



Home by Home Professional Home Inspections

Inspection Report

[Redacted]

Property Address:

918 Sycamore Ridge Lane, Houston, TX 77073
Houston TX 77073



Home By Home Professional Home Inspections

[Redacted]

PROPERTY INSPECTION REPORT

Prepared For: [Redacted]

(Name of Client)

Concerning: 918 Sycamore Ridge Lane, Houston, TX 77073, Houston, TX 77073

(Address or Other Identification of Inspected Property)

By:

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems

and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Client Is Present:

No

Age Of Home:

17 Years

Weather:

Clear

Temperature:

Over 60

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations (If all crawlspace areas are not inspected, provide an explanation.)

TYPE OF FOUNDATION(S): SLAB ON GRADE

Comments:

No visible excessive differential movement noted at exterior or interior of home. Slab integrity appears stable and slab appears to be performing as intended on day of inspection.

B. Grading and Drainage

Comments:

(1) Recommend installing gutters on the parts of the home that do not have them. Gutters will divert the water away from the walls and the foundation. Too much water around the foundation will cause the clay soils to expand and this will cause up lift on the foundation.

(2) The elbows for the downspouts at the front and right rear of the home were missing.



B. Item 1(Picture)



B. Item 2(Picture)

C. Roof Covering (If the roof is inaccessible, report the method used to inspect)

Roof Covering Materials: COMPOSITE

ROOF-TYPE: HIP

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Viewed From: GROUND WITH BINOCULARS, LADDER

Comments:

(1) The roof was not safely accessible due to excessive pitch and height of the roof. We viewed the roof from the ground with binoculars. There is the possibility that defects were not visible; concealed defects are not within the scope of the home inspection.

We do not lift/pry up roof shingles/coverings to see if they are fastened correctly. To do this could/will damage the shingles/coverings. This would be considered invasive/destructive testing and is not in the scope of this inspection.

(2) The roof flashing for the roof jack/plumbing vent at the left of the home had pulled up (possible water penetration).



C. Item 1(Picture)

D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect)

Types(s) of Roof Covering: 2 X 8 RAFTERS

VENTILATION: RIDGE VENTS, SOFFIT VENTS

INSULATION: BLOWN

Approximate Average Depth of Insulation: R-24 OR BETTER, 8 - 12 INCHES

Approximate Average Thickness of Vertical Insulation: UNKNOWN

VIEWED ATTIC FROM: Safely Accessible decked area of attic

Comments:

(1) Attic was entered and visually inspected from the accessible floored area of the attic.

Note: Insulation covered some structural, electrical, and mechanical components in the attic. This precluded and inspection of these components.

No evidence of active roof leakage was visible from readily accessible parts of the attic at time of inspection.

(2) Soffit vents were present on the 45 degree roof angle over the garage(possible water penetration). Soffit vents should be installed into the underside of your home's eaves, that permits fresh outside air to be drawn up into the attic.

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D. Item 1(Picture)

(3) The attic stairs were old and wobbly. (Safety hazard).



D. Item 2(Picture)

E. Walls (interior and Exterior)

WALL STRUCTURE: WOOD

SIDING STYLE: BRICK, LAP

SIDING MATERIAL: BRICK VENEER, COMPOSITE BOARD

Comments:

F. Ceilings and Floors

FLOOR STRUCTURE: SLAB

Comments:

G. Doors (Interior and Exterior)

EXTERIOR ENTRY DOORS: WOOD, STEEL

Comments:

(1) It is always a good idea to change the locks on the home after moving in. This will ensure that nobody

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I NI NP D

has the keys to the home that you do not know.

(2) Wood rot was present at the bottom of the garage/back porch door frames.



G. Item 1(Picture)



G. Item 2(Picture)

(3) Weather stripping was missing/damaged for the back porch door, this will allow conditioned air to escape to the exterior of the home.

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G. Item 3(Picture)

(4) Self closing door hinges are required for attached garage doors. The door did not close by itself. Also a carbon monoxide detector is required to be installed preferably near the garage door (safety hazard).



G. Item 4(Picture)

(5) The master bathroom toilet room door opened to the inside. This door should open to the outside for emergency reasons.

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G. Item 5(Picture)

(6) The right rear bedroom closet doors were not installed.



G. Item 6(Picture)

H. Windows

WINDOW TYPES: SINGLE-HUNG, DOUBLE PANE

Comments:

What appeared to be fog and dirt was present in between the double glass panes for the living room window (broken seal??).

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H. Item 1(Picture)



H. Item 2(Picture)

I. Stairways (Interior & Exterior)

Comments:

J. Fireplace/Chimney

TYPES OF FIREPLACES: SEALED OFF

OPERABLE FIREPLACES: NONE

CHIMNEY: METAL SIDING

Comments:

The fireplace appeared to be controlled by a remote. We were not able to locate a remote to test the unit.

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I NI NP D



J. Item 1(Picture)

K. Porches, Balconies, Decks and Carports

APPURTENANCE: PATIO

Comments:

L. OTHER

Comments:

Although the fence was not part of the home inspections, we noticed sections of the fence were damaged.

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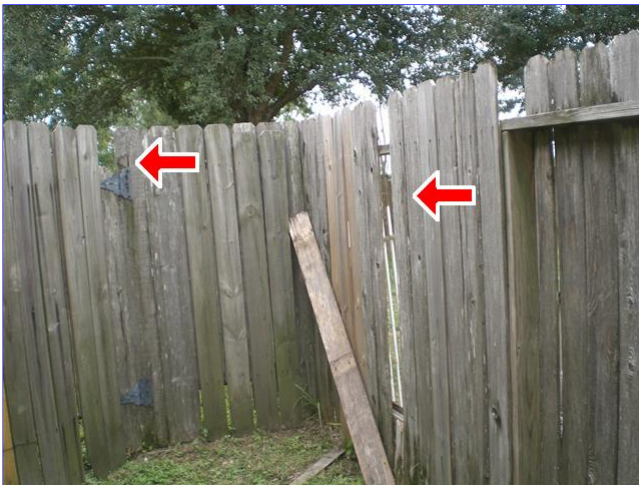
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L. Item 1(Picture)



L. Item 2(Picture)



L. Item 3(Picture)

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

ELECTRICAL CONDUCTORS: BELOW GROUND, ALUMINUM, 220 VOLTS

PANEL CAPACITY: 125 AMP

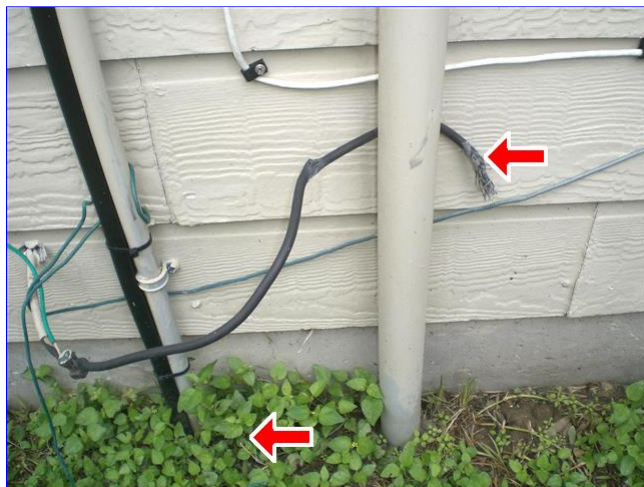
PANEL TYPE: CIRCUITS

ELEC. PANEL MANUFACTURER: SQUARE D

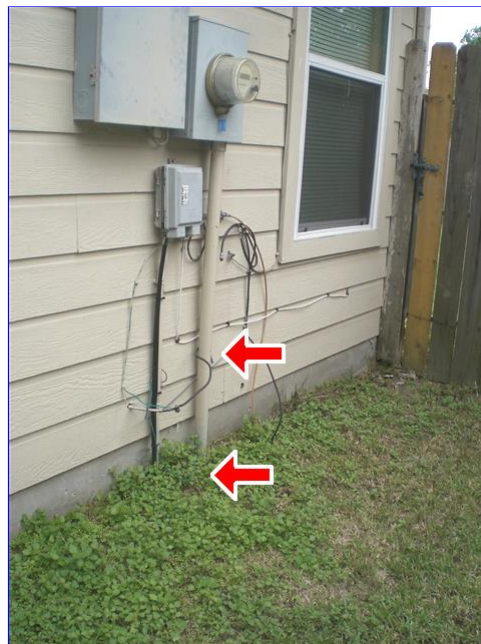
Type of Wiring: Romex

Comments:

- (1) No AFCI (Arc Fault Circuit Interrupters) outlets were present on the home. Although they were not required to be installed when the home was built. TREC recommends that they be installed on the circuits serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreations rooms, closets, hallways, or similar rooms or areas
- (2) The electrical panel main ground wire was not tightly secured to the ground rod at the left of the home.



A. Item 1(Picture)

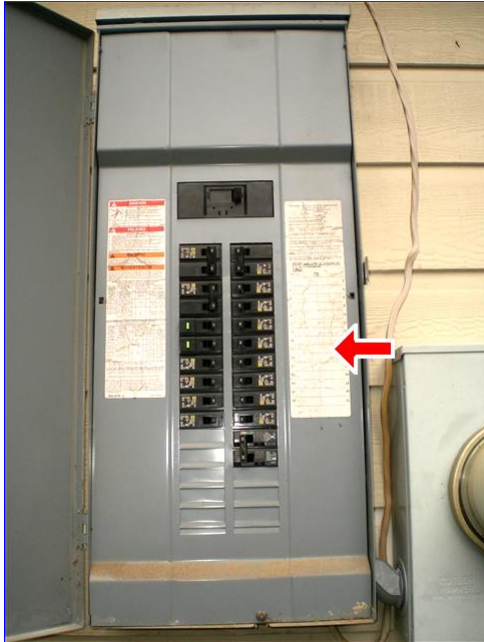


A. Item 2(Picture)

- (3) Electric main panel was not properly marked. All circuits should be clearly marked so that they can be shut down in an emergency.

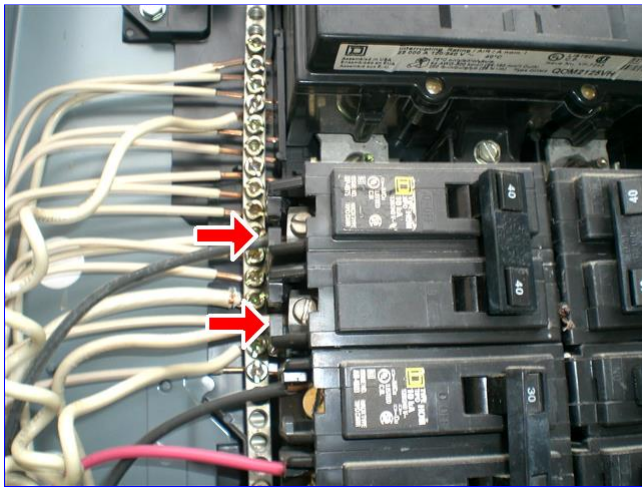
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A. Item 3(Picture)

(4) The wires going to the 40 amp breaker appeared to be undersized. This will cause the circuit to remain live if a problem exists (Fire hazard).

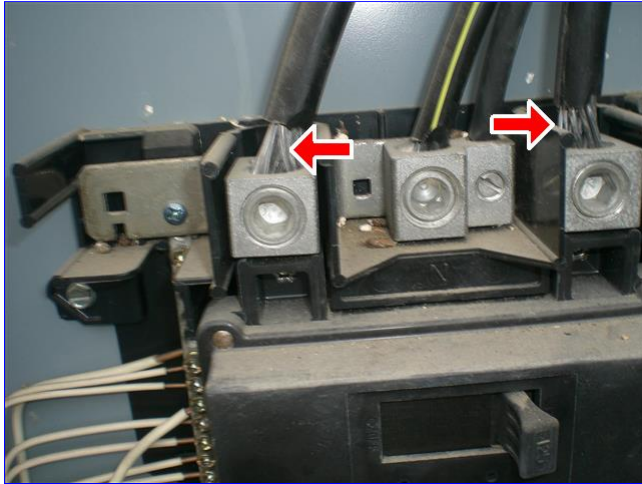


A. Item 4(Picture)

(5) Anti-oxidant compound did not appear to be present on the main service connectors. The Texas Real Estate Commission (TREC) recommends that Anti-oxidant compound be applied to all aluminum wires in the main panel.

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A. Item 5(Picture)

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

BRANCH WIRE: COPPER

Comments:

(1) Exterior electrical wiring needed to be protected in conduit.



B. Item 1(Picture)

(2) Smoke alarms were not in all the recommended areas. A minimum of 1 for each floor and 1 for each sleeping area should be installed.

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B. Item 2(Picture)

(3) The smoke alarm in the home appeared to be old. Recommend replacing smoke alarms that are over 10 years old. This will help to insure that the alarms sound when needed. A minimum of 1 for each floor should be installed, and 1 for each bedroom and living area recommended.



B. Item 3(Picture)

(4) The kitchen ceiling light was damaged.

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B. Item 4(Picture)

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III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System (Heating): FORCED AIR

ENERGY SOURCE: GAS (Recommend installing Carbon Monoxide alarms)

NUMBER OF HEAT SYSTEMS (excluding wood): ONE

HEAT SYSTEM BRAND: CARRIER

Comments:

B. Cooling Equipment

Type of System (Cooling): AIR CONDITIONER UNIT

COOLING EQUIPMENT ENERGY SOURCE: ELECTRICITY, 220

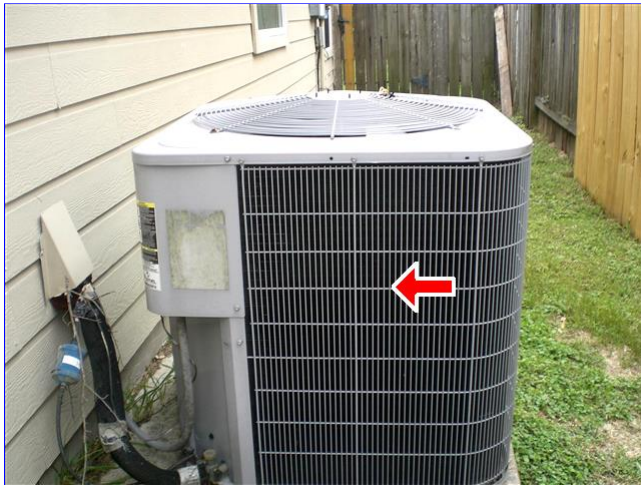
NUMBER OF A/C UNITS: ONE

CENTRAL AIR MANUFACTURER: CARRIER

Comments:

(1) Ambient air test was performed by using thermometers on air handler of Air Conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The supply air temperature on your system read 50 degrees, and the return air temperature was 68 degrees. This indicates range in temperature drop is normal.

(2) The AC unit appeared to be 10 years old.



B. Item 1(Picture)

(3) Locking caps are required for the HVAC refrigerant ports.

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

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B. Item 2(Picture)

C. Duct System, Chases and Vents

DUCTWORK: INSULATED

Comments:

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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

WATER SOURCE: PUBLIC

PLUMBING SUPPLY: NOT VISIBLE

DISTRIBUTION: CPVC

Location of water meter: Front Left yard

Location of main water supply valve: Left of Home

Static water pressure reading: 60 - 70 (Normal)

Water HEATER LOCATION: Garage

Comments:

(1) No anti-siphon protection observed on exterior hose bibs/faucets. (TREC SOP 535.229.x.3) This is a basic safety attachment to the end of faucets that will protect from a cross connection or back-flow of water into the house which is standard equipment on newer homes. Older homes would require these devices be added.

(2) What appeared to be the hallway bath sink faucet aerator was damaged/missing.



A. Item 1(Picture)

B. Drains, Waste, Vents

PLUMBING WASTE: PVC

WASHER DRAIN SIZE: 2" DIAMETER

Comments:

The baths sink drain stoppers were missing.

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B. Item 1(Picture)

C. **Water Heater Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC Rules)**

WATER HEATER POWER SOURCE: GAS (QUICK RECOVERY)

CAPACITY: 40 GAL (1-2 PEOPLE)

MANUFACTURER: BRADFORD-WHITE

Comments:

The water heater unit appeared to be old and deteriorated, leaking and did not work at the time of the inspection. Recommend replacing.

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C. Item 1(Picture)



C. Item 2(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

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V. APPLIANCES

A. Dishwasher

DISHWASHER: FRIGIDAIRE

Comments:

(1) The dishwasher was leaking at the time of the inspection.



A. Item 1(Picture)

(2) Dishwasher drain air gap was installed under the kitchen sink. This air gap should be installed on top of the kitchen sink.



A. Item 2(Picture)

B. Food Waste Disposer

Comments:

The garbage disposer did not work at the time of the inspection.

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B. Item 1(Picture)

C. Range Exhaust Vent

EXHAUST/RANGE: RE-CIRCULATE

Comments:

D. Ranges, Cooktops, and Ovens

RANGE/OVEN: AMANA, GAS

Comments:

There is no anti-tip device installed to keep the stove from tipping over when children climb on or weight is placed on the oven door. I recommend that one be installed for safety. See the warning label on the oven door. While this is an important safety issue (see http://www.consumerfed.org/pdfs/Stove_Tip_Press_Release040507.pdf), it is simply fixed by installing the anti-tip device. They typically only cost a few dollars at a local appliance parts or hardware store or may still be present with the owner's manual of this stove.

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D. Item 1(Picture)

E. Microwave Oven

BUILT-IN MICROWAVE: GENERAL ELECTRIC

Comments:

The microwave was not properly secured (detaching).



E. Item 1(Picture)

F. Trash Compactor

Comments:

G. Mechanical Exhaust Vents and Bathroom Heaters

EXHAUST FAN TYPES: FAN ONLY

Comments:

H. Garage Door Operators

GARAGE DOOR OPERATOR MANUFACTURER: CRAFTSMAN

Comments:

(1) The garage door opener did not work properly (not engaging). A garage door specialist should be called to evaluate further.

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H. Item 1(Picture)

(2) Sections of the garage door appeared to be damaged.



H. Item 2(Picture)

I. Door Bell and Chimes

Comments:

J. Dryer Vents

DRYER POWER SOURCE: 220 ELECTRIC

DRYER VENT: FLEXIBLE METAL

Comments:

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I NI NP D

VI. OPTIONAL SYSTEMS

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I NI NP D

VIII. IMPORTANT INFORMATION

A. Important Information Must be read to understand the report.

Comments:

FOUNDATION

Note: The foundation performance opinion stated above neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Houston Texas area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. Should you have a present or future concerns regarding the foundation's condition, you are strongly advised to consult with your builder and/or a licensed Professional Structural Engineer for future evaluation.

Note: Proper draining is critical to the future performance of the foundation. Trees and shrubs around the foundation can affect soil moisture content and thus the foundation. Experts recommend that trees and shrubs be planted away from foundations, or that root barriers be installed to prevent roots from getting under the slab. Poor drainage away from slab, or ponding against it, can also affect foundation performance. If for any reason water ponds at any location near the foundation for any extended period of time (24 hours or more) drainage corrections will have to be made.

I recommend that you visit the following website: www.houston-slab-foundations.info. This website will provide you with general information about slab-on-grade foundations in the Greater Houston Area that is not readily available elsewhere. The website was published specifically to help buyers and others understand the foundation inspections with reference to real estate transactions.

GRADING

Note: Client is urged to keep soil levels a minimum of 4 to 6 inches below the bottom of the brick and graded away to promote positive drainage and to prevent water from ponding around foundation. Proper soil levels will also help detect insects should they try to enter the home from the outside. High soil levels are a conducive condition for wood destroying insects.

ROOF

Note : This report is an opinion of the general quality and condition of the roof. Clients are urged to contact their insurance company about the insurability of any roof. All repairs noted should be performed by a qualified and competent roofing contractor. After all repairs are made, re-check all areas of roof and roof structure for proper installation of materials and for leaks. If buyer has concerns about the integrity of roof structure, roof covering or other materials, cost of repairs or life expectancy of current roof, a qualified and competent roofing contractor should be consulted.

Note: Roof materials have a limited service life and may have to be spot repaired should leaks develop prior to replacement. Roof maintenance is an ongoing process and includes keeping the roof clear of tree debris, replacing any lose, damaged or missing shingles, and sealing any gaps at flashing materials.

WALLS

Note: The condition of the hidden wood or wood structural members and other components in the wall cavities is unknown to this inspector. No opinion as to the condition of the wood or wood structural members or other components in hidden areas is either intended or implied by this inspection and written

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report.

Note: Moisture Meters are only used on readably accessible areas that show visible water damage.

Note: Any comments on water penetration, leaks, infiltration, damage, stains, wood rot, etc.. the client should have an in door air quality inspection performed to determine the presence of mold/ fungi.

CEILINGS AND FLOORS

Note: The condition of the hidden wood or wood structural members and other components in the ceiling and floor cavities, under the attic space insulation materials, under wood flooring and other floor coverings including the sub-flooring, in areas not readily observable, and under the roofing materials is unknown to this inspector. No opinion as to the condition of the wood or wood structural members or the other components in these hidden areas is either intended or implied by this inspection and written report.

Note: Moisture Meters are only used on readably accessible areas that show visible water damage.

Note: Any comments on water penetration, leaks, infiltration, damage, stains, wood rot, etc.. the client should have an in door air quality inspection performed to determine the presence of mold/ fungi.

WINDOWS

Note: Only a representative number of accessible windows are checked for operation during this inspection. Failed thermal paned seals in insulated glass windows are not always detectable. In some instances we may not be able to disclose this condition, particularly if the windows are dirty or it is raining during inspection. The visible moisture between panes in a failed seal situation may be apparent or not, due to variations in atmospheric conditions. Windows are reported as they are observed a the time of the inspection only. No warranty is implied. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a Professional Fenestration Specialist for further evaluation.

FIREPLACE/CHIMNEY

Note: Due to the routing and offsets of the flue, only a short area could be reviewed from the damper area. A complete review can be accomplished by a chimney sweep.

ELECTRICAL

Note: With the exception of the main breaker panel, a condenser disconnect box and wall receptacles, no other equipment or component covers are removed or opened to check electrical wiring. Attic insulation and shrouds/covers are not removed to determine if fans are correctly installed. Only visible electrical components which are interior to or attached to the exterior walls of the home were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the Inspector and are excluded from this inspection. Discrepancies related to the electrical system should be considered as safety hazards.

Note: GFCI's (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. GFCI's are now required in wet or

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damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located in the Kitchen, Baths, Garage, at Spas, Hot Tubs, Fountains, Pools, crawl spaces and outdoors be upgraded to the ground fault circuit interrupter type. This should be done by a qualified, licensed electrician.

Note: GFCI's should be tested regularly, as some are known to deteriorate and lock in the hot position. Faulty and/or malfunctioning GFCI breakers and receptacles should be replaced immediately. Appliances such as refrigerators should not be put on GFCI's, as a nuisance trip of the device will cause the loss of food.

Note: The National Fire Protection Association (NFPA) recommends one smoke alarm on every floor, in every sleeping area, and in every bedroom. For additional coverage, it is recommended that you install a smoke alarm in all rooms, halls, storage areas, and finished attics, where temperatures remain between 40 and 100 degrees F.

Note: The built in test button when present only verifies proper battery and horn function, but does not test smoke sensor. We suggest that the units be tested with real or simulated smoke at move-in and that fresh batteries be installed as required and tested monthly as recommended by the Consumer Product Safety Commission.

HEATING

Note: full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.

AIR-CONDITIONING

Ac units should be serviced yearly by a licensed HVAC company. This will ensure the systems will run at their peak efficiency and last longer than expected. A good time to start is prior to move in.

NOTE: We DO NOT inspect the air-conditioning coils. This would require dismantling and is considered outside the scope of a visual inspection. A licensed HVAC company should inspect and clean at regular services intervals.

NOTE: We DO NOT check to see if the ducts have been properly balanced (all rooms heated and cooled to the same temperatures) This would require an technically exhaustive inspection by a licensed HVAC company.

NOTE: Window A/C units are not inspected.
 Unit(s) are not inspected for cleanliness and/or for rust.
 Recommend the filter be cleaned or changed on a regular basis.
 Units are not inspected for proper size or efficiency.
 Units are not disassembled or opened for inspection.

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

I NI NP D

NOTE: Air filters should be replaced upon move in and every month there after. This will help keep the system running efficiently.

SPECIAL NOTE: Effective January 23, 2006 the Federal Government has mandated all Air Conditioning manufacturers produce units to a more efficient (SEER 13) standard. In many cases this equipment will be physically larger and require more space than current units. At a point in time when the unit in this dwelling needs replaced, it may require some structural changes or modifications to the dwelling to fit. If you are purchasing a home warranty, we recommend you inquire as to what

the warranty would cover in this situation.

PLUMBING

Note: Only visible plumbing components which are interior to or attached to the exterior walls of the home were inspected. Plumbing and all associated plumbing components under ground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by this Inspector and are excluded form this inspection. All plumbing repairs noted in the "Plumbing System" category should be performed by a qualified and licensed plumbing contractor.

Note: In new home construction and homes in new subdivisions, dirt, flux and other debris may enter the water supply lines. This may require periodic cleaning of the strainers at the faucets to ensure proper operation. It is also recommended that bottled drinking water be used for drinking the first few months to allow the water supply lines an opportunity to flush all the metals and other contaminates out of the system.

Note: While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. There may be partial blockage of the sanitary drain lines buried in the yard, from broken pipes or tree roots, improperly ran drain lines, etc.. . Examination of such partial blockage is beyond the scope of this inspection. If drain stoppages occur, you should contact a licensed / qualified plumber immediately.

Note: Do to the fact that the inspector cannot see the end of the T&P discharge line from the water heater, We do not test the valve. This is considered unsafe.

Note: Environmental testing of the whirlpool equipment is not included as part of this inspection. Health problems have been directly linked to bacterial growth in the distribution lines of the tub equipment. I recommend that you consult the manufacture of the equipment for additional maintenance information and cleaning instructions prior to using the tub.

Note: We do not test for shower pan leaks. A shower pan test would take 24 hours to perform and is out side the scope of this inspection.

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

I NI NP D

Carbon monoxide Detectors

Recommend installing carbon monoxide detectors in all homes with gas appliances. At least 1 for each floor in the home is recommended.

General Summary



Home By Home Professional Home Inspections

**8710 Shadow Edge Cir.
Houston TX 77095**

Customer
Marvin J Anchico

Address
918 Sycamore Ridge Lane, Houston, TX 77073
Houston TX 77073

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 appear to warrant 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, efficiency, or safety 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

- B. Grading and Drainage**
Inspected, Deficiency
(2) The elbows for the downspouts at the front and right rear of the home were missing.

- C. Roof Covering (If the roof is inaccessible, report the method used to inspect)**
Inspected, Deficiency
(2) The roof flashing for the roof jack/plumbing vent at the left of the home had pulled up (possible water penetration).

- D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect)**
Inspected, Deficiency
(2) Soffit vents were present on the 45 degree roof angle over the garage(possible water penetration). Soffit vents should be installed into the underside of your home's eaves, that permits fresh outside air to be drawn up into the attic.
(3) The attic stairs were old and wobbly. (Safety hazard).

- G. Doors (Interior and Exterior)**
Inspected, Deficiency
(2) Wood rot was present at the bottom of the garage/back porch door frames.

- (3) Weather stripping was missing/damaged for the back porch door, this will allow conditioned air to escape to the exterior of the home.
- (4) Self closing door hinges are required for attached garage doors. The door did not close by itself. Also a carbon monoxide detector is required to be installed preferably near the garage door (safety hazard).
- (5) The master bathroom toilet room door opened to the inside. This door should open to the outside for emergency reasons.
- (6) The right rear bedroom closet doors were not installed.

H. Windows

Inspected, Deficiency

What appeared to be fog and dirt was present in between the double glass panes for the living room window (broken seal??).

J. Fireplace/Chimney

Inspected, Not Inspected, Deficiency

The fireplace appeared to be controlled by a remote. We were not able to locate a remote to test the unit.

L. OTHER

Inspected, Deficiency

Although the fence was not part of the home inspections, we noticed sections of the fence were damaged.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficiency

- (2) The electrical panel main ground wire was not tightly secured to the ground rod at the left of the home.
- (3) Electric main panel was not properly marked. All circuits should be clearly marked so that they can be shut down in an emergency.
- (4) The wires going to the 40 amp breaker appeared to be undersized. This will cause the circuit to remain live if a problem exists (Fire hazard).
- (5) Anti-oxidant compound did not appear to be present on the main service connectors. The Texas Real Estate Commission (TREC) recommends that Anti-oxidant compound be applied to all aluminum wires in the main panel.

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

Inspected, Deficiency

- (1) Exterior electrical wiring needed to be protected in conduit.
- (2) Smoke alarms were not in all the recommended areas. A minimum of 1 for each floor and 1 for each sleeping area should be installed.
- (3) The smoke alarm in the home appeared to be old. Recommend replacing smoke alarms that are over 10 years old. This will help to insure that the alarms sound when needed. A minimum of 1 for each floor should be installed, and 1 for each bedroom and living area recommended.
- (4) The kitchen ceiling light was damaged.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Inspected, Deficiency

- (1) Ambient air test was performed by using thermometers on air handler of Air Conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The supply air temperature on your system read 50 degrees, and the return air temperature was 68 degrees. This indicates range in temperature drop is normal.
- (3) Locking caps are required for the HVAC refrigerant ports.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Inspected, Deficiency

(1) No anti-siphon protection observed on exterior hose bibs/faucets. (TREC SOP 535.229.x.3) This is a basic safety attachment to the end of faucets that will protect from a cross connection or back-flow of water into the house which is standard equipment on newer homes. Older homes would require these devices be added.

(2) What appeared to be the hallway bath sink faucet aerator was damaged/missing.

B. Drains, Waste, Vents

Inspected, Deficiency

The baths sink drain stoppers were missing.

C. Water Heater Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC Rules)

Inspected, Deficiency

The water heater unit appeared to be old and deteriorated, leaking and did not work at the time of the inspection. Recommend replacing.

V. APPLIANCES

A. Dishwasher

Inspected, Deficiency

(1) The dishwasher was leaking at the time of the inspection.

(2) Dishwasher drain air gap was installed under the kitchen sink. This air gap should be installed on top of the kitchen sink.

B. Food Waste Disposer

Inspected, Deficiency

The garbage disposer did not work at the time of the inspection.

D. Ranges, Cooktops, and Ovens

Inspected, Deficiency

There is no anti-tip device installed to keep the stove from tipping over when children climb on or weight is placed on the oven door. I recommend that one be installed for safety. See the warning label on the oven door. While this is an important safety issue (see http://www.consumerfed.org/pdfs/Stove_Tip_Press_Release040507.pdf), it is simply fixed by installing the anti-tip device. They typically only cost a few dollars at a local appliance parts or hardware store or may still be present with the owner's manual of this stove.

E. Microwave Oven

Inspected, Deficiency

The microwave was not properly secured (detaching).

H. Garage Door Operators

Inspected, Deficiency

(1) The garage door opener did not work properly (not engaging). A garage door specialist should be called to evaluate further.

(2) Sections of the garage door appeared to be damaged.

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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