



Inspection Report

Hampson Properties

Property Address:
13719 Greenway Drive
Sugar Land Texas 77498



ABET Home Services

**Keaton Harris TREC# 25552
4434 Bluebonnet Drive Suite 153
Stafford, TX 77477
281-242-1300**

PROPERTY INSPECTION REPORT FORM

Hampson Properties	8/9/2022
<i>Name of Client</i>	<i>Date of Inspection</i>
13719 Greenway Drive, Sugar Land, Texas 77498	
<i>Address of Inspected Property</i>	
Keaton Harris TREC# 25552	
<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:

Present At Inspection:

Listing Agent

Type Of Structure:

Single Family (1 Story)

Approximate Age Of Structure:

Over 50 Years

Temperature:

Over 100 (F) = 37 (C)

Weather:

Hot and Humid

Utilities:

Water On, Electricity On

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

I NI NP D

I. Structural Systems

A. Foundations

Foundation Type: Conventional Slab

Comments:

(1) A visible foundation should be maintained completely around the home at all times. At least 4-6" of foundation should be visible to deter water penetration into the home. A constant moisture level should be maintained in the soil around the home to help prevent unnecessary soil expansion and contraction. This can be accomplished by using soaker hoses around the home or through the use of a sprinkler system.

Pier & Beam foundations are viewed from the perimeter of the home at accessible view points. Not all areas under the structure are visible.

Slab-on-ground foundations are the most common type of foundation in the Greater Houston Area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-ground foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

The foundation was inspected for any unusual or abnormal signs of structural movement or settling including items listed below. The exterior slab surface was inspected for surface problems including exposed rebar, exposed cable ends, cracks in corners and obstructions or areas where slab was not visible.

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

Performance Opinion: (An opinion on performance is mandatory)

Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

(2) Floors visibly not level. Refer to foundation elevations measurements.

(3) Slab is obstructed from view at right side of house.

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

I NI NP D



A. Item 1(Picture)

(4) Slab is obstructed from view at rear of house.



A. Item 2(Picture)

(5) Cracks in exposed concrete floors at garage

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

I NI NP D



A. Item 3(Picture)

(6) Significant signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the foundation and to provide suggestions as to what corrective actions should be taken.

B. Grading and Drainage

Comments:

(1) *The area around the home was inspected for proper grading and drainage. Ideally, the grade away from foundations should fall a minimum of 6" within the first 10'. Grading on many older homes does not meet this standard. Positive drainage should be maintained around the home at all times. Soil levels should be 4 - 6" below weep holes and wood siding. Areas that hold water near foundation should be filled to prevent ponding. Additional drainage should be installed in problem areas.*

(2) High soil level observed at front and side of house.

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)

(3) Grading does not slope away from foundation 6" within the first 10'



B. Item 3(Picture)

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

I NI NP D

(4) Large tree close to foundation.



B. Item 4(Picture)

(5) Foundation lacks 6" exposure below siding/stucco.

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

I NI NP D



B. Item 5(Picture)

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

I NI NP D



B. Item 6(Picture)

C. Roof Covering Materials

Roof Covering Materials: Composition Shingles

Approximate Age Of Roof: 5-10 Years

Roof Viewed From: Ground Level & Drone

Comments:

(1) *Roof surface was viewed from ground level and from attic space unless noted otherwise due to possible roof surface damage caused by walking on roof and damage to inspector. The roof was visually inspected for excessive wear, damaged or lifted shingles, unusual or abnormal deflection and sagging or roof surface. Flashing and roof jacks were inspected for proper installation, damage and deterioration. Unless otherwise stated, the roof surface was viewed from ground level. The roof was inspected for leakage by viewing readily accessible areas of decking visible from the attic space. Visible and accessible flashing and roof penetration points such as plumbing vent pipes, water heater vent pipes and furnace vent pipes were also inspected from the attic. A roofing specialist should be contacted if any concerns exist regarding the current condition of the roof covering, life expectancy or the potential for future problems. The client is advised that the opinions related to the roof are based upon limited, visual inspection and should not be considered a guarantee or warranty against future leaks.*

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

I NI NP D



C. Item 1(Picture)

(2) Tree branches are too close and/or in contact with roof surface.



C. Item 2(Picture)

(3) Worn aggregate or gravel finish observed.

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

I NI NP D



C. Item 3(Picture)



C. Item 4(Picture)

(4) Previous repairs to roof observed.

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

I	NI	NP	D
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C. Item 5(Picture)



C. Item 6(Picture)



C. Item 7(Picture)

D. Roof Structures and Attics

Attic Access: Pulldown Stairwell

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

I	NI	NP	D
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Roof Decking: Plywood, Wood Boards

Insulation Type: Rockwool, Blown-In, Batts

Approximate Average Depth of Insulation: 4-6 Inches

Attic Vents: Soffit Vents, Gable Vents, Ridge Vents

Comments:

(1) *The roof structure was visually inspected from attic walkways and areas deemed to be safe by the inspector. Some areas of attic space were inaccessible. The roof structure was inspected for proper bracing and failed support members. Roof decking was checked for deterioration and signs of water leaks such as stains or rotted wood. Average useful life for composition shingles is approx 20 years.*

The attic space was inspected for proper ventilation and insulation. The type of attic insulation and methods of ventilation are listed below.

(2) Insulation is missing on attic floor.

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

I NI NP D



D. Item 1(Picture)

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

I NI NP D



D. Item 2(Picture)

- (3) Attic insulation level is well below the recommended 8" for rockwool.
- (4) Attic insulation is not uniformly distributed on attic floor.



D. Item 3(Picture)

E. Walls (Interior and Exterior)

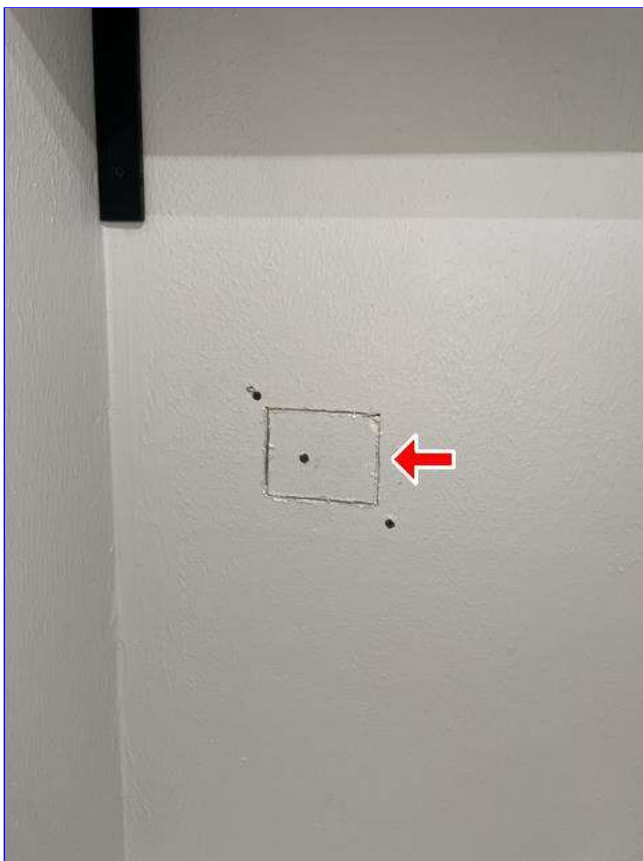
Exterior Wall Materials: Brick, Wood

Comments:

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

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- (1) *The interior and exterior wall surfaces of the home were visually inspected from ground level. Interior walls were checked for sheet rock damage, cracking and signs of water penetration. Minor cosmetic flaws and deficiencies are not normally noted. Exterior walls were inspected for deteriorated wood, brick cracks, warping, levelness, proper flashing, caulking and proper installation of materials. Again, cosmetic deficiencies are not normally noted. The type of exterior wall material is listed below.*
- (2) Freshly painted walls previous repairs or deficiencies may not be observable.
- (3) Previously repaired sheetrock observed at pantry



E. Item 1(Picture)

- (4) Previously repaired sheetrock observed at laundry room

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

I NI NP D



E. Item 2(Picture)

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

I NI NP D

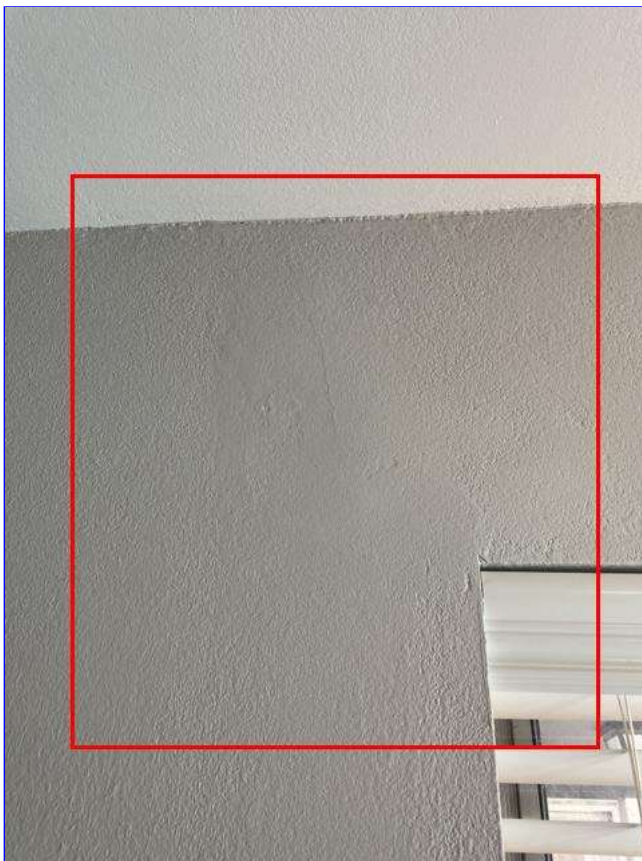


E. Item 3(Picture)

(5) Cracks in sheetrock observed at master bedroom.

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

I NI NP D



E. Item 4(Picture)

(6) Mortar is cracked and/or missing.



E. Item 5(Picture)

F. Ceilings and Floors

Comments:

(1) *The ceilings throughout the home were visually inspected for damage, water stains, sagging and previous repair. Minor sheet rock cracks or minor cosmetic deficiencies are not normally noted. The floors*

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

I	NI	NP	D
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throughout the home were visually inspected for damage, loose floor decking, cracking and signs of water penetration. The general types of floor coverings are listed below.

(2) Freshly painted ceilings previous repairs or deficiencies may not be observable.

(3) Cracks in sheetrock observed at guest bath near light fixture.



F. Item 1(Picture)

G. Doors (Interior & Exterior)

Garage Door Material: Metal

Comments:

(1) *All interior and exterior doors were checked for proper latching and proper fit and operation in door frames. Attic and exterior doors were inspected for proper weatherstripping. Installation of safety glass in exterior doors was verified. All exterior doors were inspected for proper operation. Wood frame doors were inspected for wood rot and deterioration. All exterior doors were checked for signs of water penetration.*

(2) Doors do not latch properly at back door

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

I NI NP D



G. Item 1(Picture)

(3) Doors drag on flooring at back door.

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

I NI NP D



G. Item 2(Picture)

(4) Doors do not latch properly at guest bedroom closet

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

I NI NP D



G. Item 3(Picture)

(5) Door stops are missing at multiple locations.

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

I NI NP D



G. Item 4(Picture)

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

I NI NP D



G. Item 5(Picture)

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

I NI NP D



G. Item 6(Picture)

H. Windows

Window Types: Both Single & Double Pan, Aluminum Frame, Vinyl Frame

Comments:

(1) *All easily accessible windows throughout house were manually operated. The type of windows installed were identified. Windows were visually inspected for breakage, water penetration and caulking. Locks and latches on easily accessible windows were inspected. Double pane windows were visually inspected for signs of fogging between panes. Identification of failed seals is limited if windows require cleaning. Missing and damaged window screens are noted.*

(2) Missing lintel at left side of house. Exterior not finished at this location.

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

I NI NP D



H. Item 1(Picture)

I. Stairways (Interior and Exterior)

Comments:

Stairways were inspected for proper installation and location of handrails, baluster installation and spacing and proper dimension of stair tread.

J. Fireplaces and Chimneys

Comments:

The fireplace was inspected visually from the interior of the home, attic space and exterior ground level. The firebox, visual flue, damper mechanism, hearth and chimney were inspected.

K. Porches, Balconies, Decks and Carports

Comments:

Appears to be in overall good condition at the time of inspection

L. Driveways & Sidewalks

Driveway: Concrete

Comments:

(1) Driveway or sidewalk is cracked at multiple locations

Cracks or separations in driveway or sidewalk exceed 1" in height or separations - This is considered a trip hazard

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

I NI NP D



L. Item 1(Picture)

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

I NI NP D



L. Item 2(Picture)

(2) Driveway or sidewalk is cracked at multiple locations

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

I NI NP D



L. Item 3(Picture)

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

I NI NP D



L. Item 4(Picture)

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

I NI NP D

II. Electrical Systems

A. Service Entrance and Panels

Panel Type: Federal Pacific

Panel Size: 200 AMP

AC Breaker Size: 50 Amp

Type of Wire: Aluminum, Copper

Panel Location: Garage Exterior Wall

Type of Service: Underground Service

Comments:

(1) *The breaker box was visually inspected. The location, brand and amperage of the panel are noted. The panel was checked for deficiencies related to proper breaker sizing, grounding, physical damage, proper access and clearances, absence of trip ties on 240V circuits, missing knock outs, labeling and loose or missing dead front panels. Overhead services are inspected for proper height, clearances, condition of overhead wiring and condition of weatherhead.*

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

I NI NP D



A. Item 1(Picture)

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

I NI NP D



A. Item 2(Picture)

(2) Federal Pacific panels have a known history of electrical problems. Further evaluation recommended by a qualified electrical contractor

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

I NI NP D



A. Item 3(Picture)

(3) Knockouts are missing

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

I NI NP D



A. Item 4(Picture)

(4) Breaker to AC unit is oversized

(5) Further evaluation recommended by a qualified electrical contractor

B. Branch Circuits, Connected Devices and Fixtures

GFCI Locations: Bathrooms

Comments:

(1) *Electrical outlets, switches, fixtures and fans were inspected throughout house where readily accessible. Furniture and household items were not moved in order to check electrical items. Electrical outlets were checked for proper wiring relating to grounding, polarity and power to outlets. Presence of ground fault protection (GFCI) at kitchen counter, bathroom, exterior, laundry sink, wet bar, and jacuzzi tub locations were verified. All GFCI circuits were inspected for proper function. The type of electrical wiring is noted - Copper or Aluminum. Deficiencies relating to equipment disconnects, switches, receptacles, wiring, wiring terminations, junction boxes, light fixtures and ceiling fans are noted.*

The presence or absence of arch fault protection to undesignated outlets throughout house was inspected. The presence of smoke detectors in bedrooms and hallways was inspected. The door bell was checked for proper operation and physical damage.

Smoke and / or Fire alarms are now required on each floor or level of home, in each bedroom and in hallways leading to bedrooms

(2) Light fixture globes or covers are damaged / missing at guest bath.

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

I NI NP D



B. Item 1(Picture)

(3) Aluminum wiring was observed on branch circuits - Further evaluation recommended by a licensed electrician

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

I NI NP D



B. Item 2(Picture)

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 Cooling System: Central

Cooling System Brand: TRANE

Year of AC Unit: 2017

Number of AC Only Units: One

AC Tonnage: 4 Ton

Max Breaker Size: 40 Amp

Unit 1 Temperature Drop: 22

Comments:

(1) *The type of A/C units and sizes of units is noted. The number of A/C systems and areas of the home the systems are zoned to is also noted. A/C systems are operated when the external ambient temperature exceeds 60 degrees. The systems are inspected for adequate cooling and performance as determined by the inspector. In most cases a temperature drop of the system is used to measure performance. Temperature drop measurements are listed below. Systems are inspected for adequate clearance, access to equipment, adequate walkways and adequate service platform. Attic equipment is checked for excessive vibration, proper drainage and visible rust in drain pans. Condensing units are inspected for adequate clearances, cleanliness, physical condition, vibration, levelness and elevation above grade level. Electrical connections and condition of refrigerant lines is also inspected.*

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

I NI NP D



A. Item 1(Picture)



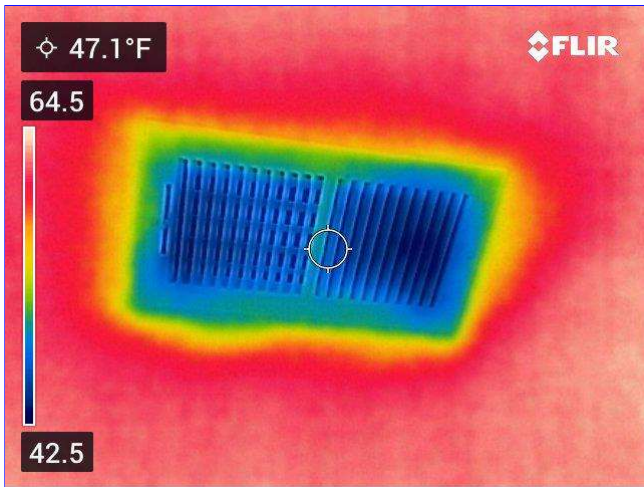
A. Item 2(Picture)

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

I NI NP D



A. Item 3(Picture)



A. Item 4(Picture)

(2) Cooling equipment appears to be in overall good condition and functioning properly at the time of inspection

B. Heating Equipment

Type Of Heating System: Central

Energy Sources: Electric

Number of Heat Systems: One

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

I	NI	NP	D
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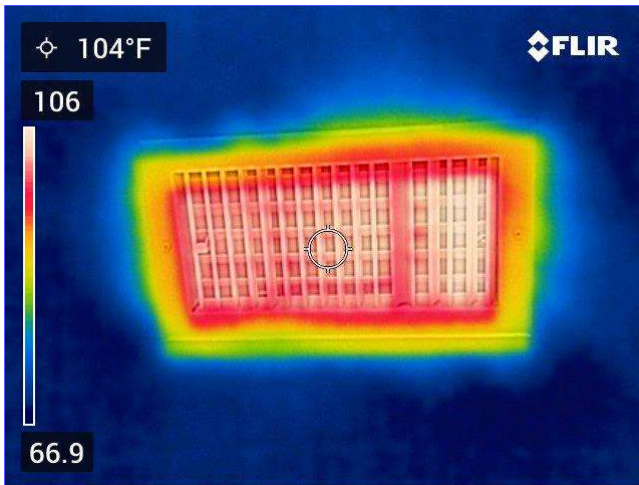
Heat System Brand: TRANE

Comments:

(1) *The type of heating systems and energy sources of units is noted. Heating systems were inspected for proper operation, physical damage, proper location and clearances, venting, proper gas line installation, proper access and walkways. Gas furnaces were inspected for obvious gas leaks, rusted burner chambers, gas shut off valve, vent pipe termination and vibration*



B. Item 1(Picture)



B. Item 2(Picture)

(2) Heating equipment is in overall good condition and functioning properly at the time of inspection

C. Duct Systems, Chases and Vents

Type Of Ducting: Metal Ducting

Comments:

(1) *Duct systems are inspected for general condition, damage, missing insulation, proper elevation and strapping. The type of ductwork is noted. Improper sizing of ductwork or return air openings may also be noted. Air filters and air registers are also inspected.*

(2) Attic ducting is in poor condition or deteriorated

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

I NI NP D



C. Item 1(Picture)

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

I NI NP D

IV. Plumbing System

A. Plumbing Supply, Distribution System, & Fixtures

Location Of Water Meter: Street

Location Of Main Water Supply Valve: Not Located

Static Water Pressure Reading: 50 psi

Water Supply Piping Type: Pex Piping

Comments:

(1) *The location of the water meter, location of the house shut off valve, water pressure to the house and type of plumbing piping is noted. All faucets and plumbing fixtures were operated manually and inspected for proper operation and leakage where accessible. Visible plumbing beneath sinks or vanities was also inspected for general condition and leakage. In most cases shut-off valves beneath sinks were not operated due to the risk of causing leakage. Tub and shower enclosures were inspected for proper caulking, condition of tiles and water penetration*

(2) Faucet is not securely mounted



A. Item 1(Picture)

(3) Tub or shower requires caulking at corners of master bath.

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

I NI NP D



A. Item 2(Picture)

(4) Tub or shower requires caulking at corners of guest shower.

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

I	NI	NP	D
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A. Item 3(Picture)

B. Drains, Wastes, & Vents

Drain Piping Type: PVC

Comments:

(1) *Drains are tested by running a normal amount of water from associated fixtures. Underground or under-slab drain systems were not inspected.*

(2) *Drains appear to be functioning as intended*

C. Water Heating Equipment

Water Heater Brand: RHEEM

Water Heater Location: Attic

Water Heating Source: Electric

Water Heater Capacity: 40 Gallons

Water Heater Year: 2020

Comments:

(1) *The location, capacity and energy source of water heaters is noted. Water heaters were inspected for general physical condition, obvious leakage, proper operation, appropriate locations and proper clearances. Units are also inspected for presence of drain pans and drain lines, presence of temperature and pressure relief valve, proper type of vent pipes and termination of vent pipes. Gas lines and Gas shut-off valves were also inspected.*

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

I NI NP D



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)

(2) Water heater appears to be in overall good condition and functioning as intended at the time of inspection

D. Hydro-Massage Therapy Equipment

Comments:

Jacuzzi tubs were inspected for proper operation and obvious active leakage. Absence of visible access for service and absence of GFCI protection is noted if applicable.

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

I NI NP D

V. Appliances

A. Dishwasher

Dishwasher Brand: WHIRLPOOL

Comments:

(1) *Dishwasher was operated through a complete normal cycle during the time of inspection. The unit was inspected for deficiencies in mounting, performance and general condition. The presence of a back-flow prevention device is also inspected.*



A. Item 1(Picture)

(2) *Dishwasher appears to be in good condition and functioning as intended at the time of inspection*

B. Food Waste Disposers

Disposer Brand: IN SINK ERATOR

Comments:

(1) *The garbage disposal was inspected for proper operation, physical condition, rust, vibration, mounting, leakage and damage to components.*

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

I NI NP D



B. Item 1(Picture)

(2) Disposal appears to be in overall good condition and functioning as intended at the time of inspection

C. Range Hood and Exhaust System

Exhaust/Range Hood Brand: GENERAL ELECTRIC

Comments:

(1) *Vent hoods and exhaust systems were inspected for proper operation, mounting, and physical condition. The type, condition and termination point of the vent pipe was also inspected.*

(2) Filter is missing

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

I NI NP D



C. Item 1(Picture)

D. Ranges, Cooktops, & Ovens

Range/Cooktop Brand: GE

Range/Cooktop Type: Electric

Comments:

(1) *Gas or Electric cook-tops are inspected for proper function and physical condition. Burners are checked on both High and Low settings. Ranges are inspected for presence of an anti-tip device. Ovens are operated on both bake and broil settings and are pre-heated to 350 degrees. Self cleaning and timer operations are not inspected. Proper function of oven doors and mounting of unit is also inspected.*

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

I NI NP D



D. Item 1(Picture)



D. Item 2(Picture)

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

I NI NP D



D. Item 3(Picture)



D. Item 4(Picture)

(2) Absence of anti-tilt device

E. Microwave Ovens

Microwave Oven: GENERAL ELECTRIC

Comments:

(1) *Microwave ovens are inspected for proper operation by boiling a small amount of water. The unit is checked for proper mounting and physical condition.*

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

I NI NP D



E. Item 1(Picture)

(2) Microwave is in overall good condition and functioning as intended at the time of inspection

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- (1) *Exhaust fans are operated and checked for proper function, vibration and vent pipe termination.*
- (2) Mechanical exhaust vents and bathroom heaters appear to be in overall good condition and functioning as intended at the time of inspection

G. Garage Door Operator(s)

Garage Door Opener: CHAMBERLAIN

Comments:

- (1) *Garage door openers are inspected for proper mounting, function and presence of photo electric sensors. Doors are opened and closed using the manual button. In most cases remote control units are not inspected.*

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

I NI NP D



G. Item 1(Picture)

(2) Garage door opener(s) appear to be in overall good condition and functioning as intended at the time of inspection

H. Dryer Exhaust System

Comments:

(1) *Dryer vents are inspected for missing or damaged components, termination to exterior, a screened exterior cover and presence of smooth metal duct.*

(2) Dryer exhaust system appears to be in overall good condition and functioning as intended at the time of inspection

I. Door Bell & Chimes

Comments:

Doorbells and chimes appear to be in overall good condition and functioning as intended at the time of inspection

General Summary



ABET Home Services

4434 Bluebonnet Drive Suite 153
Stafford, TX 77477
281-242-1300

Customer

Hampson Properties

Address

13719 Greenway Drive
Sugar Land Texas 77498

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

A. Foundations

Inspected, Deficient

(1) A visible foundation should be maintained completely around the home at all times. At least 4-6" of foundation should be visible to deter water penetration into the home. A constant moisture level should be maintained in the soil around the home to help prevent unnecessary soil expansion and contraction. This can be accomplished by using soaker hoses around the home or through the use of a sprinkler system.

Pier & Beam foundations are viewed from the perimeter of the home at accessible view points. Not all areas under the structure are visible.

Slab-on-ground foundations are the most common type of foundation in the Greater Houston Area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-ground foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

The foundation was inspected for any unusual or abnormal signs of structural movement or settling including items listed below. The exterior slab surface was inspected for surface problems including exposed rebar, exposed cable ends, cracks in corners and obstructions or areas where slab was not visible.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

Performance Opinion: (An opinion on performance is mandatory)

Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

- (2) Floors visibly not level. Refer to foundation elevations measurements.
- (3) Slab is obstructed from view at right side of house.
- (4) Slab is obstructed from view at rear of house.
- (5) Cracks in exposed concrete floors at garage
- (6) **Significant signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the foundation and to provide suggestions as to what corrective actions should be taken.**

B. Grading and Drainage

Inspected, Deficient

- (1) *The area around the home was inspected for proper grading and drainage. Ideally, the grade away from foundations should fall a minimum of 6" within the first 10'. Grading on many older homes does not meet this standard. Positive drainage should be maintained around the home at all times. Soil levels should be 4 - 6" below weep holes and wood siding. Areas that hold water near foundation should be filled to prevent ponding. Additional drainage should be installed in problem areas.*
- (2) High soil level observed at front and side of house.
- (3) Grading does not slope away from foundation 6" within the first 10'
- (4) Large tree close to foundation.
- (5) Foundation lacks 6" exposure below siding/stucco.

C. Roof Covering Materials

Inspected, Deficient

- (1) *Roof surface was viewed from ground level and from attic space unless noted otherwise due to possible roof surface damage caused by walking on roof and damage to inspector. The roof was visually inspected for excessive wear, damaged or lifted shingles, unusual or abnormal deflection and sagging or roof surface. Flashing and roof jacks were inspected for proper installation, damage and deterioration. Unless otherwise stated, the roof surface was viewed from ground level. The roof was inspected for leakage by viewing readily accessible areas of decking visible from the attic space. Visible and accessible flashing and roof penetration points such as plumbing vent pipes, water heater vent pipes and furnace vent pipes were also inspected from the attic. A roofing specialist should be contacted if any concerns exist regarding the current condition of the roof covering, life expectancy or the potential for future problems. The client is advised that the opinions related to the roof are based upon limited, visual inspection and should not be considered a guarantee or warranty against future leaks.*
- (2) Tree branches are too close and/or in contact with roof surface.
- (3) Worn aggregate or gravel finish observed.
- (4) Previous repairs to roof observed.

D. Roof Structures and Attics

Inspected, Deficient

(1) *The roof structure was visually inspected from attic walkways and areas deemed to be safe by the inspector. Some areas of attic space were inaccessible. The roof structure was inspected for proper bracing and failed support members. Roof decking was checked for deterioration and signs of water leaks such as stains or rotted wood. Average useful life for composition shingles is approx 20 years.*

The attic space was inspected for proper ventilation and insulation. The type of attic insulation and methods of ventilation are listed below.

- (2) Insulation is missing on attic floor.
- (3) Attic insulation level is well below the recommended 8" for rockwool.
- (4) Attic insulation is not uniformly distributed on attic floor.

E. Walls (Interior and Exterior)

Inspected, Deficient

(1) *The interior and exterior wall surfaces of the home were visually inspected from ground level. Interior walls were checked for sheet rock damage, cracking and signs of water penetration. Minor cosmetic flaws and deficiencies are not normally noted. Exterior walls were inspected for deteriorated wood, brick cracks, warping, levelness, proper flashing, caulking and proper installation of materials. Again, cosmetic deficiencies are not normally noted. The type of exterior wall material is listed below.*

- (2) Freshly painted walls previous repairs or deficiencies may not be observable.
- (3) Previously repaired sheetrock observed at pantry
- (4) Previously repaired sheetrock observed at laundry room
- (5) Cracks in sheetrock observed at master bedroom.
- (6) Mortar is cracked and/or missing.

F. Ceilings and Floors

Inspected, Deficient

(1) *The ceilings throughout the home were visually inspected for damage, water stains, sagging and previous repair. Minor sheet rock cracks or minor cosmetic deficiencies are not normally noted. The floors throughout the home were visually inspected for damage, loose floor decking, cracking and signs of water penetration. The general types of floor coverings are listed below.*

- (2) Freshly painted ceilings previous repairs or deficiencies may not be observable.
- (3) Cracks in sheetrock observed at guest bath near light fixture.

G. Doors (Interior & Exterior)

Inspected, Deficient

(1) *All interior and exterior doors were checked for proper latching and proper fit and operation in door frames. Attic and exterior doors were inspected for proper weatherstripping. Installation of safety glass in exterior doors was verified. All exterior doors were inspected for proper operation. Wood frame doors were inspected for wood rot and deterioration. All exterior doors were checked for signs of water penetration.*

- (2) Doors do not latch properly at back door
- (3) Doors drag on flooring at back door.
- (4) Doors do not latch properly at guest bedroom closet
- (5) Door stops are missing at multiple locations.

H. Windows

Inspected, Deficient

(1) *All easily accessible windows throughout house were manually operated. The type of windows installed were identified. Windows were visually inspected for breakage, water penetration and caulking. Locks and latches on easily accessible windows were inspected. Double pane windows were visually inspected for signs of fogging between panes. Identification of failed seals is limited if windows require cleaning. Missing and damaged window screens are noted.*

- (2) Missing lintel at left side of house. Exterior not finished at this location.

L. Driveways & Sidewalks

Inspected, Deficient

- (1) Driveway or sidewalk is cracked at multiple locations

Cracks or separations in driveway or sidewalk exceed 1" in height or separations - This is considered a trip hazard

- (2) Driveway or sidewalk is cracked at multiple locations

II. Electrical Systems

A. Service Entrance and Panels

Inspected, Deficient

(1) *The breaker box was visually inspected. The location, brand and amperage of the panel are noted. The panel was checked for deficiencies related to proper breaker sizing, grounding, physical damage, proper access and clearances, absence of trip ties on 240V circuits, missing knock outs, labeling and loose or missing dead front panels. Overhead services are inspected for proper height, clearances, condition of overhead wiring and condition of weatherhead.*

(2) **Federal Pacific panels have a known history of electrical problems. Further evaluation recommended by a qualified electrical contractor**

(3) Knockouts are missing

(4) Breaker to AC unit is oversized

(5) **Further evaluation recommended by a qualified electrical contractor**

B. Branch Circuits, Connected Devices and Fixtures

Inspected, Deficient

(1) *Electrical outlets, switches, fixtures and fans were inspected throughout house where readily accessible. Furniture and household items were not moved in order to check electrical items. Electrical outlets were checked for proper wiring relating to grounding, polarity and power to outlets. Presence of ground fault protection (GFCI) at kitchen counter, bathroom, exterior, laundry sink, wet bar, and jacuzzi tub locations were verified. All GFCI circuits were inspected for proper function. The type of electrical wiring is noted - Copper or Aluminum. Deficiencies relating to equipment disconnects, switches, receptacles, wiring, wiring terminations, junction boxes, light fixtures and ceiling fans are noted.*

The presence or absence of arch fault protection to undesignated outlets throughout house was inspected. The presence of smoke detectors in bedrooms and hallways was inspected. The door bell was checked for proper operation and physical damage.

Smoke and / or Fire alarms are now required on each floor or level of home, in each bedroom and in hallways leading to bedrooms

(2) Light fixture globes or covers are damaged / missing at guest bath.

(3) **Aluminum wiring was observed on branch circuits - Further evaluation recommended by a licensed electrician**

III. Heating, Ventilation and Air Conditioning Systems

C. Duct Systems, Chases and Vents

Inspected, Deficient

(1) *Duct systems are inspected for general condition, damage, missing insulation, proper elevation and strapping. The type of ductwork is noted. Improper sizing of ductwork or return air openings may also be noted. Air filters and air registers are also inspected.*

(2) Attic ducting is in poor condition or deteriorated

IV. Plumbing System

A. Plumbing Supply, Distribution System, & Fixtures

Inspected, Deficient

- (1) *The location of the water meter, location of the house shut off valve, water pressure to the house and type of plumbing piping is noted. All faucets and plumbing fixtures were operated manually and inspected for proper operation and leakage where accessible. Visible plumbing beneath sinks or vanities was also inspected for general condition and leakage. In most cases shut-off valves beneath sinks were not operated due to the risk of causing leakage. Tub and shower enclosures were inspected for proper caulking, condition of tiles and water penetration*
- (2) Faucet is not securely mounted
- (3) Tub or shower requires caulking at corners of master bath.
- (4) Tub or shower requires caulking at corners of guest shower.

V. Appliances

C. Range Hood and Exhaust System

Inspected, Deficient

- (1) *Vent hoods and exhaust systems were inspected for proper operation, mounting, and physical condition. The type, condition and termination point of the vent pipe was also inspected.*
- (2) Filter is missing

D. Ranges, Cooktops, & Ovens

Inspected, Deficient

- (1) *Gas or Electric cook-tops are inspected for proper function and physical condition. Burners are checked on both High and Low settings. Ranges are inspected for presence of an anti-tip device. Ovens are operated on both bake and broil settings and are pre-heated to 350 degrees. Self cleaning and timer operations are not inspected. Proper function of oven doors and mounting of unit is also inspected.*
- (2) Absence of anti-tilt device

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.

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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Foundation Elevation Readings](#)