



Web Presentation

Stephen Thi

Do not print, save, or use this visual presentation as an official reference. This is NOT the TREC approved document. This presentation is for viewing purposes only and allows for expanding pictures and other advanced web features. There is a separate PDF document that is your official inspection report. Please see the official TREC approved PDF document that was sent by the inspector.

Property Address: 10303 Horsehose Bend Dr., Houston, TX 77064



American Dream Inspections TX, llc

**Kevin Sandel 22389
4634 Kingfisher Dr.**

Houston, TX 77035

[832-566-0973](tel:832-566-0973)

Table of Contents

[Cover Page](#)

[Table of Contents](#)

[I Structural Systems](#)

[II Electrical Systems](#)

[III Heating, Ventilation and Air Conditioning
Systems](#)

[IV Plumbing System](#)

[V Appliances](#)

[Invoice](#)

I. Structural Systems

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

STRUCTURAL SYSTEMS MAJOR DEFICIENCIES:

- 1) Rear grading is sloped toward the foundation at time of inspection. Soil was too high to the foundation and siding in several areas at time of inspection. Soil should be graded 6" in 10' away from the foundation. Soil should be at least 4" from bottom of brick and 6" from bottom of siding. Conducive to moisture intrusion and causing possible damage.
- 2) Roofing has deflections and lifting at ridge in several areas at time of inspection. Should have a professional roofer evaluate.
- 3) All lifted roof shingles should be corrected and sealed properly by a professional roofer. Conducive to moisture intrusion and causing possible damage. Should have a professional roofer inspect and evaluate roofing.
- 4) All lifted roof flashing should be corrected and sealed properly. Conducive to leaking and causing possible damage. Should have a professional roofer inspect and evaluate roofing.
- 5) Roof sheathing at furnace exhaust has moisture staining, damage and rot at time of inspection. Should have a professional roofer inspect and correct properly.
- 6) Attic ladder and hardware were loose and step was damaged at time of inspection. Should have a professional correct properly. This is a possible safety hazard.
- 7) Attic door access in the garage should be sealed and insulated properly. Conducive to leaking Carbon Monoxide into attic and into living space. Possible safety hazard.
- 8) Roofing structure in garage attic was missing vertical support at time of inspection. Should have a professional correct properly. This is a possible structural issue.
- 9) Rafters in the attic were separating in several areas at time of inspection. Should have a professional correct properly. This is a possible structural issue.
- 10) All bathroom tile wall penetrations, gaps or cracks should be sealed properly. Conducive to moisture intrusion.
- 11) Ceilings have lack and missing insulation in several areas at time of inspection. Should have a professional correct properly.
- 12) Master bedroom laminate flooring has signs of moisture damage at time of inspection. Should have a professional correct properly.
- 13) Front exterior door was catching door frame and handle was loose at time of inspection. Should have a professional correct properly.
- 14) Master bedroom door is damaged at time of inspection. Should have a professional correct properly.
- 15) Double door was not latching properly and top latch was not operating properly at time of inspection. Should have a professional correct properly.
- 16) All exterior and interior window penetrations should be sealed properly. Conducive to moisture and WDI (Wood Destroying Insects) intrusion.
- 17) Fireplace front screen was missing at time of inspection. Should correct before use of the fireplace.
- 18) Driveway has large cracking and small section is damaged and sinking at time of inspection. Should have a professional correct properly.

ELECTRICAL SYSTEMS MAJOR DEFICIENCIES:

- 1) Electric meter and main breaker box. Dead front cover was missing fasteners and was loose at time of inspection. Should have a professional electrician correct properly.
- 2) All exterior electrical outlets should be GFCI protected and sealed to the structure properly. Outlets should be installed in exterior boxes with covers. Should have a professional electrician inspect and correct properly.
- 3) Electrical outlet under kitchen sink should be GFCI protected outlet. Should have a professional electrician correct properly.
- 4) Several interior electrical outlets were loose to the wall at time of inspection. Should a professional electrician secure properly.
- 5) All garage electrical outlets should be GFCI protected. Electrical covers were missing GFCI protected label at time of inspection. Should have a professional electrician inspect and correct.
- 6) Attic light switch cover was damaged at time of inspection. Should have a professional electrician replace properly.

HVAC SYSTEMS MAJOR DEFICIENCIES:

- 1) 20215 Goodman 3 ton AC unit was not balanced properly in the interior with temperature differences in several rooms at time of inspection. Should have a professional AC Tech inspect and balance system properly.
- 2) HVAC return was missing filter at time of inspection. Should correct properly.

PLUMBING SYSTEMS MAJOR DEFICIENCIES:

- 1) Showerhead was not flowing properly at time of inspection. Should have a professional plumber inspect and correct properly.
- 2) Master toilet was not operating properly at time of inspection. Should have a professional plumber inspect and correct properly.
- 3) Bathroom faucet was not flowing properly at time of inspection. Should have a professional plumber inspect and correct properly.
- 4) 1st floor wall at toilet shut off valve has high levels of moisture from possible leak at time of inspection. Should have a professional plumber inspect and correct properly.
- 5) Kitchen sink should be sealed properly to the countertop. Conducive to leaking and causing possible damage.
- 6) Kitchen sink drain was loose, installed with improper flex piping and leaking at time of inspection. Should have a professional plumber inspect and correct properly.
- 7) Bathtub overflow has signs of leaking at time of inspection. Should have a professional plumber inspect and correct properly.
- 8) Several bathrooms sink drain plumbing were loose at time of inspection. Conducive to leaking and causing possible damage. Should have a professional plumber correct.

APPLIANCES MAJOR DEFICIENCIES:

- 1) Bathroom exhaust fan was making loud noise during operation at time of inspection. Should have a professional inspect and correct properly.
- 2) Exterior dryer vent was loose from structure at time of inspection. Should be secured and sealed properly to

structure. Conducive to leaking moisture into structure.

A. Foundations

Type of Foundation(s): Poured concrete

Method used to observe Crawlspace: No crawlspace

Columns or Piers: No Piers or Columns

Comments:

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



A. Item 1(Picture)

(2) Soil was too high and covering the foundation in several areas of the structure at time of inspection. Could not inspect foundation for any defects or deficiencies in these areas at time of inspection.

Foundation issues could be hidden and not visible at time of inspection. It's always recommended to have a professional inspect and further evaluate foundation for any defects or deficiencies.



A. Item 2(Picture)

B. Grading and Drainage

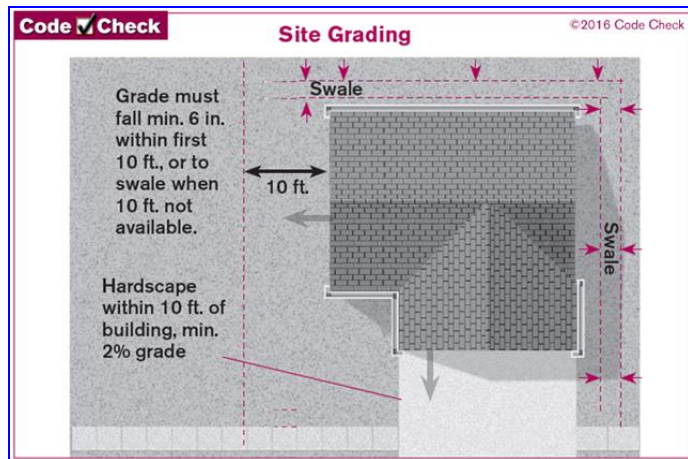
Comments:

Rear grading is sloped toward the foundation at time of inspection. Soil was too high to the foundation and siding in several areas at time of inspection. Soil should be graded 6" in 10' away from the foundation. Soil should be at least 4" from bottom of brick and 6" from bottom of

siding. Conducive to moisture intrusion and causing possible damage.



B. Item 1(Picture)



B. Item 2(Picture)

C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass

Viewed roof covering from: Ground

Comments:

(1) Roofing has deflections and lifting at ridge in several areas at time of inspection. Should have a professional roofer evaluate.



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

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

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

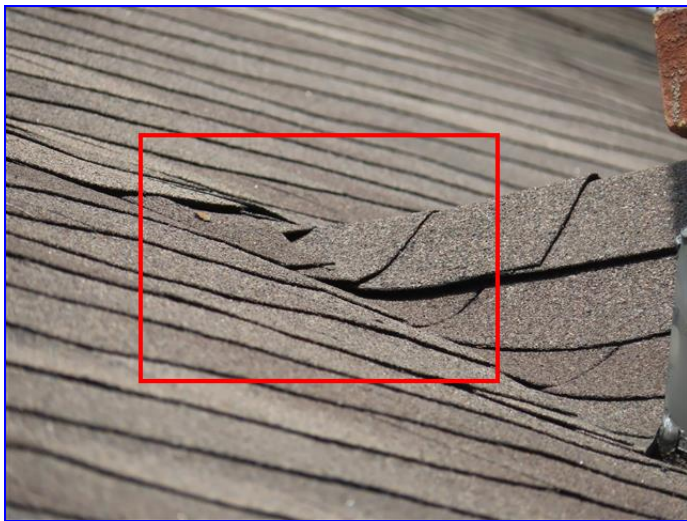
The absolute water-tightness of a roof system can only be determined by observing it during a period of prolonged rainfall and differing weather and wind conditions. These conditions are rarely, if ever, present during the inspection, and if they are, there are almost always some areas of the roof that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



C. Item 4(Picture)



C. Item 5(Picture)

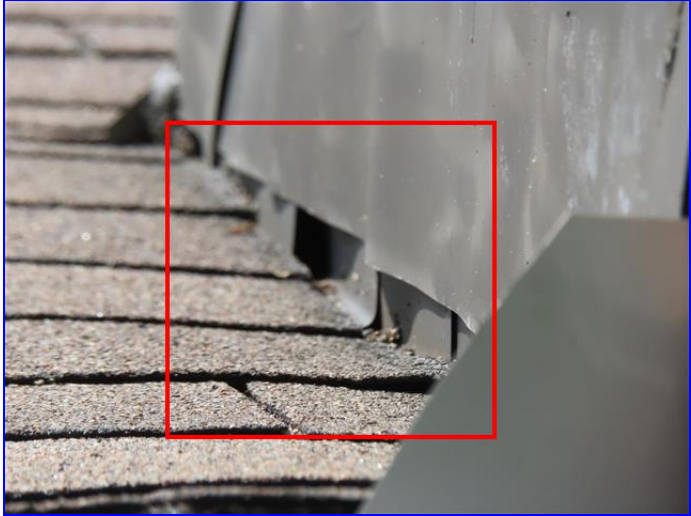


C. Item 6(Picture)



C. Item 7(Picture)

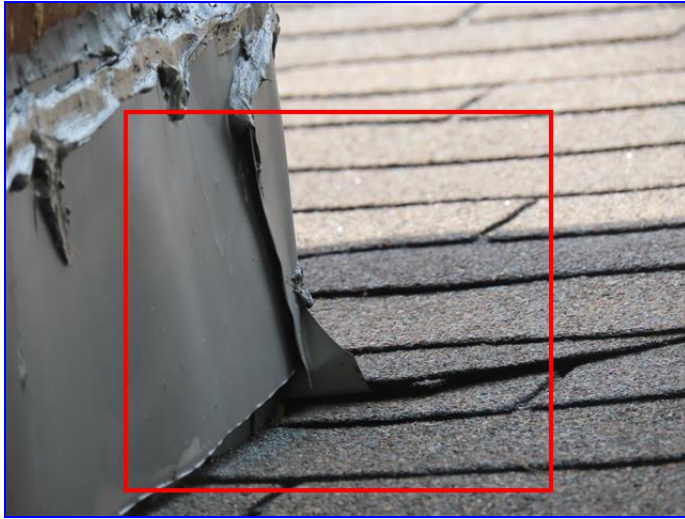
(3) All lifted roof flashing should be corrected and sealed properly. Conducive to leaking and causing possible damage. Should have a professional roofer inspect and evaluate roofing.



C. Item 8(Picture)



C. Item 9(Picture)



C. Item 10(Picture)

(4) Roof sheathing at furnace exhaust has moisture staining, damage and rot at time of inspection. Should have a professional roofer inspect and correct properly.



C. Item 11(Picture)



C. Item 12(Picture)

D. Roof Structures and Attics

Roof-Type: Gable

Roof Structure Type: 2 X 6 Rafters

Method used to observe attic: Walked, Inaccessible

Attic info: Attic access, Pull Down stairs

Approximate Average Depth of Insulation: 10 inches

Comments:

(1) Attic ladder and hardware were loose and step was damaged at time of inspection. Should have a professional correct properly. This is a possible safety hazard.



D. Item 1(Picture)



D. Item 2(Picture)

(2) Attic door access in the garage should be sealed and insulated properly. Conducive to leaking Carbon Monoxide into attic and into living space. Possible safety hazard.



D. Item 3(Picture)

(3) Roofing structure in garage attic was missing vertical support at time of inspection. Should have a professional correct properly. This is a possible structural issue.

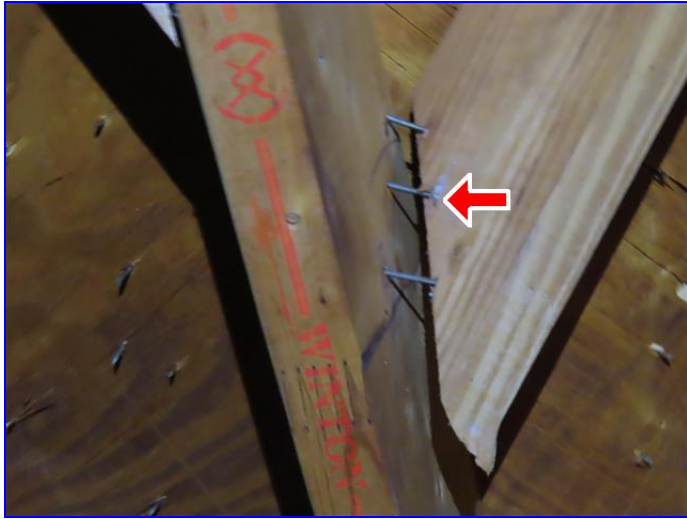


D. Item 4(Picture)



D. Item 5(Picture)

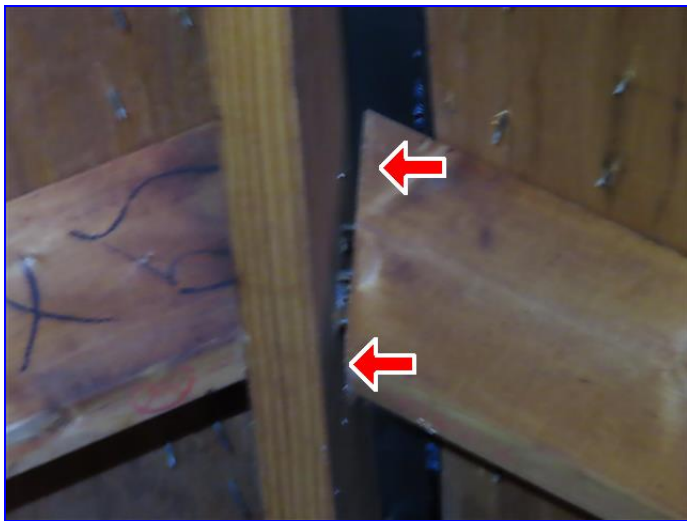
(4) Rafters in the attic were separating in several areas at time of inspection. Should have a professional correct properly. This is a possible structural issue.



D. Item 6(Picture)



D. Item 7(Picture)



D. Item 8(Picture)

E. Walls (Interior and Exterior)

Wall Structure: Wood

Siding Style: Lap, Brick

Siding Material: Cement-Fiber, Full brick

Wall Material: Gypsum Board

Cabinetry: Wood

Countertop: Granite

Comments:

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



E. Item 1(Picture)

(2) Interior wall is cracked at time of inspection. Possibly due from settling of the structure.



E. Item 2(Picture)

(3) All bathroom tile wall penetrations, gaps or cracks should be sealed properly. Conducive to moisture intrusion.



E. Item 3(Picture)



E. Item 4(Picture)

F. Ceilings and Floors

Ceiling Structure: Not visible

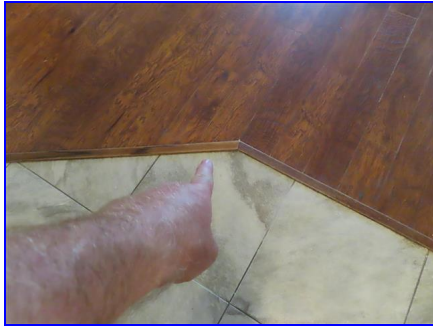
Floor Structure: Slab, Wood joists

Ceiling Materials: Gypsum Board

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

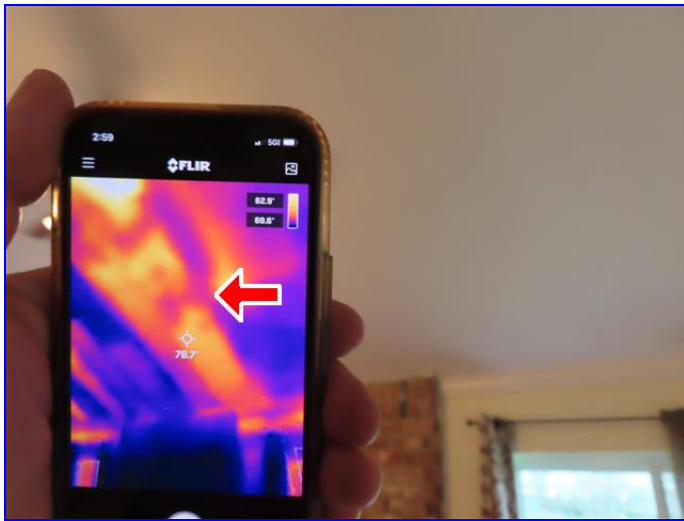
Comments:

(1) Floor transition trim was loose at time of inspection. Should correct properly.



F. Item 1(Picture)

(2) Ceilings have lack and missing insulation in several areas at time of inspection. Should have a professional correct properly.



F. Item 2(Picture)

(3) Master bedroom laminate flooring has signs of moisture damage at time of inspection. Should have a professional correct properly.



F. Item 3(Picture)

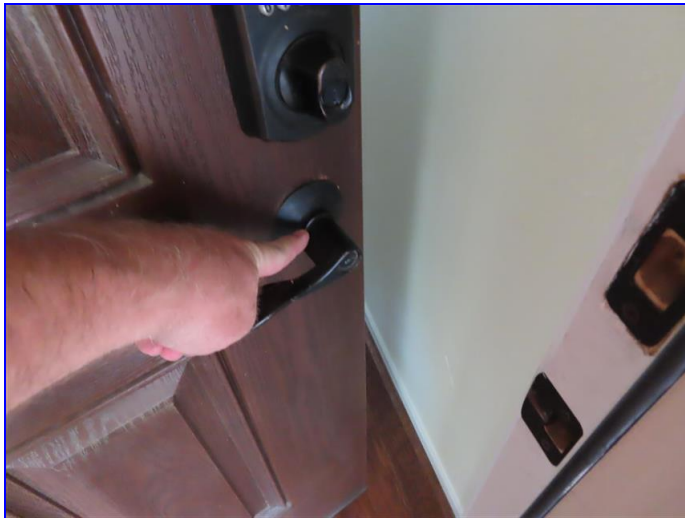
G. Doors (Interior and Exterior)

Exterior Entry Doors: Steel, Fiberglass

Interior Doors: Hollow core

Comments:

(1) Front exterior door was catching door frame and handle was loose at time of inspection. Should have a professional correct properly.



G. Item 1(Picture)



G. Item 2(Picture)

(2) Interior garage door was missing self closing hinges at time of inspection. Should have a professional correct properly.



G. Item 3(Picture)

(3) Master bedroom door is damaged at time of inspection. Should have a professional correct properly.



G. Item 4(Picture)

(4) Double door was not latching properly and top latch was not operating properly at time of inspection. Should have a professional correct properly.



G. Item 5(Picture)



G. Item 6(Picture)

H. Windows

Window Manufacturer: WINDOW WORLD

Window Types: Thermal/Insulated

Comments:

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



H. Item 1(Picture)

I. Stairways (Interior and Exterior)

Comments:

Stair railing balusters should be no more than 4" apart per code. This is a possible safety hazard.



I. Item 1(Picture)

J. Fireplaces and Chimneys

Sky Light(s): None

Chimney (exterior): Brick

Types of Fireplaces: Conventional

Operable Fireplaces: Unknown

Number of Woodstoves: None

Comments:

Fireplace was only visually inspected for defects or deficiencies at time of inspection. Did not inspect operation of fireplace at time of inspection. Fireplace front screen was missing at time of inspection. Should correct before use of the fireplace. Inspection of fireplace is not part of home inspection per TREC Standards of Practice. Recommend having a professional Fireplace Tech further evaluate unit.



J. Item 1(Picture)

K. Porches, Balconies, Decks and Carports

Appurtenance: Porch, Sidewalk, Patio

Driveway: Concrete

Comments:

(1) Driveway has large cracking and small section is damaged and sinking at time of inspection. Should have a professional correct properly.



K. Item 1(Picture)



K. Item 2(Picture)

(2) Wood fencing has wear, tear and rot in several areas at time of inspection.



K. Item 3(Picture)

(3) Rear patio gas large gap from foundation at time of inspection. Should have a professional

correct and seal properly.



K. Item 4(Picture)

(4) Rear patio has large crack at time of inspection.



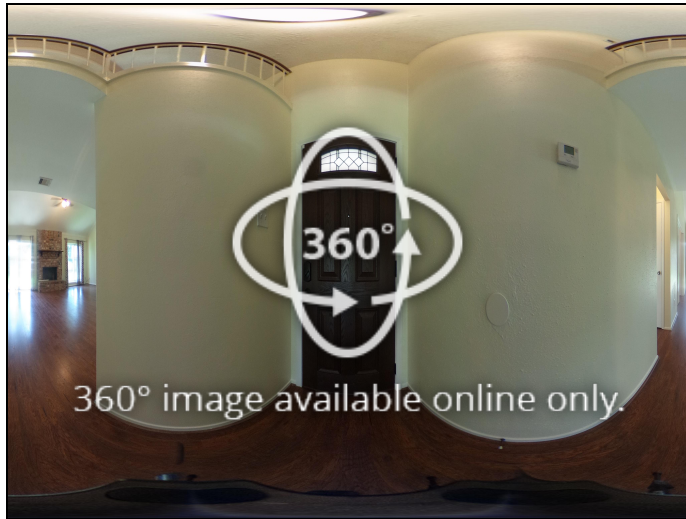
K. Item 5(Picture)

M. 360 Interactive Pictures

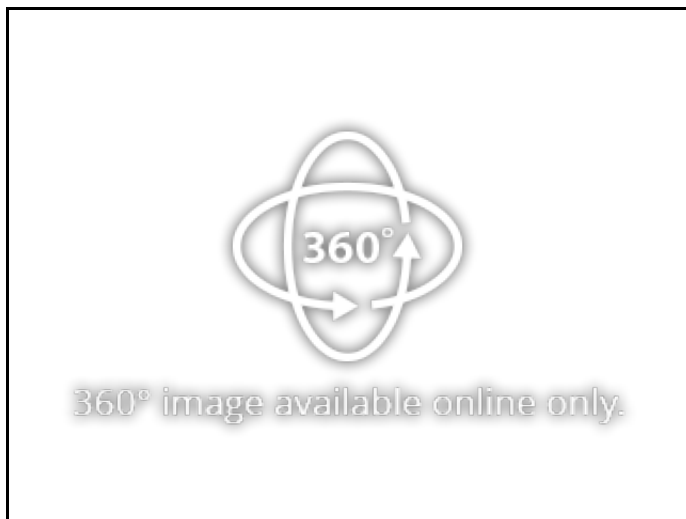
[Comments:](#)

360 Interactive Views

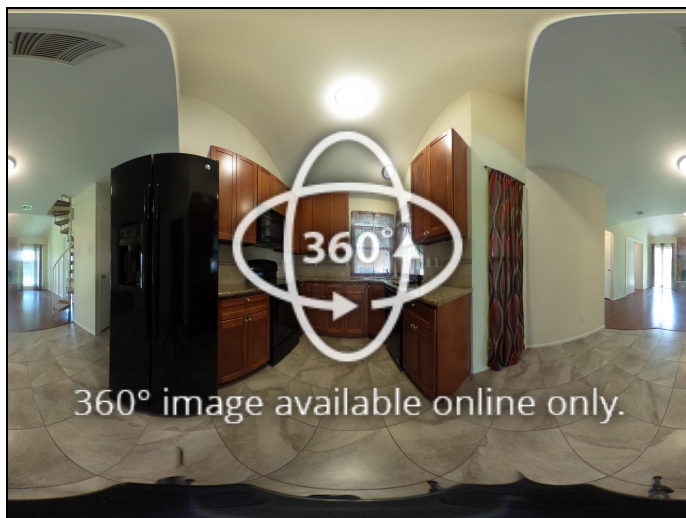
Check out in the separate email the Texas Web Inspection Interactive Report for 360 views of the interior of the property. Here you can rotate each room around, look up and down and zoom into certain areas of the room for a more interactive experience.



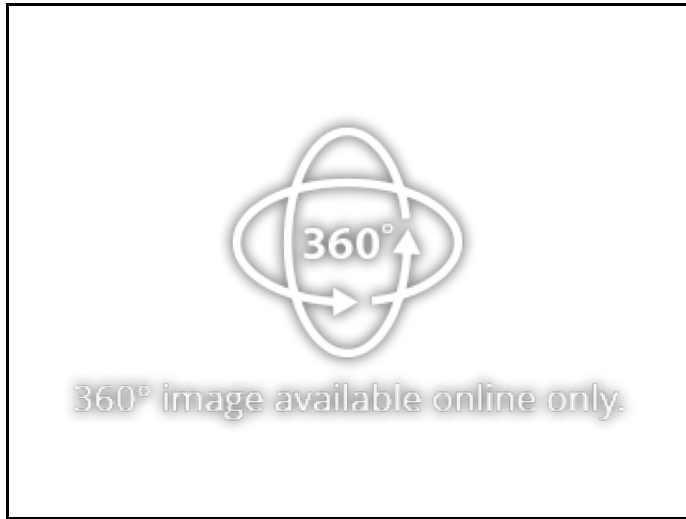
M. Item 1(Picture)



M. Item 2(Picture)



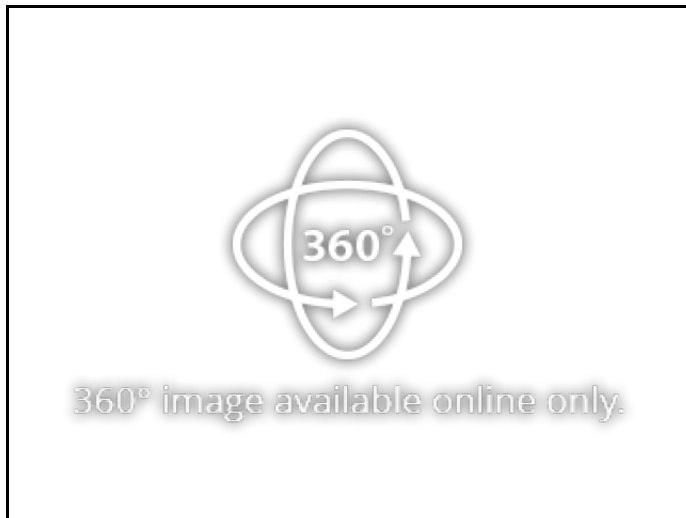
M. Item 3(Picture)



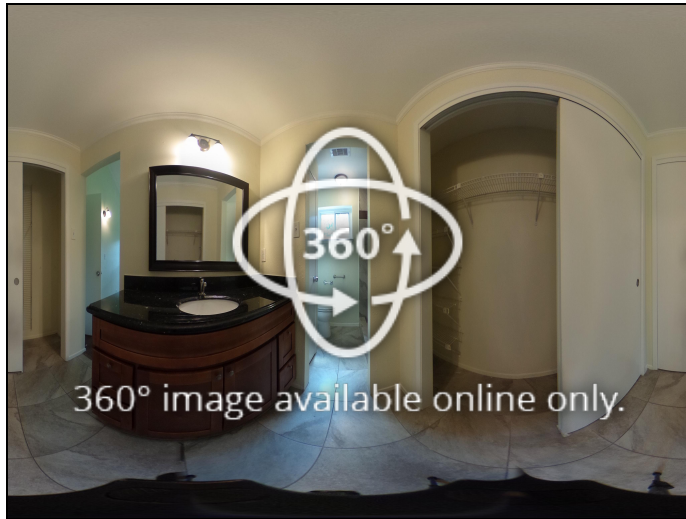
M. Item 4(Picture)



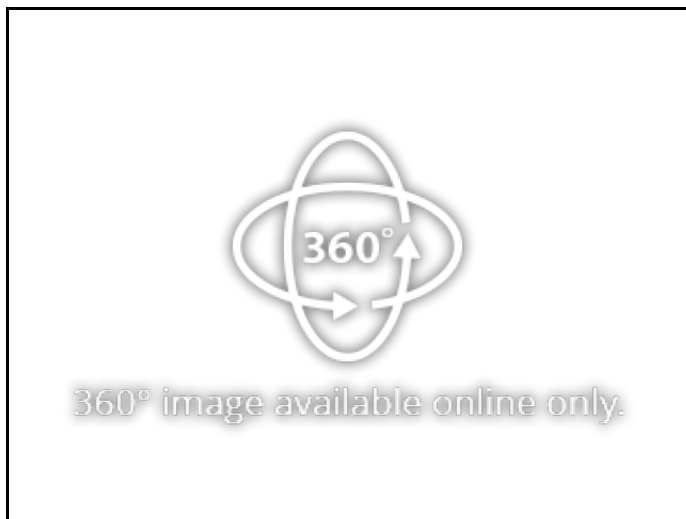
M. Item 5(Picture)



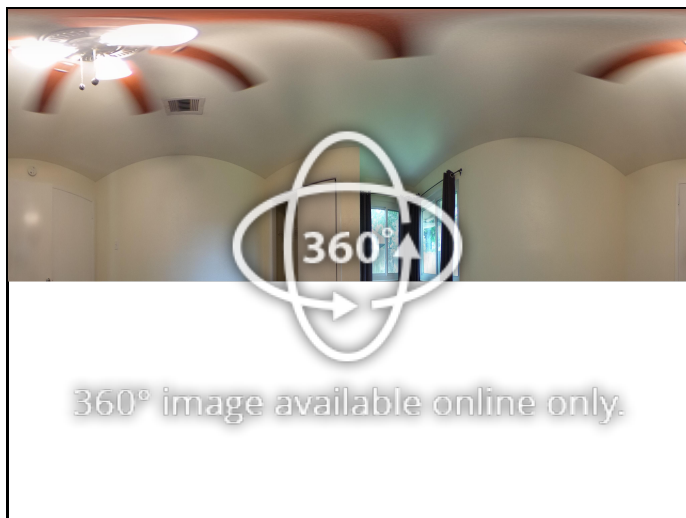
M. Item 6(Picture)



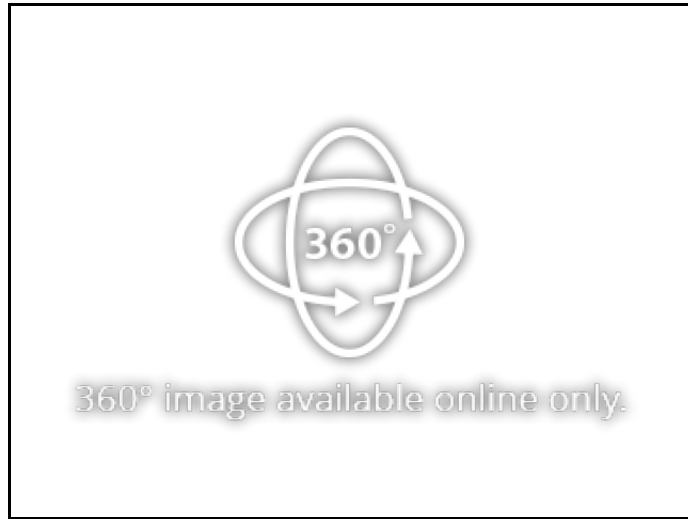
M. Item 7(Picture)



M. Item 8(Picture)



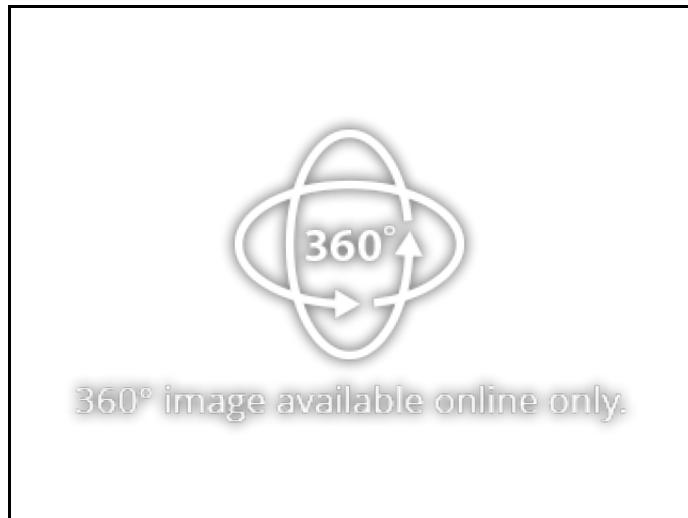
M. Item 9(Picture)



M. Item 10(Picture)



M. Item 11(Picture)



M. Item 12(Picture)

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

Disclaimer:

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

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

I NI NP D

II. Electrical Systems

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 100 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: SQUARE D

Comments:

(1) Electric meter and main breaker box. Dead front cover was missing fasteners and was loose at time of inspection. Should have a professional electrician correct properly.

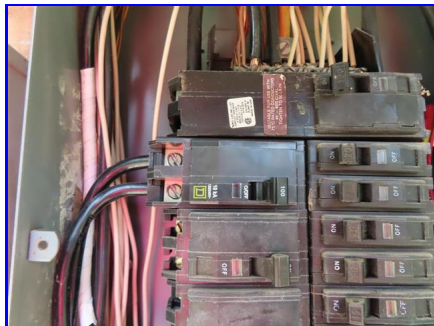


A. Item 1(Picture)



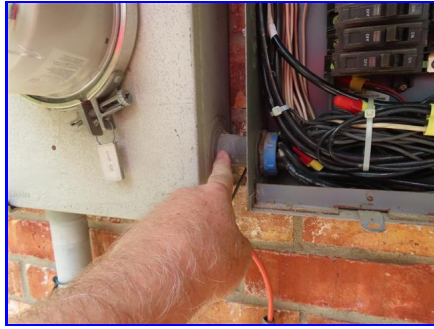
A. Item 2(Picture)

(2) 100 amp main disconnect. (This is for informational purposes only)



A. Item 3(Picture)

(3) Connector between meter and breaker box was missing electrical bonding at time of inspection. Should have a professional electrician correct.



A. Item 4(Picture)

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper

Wiring Methods: Romex

Comments:

(1) The smoke detector should be tested at common hallway to bedrooms upon moving in to home. Smoke detectors should be replaced every 10 years and batteries at least every year.



B. Item 1(Picture)



B. Item 2(Picture)

(2) Gas meter plumbing was missing electrical bonding at time of inspection. Should have a professional electrician inspect and correct properly.



B. Item 3(Picture)

(3) All exterior electrical outlets should be GFCI protected and sealed to the structure properly. Outlets should be installed in exterior boxes with covers. Should have a professional electrician inspect and correct properly.



B. Item 4(Picture)

(4) Electrical outlet under kitchen sink should be GFCI protected outlet. Should have a professional electrician correct properly.



B. Item 5(Picture)

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



B. Item 6(Picture)

(6) All garage electrical outlets should be GFCI protected. Electrical covers were missing GFCI protected label at time of inspection. Should have a professional electrician inspect and correct.



B. Item 7(Picture)

(7) Attic light switch cover was damaged at time of inspection. Should have a professional electrician replace properly.



B. Item 8(Picture)

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

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

I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

A. Cooling Equipment

Type of Systems (Cooling): Air conditioner unit

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: One

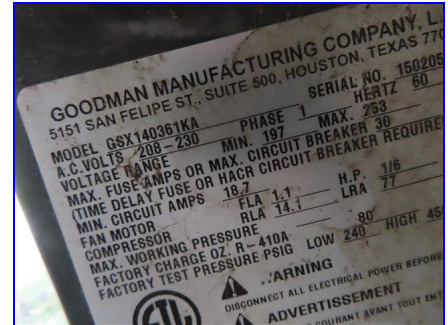
Central Air Brand: GOODMAN

Comments:

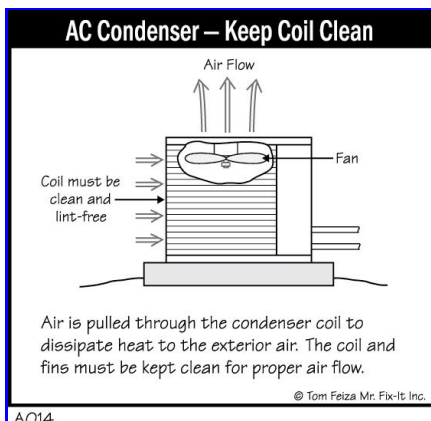
20215 Goodman 3 ton AC unit was not balanced properly in the interior with temperature differences in several rooms at time of inspection. Should have a professional AC Tech inspect and balance system properly.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

B. Heating Equipment

Type of Systems (Heating): Furnace

Energy Sources: Gas

Number of Heat Systems (excluding wood): One

Heat System Brand: GOODMAN

Comments:

Goodman gas furnace in the attic was working properly in Cool Mode at time of inspection. Did not test in Heat Mode since the outside temperature was over 60 degrees at time of inspection.



B. Item 1(Picture)

C. Duct Systems, Chases and Vents

Ductwork: Insulated

Filter Type: Missing

Filter Size: N/A

Comments:

HVAC return was missing filter at time of inspection. Should correct properly.



C. Item 1(Picture)

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

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

I NI NP D

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Water Source: Public

Water Filters: (We do not inspect filtration systems)

Plumbing Water Supply (into home): Galvanized (old)

Plumbing Water Distribution (inside home): Galvanized

Location of water meter: in yard

Location of main water supply valve: Side of Structure

Static water pressure reading: 60 psi

Type of supply piping material: Galvanized

Type of drain piping material: PVC

Comments:

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



A. Item 1(Picture)

(2) Exterior faucets were missing hose bibbs at time of inspection. Should have a professional plumber correct.



A. Item 2(Picture)

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



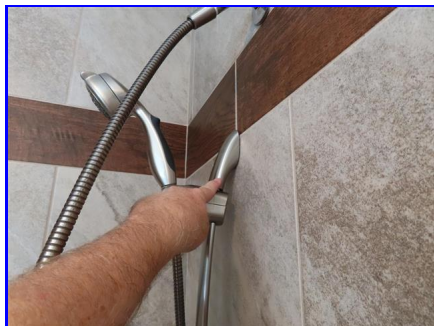
A. Item 3(Picture)

(4) Structure has galvanized plumbing that will rust, corrode, leak and have calcium build up that reduces water pressure. These issues could of been hidden at time of inspection. Recommend replacing all galvanized plumbing by a professional plumber.



A. Item 4(Picture)

(5) Several plumbing fixtures were loose at time of inspection. Should have a professional plumber correct properly.



A. Item 5(Picture)

(6) Showerhead was not flowing properly at time of inspection. Should have a professional plumber inspect and correct properly.



A. Item 6(Picture)

(7) Master toilet was not operating properly at time of inspection. Should have a professional plumber inspect and correct properly.



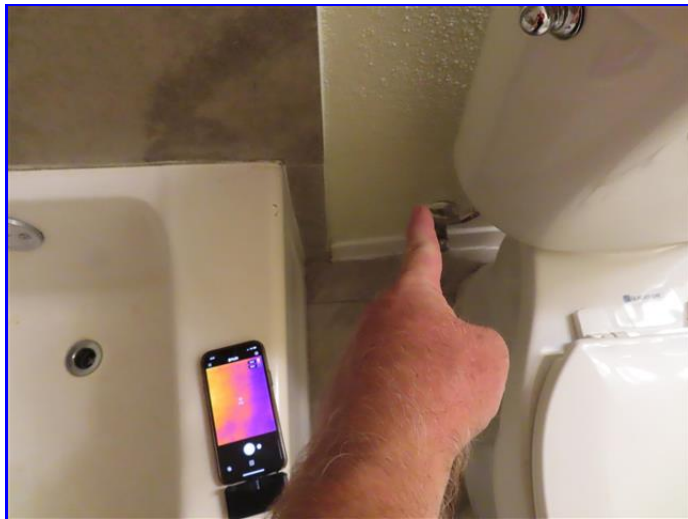
A. Item 7(Picture)

(8) Bathroom faucet was not flowing properly at time of inspection. Should have a professional plumber inspect and correct properly.



A. Item 8(Picture)

(9) 1st floor wall at toilet shut off valve has high levels of moisture from possible leak at time of inspection. Should have a professional plumber inspect and correct properly.



A. Item 9(Picture)



A. Item 10(Picture)

(10) Kitchen sink should be sealed properly to the countertop. Conducive to leaking and causing possible damage.



A. Item 11(Picture)

B. Drains, Waste and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

(1) Kitchen sink drain was loose, installed with improper flex piping and leaking at time of inspection. Should have a professional plumber inspect and correct properly.



B. Item 1(Picture)

(2) Bathroom sinks were missing drain stoppers at time of inspection. Should correct properly.



B. Item 2(Picture)

(3) Bathtub overflow has signs of leaking at time of inspection. Should have a professional plumber inspect and correct properly.



B. Item 3(Picture)

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



B. Item 4(Picture)

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



B. Item 5(Picture)

C. Water Heating Equipment

Water Heater energy sources: Gas (quick recovery)

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

Water Heater Location: Garage

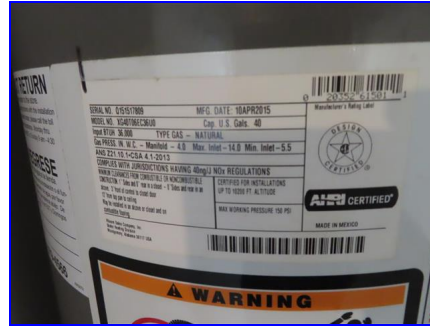
WH Manufacturer: RHEEM

Comments:

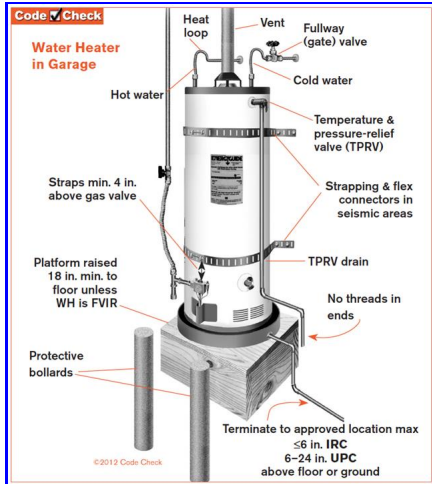
2015 Rheem gas 40 gallon hot water heater in the garage was operating properly at time of inspection.



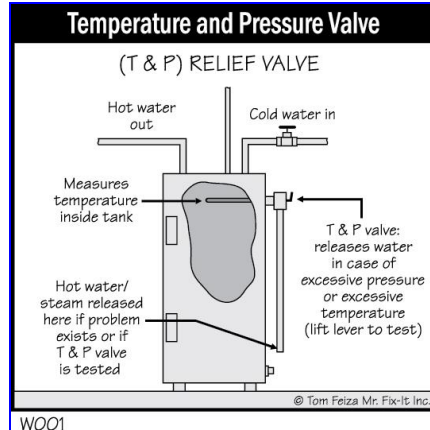
C. Item 1(Picture)



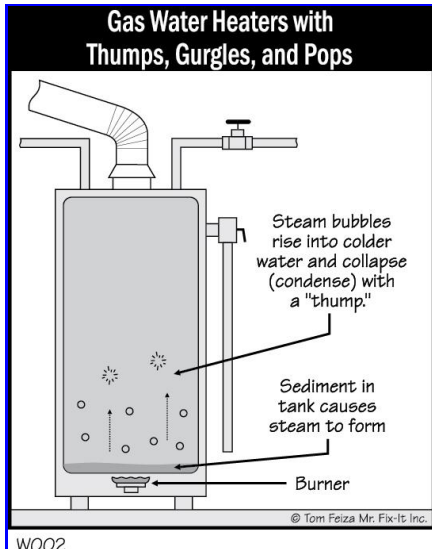
C. Item 2(Picture)



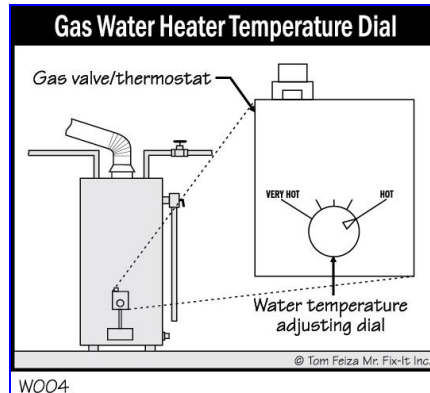
C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)



C. Item 6(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Exterior Side of Structure

Type of gas distribution piping material: Cast Iron

Comments:

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

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

I NI NP D

V. Appliances

A. Dishwasher

Dishwasher Brand: WHIRLPOOL

Comments:

Whirlpool dishwasher was working properly at time of inspection.



A. Item 1(Picture)

B. Food Waste Disposers

Disposer Brand: KENMORE

Comments:

Kenmore disposal was working properly at time of inspection.



B. Item 1(Picture)

C. Range Hood and Exhaust System

Exhaust/Range hood: WHIRLPOOL

Comments:

Whirlpool built in microwave exhaust fan and light was working properly at time of inspection.



C. Item 1(Picture)

D. Ranges, Cooktops and Ovens

Range/Oven: GENERAL ELECTRIC

Comments:

GE electric cooktop and oven was working properly at time of inspection.



D. Item 1(Picture)

E. Microwave Ovens

Built in Microwave: WHIRLPOOL

Comments:

Whirlpool built in microwave was working properly at time of inspection.



E. Item 1(Picture)

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

(1) Several bathrooms were missing exhaust fans at time of inspection. Should have a professional correct properly.



F. Item 1(Picture)

(2) Bathroom exhaust fan was making loud noise during operation at time of inspection. Should have a professional inspect and correct properly.



F. Item 2(Picture)

G. Garage Door Operator(s)

Auto-opener Manufacturer: SEARS

Garage Door Type: One automatic

Garage Door Material: Metal

Comments:

Craftsman garage door opener was working properly at time of inspection.



G. Item 1(Picture)

H. Dryer Exhaust System

[Comments:](#)

Exterior dryer vent was loose from structure at time of inspection. Should be secured and sealed properly to structure. Conducive to leaking moisture into structure.



H. Item 1(Picture)

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

Disclaimer:

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

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

Thank you!

INVOICE



American Dream Inspections TX, llc
4634 Kingfisher Dr.
Houston, TX 77035
[832-566-0973](tel:832-566-0973)
Inspected By: Kevin Sandel

Inspection Date: 4/15/2023
Report ID: Thi10303HorsehoseBendDr

Customer Info:	Inspection Property:
Stephen Thi 10303 Horsehose Bend Dr. Houston TX 77064 Customer's Real Estate Professional:	10303 Horsehose Bend Dr. Houston TX 77064

Inspection Fee:

Service	Price	Amount	Sub-Total
Home and Termite Inspection Bundle	455.00	1	455.00
			Tax \$0.00
			Total Price \$455.00

Payment Method: Credit Card
Payment Status: Invoice Sent
Note: