

HOUSTON METROPOLITAN
INSPECTIONS UNLIMITED, LLC
PHONE: 713-828-0310 OR
PROPERTY INSPECTION REPORT

Prepared For:

[Redacted]

(Name of Client)

Concerning:

1823 LEATHERSTEM LANE, KINGWOOD, TEXAS

LOW54-063019

(Address or Other Identification of Inspected Property)

By:

LINDA MCCRACKEN TREC License #709

JUNE 30 2019

(Name and License Number of Inspector)

(Date)

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 warrant ability 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 attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It's not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>).

REI 7-5 (05/4/2015)

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 of 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.

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

I NI NP D



I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments

At the time of the inspection the foundation of the home was considered to be adequately performing the function for which intended. In my opinion, the foundation is performing in an average manner taking into consideration normal wear and tear, the age, repair history, and location of the house. Doors and windows generally fit properly in their frames and opened and closed freely. There were no visible signs of racking or twisting in the visible roof framing and the fascia corners were tight. This home is a slab-on-grade foundation. Since the variation of the moisture content of the foundation soil is probably the most significant factor contributing to continuing foundation movement, a proper lawn maintenance program will aid in minimizing foundation problems in the future. No warranty against future movement can be made.

The inspector can only provide an opinion of foundation conditions based on visible findings at the time of the inspection. Detailed evaluation of foundation performance requires special knowledge, research and tools, which beyond the scope of my inspection. At the time of the inspection, we had not been informed of any prior foundation repairs.

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I NI NP D

 B. Grading and Drainage*Comments: Sub-surface drains are not inspected.*

The gutter, on the left side of the garage, needs lifted to prevent the water from draining on the wall. Also the gutter on the front porch area sags in the middle.

 **C. Roof Covering Materials***Types of Roof Covering: Asphalt Shingles*

Viewed From: The inspection of the roof was made from the ground, because in this inspector's reasonable judgment, the steep slope of the roof would not allow me to safely stay on the roof.

Comments: I do not lift the shingles to inspect for fasteners as this could damage the shingles or/and void the warranty.

The composition shingles were in good condition. There are signs of normal weathering. There were no visible signs of active water penetration on the (accessible) roof decking or sheetrock.

There is supposed to be a piece of metal edge flashing on this area.



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I NI NP D

The roof and gutters need cleaned.



D. Roof Structures and Attics

Viewed From: View from attic access and from the walkways.

Approximate Average Dept of Insulation: 5 - 9 inches

Comments: Only areas in the attic deemed accessible by the inspector are inspected (only areas that are accessible with a solid stable walkway). The inspector does not move storage items, duct work, or insulation. If there are items stored in the attic, this limited access and visibility, too.

The nuts are missing on the attic stairs bolts



The attic door does not fit flush to the ceiling.

Note: This is not a code specific inspection; therefore, no comment is made with respect to adherence to span, material grades, nailing or other miscellaneous code specifications.

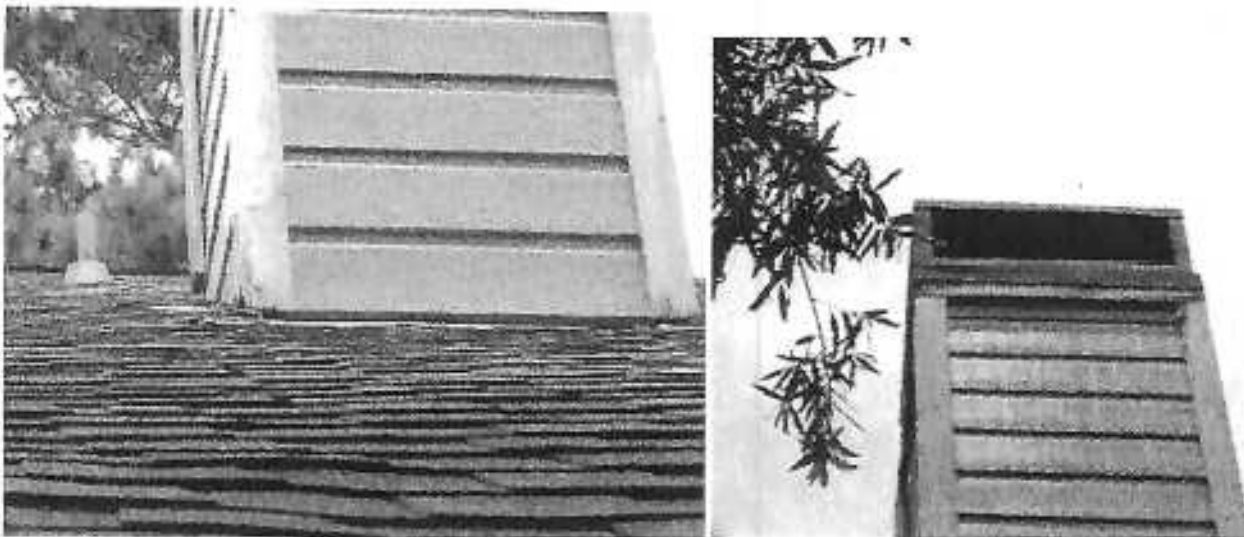
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E. Walls (Interior and Exterior)

Comments: Only areas free of furniture and all other obstructions are inspected. IF THE HOME HAS BEEN FRESHLY PAINTED, ANY WATER INTRUSION WILL NOT BE VISIBLE AT THE TIME OF THE INSPECTION.

There are deteriorated trim boards on the chimney.



There is a deterioration on the trim board at the right rear of the home.



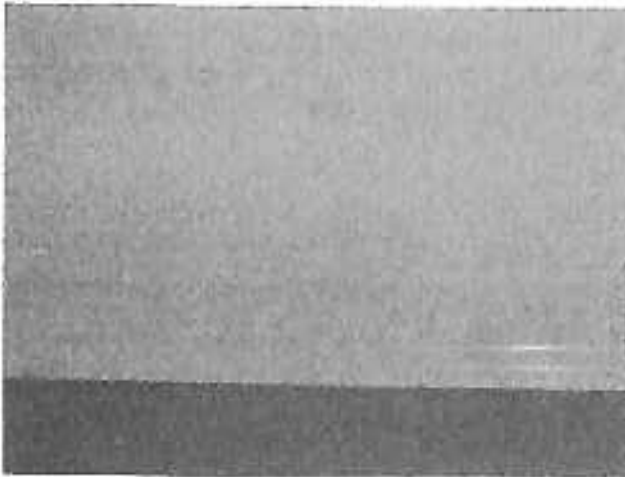
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F. Ceiling and Floors

Comments:

There is a water stain on the bedroom ceiling.



G. Doors (Interior and Exterior)

Comments:

Self closing hinges are needed on the door that enters the house from the garage; this door is considered a fire separation door.

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

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The cable on the overhead garage door is fraying; this needs replaced before it breaks. .



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H. Windows

Comments:

Note: The home has single pane windows.

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L. Stairways (Interior & Exterior)

Comments:

Current building standards do not allow the spacing between intermediate balusters, spindles, or rails for steps, stairways, guards, and railings that permit passage of an object greater than 4 inches in diameter.



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J. Fireplaces and Chimneys

Comments:

Adequacy of draft or condition of inaccessible flue tiles or pipe is not determined.

I lit the fireplace.

The insulation needs moved away from the flue pipe.



K. Porches, Balconies, Decks and Carports

Comments

L. Other

Comments:

The driveway is uneven because of settlement.



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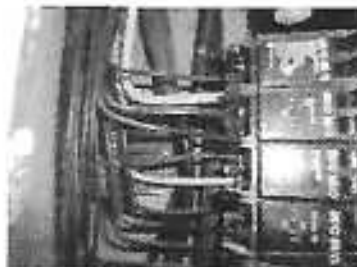
II. ELECTRICAL SYSTEMS

 A. Service Entrance and Panels*Comments:***150 AMP**

Anti-oxidant grease is needed where the aluminum service wires connect to the lugs.



There were "white wires" attached to breakers. White wires are deemed neutral and must be identified as hot wires by tape or red or black paint at breaker end.



Most of the supply wires are bundled where they go out of the main panel, this is common on most older homes but is not proper per current electrical standards.

Today's breaker panels have a neutral bar on one side and a grounding wire bus bar on the other – all neutral wiring and all grounding wires should be attached only to the appropriate bar – on the neutral side, each wire should be connected to a separate lug.



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B. Branch Circuits - Connected Devices and Fixtures

Type of Wiring: Copper

Comments:

Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, or landscape lighting and intercom systems are not inspected. If any repairs are noted, the repairs should be done by a licensed electrician and the electrician should inspect for other problems, etc.

Ground Fault Circuit Interrupters(s) GFCI protection were present: at kitchen countertop areas; bathrooms; some of the garage; and exterior receptacles. Note: The reset for the kitchen island GFCI is located under the cabinet on the right side of the dishwasher.

Ground Fault Circuit Interrupters(s) GFCI protection were missing on the garage ceiling receptacles and laundry room receptacles. While this may not have been a code requirement when the home was built it is now a requirement for all TREC Licensed inspectors to call this item to the buyers attention and mark as deficient.

There were working smoke detectors.

There were no carbon monoxide (CO) detectors (3 are needed).

A cover is needed on the open junction box located under the kitchen island.



Current building standards require arc fault protection (AFCD) in the family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas.

While this may not have been a code requirement when the home was built it is now a requirement for all TREC Licensed inspectors to call this item to the buyers attention.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS **A. Heating Equipment***Type of Systems:* **Central Air***Energy Sources:* **Gas***Comments:* **Complete evaluation of gas fired furnace heat exchangers require dismantling and is beyond the scope of this inspector. The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of unit**

The heaters worked. No dismantling of the units was performed. There were no visible signs of rust or corrosion.

There is no sediment trap/drip leg on gas line.



The exhaust flue pipe has inadequate clearance from combustible (roofing) material.



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B. Cooling Equipment

Type of Systems: **Central Air**

Comments: *The inspector does not measure airflow or determine the adequacy of the system. Humidifiers, motorized dampers, electronic filters, and programmable thermostats are not inspected. The air conditioner system is not tested when outside ambient temperature is below 65 degrees Fahrenheit to avoid damage to the system.*

Note: Inspector is not required to program digital controls, check pressure or type of refrigerant, verify compatibility of components, verify accuracy of thermostats, determine adequacy of the system, or to determine uniformity of conditioned air to various parts of the home.

A licensed HVAC company needs consulted.

The upstairs AC unit is a 3 ton, dated 2019 . This unit was cooling sufficiently. There was a 21 degree differential between the supply and return air. There is water in the attic pan.



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The downstairs upstairs AC unit is a 5 ton, dated 1996. This unit was cooling sufficiently. There was a 19 degree differential between the supply and return air. There is water in the attic pan.



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The outside coils need cleaned on the older unit.



The drain line is incorrectly installed under the sink.



The units are supposed to be 3 inches above grade of soil.



Note: A measure of how well an air conditioning system is operating is called "Delta T" and is the difference in temperature between the air going into the system and the air coming out. The acceptable range is 17 to 21 degrees.

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C. Duct Systems, Chases, and Vents

Comments:

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

I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front Yard

Location of main water supply valve: In Laundry room.



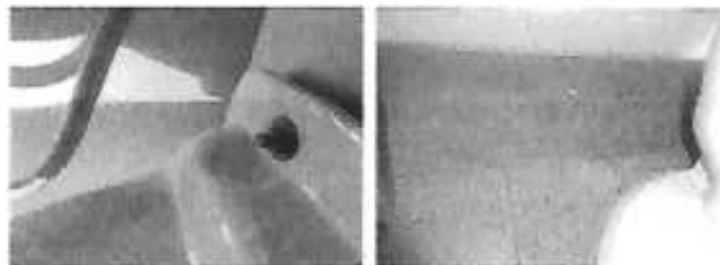
Static water pressure reading: 57 psi

Comments: The water supply valves under all bathroom sinks and commodes are not tested. The plumbing is tested by flushing the commodes and running water in the sinks and tub. If the home is vacant at the time of the inspection, the drain pipe will be empty and water may appear to flow properly.

The home has copper plumbing pipes.

Master Bathroom: There were no visible signs of plumbing leaks.

Full Upstairs Bathroom: There are two leaks behind the commode.



¼ Bathroom: There were no visible signs of plumbing leaks

½ Bathroom: There were no visible signs of plumbing leaks

Kitchen Sink: There were no visible leaks.

Outside spigots: The anti-siphon devices were on the outside spigots.

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There is not a "visible" bonding wire attached at the exterior gas meter "metal gas supply pipe", at the water heater equipment and furnace equipment.

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.



B. Drains, Wastes, and Vents*Comments:*

Underground plumbing and drain clean-outs are not within the scope of this inspection.

There were no visible problems.

I opened the main drain clean-out and there was no visible standing water in the pipe or visible debris in the pipe.

C. Water Heating Equipment*Energy Sources:* GAS*Capacity:* 50 Gal.

Comments: Note: The temperature/pressure relief valves are not tripped at the time of the inspection. The valves do not reseal properly many times when they are operated which causes the valve to leak. Manufacturers recommend valves older than three years be removed cleaned and inspected or replaced.

Both water heaters are original. I did not have access to view the tanks because there are insulation covers around the unit.

There is no sediment trap/drip leg on gas line.

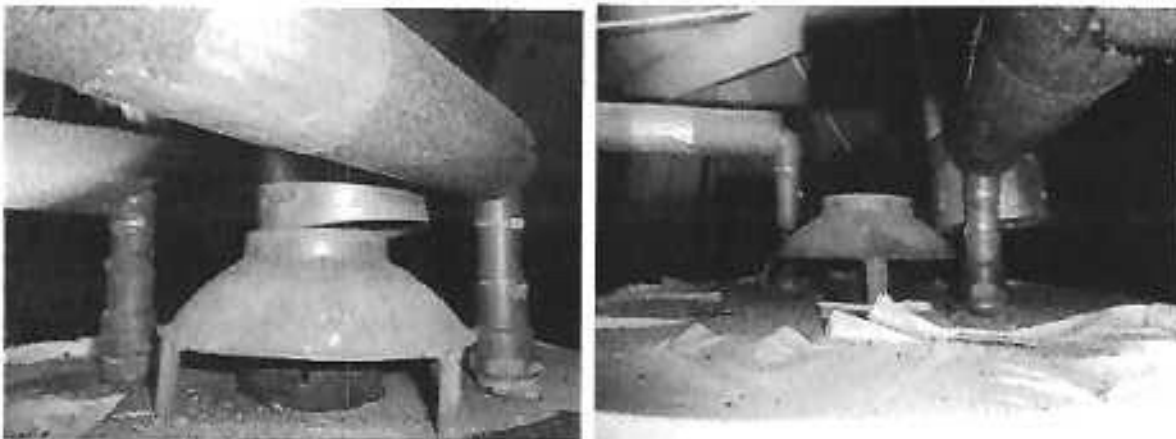
There is rust at the base of the left unit. A plumber needs consulted.

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The flue pipes are not on top of the draft hood; this allows carbon monoxide into the attic and needs immediate attention.



D. Hydro-Massage Therapy Equipment

Comments:

I filled up the tub and operated the jets. The G.F.C.I. was tested and it worked. I did not have access to plumbing or motor; therefore, I could not verify bonding of motor or leaks. There is absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish/ Be careful not to leave small children unattended in the unit or tub, and be careful around intake ports where high suction may catch hair and draw it into the intake which could result in drowning. Pumps, hoses, ports, jets and other parts where water may accumulate should be cleaned and sanitized regularly in minimize bacteria growth and potential health risks.

E. Other

Comments:

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

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

The dishwasher worked. The unit was performing its intended purpose at the time of the inspection.

B. Food Waste Disposers

Comments:

The garbage disposal worked; however, the wires are not properly secured to the base of the unit.



C. Range Hood and Exhaust Systems

Comments:

The exhaust fan worked; however, a dryer vent cover has been installed on the outside vent and the vent is supposed to be hard pipe (the flex is smashed).



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 D. Ranges, Cooktops, and Ovens*Comments:* The self cleaning function is not tested on the oven.

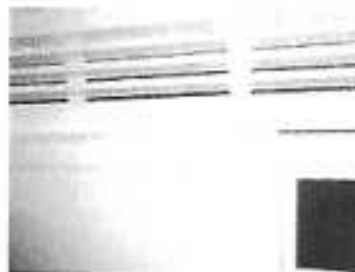
The LED screen is going bad on the oven.

The electric cook-top was performing its intended purpose at the time of the inspection.

Oven temperature was checked at the 350 degree bake setting; temperature was 352 degrees, which is within industry standard of 25 degrees difference.

 E. Microwave Ovens*Comments:*

The microwave worked; however, the door sticks and there is a crack on the right top corner of the door. This is the original microwave.

 **F. Mechanical Exhaust Vents & Bathroom Heaters***Comments:*

The exhaust fans work.

 G. Garage Door Operators*Comments:*

The lock on the overhead garage door needs disengaged.

The safety sensor eyes worked.

The door reversed when encountering resistance.

I did not have remotes.

 II. Dryer Exhaust Systems*Comments:*

There were no visible problems.

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I. Other
Comments:

VL OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems
Comments:

The sprinkler system was inspected in the manual mode. There are only 2 stations; front yard.

The back-flow prevention device is located on the left side of the home.

There is the absence of shut-off valve between the water meter and backflow device.

There is a rain sensor; this device is not tested.