



Inspection Report

Rahwa Baatai

Property Address:
3805 Shelby Circle
Houston Texas 77051



Shammah Inspection Group

Frederick Mitchell 20535

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Date: 8/10/2019	Time: 09:00 AM	Report ID: 156
Property: 3805 Shelby Circle Houston Texas 77051	Customer: Rahwa Baatai	Real Estate Professional: Saba Asfaha

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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 contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

Under 5 Years

Home Faces:

South

Temperature:

Over 65 (F) = 18 (C)

Weather:

Partly Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

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

I NI NP D

I. Structural Systems

A. Foundations

Comments:

Type of Foundation: Type of house foundation is slab on grade.

Performing intended function. No evidence suggesting significant foundation movement at the time of inspection.

B. Grading and Drainage

Comments:

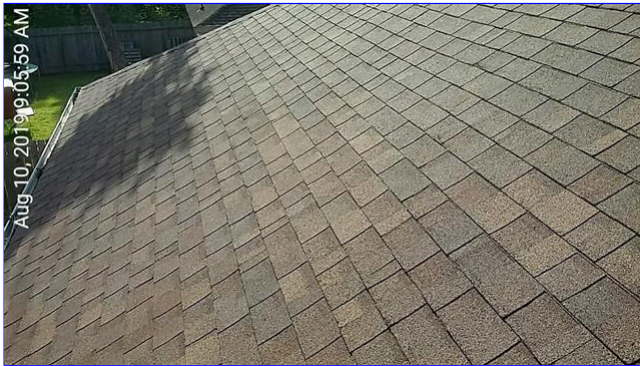
No significant deficiencies observed at the time of the inspection.

C. Roof Covering Materials

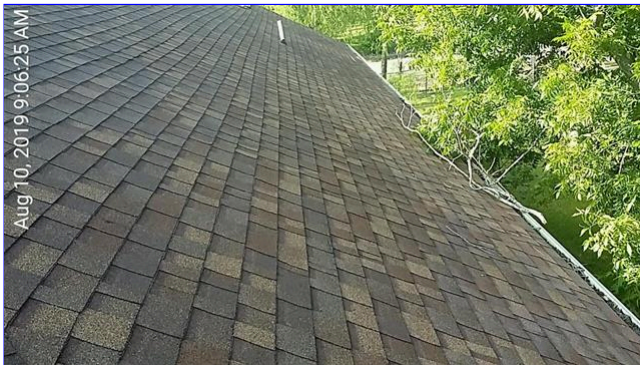
Comments:

(1) **Type of Roof Covering:** Type of roofing material observed to be composite shingles over solid decking.

Viewed From: Roof observed from the roof top and ground level.



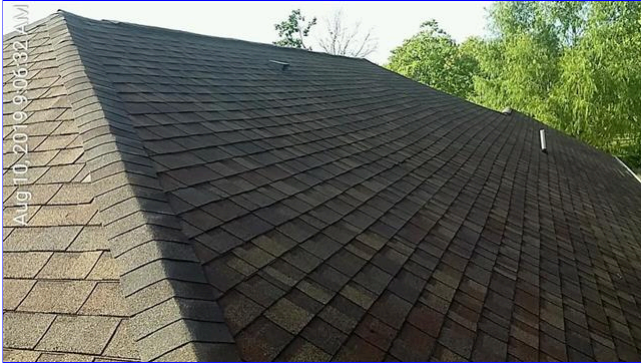
C. Item 1(Picture)



C. Item 2(Picture)

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

I NI NP D



C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)



C. Item 6(Picture)

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

I NI NP D



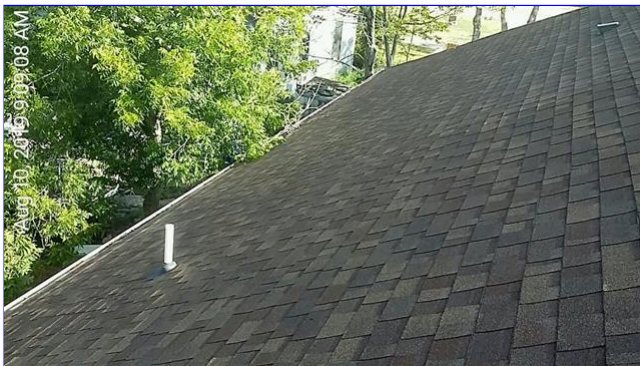
C. Item 7(Picture)



C. Item 8(Picture)



C. Item 9(Picture)



C. Item 10(Picture)

(2) Exterior Front Left Roof - Observed exposed nails on the ridge vent at the time of the inspection.

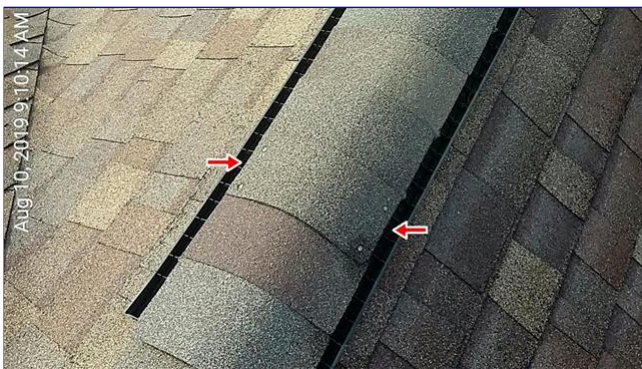
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I	NI	NP	D
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Recommend sealing the nail heads to prevent deterioration.



C. Item 11(Picture)



C. Item 12(Picture)



C. Item 13(Picture)

(3) Exterior Left Front Roof - Observed evidence of deteriorated shingles at the time of the inspection.

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

I NI NP D



C. Item 14(Picture)



C. Item 15(Picture)

(4) Exterior Left Middle Roof - The plumbing vent flange fasteners were not sealed at the time of the inspection. Recommend sealing the nail heads to prevent deterioration.



C. Item 16(Picture)

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

I NI NP D



C. Item 17(Picture)

(5) Exterior Left Middle Roof - Observed tree branches rubbing the shingles at the time of the inspection. Recommend removing the tree branches to prevent shingle damage.



C. Item 18(Picture)



C. Item 19(Picture)

(6) Exterior Left Middle Roof - Observed evidence of deteriorated shingles at the time of the inspection.

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

I NI NP D



C. Item 20(Picture)

(7) Exterior Left Rear Roof - The exhaust vent flange nails were not sealed at the time of the inspection. Recommend sealing the nail heads to prevent deterioration.



C. Item 21(Picture)



C. Item 22(Picture)

(8) Exterior Left Rear Roof Ridge - Observed exposed nails on the roof ridge vent at the time of the inspection. Recommend sealing the nail heads to prevent deterioration.

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C. Item 23(Picture)

(9) Exterior Left Rear and Right - Recommend removing the debris from the gutters to allow proper water flow inside the gutters.



C. Item 24(Picture)



C. Item 25(Picture)

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

I	NI	NP	D
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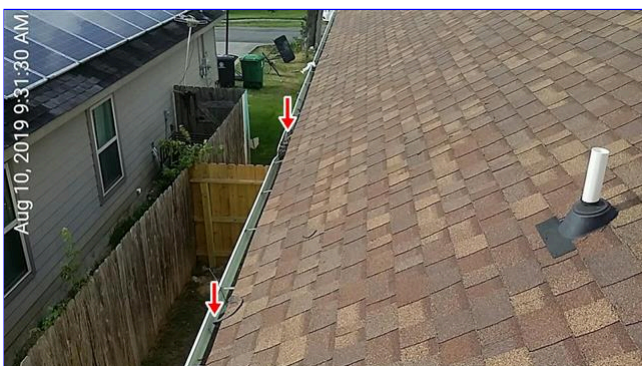
C. Item 26(Picture)



C. Item 27(Picture)



C. Item 28(Picture)



C. Item 29(Picture)

(10) Exterior Right Rear - The plumbing vent flange nails were not sealed at the time of the inspection.

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

I NI NP D

Recommend sealing the nail heads to prevent deterioration.



C. Item 30(Picture)



C. Item 31(Picture)

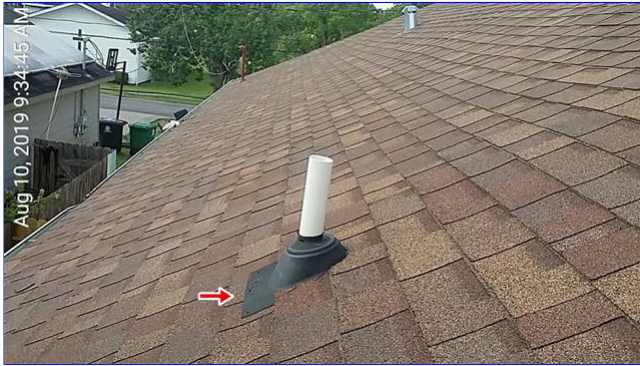
(11) Exterior Right Middle Roof - The plumbing vent flange nails were not sealed at the time of the inspection. Recommend sealing the nail heads to prevent deterioration.



C. Item 32(Picture)

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

I NI NP D



C. Item 33(Picture)

(12) Exterior Right Roof - The exhaust vent flange nails were not sealed at the time of the inspection. Recommend sealing the nail heads to prevent deterioration.



C. Item 34(Picture)



C. Item 35(Picture)

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

I NI NP D



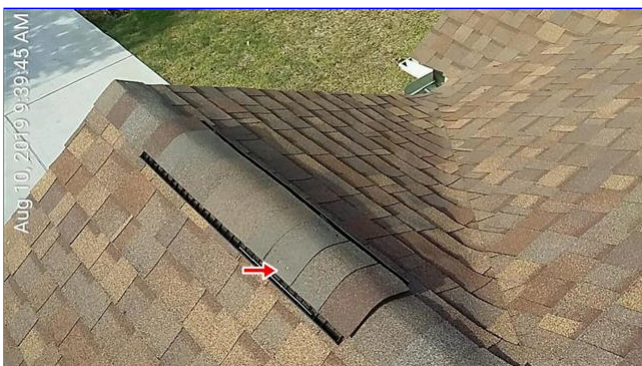
C. Item 36(Picture)

(13) Exterior Left Roof - The exhaust vents and plumbing vents were not painted at the time of the inspection. Recommend painting to prevent deterioration.



C. Item 37(Picture)

(14) Exterior Front Right Roof Ridge - Observed exposed nails on the ridge vent at the time of the inspection. Recommend sealing the nail heads to prevent deterioration.



C. Item 38(Picture)

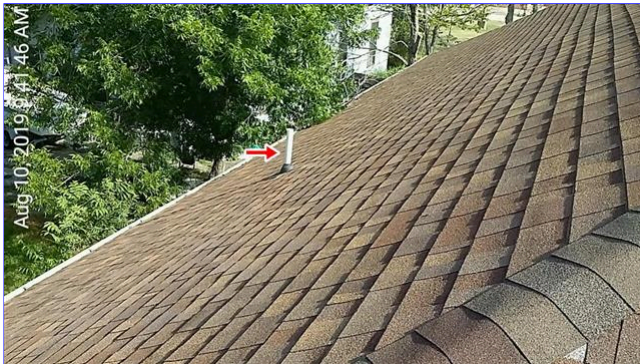
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



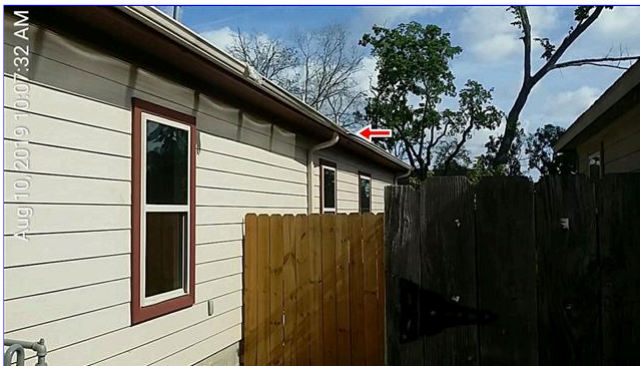
C. Item 39(Picture)

(15) Exterior Left Middle Roof - The plumbing vent was not painted at the time of the inspection. Recommend painting to prevent deterioration.



C. Item 40(Picture)

(16) Exterior Right Middle - Observed a damaged gutter at the time of the inspection.



C. Item 41(Picture)

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

I NI NP D



C. Item 42(Picture)

(17) Exterior Left Middle - Observed a damaged gutter at the time of the inspection.

D. Roof Structures and Attics

Comments:

Viewed From: Inside accessible areas of the attic.

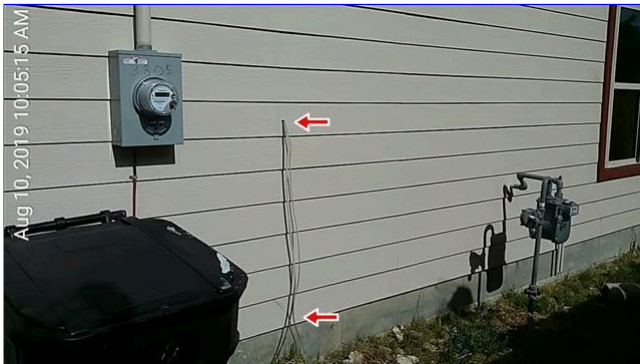
Approximate Average Depth of Insulation: 10-16 inches.

Approximate Average Thickness of Vertical Insulation: Not observed.

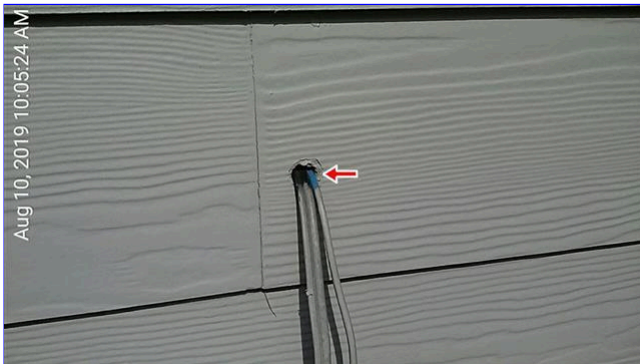
E. Walls (Interior and Exterior)

Comments:

(1) Exterior Right Front - The exterior siding penetrations were not sealed at the time of the inspection.



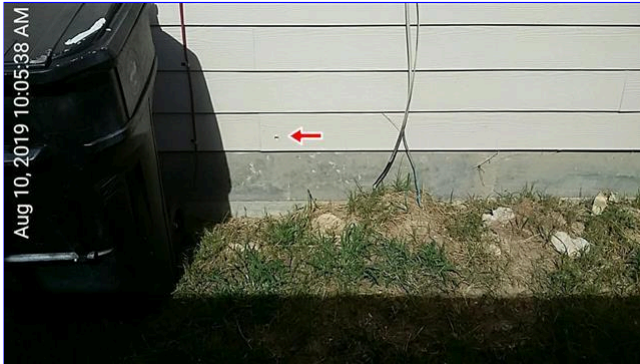
E. Item 1(Picture)



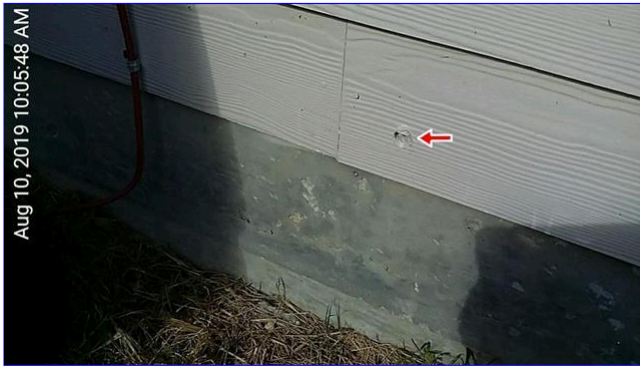
E. Item 2(Picture)

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

I NI NP D



E. Item 3(Picture)



E. Item 4(Picture)

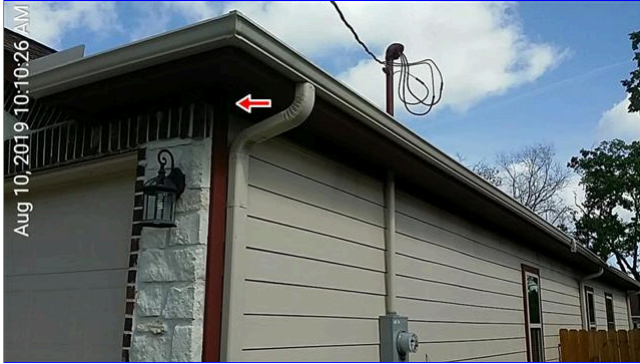
(2) Exterior Right Front - Observed a gap between the brick frieze trim joint at the time of the inspection. Recommend covering the area to prevent pest intrusion.



E. Item 5(Picture)

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

I NI NP D



E. Item 6(Picture)

(3) Exterior Front Porch - Left Column - Observed a gap between the stone and cornice trim at the time of the inspection. Recommend pointing up to prevent pest intrusion.



E. Item 7(Picture)

(4) Right Hallway Bathroom - The top of the shower tile wall was not sealed at the time of the inspection.



E. Item 8(Picture)

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

I NI NP D



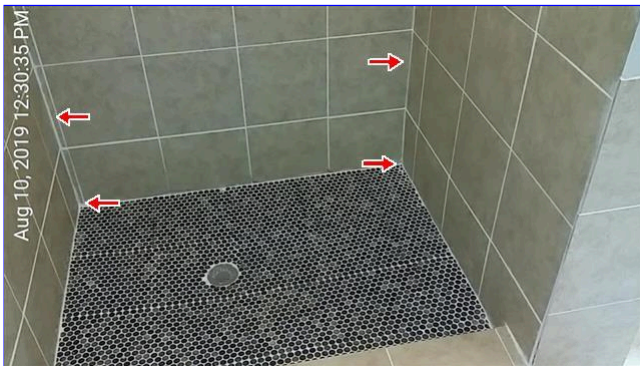
E. Item 9(Picture)

(5) Right Hallway Bathroom - Recommend sealing the shower tile joint to prevent water intrusion.



E. Item 10(Picture)

(6) Master Bathroom - The shower floor and wall tile joint were not properly sealed at the time of the inspection.



E. Item 11(Picture)

(7) Family Room Rear Left - The floor base was loose and not properly sealed at the time of the inspection.

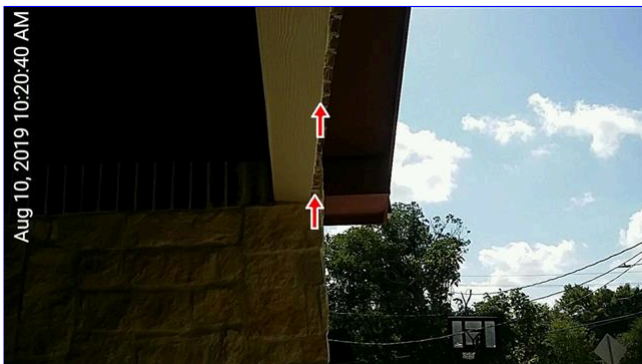
F. Ceilings and Floors

Comments:

(1) Exterior Front Porch - The brick and cornice trim were not sealed at the time of the inspection.

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I NI NP D

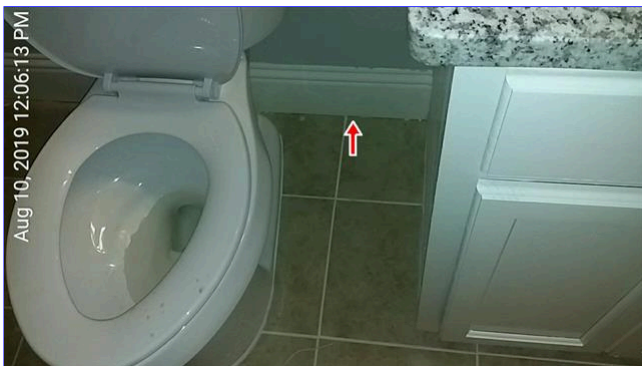


F. Item 1(Picture)



F. Item 2(Picture)

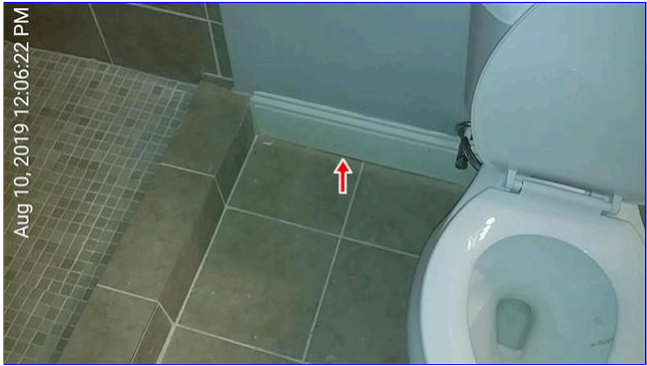
(2) Right Hallway Bathroom - The floor tile and floor base joints were not sealed at the time of the inspection.



F. Item 3(Picture)

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

I	NI	NP	D
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F. Item 4(Picture)



F. Item 5(Picture)

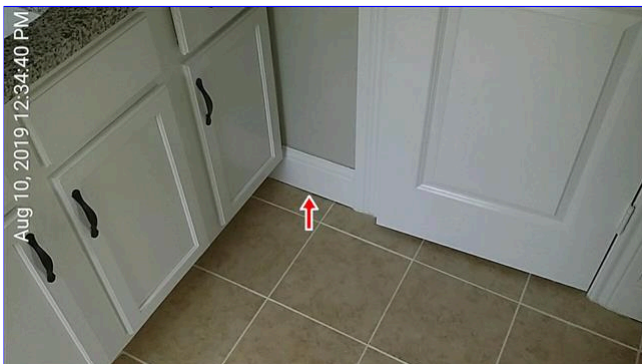
(3) Master Bathroom - The floor tile and floor base joints were not properly sealed at the time of the inspection.



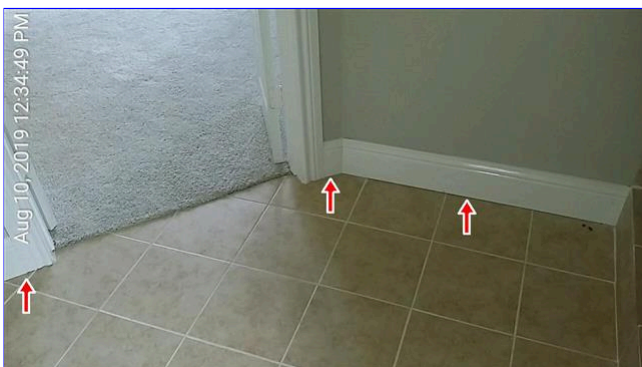
F. Item 6(Picture)

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

I NI NP D



F. Item 7(Picture)



F. Item 8(Picture)



F. Item 9(Picture)

G. Doors (Interior and Exterior)

Comments:

(1) Exterior Front Right - Observed gaps between the left and right garage door trimmers at the time of the inspection. Recommend sealing to prevent water and pest intrusion.

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I NI NP D



G. Item 1(Picture)



G. Item 2(Picture)



G. Item 3(Picture)

(2) Exterior Front Right - The vehicle garage door was not set properly at the time of the inspection.



G. Item 4(Picture)

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

I	NI	NP	D
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(3) Entry - The exterior front door did not latch properly at the time of the inspection.



G. Item 5(Picture)

(4) Foyer Right - The garage pedestrian door was missing weather stripping at the time of the inspection.



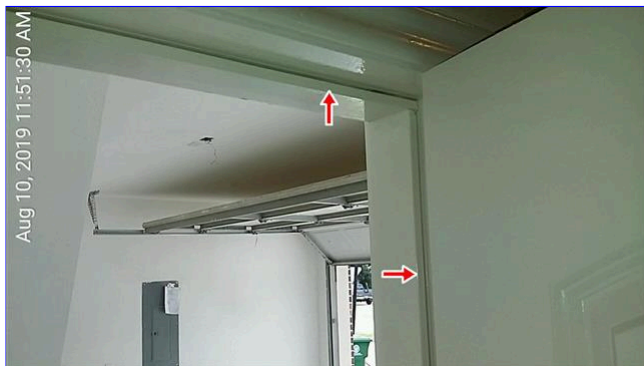
G. Item 6(Picture)



G. Item 7(Picture)

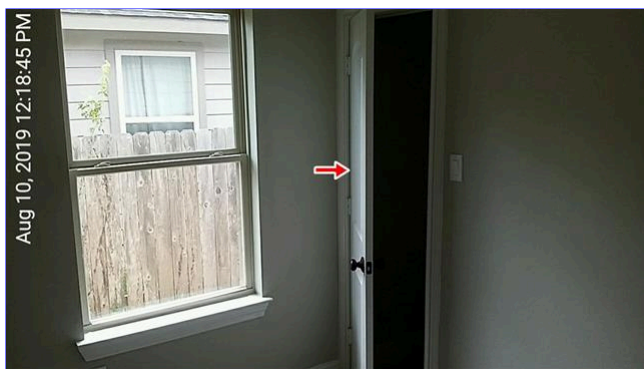
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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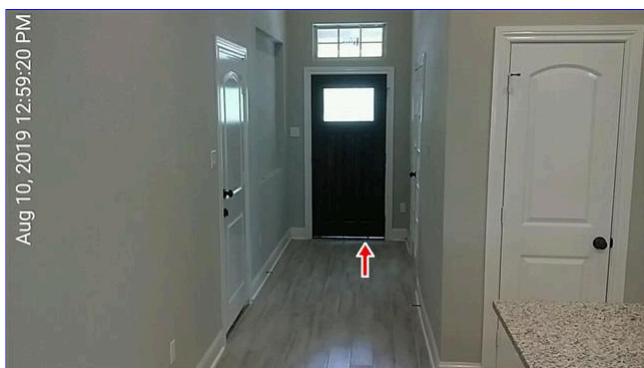
G. Item 8(Picture)

(5) Right Rear Bedroom Closet - The closet door did not latch properly at the time of the inspection.



G. Item 9(Picture)

(6) Entry - Observed a gap under the exterior front door at the time of the inspection.



G. Item 10(Picture)

H. Windows

[Comments:](#)

(1) Exterior Front Porch - The window frames were not sealed at the time of the inspection.

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I NI NP D



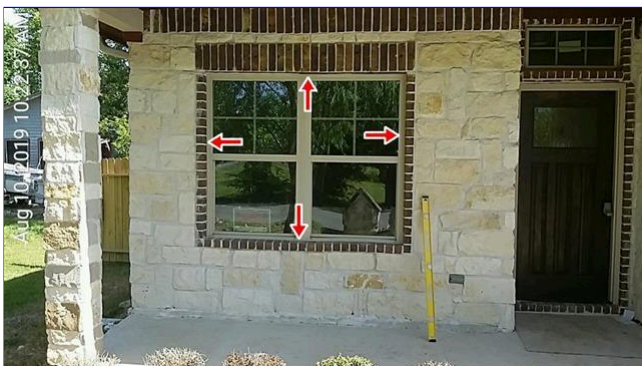
H. Item 1(Picture)



H. Item 2(Picture)



H. Item 3(Picture)

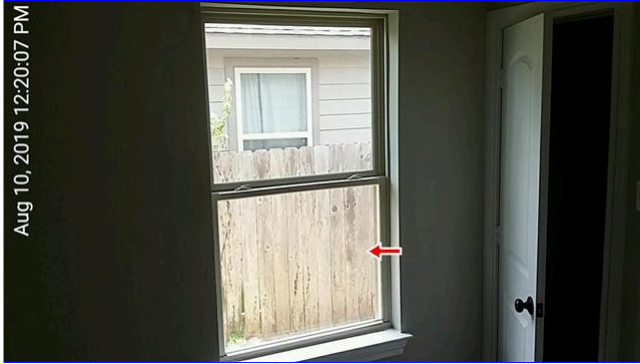


H. Item 4(Picture)

(2) Right Rear Bedroom - The window would not stay open at the time of the inspection.

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

I NI NP D



H. Item 5(Picture)

I. Stairways (Interior and Exterior)

[Comments:](#)

J. Fireplaces and Chimneys

[Comments:](#)

K. Porches, Balconies, Decks and Carports

[Comments:](#)

No significant deficiencies observed at the time of the inspection.

L. Other

[Comments:](#)

(1) Exterior Left Rear - Recommend removing the tree in the near future to prevent possible damage to the home during a strong storm event.



L. Item 1(Picture)

(2) Exterior Left Front - Observed loose pickets on the gate at the time of the inspection.

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I NI NP D



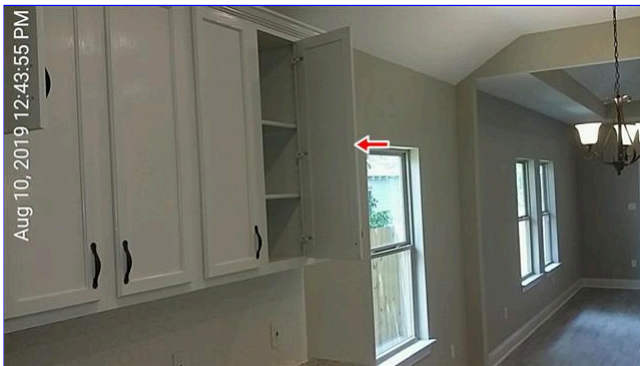
L. Item 2(Picture)

(3) Exterior Left Front - The gate was rubbing the ground and did not latch properly at the time of the inspection.



L. Item 3(Picture)

(4) Kitchen - The left rear upper cabinet door was loose at the hinges at the time of the inspection.



L. Item 4(Picture)

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

I NI NP D



L. Item 5(Picture)

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

I NI NP D

II. Electrical Systems

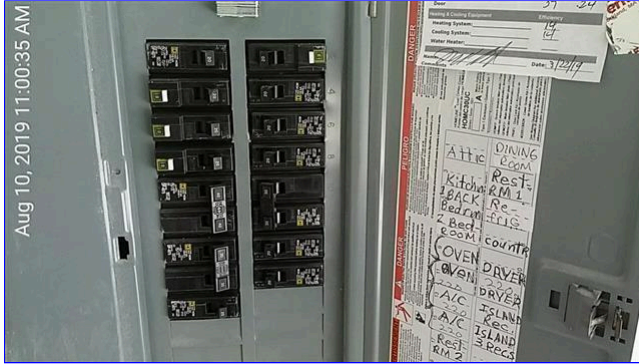
A. Service Entrance and Panels

Comments:

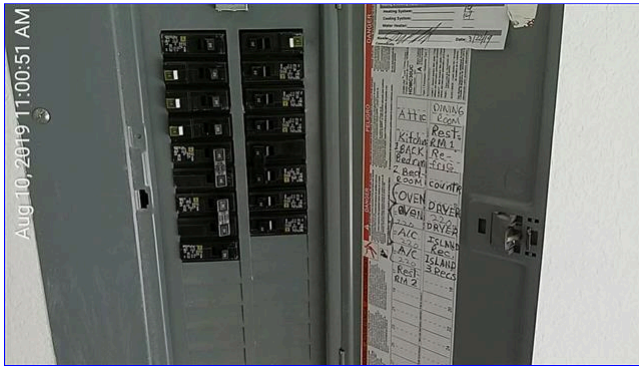
(1) 200 AMP ELECTRICAL SERVICE PANEL ON THE GARAGE RIGHT MIDDLE WALL:

SERVICE WIRING: Observed type of service wiring is underground.

FEEDER WIRING: Observed type of feeder wiring is aluminum.



A. Item 1(Picture)



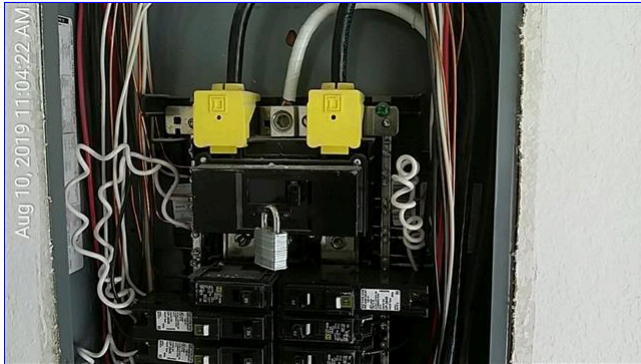
A. Item 2(Picture)



A. Item 3(Picture)

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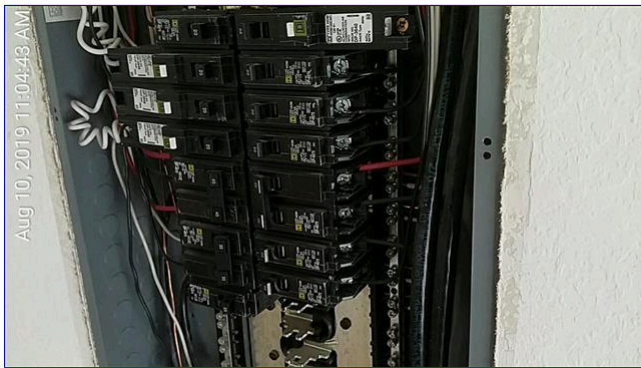
I NI NP D



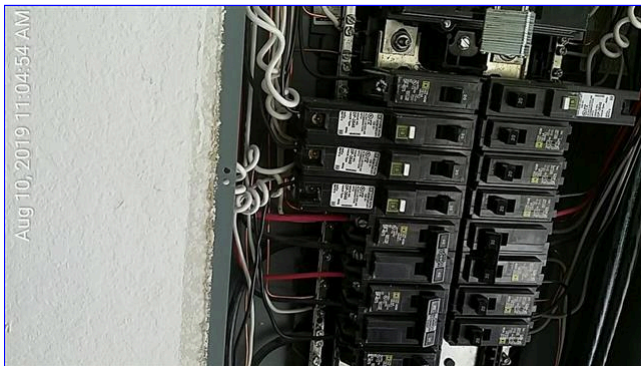
A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)



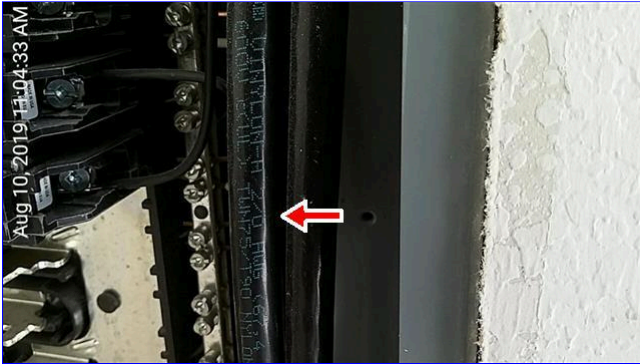
A. Item 7(Picture)

(2) Garage Right Wall - Electrical Panel - Observed a 2/0 AWG aluminum wire connected to a 200 AMP

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

I	NI	NP	D
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breaker at the time of inspection. A 200 AMP breaker requires a 4/0 AWG aluminum wire for proper service. Recommend hiring a licensed and experienced electrician to switch the breaker or the service wiring.



A. Item 8(Picture)

B. Branch Circuits, Connected Devices and Fixtures

[Comments:](#)

- (1) **Type of Wiring:** Observed type of branch wiring is copper.
- (2) Exterior Front Right - The coach lights were not sealed at the time of the inspection.



B. Item 1(Picture)



B. Item 2(Picture)

- (3) Garage - Observed a missing cover plate on the garage ceiling at the time of the inspection.

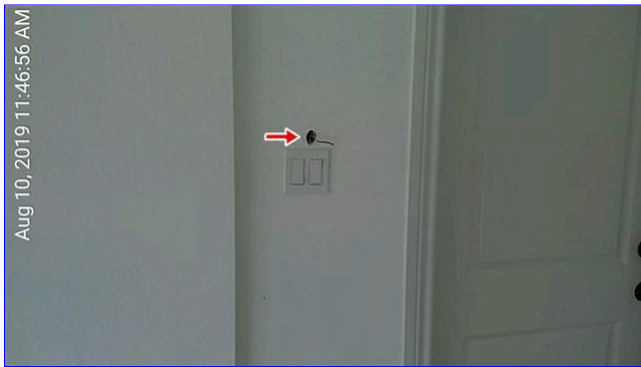
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



B. Item 3(Picture)

(4) Garage Left Rear - Observed exposed wiring at the time of the inspection.



B. Item 4(Picture)

(5) Right Front Bedroom - The left front electrical receptacle was loose at the time of the inspection.

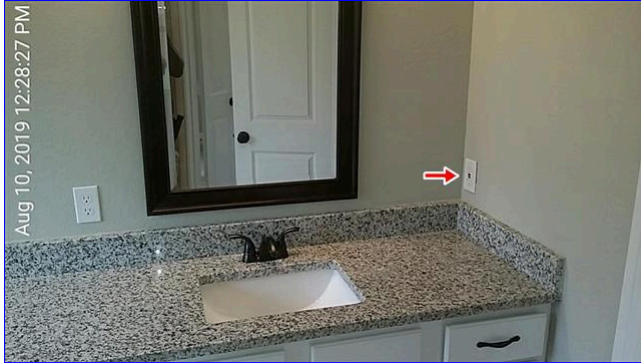


B. Item 5(Picture)

(6) Master Bathroom - The vanity left receptacle did not reset when tested at the time of the inspection.

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

I NI NP D



B. Item 6(Picture)

(7) Right Hallway and Family Room - Observed missing smoke/carbon monoxide detectors at the time of the inspection.

Note: The only smoke/carbon monoxide detector observed was in the right rear bedroom, and was not wired to the other smoke detectors at the time of the inspection. Smoke/carbon detectors are required outside of all sleeping rooms when the home has fuel-fired appliances installed.

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I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Comments:

Type of System: Forced air

Energy Source: Gas

HEATING UNIT: The heater was inoperable at the time of the inspection. Recommend having a licensed HVAC technician examine and service the unit before normal use.

Make: Ruud (2016)

Model#: R3015A050314MSA

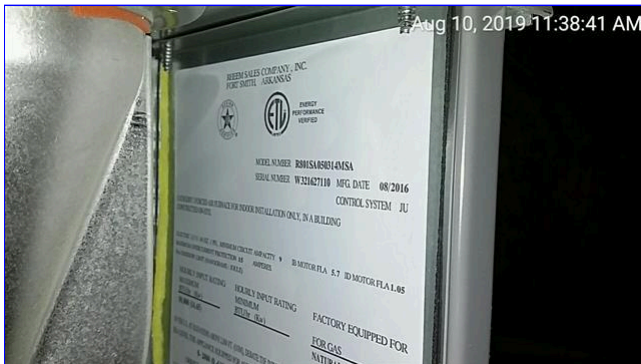
Serial#: W321627110



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

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

I	NI	NP	D
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B. Cooling Equipment

Comments:

Type of System: Forced air

CONDENSING UNIT: Appeared to operate as intended. Recommend having a licensed HVAC technician examine and service the unit before normal use.

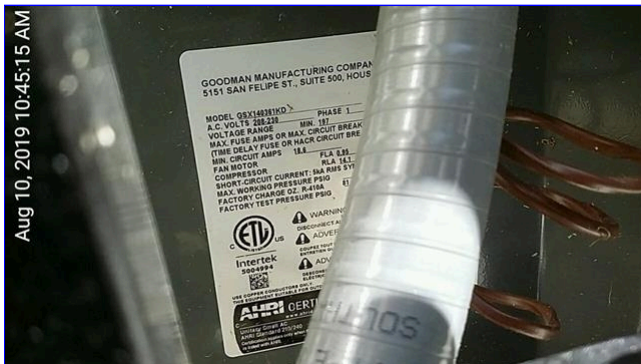
Make: Goodman (2018)

Model#: GSX140361KD (3 tons)

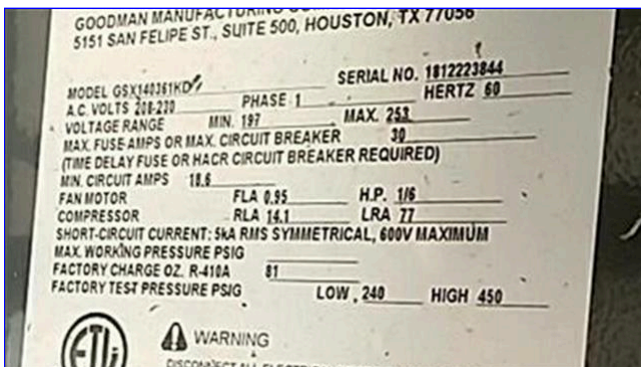
Serial#: 1812223844



B. Item 1(Picture)



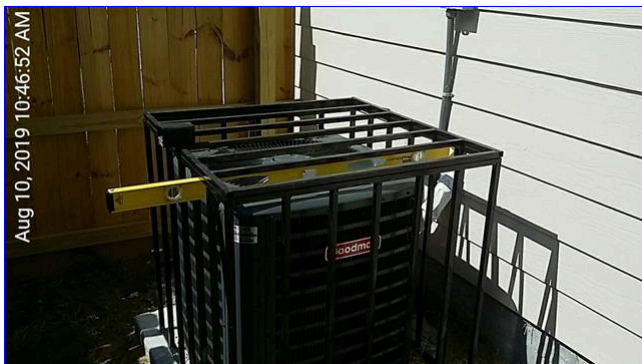
B. Item 2(Picture)



B. Item 3(Picture)

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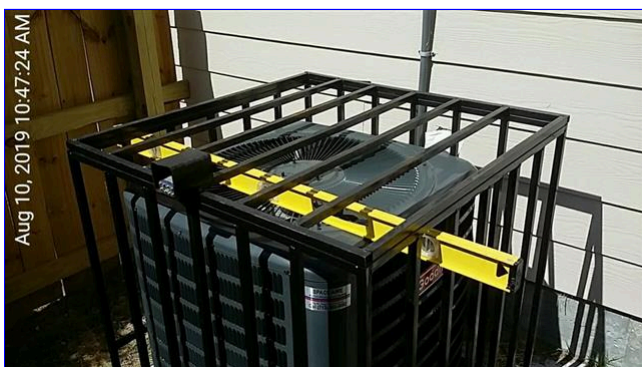
I NI NP D



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)

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

I	NI	NP	D
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B. Item 8(Video)

C. Duct Systems, Chases and Vents

[Comments:](#)

No significant deficiencies observed at the time of the inspection.

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I NI NP D

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Comments:

(1) **Location of water meter:** Exterior right front side of the property.

Location of main water supply valve: Exterior right front side of home.

Static water pressure reading: 42 psi

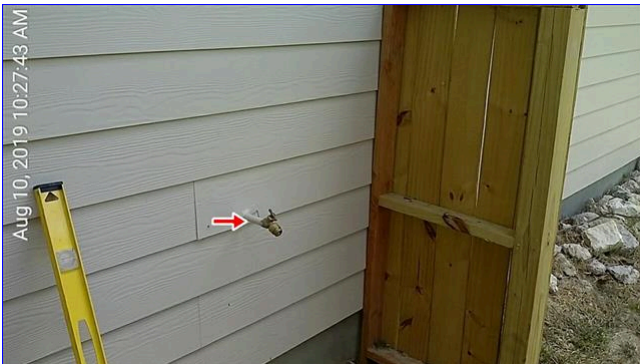


A. Item 1(Picture)



A. Item 2(Picture)

(2) Exterior Left Middle - Recommend adding insulation around the hose to prevent damage during a hard freeze.



A. Item 3(Picture)

(3) Right Hallway Bathroom - The shower was missing an enclosure at the time of the inspection.

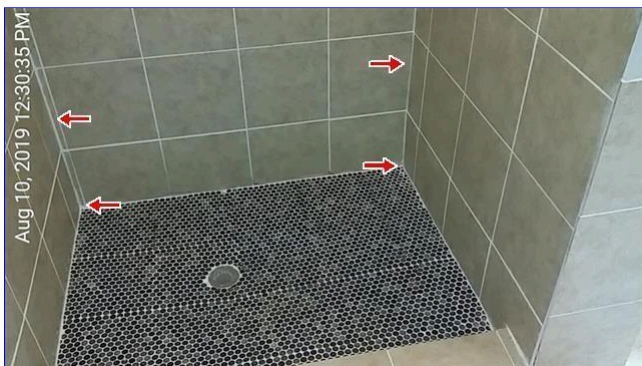
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 4(Picture)

- (4) Kitchen Front Wall - The refrigerator water supply box was missing trim at the time of the inspection.
- (5) Master Bathroom - The shower was missing an enclosure at the time of the inspection.

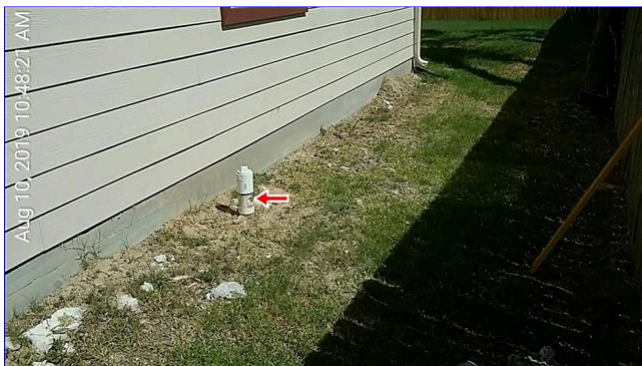


A. Item 5(Picture)

B. Drains, Waste and Vents

Comments:

Exterior Right Middle - Recommend lowering the ground clean-cut to prevent possible damage.



B. Item 1(Picture)

C. Water Heating Equipment

Comments:

- (1) **Energy Source:** Gas
- Capacity:** Could not be determined.

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

I	NI	NP	D
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(2) Garage Attic Area - The water heater exhaust vent was not secured and supported properly at the time of the inspection.



C. Item 1(Picture)

D. Hydro-Massage Therapy Equipment

[Comments:](#)

E. Gas Supply Systems

[Comments:](#)

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

I NI NP D

V. Appliances

A. Dishwasher

[Comments:](#)

No significant deficiencies observed at the time of the inspection.

B. Food Waste Disposers

[Comments:](#)

No significant deficiencies observed at the time of the inspection.

C. Range Hood and Exhaust System

[Comments:](#)

No significant deficiencies observed at the time of the inspection.

D. Ranges, Cooktops and Ovens

[Comments:](#)

Kitchen - The stove was not connected to an anti-tipping device at the time of the inspection.



D. Item 1(Picture)

E. Microwave Ovens

[Comments:](#)

No significant deficiencies observed at the time of the inspection.

F. Mechanical Exhaust Vents and bathroom Heaters

[Comments:](#)

No significant deficiencies observed at the time of the inspection.

G. Garage Door Operator(s)

[Comments:](#)

H. Dryer Exhaust System

[Comments:](#)

No significant deficiencies observed in accessible areas at the time of the inspection.

General Summary



Shammah Inspection Group

Customer
Rahwa Baatai

Address
3805 Shelby Circle
Houston Texas 77051

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

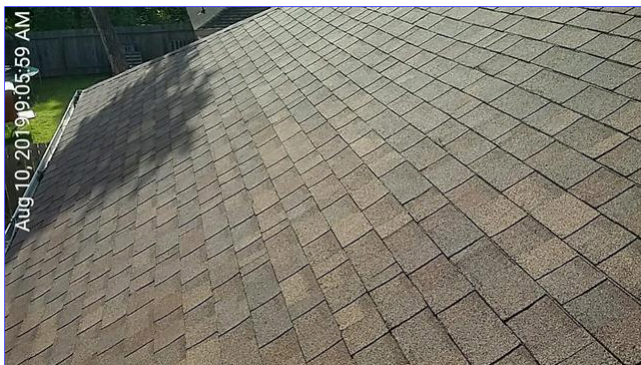
I. Structural Systems

C. Roof Covering Materials

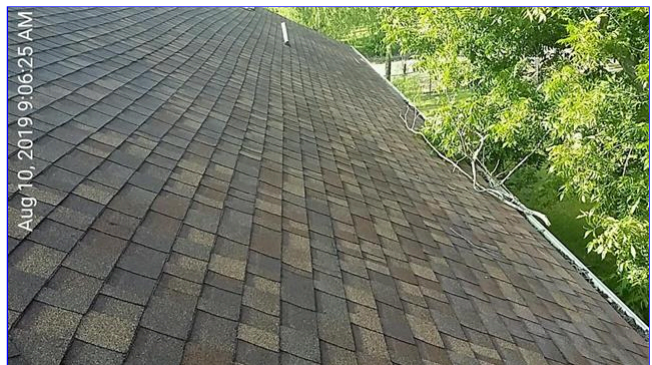
Inspected, Deficient

(1) **Type of Roof Covering:** Type of roofing material observed to be composite shingles over solid decking.

Viewed From: Roof observed from the roof top and ground level.



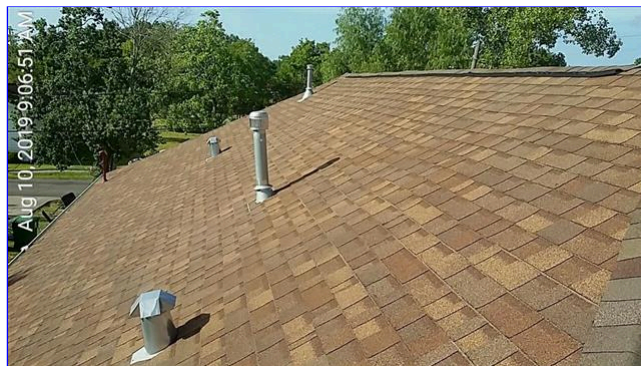
C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)



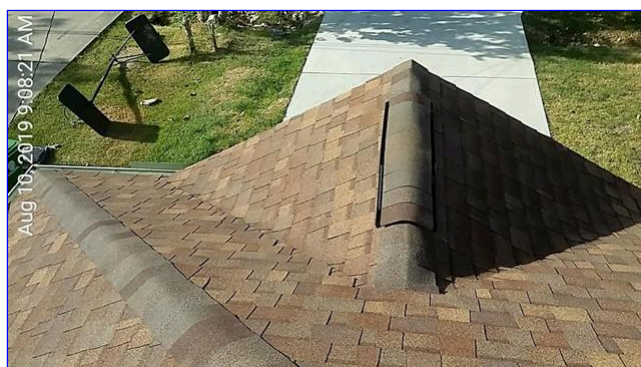
C. Item 5(Picture)



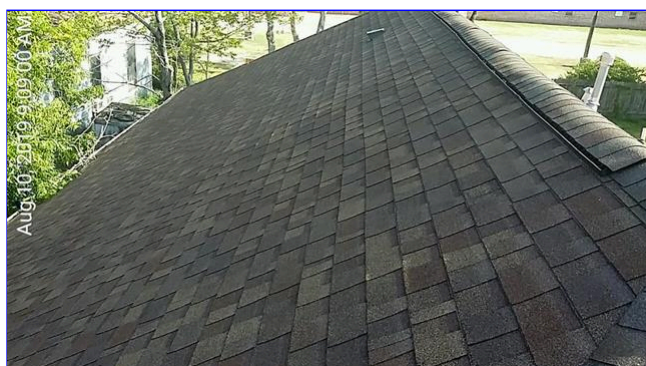
C. Item 6(Picture)



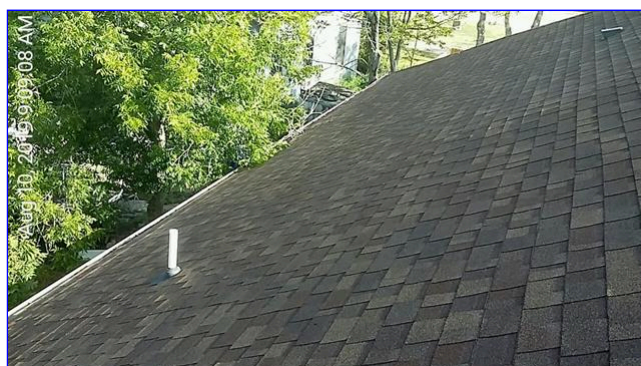
C. Item 7(Picture)



C. Item 8(Picture)



C. Item 9(Picture)

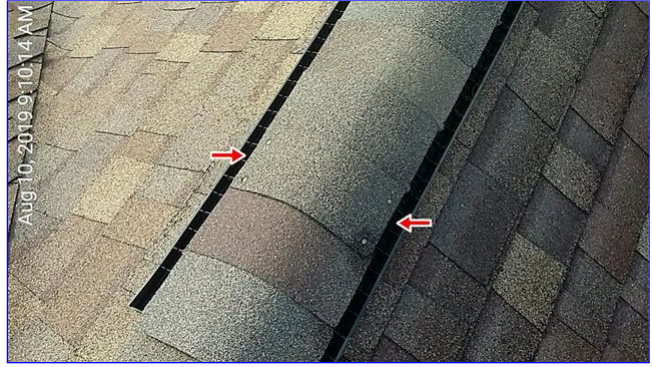


C. Item 10(Picture)

(2) Exterior Front Left Roof - Observed exposed nails on the ridge vent at the time of the inspection. Recommend sealing the nail heads to prevent deterioration.



C. Item 11(Picture)



C. Item 12(Picture)



C. Item 13(Picture)

(3) Exterior Left Front Roof - Observed evidence of deteriorated shingles at the time of the inspection.



C. Item 14(Picture)



C. Item 15(Picture)

(4) Exterior Left Middle Roof - The plumbing vent flange fasteners were not sealed at the time of the inspection. Recommend sealing the nail heads to prevent deterioration.



C. Item 16(Picture)



C. Item 17(Picture)

(5) Exterior Left Middle Roof - Observed tree branches rubbing the shingles at the time of the inspection. Recommend removing the tree branches to prevent shingle damage.



C. Item 18(Picture)



C. Item 19(Picture)

(6) Exterior Left Middle Roof - Observed evidence of deteriorated shingles at the time of the inspection.



C. Item 20(Picture)

(7) Exterior Left Rear Roof - The exhaust vent flange nails were not sealed at the time of the inspection. Recommend sealing the nail heads to prevent deterioration.



C. Item 21(Picture)



C. Item 22(Picture)

(8) Exterior Left Rear Roof Ridge - Observed exposed nails on the roof ridge vent at the time of the inspection. Recommend sealing the nail heads to prevent deterioration.



C. Item 23(Picture)

(9) Exterior Left Rear and Right - Recommend removing the debris from the gutters to allow proper water flow inside the gutters.



C. Item 24(Picture)



C. Item 25(Picture)



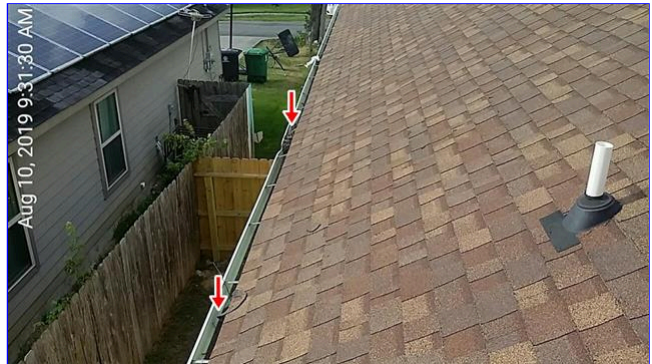
C. Item 26(Picture)



C. Item 27(Picture)



C. Item 28(Picture)



C. Item 29(Picture)

(10) Exterior Right Rear - The plumbing vent flange nails were not sealed at the time of the inspection. Recommend sealing the nail heads to prevent deterioration.



C. Item 30(Picture)

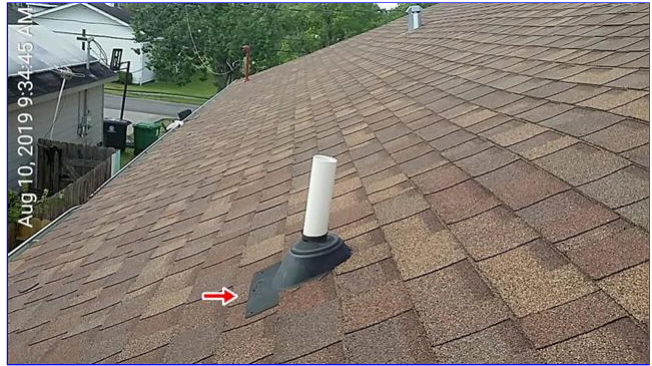


C. Item 31(Picture)

(11) Exterior Right Middle Roof - The plumbing vent flange nails were not sealed at the time of the inspection. Recommend sealing the nail heads to prevent deterioration.



C. Item 32(Picture)

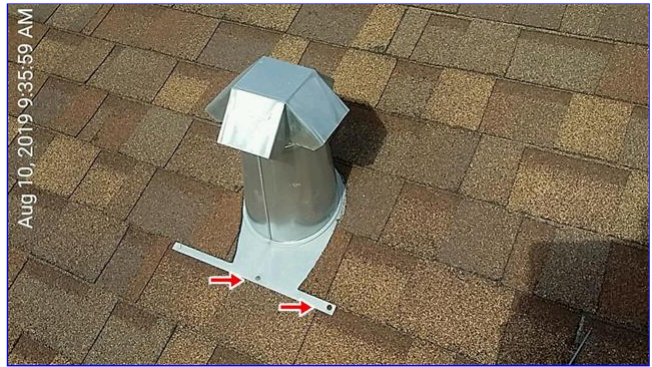


C. Item 33(Picture)

(12) Exterior Right Roof - The exhaust vent flange nails were not sealed at the time of the inspection. Recommend sealing the nail heads to prevent deterioration.



C. Item 34(Picture)



C. Item 35(Picture)



C. Item 36(Picture)

(13) Exterior Left Roof - The exhaust vents and plumbing vents were not painted at the time of the inspection. Recommend painting to prevent deterioration.



C. Item 37(Picture)

(14) Exterior Front Right Roof Ridge - Observed exposed nails on the ridge vent at the time of the inspection.

Recommend sealing the nail heads to prevent deterioration.

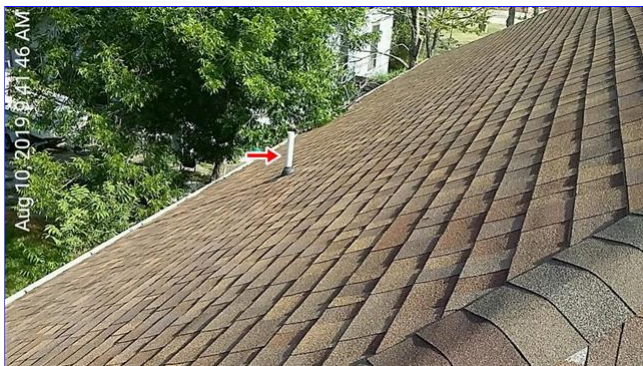


C. Item 38(Picture)



C. Item 39(Picture)

(15) Exterior Left Middle Roof - The plumbing vent was not painted at the time of the inspection. Recommend painting to prevent deterioration.



C. Item 40(Picture)

(16) Exterior Right Middle - Observed a damaged gutter at the time of the inspection.



C. Item 41(Picture)



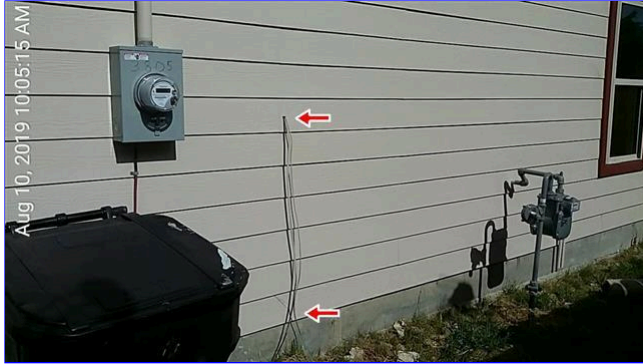
C. Item 42(Picture)

(17) Exterior Left Middle - Observed a damaged gutter at the time of the inspection.

E. Walls (Interior and Exterior)

Inspected, Deficient

(1) Exterior Right Front - The exterior siding penetrations were not sealed at the time of the inspection.



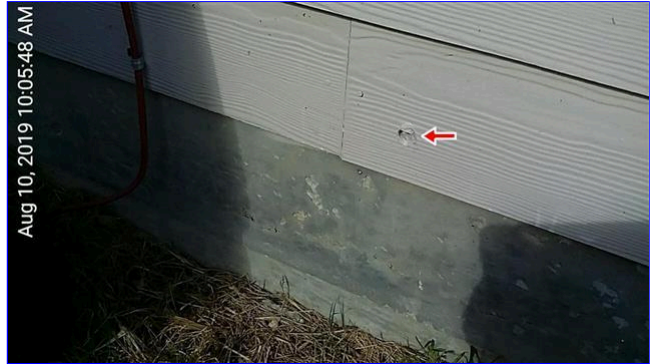
E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)

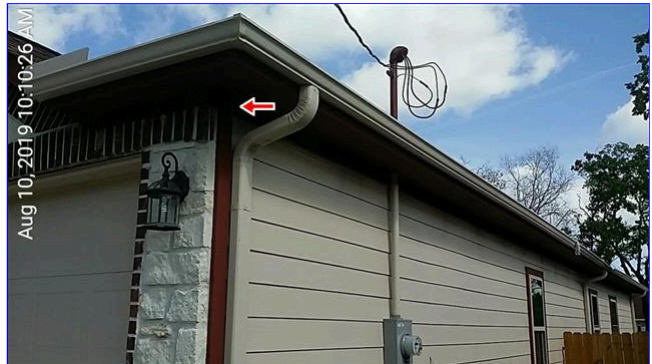


E. Item 4(Picture)

(2) Exterior Right Front - Observed a gap between the brick frieze trim joint at the time of the inspection. Recommend covering the area to prevent pest intrusion.



E. Item 5(Picture)



E. Item 6(Picture)

(3) Exterior Front Porch - Left Column - Observed a gap between the stone and cornice trim at the time of the inspection. Recommend pointing up to prevent pest intrusion.



E. Item 7(Picture)

(4) Right Hallway Bathroom - The top of the shower tile wall was not sealed at the time of the inspection.



E. Item 8(Picture)



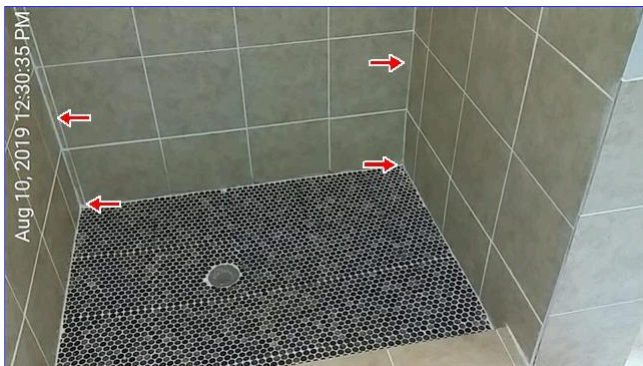
E. Item 9(Picture)

(5) Right Hallway Bathroom - Recommend sealing the shower tile joint to prevent water intrusion.



E. Item 10(Picture)

(6) Master Bathroom - The shower floor and wall tile joint were not properly sealed at the time of the inspection.



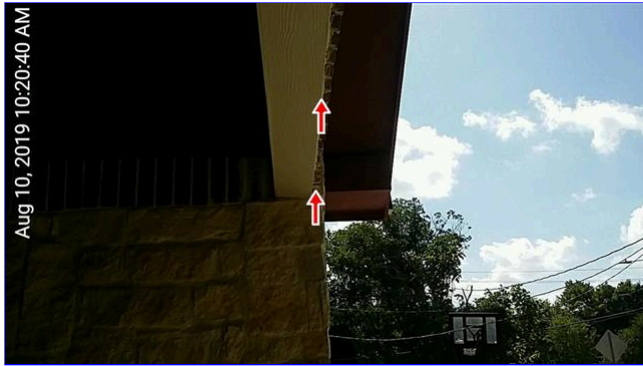
E. Item 11(Picture)

(7) Family Room Rear Left - The floor base was loose and not properly sealed at the time of the inspection.

F. Ceilings and Floors

Inspected, Deficient

(1) Exterior Front Porch - The brick and cornice trim were not sealed at the time of the inspection.

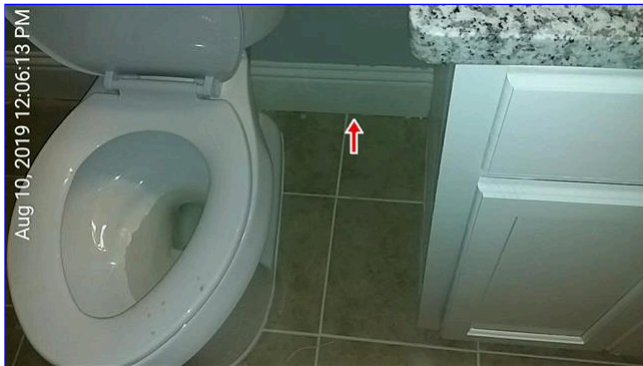


F. Item 1(Picture)

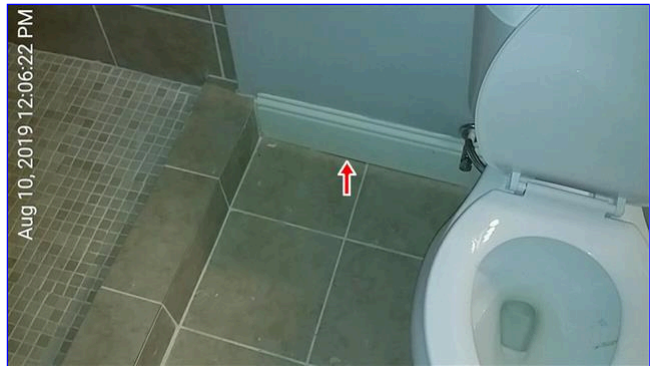


F. Item 2(Picture)

(2) Right Hallway Bathroom - The floor tile and floor base joints were not sealed at the time of the inspection.



F. Item 3(Picture)

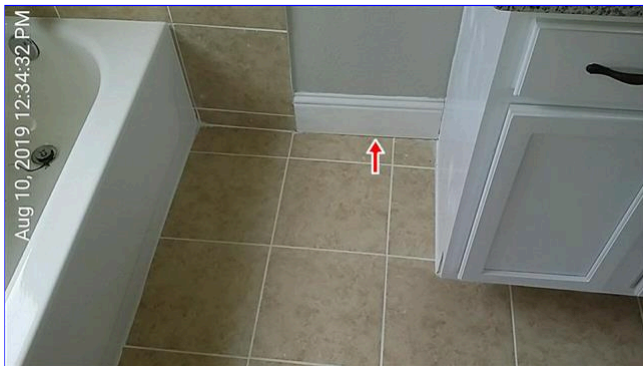


F. Item 4(Picture)

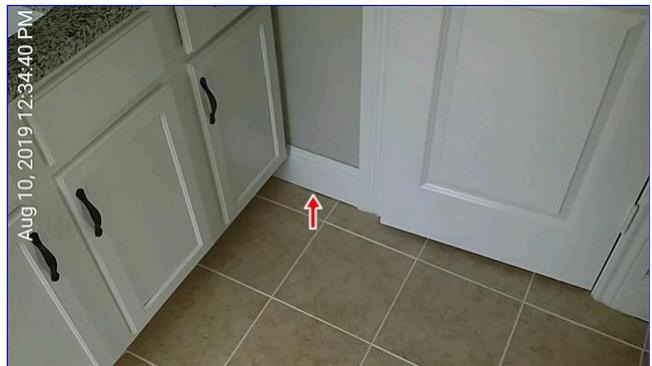


F. Item 5(Picture)

(3) Master Bathroom - The floor tile and floor base joints were not properly sealed at the time of the inspection.



F. Item 6(Picture)



F. Item 7(Picture)



F. Item 8(Picture)



F. Item 9(Picture)

G. Doors (Interior and Exterior)

Inspected, Deficient

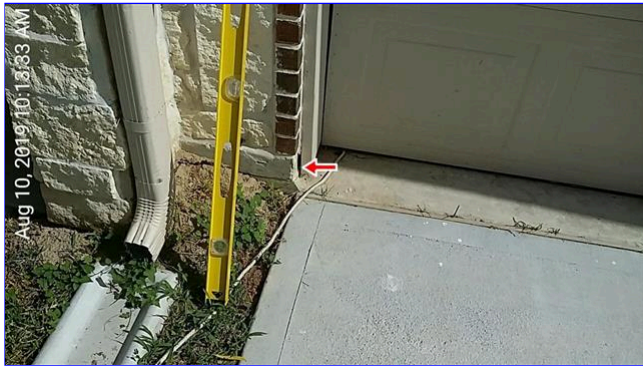
(1) Exterior Front Right - Observed gaps between the left and right garage door trimmers at the time of the inspection. Recommend sealing to prevent water and pest intrusion.



G. Item 1(Picture)



G. Item 2(Picture)



G. Item 3(Picture)

(2) Exterior Front Right - The vehicle garage door was not set properly at the time of the inspection.



G. Item 4(Picture)

(3) Entry - The exterior front door did not latch properly at the time of the inspection.



G. Item 5(Picture)

(4) Foyer Right - The garage pedestrian door was missing weather stripping at the time of the inspection.



G. Item 6(Picture)



G. Item 7(Picture)



G. Item 8(Picture)

(5) Right Rear Bedroom Closet - The closet door did not latch properly at the time of the inspection.



G. Item 9(Picture)

(6) Entry - Observed a gap under the exterior front door at the time of the inspection.



G. Item 10(Picture)

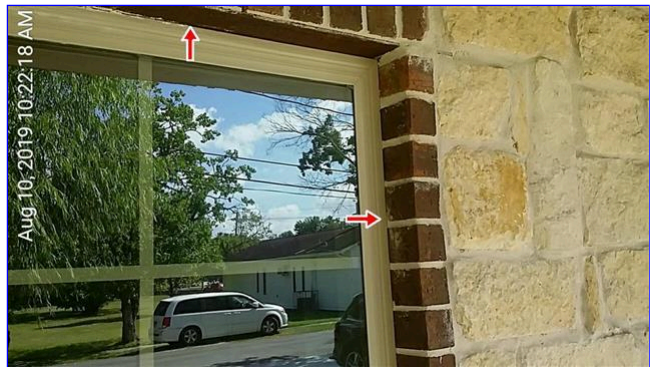
H. Windows

Inspected, Deficient

(1) Exterior Front Porch - The window frames were not sealed at the time of the inspection.



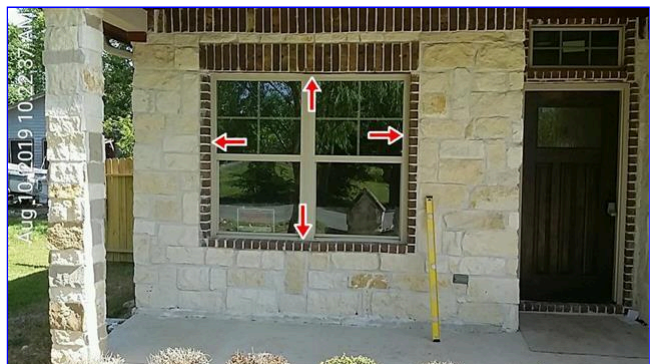
H. Item 1(Picture)



H. Item 2(Picture)

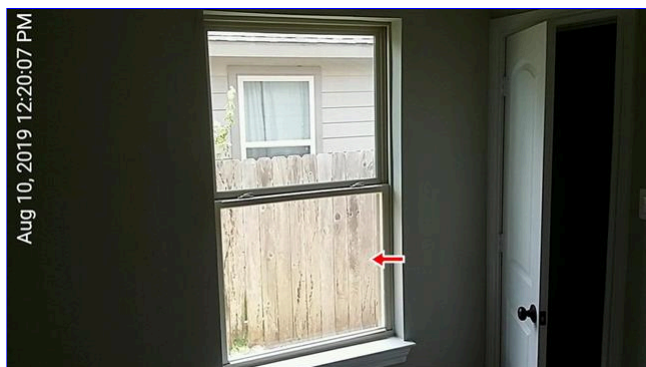


H. Item 3(Picture)



H. Item 4(Picture)

(2) Right Rear Bedroom - The window would not stay open at the time of the inspection.

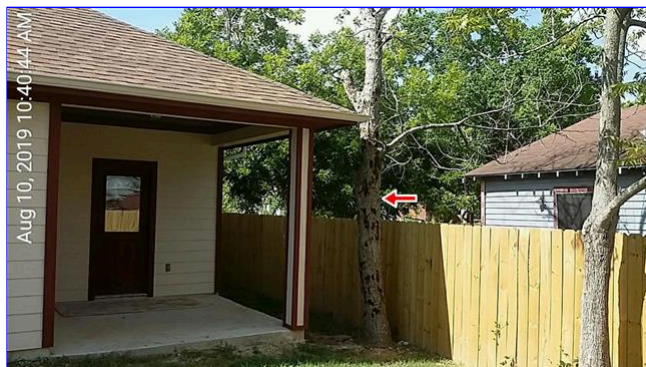


H. Item 5(Picture)

L. Other

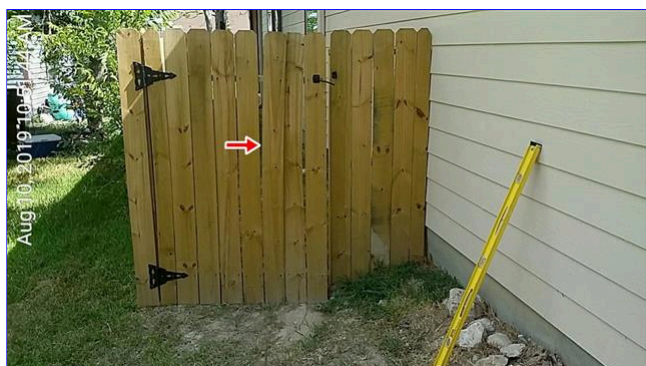
Inspected, Deficient

(1) Exterior Left Rear - Recommend removing the tree in the near future to prevent possible damage to the home during a strong storm event.



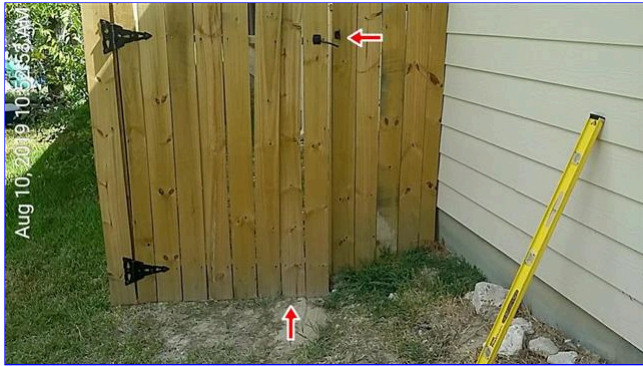
L. Item 1(Picture)

(2) Exterior Left Front - Observed loose pickets on the gate at the time of the inspection.



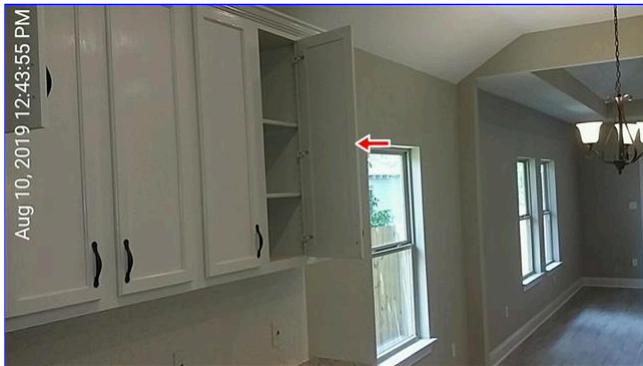
L. Item 2(Picture)

(3) Exterior Left Front - The gate was rubbing the ground and did not latch properly at the time of the inspection.

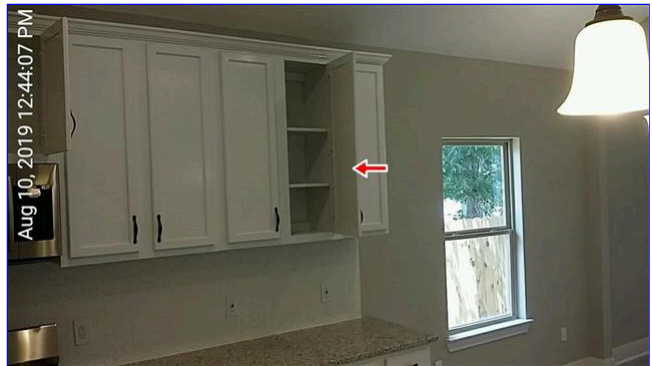


L. Item 3(Picture)

(4) Kitchen - The left rear upper cabinet door was loose at the hinges at the time of the inspection.



L. Item 4(Picture)



L. Item 5(Picture)

II. Electrical Systems

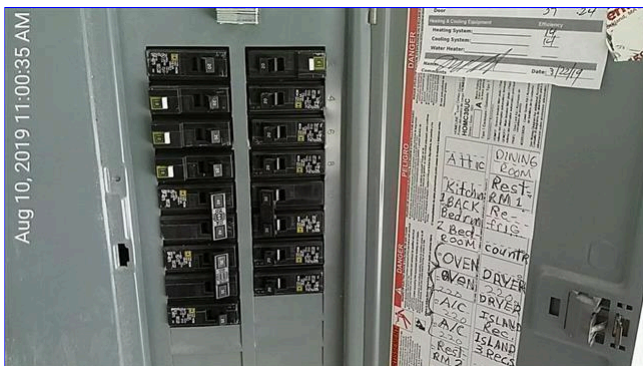
A. Service Entrance and Panels

Inspected, Deficient

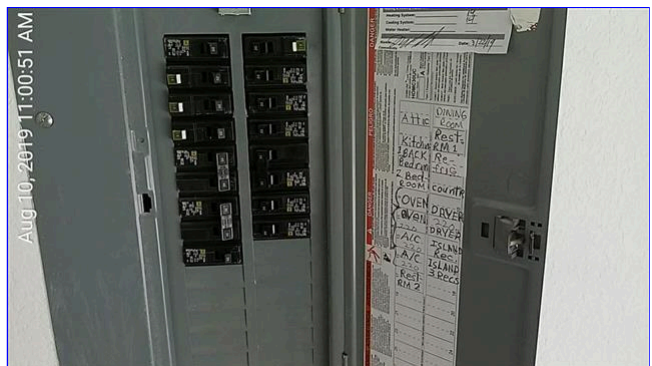
(1) 200 AMP ELECTRICAL SERVICE PANEL ON THE GARAGE RIGHT MIDDLE WALL:

SERVICE WIRING: Observed type of service wiring is underground.

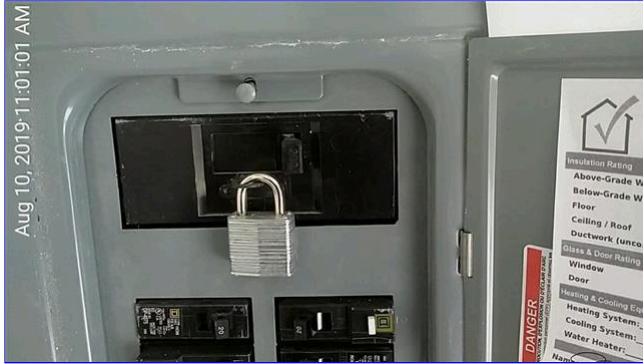
FEEDER WIRING: Observed type of feeder wiring is aluminum.



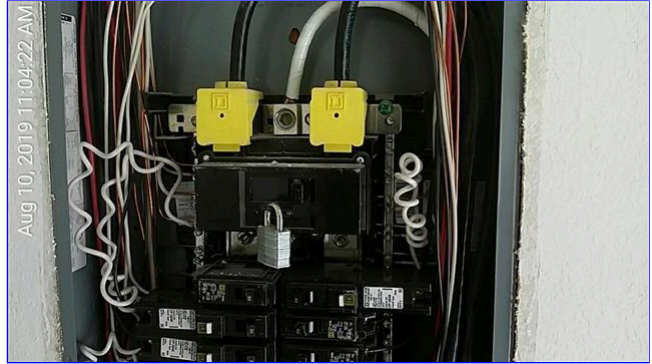
A. Item 1(Picture)



A. Item 2(Picture)



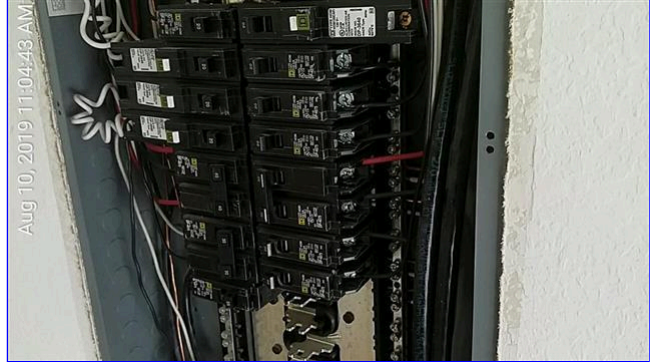
A. Item 3(Picture)



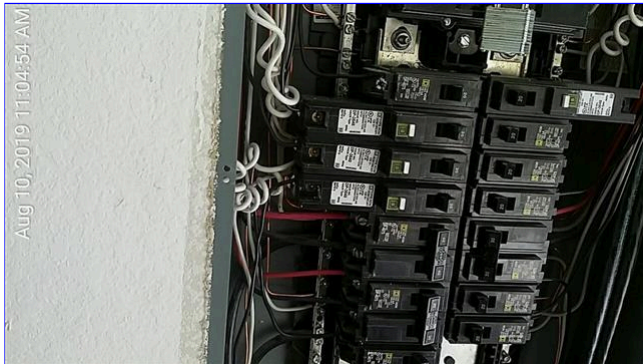
A. Item 4(Picture)



A. Item 5(Picture)

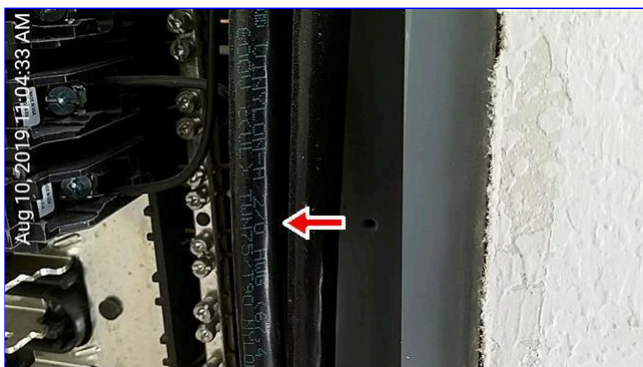


A. Item 6(Picture)



A. Item 7(Picture)

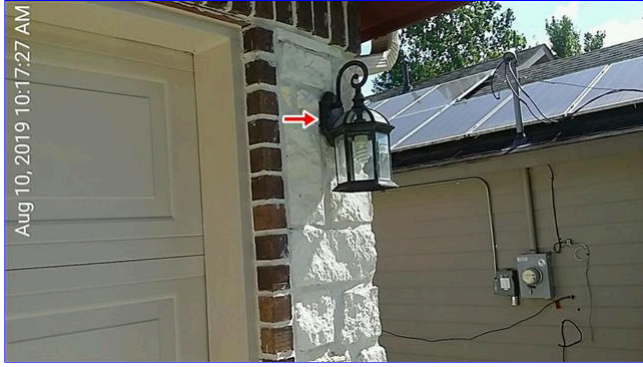
(2) Garage Right Wall - Electrical Panel - Observed a 2/0 AWG aluminum wire connected to a 200 AMP breaker at the time of inspection. A 200 AMP breaker requires a 4/0 AWG aluminum wire for proper service. Recommend hiring a licensed and experienced electrician to switch the breaker or the service wiring.



A. Item 8(Picture)

B. Branch Circuits, Connected Devices and Fixtures Inspected, Deficient

- (1) **Type of Wiring:** Observed type of branch wiring is copper.
- (2) Exterior Front Right - The coach lights were not sealed at the time of the inspection.

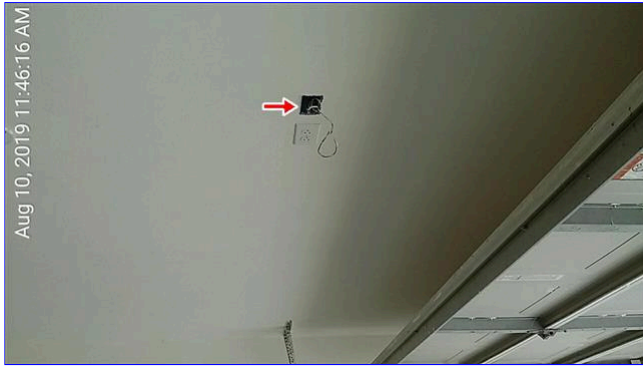


B. Item 1(Picture)



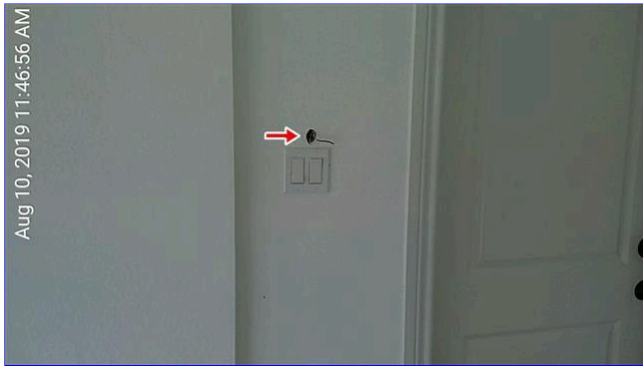
B. Item 2(Picture)

- (3) Garage - Observed a missing cover plate on the garage ceiling at the time of the inspection.



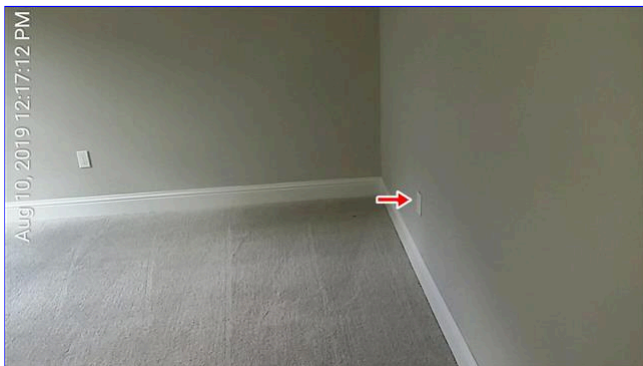
B. Item 3(Picture)

- (4) Garage Left Rear - Observed exposed wiring at the time of the inspection.



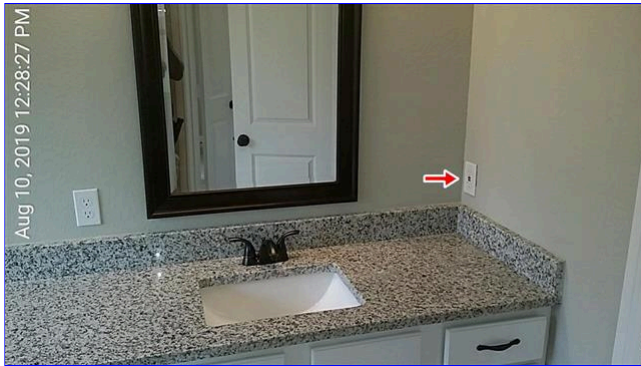
B. Item 4(Picture)

- (5) Right Front Bedroom - The left front electrical receptacle was loose at the time of the inspection.



B. Item 5(Picture)

(6) Master Bathroom - The vanity left receptacle did not reset when tested at the time of the inspection.



B. Item 6(Picture)

(7) Right Hallway and Family Room - Observed missing smoke/carbon monoxide detectors at the time of the inspection.

Note: The only smoke/carbon monoxide detector observed was in the right rear bedroom, and was not wired to the other smoke detectors at the time of the inspection. Smoke/carbon detectors are required outside of all sleeping rooms when the home has fuel-fired appliances installed.

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Inspected, Deficient

Type of System: Forced air

Energy Source: Gas

HEATING UNIT: The heater was inoperable at the time of the inspection. Recommend having a licensed HVAC technician examine and service the unit before normal use.

Make: Ruud (2016)

Model#: R3015A050314MSA

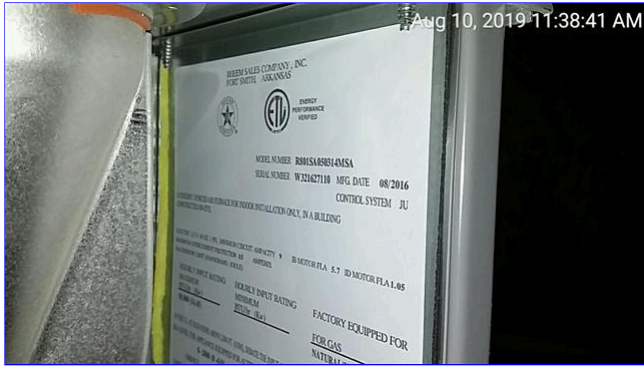
Serial#: W321627110



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

IV. Plumbing System

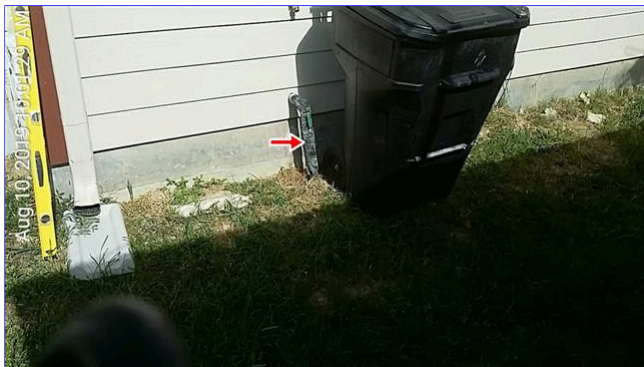
A. Plumbing Supply, Distribution System and Fixtures

Inspected, Deficient

(1) **Location of water meter:** Exterior right front side of the property.

Location of main water supply valve: Exterior right front side of home.

Static water pressure reading: 42 psi

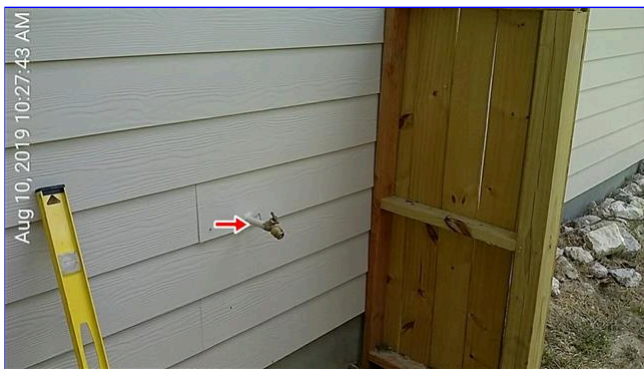


A. Item 1(Picture)



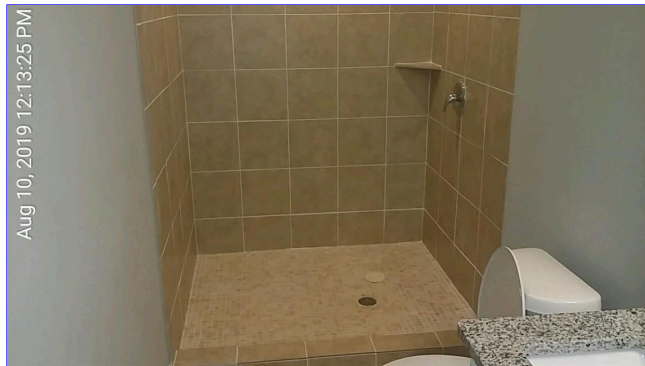
A. Item 2(Picture)

(2) Exterior Left Middle - Recommend adding insulation around the hose to prevent damage during a hard freeze.



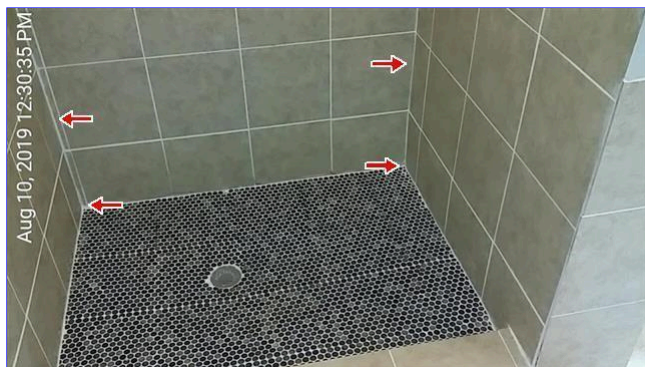
A. Item 3(Picture)

(3) Right Hallway Bathroom - The shower was missing an enclosure at the time of the inspection.



A. Item 4(Picture)

- (4) Kitchen Front Wall - The refrigerator water supply box was missing trim at the time of the inspection.
- (5) Master Bathroom - The shower was missing an enclosure at the time of the inspection.

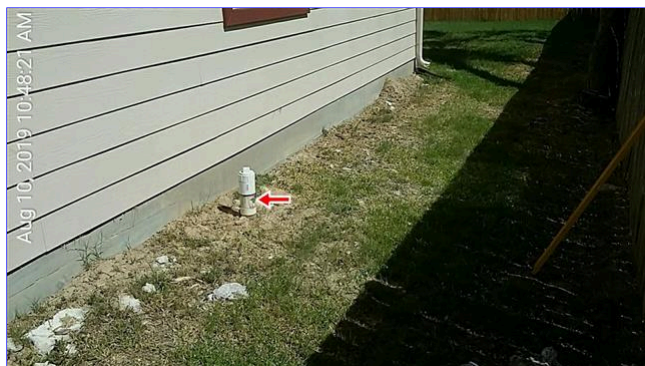


A. Item 5(Picture)

B. Drains, Waste and Vents

Inspected, Deficient

Exterior Right Middle - Recommend lowering the ground clean-cut to prevent possible damage.



B. Item 1(Picture)

C. Water Heating Equipment

Inspected, Deficient

(1) **Energy Source:** Gas

Capacity: Could not be determined.

(2) Garage Attic Area - The water heater exhaust vent was not secured and supported properly at the time of the inspection.



C. Item 1(Picture)

V. Appliances

D. Ranges, Cooktops and Ovens

Inspected, Deficient

Kitchen - The stove was not connected to an anti-tipping device at the time of the inspection.



D. Item 1(Picture)

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.



INVOICE

Shammah Inspection Group

Inspection Date: 8/10/2019

Inspected By: Frederick Mitchell 20535

Report ID: 156

Customer Info:	Inspection Property:
Rahwa Baatai	3805 Shelby Circle Houston Texas 77051
Customer's Real Estate Professional: Saba Asfaha	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:

Payment Status:

Note: