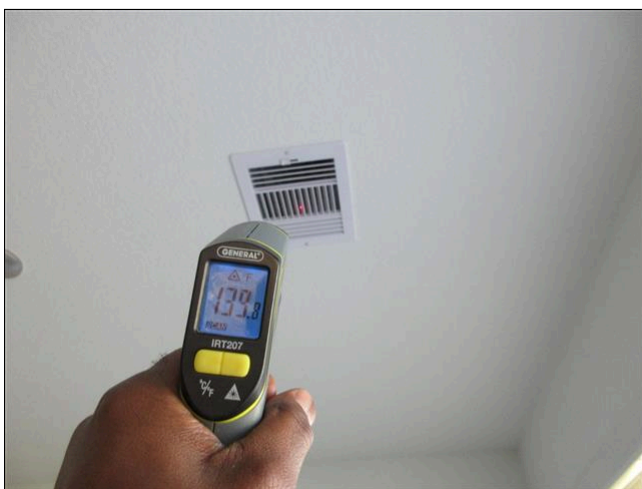


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A. Item 11(Picture)



A. Item 12(Picture)



A. Item 13(Picture)

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A. Item 14(Picture)



A. Item 15(Picture)



A. Item 16(Picture)

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A. Item 17(Picture)



A. Item 18(Picture)



A. Item 19(Picture)

B. Cooling Equipment

Type of Systems (Cooling): Heat Pump Forced Air (also provides warm air), Air Conditioner Unit

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**Cooling Equipment Energy Source:** Electricity

**Number of AC Only Units:** One

**Central Air Brand:** RUUD

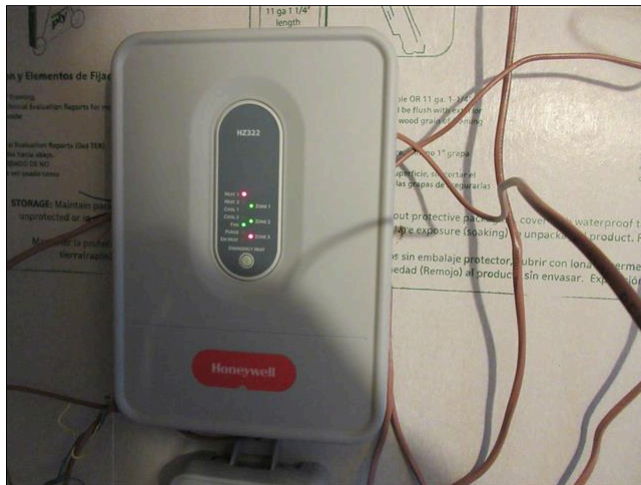
Comments:

(1)

**The ambient air test was NOT performed.** The inspector uses Infrared Thermometers to determine if the difference in temperatures of the SUPPLY and RETURN air are between 14 degrees and 22 degrees which would indicate that the unit is cooling as intended. When outside air temperature are less than 60 degrees Fahrenheit compressors can easily be damaged by forced operation in cold weather or by cold starts after periods of inactivity. **Inspector was able to active unit to determine unit is operable.** (55 degrees at the time of inspection).

(2)

**A zoning system** for your HVAC system is a way to control the temperature for each area, or zone in your home, rather than have to heat or cool the whole house to the same temperature. With a zoning system, you can set temperatures differently for either individual rooms or sections of your home.



B. Item 1(Picture)

C. Duct Systems, Chases and Vents

**Ductwork:** Insulated

**Filter Type:** Cartridge

**Filter Size:** (Two filters), 20x25

Comments:

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#### IV. Plumbing System

**The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.**

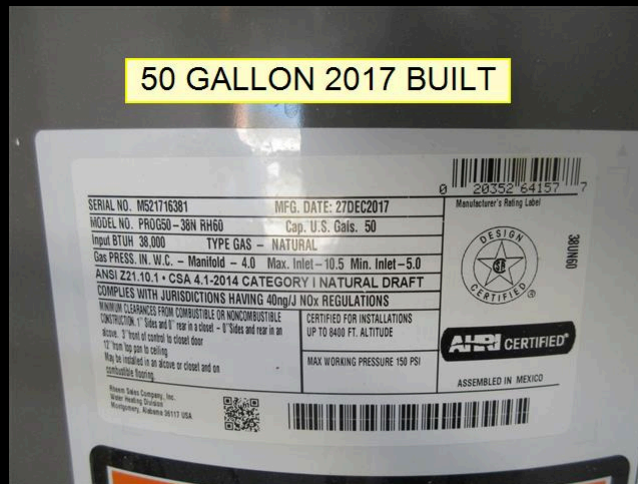


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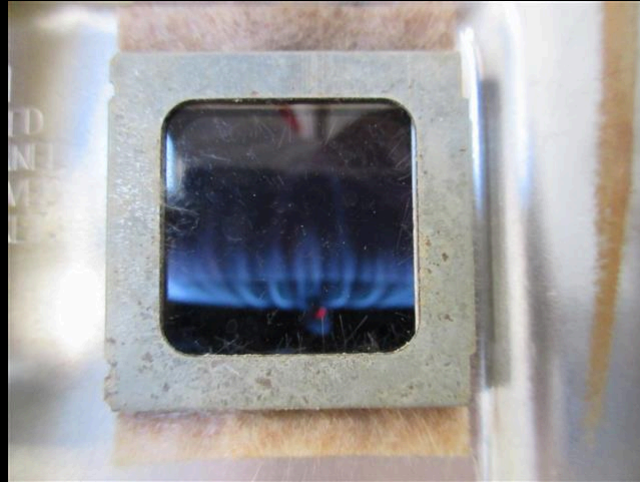


50 GALLON 2017 BUILT



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A. Sinks

**Water Source:** Public

**Water Filters:** None

**Plumbing Water Supply (into home):** PVC

**Plumbing Water Distribution (inside home):** PVC

**Location of water meter:** Curbside

**Location of main water supply valve:** Left Side of House

**Water Heater Age:** 2017

Comments:

B. Drains, Waste and Vents

**Washer Drain Size:** 2" Diameter

**Plumbing Waste:** NOT VISIBLE

Comments:

C. Water Heating Equipment

**Water Heater energy sources:** Gas (quick recovery)

**Water Heater Capacity:** 50 Gallon (2-3 people)

**Water Heater Location:** Garage

**WH Manufacturer:** RHEEM

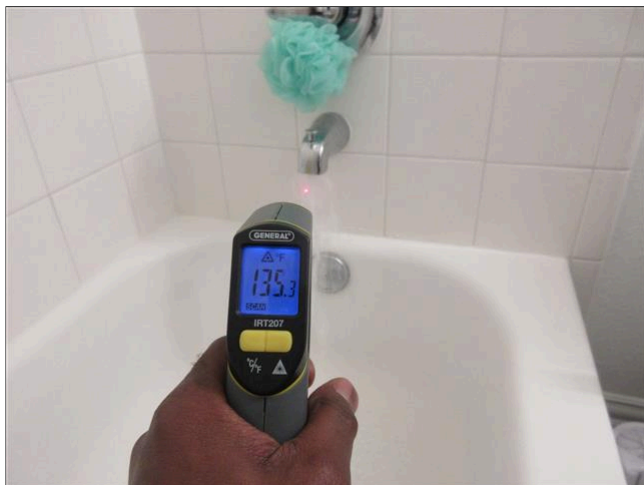
Comments:



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**What Temperature Should Your Hot Water Be? You may be surprised to know that while the EPA (Environmental Protection Agency) recommends setting your water heater at 120 degrees. OSHA (Occupational Safety & Health Administration) recommends setting your water heater thermostat at 140 degrees under certain circumstances.**



C. Item 1(Picture)



C. Item 2(Picture)

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C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

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**E. Bathtubs and Showers**

Comments:

**F. Commodes**

Comments:

**G. Washing Machine Connections**

Comments:

**H. Exterior Plumbing**

Comments:

**I. Water heater Temperature and Pressure Relief Valve**

Comments:

**J. Other**

Comments:

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## V. Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



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A. Dishwasher

Dishwasher Brand: FRIGIDAIRE

Range Energy Source: GAS

Oven Energy Source: GAS

Oven Brand: FRIGIDAIRE

Comments:

B. Food Waste Disposers

Disposer Brand: BADGER

Comments:

C. Range Hood and Exhaust System

Exhaust/Range hood: NO MANUFACTURERS LABEL

Comments:

D. Ranges, Cooktops and Ovens

Range Brand: FRIGIDAIRE

Comments:

E. Microwave Ovens

Built in Microwave: FRIGIDAIRE

Comments:

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**F. Mechanical Exhaust Vents and bathroom Heaters**

Comments:

**G. Garage Door Operator(s)**

**Auto-opener Manufacturer:** LIFT-MASTER

**Garage Door Type:** One automatic

**Garage Door Material:** Metal

Comments:

**H. Dryer Exhaust System**

Comments:

**I. Other**

Comments:

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## VI. Optional Systems



A. Landscape Irrigation (Sprinkler) Systems

Comments:

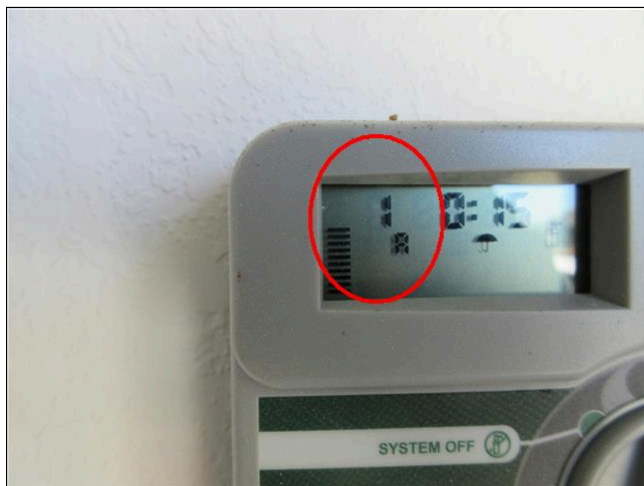
(1)



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**Deficiencies in water flow or pressure at the zone heads. Missing and/or broken heads in need of repair.**



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

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A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)

(2)

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**Rain sensor does not function as intended.** A rain sensor or rain switch is a switching device activated by rainfall. There are two main applications for rain sensors. The first is a water conservation device connected to an automatic irrigation system that causes the system to shut down in the event of rainfall.



A. Item 7(Picture)

## General Summary

**Cliff-Bell Real Estate Inspectors**

**10505 Town & Country Way #79254  
Houston, TX, 77024**

**Customer**  
Annie Samhouri

**Address**  
20802 Bradley Gardens Drive  
Spring TX 77379

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### I. Structural Systems



#### A. Foundations

Inspected, Deficient

**The rebar that was originally placed inside the concrete structure has become exposed.** This can happen for many reasons. It can be the result of water penetration where water enters through the crevices of the concrete and comes into contact with the metal, which, over time, leads to rusting of the reinforced steel and corrosion from the inside out of both the rebar and the concrete.

#### B. Grading and Drainage

Inspected, Deficient

**Missing gutter downspout's, elbows, or splash blocks.**

#### C. Roof Covering Materials

Inspected, Deficient

(1)

**Inspectors visual inspection of the roof was limited due to the height and / or slope of the roof.** Inspector was unable to access and 'walk the roof'. Shingle installation and shingle condition could not be closely observed. A Certified Roofing Company should be

**consulted.**

(2)

**The roof covering is lifted OR bulging in some areas.** I am unable to determine if this condition will leak or fail. Areas of lifted shingles should be repaired or replaced to prevent water intrusion or wind driven rain **(all affected may not be pictured)**. A qualified person should further evaluate entire roof covering; repair or replace as needed.

**G. Doors Interior**

**Inspected, Deficient**

(1)

**Doors hinge(S) are loose, damaged, or no longer functions as intended in one or more rooms.**

(2)

**Some doors do not properly latch as intended or doors inadequately latch (loose) due to damage or deficient hardware. In need of repair.**

(3)

**Door thresholds appear to be improperly sized for a standard 78" x 30" interior door. Inspector did not measure door to determine if door is properly sized. The installer or builder should be consulted.**

**L. Walls Exterior**

**Inspected, Deficient**

(1)

**Wood trim or siding is missing or damaged in some areas.**

(2)

**Damage or wall penetrations in need of repair, sealant, or caulking to prevent pest or water intrusion. All affected areas are NOT pictured. Recommend further evaluation by a professional.**

**O. Other**

**Inspected, Deficient**

**Loose or wobbly wooden fence on at least one side of structure. Fence footer is not installed close enough to wall for fence to fit flush against wall.**

### III. Heating, Ventilation and Air Conditioning Systems



**A. Heating Equipment**  
Inspected, Deficient

**The ambient air test was performed by using thermometers on the heating equipment to determine if the difference in temperatures of the supply in different rooms. The test indicates the distribution of warm air varies from room to room. Hot air temps are uneven. Recommend cleaning, servicing, and further evaluation of Hot & Cool air distribution by a licensed professional.**

**B. Cooling Equipment**  
Inspected, Deficient  
(1)

**The ambient air test was NOT performed.** The inspector uses Infrared Thermometers to determine if the difference in temperatures of the SUPPLY and RETURN air are between 14 degrees and 22 degrees which would indicate that the unit is cooling as intended. When outside air temperature are less than 60 degrees Fahrenheit compressors can easily be damaged by forced operation in cold weather or by cold starts after periods of inactivity. **Inspector was able to active unit to determine unit is operable.** (55 degrees at the time of inspection).

(2)

**A zoning system** for your HVAC system is a way to control the temperature for each area, or zone in your home, rather than have to heat or cool the whole house to the same temperature. With a zoning system, you can set temperatures differently for either individual rooms or sections of your home.

## VI. Optional Systems

### A. Landscape Irrigation (Sprinkler) Systems

Inspected, Deficient

(1)

**Deficiencies in water flow or pressure at the zone heads. Missing and/or broken heads in need of repair.**

(2)

**Rain sensor does not function as intended. A rain sensor or rain switch is a switching device activated by rainfall. There are two main applications for rain sensors. The first is a water conservation device connected to an automatic irrigation system that causes the system to shut down in the event of rainfall.**

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# INVOICE

**Cliff-Bell Real Estate Inspectors**  
**10505 Town & Country Way #79254**  
**Houston, TX, 77024**  
**Inspected By: Antonio Wilson**

**Inspection Date: 1/4/2019**  
**Report ID: 01042019-2**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Annie Samhour  <b>Customer's Real Estate Professional:</b>	20802 Bradley Gardens Drive Spring TX 77379

### Inspection Fee:

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
HEATED SQ FT (2,501 - 2,750)	400.00	1	400.00
			<b>Tax \$0.00</b>
			<b>Total Price \$400.00</b>

**Payment Method:**  
**Payment Status:**  
**Note:**