



# Smith Group Property Inspections

## Property Inspection Report



**12642 Ashford Meadow Drive - Houston TX 77082**

**Inspection prepared for: Dr. Rafael Williams**

**Date of Inspection: 8/4/2021 Time: 4:00PM**

**Age of Home: 1981 Size: 4224 sqft**

**Inspector: Brian Smith**

**License: #24130**

**13414 Hartland Lake Lane, Houston TX**

**Phone: 281-734-3118**

**Email: smithbd@zhi.com**

**[www.getyourhouseinspected.com](http://www.getyourhouseinspected.com)**



# Smith Group Property Inspections

## PROPERTY INSPECTION REPORT

**Prepared For:** Dr Rafael Williams  
**Concerning:** 12642 Ashford Meadow Court Houston, TX 77082  
**Inspection Date:** 2021-08-04  
**By:** Inspector Name: Brian Smith License Number: 24130 Date: 8-4-2021  
Signature:  
Sponsoring Inspector: Brian Smith License Number 24130  
Phone: 2817343118 E-Mail: smithbd@zhi.com

### 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](http://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 sellers 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.



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

- \* malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- \* malfunctioning arc fault protection (AFCI) devices;
- \* ordinary glass in locations where modern construction techniques call for safety glass;
- \* malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- \* malfunctioning carbon monoxide alarms;
- \* excessive spacing between balusters on stairways and porches;
- \* improperly installed appliances;
- \* improperly installed or defective safety devices;
- \* 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 require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

---

---

### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

<b>I NI NP D</b>
------------------

Referrer Name Meagan Fiorello

Exterior Notes:

Proper drainage and soil moisture contents should be maintained around the foundation to help minimize future foundation problems.

Underground drainage systems are not inspected.

These should be maintained for proper drainage.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures.

More damage has probably resulted from moisture and expansive soils than from most natural disasters.

Also, there should be gutters and downspouts with splash blocks that discharge away from the building.

In the past, we have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise.

Minor settlement or hairline cracks in drives, walks or even foundations are normal to properties of any age.

They should, however, be monitored for expansion and sealed as necessary.

Also tripping hazards may occur from uneven or gaps in pavement, this should be addressed as needed.

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal.

Note that most roofs are walked by inspector.

However some roofs may not be walked due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch.

Rain could make the surfaces of the roof too slippery to walk on safely.

This may require the roof to be observed from lower portions of the roof, the edge of the roof or the ground with binoculars.

As such, our inspection may be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials.

Note that any siding, but especially composition or hardboard siding must be closely monitored.

A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit.

Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage.

All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level).

Client: Dr Rafael Williams
----------------------------



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass.

Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30, consider your own personal needs and those of your family and guests.

By todays standards, spindles at decks and steps should be spaced no more than 4 apart for the safety of children.

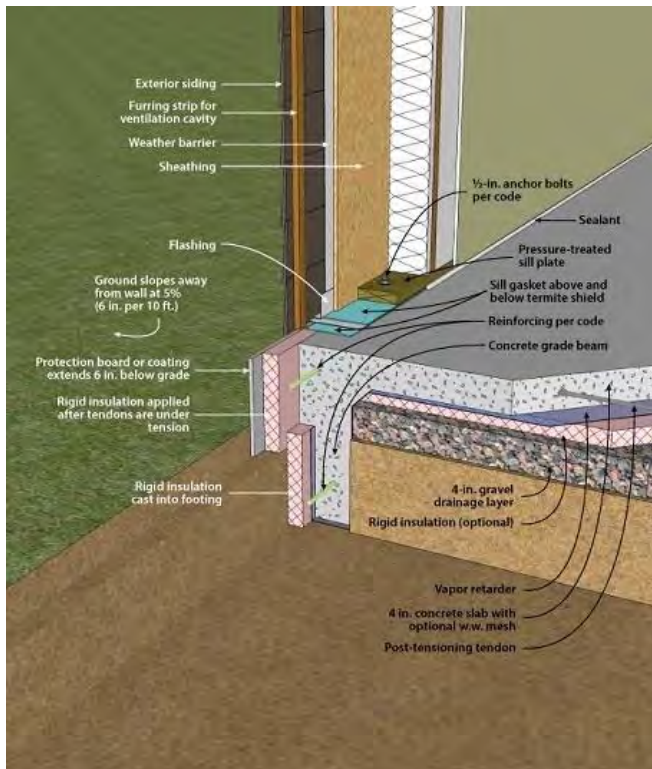
## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation: Slab-on-Grade

Comments: Poured slab

Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.





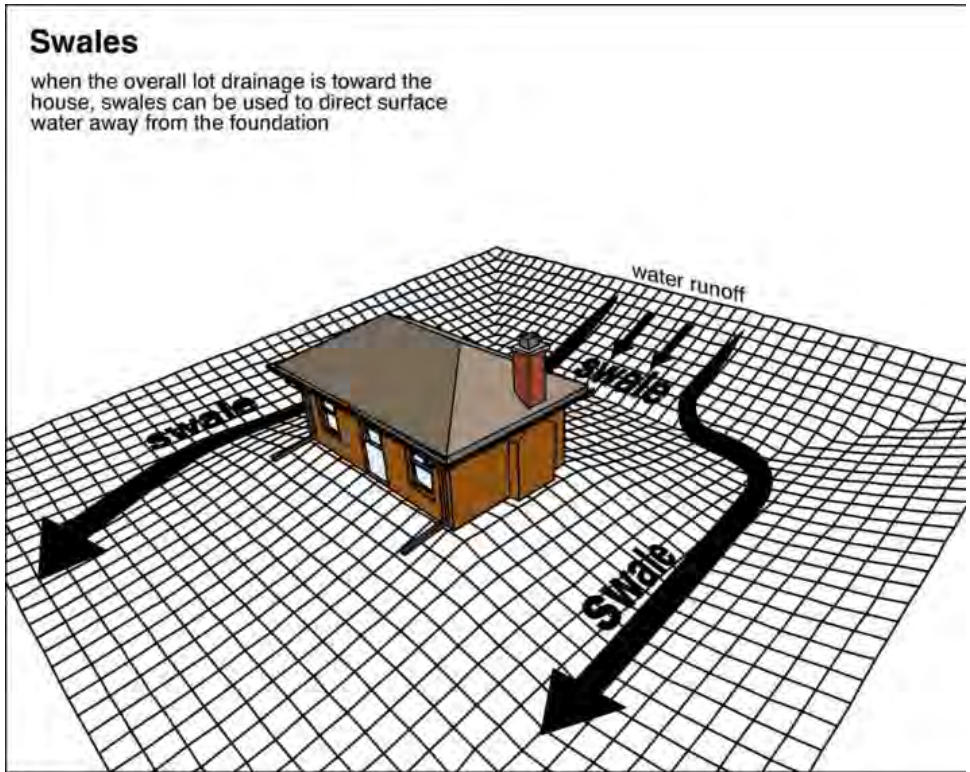
Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

**B. Grading and Drainage**

Comments: Moderate slope,  
The grading / drainage was performing as intended at the time of inspection.



Client: Dr Rafael Williams



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

**I   NI   NP   D**



**C. Roof Covering Materials**

Type of Roof Covering: Gable  
Viewed from: Ground level with drone  
Comments: Asphalt shingle

Shingle / flashing uplift observed (Insufficient chimney flashing observed).

Shingle / flashing uplift (insufficiency) can possibly result in moisture penetration at roof.

Correction recommended by qualified contractor.



Client: Dr Rafael Williams

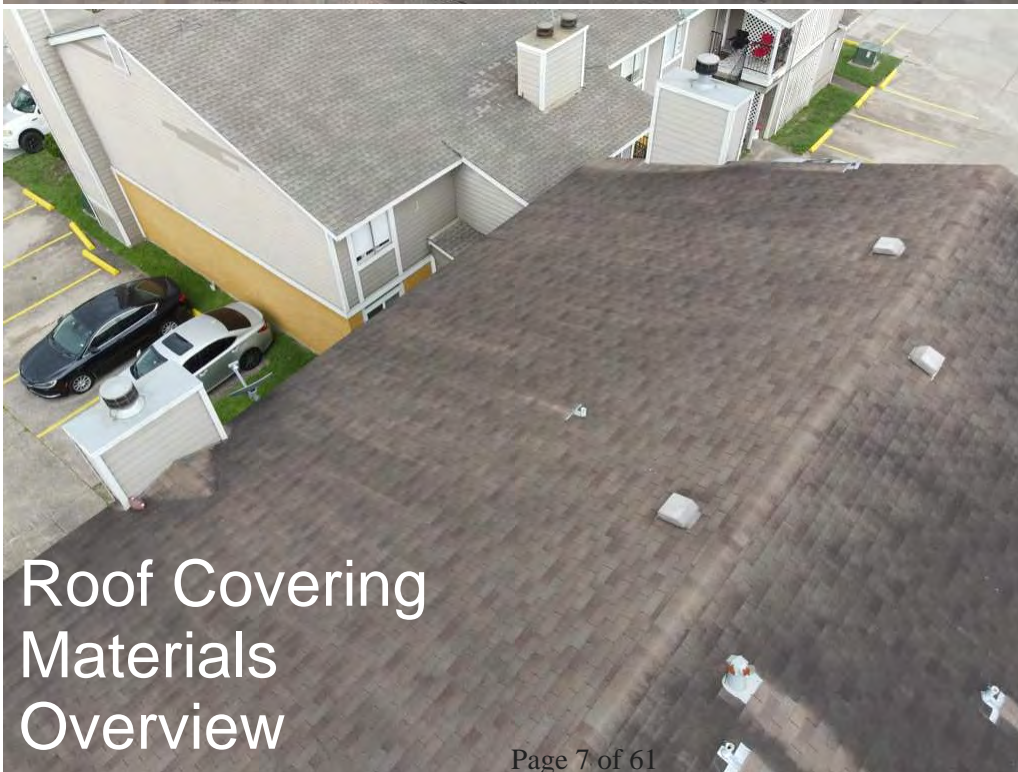


Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

**I NI NP D**

C. Roof Covering Materials (continued)



Client: Dr Rafael Williams





Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

C. Roof Covering Materials (continued)



Client: Dr Rafael Williams



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

C. Roof Covering Materials (continued)



Client: Dr Rafael Williams



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

**D. Roof Structures and Attics**

Viewed from: No attic  
Approximate Average Depth of Insulation: No attic  
Comments: No attic access - condo / luxury apartment No attic - condo / luxury apartment

**E. Walls (Interior and Exterior)**

Comments: Drywall/Wood,  
  
Damaged wall covering (exterior) observed wood rot observed.  
  
Correction recommended to minimize possibility of moisture / pest intrusion.



Client: Dr Rafael Williams



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

**I NI NP D**

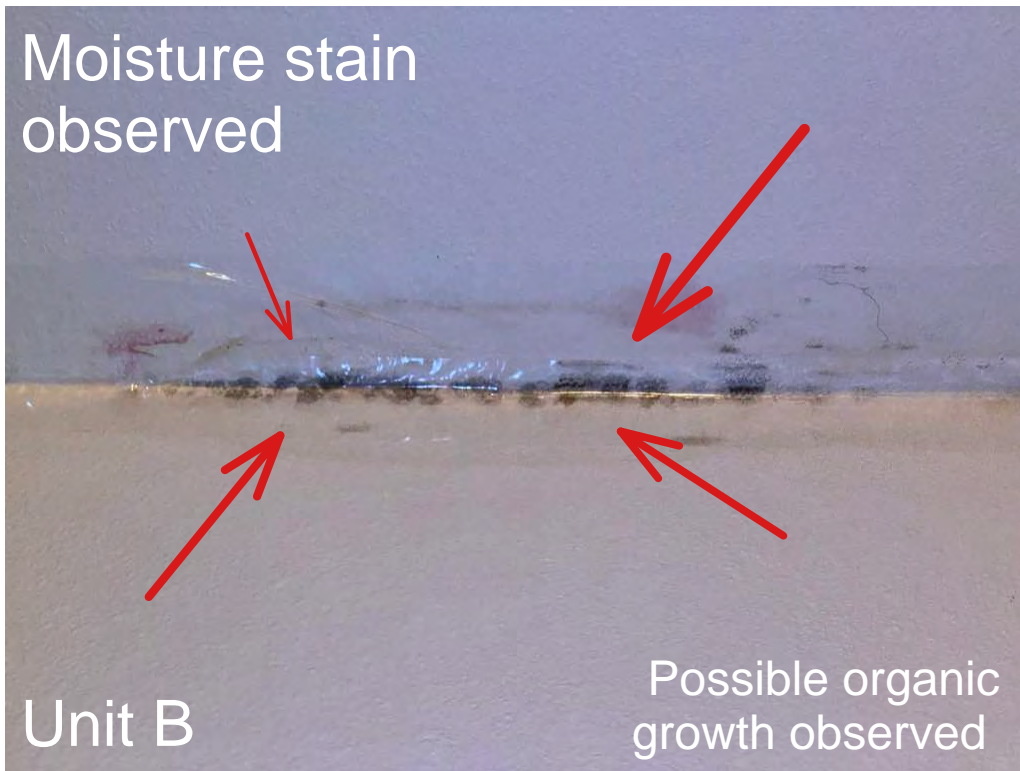
**F. Ceilings**

Comments: Drywall,

Damage at ceiling observed (water stains observed).  
Possible organic growth observed (Unit B).

All damage should be corrected / repaired to prevent further deterioration.

Correction recommended by qualified contractor.



**G. Floors**

Comments: Tile, Carpet,

Floors appeared to operate as intended at time of inspection.

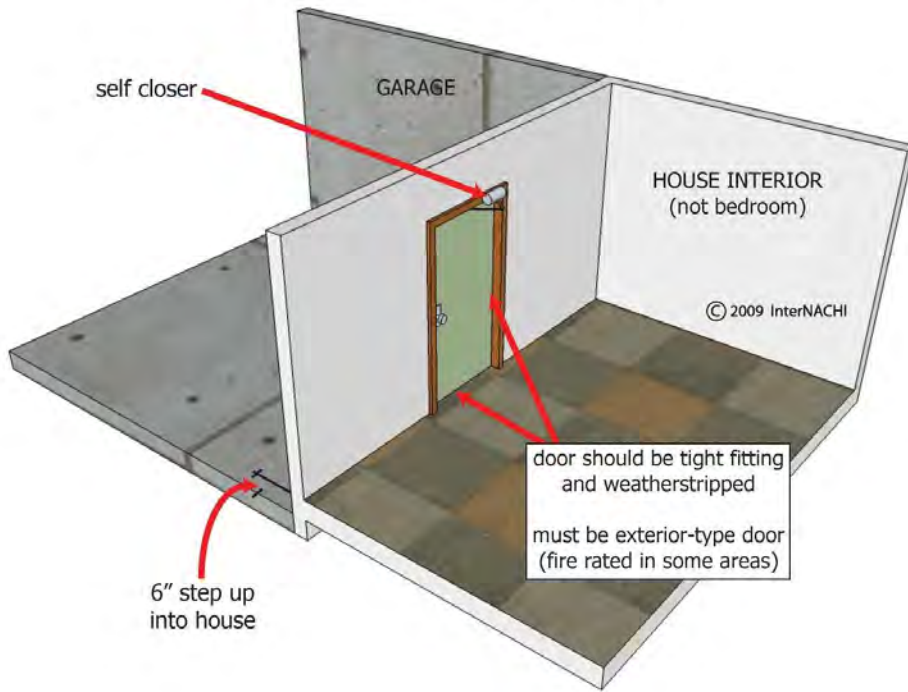
I=Inspected    NI=Not Inspected    NP=Not Present    D=Deficient

I NI NP D

**H. Doors (Interior and Exterior)**

Comments: Wood,  
The doors were operating as intended at time of inspection.

**Man Door (attached garage)**



Client: Dr Rafael Williams



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

**I   NI   NP   D**

**I. Windows**

Comments: Single hung window,

Observed windows with fogging between the layers of glass (multiple units).

Further evaluation and correction recommended by qualified contractor.



Client: Dr Rafael Williams



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

**I   NI   NP   D**

**J. Stairways (Interior and Exterior)**

Comments: Metal stairs with metal handrails,

Stair handrail not secured properly (Unit C).

Correction recommended by qualified contractor.



Client: Dr Rafael Williams

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

I NI NP D

J. Stairways (Interior and Exterior) (continued)



**K. Fireplaces and Chimneys**  
Comments: Tile,  
Fireplace functioning as intended at time of inspection.







Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

**I NI NP D**

**K. Fireplaces and Chimneys (continued)**



- L. Porches, Balconies, Decks, and Carports**  
Comments: Brick veneer,  
Front Porch performed as intended at time of inspection.  
  
Back patio performed as intended at time of inspection.

- M. Other**  
Comments:

Client: Dr Rafael Williams



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

Electrical Notes:

Note that only accessible GFCI outlets are tested and tripped.

Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.).

Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years.

Therefore, if this home was built more than 20 years previous, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire.

If your home does not have a carbon monoxide detector (few do!), we recommend making that investment.

Any home that has a Bulldog Pushmatic, Sylvania, Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

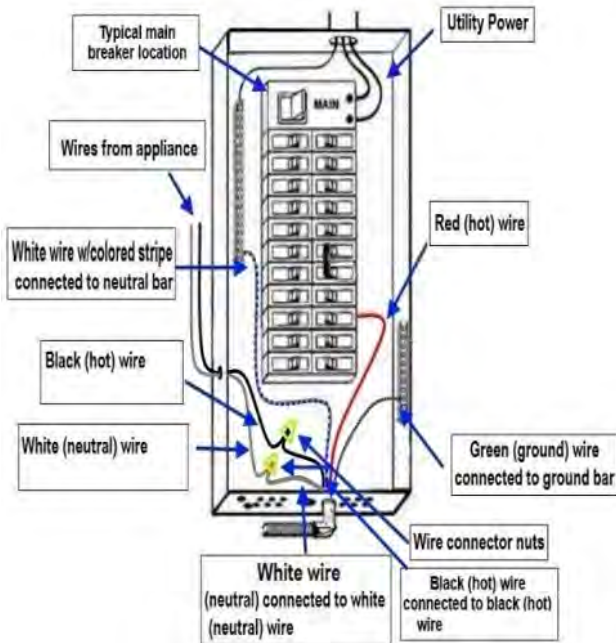
Unable to inspect underground services.

**A. Service Entrance and Panels**

Comments: Electrical Panels inaccessible due to locked cage over panels.

Electrical Panels inaccessible due to locked cage over panels.

### Circuit Breaker Wiring Diagram



Client: Dr Rafael Williams

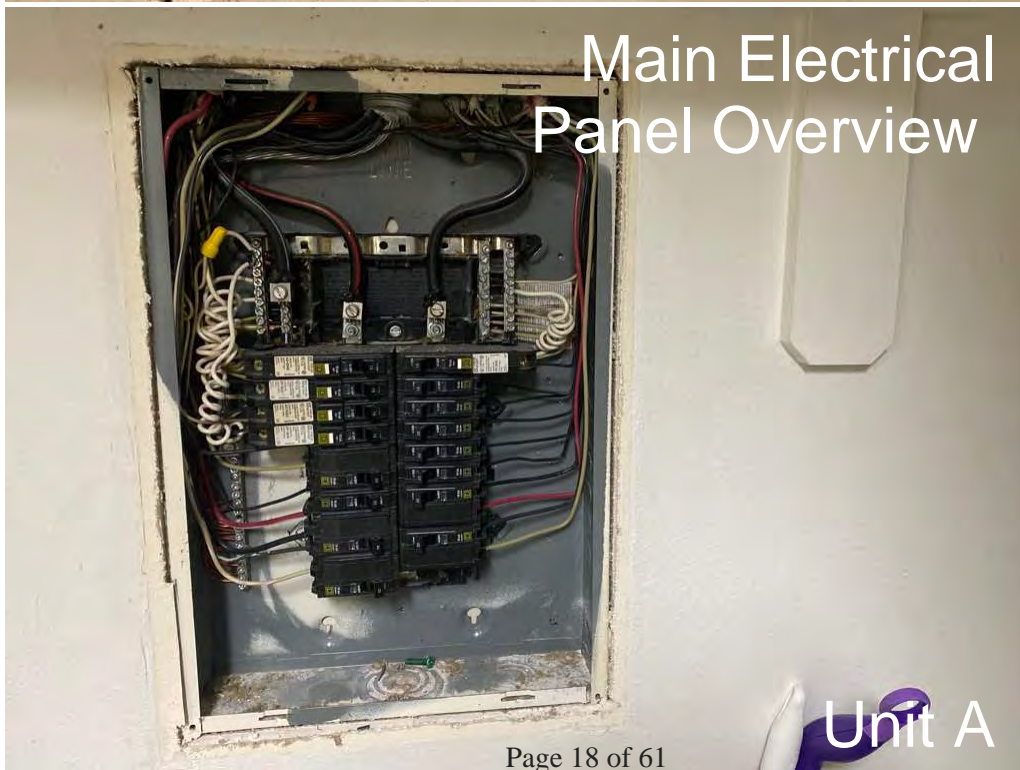
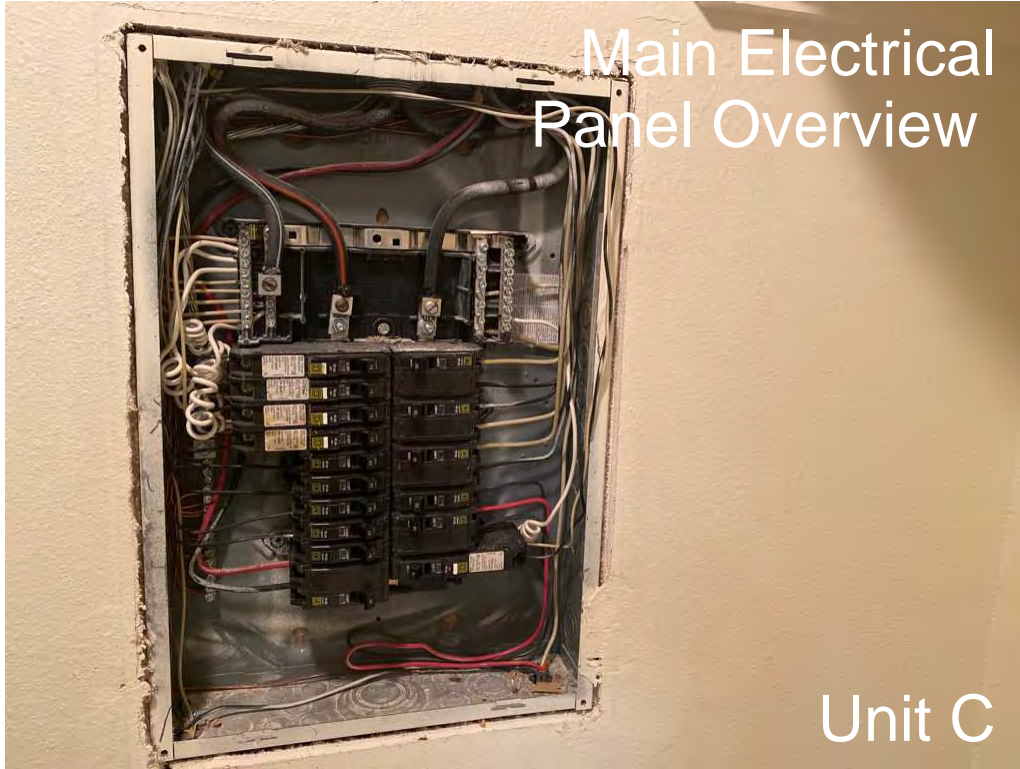


Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

A. Service Entrance and Panels (continued)



Client: Dr Rafael Williams

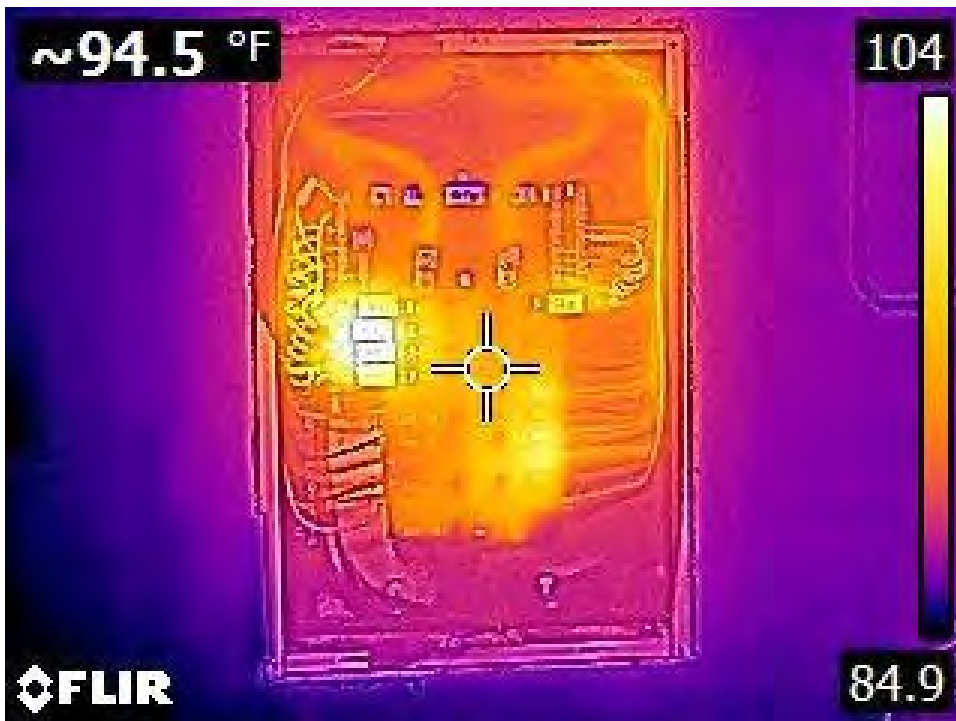
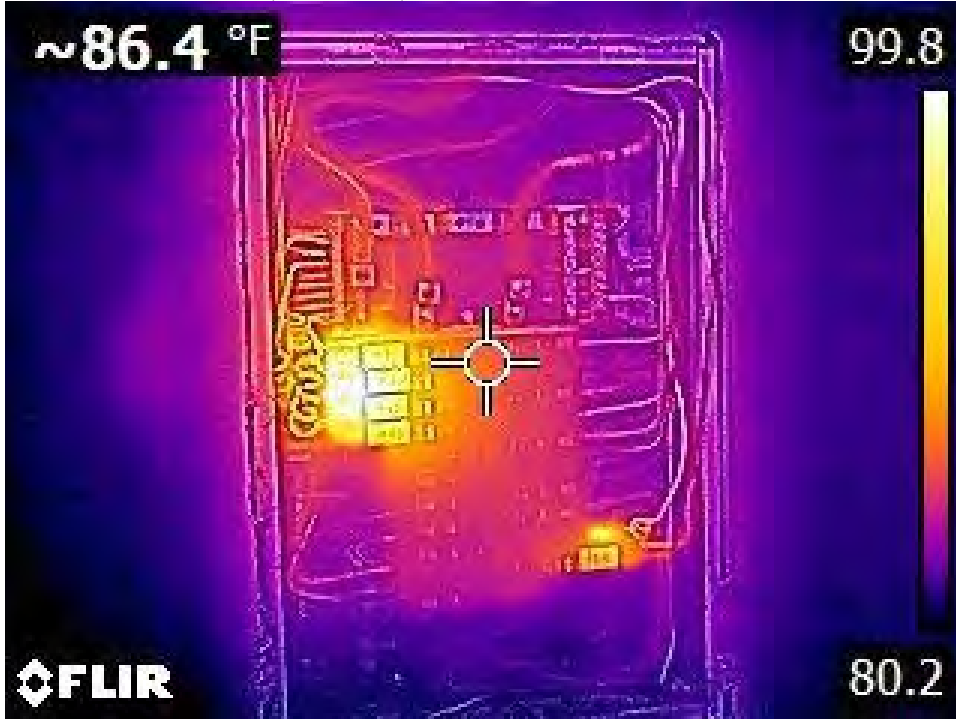


Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

A. Service Entrance and Panels (continued)



Client: Dr Rafael Williams



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

## II. ELECTRICAL SYSTEMS

Amps (Main Panel): N/A

Location (Main Panel): Exterior

**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments: Copper

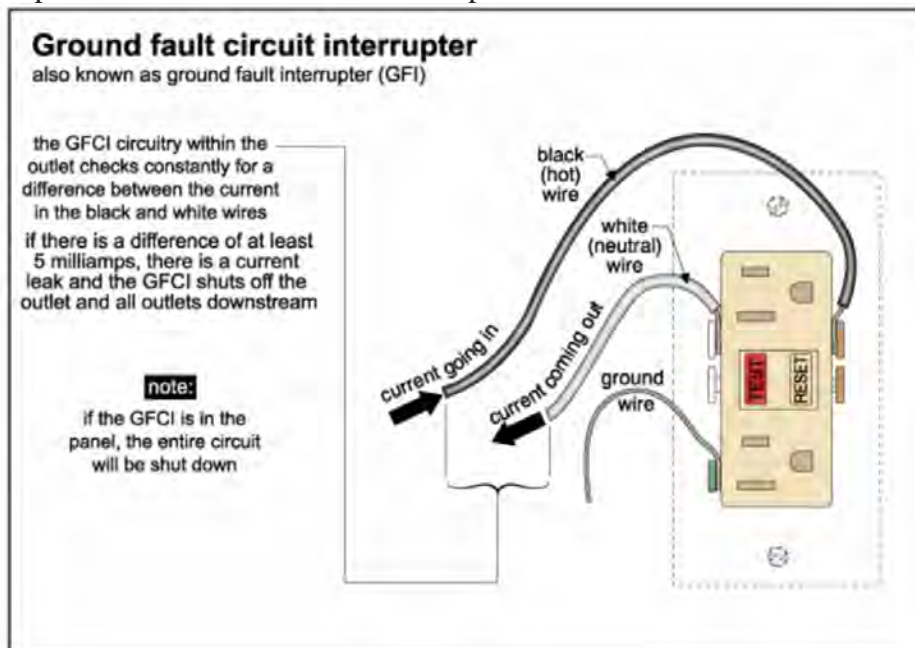
Branch circuits performing as intended at time of inspection.

**C. GFCI (Ground Fault Circuit Interrupter)**

Comments: GFCIs (Required) Locations:

Kitchen, Bathrooms, & Garage,

Proper GFCIs observed at time of inspection.



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

C. GFCI (Ground Fault Circuit Interrupter) (continued)



D. Smoke / Carbon Monoxide Detectors

Comments: First Alert,

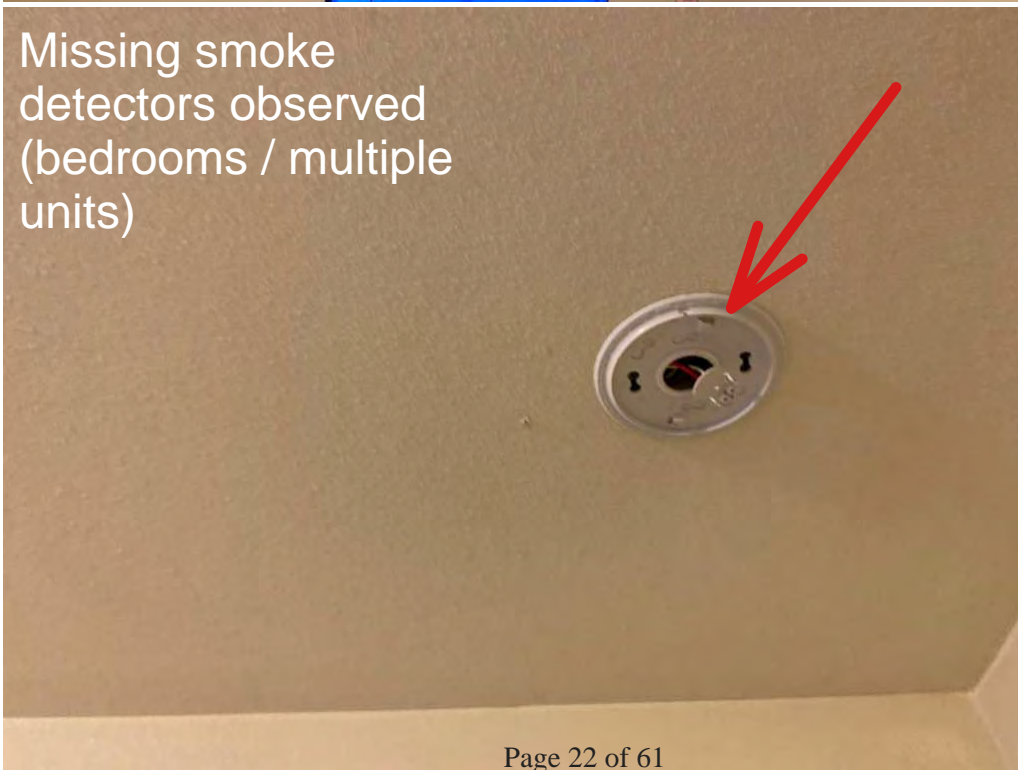
Missing smoke detector observed in (at least one) bedroom.

Correction recommended by qualified contractor to ensure proper safety.

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

I NI NP D

D. Smoke / Carbon Monoxide Detectors (continued)





Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

<b>I   NI   NP   D</b>
------------------------

**E. Doorbell**

Comments:

**F. Light Fixtures**

Comments: Interior / Exterior,  
Light fixtures operating as intended at time of inspection.

**Heating & Air Conditioning Notes:**

The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure.

The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum.

The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will test the heating and air conditioner using the thermostat or other controls.

Units are not inspected for cleanliness and/or rust.

Recommend proper maintenance of the unit and filter.

Units are not inspected for proper size or efficiency.

A more thorough investigation of the system, including the heat (firebox) exchanger, should be conducted by a licensed HVAC service person every year.

Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

### **III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

Client: Dr Rafael Williams
----------------------------



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

I	NI	NP	D
---	----	----	---

**A. Heating Equipment**

Type of Systems: Forced air

Energy Sources: Electric

Comments: Goodman

Furnace performing as intended at time of inspection.



Client: Dr Rafael Williams
----------------------------



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

**I NI NP D**

A. Heating Equipment (continued)



Client: Dr Rafael Williams





Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

**I NI NP D**

A. Heating Equipment (continued)



Client: Dr Rafael Williams



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

**I NI NP D**

A. Heating Equipment (continued)



Year of Manufacture: 2011

Client: Dr Rafael Williams



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

B. Cooling Equipment

Comments: Goodman

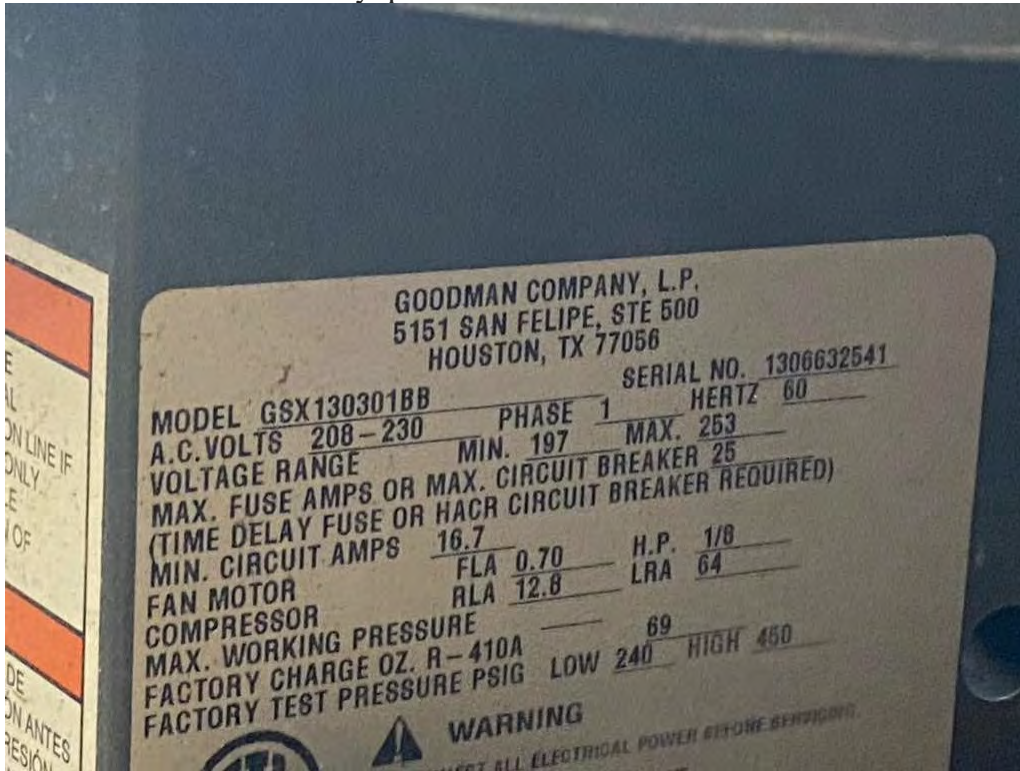
1. Observed no cap flashing (& not weathertight) where the A/C lines enter the structure.

Correction recommended by qualified contractor to avoid moisture / pest intrusion.

2. Damaged insulation at A/C line (exterior).

Insulation helps optimize A/C efficiency.

Correction recommended by qualified contractor.

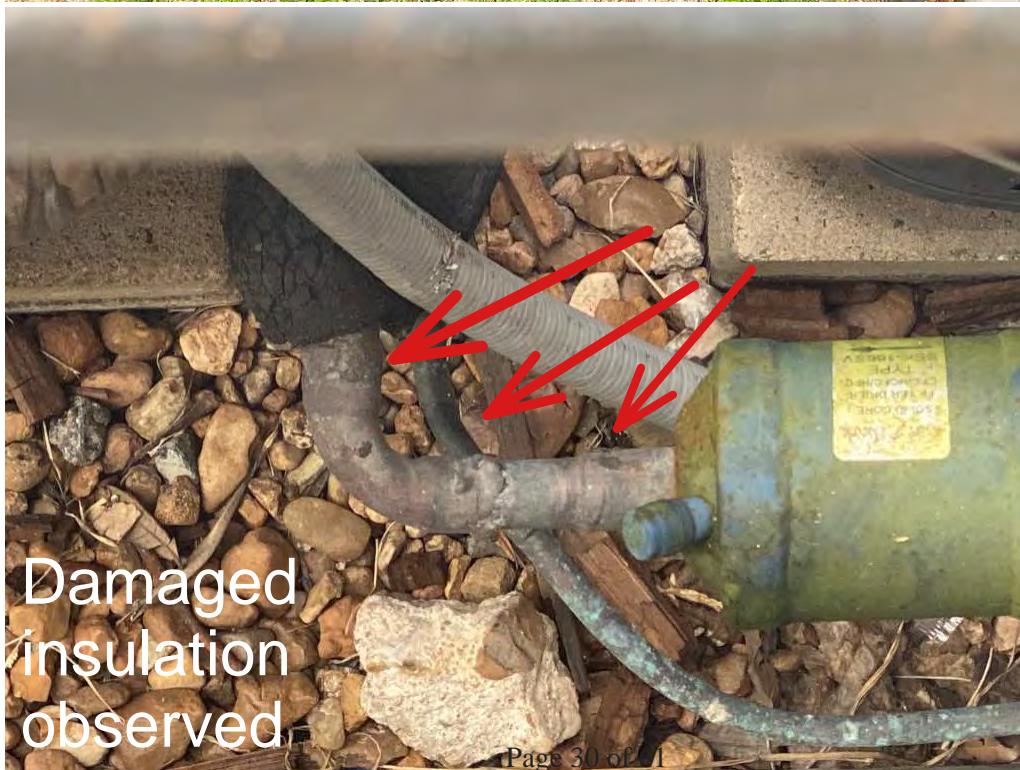


Client: Dr Rafael Williams

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

I NI NP D

B. Cooling Equipment (continued)



Client: Dr Rafael Williams

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

I NI NP D

B. Cooling Equipment (continued)



Client: Dr Rafael Williams



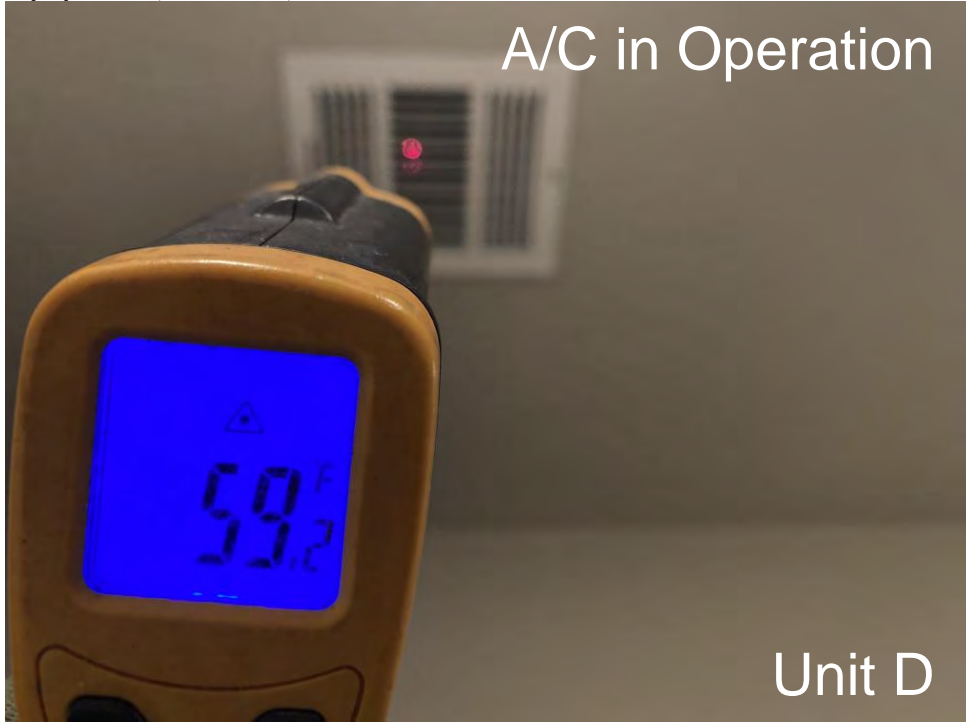


Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

**I NI NP D**

**B. Cooling Equipment (continued)**



Year of Manufacture: 2013

Tonnage of AC System: 2.5 Tons, 2.5 Tons, 2.5 Tons, 2 Tons

Client: Dr Rafael Williams



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

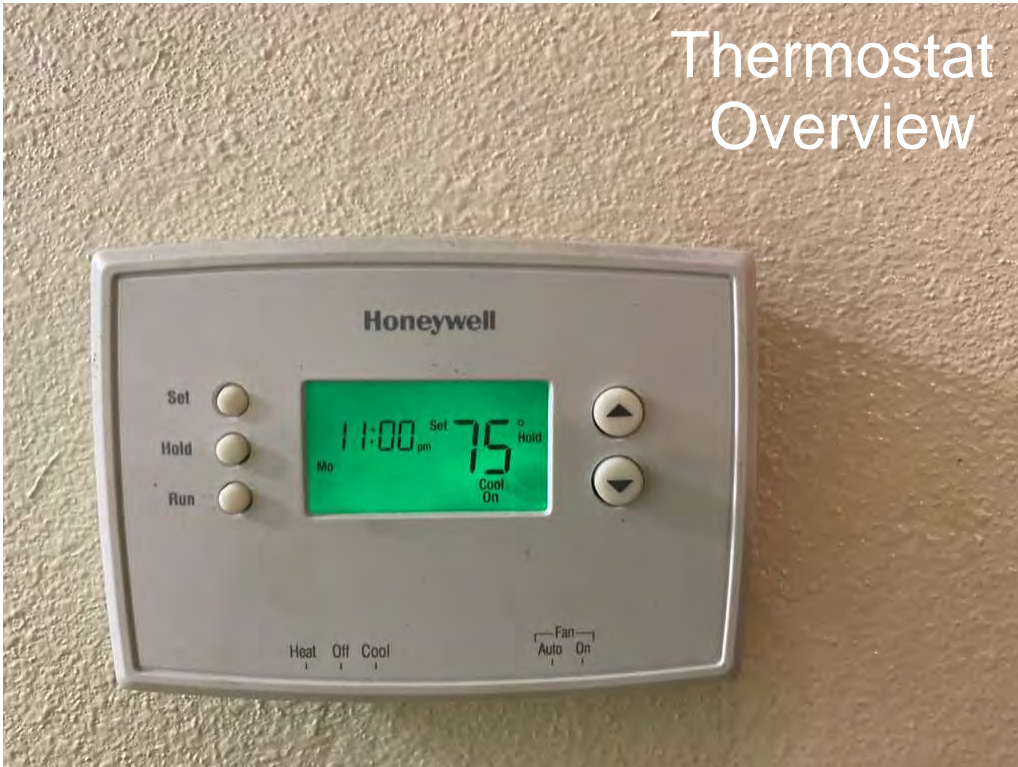
I NI NP D

**C. Thermostat**

Type of Systems: Central A/C

Comments: Honeywell

Thermostat operated as intended at time of inspection



**D. Duct Systems, Chases, and Vents**

Comments: No attic

Client: Dr Rafael Williams



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

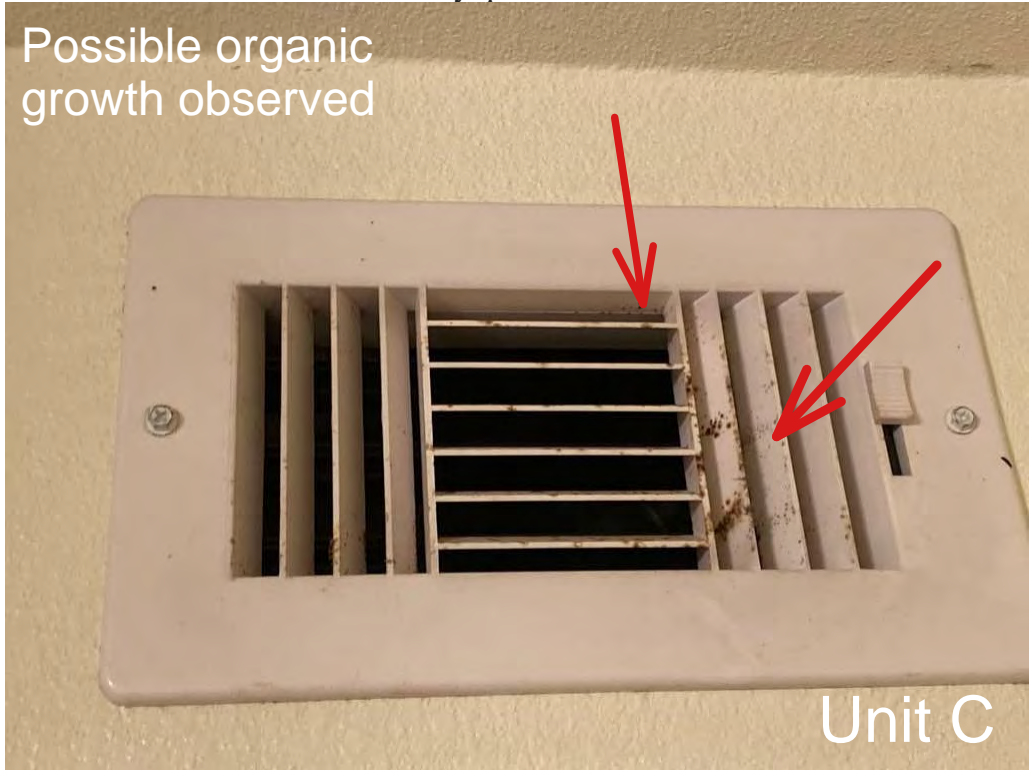
I NI NP D

**E. Air Vents, Grilles, Registers**

Comments: Ceiling Air Supply Vent,

Possible organic growth substance on air vents observed at time of inspection.

Further evaluation recommended by qualified contractor.



Client: Dr Rafael Williams



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

**I NI NP D**

**E. Air Vents, Grilles, Registers (continued)**



**Plumbing Notes:**

Bathrooms can consist of many features from hydro therapy tubs and showers to toilets and bidets.

Because of all the plumbing involved it is an important area of the house to look over.

Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems.

The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Unable to test washer utility drains when appliances are connected.

Sink and tub overflow drains are not tested for leaks during inspection.

Water heaters are not tested for recovery rates or temperature.

If a large tub is present recommend buyer test volume of hot water to tub.

A 40 gallon water heater may not supply enough hot water to larger tubs.

Client: Dr Rafael Williams



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

Ice maker lines are not tested.

### IV. PLUMBING SYSTEM

**A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: The water meter is located at the front curb of home.

Location of main water supply valve: The main water supply is located at the right side of the home (see photo).

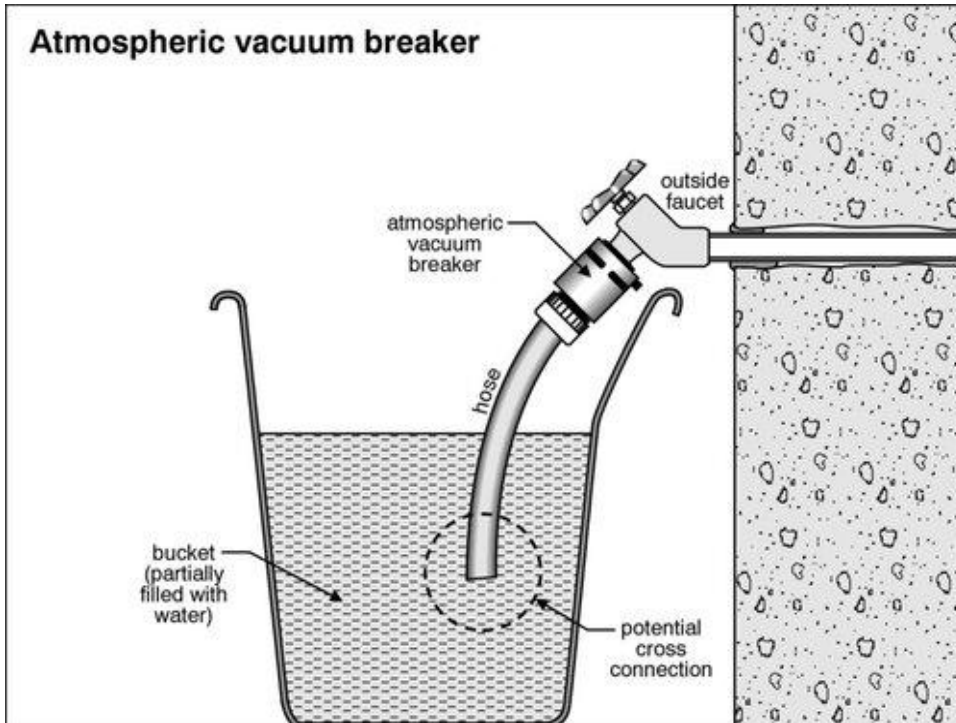
Static water pressure reading: 40-80 psi (normal range)

Comments: PVC

Pipe penetration(s) not sealed.

Sealing all penetrations helps to prevent moisture and pest intrusion.

Correction recommended by qualified contractor.



Client: Dr Rafael Williams

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

I NI NP D

A. Plumbing Supply, Distribution Systems and Fixtures (continued)



Client: Dr Rafael Williams

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

I NI NP D

A. Plumbing Supply, Distribution Systems and Fixtures (continued)





Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

A. Plumbing Supply, Distribution Systems and Fixtures (continued)



Sewer Clean Out Location



Main Water Shut Off Valve

Laundry room

Unit C

Client: Dr Rafael Williams



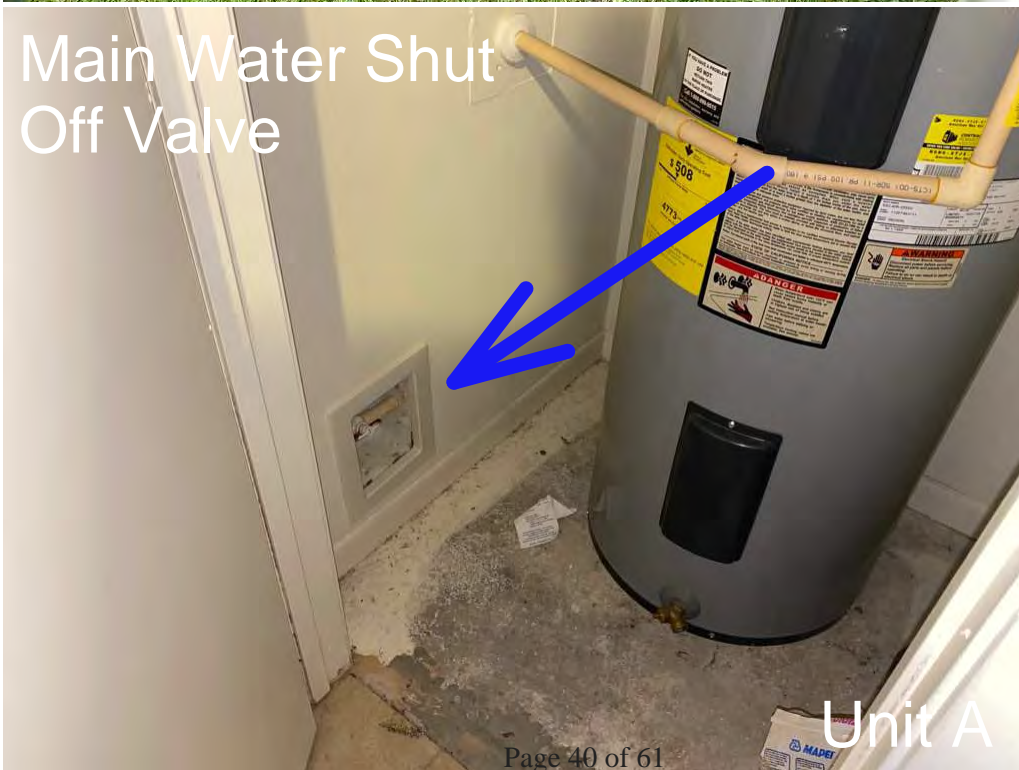


Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

A. Plumbing Supply, Distribution Systems and Fixtures (continued)



Client: Dr Rafael Williams



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

**B. Toilets**

Comments: Flushing (Two-Piece) Toilet,

1. Flush mechanism inoperable toilet water ran continuously (Unit D).

Correction recommended by qualified contractor.

2. Observed toilet loose at floor mounting (Unit C)

Correction recommended by qualified contractor.



Client: Dr Rafael Williams



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

B. Toilets (continued)



☒ ☐ ☐ ☐

C. Sinks

Comments: Built In Sink,  
Sinks operated as intended at time of inspection.

Client: Dr Rafael Williams

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

I NI NP D

C. Sinks (continued)



D. Bathtubs & Showers

Comments: Built In bathtub / shower,  
Bathtubs & showers operated as intended at time of inspection.

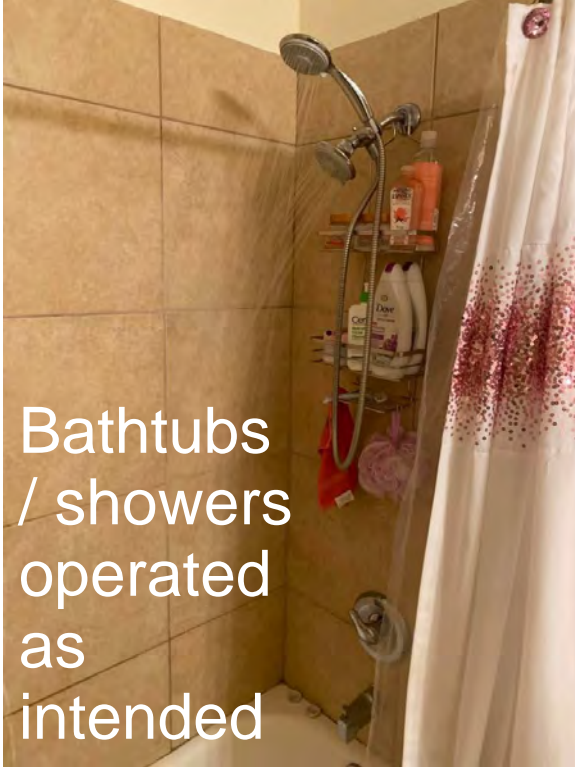


Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

**I NI NP D**

**D. Bathtubs & Showers (continued)**



**E. Drains, Wastes, and Vents**

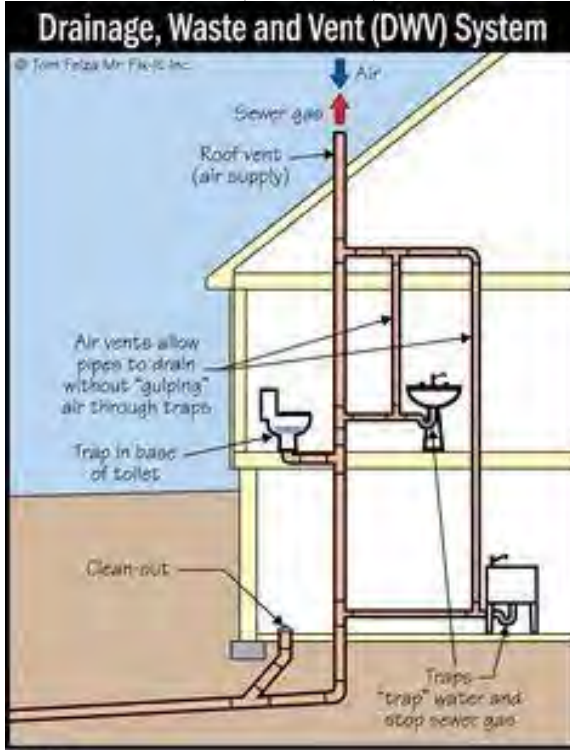
Comments: PVC,  
Drains, wastes, and vents were operating as intended at time of inspection.

Client: Dr Rafael Williams

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

I NI NP D

E. Drains, Wastes, and Vents (continued)



F. Water Heating Equipment

Energy Sources: Electric

Capacity: 40 Gallon

Comments: American

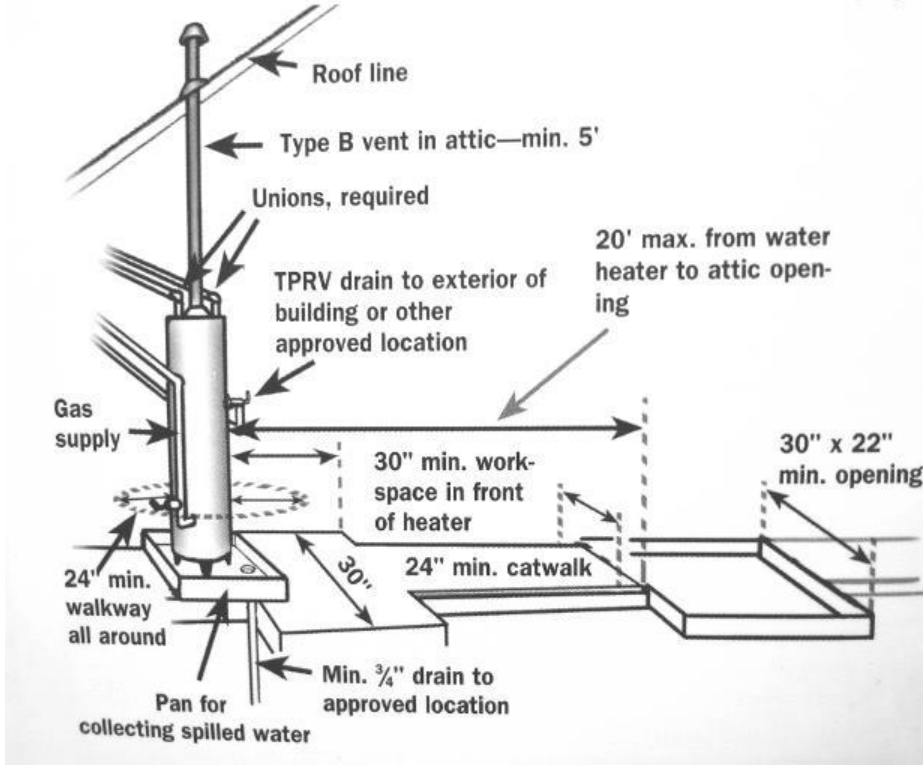
Corrosion observed at plumbing connections for water heater (Unit A).

Further evaluation and correction recommended by qualified contractor.

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

I NI NP D

F. Water Heating Equipment (continued)



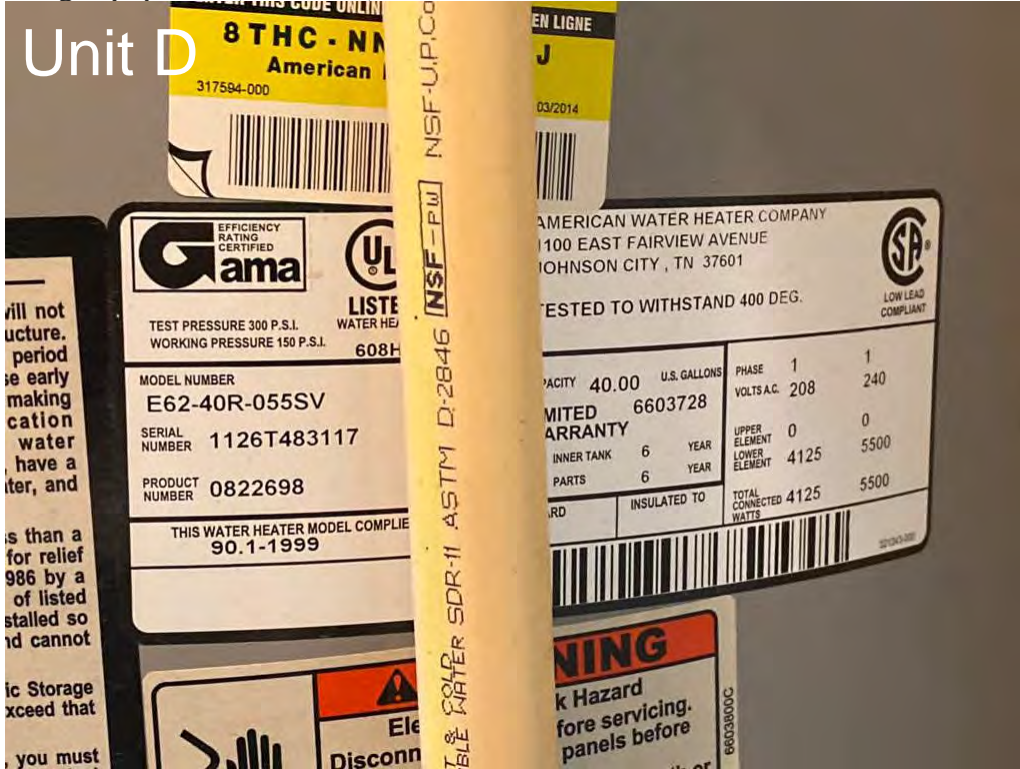
Water Heater Overview

Client: Dr Rafael Williams

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

I NI NP D

F. Water Heating Equipment (continued)



Client: Dr Rafael Williams



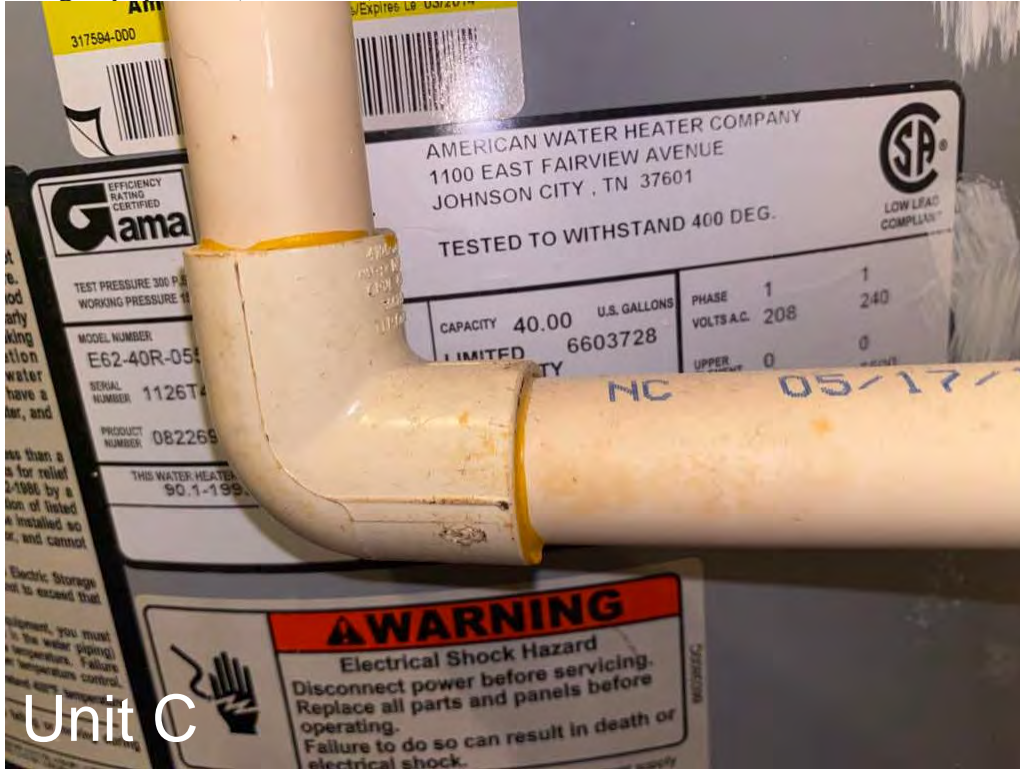


Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

F. Water Heating Equipment (continued)



Unit C



Unit A 40 Gallon

2011 Model

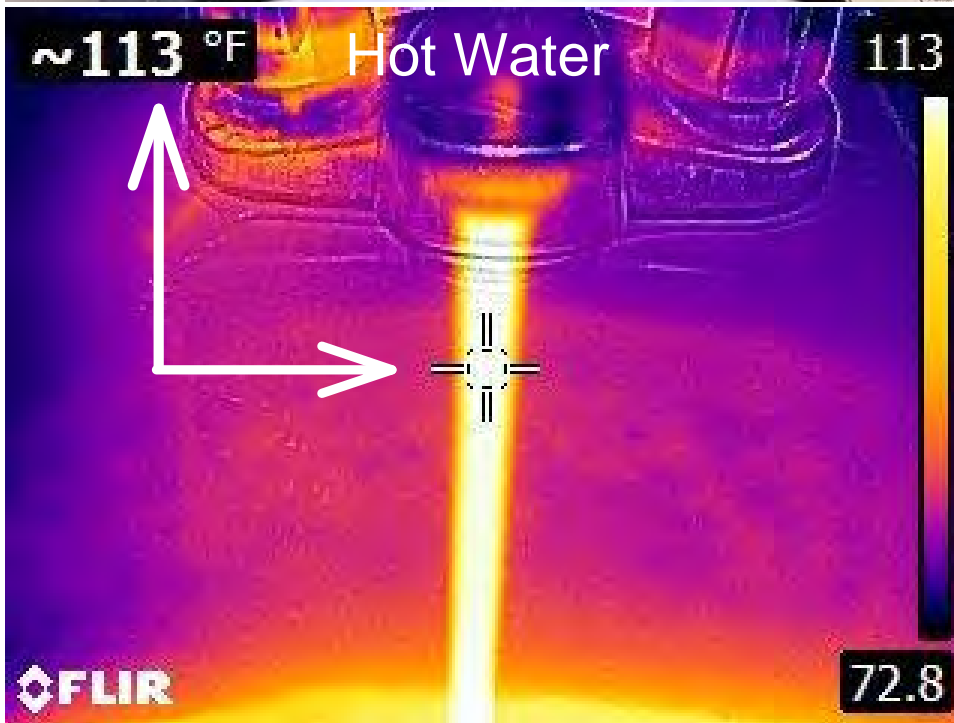
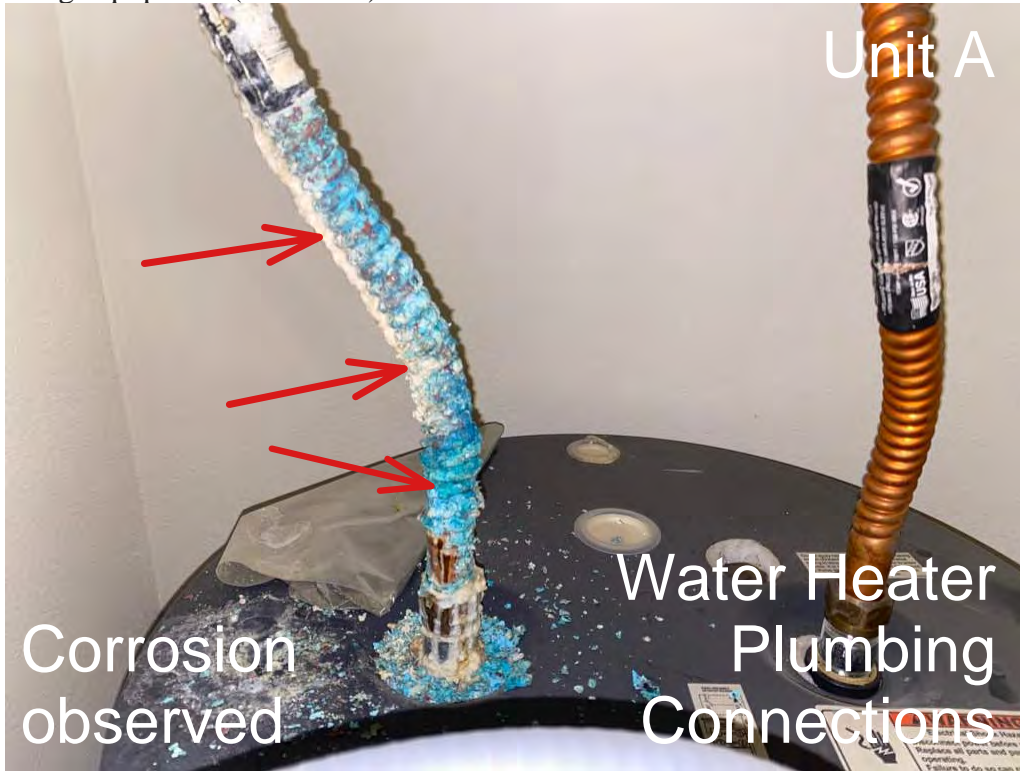
Water Heater Overview

Client: Dr Rafael Williams

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

I NI NP D

F. Water Heating Equipment (continued)



Client: Dr Rafael Williams

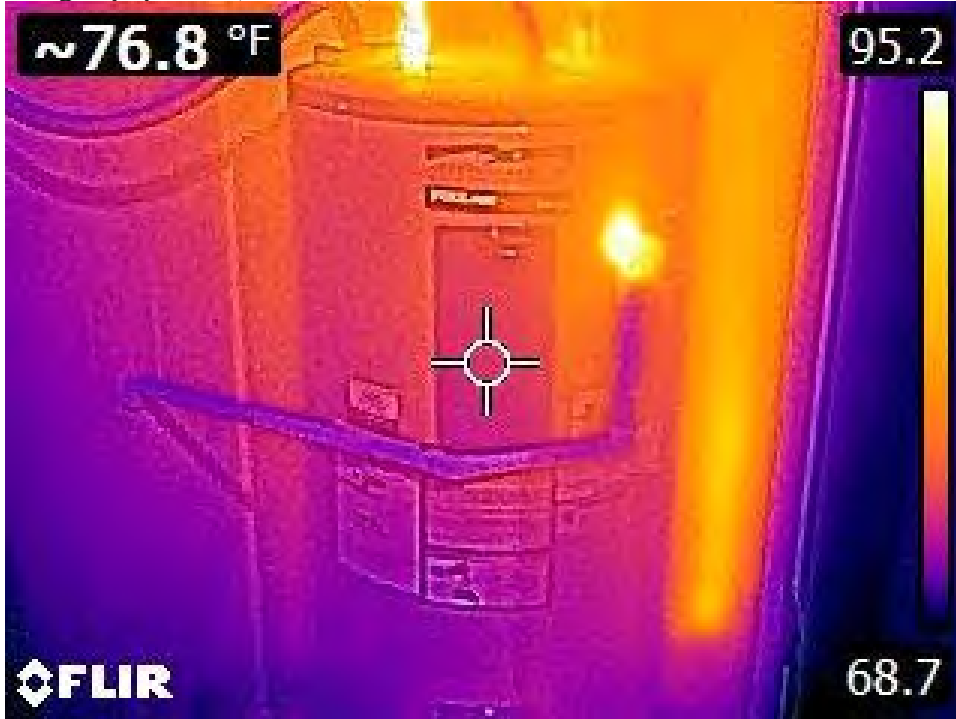


Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

F. Water Heating Equipment (continued)



Year of Manufacture: 2011

G. Hydro-Massage Therapy Equipment

Comments:

Client: Dr Rafael Williams

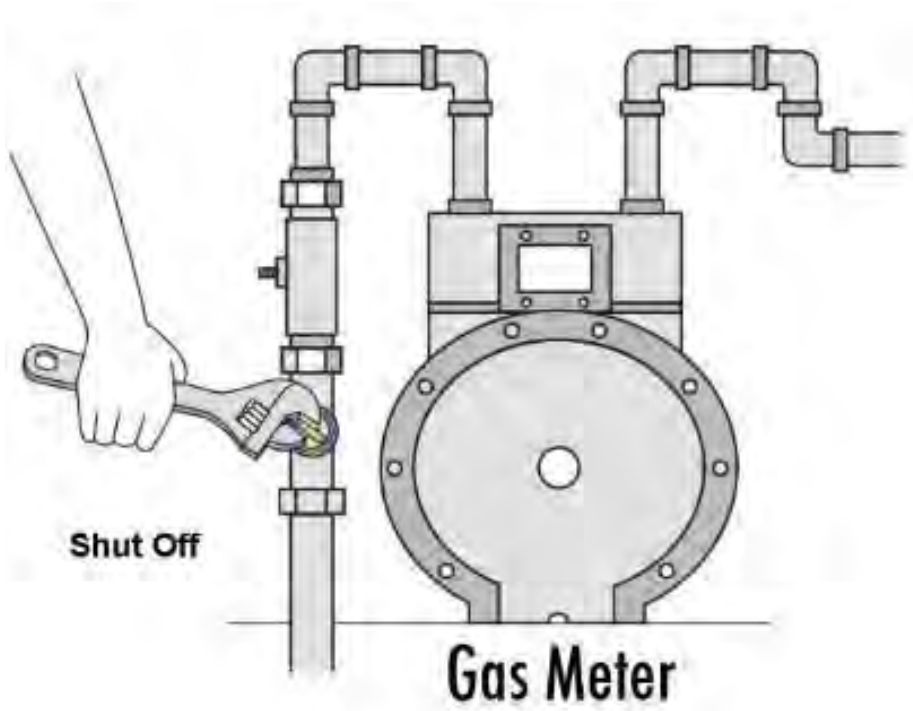
Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

H. Other

Comments:



Client: Dr Rafael Williams

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

I NI NP D

## V. APPLIANCES

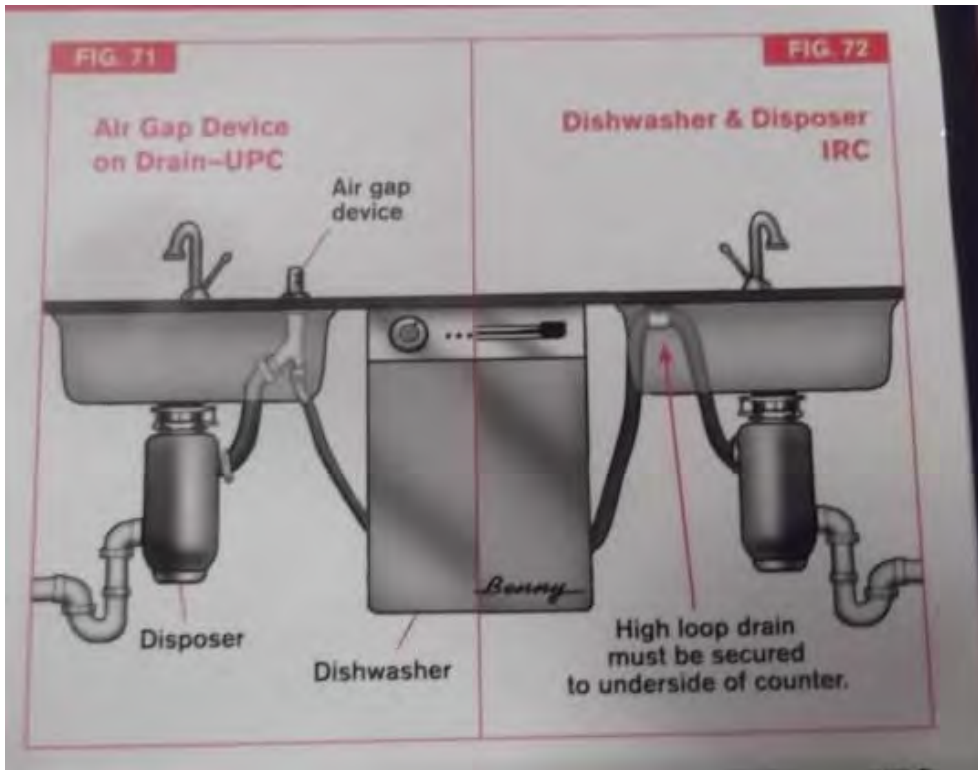
**A. Dishwashers**

Comments: Multiple ,  
No items requiring repair were visible at the time of the inspection for the operation of the dishwasher.

The unit was run through a cycle at the time of the inspection, and appeared to be operating properly.

**B. Food Waste Disposers**

Comments: In-Sinkerator,  
Food waste disposer was operating as intended at time of inspection.





Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

I NI NP D

**C. Range Hood and Exhaust Systems**

Comments: Whirlpool,  
Range exhaust vent operated as intended at time of inspection.



Client: Dr Rafael Williams

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

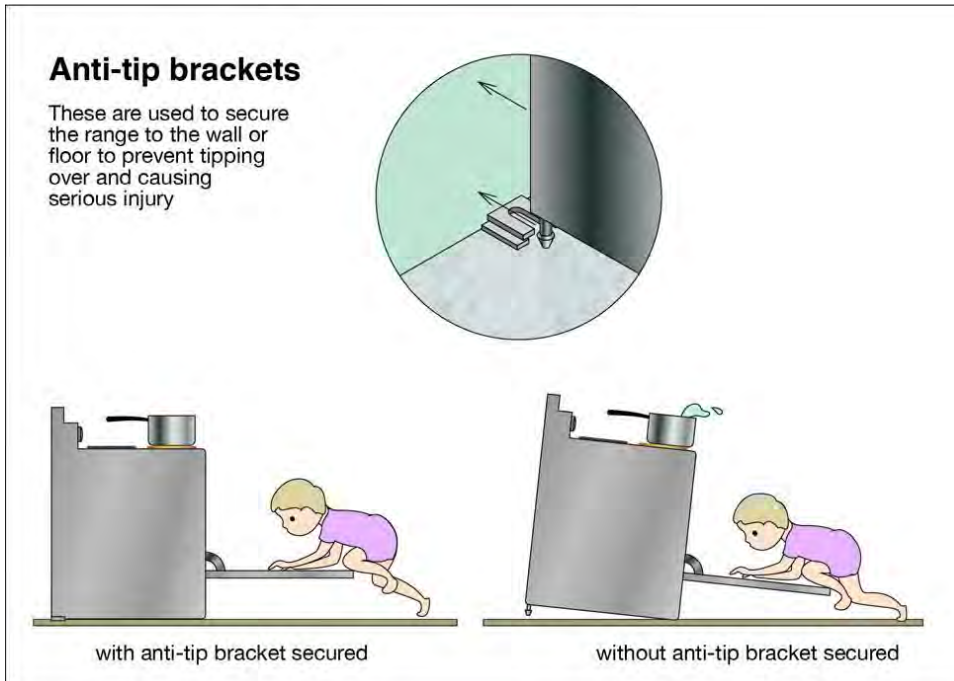
I NI NP D

**D. Ranges, Cooktops, and Ovens**

Comments: Whirlpool,

No anti-tip brackets installed on oven (safety).

Correction recommended by qualified contractor.



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

I NI NP D

D. Ranges, Cooktops, and Ovens (continued)



E. Microwave Ovens

Comments: Multiple ,  
Microwave was operating as intended at time of inspection.





Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

**I   NI   NP   D**

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

Comments: Broan,  
Bathroom exhaust vent operated as intended at time of inspection.



**G. Garage Door Operators**

Comments:

Client: Dr Rafael Williams



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

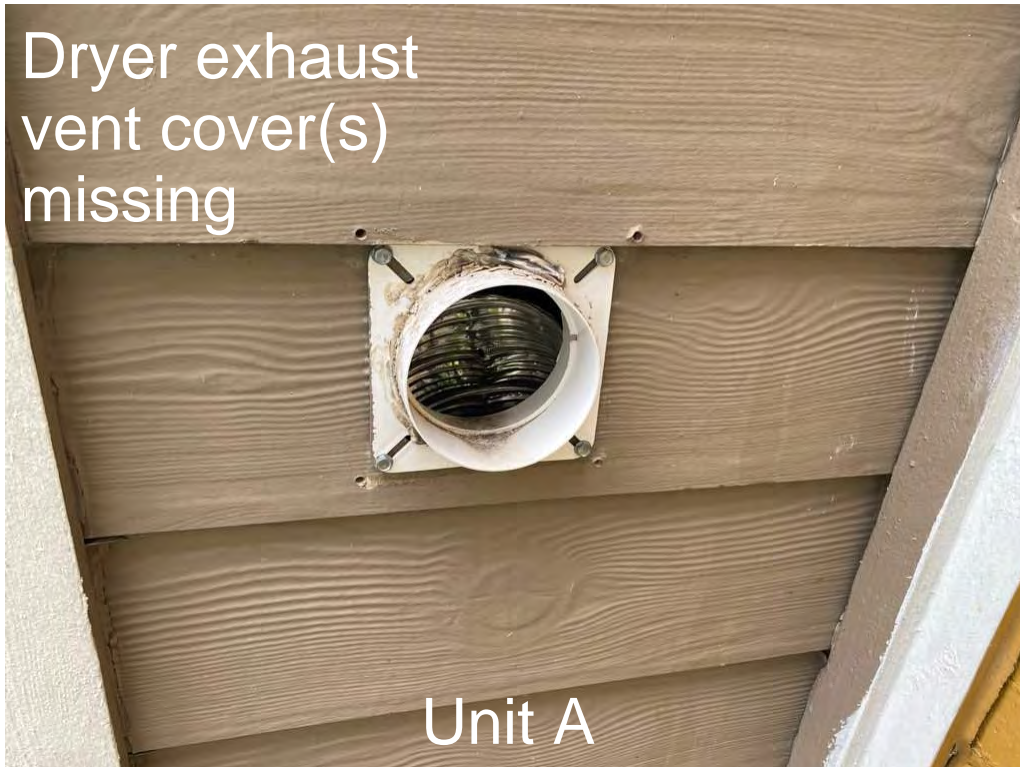
I NI NP D

**H. Dryer Exhaust Systems**

Comments: Metal flex,

Dryer exhaust vent cover (at exterior) not sealed / secured properly.

Correction recommended by qualified contractor to minimize potential of pest / moisture intrusion.



**I. Other**

Comments:

Client: Dr Rafael Williams



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

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

**I NI NP D**

Optional Devices Notes:

Sprinkler controls tested in manual mode only.

Sprinkler rain/anti-freeze sensor is not tested.

Pool checked in manual mode only.

Pools shell is a visual inspection only.

Pool coatings are considered cosmetic and may not be noted unless conditions are severe.

Ancillary equipment such as computer controls, chlorinators or other chemical dispensers, water ionization devices or conditioners are not inspected.

## VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

Comments:

**B. Swimming Pools, Spas, Hot Tubs, And Equipment**

Type of Construction:

Comments:

**C. Outbuildings** - Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

**E. Private Sewage Disposal (Septic) Systems**

Type of System:

Location of Drain Field:

Comments:

**F. Other**

Comments:



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

## Summary

### I. STRUCTURAL SYSTEMS

---

C. Roof Covering Materials Asphalt shingle,

Shingle / flashing uplift observed (Insufficient chimney flashing observed).

Shingle / flashing uplift (insufficiency) can possibly result in moisture penetration at roof.

Correction recommended by qualified contractor.

F. Ceilings Drywall,

Damage at ceiling observed (water stains observed).

Possible organic growth observed (Unit B).

All damage should be corrected / repaired to prevent further deterioration.

Correction recommended by qualified contractor.

I. Windows Single hung window,

Observed windows with fogging between the layers of glass (multiple units).

Further evaluation and correction recommended by qualified contractor.

J. Stairways (Interior and Exterior) Metal stairs with metal handrails,

Stair handrail not secured properly (Unit C).

Correction recommended by qualified contractor.

### II. ELECTRICAL SYSTEMS

---

D. Smoke / Carbon Monoxide Detectors First Alert,

Missing smoke detector observed in (at least one) bedroom.

Correction recommended by qualified contractor to ensure proper safety.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

---

B. Cooling Equipment Goodman

1. Observed no cap flashing (& not weathertight) where the A/C lines enter the structure.

Correction recommended by qualified contractor to avoid moisture / pest intrusion.



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

## Summary (continued)

### B. Cooling Equipment (continued)

#### 2. Damaged insulation at A/C line (exterior).

Insulation helps optimize A/C efficiency.

Correction recommended by qualified contractor.

### E. Air Vents, Grilles, Registers Ceiling Air Supply Vent,

Possible organic growth substance on air vents observed at time of inspection.

Further evaluation recommended by qualified contractor.

## IV. PLUMBING SYSTEM

---

### A. Plumbing Supply, Distribution Systems and Fixtures PVC,

Pipe penetration(s) not sealed.

Sealing all penetrations helps to prevent moisture and pest intrusion.

Correction recommended by qualified contractor.

### B. Toilets Flushing (Two-Piece) Toilet,

#### 1. Flush mechanism inoperable toilet water ran continuously (Unit D).

Correction recommended by qualified contractor.

#### 2. Observed toilet loose at floor mounting (Unit C)

Correction recommended by qualified contractor.

### F. Water Heating Equipment American,

Corrosion observed at plumbing connections for water heater (Unit A).

Further evaluation and correction recommended by qualified contractor.

## V. APPLIANCES

---

### D. Ranges, Cooktops, and Ovens Whirlpool,

No anti-tip brackets installed on oven (safety).

Correction recommended by qualified contractor.



Report Identification: 12642 Ashford Meadow Court - Houston, TX 77082

## **Summary (continued)**

H. Dryer Exhaust Systems Metal flex,

Dryer exhaust vent cover (at exterior) not sealed / secured properly.

Correction recommended by qualified contractor to minimize potential of pest / moisture intrusion.