

# Summary Only

**Sherika Brown**

**Property Address:**  
20802 Hallow Cane Dr  
Hockley TX 77447



**Home Plate Inspections, LLC**  
**Steven Walters TREC#22910**  
**14918 Gyrfalcon Fork**  
**Cypress, TX 77429**  
**281-541-2013**

This is not the complete home inspection report. It is only the Summary Items.

## General Summary

### Home Plate Inspections, LLC

14918 Gyrfalcon Fork  
Cypress, TX 77429  
281-541-2013

**Customer**  
Sherika Brown

**Address**  
20802 Hallow Cane Dr  
Hockley TX 77447

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

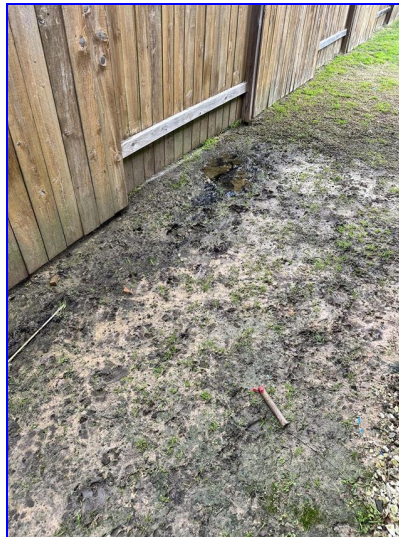
#### B. Grading and Drainage

##### Inspected, Deficient

The left side of the house is extremely muddy and washed out. It appears this areas is a high traffic area for animals. Due to the way drainage is in the neighborhood, this area needs grass to be installed to prevent a consistent muddy area. Item 1(Picture) Item 2(Picture)



B. Item 1(Picture)



B. Item 2(Picture)

#### C. Roof Covering Materials

##### Inspected, Deficient

On the right side of the house it was observed a few shingles with some damage to them. Item 1(Picture)



C. Item 1(Picture)

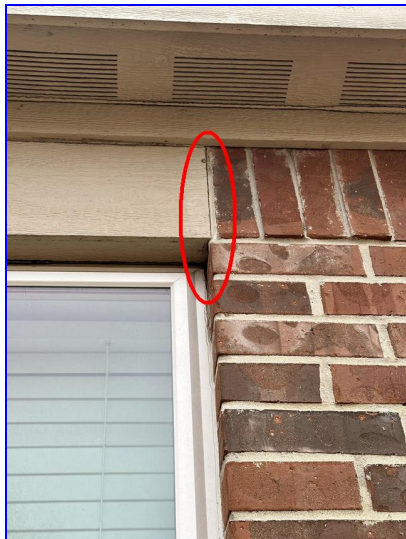
#### E. Walls (Interior and Exterior)

##### Inspected, Deficient

On the exterior of the home there are several areas that need to be caulked/sealed to prevent possible water penetration. Caulking a home is routine maintenance that should be done when the original caulking is shrinking/cracking. Recommend a qualified contractor to caulk and seal needed areas. Item 1(Picture) Item 2 (Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture) Item 8(Picture) Item 9 (Picture) Item 10(Picture)

On the front of the house there was some settlement cracking in the brick that was observed. Recommend to monitor over time and repair as needed. Item 11(Picture)

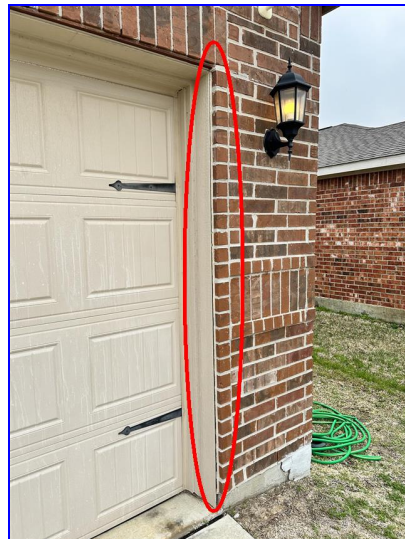




E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)



E. Item 5(Picture)



E. Item 6(Picture)





E. Item 7(Picture)



E. Item 8(Picture)



E. Item 9(Picture)



E. Item 10(Picture)



E. Item 11(Picture)

## II. Electrical Systems

### A. Service Entrance and Panels

#### Inspected, Deficient

The electrical panel needs to be sealed to the brick to prevent any possible water penetration behind the panel. Recommend qualified contractor to seal panel box. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture)





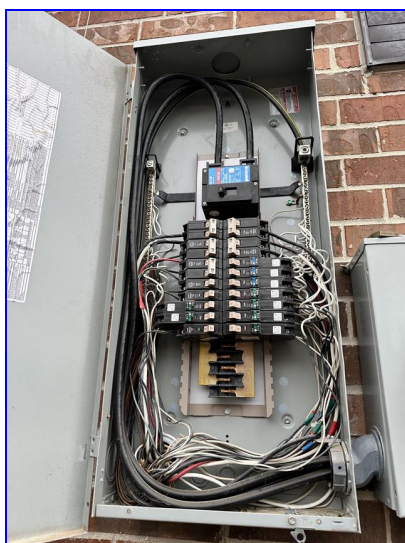
A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

### III. Heating, Ventilation and Air Conditioning Systems

#### D. Other

##### Inspected, Deficient

The thermostat for the HVAC system is not properly installed/attached to the wall. Currently the thermostat is crooked and has tape holding it to the wall. Recommend installer to fix. Item 1(Picture)



D. Item 1(Picture)

#### IV. Plumbing System

##### B. Drains, Waste and Vents

###### Inspected, Deficient

In the secondary bathroom the sink drain plug needs to be adjusted. Currently the drain plug does not hold water in the sink like it is intended to. Item 1(Picture)

In the secondary bathroom the toilet needs adjustment inside the tank. The toilet is leaking water from the bowl in to the toilet, this is usually an indication the tank needs a rebuild kit or adjustment on the flapper/seal. Item 2(Picture)

Recommend a plumber to assess both issues listed.



B. Item 1(Picture)



B. Item 2(Picture)

#### V. Appliances

##### F. Mechanical Exhaust Vents and bathroom Heaters

###### Inspected, Deficient

Exhaust vent fans were tested and appeared to be working as intended.

The deficiency found - on the right side of the house the vent cover needs to be properly sealed to the brick to prevent any possible water penetration. Item 1(Picture)



F. Item 1(Picture)

#### H. Dryer Exhaust System

##### Inspected, Deficient

The dryer exhaust vent piping needs to be cleaned prior to move into the house. At the roof exit the vent is clogged. This is a potential fire hazard. Recommend vent cleaning service to assess. Item 1(Picture)



H. Item 1(Picture)

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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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