



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.



FAST



TRUSTED



ACCURATE

Rafael Fejervary	12-26-2022
<i>Name of Client</i>	<i>Date of Inspection</i>
13218 Pkwy Spring Dr, Houston, TX 77077	
<i>Address of Inspected Property</i>	
James McElroy (# 20811)	20811
<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

Through this report the terms "right" and "left" are used to describe the home as viewed facing the logical front of the home, usually from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not required to be addressed or reported. All conditions are reported as they existed at the time of the inspection given the visible and accessible limitations to the inspector.

The statements and information contained in the report represent the opinion of the inspector regarding the condition of the property's structural and mechanical systems.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Texas Real Estate Commission Standards Of Practice agreed upon in the Home Inspection Agreement.

Although some maintenance and/or safety items may be reported, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection.

This home inspection does not identify flood plains, address property/development elevation, or guaranty insurability of the house. Any home can flood given proper conditions. It is the buyer's responsibility to obtain all of the necessary information related to the home and property development prior to purchase of the house/property.

A TREC (Texas Real Estate Commission) home inspection is not exhaustive in nature, which is to say, not every physical location where deficiencies may exist are required to be identified nor is every deficiency within a given category required to be written in the comment section. An X in the deficiency block of any section/category of this report identifies that one or more deficiencies in a section/category, as defined by TREC, existed at the time of this inspection, and the inspector's reported deficiencies may not be an exhaustive list. Follow up consultations with qualified professionals for each area of specialty where deficiencies existed is recommended, and follow up consultations may discover additional deficiencies/issues not addressed in this report.

Pictures included in this report represent samples of the deficiencies discovered during the inspection and are not intended to be used as an exhaustive collection of photo documentations. Additional pictures of major components and appliances may be included to photo document the condition(s) as observed at the time of the inspection. If any section or subsection has pictures, it should not be construed as more or less significant than sections or subsections without pictures. TREC does not require pictures to be included in this report.

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 section/subsection of this report is identified as deficient, 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/inspection periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies, not noted in this report, 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.

Acceptance and/or use of this report implies acceptance of the Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.



I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post tension slab

Comments:

A TREC inspector is required to render a written opinion as to the performance of the foundation. This is only the individual inspector's opinion. A TREC licensed home inspector is not required to provide an exhaustive list of indicators of possible adverse performance. Specialized equipment to determine the levelness and/or the extent of differential settlement of the foundation was not used as that is outside of the scope of a TREC home inspection. Whenever there is any concern about the foundation, a structural engineer should be contacted for further evaluation.

While all structures tend to move slightly, a residential foundation is expected to remain reasonably flat and leveled to provide acceptable performance. Inspector's opinion: The foundation appeared to provide acceptable performance at the time of the inspection.

Note: The foundation performance opinion stated does not address the future foundation movement or settlement, nor does it certify the floors to be level.

Interior floors were relatively level at the time of the inspection.

There was rotating/buckling/cracking and/or deflection in the masonry cladding as well as separation at the expansion joints.

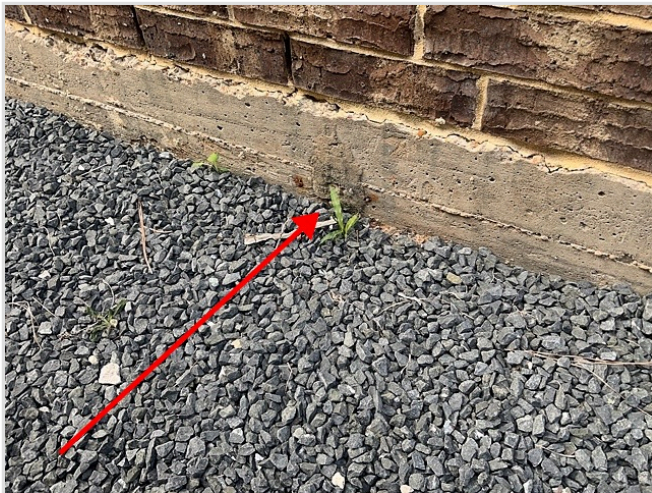
Further consultation with a structural engineer is advised if there is an uncertainty about our deduction.

The inspector is not required to:

(A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;

(B) provide an exhaustive list of indicators of possible adverse performance; or

(C) inspect retaining walls not related to foundation performance.



Post tension slab



Cracks in the brick and mortar at the left side

I	NI	NP	D
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Separation at the expansion joint on the left side



Cracks in the brick and mortar front side exterior

I	NI	NP	D
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B. Grading and Drainage

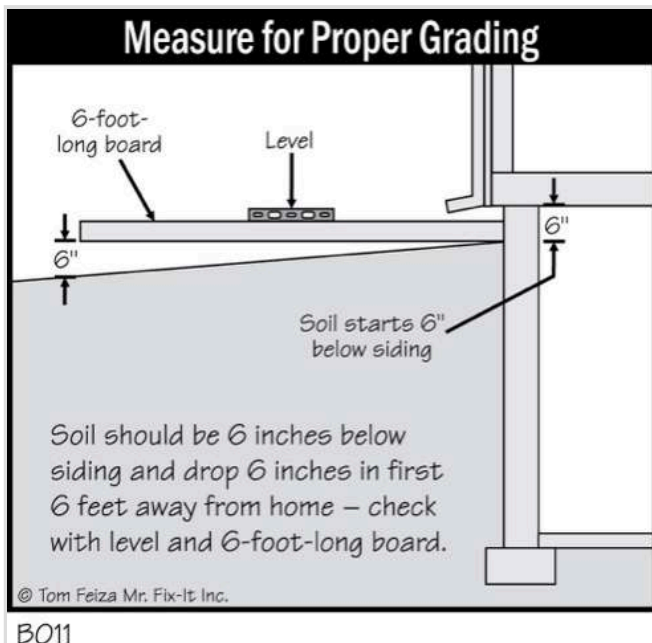
Comments:

The grading of the property appeared to be adequate for the shedding of water away from the house. No evidence of water penetration was noted to the interior walls or floors of the house at the time of the inspection. However, the grading of the property should ideally be at a slope downward away from the house at a pitch of 6 inches per 10 feet.

Gutter downspouts were damaged. Damaged downspouts can hinder the proper unobstructed flow of water to the grade from the gutter system.

The inspector is not required to:

- (A) inspect flatwork or detention/retention ponds (except as related to slope and drainage);
- (B) determine area hydrology or the presence of underground water; or
- (C) determine the efficiency or performance of underground or surface drainage systems.



Damaged downspout

I	NI	NP	D
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Damaged downspout

I	NI	NP	D
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C. Roof Covering Materials

Viewed From: Ground: The roof was too high to reach with a standard sized ladder

Types of Roof Covering: asphalt-fiberglass shingles

Comments:

The asphalt-fiberglass shingle roof was lightly worn and appeared to be in adequate working condition at the time of the inspection.

Note: The visual inspection is not intended as a warranty or an estimate on the remaining life of the roof. The only way to detect roof leaks is to inspect the underside of the roof during a heavy rain. It is recommended that the buyer/client contact an/their insurance company confirm insurability of the roofing system.

The inspector is not required to:

(A)inspect the roof from the roof level if, in the inspector's reasonable judgment:

(i)the inspector cannot safely reach or stay on the roof; or

(ii)significant damage to the roof covering materials may result from walking on the roof;

(B)determine:

(i)the remaining life expectancy of the roof covering; or

(ii)the number of layers of roof covering material;

(C)identify latent hail damage;

(D)exhaustively examine all fasteners and adhesion; or

(E)provide an exhaustive list of locations of deficiencies and water penetrations.



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I	NI	NP	D
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D. Roof Structures and Attics

Viewed From: See below

Approximate Average Depth of Insulation: Approximately 10" or more

Comments:

Only the accessible portions of the attic space were inspected. Areas that do not have decking or a floored passageway over the joist are not entered. This policy is intended to protect the property as well as ensure the safety of the inspector.

Portions of the attic space were blocked by framework, thick insulation, and ducting. The inspector is not required to provide an exhaustive list of locations of deficiencies and water penetrations.

The inspector is not required to:

(A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;

(B) operate powered ventilators; or

(C) provide an exhaustive list of locations of deficiencies and water penetrations.



I	NI	NP	D
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I	NI	NP	D
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E. **Walls (Interior and Exterior)**

Comments:

The inspector is not required to:

(A)report the condition of awnings, blinds, shutters, security devices, or other non-structural systems;

(B)determine the cosmetic condition of paints, stains, or other surface coatings; (C)operate a lock if the key is not available; or

(D)provide an exhaustive list of locations of deficiencies and water penetrations.

The inspection will not identify deficiencies that are buried, latent, hidden or concealed. This is a visual on the inspection and is non-intrusive in nature. Conditions that may exist behind walls and/or areas that are not accessible will not be identified in this report.

When the property is occupied and/or containing stored items, loose items, and/or furniture; visibility of some of the wall and floor areas are limited. Furniture and other home owner possessions are not moved/shifted/adjusted by the inspector. It is recommended that the buyer pay close attention to the condition of the home during the final walk-thru prior to closing. Discovery of unsatisfactory or suspicious conditions should be brought to the attention of the real estate agent hired to represent the buyer prior to finalizing the purchase of the property.

I	NI	NP	D
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F. Ceilings and Floors

Comments:

There were cracks in the sheet rock ceilings in interior locations.

Floor covering such as carpet, tiles, linoleum and/or other floor covering materials prevent the visual inspection of the actual flooring or slab. Area rugs, floor coverings and furniture are not moved.



Cracks in the garage ceiling



Cracks in the living room ceiling

I	NI	NP	D
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G. Doors (Interior and Exterior)

Comments:

Doors (one or more) did not latch in the closed position at the time of the inspection.

Interior and/or exterior doors and/or framing/trim were damaged.



Second floor right side front bathroom door not latching in the closed position



Damage to the overhead garage door



Damage to the half bathroom door

I	NI	NP	D
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H. Windows

Comments:

We can make no representations as to the condition of every window in the house. They were inspected on a best efforts basis given the weather and lighting conditions at the time of the inspection. Some windows with compromised seals are not visually evident, but may become visually evident in time.

I. Stairways (Interior and Exterior)

Comments:



I	NI	NP	D
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J. Fireplaces and Chimneys

Comments:

There was an artificial gas log insert installed in the firebox. There was no damper clamp installed. Having a proper damper clamp will prevent carbon monoxide from a pilot light or other sources, from exiting into the room where the fireplace is located.

We were unable to get a clear view of the entire flue. In order to ensure the flue is clean and free of obstructions, a chimney sweep should be contracted for service of the system.



Exhaust vent for the gas powered fireplace insert/heating unit in the living room

K. Porches, Balconies, Decks and Carports

Comments:

The inspector is not required to:

(A) exhaustively measure every porch, balcony, deck, or attached carport components; or

(B) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

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Rear porch and balcony

I	NI	NP	D
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L. **Other**

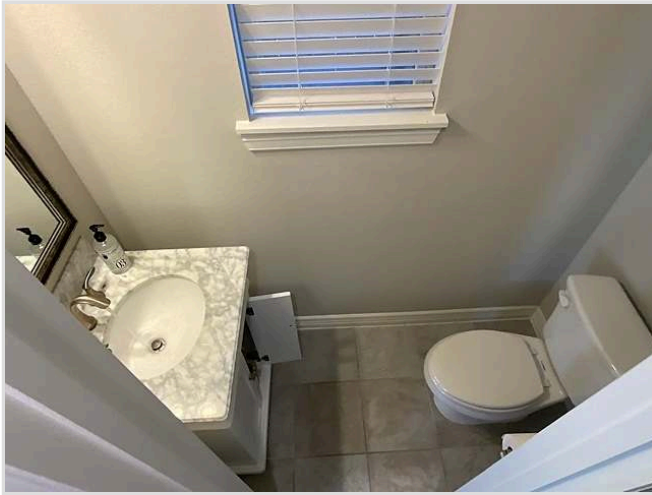
Comments:

The inspector is not required to:

(A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops; or

(B) provide an exhaustive list of locations of deficiencies and water penetrations.

Photos of interior locations:



Half bathroom



Kitchen



Garage

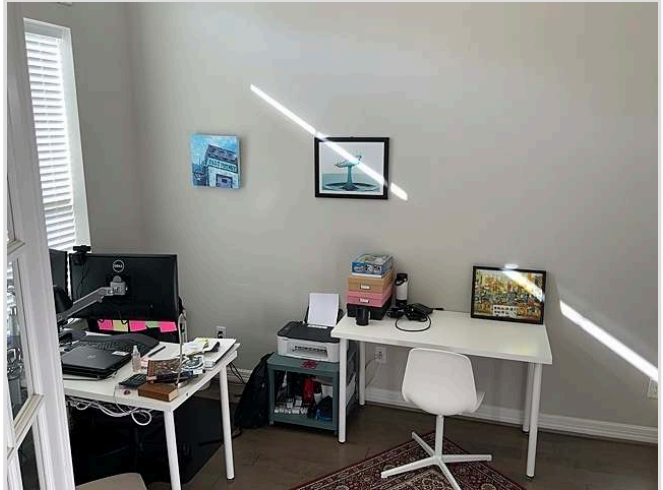


Living room

I	NI	NP	D
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Dining area



Office/study



Second floor master bedroom



Second floor master bathroom



Second floor master bathroom water faucet

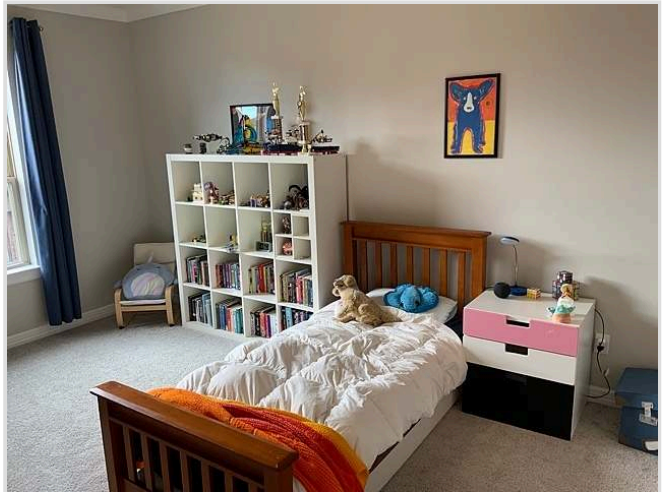


Laundry room

I	NI	NP	D
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Second floor right side front bedroom



Second floor left side front bedroom



Second floor right side bathroom



Second floor left side bathroom

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The underground electrical service entered a Cutler Hammer electrical distribution panel board located in the garage

Main disconnect: 150 Amp

Service conductor: Aluminum

Sub panel information as applicable: Not present

There was a main disconnect for the panel board.

The inspector is not required to:

(A)determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;

(B)conduct voltage drop calculations;

(C)determine the accuracy of overcurrent device labeling;

(D)remove covers where hazardous as judged by the inspector;

(E)verify the effectiveness of overcurrent devices; or

(F)operate overcurrent devices.

Note: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system.

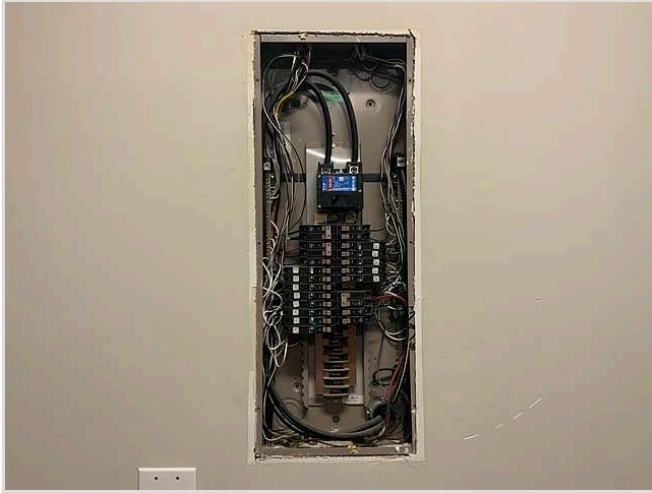


Underground electrical service at the right side exterior



150 amp Cutler hammer electrical distribution panel board in the garage

I	NI	NP	D
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Electrical distribution panel cover removed



Aluminum conductors with antioxidant applied



150 amp main disconnect

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

Type of Wiring: copper

Comments:

Note: Upon taking ownership of the home, it is recommended that the occupants ensure working smoke alarms are installed in the bedrooms, areas directly outside of the bedrooms and in common areas of the house. When gas appliances are installed in the house, carbon monoxide detectors should also be installed in the home for maximum protection.

We are unable to verify the effectiveness or inter-connectivity of smoke alarms when present.

The condition of the wiring inside of junction boxes, inside of conduit (when present), behind walls, and covered in insulation cannot be visually inspected. The TREC home inspection is non-intrusive in nature.

Appliances and metal pipes that are not bonded and/or grounded are considered to be deficient by the Texas Real Estate Commission (TREC). We were unable to determine if all of the appliances and metal pipes were bonded and/or grounded.

The inspector reported as applicable, deficiencies in 125-volt receptacles and 250-volt receptacles, using standard electrical testers that are either two or three pronged with digital display of voltage/wiring correctness indicators and GFCI compliant.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Other

Comments:

The inspector is not required to:

(A)inspect low voltage wiring;

(B)disassemble mechanical appliances;

(C)verify the effectiveness of smoke alarms;

(D)verify interconnectivity of smoke alarms;

(E)activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes;

(F)verify that smoke alarms are suitable for the hearing-impaired;

(G)remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards; or

(H)test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment.

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: forced-air

Energy Sources: gas

Comments:

Make: Goodman

Location: attic

The heating unit appeared to be performing as intended at the time of the inspection.

Supply air temperature: 110.8°

Return air temperature: 71.2°

Temperature rise: 39.6°

There was a floored passageway and/or service platform that would allow access for equipment inspection, service, repair or replacement.

The unit was protected from physical damage.

When heating/cooling units are installed in the home, the inspector used a digital thermometer to determine the supply and return air temperatures as applicable.



Heating unit in the attic space



Supply air temperature 110.8°

I	NI	NP	D
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Return air temperature 71.2°

I	NI	NP	D
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B. Cooling Equipment

Type of Systems: central

Comments:

Inspectors in the state of Texas are required to specify how they determined that a cooling system was or was not operational. The HomeTeam inspection service uses digital thermometers to calculate temperature differentials between the supply and return air at a register and return air duct, with a standard differential calculation of 15° to 22°, as permitted by weather conditions.

Make: Goodman

Unit size: 4 ton

Year manufactured: 2018

Refrigerant type: R410A

Maximum sized breaker: 40 Amp

Installed breaker: 40 Amps

Was the installed breaker oversized: No

Thermostat setting (system/mode): heat

Fan setting: auto

Temperature setting: 69°

(Visual Inspection only) We were unable to run the unit due to the outside temperature being too cold at the time of the inspection. Operating the air conditioning unit when the outside temperature has been below 60 degrees in the previous 24 hours can cause severe damage to the compressor.

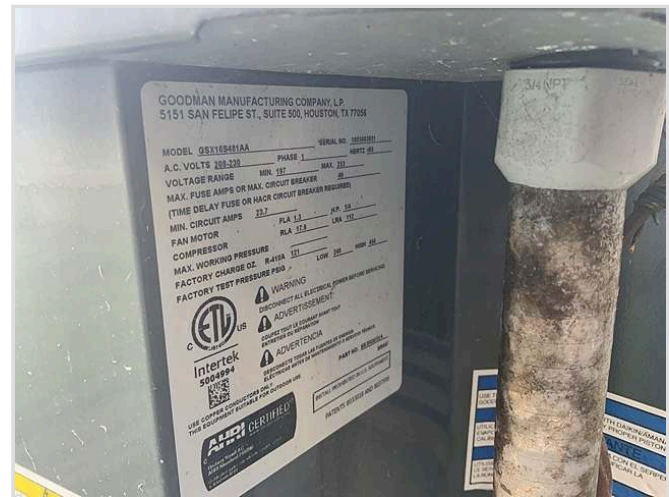
The outside unit was not level on its pad. Refrigerant travels with the lubricating oil through an a/c system. When the condenser is out-of-level, the oil can separate and the compressor may operate without adequate lubrication.

There was rust corrosion and/or water in the pan beneath the evaporator coil.

The evaporator coil could not be viewed without partial disassembly of the unit.



Condensing unit at the rear exterior



Condensing unit data plate

I	NI	NP	D
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Condensing unit electrical disconnect



Thermostat setting upon arrival and departure: heat 69°



Second-floor thermostat setting upon arrival and departure: same as first floor thermostat



Condensing unit out of level



Corrosion in the pan beneath the evaporator coil housing

I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Comments:

Duct work could not be fully viewed hindering the ability of the inspector to determine if ducts needed to be cleaned. When there is concern about the age, wear or cleanliness of the duct work, the recipient of this report should have a full evaluation performed by a licensed HVAC technician.

D. Other

Comments:

For heating, ventilation, and air conditioning systems inspected under this section, the inspector is not required to perform the following actions:

(1)program digital thermostats or controls;

(2)inspect:

(A)for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks;

(B)winterized or decommissioned equipment; or

(C)duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves;

(3)operate:

(A)setback features on thermostats or controls;

(B)radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or

(C)cooling or heating systems when weather conditions or other circumstances may cause equipment damage, including:

(i)cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; and (ii)heat pumps, in the heat pump mode, when the outdoor temperature is above 70 degrees Fahrenheit;

(4)verify:

(A)compatibility of components;

(B)tonnage and manufacturer match of indoor coils and outside coils or condensing units;

(C)the accuracy of thermostats; or

(D)the integrity of the heat exchanger; or

(5)determine:

(A)sizing, efficiency, or adequacy of the system;

(B)balanced air flow of the conditioned air to the various parts of the building; or

(C)types of materials contained in insulation.

I	NI	NP	D
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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: front yard
 Location of Main Water Supply Valve: left side
 Static Water Pressure Reading: 50 - 60 psi
 Type of supply piping material: PEX

Comments:

Each water fixture in the house was tested to ensure active cold and hot water was supplied as designed. Both hot and cold water supply was present at each plumbing water fixture.

Check valves were installed at each of the exterior water spigots.

Some of the plumbing fixtures/tubs were missing drain stops at the time of the inspections.

It is recommended a plumber be contacted for further evaluation of the entire plumbing system to include price estimates for repairs. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies not noted in this report which may involve additional repair costs.

Visible piping, faucets, sinks, and tub/showers were examined using normal controls, and toilets examined for visible damage and being properly secured. Water supply piping is often installed beneath the slab/sub-flooring, inside of exterior and/or interior walls, in the attic (sometimes beneath insulation), and/or in other areas that cannot be viewed. The inspector is unable to determine all types of piping in all areas of the home and whether or not the piping is properly insulated against cold weather.



Water meter in relation to the house



Water meter in the front yard near the street

I	NI	NP	D
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Water-main at the left side exterior of the house



Check valves installed



Second floor right side bathroom tub missing drain stop



Second floor left side bathroom tub missing drain stop

I	NI	NP	D
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B. Drains, Wastes, and Vents

Type of drain piping material:

Comments:

Water was run into the sink(s) and tub(s) for approximately one hour to analyze for proper drainage and leaks. Where visible, the plumbing drain piping in this home consisted primarily of PVC.

One or more plumbing fixture(s) did not drain properly at the time of the inspection.

There were no active water leaks observed at the time of the inspection.

Drain pipes that are buried or concealed cannot be visually inspected by the home inspector.

The HomeTeam inspector does not scope plumbing lines or perform pressure tests on the plumbing system. Any concerns about drainage, buried or concealed drain piping, or pressure issues should be addressed by a licensed plumber.

Water supply piping and drain lines designed for use with a laundry room washing machine fall outside of the scope of the inspection.

The inspector is not required to:

(A) operate any main, branch, or shut-off valves;

(B) operate or inspect sump pumps or waste ejector pumps;

(C) verify the performance of:

(i) the bathtub overflow;

(ii) clothes washing machine drains or hose bibbs; or

(iii) floor drains;

(D) inspect:

(i) any system that has been winterized, shut down or otherwise secured;

(ii) circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems;

(iii) inaccessible gas supply system components for leaks;

(iv) for sewer clean-outs; or

(v) for the presence or performance of private sewage disposal systems; or

(E) determine:

(i) quality, potability, or volume of the water supply; or

(ii) effectiveness of backflow or anti-siphon devices.



Second floor master bathroom sink not draining properly

I	NI	NP	D
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C. Water Heating Equipment

Energy Sources: gas

Capacity: 40 gal. X 2

Comments:

Make: Bradford White

Year: 2018

Location: attic space

The water heating units were heating water at the time of the inspection.

The water heating unit was installed in such a way so as to be protected from physical damage.

There was discharge piping installed at the temperature and pressure relief valve.

There was a pan/pan drain line installed beneath the water heating.

There was a cold water block valve installed at the water heating unit cold water supply line.

The temperature and pressure relief valve was not tested at the time of the inspection.

The inspector is not required to:

- (i) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes;
- (ii) operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or
- (iii) determine the efficiency or adequacy of the unit.



Water heating units in the attic space



Discharge piping at the temperature and pressure relief valve

I	NI	NP	D
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Discharge piping at the temperature and pressure relief valve



Pans beneath the units



Cold water block valves at the water heating unit in the attic

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

The unit appeared to be performing as intended at the time of the inspection.

Active water leaks at the unit were not observed at the time of the inspection.

There was not an absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish.

The inspector is not required to determine the adequacy of self-draining features of circulation systems.



Second floor Hydro massage therapy tub performing as intended



Hydro massage therapy tub pump access

I	NI	NP	D
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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Right side exterior
Type of gas distribution piping material: Black steel
Comments:

For information pertaining to gas appliances (when present), please see appropriate sections of this report (Heating Equipment, Water Heating Equipment, Ovens, etc.).

Gas shut off valves were installed within 6' of the appliances.

There were visible sediment traps.

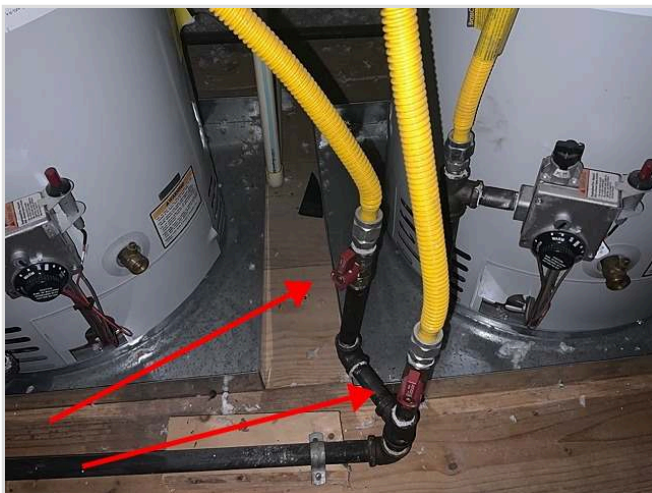
The inspector is not required to:
(A)inspect sacrificial anode bonding or for its existence;
(B)pressurize or test gas system, drip legs or shutoff valves;
(C)operate gas line shutoff valves; or
(D)light or ignite pilot flames.



Gas meter at the right side exterior



Grounding wire at the gas meter

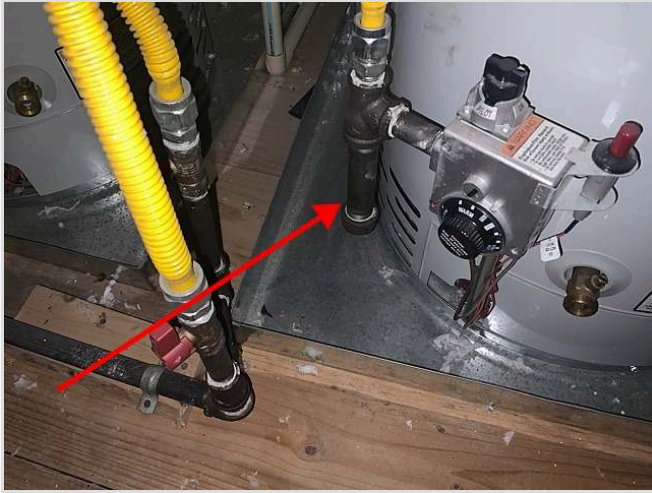


Gas supply line block valves at the water heating units

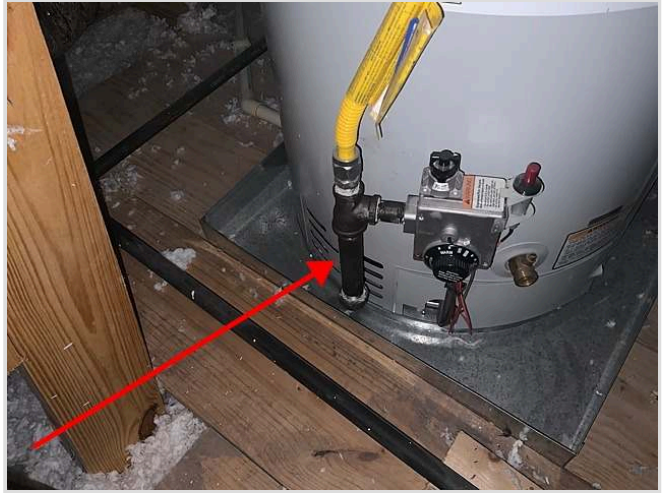


Gas supply line block valve at the heating unit in the attic

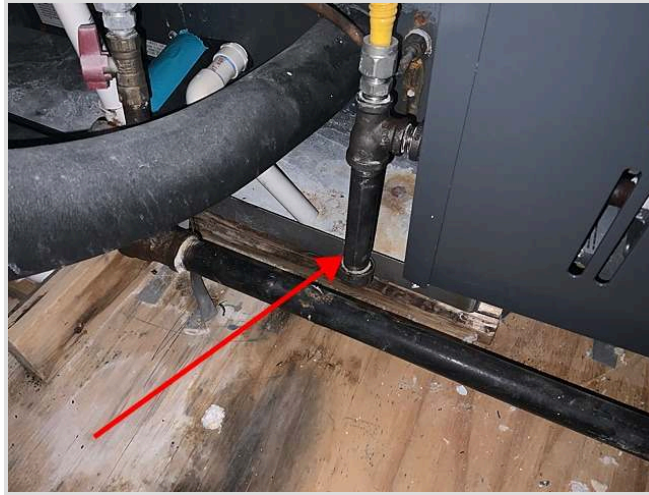
I	NI	NP	D
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Sediment trap at the water heating unit



Sediment trap at the water heating unit



Sediment trap at the gas line for the heating unit

F. Other

Comments:

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

Dishwasher unit was operated in the normal setting and inspected to determine if the unit filled with water and properly drained upon the completion of the cycle.

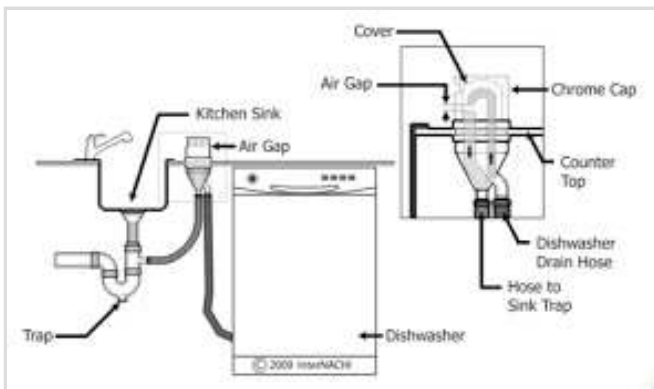
G/E unit was performing as intended at the time of the inspection.

There was a visible air gap and/or high loop in the dishwasher drain line.

The soap dispenser cover in the dishwasher latched in the closed position at the time of the inspection.

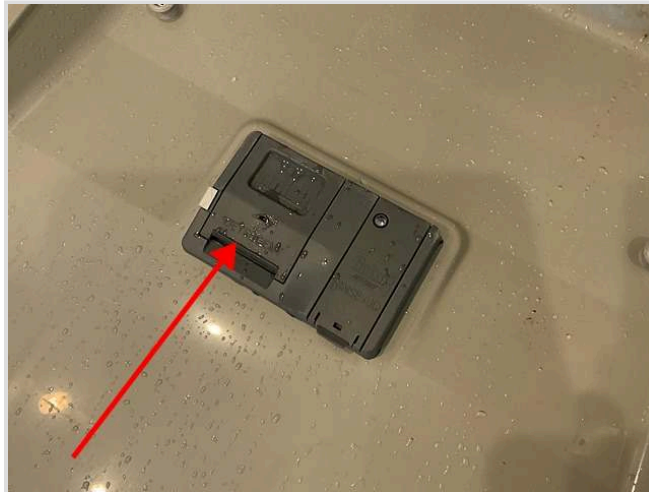
The dishwasher appeared to be secured in place at the time of the inspection.

There were no visible active water leaks.



Air gap above the countertop

I	NI	NP	D
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Soap dispenser latching in the closed position

I	NI	NP	D
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B. Food Waste Disposers

Comments:

Food waste disposer was found to be functioning properly at the time of the inspection.

The system appeared to be mounted properly at the time of inspection.



I	NI	NP	D
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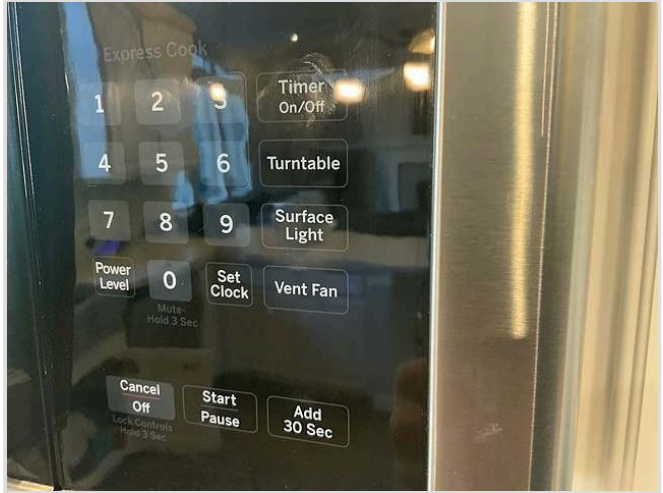
C. Range Hood and Exhaust Systems

Comments:

The vented unit was functioning properly at the time of the inspection. (microwave combination unit).

The range exhaust vent unit appeared to be mounted/installed as intended at the time of the inspection.

The range hood exhaust light did illuminate at the time of the inspection.



I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

According to the standard that the inspector used to determine the interior temperature(s) of the oven(s) compared to the 350° setting (+ or - 25° on bake at 350°) the unit(s) appeared to be functioning as intended to time of the inspection.

Oven Temperature: approximately 340°

The oven light did illuminate at the time of the inspection.



Functional cooktop



Oven temperature: approximately 340°

I	NI	NP	D
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E. **Microwave Ovens**

Comments:

Only built in/permanently installed microwave ovens are inspected in this category. Countertop type microwave ovens, whether on a countertop or in a cabinet/cut out do not meet the standard for inspection in the state of Texas.

The microwave unit appeared to be functioning as intended at the time of the inspection.

The microwave unit appeared to be mounted/installed as intended at the time of the inspection.



I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Mechanical exhaust vents/heaters in bathrooms and/or laundry rooms were operable at the time of the inspection.

The bathroom mechanical exhaust vent(s) did appear to terminate at the exterior of the house.

Mechanical exhaust systems appeared to be mounted as intended at the time of the inspection.



Second floor master bathroom mechanical exhaust fan



Second floor master bathroom water closet mechanical exhaust fan



Half bathroom mechanical exhaust vent



Second floor right side front bathroom mechanical exhaust vent

I	NI	NP	D
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Second floor left side front bathroom mechanical exhaust vent



Laundry room mechanical exhaust fan

I	NI	NP	D
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G. Garage Door Operators

Comments:

The overhead garage door operator appeared to be functioning as intended at the time of the inspection.

Manual overhead garage door locks were disabled at the time of the inspection.

Safety reverse sensors were installed within 6" of the floor at the time of the inspection.

There was an auto reversing mechanism installed for the overhead garage door operator at the time of the inspection.

It was in the opinion/judgement of the inspector that performing a pressure test could lead to damage of the property and therefore was not performed. If there are any concerns about the operation of the overhead garage door operator and system, beyond the scope of this inspection, it is the buyer's responsibility to obtain a further evaluation from a garage door operator installer.



Disabled locking mechanism



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

There was a vent for the dryer in the utility room.

The dryer vent did appear to terminate at the exterior of the house.

I. Other

Comments:

The following is a list of provisions and limitations as dictated/defined by the Texas Real Estate Commission Standards of Practice that apply to all licensed inspectors in the state of Texas. This list is not limited to inspectors in the HomeTeam inspection company or the listed inspector on this report, but is applicable to all real estate inspectors in the state of Texas.

General provisions. The inspector is not required to:

(1)operate or determine the condition of other auxiliary components of inspected items;

(2)test for microwave oven radiation leaks;

(3)inspect self-cleaning functions;

(4)disassemble appliances;

(5)determine the adequacy of venting systems;

(6)determine proper routing and lengths of duct systems;

(7)operate or determine the condition of clothes washer, clothes dryer, or refrigerator; or

(8)operate or determine the condition of other built in appliances, except as provided for under §535.233(h), of this title.

I	NI	NP	D
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General limitations. The inspector is not required to:

(1)inspect:

(A)items other than those listed within these standards of practice;

(B)elevators;

(C)detached buildings, decks, docks, fences, waterfront structures, or related equipment;

(D)anything buried, hidden, latent, or concealed;

(E)sub-surface drainage systems;

(F)automated or programmable control systems, automatic shutoff, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or

(G)concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios;

(2)report:

(A)past repairs that appear to be effective and workmanlike except as specifically required by these standards;

(B)cosmetic or aesthetic conditions; or

(C)wear and tear from ordinary use;

(3)determine:

(A)the presence or absence of pests, termites, or other wood-destroying insects or organisms;

(B)the presence, absence, or risk of:

(i)asbestos;

(ii)lead-based paint;

(iii)mold, mildew;

(iv)corrosive or contaminated drywall "Chinese Drywall"; or

(v)any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;

(C)types of wood or preservative treatment and fastener compatibility;

(D)the cause or source of a condition;

(E)the cause or effect of deficiencies; or

(F)any of the following issues concerning a system or component:

(i)insurability or warrantability;

(ii)suitability, adequacy, compatibility, capacity, reliability, marketability, or operating costs;

(iii)recalls, counterfeit products, or product lawsuits;

(iv)life expectancy or age;

(v)energy efficiency, vapor barriers, or thermostatic performance;

(vi)compliance with any code, listing, testing or protocol authority;

(vii)utility sources; or

(viii)manufacturer or regulatory requirements, except as specifically required by these

I	NI	NP	D
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standards;

(4)anticipate future events or conditions, including but not limited to:

(A)decay, deterioration, or damage that may occur after the inspection;

(B)deficiencies from abuse, misuse or lack of use;

(C)changes in performance of any component or system due to changes in use or occupancy;

(D)the consequences of the inspection or its effects on current or future buyers and sellers;

(E)common household accidents, personal injury, or death;

(F)the presence of water penetrations; or

(G)future performance of any item;

(5)operate shutoff, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

(6)designate conditions as safe;

(7)recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

(8)review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;

(9)verify sizing, efficiency, or adequacy of the ground surface drainage system;

(10)verify sizing, efficiency, or adequacy of the gutter and downspout system;

(11)operate recirculation or sump pumps;

(12)remedy conditions preventing inspection of any item;

(13)apply open flame or light a pilot to operate any appliance;

(14)turn on decommissioned equipment, systems or utility services; or

(15)provide repair cost estimates, recommendations, or re-inspection services.

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

This portion of the report is reserved for optional systems sometimes found in or around homes that are not covered by standard Texas real estate commission (TREC) home inspection. If this or any other optional system is on the property or in the house, it is not inspected unless requested in advance by the interested party. Optional systems such as this, incur additional fees that vary based on multiple factors.

If the recipient of this report requested to have an optional system inspected, agreed to the terms and conditions of that inspection in the contractual agreement, and paid the additional fees for the inspection of that optional system, HomeTeam inspection service will not include those inspection findings on this report. Instead, the HomeTeam inspections service will create an independent and separate report specifically for the optional system inspected. That report will either be delivered independently of this report or as an independent attachment within the same email link as this report.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

C. Outbuilding

Comments:

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

F. Other Built-in Appliances

Comments:

G. Other

Comments:

SUMMARY:

This summary provides a simplified overview of the results of the Monday, December 26, 2022 inspection at 13218 Pkwy Spring Dr, Houston, TX 77077. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "defects". Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

I. STRUCTURAL SYSTEMS

A. Foundations

- There was rotating/buckling/cracking and/or deflection in the masonry cladding as well as separation at the expansion joints.

B. Grading and Drainage

- Gutter downspouts were damaged. Damaged downspouts can hinder the proper unobstructed flow of water to the grade from the gutter system.

F. Ceilings and Floors

- There were cracks in the sheet rock ceilings in interior locations.

G. Doors (Interior and Exterior)

- Doors (one or more) did not latch in the closed position at the time of the inspection.
- Interior and/or exterior doors and/or framing/trim were damaged.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

- The outside unit was not level on its pad. Refrigerant travels with the lubricating oil through an a/c system. When the condenser is out-of-level, the oil can separate and the compressor may operate without adequate lubrication.
- There was rust corrosion and/or water in the pan beneath the evaporator coil.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

- Some of the plumbing fixtures/tubs were missing drain stops at the time of the inspections.

B. Drains, Wastes, and Vents

- One or more plumbing fixture(s) did not drain properly at the time of the inspection.