



## Inspection Report

**Ana Zavala**

**Property Address:**  
7331 Northleaf Dr.  
Houston TX 77086



**American Dream Inspections TX, llc**

**Kevin Sandel 22389  
4634 Kingfisher Dr.  
Houston, TX 77035  
832-566-0973**

# PROPERTY INSPECTION REPORT FORM

Ana Zavala	7/17/2023
<i>Name of Client</i>	<i>Date of Inspection</i>
7331 Northleaf Dr., Houston, TX 77086	
<i>Address of Inspected Property</i>	
Kevin Sandel	22389
<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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

**In Attendance:**

Customer

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 25 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No

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I   NI   NP   D

## I. Structural Systems



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I   NI   NP   D

**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) Yards have low spots in several areas at time of inspection. This is conducive to ponding. Should have a professional correct for proper drainage.
- 2) All lifted roof shingles and flashing 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.
- 3) Roofing has wear and tear at time of inspection. Should have a professional roofer evaluate. Roof may need to be replaced.
- 4) Roofing is buckled in several areas at time of inspection. Should have a professional roofer correct properly.
- 5) Roofing is sagging in several areas at time of inspection. This is a possible structural issue. Should have a professional inspect and correct properly.
- 6) Exterior fascia has moisture damage and rot in several areas at time of inspection. Fascia is loose and hanging in an area at time of inspection. Should have a professional correct properly.
- 7) Attic was missing and lacking insulation in several areas at time of inspection. Should have a professional add more insulation in these areas of the attic for proper energy efficiency. This is creating hot areas.
- 8) Large exterior gaps from brick wall to garage door trim should be sealed properly. Conducive to moisture intrusion and causing possible damage.
- 9) Exterior rear window trim is damaged and should be replaced properly. Conducive to moisture intrusion and causing possible damage.
- 10) Exterior trim has wood rot in several areas at time of inspection. Should have a professional correct properly.
- 11) All exterior siding seams and fastener heads should be sealed properly. Conducive to moisture and WDI (Wood Destroying Insect) intrusion.
- 12) Middle bathroom wall has moisture damage with high levels of moisture at time of inspection. Should have a professional inspect and correct properly.
- 13) Bathroom ceiling is sagging at time of inspection. Should have a professional correct properly.
- 14) Bedroom ceiling has possible moisture bubble from an attic leak. Should have a professional inspect and correct properly.
- 15) Garage door is damaged in several areas and both doors were not operating properly or level in door frames at time of inspection. Should have a professional Door Tech inspect and correct properly.
- 16) Front exterior door was not level in door frame creating large gaps around door and leaking daylight into the interior, dead bolt was not latching properly at time of inspection. Should have a professional correct properly.
- 17) Original living room glass sliding door was not operating properly and frame to glass was loose at time of inspection. Should have a professional correct properly.
- 18) Utility room door latch was missing at time of inspection. Should correct properly.
- 19) Interior garage door was missing self closing hinges and door was catching door frame at time of inspection. Should have a professional correct properly.
- 20) Exterior door bottom seals were damaged and should be replaced. Conducive to moisture and WDI (Wood Destroying Insects) intrusion.
- 21) Several interior doors were catching door frames at time of inspection. Should have a professional correct properly.
- 22) Window glass was replaced with improper plastic at time of inspection. Should have a professional correct properly.
- 23) All exterior and interior window penetrations should be sealed properly. Conducive to moisture and WDI (Wood Destroying Insects) intrusion.
- 24) Exterior window gaskets were damaged and loose in several areas at time of inspection. Should have a professional correct properly. Conducive to moisture intrusion and causing possible damage.

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25) Window burglar bars should be removed for proper egress. This is a possible safety hazard.

26) Bedroom sliding window was not opening at time of inspection. Should have a professional correct for proper egress. This is a possible safety hazard.

27) Bedroom window was not operating properly and was missing latches at time of inspection. Should have a professional correct properly.

28) Driveway has large cracks and damaged area at time of inspection. Should have a professional correct properly.

29) Wood fence is damaged and leaning in many areas, large side gate was damaged at time of inspection. Should have a professional replace properly.

30) Rear overhang has signs of leaking in several areas, structure was not secured properly to main structure at time of inspection. Should have a professional correct properly.

**ELECTRICAL SYSTEMS MAJOR DEFICIENCIES:**

1) Square D breaker box and electric meter. Breaker box door was loose from unit and was not operating properly, breakers were missing labels and box was missing AFCI breakers for all livable rooms, dead front cover was missing several blanks creating large gaps into the box and was installed with improper pointed fasteners at time of inspection. Should have a professional electrician correct properly.

2) Breaker box main breaker was undersized at time of inspection. Should be installed with at least 100 amp main disconnect per code by a professional electrician.

3) Smoke detectors should be replaced every 10 years and batteries at least every year. Smoke detectors were missing in bedrooms at time of inspection. Should have a professional electrician correct properly. This is a possible safety hazard.

4) Rear exterior electrical outlet could not be plugged into at time of inspection. 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.

5) Rear open electrical should be sealed and covered properly by a professional electrician.

6) Living room lights were not operating at time of inspection. Should have a professional electrician correct properly.

7) Several electrical outlets were damaged at time of inspection. Should have a professional electrician correct properly.

8) All kitchen electrical outlets should be at least 3' from sink and GFCI protected. Should have a professional electrician inspect and correct. Covers should be labeled GFCI protected.

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

10) Several electrical outlets were not operating properly at time of inspection. Should have a professional electrician inspect and correct properly.

11) All utility room electrical outlets should be GFCI protected. Electrical covers were missing GFCI protected label at time of inspection. Should have a professional inspect and correct.

12) Garage lights were not operating at time of inspection. Should have a professional electrician inspect and correct properly.

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

14) Bathroom lights were loose from wall at time of inspection. Should have a professional electrician correct properly.

15) All bathroom electrical outlets should be at least 3' from the sinks and GFCI protected. Electrical covers were missing GFCI protected label at time of inspection. Should have a professional inspect and correct.

16) Bathroom GFCI electrical outlet was not operating properly at time of inspection. Should have a professional electrician correct properly.

**HVAC SYSTEMS MAJOR DEFICIENCIES:**

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- 1) 2012 Goodman 3 ton AC unit was not balanced and was leaning, unit was not cooling at time of inspection. Should have a professional AC Tech inspect and correct properly.
- 2) 2012 Goodman electric furnace in the closet was not 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. Around unit has moisture staining from possible condensation, unit was missing drip pan and drain, electrical from unit was missing main disconnect box at time of inspection. Should have a professional AC Tech inspect and correct properly.
- 3) Bathroom was missing HVAC register for proper cooling and heating at time of inspection. Should have a professional AC Tech correct properly.

**PLUMBING SYSTEMS MAJOR DEFICIENCIES:**

- 1) Exterior faucet threads were damaged at time of inspection. Should have a professional plumber correct properly.
- 2) Exterior faucet valve was leaking at time of inspection. Should have a professional plumber correct properly.
- 3) Kitchen sprayer was damaged and should be replaced by a professional plumber.
- 4) Kitchen faucet control valve was leaking at time of inspection. Could side would not produce water at time of inspection. Should have a professional plumber replace properly.
- 5) Bathroom cabinets and countertops were loose from wall in both bathrooms at time of inspection. Should have a professional correct and secure properly.
- 6) Both showerheads were leaking at plumbing connection at time of inspection. Should have a professional plumber correct properly.
- 7) All bathtub faucet gaps from tile walls should be sealed properly. Conducive to moisture intrusion and causing possible damage.
- 8) Bathtub on hot side was not producing water at time of inspection. Should have a professional plumber inspect and correct properly.
- 9) Middle bathroom toilet bowl was loose at time of inspection. Should have a professional plumber correct properly. Conducive to leaking and causing possible damage.
- 10) Kitchen sink drain has signs of possibly leaking at time of inspection. Should have a professional plumber inspect and correct properly.
- 11) Several bathrooms sink drain plumbing were loose and installed with improper flex piping at time of inspection. Conducive to leaking and causing possible damage. Should have a professional plumber correct.
- 12) Aged 2007 State electric 50 gallon hot water heater in the utility room was operating properly at time of inspection. Unit was missing drip pan and drain to exterior, unit electrical was missing proper disconnect box at time of inspection. Should have a professional correct properly.

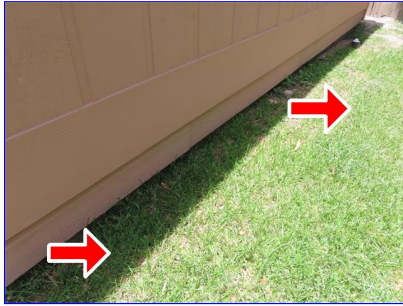
**APPLIANCES MAJOR DEFICIENCIES:**

- 1) GE dishwasher was not operating properly at time of inspection. Unit door was catching countertop and door was not operating properly at time of inspection. Should have a professional inspect and correct properly.
- 2) Badger disposal was not operating properly at time of inspection. Electrical to unit was missing proper electrical connector at time of inspection. Should have a professional plumber inspect and correct properly.
- 3) GE electric cooktop and oven was working properly at time of inspection. Unit was loose in compartment and may be missing Anti Tip Device. Unit should be secured properly. Possible safety hazard. Interior of oven is dirty and should be cleaned properly.
- 4) Several bathrooms were missing exhaust fans at time of inspection. Should have a professional correct properly.
- 5) Garage door opener was damaged and not operating at time of inspection. Should have a professional Door Tech replace unit properly.
- 6) Exterior dyer vent was missing at time of inspection. Should have a professional plumber replace properly.



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I	NI	NP	D
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B. Item 1(Picture)

(2) Yards have low spots in several areas at time of inspection. This is conducive to ponding. Should have a professional correct for proper drainage.



B. Item 2(Picture)

C. Roof Covering Materials

**Types of Roof Covering:** 3-Tab fiberglass

**Viewed roof covering from:** Ground

**Comments:**

(1) All lifted roof shingles and flashing 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



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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 1(Picture)



C. Item 2(Picture)

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(2) Roofing has wear and tear at time of inspection. Should have a professional roofer evaluate. Roof may need to be replaced.



C. Item 3(Picture)

(3) Roofing is buckled in several areas at time of inspection. Should have a professional roofer correct properly.

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C. Item 4(Picture)



C. Item 5(Picture)



C. Item 6(Picture)

(4) Roofing is sagging in several areas at time of inspection. This is a possible structural issue. Should have a professional inspect and correct properly.



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C. Item 7(Picture)



C. Item 8(Picture)

**D. Roof Structures and Attics**

**Roof-Type:** Gable

**Roof Structure Type:** Engineered wood trusses

**Method used to observe attic:** From entry

**Attic info:** Scuttle hole

**Approximate Average Depth of Insulation:** 8 inches

**Comments:**

(1) Exterior fascia has moisture damage and rot in several areas at time of inspection. Fascia is loose and hanging in an area at time of inspection. Should have a professional correct properly.

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D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)

(2) Attic was only inspected from opening due to no proper access at time of inspection.

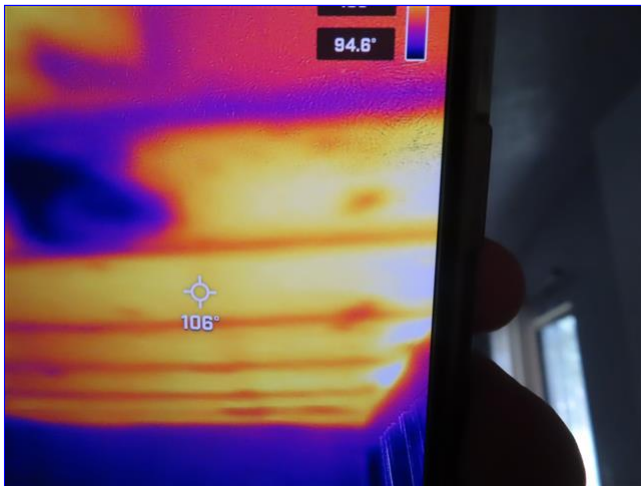
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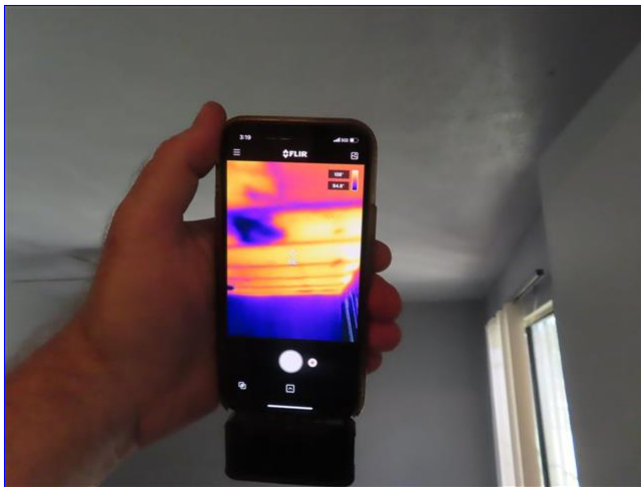


D. Item 4(Picture)

(3) Attic was missing and lacking insulation in several areas at time of inspection. Should have a professional add more insulation in these areas of the attic for proper energy efficiency. This is creating hot areas.



D. Item 5(Picture)



D. Item 6(Picture)

E. Walls (Interior and Exterior)

Wall Structure: Wood

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I   NI   NP   D

**Siding Style:** Lap, Brick

**Siding Material:** Cement-Fiber, Full brick

**Wall Material:** Gypsum Board

**Cabinetry:** Wood

**Countertop:** Laminate

**Comments:**

(1) Large exterior gaps from brick wall to garage door trim should be sealed properly. Conducive to moisture intrusion and causing possible damage.



E. Item 1(Picture)

(2) Exterior rear window trim is damaged and should be replaced properly. Conducive to moisture intrusion and causing possible damage.



E. Item 2(Picture)

(3) Exterior trim has wood rot in several areas at time of inspection. Should have a professional correct properly.



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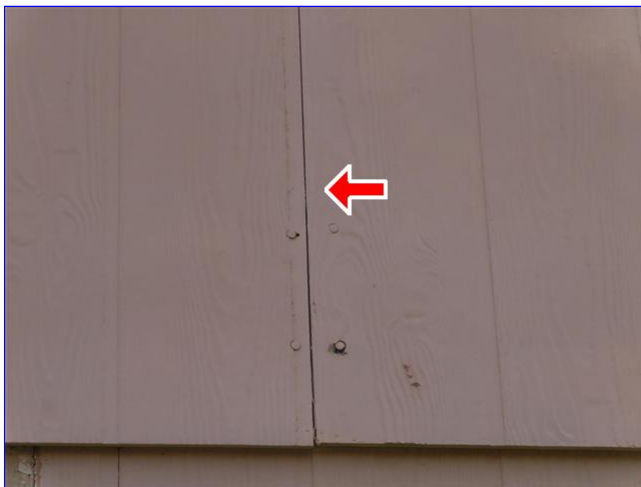
E. Item 3(Picture)

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



E. Item 4(Picture)

(5) All exterior siding seams and fastener heads should be sealed properly. Conducive to moisture and WDI (Wood Destroying Insect) intrusion.



E. Item 5(Picture)

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I   NI   NP   D

(6) Middle bathroom wall has moisture damage with high levels of moisture at time of inspection. Should have a professional inspect and correct properly.



E. Item 6(Picture)



E. Item 7(Picture)

**F. Ceilings and Floors**

**Ceiling Structure:** Not visible

**Floor Structure:** Slab

**Ceiling Materials:** Gypsum Board

**Floor Covering(s):** Carpet, Tile

**Comments:**

(1) Ceilings have been patched in many areas at time of inspection.

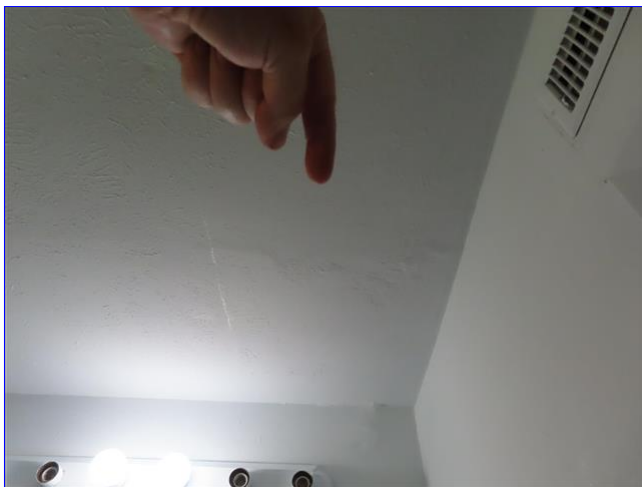
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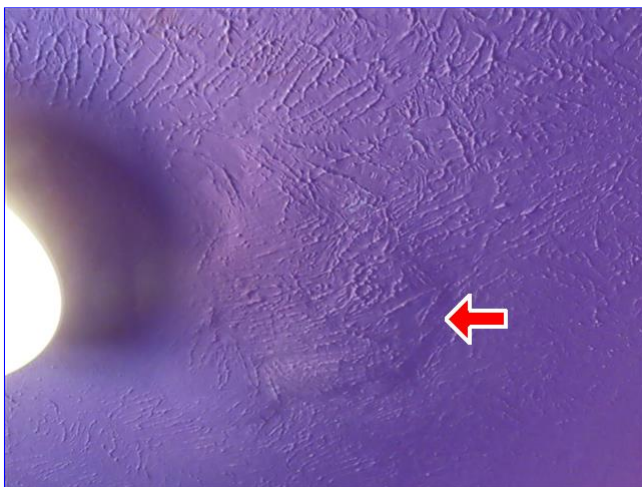
F. Item 1(Picture)

(2) Bathroom ceiling is sagging at time of inspection. Should have a professional correct properly.



F. Item 2(Picture)

(3) Bedroom ceiling has possible moisture bubble from an attic leak. Should have a professional inspect and correct properly.



F. Item 3(Picture)

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**G. Doors (Interior and Exterior)**

**Exterior Entry Doors:** Steel

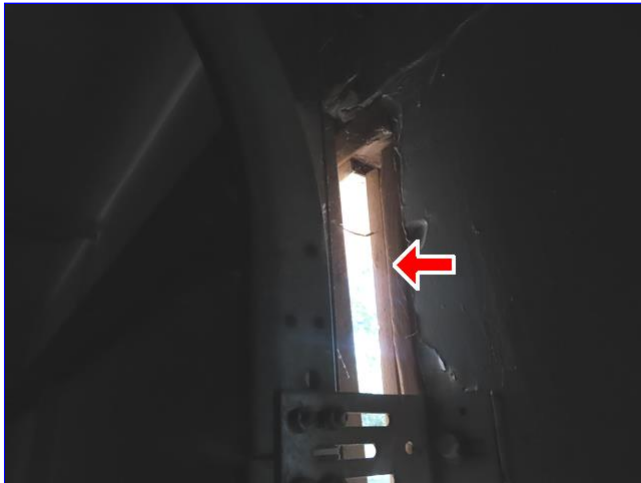
**Interior Doors:** Hollow core

**Comments:**

(1) Garage door is damaged in several areas and both doors were not operating properly or level in door frames at time of inspection. Should have a professional Door Tech inspect and correct properly.



G. Item 1(Picture)



G. Item 2(Picture)

(2) Front exterior door was not level in door frame creating large gaps around door and leaking daylight into the interior, dead bolt was not latching properly at time of inspection. Should have a professional correct properly.



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I   NI   NP   D



G. Item 3(Picture)



G. Item 4(Picture)

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

I   NI   NP   D



G. Item 5(Picture)



G. Item 6(Picture)

(3) Several interior doors were missing door stoppers at time of inspection.



G. Item 7(Picture)

(4) Original living room glass sliding door was not operating properly and frame to glass was loose at time of inspection. Should have a professional correct properly.

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G. Item 8(Picture)

(5) Utility room door latch was missing at time of inspection. Should correct properly.



G. Item 9(Picture)



G. Item 10(Picture)

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I   NI   NP   D

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



G. Item 11(Picture)



G. Item 12(Picture)

(7) Exterior door bottom seals were damaged and should be replaced. Conducive to moisture and WDI (Wood Destroying Insects) intrusion.

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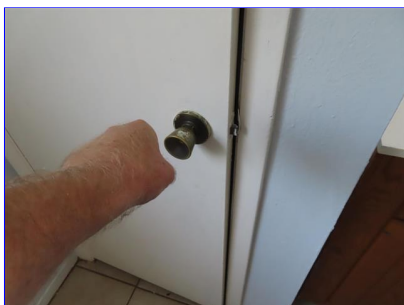
G. Item 13(Picture)

(8) Several interior doors were catching door frames at time of inspection. Should have a professional correct properly.



G. Item 14(Picture)

(9) Bathroom linen closet door was not latching properly at time of inspection. Should correct properly.



G. Item 15(Picture)

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I	NI	NP	D
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H. Windows

**Window Manufacturer:** UNKNOWN

**Window Types:** AGED

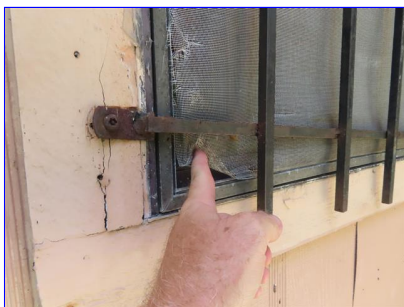
**Comments:**

(1) Window glass was replaced with improper plastic at time of inspection. Should have a professional correct properly.



H. Item 1(Picture)

(2) Window screens were damaged or missing in several areas at time of inspection. Should have a professional correct properly.



H. Item 2(Picture)

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



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I   NI   NP   D



H. Item 3(Picture)

(4) Exterior window gaskets were damaged and loose in several areas at time of inspection. Should have a professional correct properly. Conducive to moisture intrusion and causing possible damage.



H. Item 4(Picture)

(5) Window burglar bars should be removed for proper egress. This is a possible safety hazard.

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H. Item 5(Picture)

(6) All windows are original and not energy efficient. Several windows are hard to operate and are leaking moisture at time of inspection. Recommend replacing with energy efficient Low E windows.



H. Item 6(Picture)

(7) Bedroom sliding window was not opening at time of inspection. Should have a professional correct for proper egress. This is a possible safety hazard.



H. Item 7(Picture)



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(8) Bedroom window was not operating properly and was missing latches at time of inspection. Should have a professional correct properly.



H. Item 8(Picture)

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

**Sky Light(s):** None

**Chimney (exterior):** Metal Flue Pipe

**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 did not have any visible defects at time of inspection. 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

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I   NI   NP   D

**Comments:**

(1) Driveway has large cracks and damaged area at time of inspection. Should have a professional correct properly.



K. Item 1(Picture)



K. Item 2(Picture)

(2) Wood fence is damaged and leaning in many areas, large side gate was damaged at time of inspection. Should have a professional replace properly.

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

I   NI   NP   D



K. Item 3(Picture)



K. Item 4(Picture)



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

I   NI   NP   D



K. Item 5(Picture)



K. Item 6(Picture)

(3) Rear overhang has signs of leaking in several areas, structure was not secured properly to main structure at time of inspection. Should have a professional correct properly.



K. Item 7(Picture)

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

I   NI   NP   D

M. 360 Interactive Pictures

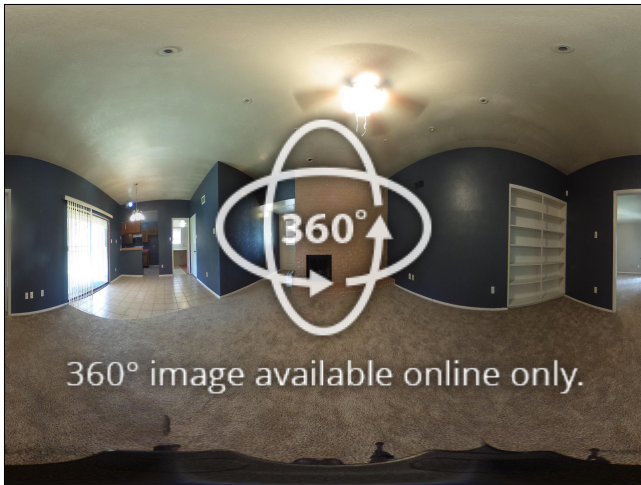
[Comments:](#)

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)

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

I   NI   NP   D



M. Item 3(Picture)



M. Item 4(Picture)



M. Item 5(Picture)

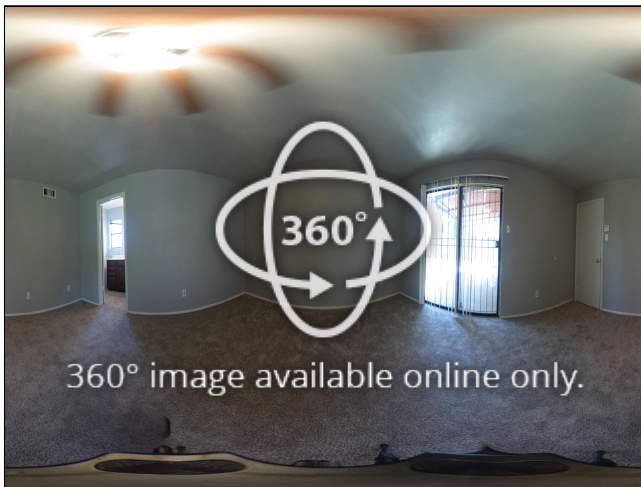


I = Inspected   NI = Not Inspected   NP = Not Present   D = Deficient

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M. Item 6(Picture)



M. Item 7(Picture)



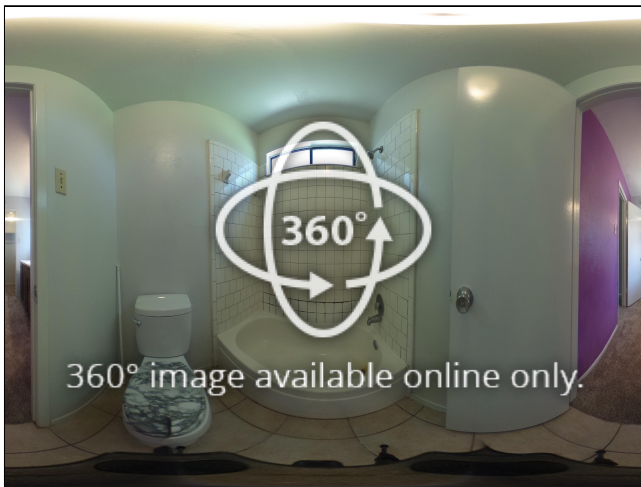
M. Item 8(Picture)

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

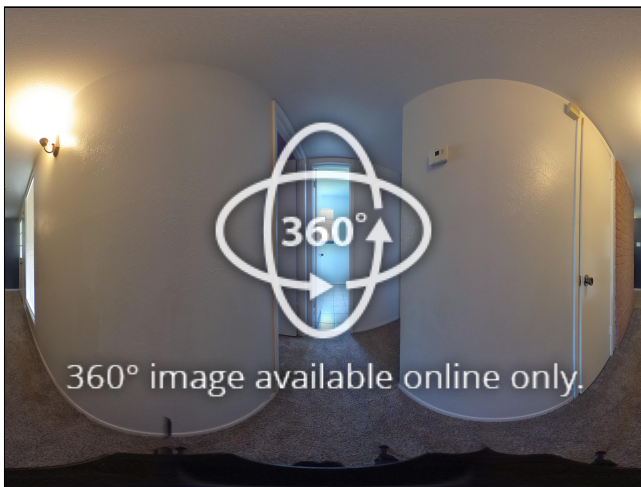
I   NI   NP   D



M. Item 9(Picture)



M. Item 10(Picture)



M. Item 11(Picture)

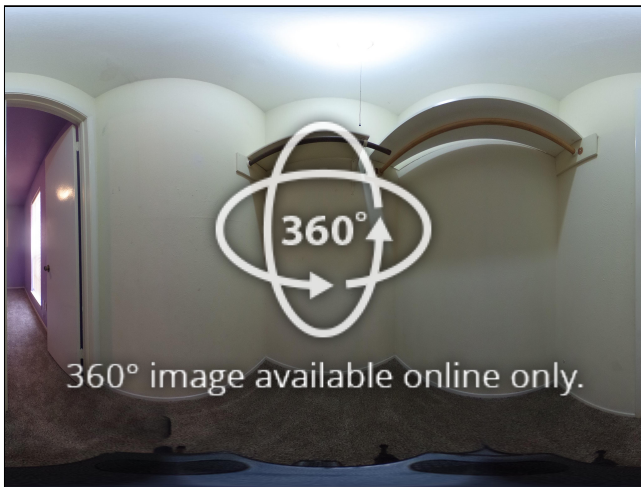


I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

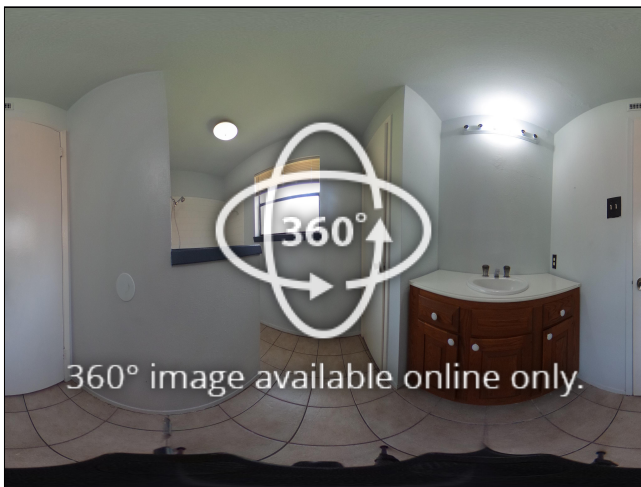
I   NI   NP   D



M. Item 12(Picture)



M. Item 13(Picture)



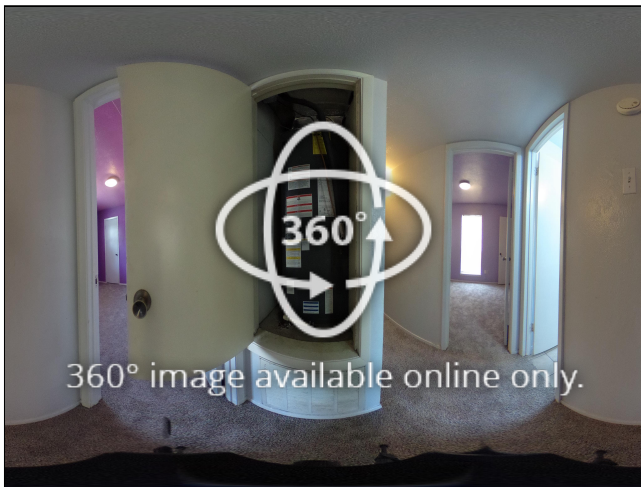
M. Item 14(Picture)

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

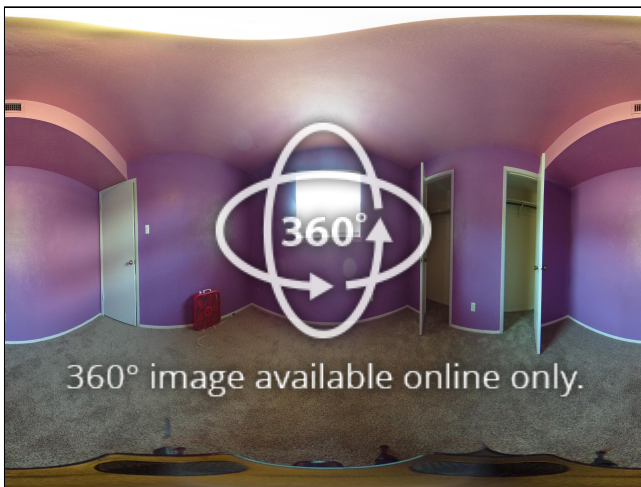
I   NI   NP   D



M. Item 15(Picture)



M. Item 16(Picture)



M. Item 17(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:**

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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:** (inadequate)

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** SQUARE D

**Comments:**

(1) Square D breaker box and electric meter. Breaker box door was loose from unit and was not operating properly, breakers were missing labels and box was missing AFCI breakers for all livable rooms, dead front cover was missing several blanks creating large gaps into the box and was installed with improper pointed fasteners at time of inspection. Should have a professional electrician correct properly.



A. Item 1(Picture)



A. Item 2(Picture)



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

I   NI   NP   D



A. Item 3(Picture)



A. Item 4(Picture)



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

I   NI   NP   D

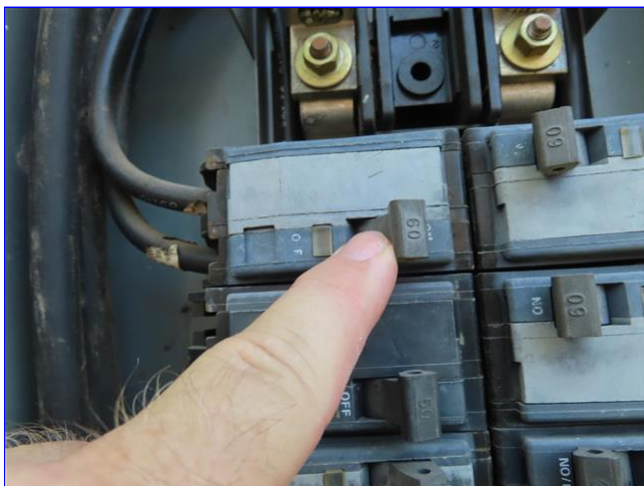


A. Item 5(Picture)



A. Item 6(Picture)

(2) Breaker box main breaker was undersized at time of inspection. Should be installed with at least 100 amp main disconnect per code by a professional electrician.



A. Item 7(Picture)

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

I   NI   NP   D

(3) AC unit was missing electrical disconnect box at time of inspection. Should have a professional electrician correct properly.



A. Item 8(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. Smoke detectors were missing in bedrooms at time of inspection. Should have a professional electrician correct properly. This is a possible safety hazard.

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

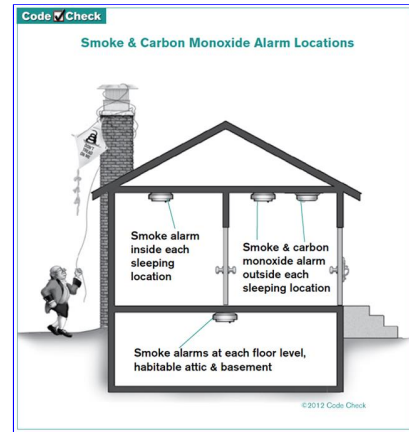
I   NI   NP   D



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)

(2) Rear exterior electrical outlet could not be plugged into at time of inspection. 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.

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

I   NI   NP   D



B. Item 5(Picture)

(3) Rear open electrical should be sealed and covered properly by a professional electrician.



B. Item 6(Picture)

(4) Rear light was missing bulb at time of inspection. Should correct properly.



B. Item 7(Picture)

(5) Living room lights were not operating at time of inspection. Should have a professional electrician correct properly.

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

I   NI   NP   D



B. Item 8(Picture)

(6) Several lights were not operating at time of inspection. Possible burnt or missing bulbs. Should correct properly.



B. Item 9(Picture)



B. Item 10(Picture)

(7) Several electrical outlets were damaged at time of inspection. Should have a professional electrician correct properly.



B. Item 11(Picture)



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

I	NI	NP	D
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(8) All kitchen electrical outlets should be at least 3' from sink and GFCI protected. Should have a professional electrician inspect and correct. Covers should be labeled GFCI protected.



B. Item 12(Picture)

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



B. Item 13(Picture)

(10) Several electrical outlets were not operating properly at time of inspection. Should have a professional electrician inspect and correct properly.

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

I   NI   NP   D



B. Item 14(Picture)

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



B. Item 15(Picture)

(12) Garage lights were not operating at time of inspection. Should have a professional electrician inspect and correct properly.

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

I	NI	NP	D
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B. Item 16(Picture)



B. Item 17(Picture)

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



B. Item 18(Picture)

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

I	NI	NP	D
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(14) Bathroom lights were loose from wall at time of inspection. Should have a professional electrician correct properly.



B. Item 19(Picture)

(15) All bathroom electrical outlets should be at least 3' from the sinks and GFCI protected. Electrical covers were missing GFCI protected label at time of inspection. Should have a professional inspect and correct.



B. Item 20(Picture)

(16) Bathroom GFCI electrical outlet was not operating properly at time of inspection. Should have a professional electrician correct properly.

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

I   NI   NP   D



B. Item 21(Picture)

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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

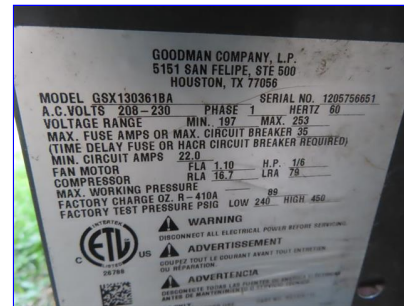
**Central Air Brand:** GOODMAN

**Comments:**

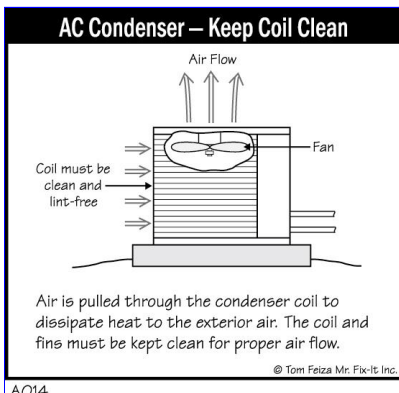
2012 Goodman 3 ton AC unit was not balanced and was leaning, unit was not cooling at time of inspection. Should have a professional AC Tech inspect and correct properly.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

**B. Heating Equipment**

**Type of Systems (Heating):** Furnace

**Energy Sources:** Electric

**Number of Heat Systems (excluding wood):** One

**Heat System Brand:** GOODMAN

**Comments:**

2012 Goodman electric furnace in the closet was not 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. Around

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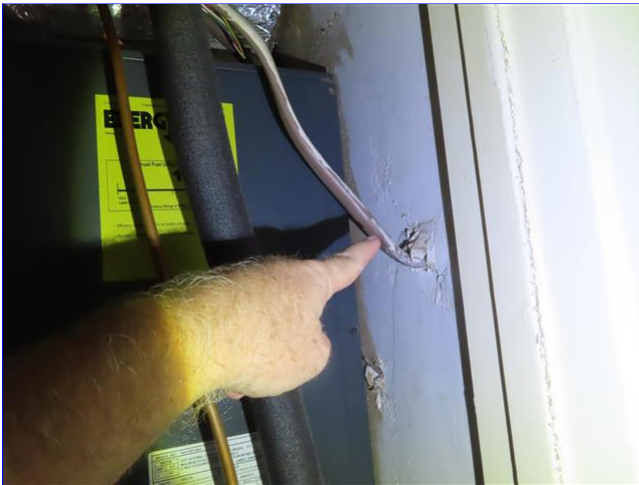
unit has moisture staining from possible condensation, unit was missing drip pan and drain, electrical from unit was missing main disconnect box at time of inspection. Should have a professional AC Tech inspect and correct properly.



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)

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

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

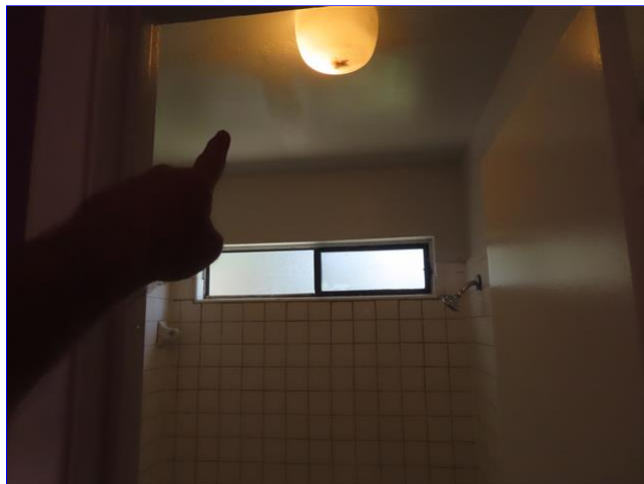
**Ductwork:** Insulated

**Filter Type:** Disposable

**Filter Size:** 16x20

**Comments:**

Bathroom was missing HVAC register for proper cooling and heating at time of inspection. Should have a professional AC Tech correct properly.



C. Item 1(Picture)

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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:** 58 psi

**Type of supply piping material:** Galvanized

**Type of drain piping material:** PVC

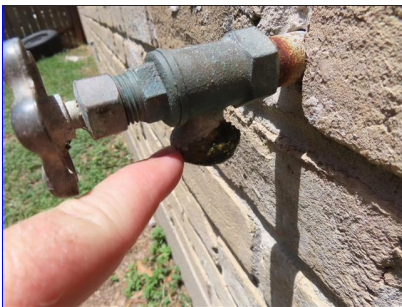
**Comments:**

(1) Exterior faucet threads were damaged at time of inspection. Should have a professional plumber correct properly.



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 58 psi at time of inspection. (This is for informational purposes only)



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

I   NI   NP   D



A. Item 3(Picture)

(4) Exterior faucet valve was leaking at time of inspection. Should have a professional plumber correct properly.



A. Item 4(Picture)

(5) Main galvanized water line and shut off valve. (This is for informational purposes only)



A. Item 5(Picture)

(6) Kitchen sprayer was damaged and should be replaced by a professional plumber.



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

I   NI   NP   D



A. Item 6(Picture)

**(7) 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 7(Picture)

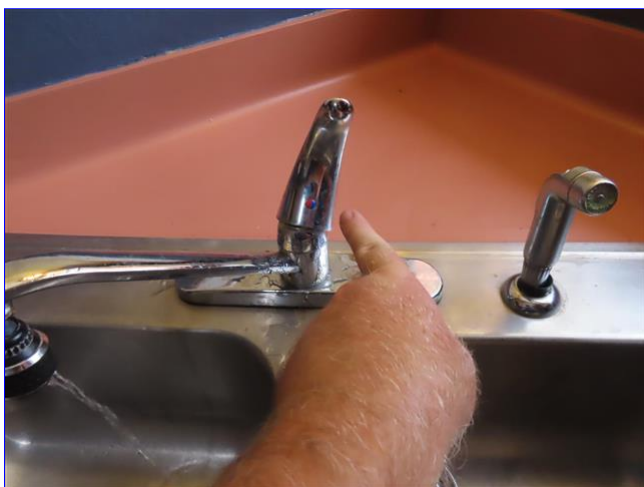
(8) Kitchen faucet control valve was leaking at time of inspection. Could side would not produce water at time of inspection. Should have a professional plumber replace properly.

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

I   NI   NP   D



A. Item 8(Picture)



A. Item 9(Picture)



A. Item 10(Picture)

(9) Bathroom cabinets and countertops were loose from wall in both bathrooms at time of inspection. Should have a professional correct and secure properly.

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

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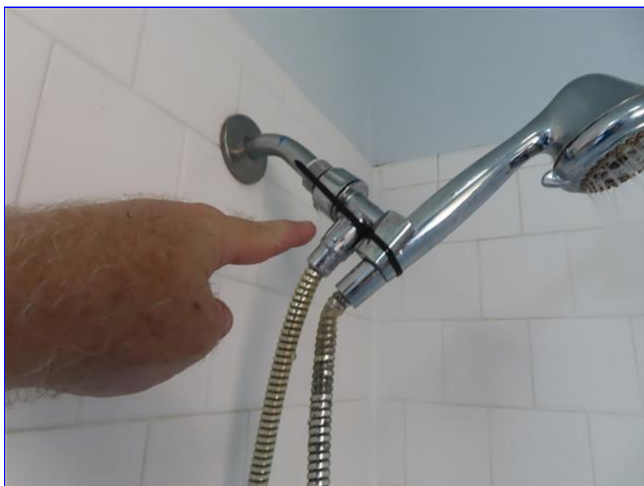


A. Item 11(Picture)

(10) Both showerheads were leaking at plumbing connection at time of inspection. Should have a professional plumber correct properly.



A. Item 12(Picture)



A. Item 13(Picture)

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

I   NI   NP   D

(11) All bathtub faucet gaps from tile walls should be sealed properly. Conducive to moisture intrusion and causing possible damage.



A. Item 14(Picture)

(12) Bathtub on hot side was not producing water at time of inspection. Should have a professional plumber inspect and correct properly.



A. Item 15(Picture)

(13) Bathtubs and showers were missing plumbing access panel at time of inspection. Should have a professional plumber correct properly.

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

I   NI   NP   D



A. Item 16(Picture)

(14) Middle bathroom toilet bowl was loose at time of inspection. Should have a professional plumber correct properly. Conducive to leaking and causing possible damage.



A. Item 17(Picture)

**B. Drains, Waste and Vents**

**Washer Drain Size:** 2" Diameter

**Plumbing Waste:** PVC

**Comments:**

(1) Kitchen sink drain has signs of possibly leaking at time of inspection. Should have a professional plumber inspect and correct properly.



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

I   NI   NP   D



B. Item 1(Picture)



B. Item 2(Picture)

(2) Several bathrooms sink drain plumbing were loose and installed with improper flex piping at time of inspection. Conducive to leaking and causing possible damage. Should have a professional plumber correct.

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

I   NI   NP   D



B. Item 3(Picture)

(3) Bathtub were missing drain stoppers at time of inspection. Should have a professional plumber inspect and correct properly.



B. Item 4(Picture)

C. Water Heating Equipment

**Water Heater energy sources:** Electric

**Water Heater Capacity:** 50 Gallon (2-3 people)

**Water Heater Location:** Utility Room

**WH Manufacturer:** STATE

**Comments:**

Aged 2007 State electric 50 gallon hot water heater in the utility room was operating properly at time of inspection. Unit was missing drip pan and drain to exterior, unit electrical was missing proper disconnect box at time of inspection. Should have a professional correct properly.

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

I   NI   NP   D



C. Item 1(Picture)



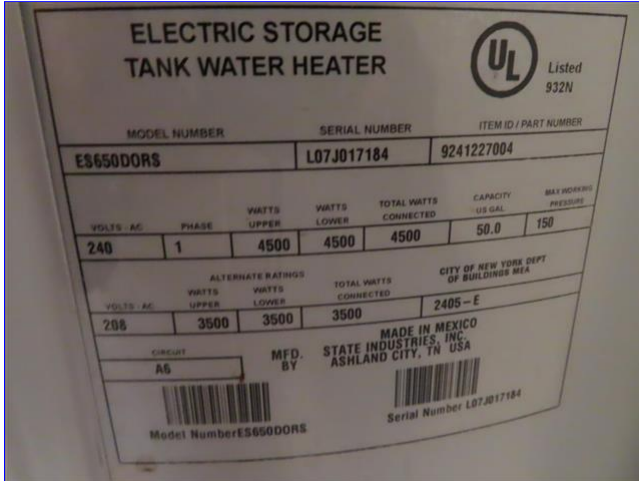
C. Item 2(Picture)



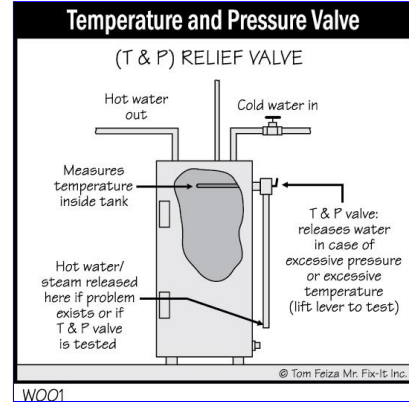
C. Item 3(Picture)

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

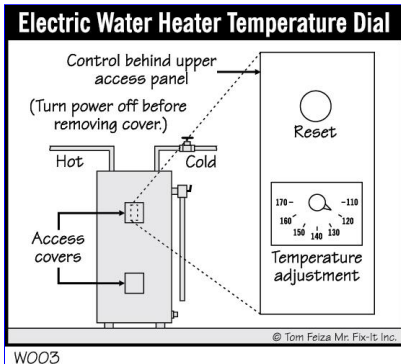
I NI NP D



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: None Present

Type of gas distribution piping material: None Present

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.

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I   NI   NP   D

## V. Appliances

**A. Dishwasher**

**Dishwasher Brand:** GENERAL ELECTRIC

**Comments:**

GE dishwasher was not operating properly at time of inspection. Unit door was catching countertop and door was not operating properly at time of inspection. Should have a professional inspect and correct properly.



A. Item 1(Picture)

**B. Food Waste Disposers**

**Disposer Brand:** BADGER

**Comments:**

Badger disposal was not operating properly at time of inspection. Electrical to unit was missing proper electrical connector at time of inspection. Should have a professional plumber inspect and correct properly.

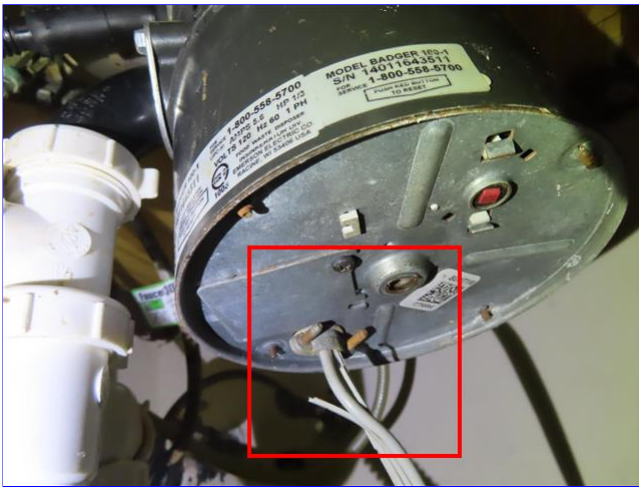


I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

I   NI   NP   D



B. Item 1(Picture)



B. Item 2(Picture)

C. Range Hood and Exhaust System

**Exhaust/Range hood:** NUTONE

**Comments:**

Nutone exhaust fan and light was working properly at time of inspection.



C. Item 1(Picture)

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

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

**Range/Oven:** GENERAL ELECTRIC

**Comments:**

GE electric cooktop and oven was working properly at time of inspection. Unit was loose in compartment and may be missing Anti Tip Device. Unit should be secured properly. Possible safety hazard. Interior of oven is dirty and should be cleaned properly.



D. Item 1(Picture)



D. Item 2(Picture)

**E. Microwave Ovens**

**Built in Microwave:** NONE

**Comments:**

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

**Comments:**

(1) Utility room was missing exhaust fan at time of inspection.

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

I	NI	NP	D
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F. Item 1(Picture)

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



F. Item 2(Picture)

**G. Garage Door Operator(s)**

**Auto-opener Manufacturer:** UNKNOWN

**Garage Door Type:** One manual, One automatic

**Garage Door Material:** Metal

**Comments:**

Garage door opener was damaged and not operating at time of inspection. Should have a professional Door Tech replace unit properly.

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

I   NI   NP   D



G. Item 1(Picture)

H. Dryer Exhaust System

[Comments:](#)

Exterior dryer vent was missing at time of inspection. Should have a professional plumber replace properly.



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.

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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 to discuss the report you're reading for this property so that we can arrange a re-inspection.

Thank you!