



Inspection Report

MD Parvez

Property Address:
13604 Starwreath Dr.
Pearland TX 77584



American Dream Inspections TX, llc

Kevin Sandel 22389
4634 Kingfisher Dr.
Houston, TX 77035
832-566-0973

PROPERTY INSPECTION REPORT FORM

MD Parvez	6/27/2022
<i>Name of Client</i>	<i>Date of Inspection</i>
13604 Starwreath Dr., Pearland, TX 77584	
<i>Address of Inspected Property</i>	
Kevin Sandel	22389
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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:

Customer representative

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

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

I NI NP D

I. Structural Systems

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I NI NP D

THE BELOW MAJOR DEFICIENCIES LISTS ARE TO BE CORRECTED FIRST BY A PROFESSIONAL TRADE. THERE WILL BE OTHER ITEMS IN THE REPORT THAT CAN BE CORRECTED AT A LATER TIME, SO PLEASE COMPLETELY READ THE FULL REPORT!

STRUCTURAL SYSTEMS MAJOR DEFICIENCIES:

- 1) Rear yards have low spots in several areas at time of inspection. This is conducive to ponding. Should have a professional correct for proper drainage.
- 2) All lifted roof shingles and flashing should be corrected and sealed properly by a professional roofer. Conducive to moisture intrusion and causing possible damage. Should have a professional roofer inspect and evaluate roofing.
- 3) Side exterior window box has large gaps and penetrations in several areas at time of inspection. Should have a professional correct and seal properly. Conducive to moisture and vermin intrusion.
- 4) All exterior wall expansion joints should be sealed properly. Conducive to moisture and WDI (Wood Destroying Insect) intrusion.
- 5) All master shower tile wall penetrations and cracks should be sealed properly. Conducive to moisture intrusion and causing possible damage.
- 6) Front exterior door handle was loose at time of inspection. Should correct properly.
- 7) Master shower glass surround gasket was loose at time of inspection. Should have a professional correct and seal properly. Conducive to moisture intrusion and causing possible damage.
- 8) Attic door was loose and not operating properly at time of inspection. Should have a professional correct properly.
- 9) 10 windows were discolored at time of inspection. This is signs of seal between panes cracked causing windows to not be energy efficient. Should have a professional replace windows properly.
- 10) All exterior and interior window penetrations should be sealed properly. Conducive to moisture and WDI (Wood Destroying Insects) intrusion.
- 11) Master window was not operating and latching properly at time of inspection. Should have a professional correct properly.
- 12) Second floor front bedroom window was not operating and latching properly at time of inspection. Should have a professional correct properly.

ELECTRICAL SYSTEMS MAJOR DEFICIENCIES:

- 1) Smoke detectors should be replaced every 10 years and batteries at least every year. Smoke detectors were missing in bedrooms at time of inspection. Should have a professional electrician correct properly. This is a possible safety hazard.
- 2) Electrical outlet under kitchen sink should be GFCI protected outlet. Outlet was missing cover at time of inspection. Should have a professional electrician correct properly.
- 3) Several interior electrical outlets were loose to the wall at time of inspection. Should a professional electrician secure properly.
- 4) Master bathroom electrical light switch was not operating properly at time of inspection. Should have a professional electrician inspect and correct properly.

HVAC SYSTEMS MAJOR DEFICIENCIES:

- 1) Two 2012 Carrier 3 and 3.5 ton AC units. Second floor unit was not cooling properly at time of inspection. Should have a professional AC Tech inspect and correct properly.
- 2) Second floor bedroom return was missing filter at time of inspection. Should correct properly.

PLUMBING SYSTEMS MAJOR DEFICIENCIES:

- 1) Toilets were loose to the floor at time of inspection. Should be corrected by a professional plumber. Conducive to leaking and causing possible damage.
- 2) Master toilet handle was loose from bowl at time of inspection. Should have a professional plumber inspect and correct properly.

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

I NI NP D

- 3) Master showerhead was not flowing properly at time of inspection. Should have a professional plumber inspect and correct properly.
- 4) Second floor bathroom showerhead was leaking at plumbing connection at time of inspection. Should have a professional plumber correct properly.
- 5) Second floor bathroom shower diverters were not operating properly at time of inspection. Should have a professional plumber inspect and correct properly.
- 6) Toilets bowls were loose at time of inspection. Should have a professional plumber correct properly. Conducive to leaking and causing possible damage.
- 7) Second floor bathroom toilet lever was loose from bowl at time of inspection. Should have a professional plumber correct properly.
- 8) Second floor bathroom showerhead was not flowing properly at time of inspection. Should have a professional plumber correct properly.
- 9) Kitchen sink drain has signs of possibly leaking at time of inspection. Should have a professional plumber inspect and correct properly.
- 10) Several bathrooms sink drain plumbing were loose at time of inspection. Conducive to leaking and causing possible damage. Should have a professional plumber correct.
- 11) Second floor bathtub was not draining properly at time of inspection. Should have a professional plumber inspect and correct properly.
- 12) Two 2021 Rheem gas 40 gallons each hot water heater in the attic were operating properly at time of inspection. Both plumbing shut off valves to the units were rusting, corroding and has signs of possibly leaking at time of inspection. Should have a professional plumber inspect and correct properly.
- 13) Master spa tub was working properly at time of inspection. Hot control valve was leaking at time of inspection. Tub was missing motor and plumbing access panel at time of inspection. Should have a professional plumber correct.

APPLIANCES MAJOR DEFICIENCIES:

- 1) GE built in microwave was working properly at time of inspection. Interior has damage in several areas at time of inspection. Should have a professional replace unit properly.
- 2) Garage door electric eyes should be 6" from the ground. Should have a professional correct properly. This is a possible safety hazard.

A. Foundations

Type of Foundation(s): Poured concrete
Method used to observe Crawlspace: No crawlspace
Columns or Piers: No Piers or Columns

Comments:

Foundation was working as intended at time of inspection. All foundation penetrations, gaps and cracks should be sealed properly. Conducive to moisture and WDI (Wood Destroying Insect) intrusion.



A. Item 1(Picture)

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

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B. Grading and Drainage

Comments:

Rear yards have low spots in several areas at time of inspection. This is conducive to ponding. Should have a professional correct for proper drainage.



B. Item 1(Picture)



B. Item 2(Picture)

C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass

Viewed roof covering from: Ground

Comments:

(1) All lifted roof shingles and flashing should be corrected and sealed properly by a professional roofer. Conducive to moisture intrusion and causing possible damage. Should have a professional roofer inspect and evaluate roofing.

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Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

The absolute water-tightness of a roof system can only be determined by observing it during a period of prolonged rainfall and differing weather and wind conditions. These conditions are rarely, if ever, present during the inspection, and if they are, there are almost always some areas of the roof that will not be observable, due to factors such as, but not limited to: construction/ framing design, ductwork, insulation, low headroom, etc. Therefore this report should not be construed as a warranty, or an absolute opinion, of the complete water-tightness of the roof system. We will, however, endeavor to report observable evidence of roof leaks or problems. It is also important to talk to the homeowner about any ceiling stains and leak activity whether past or present. A homeowner is obligated by the seller's disclosure paperwork to truthfully report on any roof leak issues since they have owned the home. Make sure you have reviewed the seller's disclosure statement in its entirety.

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C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

(2) Could not inspect roof sheathing in the attic due to being covered with TechShield at time of inspection.

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I NI NP D



C. Item 4(Picture)

D. Roof Structures and Attics

Roof-Type: Gable

Roof Structure Type: 2 X 6 Rafters

Method used to observe attic: Walked, Inaccessible

Attic info: Scuttle hole, Pull Down stairs

Approximate Average Depth of Insulation: 12 inches

Comments:

Areas of the attic was not accessible to inspect at time of inspection. These areas were not inspected for any defects or deficiencies at time of inspection.



D. Item 1(Picture)

E. Walls (Interior and Exterior)

Wall Structure: Wood

Siding Style: Lap, Rock and Mortar, Brick

Siding Material: Cement-Fiber, Full brick, Stone

Wall Material: Gypsum Board

Cabinetry: Wood

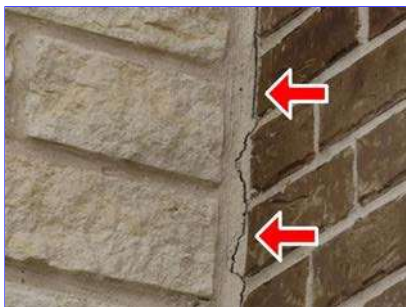
Countertop: Granite

Comments:

(1) All exterior brick and stone wall penetrations, gaps or cracks should be sealed properly. Conducive to moisture and WDI (Wood Destroying Insects) intrusion.

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I NI NP D



E. Item 1(Picture)

(2) All exterior and interior trim around garage doors should be sealed properly. Conducive to moisture and WDI (Wood Destroying Insect) intrusion.



E. Item 2(Picture)

(3) Exterior wall trim is pulled away from the structure at time of inspection. Should have a professional correct and seal properly.



E. Item 3(Picture)

(4) Side exterior window box has large gaps and penetrations in several areas at time of inspection. Should have a professional correct and seal properly. Conducive to moisture and vermin intrusion.

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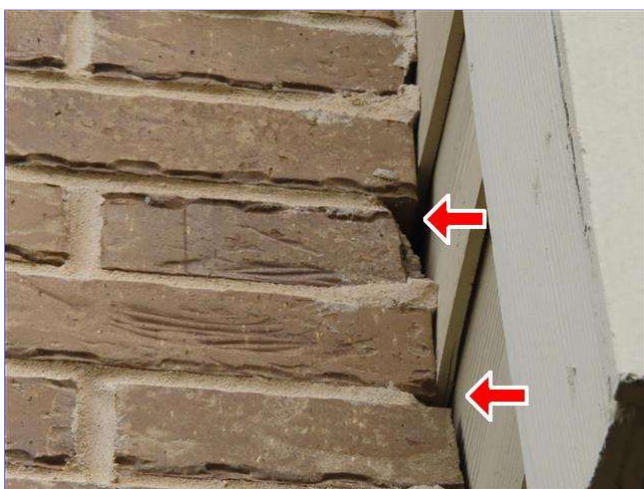
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E. Item 4(Picture)



E. Item 5(Picture)



E. Item 6(Picture)

(5) All exterior wall expansion joints should be sealed properly. Conducive to moisture and WDI (Wood Destroying Insect) intrusion.

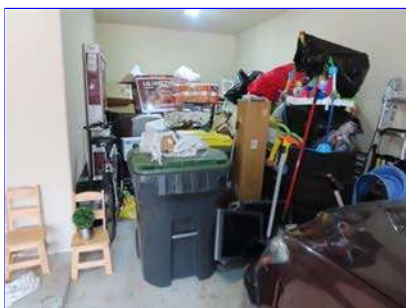
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E. Item 7(Picture)

(6) Interior of the garage was not properly accessible and was not inspected at time of inspection.



E. Item 8(Picture)

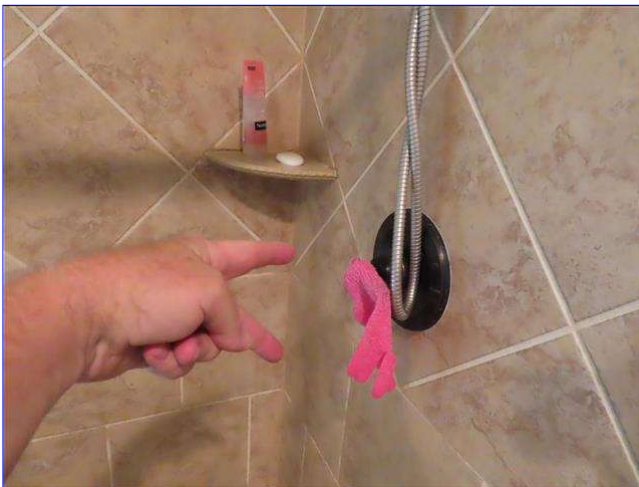
(7) All master shower tile wall penetrations and cracks should be sealed properly. Conducive to moisture intrusion and causing possible damage.

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I NI NP D



E. Item 9(Picture)



E. Item 10(Picture)

F. Ceilings and Floors

Ceiling Structure: Not visible

Floor Structure: Slab, Wood joists

Ceiling Materials: Gypsum Board

Floor Covering(s): Carpet, Hardwood T&G, Tile

Comments:

(1) Master bathroom tile next to shower was cracked at time of inspection.

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I NI NP D



F. Item 1(Picture)



F. Item 2(Picture)

(2) Interior ceilings were cracked in several areas at time of inspection. This is possibly due from settling of the structure.



F. Item 3(Picture)

(3) Upstairs subfloor in several areas have soft spots and make noise when walked on. Should have a professional secure subfloor properly.



F. Item 4(Picture)

G. Doors (Interior and Exterior)

Exterior Entry Doors: Wood, Steel

Interior Doors: Hollow core

Comments:

(1) All exterior door sills and frames should be sealed properly. Conducive to moisture and WDI (Wood Destroying Insects) intrusion.

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I NI NP D



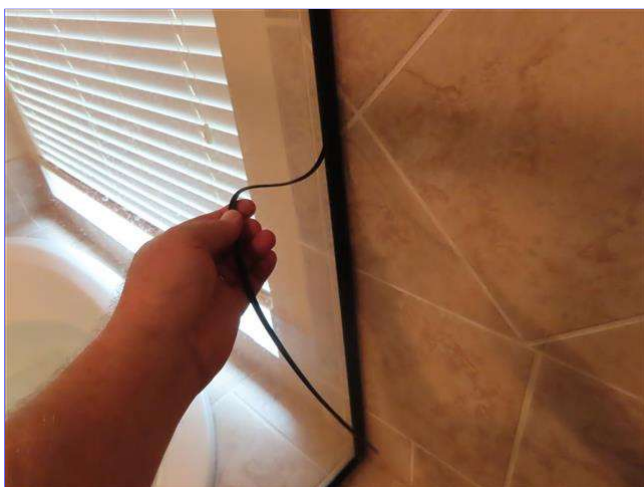
G. Item 1(Picture)

(2) Front exterior door handle was loose at time of inspection. Should correct properly.



G. Item 2(Picture)

(3) Master shower glass surround gasket was loose at time of inspection. Should have a professional correct and seal properly. Conducive to moisture intrusion and causing possible damage.



G. Item 3(Picture)

(4) Second floor closet door was catching door frame at time of inspection. Should have a professional correct properly.

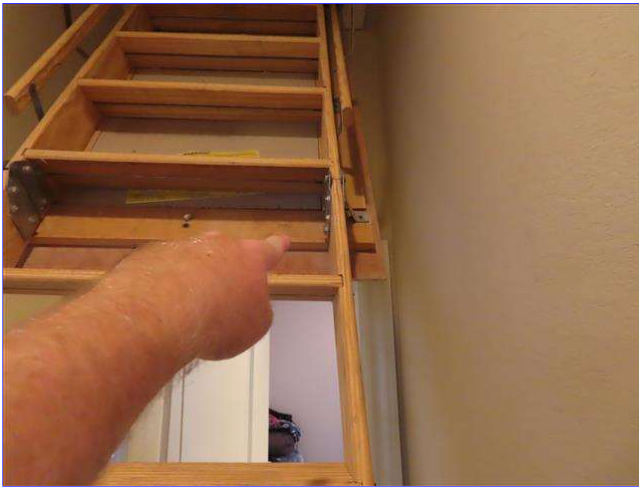
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G. Item 4(Picture)

(5) Attic door was loose and not operating properly at time of inspection. Should have a professional correct properly.



G. Item 5(Picture)

H. Windows

Window Types: Thermal/Insulated

Window Manufacturer: UNKNOWN

Comments:

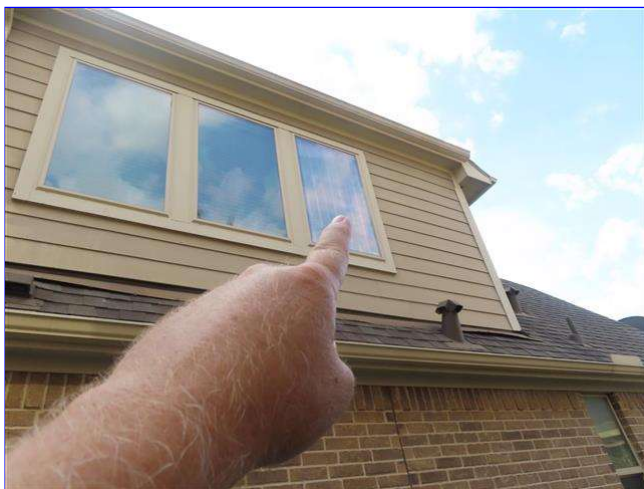
(1) 10 windows were discolored at time of inspection. This is signs of seal between panes cracked causing windows to not be energy efficient. Should have a professional replace windows properly.

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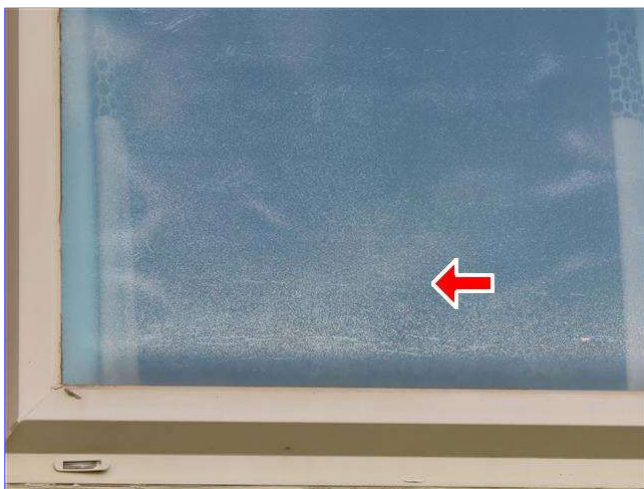
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H. Item 1(Picture)



H. Item 2(Picture)



H. Item 3(Picture)

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H. Item 4(Picture)



H. Item 5(Picture)



H. Item 6(Picture)

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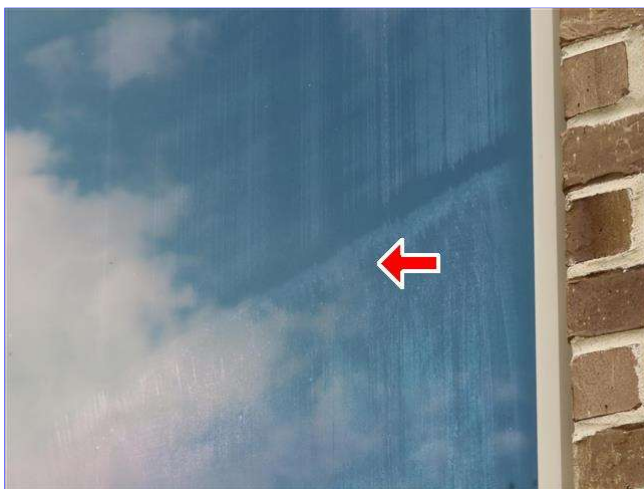
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H. Item 7(Picture)



H. Item 8(Picture)



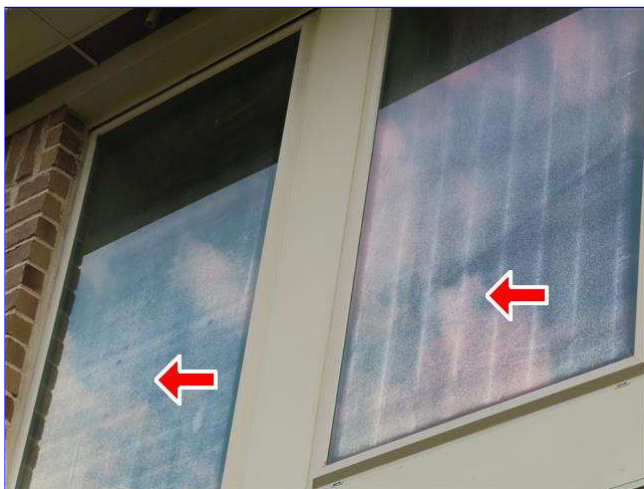
H. Item 9(Picture)

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H. Item 10(Picture)



H. Item 11(Picture)



H. Item 12(Picture)

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H. Item 13(Picture)



H. Item 14(Picture)



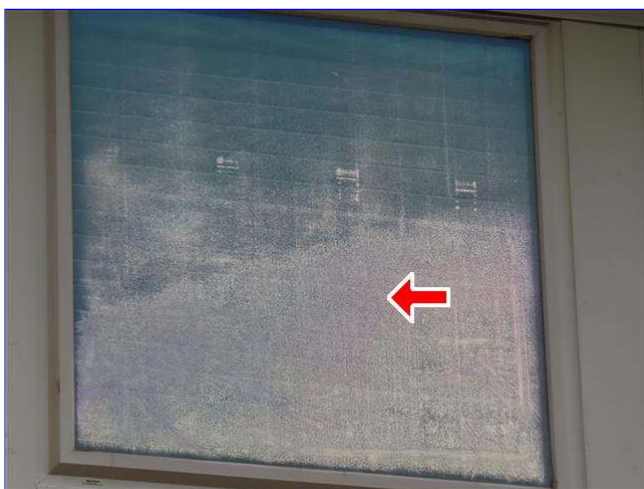
H. Item 15(Picture)

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H. Item 16(Picture)



H. Item 17(Picture)

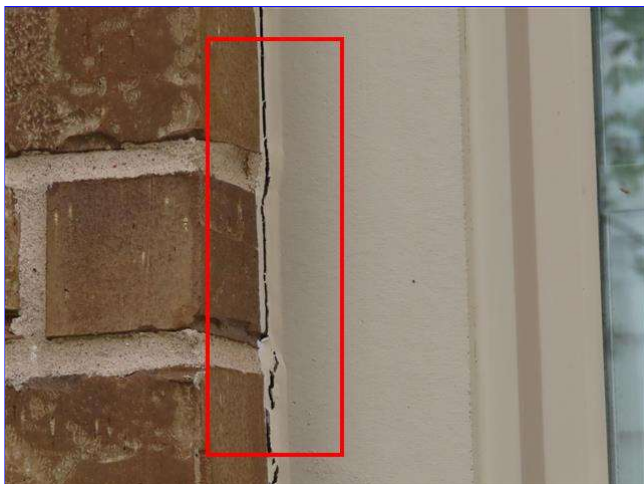


H. Item 18(Picture)

(2) All exterior and interior window penetrations should be sealed properly. Conducive to moisture and WDI (Wood Destroying Insects) intrusion.

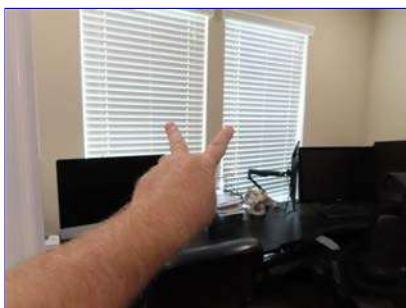
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H. Item 19(Picture)

(3) Several windows were not properly accessible and were not inspected at time of inspection.



H. Item 20(Picture)

(4) Master window was not operating and latching properly at time of inspection. Should have a professional correct properly.



H. Item 21(Picture)

(5) Second floor front bedroom window was not operating and latching properly at time of inspection. Should have a professional correct properly.

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H. Item 22(Picture)

I. Stairways (Interior and Exterior)

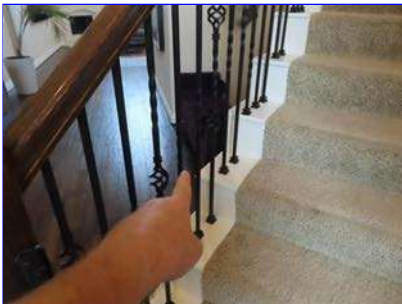
Comments:

(1) Stair handrails should be between 34-38" in height per code.



I. Item 1(Picture)

(2) Several stair handrail spindles were loose at time of inspection. Should have a professional correct properly.



I. Item 2(Picture)

J. Fireplaces and Chimneys

Sky Light(s): None

Chimney (exterior): Cement Fiber

Types of Fireplaces: Vented Gas

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I NI NP D

Operable Fireplaces: Unknown

Number of Woodstoves: None

Comments:

Gas fireplace. Fireplace was only visually inspected for defects or deficiencies at time of inspection. Did not inspect operation of fireplace at time of inspection. Fireplace did not have any visible defects at time of inspection. Inspection of fireplace is not part of home inspection per TREC Standards of Practice. Recommend having a professional Fireplace Tech further evaluate unit.



J. Item 1(Picture)

K. Porches, Balconies, Decks and Carports

Appurtenance: Porch, Sidewalk, Patio

Driveway: Concrete

Comments:

Woof fence picket was uninstalled at time of inspection. Should correct properly.



K. Item 1(Picture)

M. 360 Interactive Pictures

Comments:

360 Interactive Views

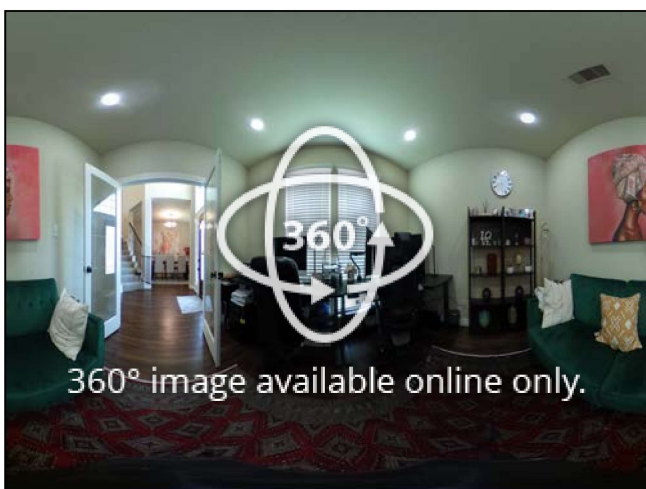
Check out in the separate email the Texas Web Inspection Interactive Report for 360 views of the interior of the property. Here you can rotate each room around, look up and down and zoom into certain areas of the room for a more interactive experience.

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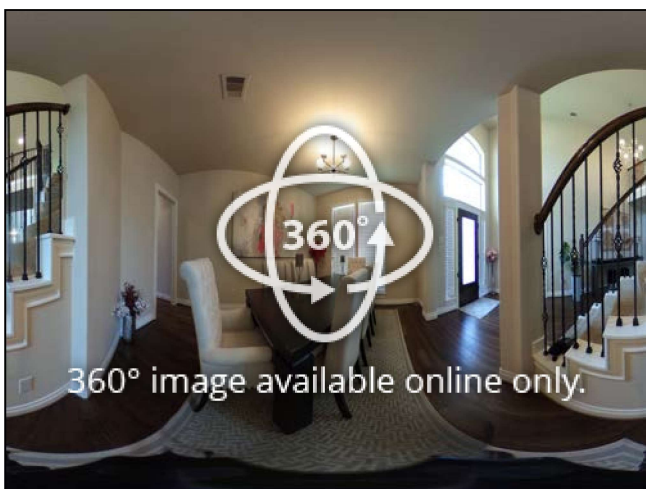
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M. Item 1(Picture)



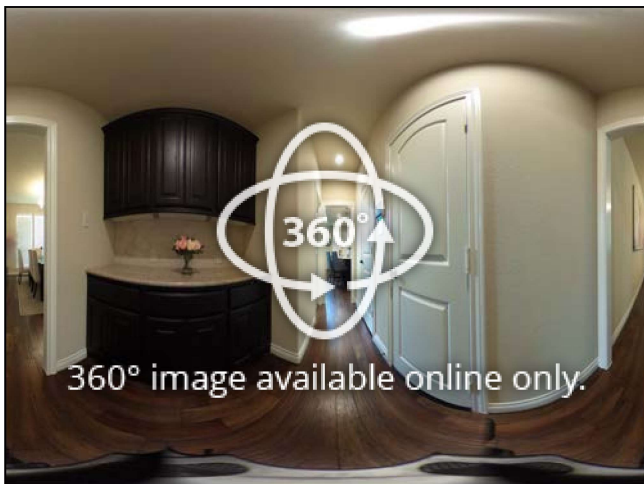
M. Item 2(Picture)



M. Item 3(Picture)

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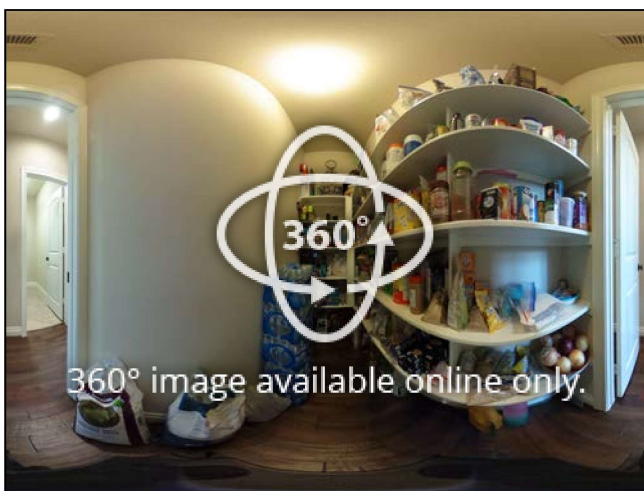
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M. Item 4(Picture)



M. Item 5(Picture)



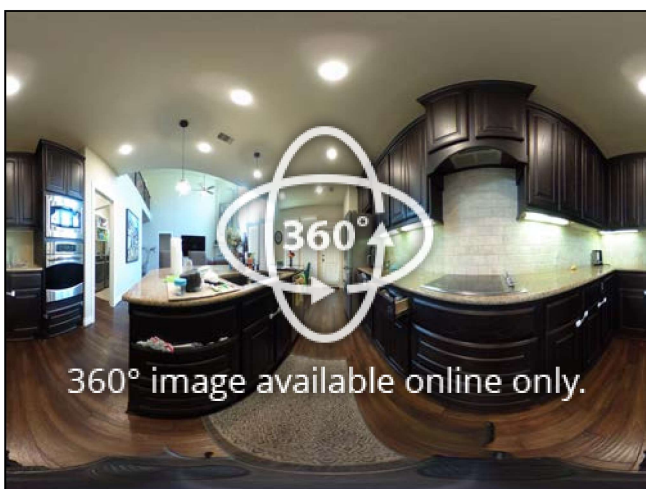
M. Item 6(Picture)

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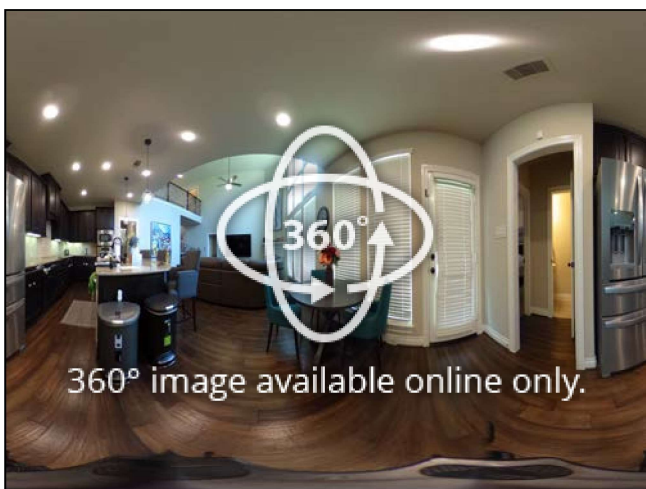
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M. Item 7(Picture)



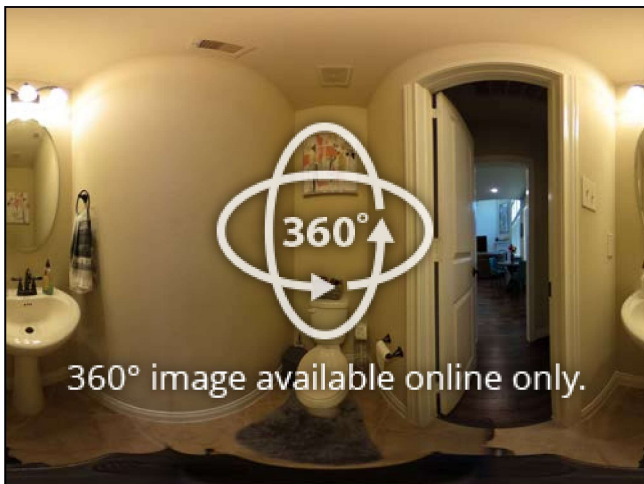
M. Item 8(Picture)



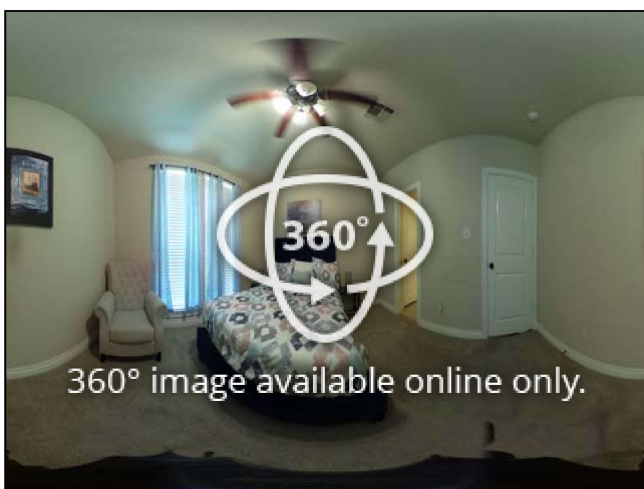
M. Item 9(Picture)

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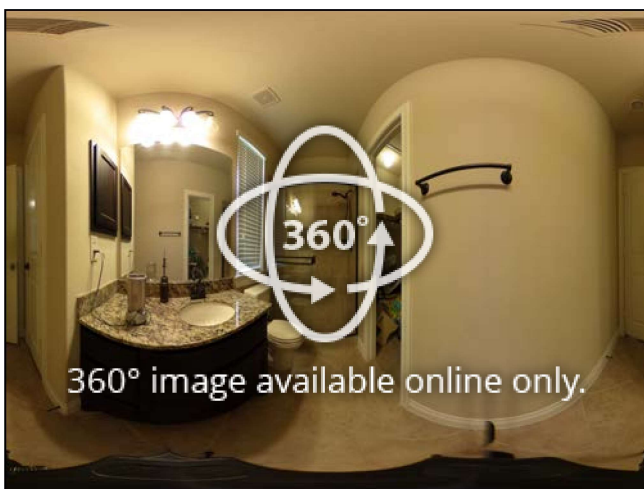
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M. Item 10(Picture)



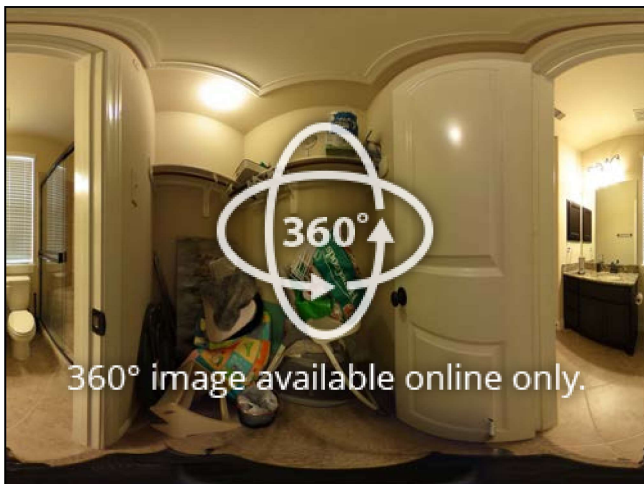
M. Item 11(Picture)



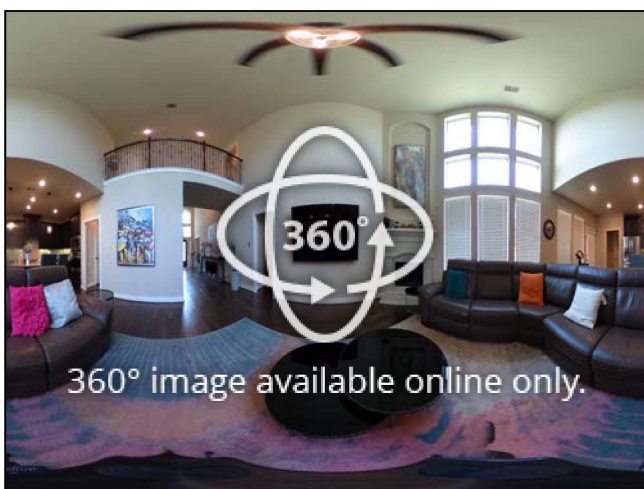
M. Item 12(Picture)

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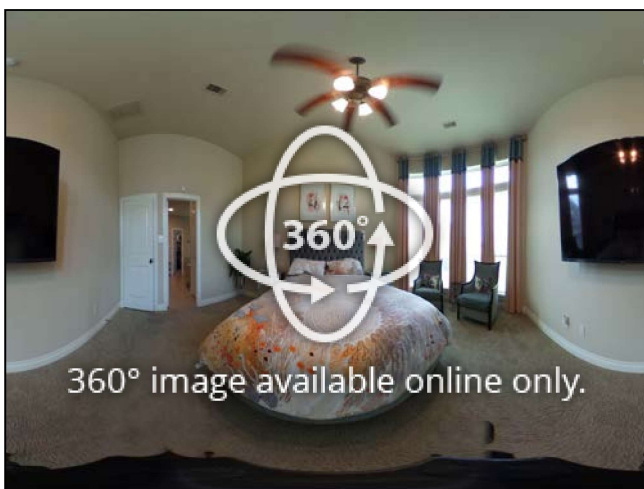
I NI NP D



M. Item 13(Picture)



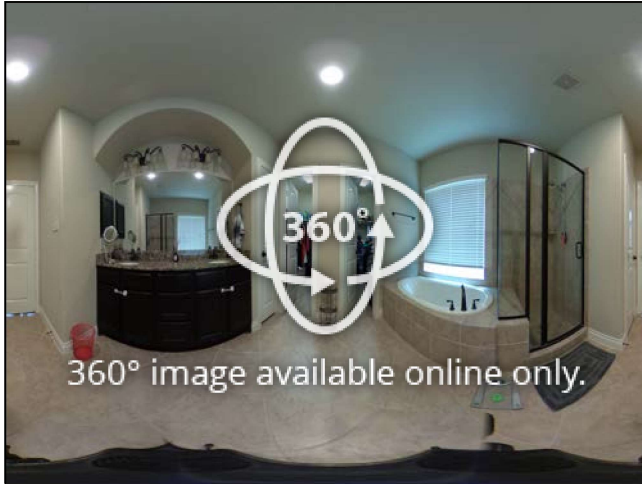
M. Item 14(Picture)



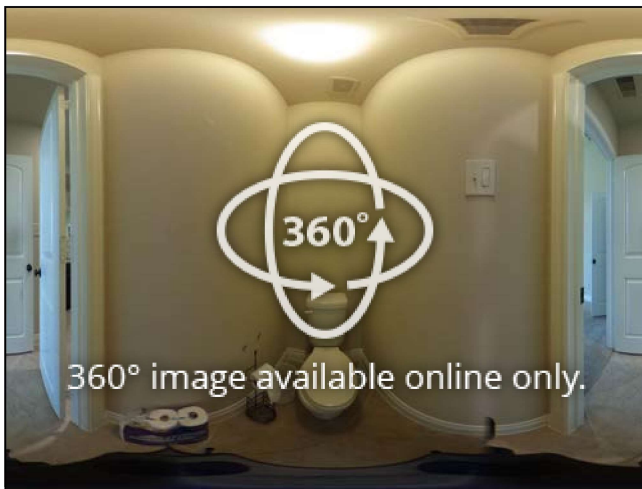
M. Item 15(Picture)

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

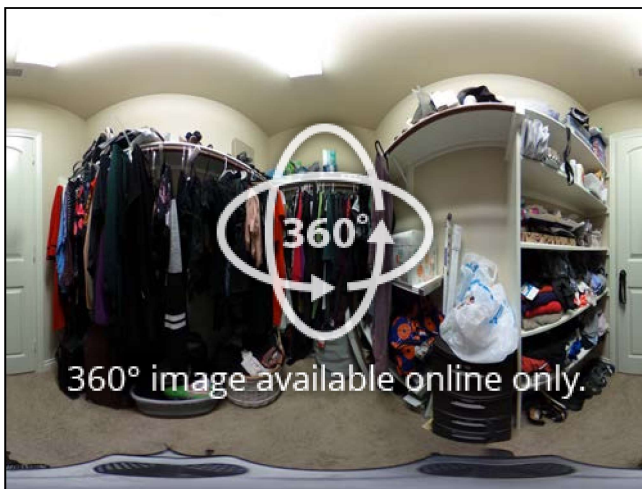
I NI NP D



M. Item 16(Picture)



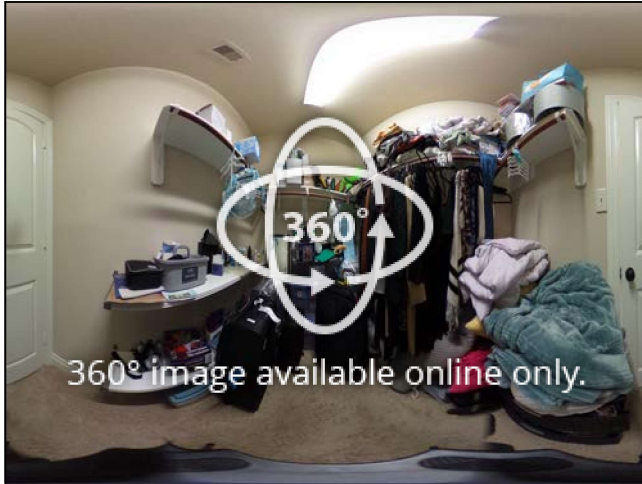
M. Item 17(Picture)



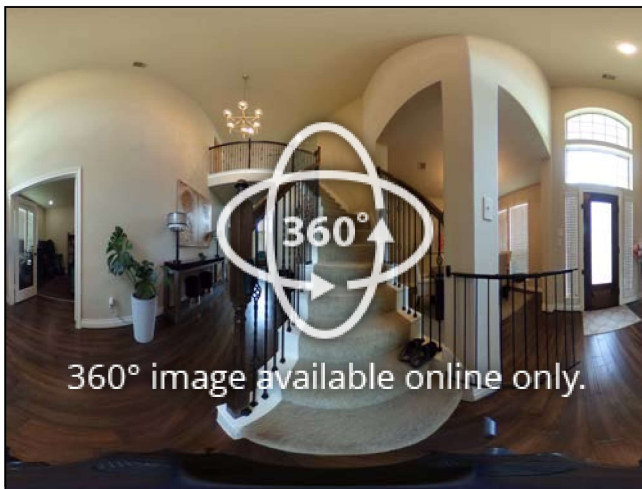
M. Item 18(Picture)

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

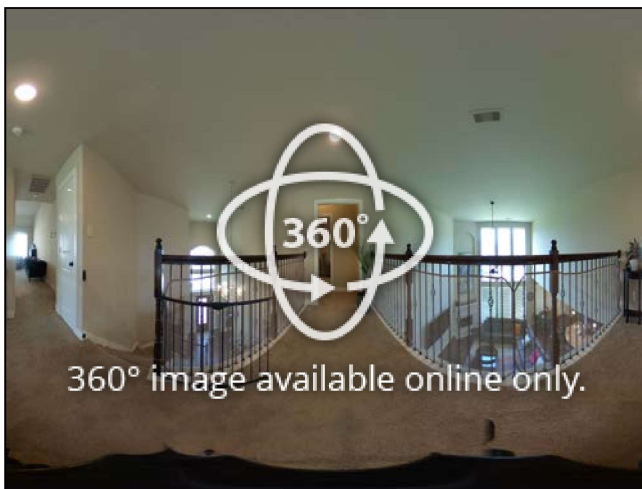
I NI NP D



M. Item 19(Picture)



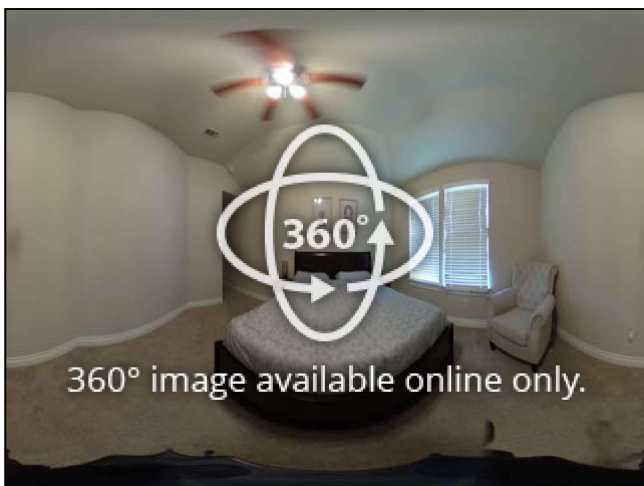
M. Item 20(Picture)



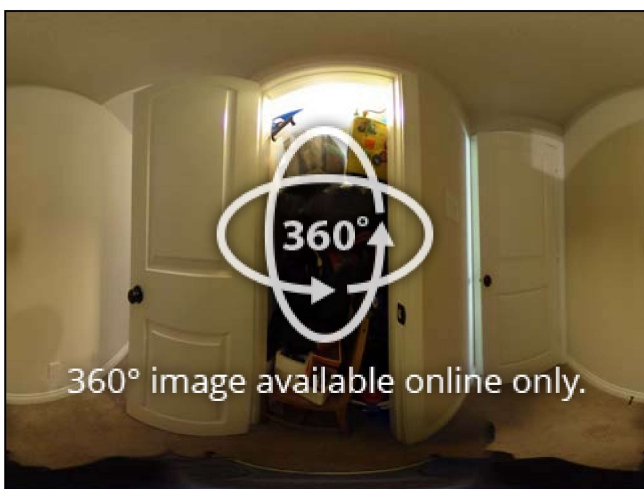
M. Item 21(Picture)

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

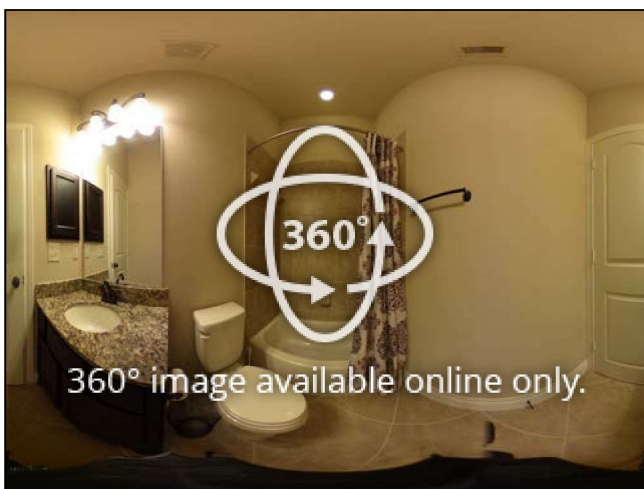
I NI NP D



M. Item 22(Picture)



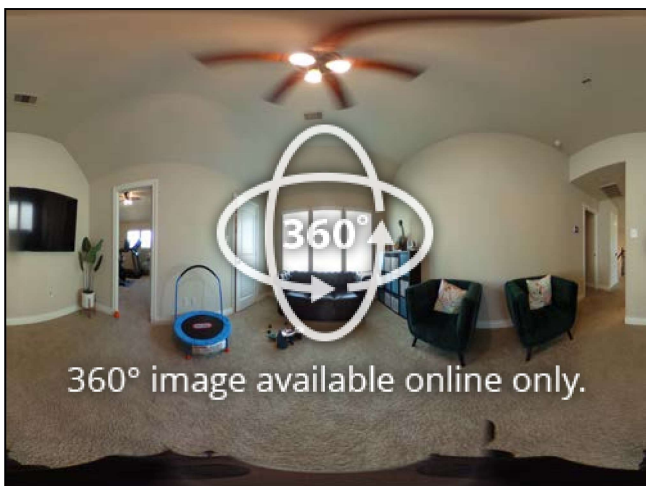
M. Item 23(Picture)



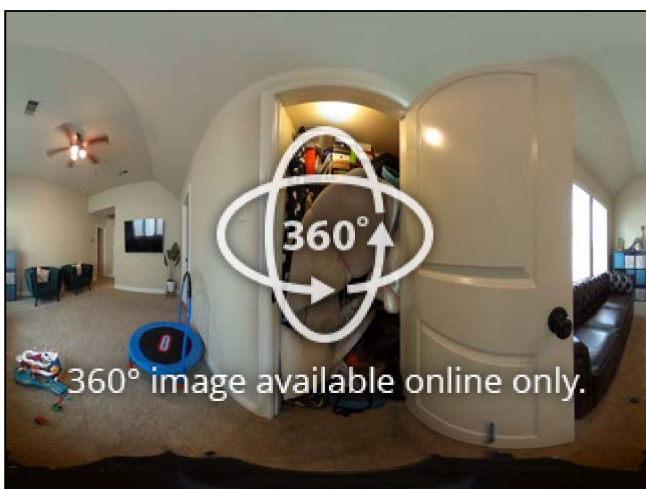
M. Item 24(Picture)

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

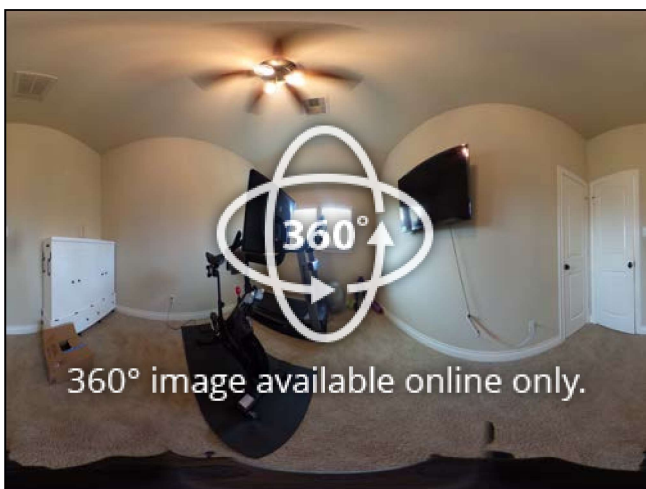
I NI NP D



M. Item 25(Picture)



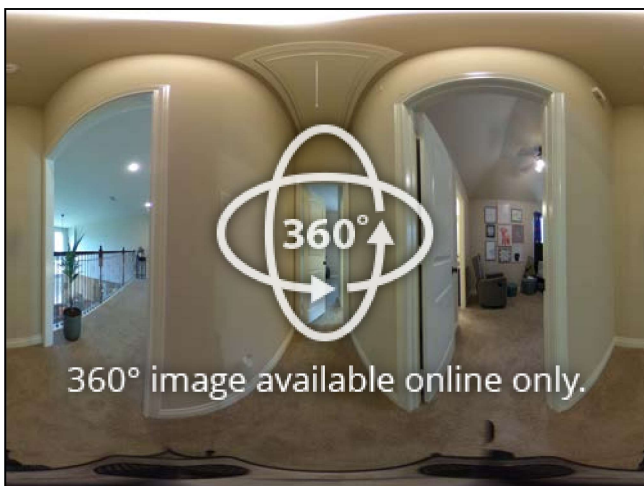
M. Item 26(Picture)



M. Item 27(Picture)

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

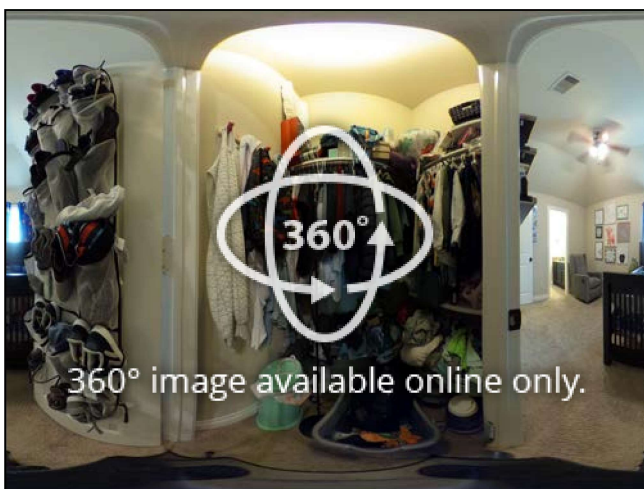
I NI NP D



M. Item 28(Picture)



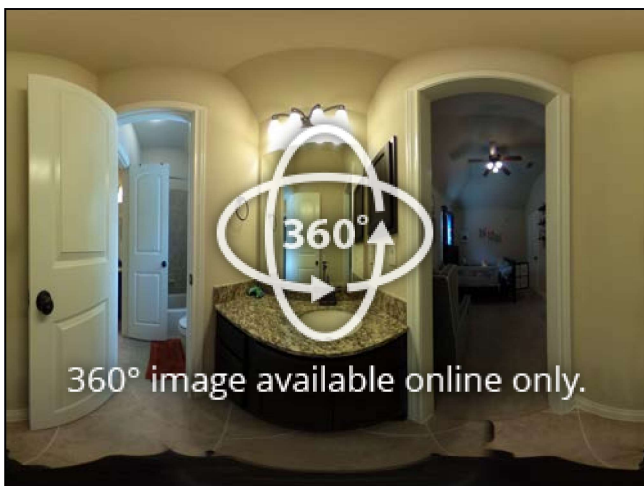
M. Item 29(Picture)



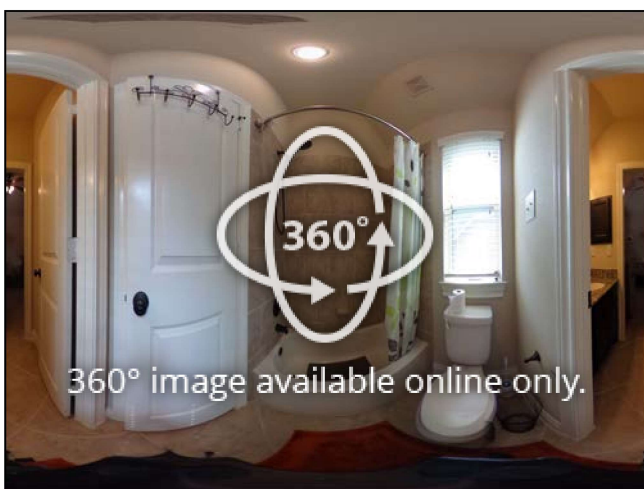
M. Item 30(Picture)

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

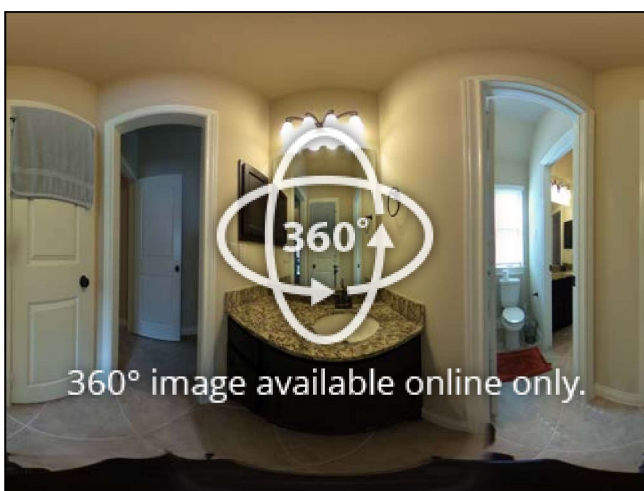
I NI NP D



M. Item 31(Picture)



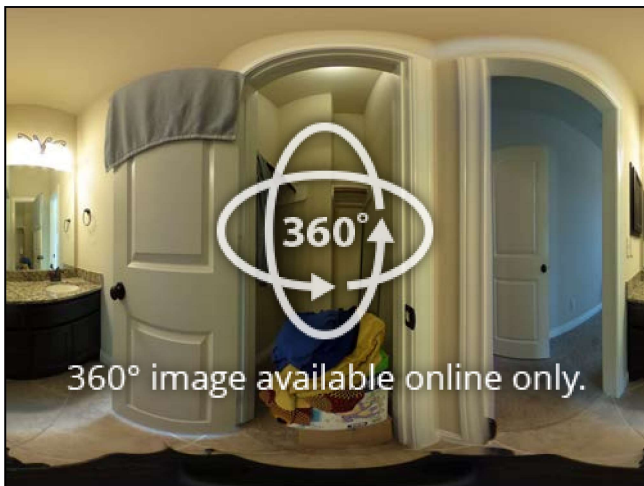
M. Item 32(Picture)



M. Item 33(Picture)

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

I NI NP D



M. Item 34(Picture)



M. Item 35(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Disclaimer:

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on the observations made on the date of the inspection, and not a prediction of future conditions. It is a snapshot in time. A general inspection will not reveal every issue that exists or ever could exist. But only those material defects observed on the date of the inspection. This is not an inspection of cosmetic defects or deficiencies. Several areas of the property were inaccessible at time of inspection due to being blocked, covered or no proper safe pathways to areas. These areas were not inspected at time of inspection.

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

I NI NP D

II. Electrical Systems

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 200 AMP

Panel Type: Circuit breakers, AFCI Breakers

Electric Panel Manufacturer: EATON

Comments:

(1) Main electrical disconnect box and electric meter. (This is for informational purposes only)



A. Item 1(Picture)

(2) Whole house generator was not part of the home inspection and was not inspected at time of inspection.



A. Item 2(Picture)

(3) Eaton breaker box in the garage. Breakers were labeled at time of inspection. (This is for informational purposes only)



A. Item 3(Picture)

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

I	NI	NP	D
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B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper

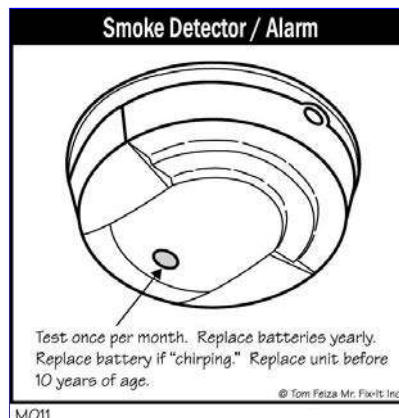
Wiring Methods: Romex

Comments:

(1) The smoke detector should be tested at common hallway to bedrooms upon moving in to home. Smoke detectors should be replaced every 10 years and batteries at least every year. Smoke detectors were missing in bedrooms at time of inspection. Should have a professional electrician correct properly. This is a possible safety hazard.



B. Item 1(Picture)



B. Item 2(Picture)

(2) 200 amp main disconnect. (This is for informational purposes only)



B. Item 3(Picture)

(3) Rear exterior light bulb was missing at time of inspection. Should correct properly.



B. Item 4(Picture)

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

I NI NP D

(4) Front porch light was not operating at time of inspection. Possible burnt bulb. Should correct properly.



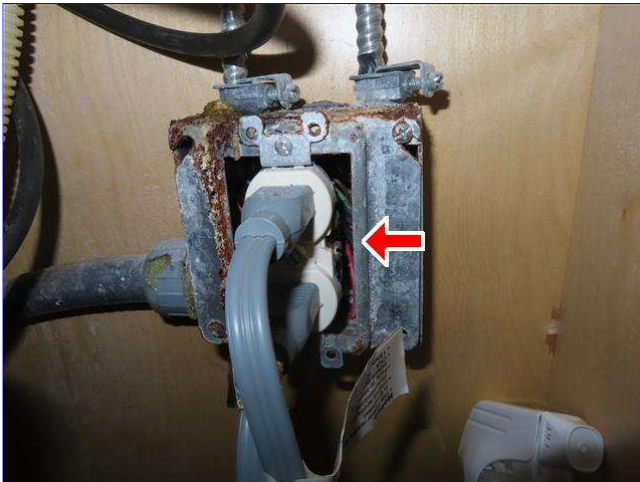
B. Item 5(Picture)

(5) Several interior bulbs were not operating at time of inspection. Possible burnt bulbs. Should correct properly.



B. Item 6(Picture)

(6) Electrical outlet under kitchen sink should be GFCI protected outlet. Outlet was missing cover at time of inspection. Should have a professional electrician correct properly.



B. Item 7(Picture)

(7) Several interior electrical outlets were loose to the wall at time of inspection. Should a professional electrician secure properly.

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

I NI NP D



B. Item 8(Picture)

(8) Master bathroom electrical light switch was not operating properly at time of inspection. Should have a professional electrician inspect and correct properly.



B. Item 9(Picture)



B. Item 10(Picture)

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

I	NI	NP	D
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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

A. Cooling Equipment

Type of Systems (Cooling): Air conditioner unit

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: One

Central Air Brand: CARRIER

Comments:

Two 2012 Carrier 3 and 3.5 ton AC units. Second floor unit was not cooling properly at time of inspection. Should have a professional AC Tech inspect and correct properly.

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

I NI NP D



A. Item 1(Picture)



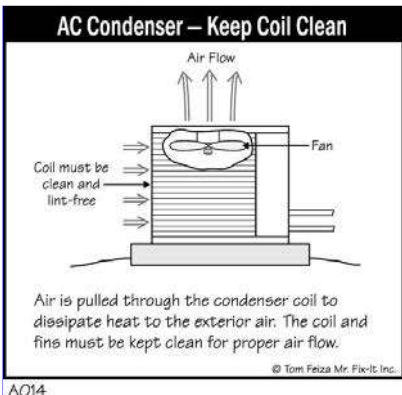
A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

B. Heating Equipment

Type of Systems (Heating): Furnace

Energy Sources: Gas

Number of Heat Systems (excluding wood): Two

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

I	NI	NP	D
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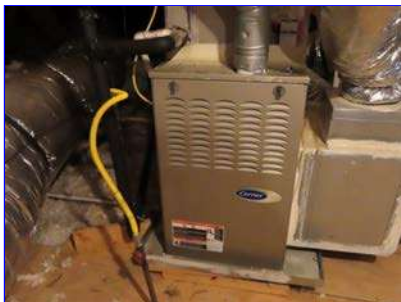
Heat System Brand: CARRIER

Comments:

Two 2012 Carrier gas furnaces in the attic were working properly in Cool Mode at time of inspection. Did not test in Heat Mode since the outside temperature was over 60 degrees at time of inspection.



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)

C. Duct Systems, Chases and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: 20x30

Comments:

Second floor bedroom return was missing filter at time of inspection. Should correct properly.



C. Item 1(Picture)

Report Identification: 13604 Starwreath Dr.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Water Source: Public

Water Filters: (We do not inspect filtration systems)

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): CPVC

Location of water meter: in yard

Location of main water supply valve: Side of Structure

Static water pressure reading: 60 psi

Type of supply piping material: CPVC

Type of drain piping material: PVC

Comments:

(1) Static wat pressure was 60 psi at time of inspection. (This is for informational purposes only)



A. Item 1(Picture)

(2) Main water line and shut off valve to the structure. (This is for informational purposes only)

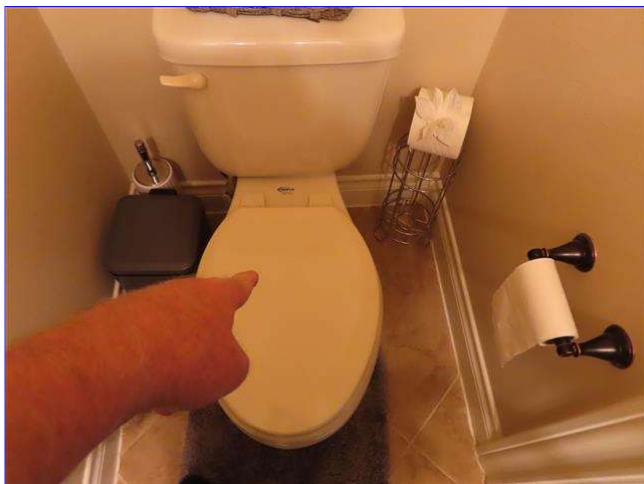


A. Item 2(Picture)

(3) Toilets were loose to the floor at time of inspection. Should be corrected by a professional plumber. Conducive to leaking and causing possible damage.

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

I NI NP D



A. Item 3(Picture)

(4) Master toilet handle was loose from bowl at time of inspection. Should have a professional plumber inspect and correct properly.



A. Item 4(Picture)

(5) Master showerhead was not flowing properly at time of inspection. Should have a professional plumber inspect and correct properly.

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

I NI NP D



A. Item 5(Picture)

(6) Second floor bathroom showerhead was leaking at plumbing connection at time of inspection. Should have a professional plumber correct properly.

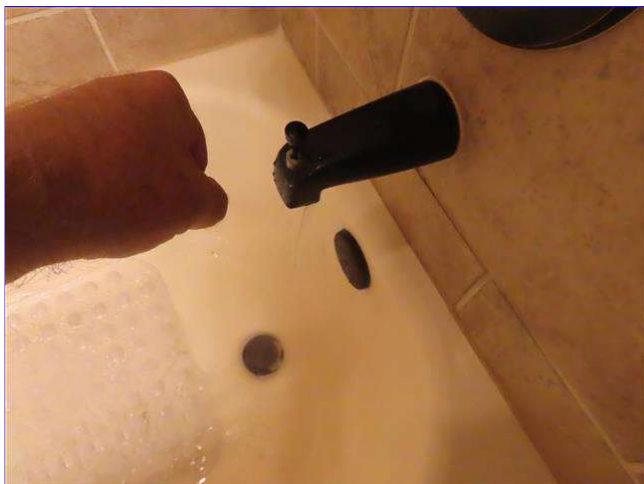


A. Item 6(Picture)

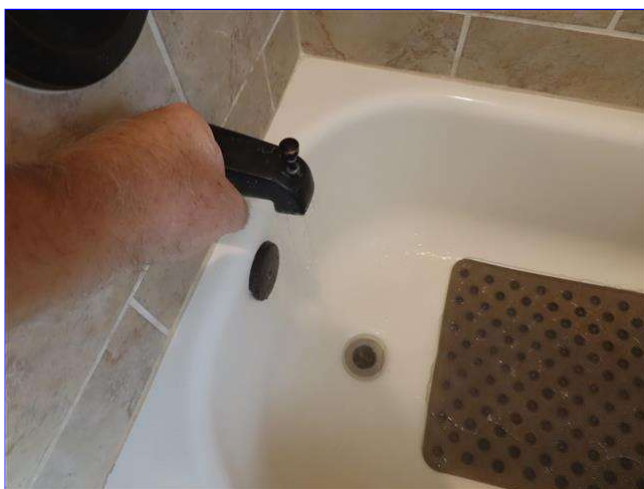
(7) Second floor bathroom shower diverters were not operating properly at time of inspection. Should have a professional plumber inspect and correct properly.

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

I NI NP D

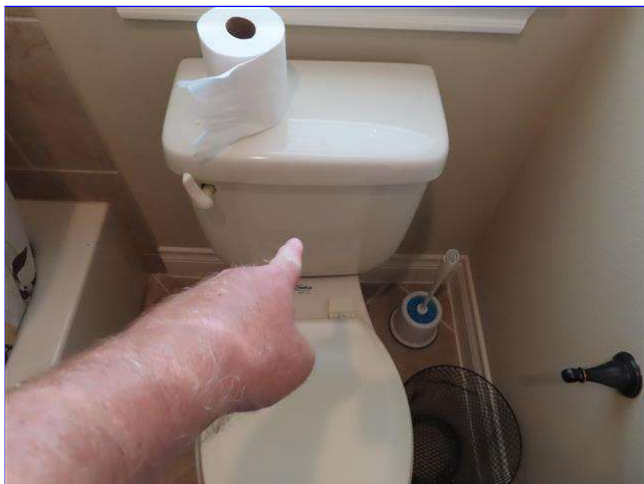


A. Item 7(Picture)



A. Item 8(Picture)

(8) Toilets bowls were loose at time of inspection. Should have a professional plumber correct properly. Conducive to leaking and causing possible damage.



A. Item 9(Picture)

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

I NI NP D

(9) Second floor bathroom toilet lever was loose from bowl at time of inspection. Should have a professional plumber correct properly.



A. Item 10(Picture)

(10) Second floor bathroom showerhead was not flowing properly at time of inspection. Should have a professional plumber correct properly.



A. Item 11(Picture)

B. Drains, Waste and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

(1) Kitchen sink drain has signs of possibly leaking at time of inspection. Should have a professional plumber inspect and correct properly.

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

I NI NP D



B. Item 1(Picture)

(2) Bathtub was missing drain stopper at time of inspection. Should have a professional plumber inspect and correct properly.



B. Item 2(Picture)

(3) Several bathrooms sink drain plumbing were loose at time of inspection. Conducive to leaking and causing possible damage. Should have a professional plumber correct.



B. Item 3(Picture)

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

I NI NP D

(4) Second floor bathtub was not draining properly at time of inspection. Should have a professional plumber inspect and correct properly.



B. Item 4(Picture)

C. Water Heating Equipment

Water Heater energy sources: Gas (quick recovery)

Water Heater Capacity: 40 Gallon (1-2 people), Two units

Water Heater Location: Attic

WH Manufacturer: RHEEM

Comments:

Two 2021 Rheem gas 40 gallons each hot water heater in the attic were operating properly at time of inspection. Both plumbing shut off valves to the units were rusting, corroding and has signs of possibly leaking at time of inspection. Should have a professional plumber inspect and correct properly.

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

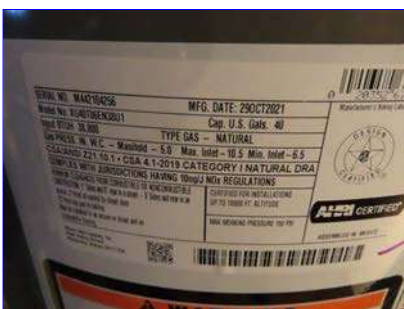
I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



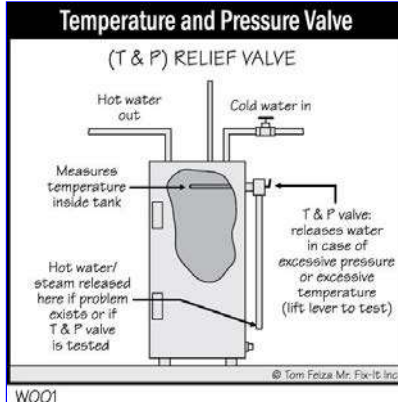
C. Item 4(Picture)

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

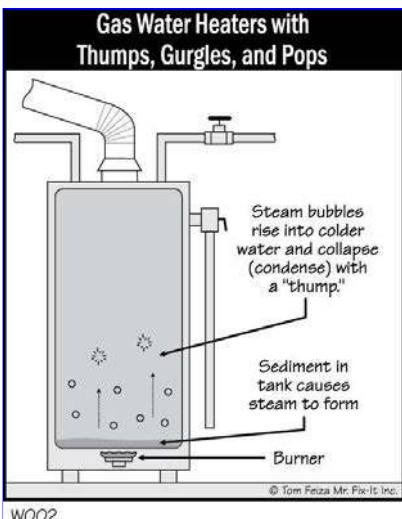
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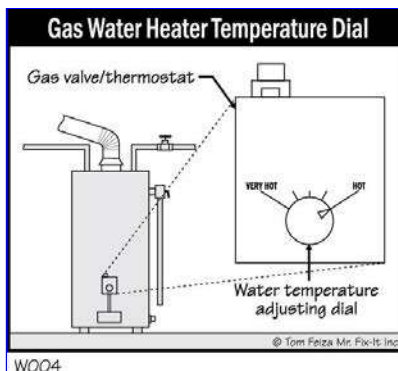
C. Item 5(Picture)



C. Item 6(Picture)



C. Item 7(Picture)



C. Item 8(Picture)

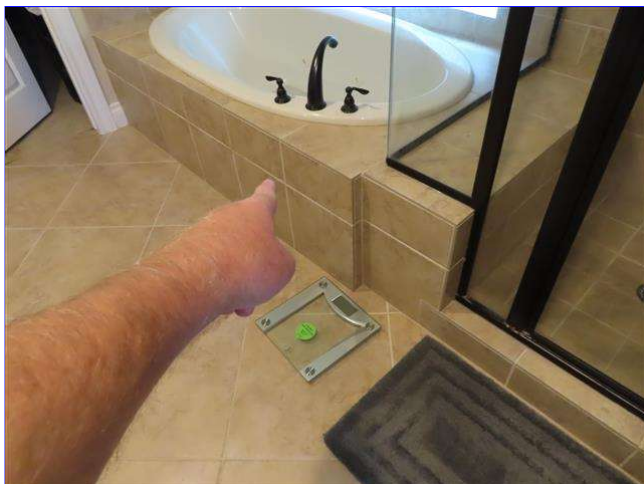
D. Hydro-Massage Therapy Equipment

Comments:

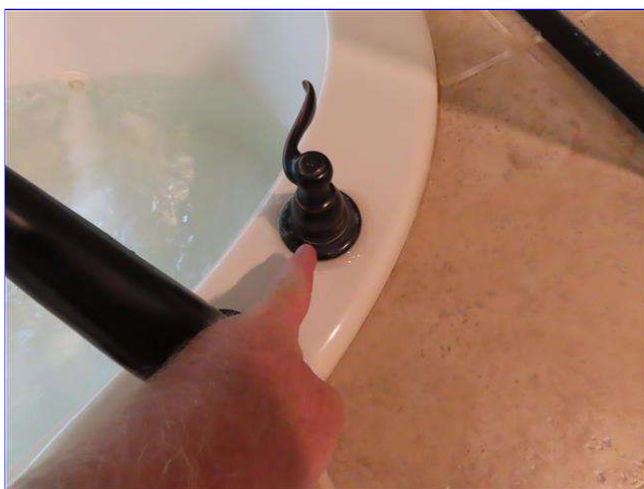
Master spa tub was working properly at time of inspection. Hot control valve was leaking at time of inspection. Tub was missing motor and plumbing access panel at time of inspection. Should have a professional plumber correct.

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

I NI NP D



D. Item 1(Picture)



D. Item 2(Picture)

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Exterior Side of Structure

Type of gas distribution piping material: Cast Iron

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

V. Appliances

A. Dishwasher

Dishwasher Brand: GENERAL ELECTRIC

Comments:

GE dishwasher was working properly at time of inspection.



A. Item 1(Picture)

B. Food Waste Disposers

Disposer Brand: WHIRLAWAY

Comments:

Whirlaway disposal was working properly at time of inspection.



B. Item 1(Picture)

C. Range Hood and Exhaust System

Exhaust/Range hood: VENTED

Comments:

Cooktop exhaust fan and light was operating properly at time of inspection.



C. Item 1(Picture)

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

I NI NP D

D. Ranges, Cooktops and Ovens

Range/Oven: GENERAL ELECTRIC

Comments:

(1) GE electric cooktop was working properly at time of inspection. Cooktop has wear on several burners and control knob label was faded at time of inspection. Should have a professional correct properly.



D. Item 1(Picture)



D. Item 2(Picture)

(2) GE built in gas oven was working properly at time of inspection. Oven light was not operating at time of inspection. Should correct properly.

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

I NI NP D



D. Item 3(Picture)



D. Item 4(Picture)

E. Microwave Ovens

Built in Microwave: GENERAL ELECTRIC

Comments:

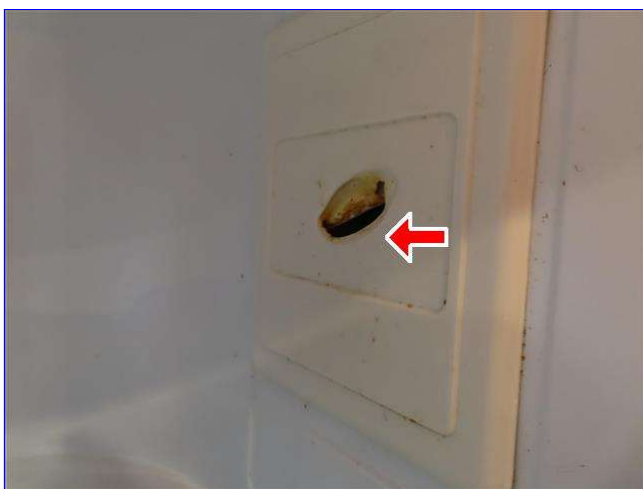
GE built in microwave was working properly at time of inspection. Interior has damage in several areas at time of inspection. Should have a professional replace unit properly.

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

I NI NP D



E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)

F. Mechanical Exhaust Vents and bathroom Heaters

[Comments:](#)

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

I	NI	NP	D
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G. Garage Door Operator(s)

Auto-opener Manufacturer: GENIE

Garage Door Type: Two automatic

Garage Door Material: Metal

Comments:

(1) Two Genie garage door openers were working properly at time of inspection.



G. Item 1(Picture)

(2) Garage door electric eyes should be 6" from the ground. Should have a professional correct properly. This is a possible safety hazard.



G. Item 2(Picture)

H. Dryer Exhaust System

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Disclaimer:

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on the observations made on the date of the inspection, and not a prediction of future conditions. It is a snapshot in time. A general inspection will not reveal every issue that exists or ever could exist. But only those material defects observed on the date of the inspection. This is not an inspection of cosmetic defects or deficiencies. Several areas of the property were inaccessible at time of inspection due to being blocked, covered or no proper safe pathways to areas. These areas were not inspected at time of inspection.

If you're reading this report but did not hire me, American Dream Inspections TX LLC to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call me directly at 832-566-0973 to discuss the report you're reading for this property so that we can arrange a re-inspection.

Thank you!