



Significant improvements have been done to the property since this inspection, including refurbishing two units (Units 3 and 4) and replacing 7 out of 8 air conditioners.

Inspection Report

Property Address:
1517 Bonnie Brae Street
Houston TX 77006



Spot On Inspection, PLLC

**Patrick Miceli TREC #22417
11807 Westheimer Road 550-#615
Houston, Texas 77077
281-845-9505**

PROPERTY INSPECTION REPORT

Prepared**For:**

(Name of Client)

Concerning: 1517 Bonnie Brae Street, Houston, TX 77006

(Address or Other Identification of Inspected Property)

By:

Patrick Miceli TREC #22417 / Spot On Inspection, PLLC

22-May-18

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard for inspections by TREC Licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, 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:

In Attendance:

Resident

Type of building:

Multi-family

Year Built:

1939

Front Entry Faces:

North

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Surface grade condition:

Damp

Referral: Previous Real Estate Professional: Liping Wei (LipingWei265)

Year Built: 1939

Square Footage: 2880

Rooms:

Property is Occupied

Utilities On: Water, Electricity, Gas

People Present at Inspection: Inspector

General Summary



Spot On Inspection, PLLC

**11807 Westheimer Road 550-#615
Houston, Texas 77077
281-845-9505**

Customer
Shaun Zhang

Address
1517 Bonnie Brae Street
Houston TX 77006

I. Structural Systems

A. Foundations

Inspected

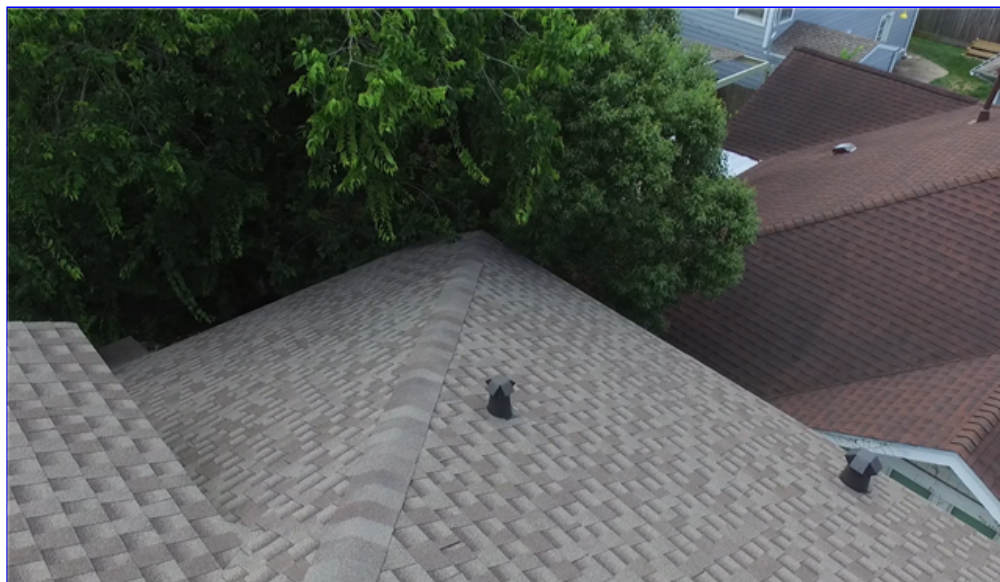
(1) In the opinion of this inspector, the foundation is adequately performing its intended function at this time. It is recommended that the foundation be monitored over time to determine any adverse trends not detectable via one time examination.

(2) All units demonstrate neglected maintenance of structural systems. There all multiple door and window issues. Windows that will not open in bedrooms may present emergency egress issues. Windows that do not open in bathrooms present issues with ventilation of humidity. Bathroom exhaust fans should be installed. Cracking in wall and ceiling cladding indicate prior structural movement. Evidence of prior moisture intrusion from the roof may be the contributing factor for this movement. The moisture intrusion issues appear to have been resolved but the damaged areas have not been repaired. All moisture intrusion must be verified to have been eliminated to preserve the structural integrity.

C. Roof Covering Materials

Deficient

(1) The tree limbs that are in contact with roof or hanging near roof should be trimmed. Limbs may damage the roof covering.



E. Walls (Interior and Exterior)

Deficient

(1) Stairstep cracking in the exterior brick at the west side of the structure. All cracks should be monitored for changes.



F. Ceilings and Floors

Deficient

(4) Evidence of water intrusion in the second floor rear hallway.



G. Doors (Interior and Exterior)

Deficient

(9) Second floor rear entry door is damaged and difficult to open. This is hazardous as this is the primary emergency escape route for the second floor to the rear of the building.



(10) The rear first floor entry door latch does not engage the strike plate.

H. Windows

Deficient

(2) Multiple windows do not have insect screens.

II. Electrical Systems

A. Service Entrance and Panels

Deficient

(1) Electrical systems throughout all units are not up to modern requirements. There are inadequate numbers of plug receptacles in every unit. GFCI protection is absent at nearly every required location. There is a mix of ungrounded plug receptacles, grounded plug receptacles that are not actually grounded and properly grounded receptacles. A qualified electrician should be retained for an evaluation of the entire electrical system and repair and addition of the necessary components.

(2) The electrical service/distribution panel dead front is missing screw(s) and is unsecured. This is a safety issue. A qualified electrician should be consulted for correction.



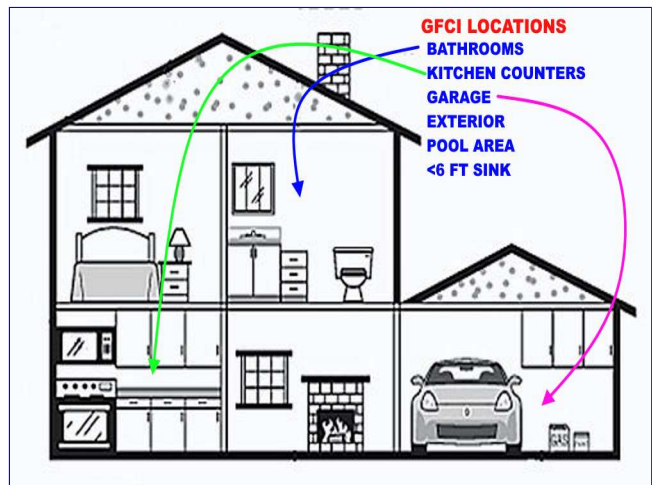
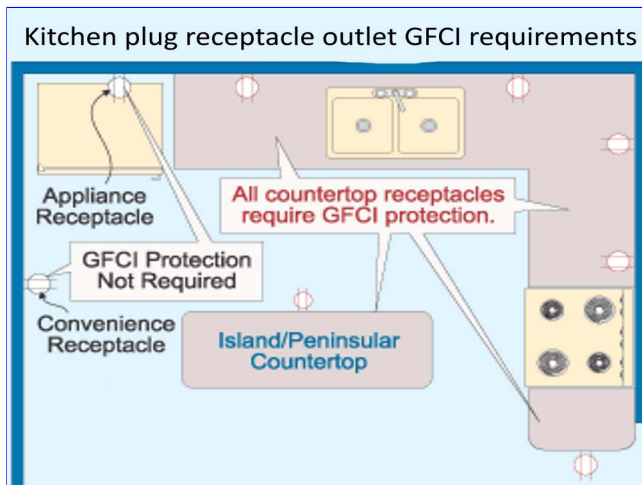
(3) Electrical distribution panel is severely corroded.



B. Branch Circuits, Connected Devices and Fixtures

Deficient

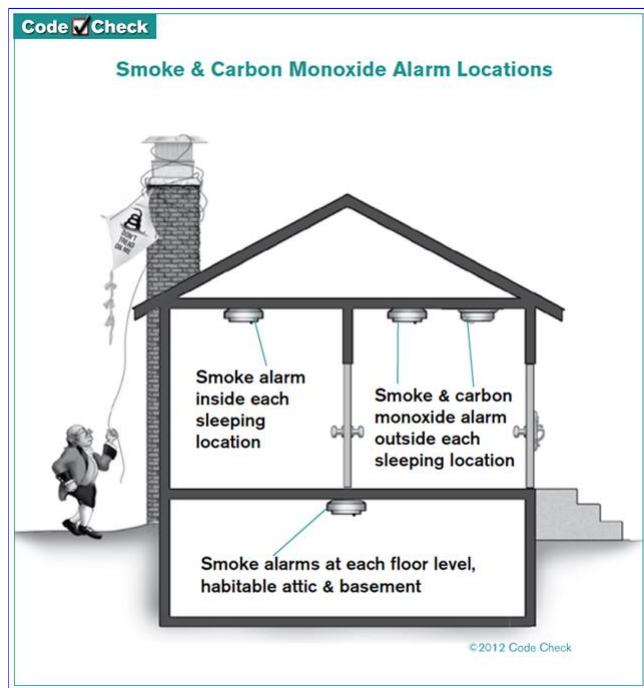
(1) All plug receptacles in the required locations in Unit One, Unit Two, Unit Three and Unit Four are not Ground Fault Circuit Interrupter (GFCI) protected. This is a safety concern. The purpose of GFCI is as a safety device designed to protect humans from electrocution hazards at any place where they are likely to be in prolonged direct contact with electrical devices, especially those devices with motors. They also protect from electrocution hazards near open water receptacles such as sinks, tubs and pools. A licensed electrician should be consulted for installation of appropriate GFCI protection in all kitchen, bathroom, garage, pool area and exterior plug receptacle locations.



(2) Every unit demonstrates smoke detector deficiencies.

Smoke detectors should be installed in each bedroom, directly outside each bedroom and on each level of the home. The smoke detectors should be interconnected and continuously powered.

Smoke detectors have a life span of ten years. They should be replaced on or before the ten year mark.



(3) Electrical conduit and junction box not properly secured. A qualified electrician should be consulted for correction.



(18) Second floor rear hallway lights do not function.



III. Heating, Ventilation and Air Conditioning Systems

B. Cooling Equipment

Deficient

(1) Window unit air conditioning in the all units.





IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Deficient

(1) Plumbing fixtures throughout the structure are aged and difficult to operate.

C. Water Heating Equipment

Deficient

(1) Water heaters for unit three and four do not have drain pans. The units are located where a leak will cause damage to the structure. They may also be a danger to the occupants. A qualified plumber should be consulted for correction.

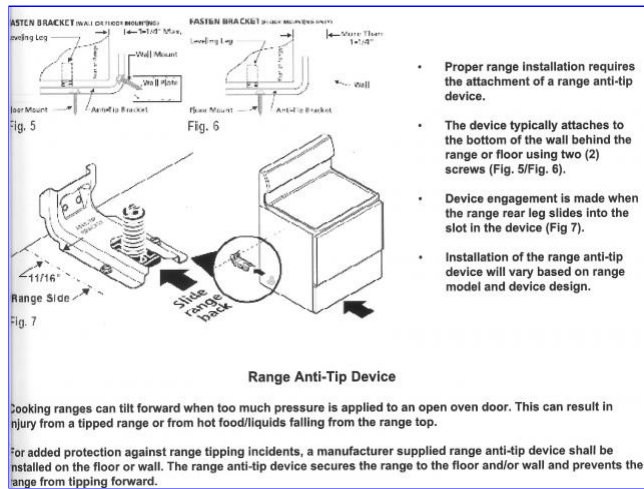


V. Appliances

D. Ranges, Cooktops and Ovens

Deficient

(1) There is no anti-tip device installed on the range oven combination appliances in all units. A qualified contractor should be consulted for correction.



F. Mechanical Exhaust Vents and bathroom Heaters

Inspected, Not Present

Mechanical bathroom exhaust vents should be installed in all units except unit 1 (already present)

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Patrick Miceli

Unit One



Spot On Inspection, PLLC

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Customer
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I. Structural Systems

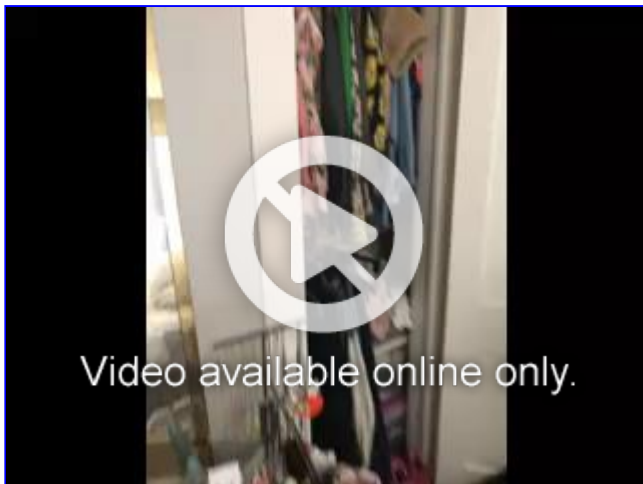
E. Walls (Interior and Exterior)

Deficient

(5) Bathroom light switch plate is missing hardware.



(6) Bedroom and closet walls obstructed by personal belongings. Obstructed areas were not inspected.



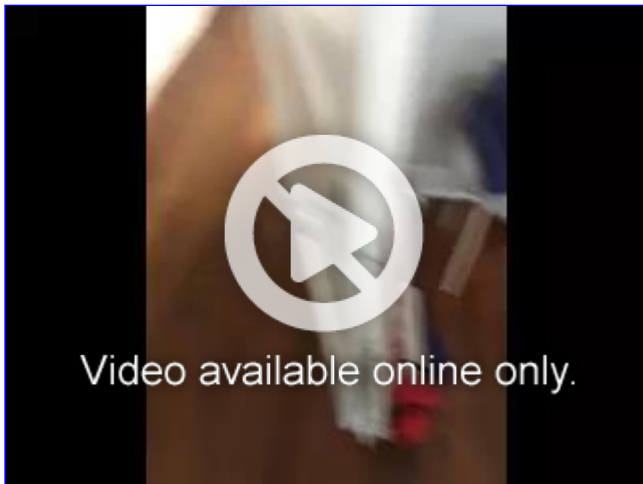
(7) Living area walls and windows obstructed by personal belongings. Obstructed areas were not inspected



G. Doors (Interior and Exterior)

Deficient

(4) The bedroom door in unit one interferes at the top and will not close.



(5) The front entry door is missing a strike plate.



(6) Bathroom closet door hardware does not function.



H. Windows
Deficient

(4) Kitchen windows do not open. Counterweight ropes have been cut.



(5) Unit one bathroom window does not open. There is no exhaust fans installed. There is no means to ventilate humidity from the bathroom.

(6) Bedroom window has been secured. Window was not operated.



(7) Living room windows are painted shut.

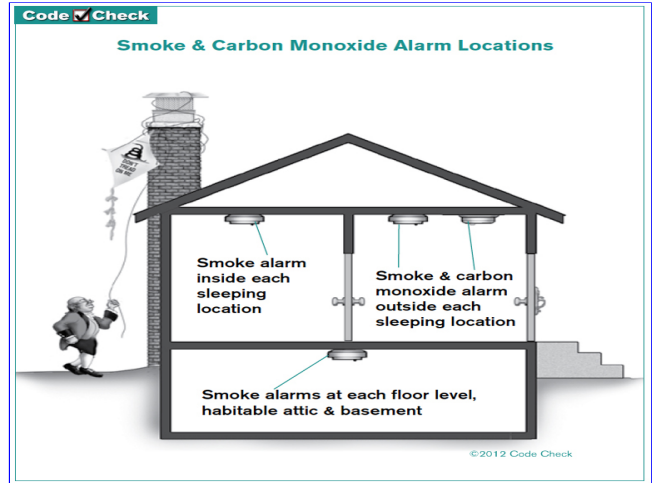
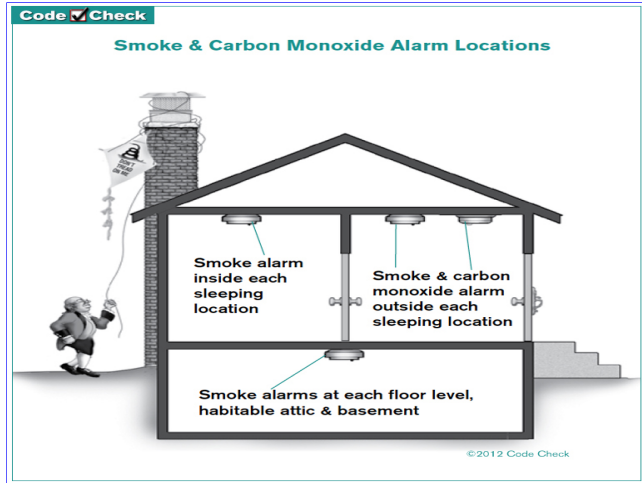
II. Electrical Systems

B. Branch Circuits, Connected Devices and Fixtures

Deficient

(11) The smoke detector(s) in the unit one bedroom operate at low volume when tested. This is a safety hazard. Smoke detectors should be installed and operating properly in each bedroom, directly outside each bedroom and on each level of the home. The smoke detectors should be interconnected and continuously powered. A qualified contractor should be consulted for correction.

Smoke detectors have a life span of ten years. They should be replaced on or before the ten year mark.



(12) Living room plug receptacle outlet is not grounded. A qualified electrician should be consulted for correction.



(13) Living room ceiling fan light fixture has two outlets that do not function.



IV. Plumbing System

C. Water Heating Equipment

Deficient

(11) Unit one water heater temperature pressure and relief valve discharge is not discharging within 6 inches of the surface. This is a safety issue. Qualified plumber should be consulted for correction.



E. Other

Deficient

(1) Gas outlet in the living room should be capped. This is a safety issue. A qualified plumber should be consulted for correction.

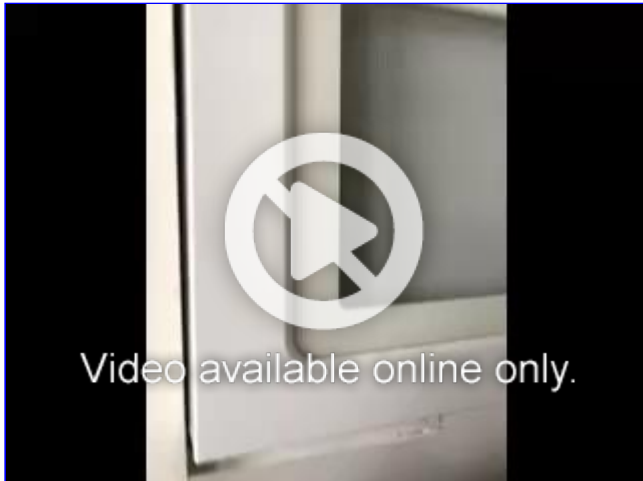


V. Appliances

E. Microwave Ovens

Not Present, Deficient

The built-in microwave oven is not properly secured.



I. Other

Deficient

(1) Unit one refrigerator light does not operate.

Unit Two



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I. Structural Systems

E. Walls (Interior and Exterior)

Deficient

(8) Plug receptacle outlet in the bedroom does not have a wall cover plate.



The outlets have been replaced.

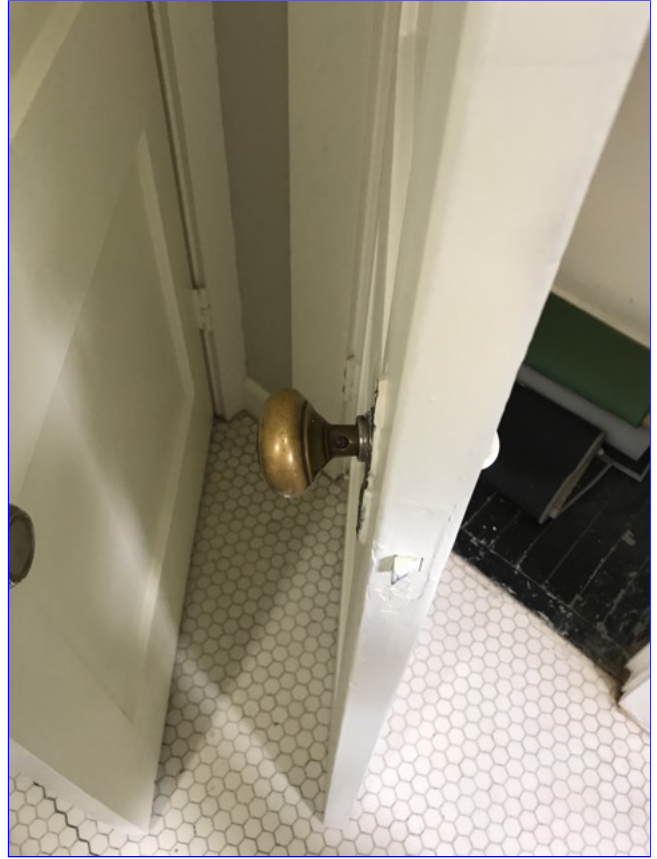
(9) Bedroom and closet walls obstructed by personal belongings. Obstructed areas were not inspected.



G. Doors (Interior and Exterior)

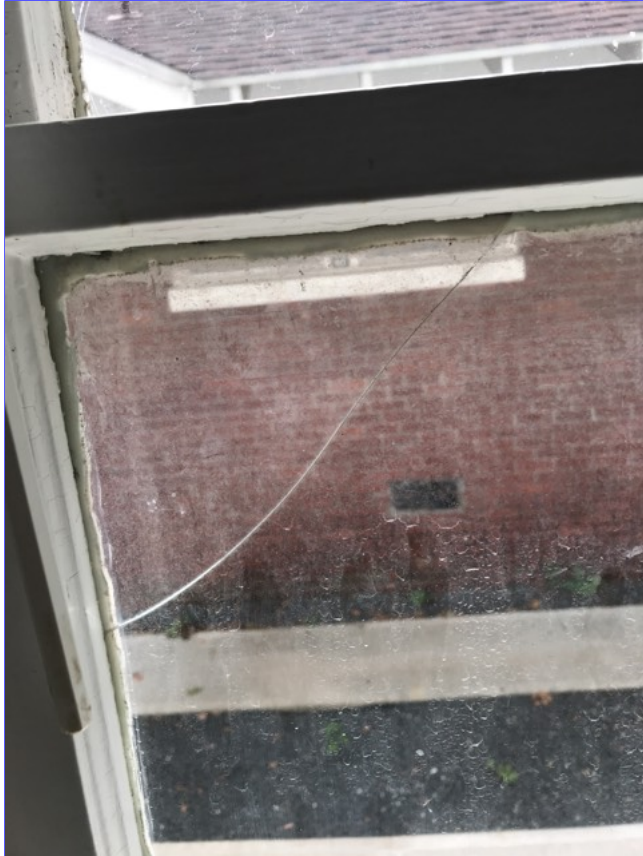
Deficient

(7) Bathroom door hardware is loose and damaged.



H. Windows
Deficient

(8) Kitchen window is cracked.



This has been replaced.

(9) Kitchen window counterweight ropes are cut.

(10) Bedroom window is secured. Window was not operated. All of the windows in the bedroom either have an air conditioning unit installed or are obstructed by personal belongings.



(11) The bathroom window will not open.

II. Electrical Systems

B. Branch Circuits, Connected Devices and Fixtures

Deficient

(14) The refrigerator is plugged into an ungrounded outlet via an extension cord. This is not safe. A qualified electrician should be consulted for the installation of a grounded outlet for the refrigerator.



(15) The bathroom plug receptacle outlet is GFCI protected. This is for information only.



(16) Window air-conditioning unit is plugged into a power distribution center with multiple devices plugged in. The window air-conditioner should have a dedicated 20 amp circuit.



III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Not Inspected, Deficient

(4) Unvented wall natural gas heater. Unvented fuel heaters present carbon monoxide and water vapor issues. I recommend alternate means of heat be provided and unvented fuel heater be removed or permanently decommissioned. Dual mode (Heat and Cool) window units are an option.

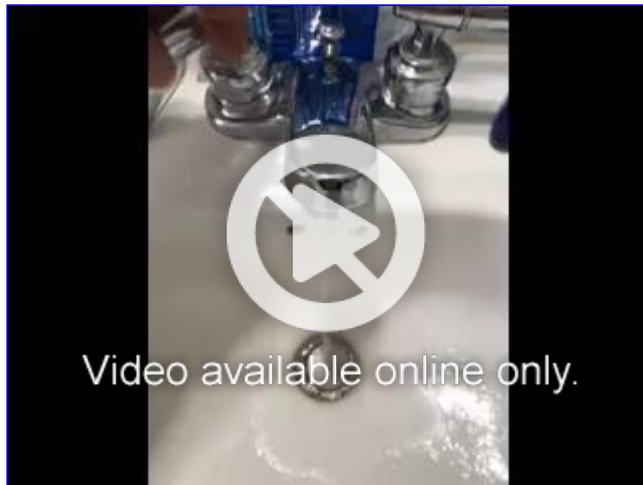


IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Deficient

(5) Bathroom lavatory aerator is partially clogged.



The water heating unit has been replaced.

C. Water Heating Equipment

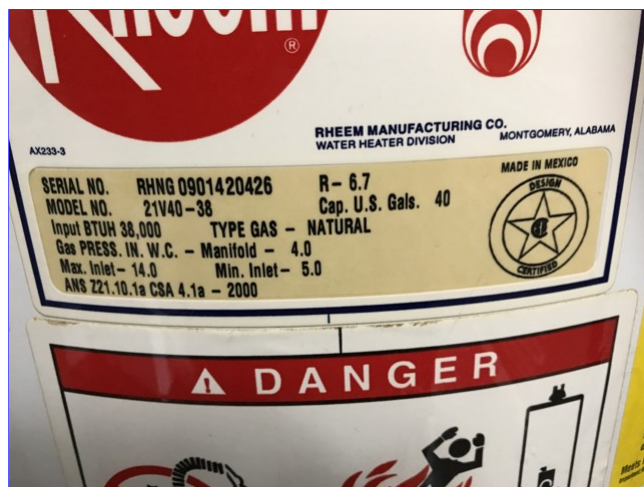
Deficient

(3) Unit Two Water heater dataplate(s). Unit(s) manufactured in 2009.

Most tank-type water heaters last 10 to 20 years, with the average age of replacement between 12 and 14 years.

There are four variables that affect the lifespan:

- 1)Quality of manufacture - The premium-priced water heaters with the longer warranties and features like a porcelain-lined tank, larger heating elements, and better insulation will hold up longer.
- 2)Rate of usage - A 40-gallon water heater serving a family of six is not going to last as long as one serving a single occupant.
- 3)Installation - A homeowner or handyman installation can shorten the life of a water heater, especially a gas-fired one.
- 4) Maintenance - The simplest and easiest maintenance item is draining the water heater to flush out sediment accumulation at the bottom every two years, or sooner if you have a lot of sediment in the water.



(4) Water heater does not have a drain pan. Damage to the structure could occur in the event of a leak

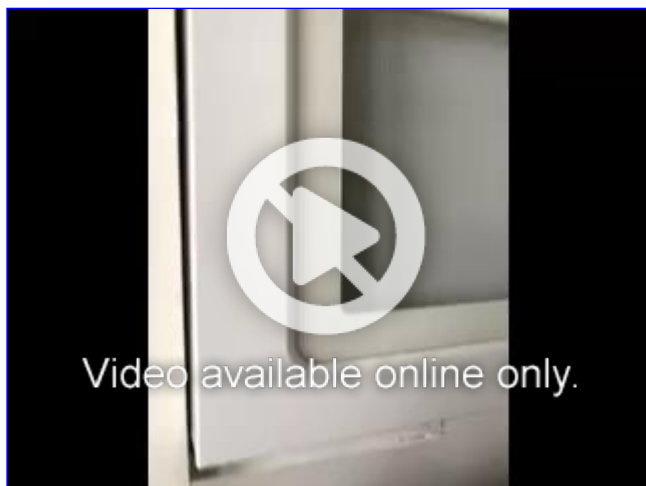


V. Appliances

E. Microwave Ovens

Not Present, Deficient

The built-in microwave oven is not properly secured.



Unit Three

Unit three has been completely refurbished with new air conditioners and electric outlets.



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I. Structural Systems

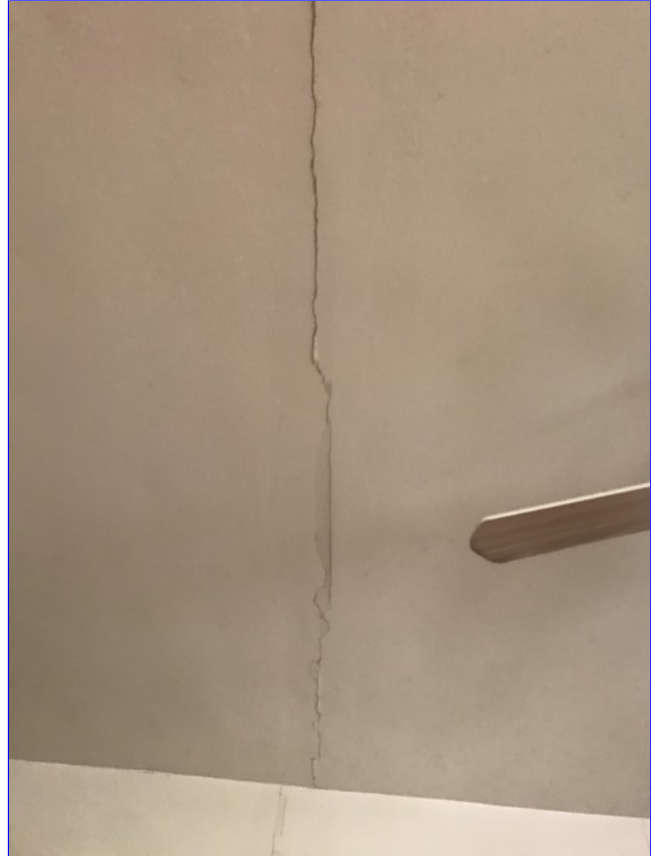
E. Walls (Interior and Exterior)

Deficient

(10) Unit is an overall poor condition. There are cracks throughout the ceiling and walls. There is evidence of moisture intrusion at the front windows.







(11) Unit three kitchen cabinets are in poor condition. There are gaps in multiple areas. Doors are non-functioning. Multiple doors do not close.



F. Ceilings and Floors

Deficient

(3) Evidence of moisture intrusion throughout the ceiling and walls. This is likely due to high humidity levels in the bathroom due to the absence of any ventilation.





G. Doors (Interior and Exterior)

Deficient

(8) Multiple doors have hardware that does not operate or is damaged.



(11) Unit three both entry doors have double deadbolt.



H. Windows

Deficient

(12) Bathroom window does not open. There is no exhaust vent.

II. Electrical Systems

B. Branch Circuits, Connected Devices and Fixtures

Deficient

(17) Plug receptacle outlet in the living area does not function.



III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Not Inspected, Deficient

(5) Unit three has a gas heater.



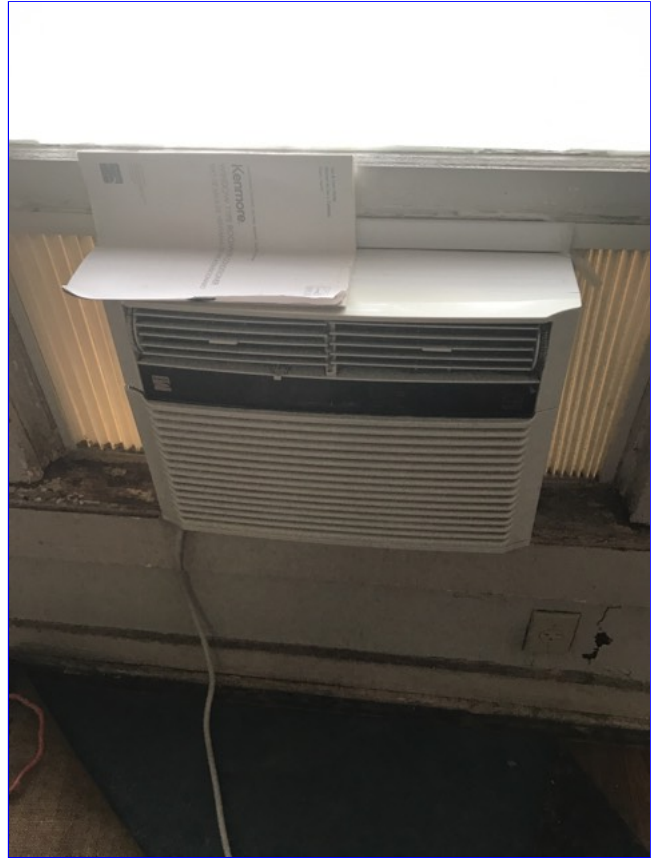
(6) Bathroom has a non-vented natural gas heater. This bathroom has no openable window or exhaust fan. The confined space may present a carbon monoxide danger when this heater is operated. The heater also will produce moisture and there is no means to exhaust that moisture.



B. Cooling Equipment

Deficient

(2) The dedicated electrical circuits for the window unit air conditioners have the wrong configuration for the plug on the units. Air-conditioning units were not operated.

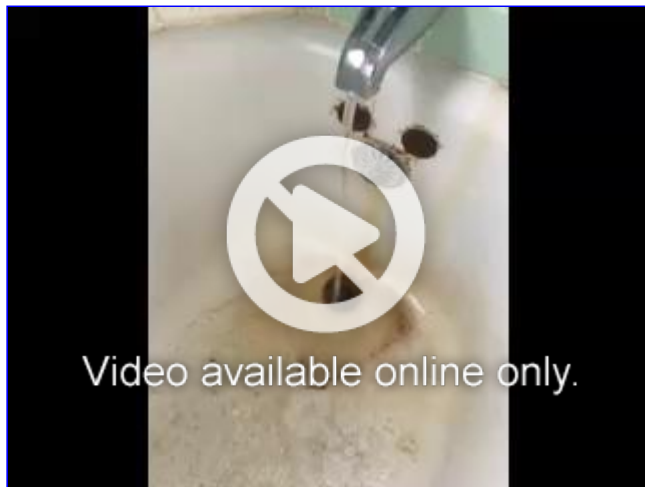


IV. Plumbing System

C. Water Heating Equipment

Deficient

(5) Hot water flow is weak and discolored. This indicates a problem with the water heater.



(6) Water heater is not functioning.

(7) Water heater dataplate(s). Unit(s) manufactured in 2011.

Most tank-type water heaters last 10 to 20 years, with the average age of replacement between 12 and 14 years.

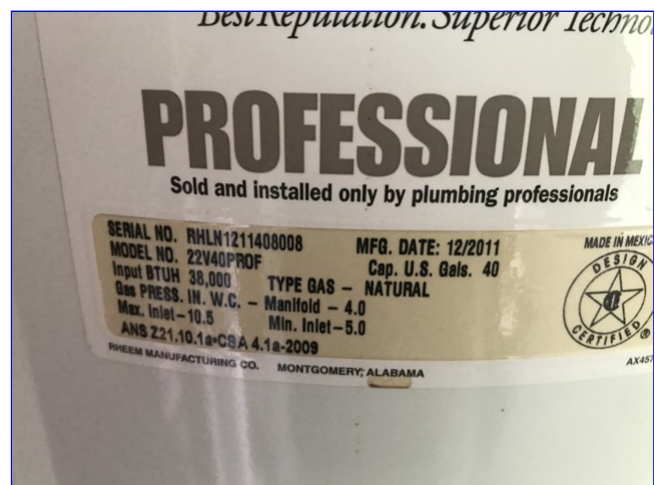
There are four variables that affect the lifespan:

1) Quality of manufacture - The premium-priced water heaters with the longer warranties and features like a porcelain-lined tank, larger heating elements, and better insulation will hold up longer.

2) Rate of usage - A 40-gallon water heater serving a family of six is not going to last as long as one serving a single occupant.

3) Installation - A homeowner or handyman installation can shorten the life of a water heater, especially a gas-fired one.

4) Maintenance - The simplest and easiest maintenance item is draining the water heater to flush out sediment accumulation at the bottom every two years, or sooner if you have a lot of sediment in the water.



(8) Extensive corrosion on the unit three water heater supply. A qualified plumber should be consulted for correction.



(9) Water heater dataplate(s). Unit(s) manufactured in 2011.

Most tank-type water heaters last 10 to 20 years, with the average age of replacement between 12 and 14 years.

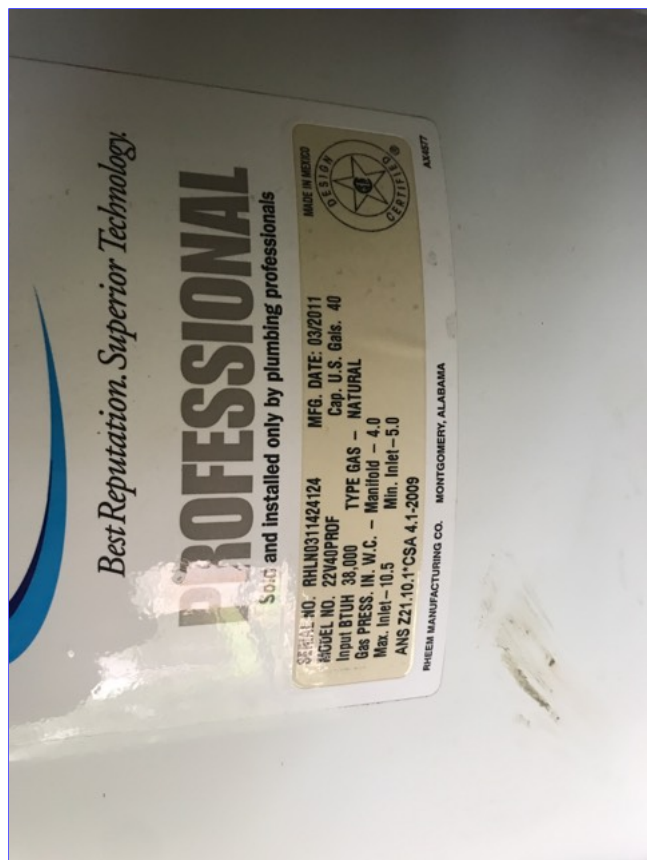
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4) Maintenance - The simplest and easiest maintenance item is draining the water heater to flush out sediment accumulation at the bottom every two years, or sooner if you have a lot of sediment in the water.



E. Other

Deficient

(2) Gas outlet in living area should be capped.

V. Appliances

D. Ranges, Cooktops and Ovens

Deficient

(2) The range did not operate using normal controls.

I. Other

Deficient

(2) Unit three refrigerator was not operating when I arrived.

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Unit Four

Unit 4 has recently been refurbished.



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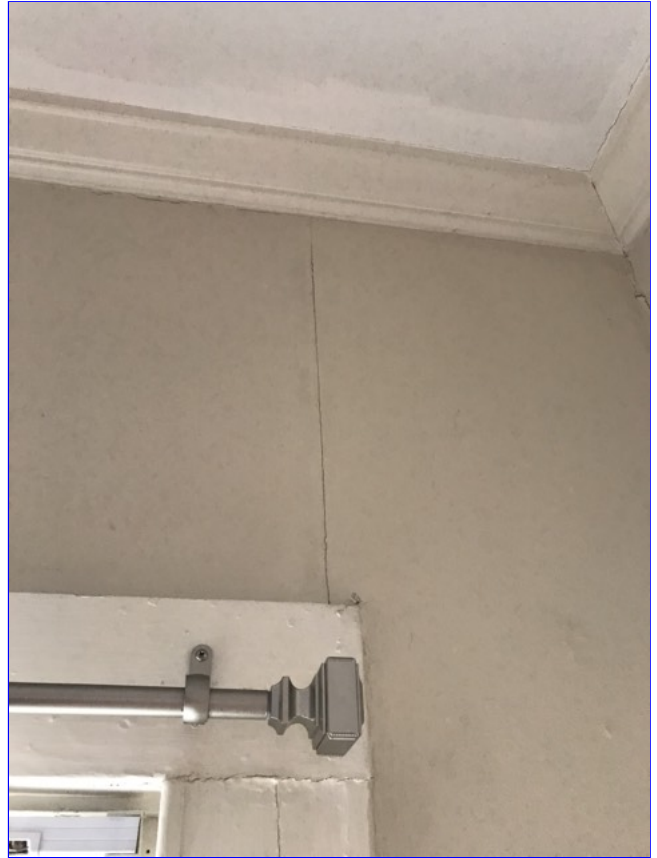
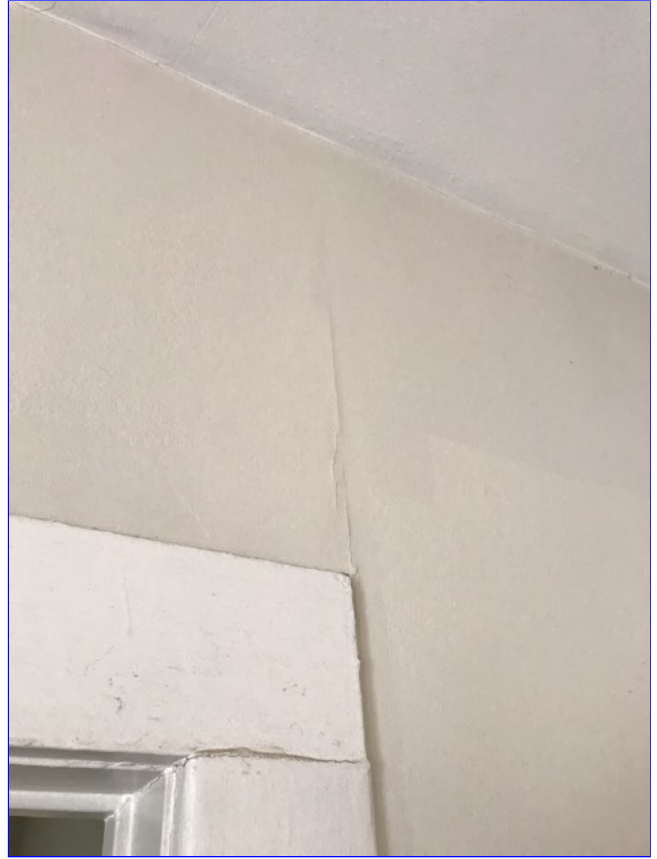
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I. Structural Systems

E. Walls (Interior and Exterior)

Deficient

(2) Cracks in the wall cladding throughout unit. This may be indicative of the structural movement. All cracks should be monitored for changes.





(3) Living area walls and windows obstructed by personal belongings. Obstructed areas were not inspected



(4) Bedroom and closet walls obstructed by personal belongings. Obstructed areas were not inspected.



F. Ceilings and Floors

Deficient

(1) Attic access hatch is not properly secured.



(2) Evidence of moisture intrusion in the ceiling of the bedroom in unit four.



G. Doors (Interior and Exterior)

Deficient

(1) Bedroom door is missing hardware.



(2) Rear entry door has loose hardware.



(3) The Rear entry door has a double deadbolt. This is an emergency egress issue. A qualified contractor should be consulted for correction.



H. Windows
Deficient

(1) Window counterweight rope has been cut. Window will not stay up.



(3) The bathroom window will not open. There is no ventilation exhaust fan installed in the bathroom. The window must open or a vent fan be installed to prevent high humidity levels creating moisture intrusion issues.



II. Electrical Systems

B. Branch Circuits, Connected Devices and Fixtures

Deficient

(4) Kitchen counter plug receptacle is ungrounded.



(5) Grounded plug receptacle indicates no ground. A qualified electrician should be consulted for correction.



- (6) All accessible plug receptacle outlets indicate they are not grounded.
- (7) The ceiling fan light fixture in the kitchen is missing the diffuser.

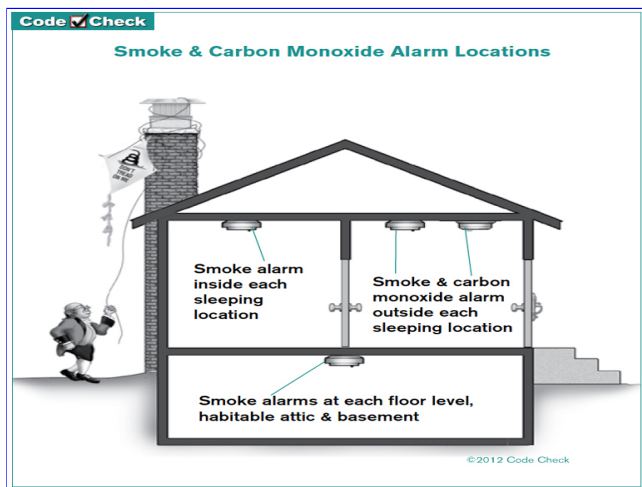


(8) The kitchen light fixture has one outlet that does not function.



(9) There are no smoke detectors in any required location. This is a safety hazard. Smoke detectors should be installed and operating properly in each bedroom, directly outside each bedroom and on each level of the home. The smoke detectors should be interconnected and continuously powered. A qualified contractor should be consulted for correction.

Smoke detectors have a life span of ten years. They should be replaced on or before the ten year mark.



III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Not Inspected, Deficient

(1) Gas service to the wall heater has been disabled. Unit was not operated.



(2) Unvented natural gas fueled wall heater in use. This bathroom has no openable window or exhaust fan. The confined space may present a carbon monoxide danger when this heater is operated. The heater also will produce moisture and there is no means to exhaust that moisture.



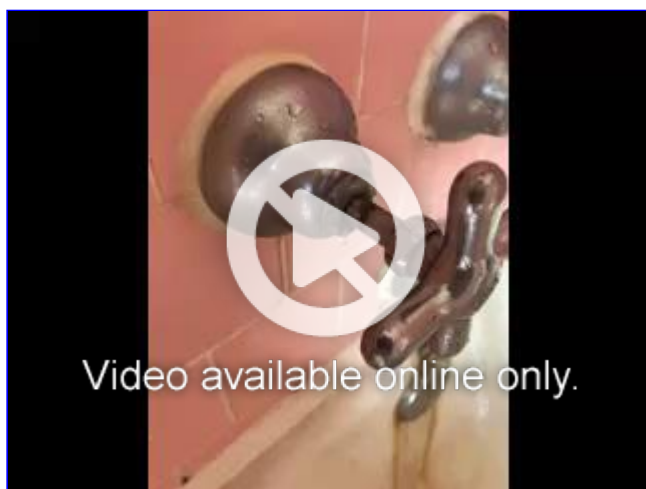
(3) No heat source located for Living area. The bedroom air conditioning unit has a heat function.

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Deficient

(4) Hot water bath tub supply valve leaks at the stand.



C. Water Heating Equipment

Deficient

(10) Water heater dataplate(s). Unit(s) manufactured in 2017.

Most tank-type water heaters last 10 to 20 years, with the average age of replacement between 12 and 14 years.

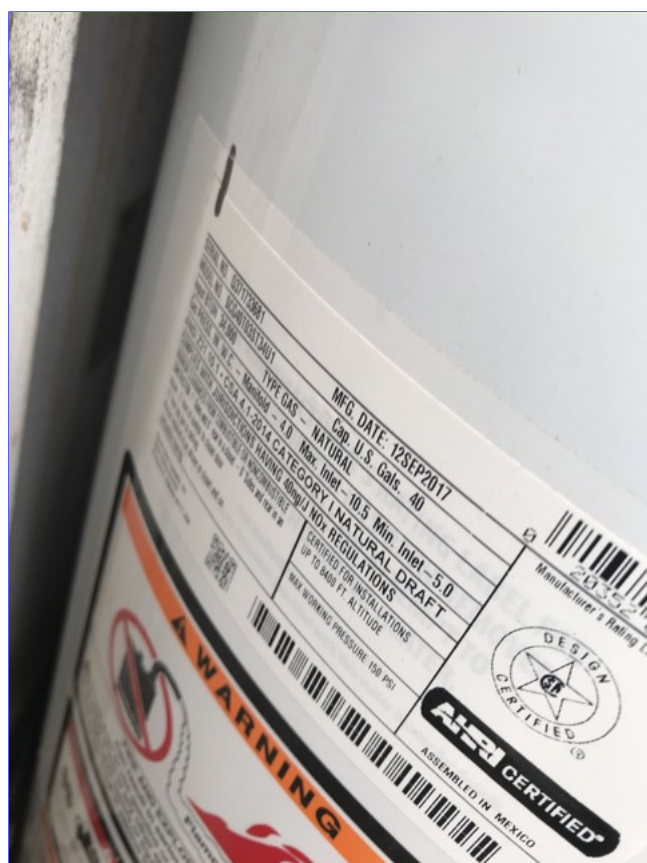
There are four variables that affect the lifespan:

1) Quality of manufacture - The premium-priced water heaters with the longer warranties and features like a porcelain-lined tank, larger heating elements, and better insulation will hold up longer.

2) Rate of usage - A 40-gallon water heater serving a family of six is not going to last as long as one serving a single occupant.

3) Installation - A homeowner or handyman installation can shorten the life of a water heater, especially a gas-fired one.

4) Maintenance - The simplest and easiest maintenance item is draining the water heater to flush out sediment accumulation at the bottom every two years, or sooner if you have a lot of sediment in the water.



Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Patrick Miceli

Date: 22-May-18	Time: 02:00 PM	Report ID: 20180522-1517-Bonnie-Brae-Street
Property: 1517 Bonnie Brae Street Houston TX 77006	Customer: Shaun Zhang	Real Estate Professional: Liping Wei Keller Williams Memorial

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Resident

Type of building:

Multi-family

Year Built:

1939

Front Entry Faces:

North

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Surface grade condition:

Damp

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

I NI NP D

I. Structural Systems

A. Foundations

Foundation Type: Pier and Beam

Foundation Material: Masonry block

Crawlspace Access: Access less than 24 inches wide by 18 inches high. Crawlspace not accessed.

Method used to observe Crawlspace: No access found

Comments:

(1) In the opinion of this inspector, the foundation is adequately performing its intended function at this time. It is recommended that the foundation be monitored over time to determine any adverse trends not detectable via one time examination.

(2) All units demonstrate neglected maintenance of structural systems. There all multiple door and window issues. Windows that will not open in bedrooms may present emergency egress issues. Windows that do not open in bathrooms present issues with ventilation of humidity. Bathroom exhaust fans should be installed. Cracking in wall and ceiling cladding indicate prior structural movement. Evidence of prior moisture intrusion from the roof may be the contributing factor for this movement. The moisture intrusion issues appear to have been resolved but the damaged areas have not been repaired. All moisture intrusion must be verified to have been eliminated to preserve the structural integrity.

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Roof covering inspection vantage point.: Remotely Piloted Vehicle mounted camera

Restrictions to roof access: Roof greater than one story above ground level.

Roof Covering: Architectural

Prior roof repairs evident?: No.

Comments:

(1) The tree limbs that are in contact with roof or hanging near roof should be trimmed. Limbs may damage the roof covering.

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

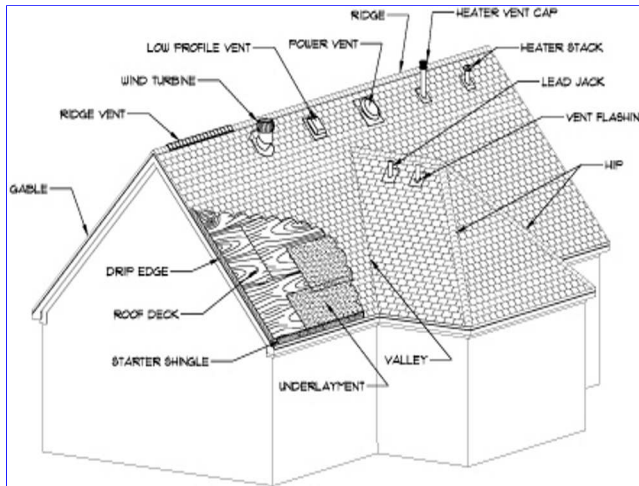
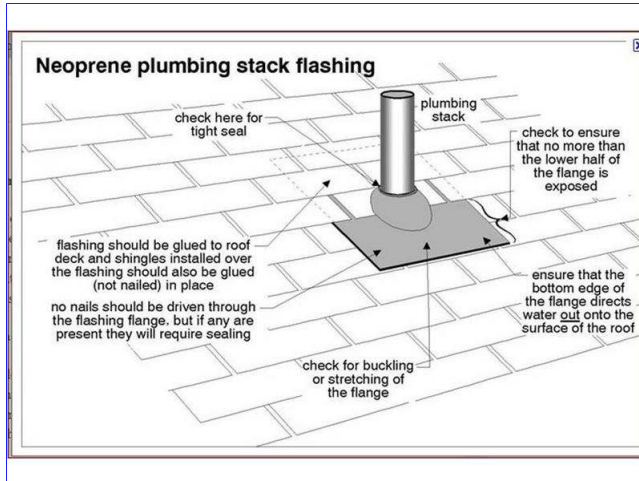
I NI NP D



(2) Roof penetrations are the first point of failure in any roof system and should be inspected regularly. This is for information only.

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

I NI NP D



D. Roof Structures and Attics

Attic inspection vantage point: From entry. Not all areas are visible from this vantage point. Areas not visible were not inspected.

Attic Access information: Hatch

Fireblocking at Attic penetrations?: No access to attic penetrations. Area not inspected.

Average Insulation Depth (Estimated): 4 inches

Comments:

E. Walls (Interior and Exterior)

Obstructions to Interior Walls Windows Floors or other living (conditioned) areas: Yes. See deficiencies for details of obstructed areas.

Siding Material: Full brick

Comments:

(1) Stairstep cracking in the exterior brick at the west side of the structure. All cracks should be monitored for changes.

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

I NI NP D



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

I NI NP D



(2) Cracks in the wall cladding throughout unit. This may be indicative of the structural movement. All cracks should be monitored for changes.

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

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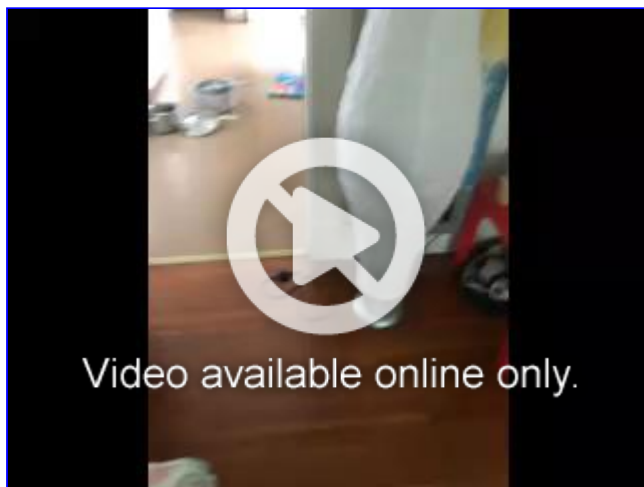
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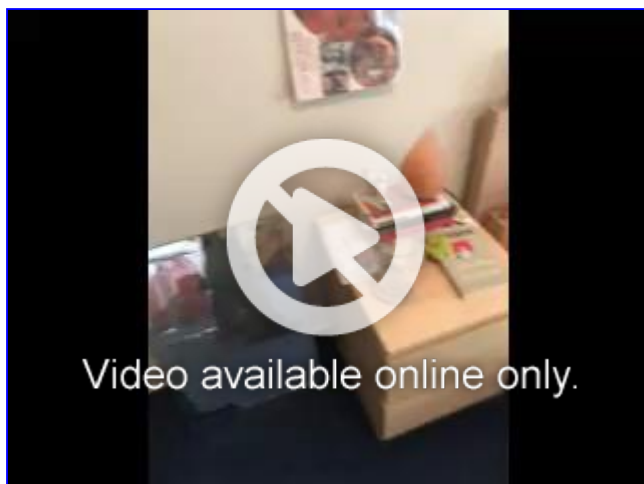
(3) Living area walls and windows obstructed by personal belongings. Obstructed areas were not inspected



(4) Bedroom and closet walls obstructed by personal belongings. Obstructed areas were not inspected.

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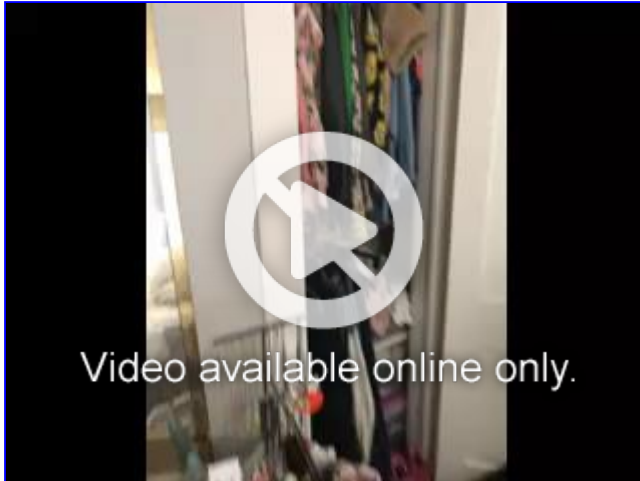
(5) Bathroom light switch plate is missing hardware.



(6) Bedroom and closet walls obstructed by personal belongings. Obstructed areas were not inspected.

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

I NI NP D



(7) Living area walls and windows obstructed by personal belongings. Obstructed areas were not inspected

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

I NI NP D



(8) Plug receptacle outlet in the bedroom does not have a wall cover plate.

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

I NI NP D



(9) Bedroom and closet walls obstructed by personal belongings. Obstructed areas were not inspected.

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

I NI NP D



(10) Unit is an overall poor condition. There are cracks throughout the ceiling and walls. There is evidence of moisture intrusion at the front windows.

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

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

I NI NP D



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

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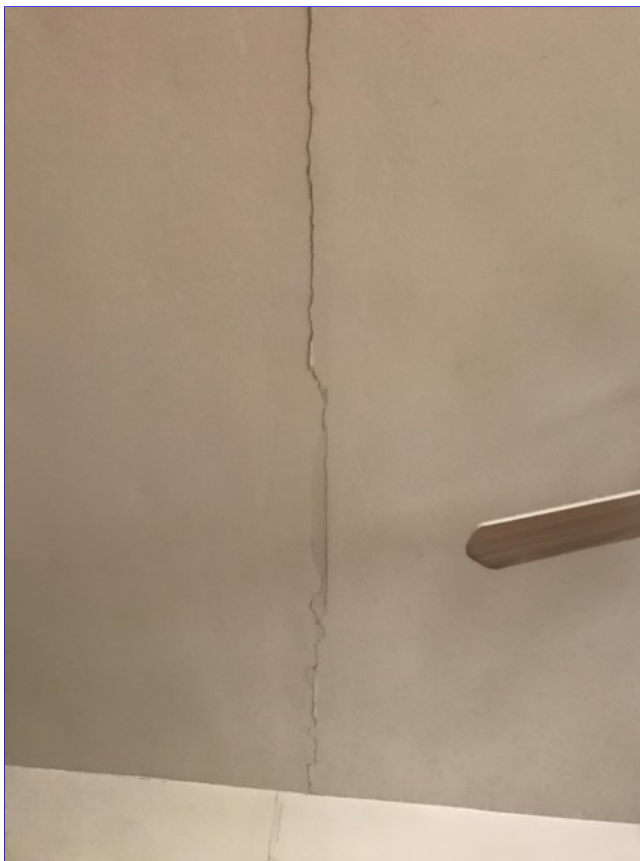
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I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

(11) Unit three kitchen cabinets are in poor condition. There are gaps in multiple areas. Doors are non-functioning. Multiple doors do not close.

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

I NI NP D



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

I NI NP D

F. Ceilings and Floors

Comments:

(1) Attic access hatch is not properly secured.



(2) Evidence of moisture intrusion in the ceiling of the bedroom in unit four.

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

I NI NP D



(3) Evidence of moisture intrusion throughout the ceiling and walls. This is likely due to high humidity levels in the bathroom due to the absence of any ventilation.

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

I NI NP D



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

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

I NI NP D



(4) Evidence of water intrusion in the second floor rear hallway.

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

I NI NP D



G. Doors (Interior and Exterior)

Attached Garage Man Door: N/A

Comments:

(1) Bedroom door is missing hardware.

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

I NI NP D



(2) Rear entry door has loose hardware.

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

I NI NP D



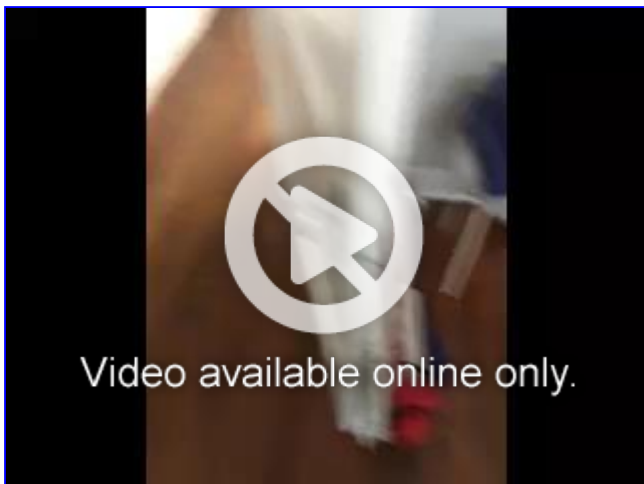
(3) The Rear entry door has a double deadbolt. This is an emergency egress issue. A qualified contractor should be consulted for correction.



(4) The bedroom door in unit one interferes at the top and will not close.

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

I NI NP D



(5) The front entry door is missing a strike plate.



(6) Bathroom closet door hardware does not function.

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

I NI NP D



(7) Bathroom door hardware is loose and damaged.

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

I NI NP D



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

I NI NP D

(8) Multiple doors have hardware that does not operate or is damaged.

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

I NI NP D



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

I NI NP D



(9) Second floor rear entry door is damaged and difficult to open. This is hazardous as this is the primary emergency escape route for the second floor to the rear of the building.

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

I NI NP D



(10) The rear first floor entry door latch does not engage the strike plate.

(11) Unit three both entry doors have double deadbolt.

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

I NI NP D



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

I NI NP D

H. Windows

Comments:

(1) Window counterweight rope has been cut. Window will not stay up.



(2) Multiple windows do not have insect screens.

(3) The bathroom window will not open. There is no ventilation exhaust fan installed in the bathroom. The window must open or a vent fan be installed to prevent high humidity levels creating moisture intrusion issues.

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

I NI NP D



(4) Kitchen windows do not open. Counterweight ropes have been cut.

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

I NI NP D



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

I NI NP D



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

I NI NP D

(5) Unit one bathroom window does not open. There is no exhaust fans installed. There is no means to ventilate humidity from the bathroom.

(6) Bedroom window has been secured. Window was not operated.



(7) Living room windows are painted shut.

(8) Kitchen window is cracked.

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

I NI NP D



(9) Kitchen window counterweight ropes are cut.

(10) Bedroom window is secured. Window was not operated. All of the windows in the bedroom either have an air conditioning unit installed or are obstructed by personal belongings.

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

I NI NP D



(11) The bathroom window will not open.

(12) Bathroom window does not open. There is no exhaust vent.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Fireplace Present: No

Comments:

(1) The fireplace and chimney should be inspected and cleaned by a qualified chimney sweep prior to first use. It should be inspected annually.

This cleaning and inspection should cover the following items at a minimum:

Sweeping the fireplace, checking the firebox, liners, smoke chamber and flue, chimney exterior and inspecting the appliance for proper clearances.

Recommendations for proper operation or replacement of equipment and necessary repairs to equipment or structure.

A video inspection of masonry chimneys should be performed if there is any evidence of structural integrity problems.

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

I NI NP D

A qualified chimney sweep should be retained for this inspection and cleaning.
(2) There was no fireplace located during this inspection.

K. Porches, Balconies, Decks and Carports

[Comments:](#)

L. Other

[Comments:](#)

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

I NI NP D

II. Electrical Systems

There is an electrical panel for each unit located on the rear exterior of the structure. These panels are in varying states of disrepair. A qualified electrician should be retained to evaluate and correct all deficiencies.

A. Service Entrance and Panels

Panel Location: Exterior

Panel Type: Circuit breakers, Distribution only

Panel Capacity: 100 AMP

Electrical Service Type: Overhead service

Main Disconnect: Multi Unit building-Distribution panel only-No disconnect in unit

Service Entrance Conductor Material: Copper

Antioxidant paste present on aluminum conductor terminations?: N/A

Comments:

(1) Electrical systems throughout all units are not up to modern requirements. There are inadequate numbers of plug receptacles in every unit. GFCI protection is absent at nearly every required location. There is a mix of ungrounded plug receptacles, grounded plug receptacles that are not actually grounded and properly grounded receptacles. A qualified electrician should be retained for an evaluation of the entire electrical system and repair and addition of the necessary components.

(2) The electrical service/distribution panel dead front is missing screw(s) and is unsecured. This is a safety issue. A qualified electrician should be consulted for correction.

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

I NI NP D



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

I NI NP D



(3) Electrical distribution panel is severely corroded.

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

I NI NP D



(4) The main electrical service and distribution panel is located outside the structure on the south side of the structure. This is for information only.

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

I NI NP D



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

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B. Branch Circuits, Connected Devices and Fixtures

GFCI receptacle protection-Kitchen counter receptacles: No. See deficiencies.

GFCI Receptacle Protection -All bathrooms: No. See deficiencies.

Smoke Alarm-Living space of each level: No. See deficiencies.

Smoke Alarm-Outside each sleeping area.: No. See deficiencies.

Smoke Alarm -Each Sleeping Room: No. See deficiencies.

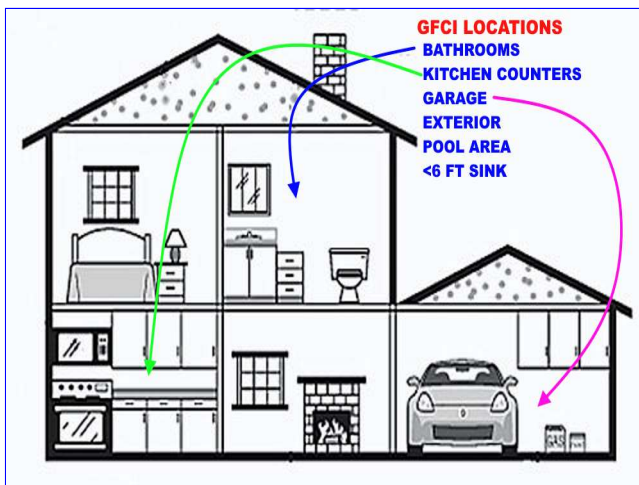
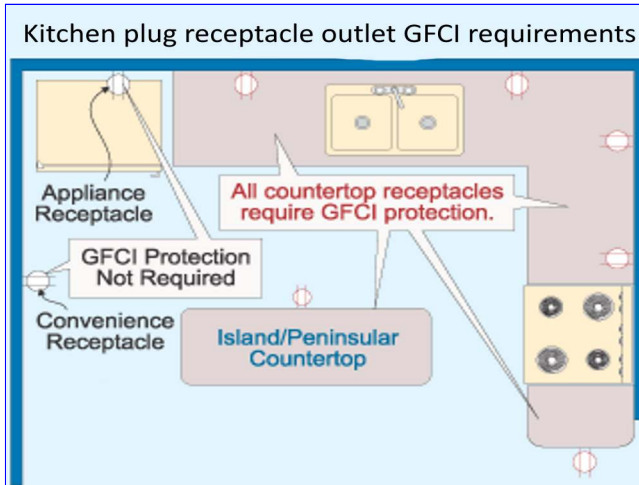
Grounding System visible?: Yes

GFCI receptacle protection -garage receptacles: No garage present

GFCI receptacle protection-Exterior receptacles: No exterior plug receptacles present

Comments:

(1) All plug receptacles in the required locations in Unit One, Unit Two, Unit Three and Unit Four are not Ground Fault Circuit Interrupter (GFCI) protected. This is a safety concern. The purpose of GFCI is as a safety device designed to protect humans from electrocution hazards at any place where they are likely to be in prolonged direct contact with electrical devices, especially those devices with motors. They also protect from electrocution hazards near open water receptacles such as sinks, tubs and pools. A licensed electrician should be consulted for installation of appropriate GFCI protection in all kitchen, bathroom, garage, pool area and exterior plug receptacle locations.



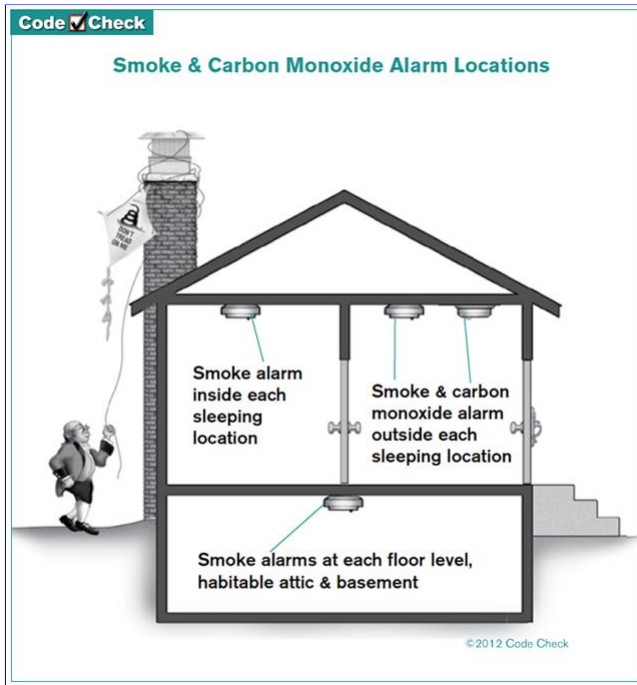
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I NI NP D

(2) Every unit demonstrates smoke detector deficiencies.

Smoke detectors should be installed in each bedroom, directly outside each bedroom and on each level of the home. The smoke detectors should be interconnected and continuously powered.

Smoke detectors have a life span of ten years. They should be replaced on or before the ten year mark.



(3) Electrical conduit and junction box not properly secured. A qualified electrician should be consulted for correction.



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

I NI NP D

(4) Kitchen counter plug receptacle is ungrounded.



(5) Grounded plug receptacle indicates no ground. A qualified electrician should be consulted for correction.

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

I NI NP D



- (6) All accessible plug receptacle outlets indicate they are not grounded.
- (7) The ceiling fan light fixture in the kitchen is missing the diffuser.

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

I NI NP D



(8) The kitchen light fixture has one outlet that does not function.

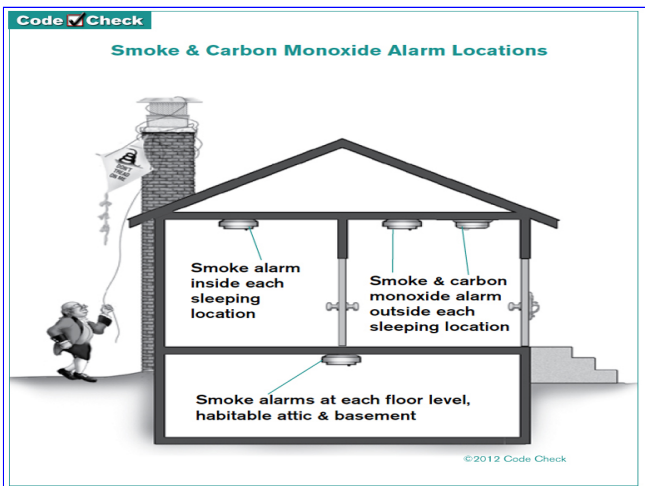
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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(9) There are no smoke detectors in any required location. This is a safety hazard. Smoke detectors should be installed and operating properly in each bedroom, directly outside each bedroom and on each level of the home. The smoke detectors should be interconnected and continuously powered. A qualified contractor should be consulted for correction.

Smoke detectors have a life span of ten years. They should be replaced on or before the ten year mark.



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

I NI NP D

(10) Bathroom light fixture does not have a diffuser.

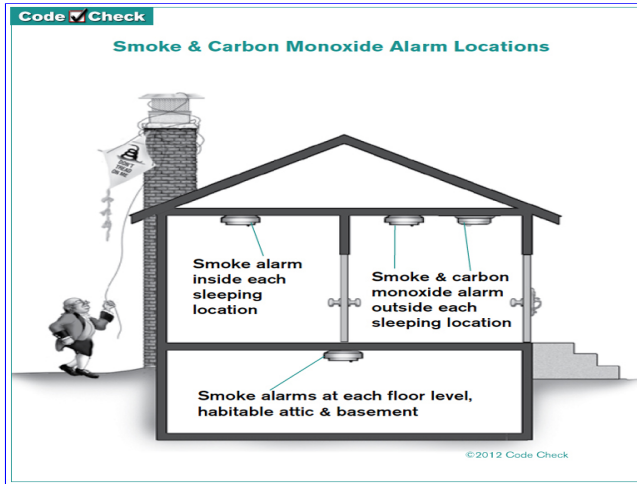
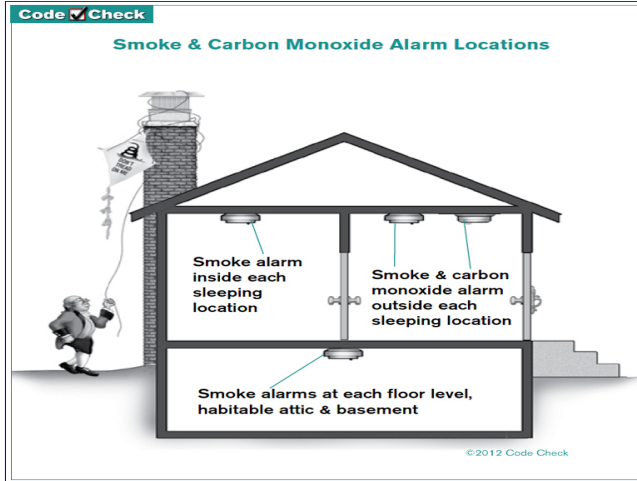


(11) The smoke detector(s) in the unit one bedroom operate at low volume when tested. This is a safety hazard. Smoke detectors should be installed and operating properly in each bedroom, directly outside each bedroom and on each level of the home. The smoke detectors should be interconnected and continuously powered. A qualified contractor should be consulted for correction.

Smoke detectors have a life span of ten years. They should be replaced on or before the ten year mark.

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

I NI NP D



(12) Living room plug receptacle outlet is not grounded. A qualified electrician should be consulted for correction.

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

I NI NP D



(13) Living room ceiling fan light fixture has two outlets that do not function.



(14) The refrigerator is plugged into an ungrounded outlet via an extension cord. This is not safe. A qualified electrician should be consulted for the installation of a grounded outlet for the refrigerator.

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

I NI NP D



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

I NI NP D

(15) The bathroom plug receptacle outlet is GFCI protected. This is for information only.



(16) Window air-conditioning unit is plugged into a power distribution center with multiple devices plugged in. The window air-conditioner should have a dedicated 20 amp circuit.

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

I NI NP D



(17) Plug receptacle outlet in the living area does not function.

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

I NI NP D



(18) Second floor rear hallway lights do not function.

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

I NI NP D



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

I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Heat Type: Wall mounted space heater(s) -Natural Gas

Comments:

(1) Gas service to the wall heater has been disabled. Unit was not operated.



(2) Unvented natural gas fueled wall heater in use. This bathroom has no openable window or exhaust fan. The confined space may present a carbon monoxide danger when this heater is operated. The heater also will produce moisture and there is no means to exhaust that moisture.

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

I NI NP D



(3) No heat source located for Living area. The bedroom air conditioning unit has a heat function.

(4) Unvented wall natural gas heater. Unvented fuel heaters present carbon monoxide and water vapor issues. I recommend alternate means of heat be provided and unvented fuel heater be removed or permanently decommissioned. Dual mode (Heat and Cool) window units are an option.

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

I NI NP D



(5) Unit three has a gas heater.

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

I NI NP D



(6) Bathroom has a non-vented natural gas heater. This bathroom has no openable window or exhaust fan. The confined space may present a carbon monoxide danger when this heater is operated. The heater also will produce moisture and there is no means to exhaust that moisture.

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

I NI NP D



B. Cooling Equipment

Equipment Disconnect present at condensor?: N/A

Cooling Equipment Type: Window Unit(s)

Comments:

(1) Window unit air conditioning in the all units.

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

I NI NP D



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

I NI NP D



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

I NI NP D



(2) The dedicated electrical circuits for the window unit air conditioners have the wrong configuration for the plug on the units. Air-conditioning units were not operated.

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

I NI NP D



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

I NI NP D



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

I	NI	NP	D
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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 System

A. Plumbing Supply, Distribution System and Fixtures

Homeowner Shut Off Valve Location: Exterior

Static Water Pressure: 60 psi

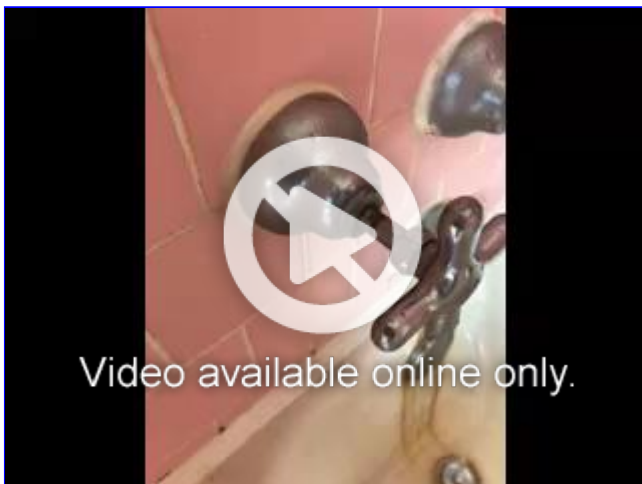
Water Meter Location: Utility Easement-Street

Comments:

- (1) Plumbing fixtures throughout the structure are aged and difficult to operate.
- (2) Static water pressure checked at hose bibb closest to water supply entry into the structure.

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

I NI NP D



(3) The water meter is located at the utility easement at the street. The water meter is not running at the time of inspection. A running meter with all water sources turned off may indicate a leak and should be investigated.

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

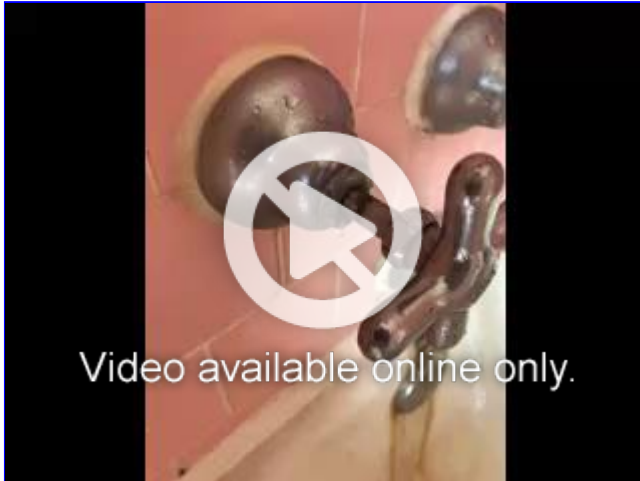
I NI NP D



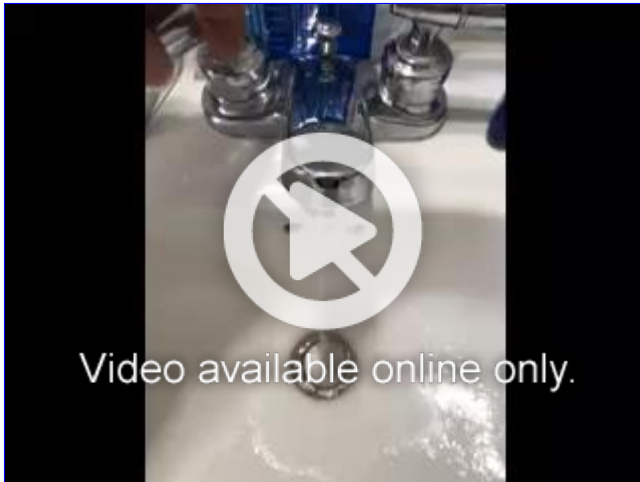
(4) Hot water bath tub supply valve leaks at the stand.

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

I NI NP D



(5) Bathroom lavatory aerator is partially clogged.



B. Drains, Waste and Vents

[Comments:](#)

C. Water Heating Equipment

Water Heater Capacity: 40 Gallon

Water Heater Power Source: Natural Gas

[Comments:](#)

(1) Water heaters for unit three and four do not have drain pans. The units are located where a leak will cause damage to the structure. They may also be a danger to the occupants. A qualified plumber should be consulted for correction.

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

I NI NP D



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

I NI NP D

(2) There are one drain pipes on the west side of the house. These are the temperature and pressure relief and overflow drains for the water heater. Water emitting from any of these drains indicates a problem with the water heater(s). This is for information only.



(3) Unit Two Water heater dataplate(s). Unit(s) manufactured in 2009.

Most tank-type water heaters last 10 to 20 years, with the average age of replacement between 12 and 14 years.

There are four variables that affect the lifespan:

1)Quality of manufacture - The premium-priced water heaters with the longer warranties and features like a porcelain-lined tank, larger heating elements, and better insulation will hold up longer.

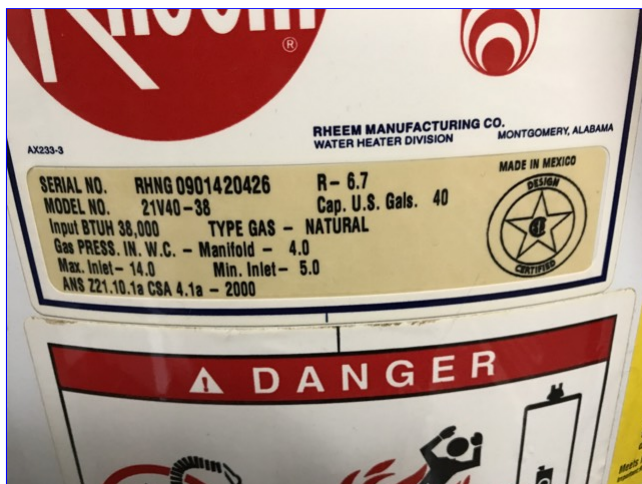
2)Rate of usage - A 40-gallon water heater serving a family of six is not going to last as long as one serving a single occupant.

3)Installation - A homeowner or handyman installation can shorten the life of a water heater, especially a gas-fired one.

4) Maintenance - The simplest and easiest maintenance item is draining the water heater to flush out sediment accumulation at the bottom every two years, or sooner if you have a lot of sediment in the water.

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

I NI NP D



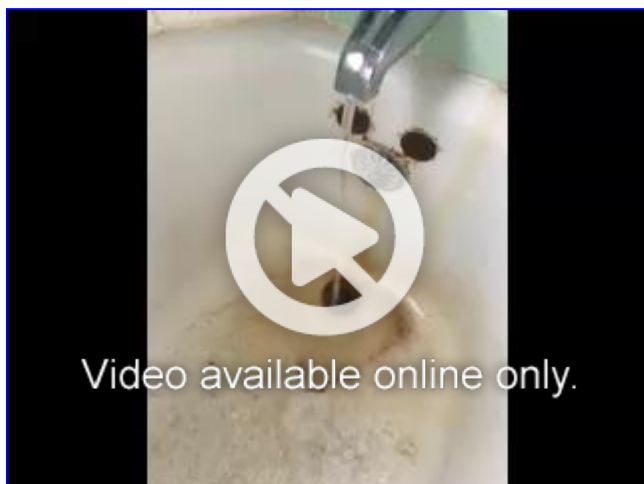
(4) Water heater does not have a drain pan. Damage to the structure could occur in the event of a leak



(5) Hot water flow is weak and discolored. This indicates a problem with the water heater.

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

I NI NP D



(6) Water heater is not functioning.

(7) Water heater dataplate(s). Unit(s) manufactured in 2011.

Most tank-type water heaters last 10 to 20 years, with the average age of replacement between 12 and 14 years.

There are four variables that affect the lifespan:

1)Quality of manufacture - The premium-priced water heaters with the longer warranties and features like a porcelain-lined tank, larger heating elements, and better insulation will hold up longer.

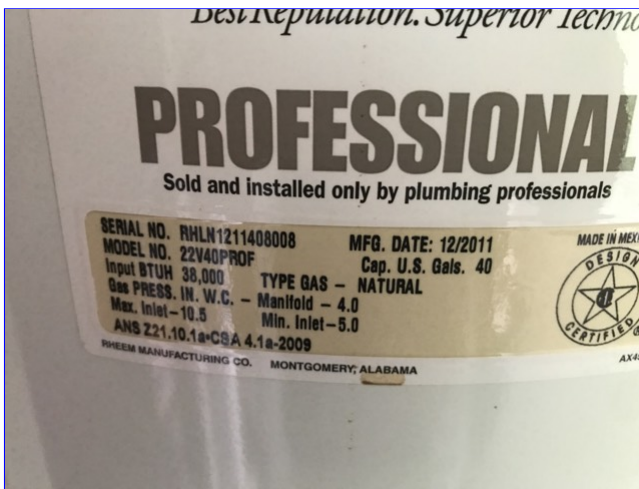
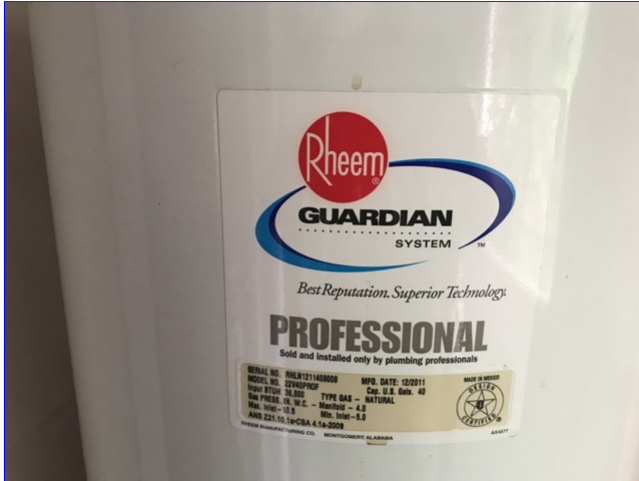
2)Rate of usage - A 40-gallon water heater serving a family of six is not going to last as long as one serving a single occupant.

3)Installation - A homeowner or handyman installation can shorten the life of a water heater, especially a gas-fired one.

4) Maintenance - The simplest and easiest maintenance item is draining the water heater to flush out sediment accumulation at the bottom every two years, or sooner if you have a lot of sediment in the water.

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

I NI NP D



(8) Extensive corrosion on the unit three water heater supply. A qualified plumber should be consulted for correction.

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

I NI NP D



(9) Water heater dataplate(s). Unit(s) manufactured in 2011.

Most tank-type water heaters last 10 to 20 years, with the average age of replacement between 12 and 14 years.

There are four variables that affect the lifespan:

1)Quality of manufacture - The premium-priced water heaters with the longer warranties and features like a porcelain-lined tank, larger heating elements, and better insulation will hold up longer.

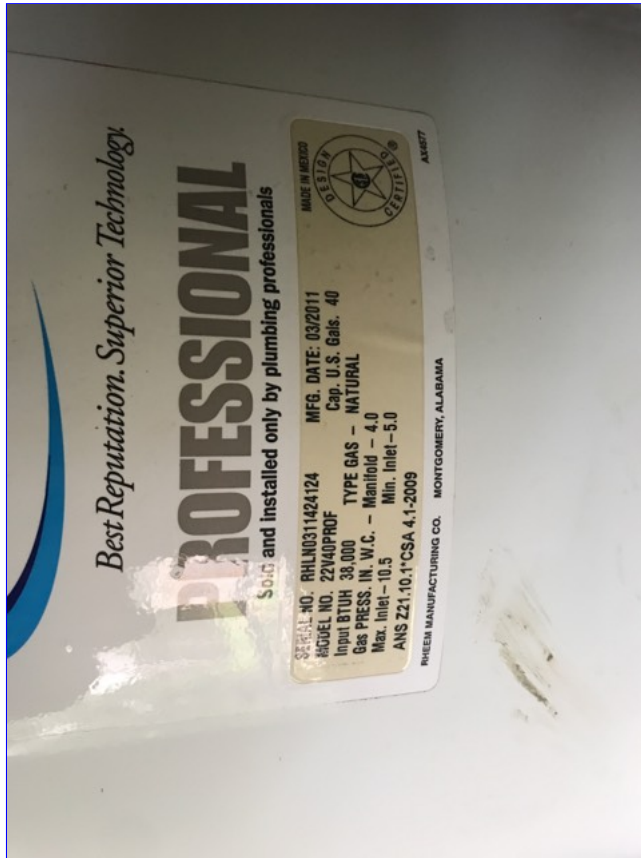
2)Rate of usage - A 40-gallon water heater serving a family of six is not going to last as long as one serving a single occupant.

3)Installation - A homeowner or handyman installation can shorten the life of a water heater, especially a gas-fired one.

4) Maintenance - The simplest and easiest maintenance item is draining the water heater to flush out sediment accumulation at the bottom every two years, or sooner if you have a lot of sediment in the water.

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

I NI NP D



(10) Water heater dataplate(s). Unit(s) manufactured in 2017.

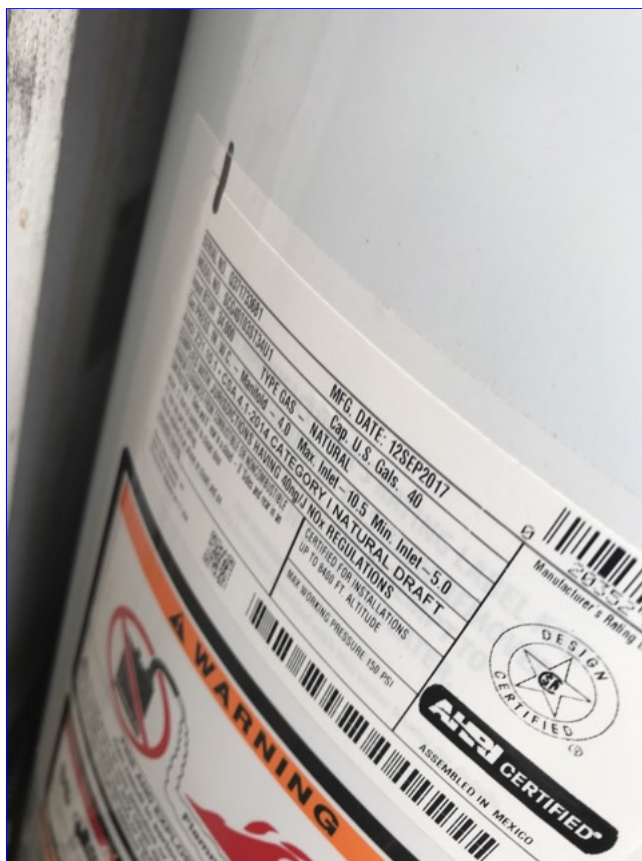
Most tank-type water heaters last 10 to 20 years, with the average age of replacement between 12 and 14 years.

There are four variables that affect the lifespan:

- 1) Quality of manufacture - The premium-priced water heaters with the longer warranties and features like a porcelain-lined tank, larger heating elements, and better insulation will hold up longer.
- 2) Rate of usage - A 40-gallon water heater serving a family of six is not going to last as long as one serving a single occupant.
- 3) Installation - A homeowner or handyman installation can shorten the life of a water heater, especially a gas-fired one.
- 4) Maintenance - The simplest and easiest maintenance item is draining the water heater to flush out sediment accumulation at the bottom every two years, or sooner if you have a lot of sediment in the water.

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

I NI NP D



(11) Unit one water heater temperature pressure and relief valve discharge is not discharging within 6 inches of the surface. This is a safety issue. Qualified plumber should be consulted for correction.

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

I NI NP D



D. Hydro-Massage Therapy Equipment

[Comments:](#)

E. Other

[Comments:](#)

(1) Gas outlet in the living room should be capped. This is a safety issue. A qualified plumber should be consulted for correction.

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

I NI NP D



(2) Gas outlet in living area should be capped.

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

I NI NP D

V. Appliances

A. Dishwasher

Comments:

B. Food Waste Disposers

Disposer Manufacturer: Disposer not present

Comments:

Food disposal not present. Unit four.

C. Range Hood and Exhaust System

Cooktop Exhaust Manufacturer: Not Present, Microwave Combination Unit

Comments:

D. Ranges, Cooktops and Ovens

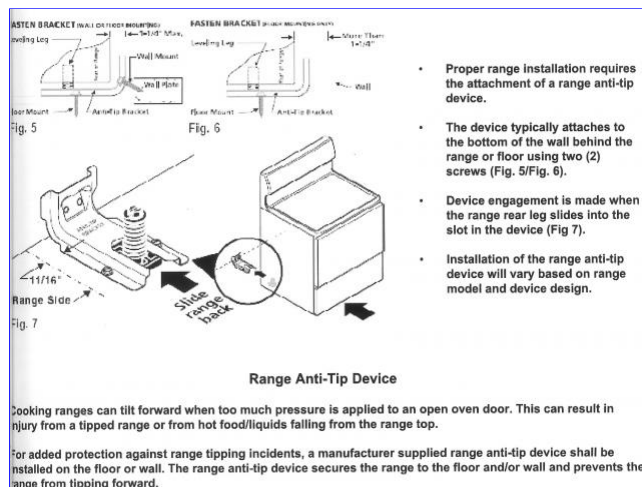
Cooktop Manufacturer: WHIRLPOOL, KENMORE

Oven Manufacturer: KENMORE, WHIRLPOOL

Freestanding Oven Anti-Tip Device Installed: No. See deficiencies.

Comments:

(1) There is no anti-tip device installed on the range oven combination appliances in all units. A qualified contractor should be consulted for correction.



- Proper range installation requires the attachment of a range anti-tip device.
- The device typically attaches to the bottom of the wall behind the range or floor using two (2) screws (Fig. 5/ Fig. 6).
- Device engagement is made when the range rear leg slides into the slot in the device (Fig 7).
- Installation of the range anti-tip device will vary based on range model and device design.

(2) The range did not operate using normal controls.

E. Microwave Ovens

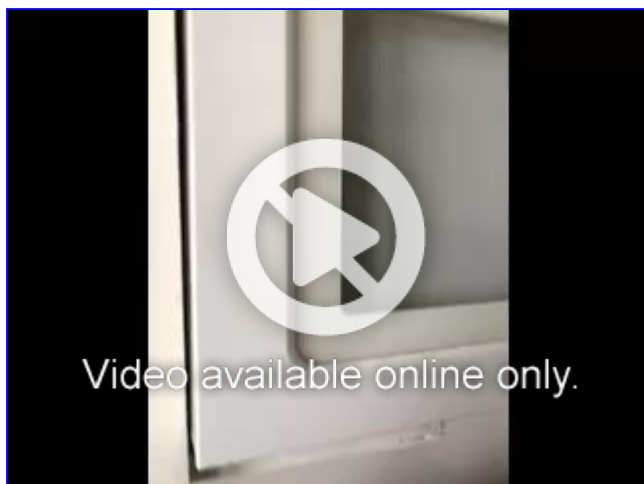
Built in Microwave: NOT PRESENT, WHIRLPOOL

Comments:

The built-in microwave oven is not properly secured.

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

I NI NP D



F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

Mechanical bathroom exhaust vents should be installed in all units except unit 1 (already present)

G. Garage Door Operator(s)

Garage Door Type: N/A

Garage Door Operator Manufacturer: N/A

Comments:

H. Dryer Exhaust System

Clothes Dryer Vent: N/A

Comments:

I. Other

Comments:

(1) Unit one refrigerator light does not operate.

(2) Unit three refrigerator was not operating when I arrived.



Spot On Inspection, PLLC

Patrick Miceli

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