



Smith Group Property Inspections

Property Inspection Report



3618 Goodhope St, Houston, TX 77021
Inspection prepared for: Alexis Vargas

Date of Inspection: 07/22/2023 Time: 2:30PM
Age of Home: 2006 Size: 3072 sqft

Inspector: Brian Smith
License: #24130
13414 Hartland Lake Lane, Houston TX
Phone: 281-734-3118
Email: smith.inspections@outlook.com
www.getyourhouseinspected.com



Smith Group Property Inspections

PROPERTY INSPECTION REPORT FORM

Name of Client: Alexis Vargas

Date of Inspection: 2023-07-22

Address of Inspected Property: 3618 Goodhope St Houston, TX 77021

Name of Inspector: Brian Smith

TREC License #: 24130

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 inspectors 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 manufacturers 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 (AFCI) devices;
- * ordinary glass in locations where modern construction techniques call for safety glass;
- * malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- * malfunctioning carbon monoxide alarms;
- * excessive spacing between balusters on stairways and porches;
- * improperly installed appliances;
- * improperly installed or defective safety devices;
- * lack of electrical bonding and grounding; and
- * lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

We appreciate the opportunity to conduct this inspection for you!

Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects.

Note that all appliances are tested in a normal mode only for a limited time for proper operation at time of inspection. Appliances 10 years of age or older have a limited life and could fail at any time. If there are



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

I NI NP D

ADDITIONAL INFORMATION: (continued)

concerns about appliances we recommend that you have them checked by a specialist for condition and possible life expectancy of the appliance.

Exterior Notes:

Proper drainage and soil moisture contents should be maintained around the foundation to help minimize future foundation problems. Underground drainage systems are not inspected. These should be maintained for proper drainage. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. In the past, we have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise.

Minor settlement or hairline cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Also tripping hazards may occur from uneven or gaps in pavement, this should be addressed as needed.

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that most roofs are walked by inspector. However some roofs may not be walked due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch. Rain could make the surfaces of the roof too slippery to walk on safely. This may require the roof to be observed from lower portions of the roof, the edge of the roof or with a drone. As such, our inspection may be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home. Although rails are not required around drop-offs less than 30, consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4 apart for the safety of children.

Interior Notes:

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal

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I NI NP D

ADDITIONAL INFORMATION: (continued)

items in the structure may prevent the inspector from viewing all areas, as the inspector may not move personal items.

Note that cosmetic settlement cracks may not be noted in the report.

Electrical Notes:

Note that only accessible GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built more than 20 years previous, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Sylvania, Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

Unable to inspect underground services.

Heating & Air Conditioning Notes:

The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. Units are not inspected for cleanliness and/or rust. Recommend proper maintenance of the unit and filter. Units are not inspected for proper size or efficiency. A more thorough investigation of the system, including the heat (firebox) exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

Plumbing Notes:

Bathrooms can consist of many features from hydro therapy tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. Unable to test washer utility drains when appliances are connected. Sink and tub overflow drains are not tested for leaks during inspection. Water heaters are not tested for recovery rates or temperature. If a large tub is present recommend buyer test volume of hot water to tub. A 40 gallon water heater may not supply enough hot water to larger tubs. Ice maker lines are not tested.

Optional Devices Notes:

Sprinkler controls tested in manual mode only. Sprinkler rain/anti-freeze sensor is not tested.

Pool checked in manual mode only. Pools shell is a visual inspection only. Pool coatings are considered

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ADDITIONAL INFORMATION: (continued)

cosmetic and may not be noted unless conditions are severe. Ancillary equipment such as computer controls, chlorinators or other chemical dispensers, water ionization devices or conditioners are not inspected.

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I. STRUCTURAL SYSTEMS

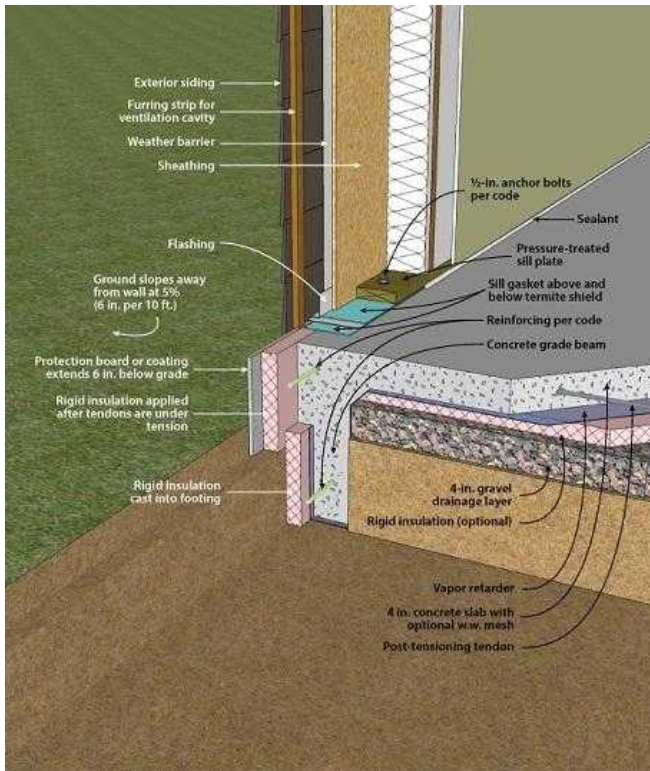
☒☐☐☒ A. Foundations

Type of Foundation(s): Post Tension

Comments: Slab-on-Grade

Observed foundation measurements that exceeded normal settlement tolerances.

Further evaluation recommended by Structural Engineer.



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A. Foundations (continued)

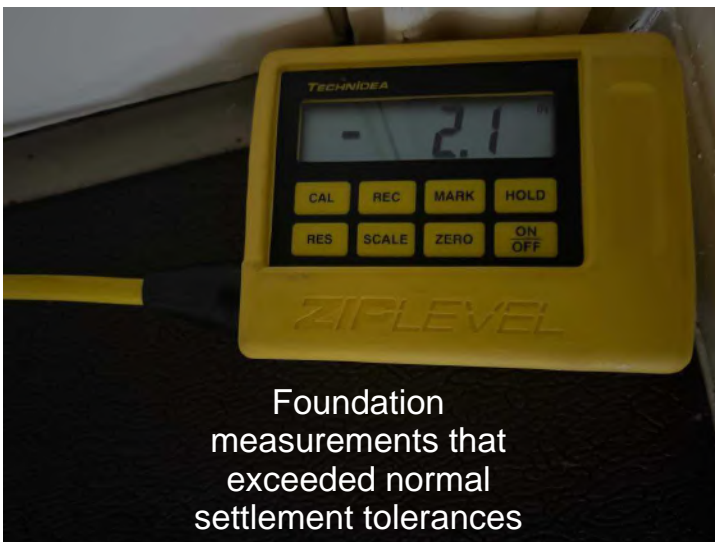
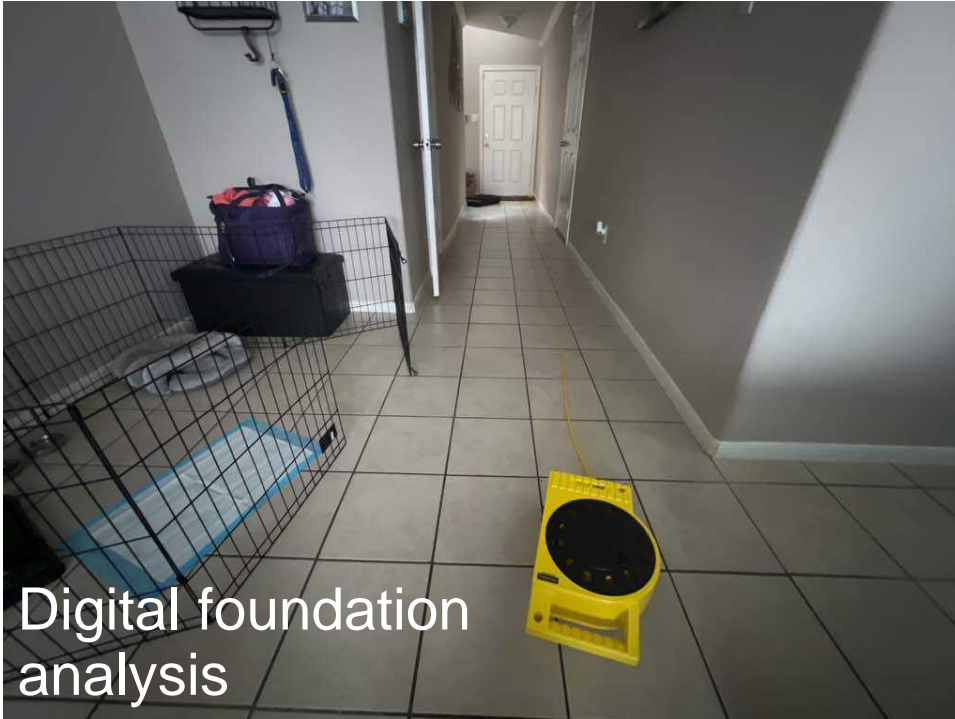


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A. Foundations (continued)



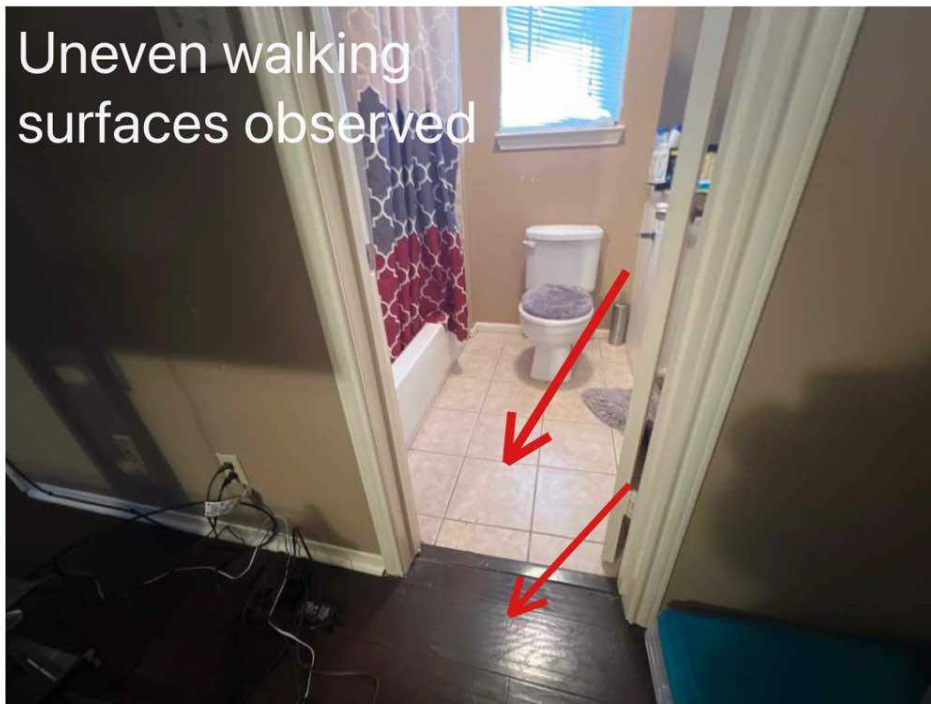
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A. Foundations (continued)



Client: Alexis Vargas

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A. Foundations (continued)



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A. Foundations (continued)



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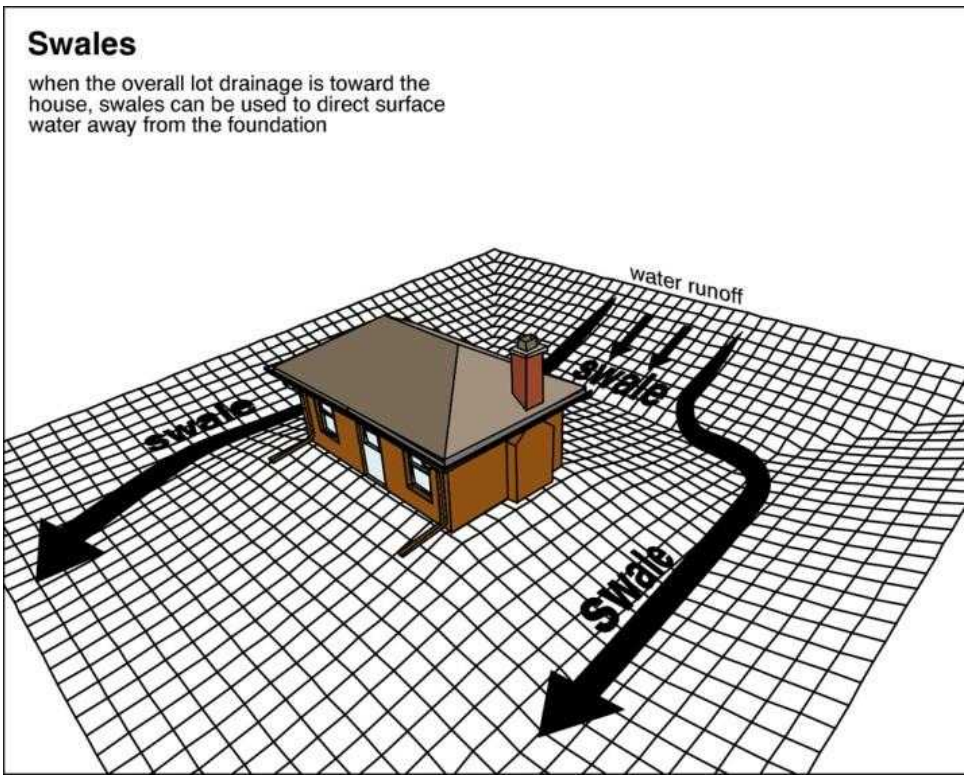
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Foundation Opinion: In my professional opinion - The foundation is not performing as intended.

Further evaluation recommended by structural engineer or qualified foundation specialist.

B. Grading and Drainage

Comments: Moderate slope,
Observed possible pest intrusion



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

I NI NP D

B. Grading and Drainage (continued)



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

I NI NP D

B. Grading and Drainage (continued)



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

I NI NP D

B. Grading and Drainage (continued)



Soil too high at foundation (Unit B)

☒☐☐☒ C. Roof Covering Materials

Types of Roof Covering: Gable
Viewed from: Ground level with drone
Comments: Asphalt shingle
1. Tree limbs contacted the roof.

Tree limbs contacting the roof can possibly shorten the lifespan of the roof covering materials.

Inspector recommends that all tree branches be cut back so that they do not contact the roof.

2. Shingle / flashing uplift observed.

Shingle / flashing uplift can possibly result in moisture penetration at roof.

Correction recommended by qualified contractor.

3. Observed unpainted roof vents.

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C. Roof Covering Materials (continued)

Roof vents should be painted to minimize UV damage to PVC vents

Correction recommended by qualified contractor

4. Satellite equipment attached to roof covering materials (common area prone to moisture intrusion if not sealed properly)

Further evaluation recommended



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I NI NP D

C. Roof Covering Materials (continued)



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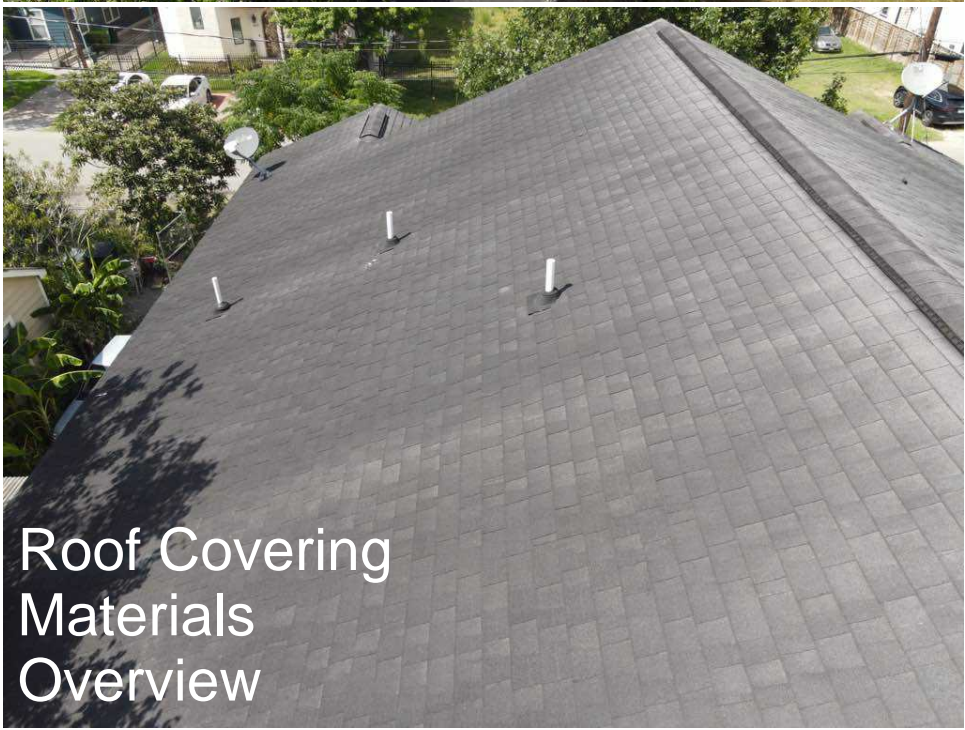


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I NI NP D

C. Roof Covering Materials (continued)



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C. Roof Covering Materials (continued)



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C. Roof Covering Materials (continued)



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D. Roof Structures and Attics

Viewed from: In the attic

Approximate Average Depth of Insulation: 7 - 12

Comments: Rafter

1. Insufficient insulation observed in attic.

Proper insulation recommended for optimal HVAC efficiency.

Correction recommended by qualified contractor

2. Observed missing fireblock in attic.

Correction recommended by qualified contractor to minimize fire spread possibility (in emergency situation).



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

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D. Roof Structures and Attics (continued)



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

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E. Walls (Interior and Exterior)

Comments: Drywall / Brick,

1. Damaged wall covering (exterior) observed.

Correction recommended to minimize possibility of moisture / pest intrusion.,

2. Damaged wall covering (interior) observed.

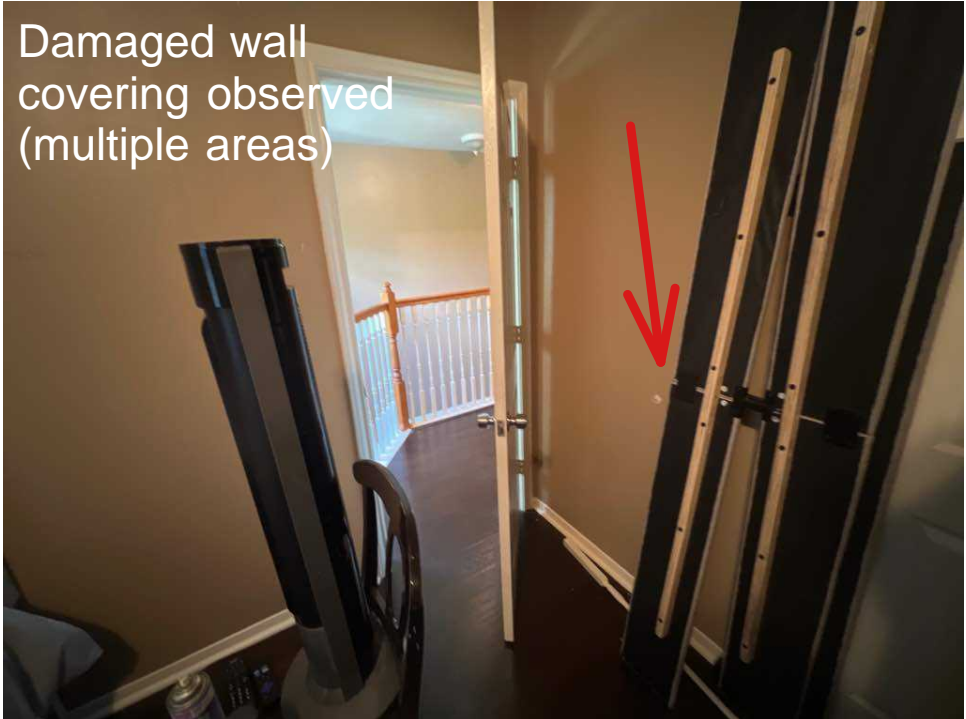
Correction recommended to avoid further deterioration of wall coverings.



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

I NI NP D

E. Walls (Interior and Exterior) (continued)



Client: Alexis Vargas

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

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E. Walls (Interior and Exterior) (continued)

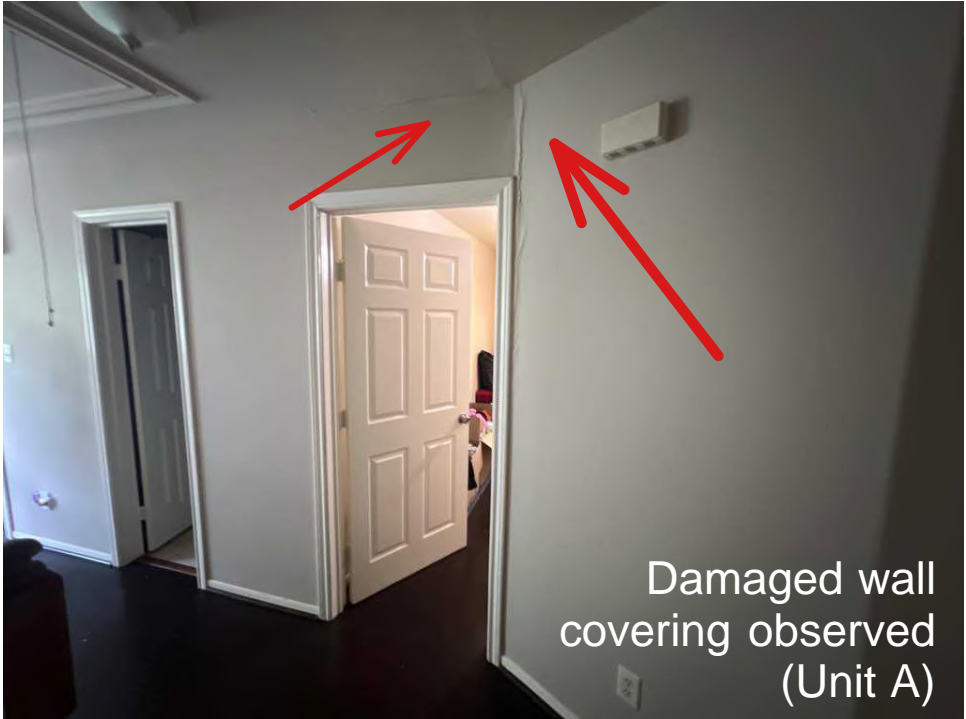


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E. Walls (Interior and Exterior) (continued)



Client: Alexis Vargas

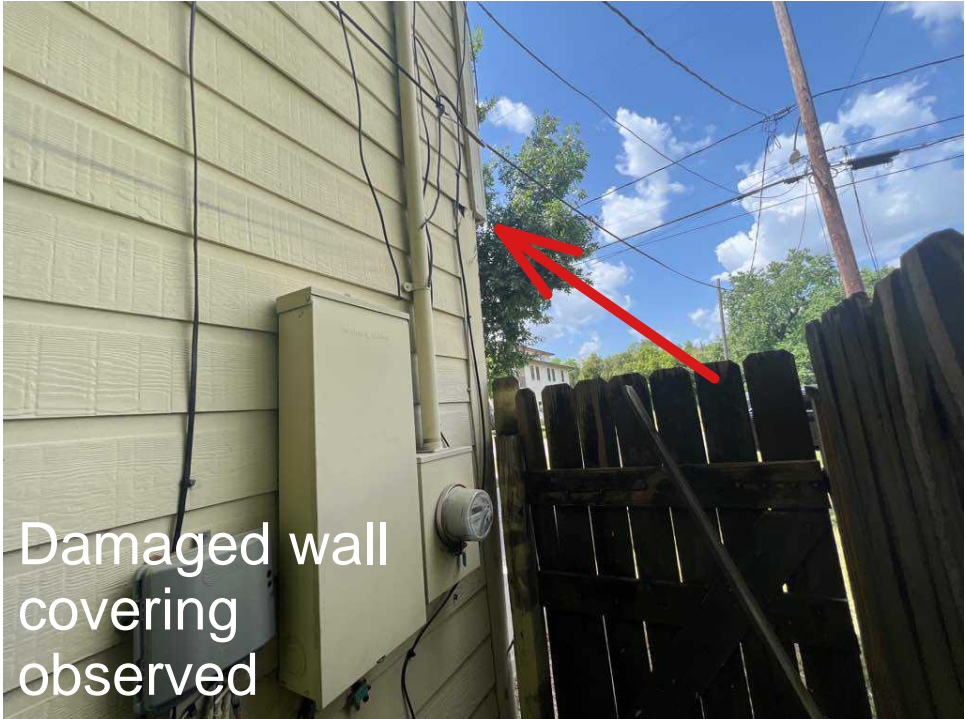


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E. Walls (Interior and Exterior) (continued)



Damaged wall covering observed



Damaged wall covering observed

Client: Alexis Vargas

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

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E. Walls (Interior and Exterior) (continued)



Client: Alexis Vargas

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

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E. Walls (Interior and Exterior) (continued)



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F. Ceilings

Comments: Drywall,
Damage at ceiling observed (multiple locations).

All damage should be corrected / repaired to prevent further deterioration.

Correction recommended by qualified contractor.

Client: Alexis Vargas

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

I NI NP D

F. Ceilings (continued)

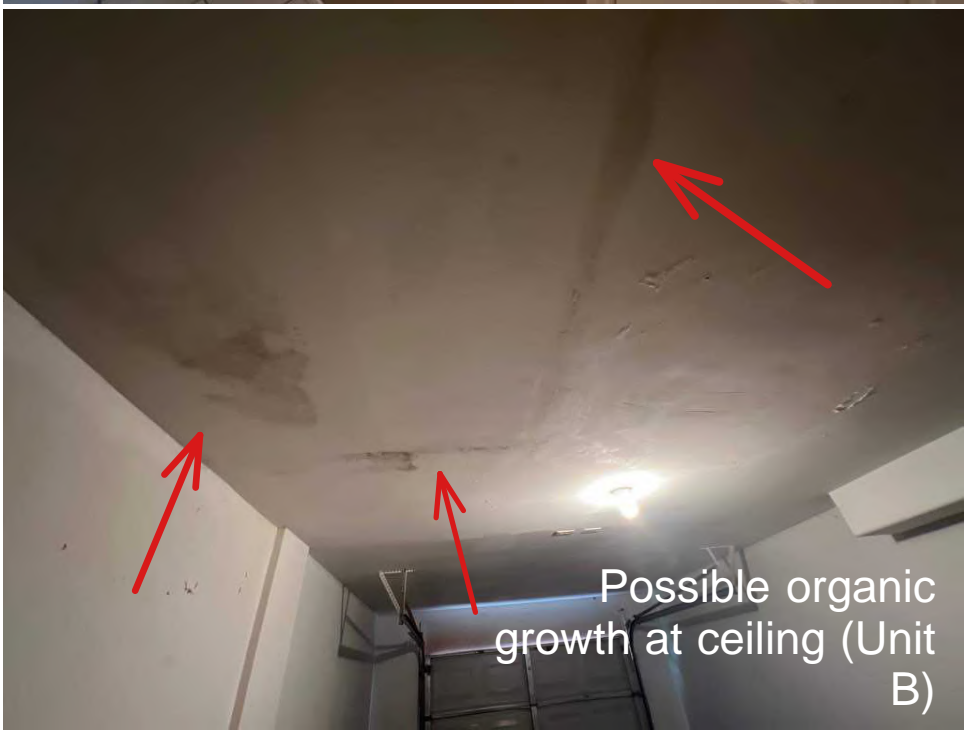


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F. Ceilings (continued)

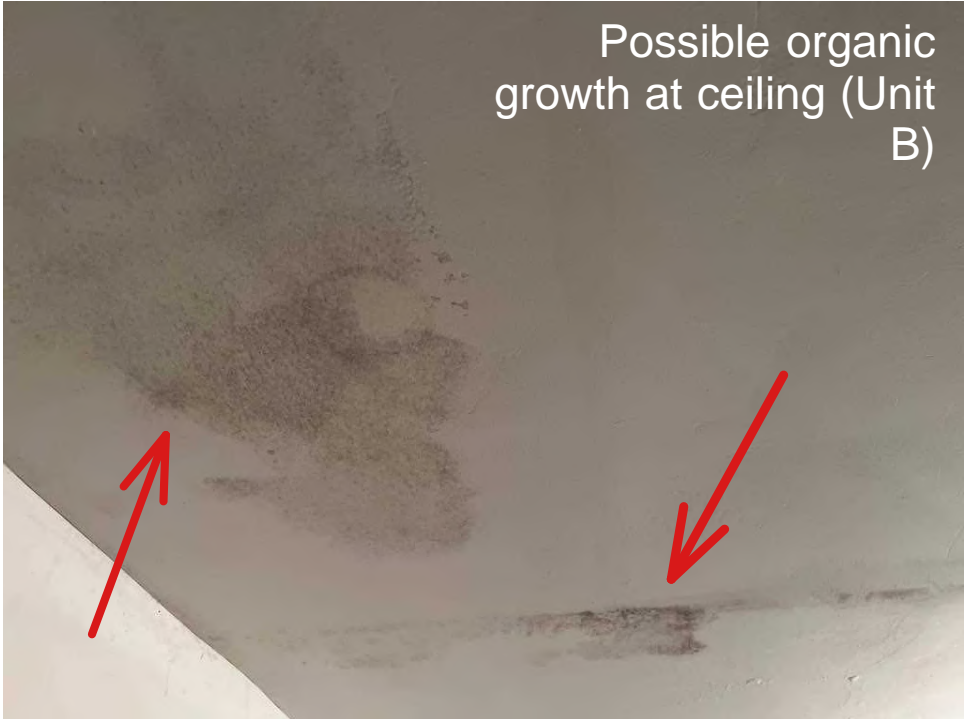


Client: Alexis Vargas

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F. Ceilings (continued)



Client: Alexis Vargas

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F. Ceilings (continued)



G. Floors

Comments: Tile, Laminate,
Observed damaged flooring.

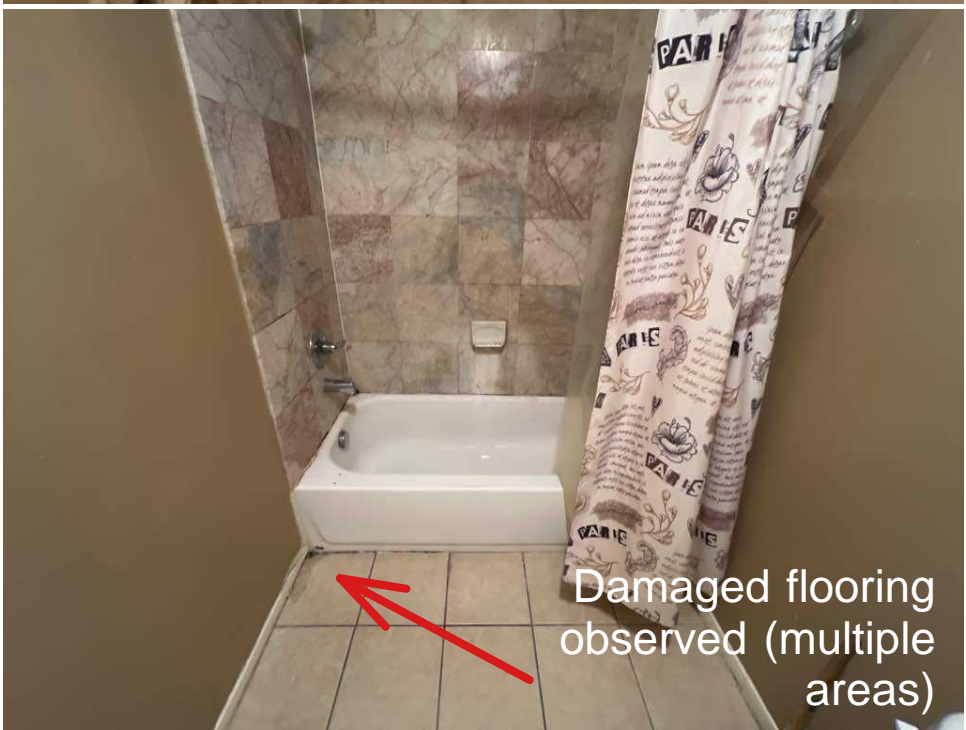
Further evaluation & correction recommended by qualified contractor.

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G. Floors (continued)

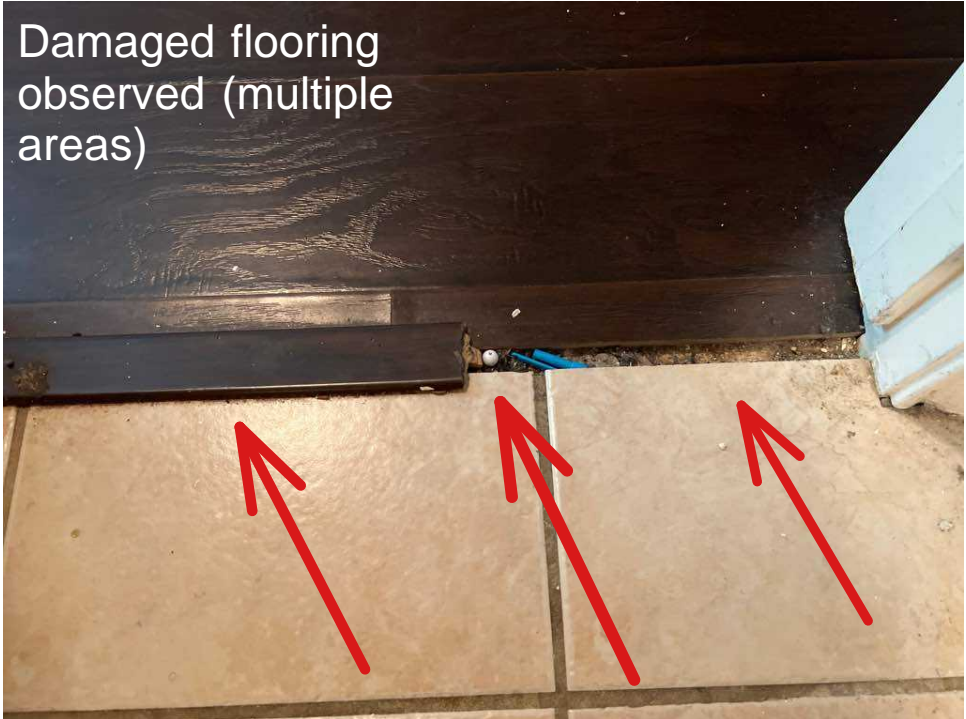


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G. Floors (continued)

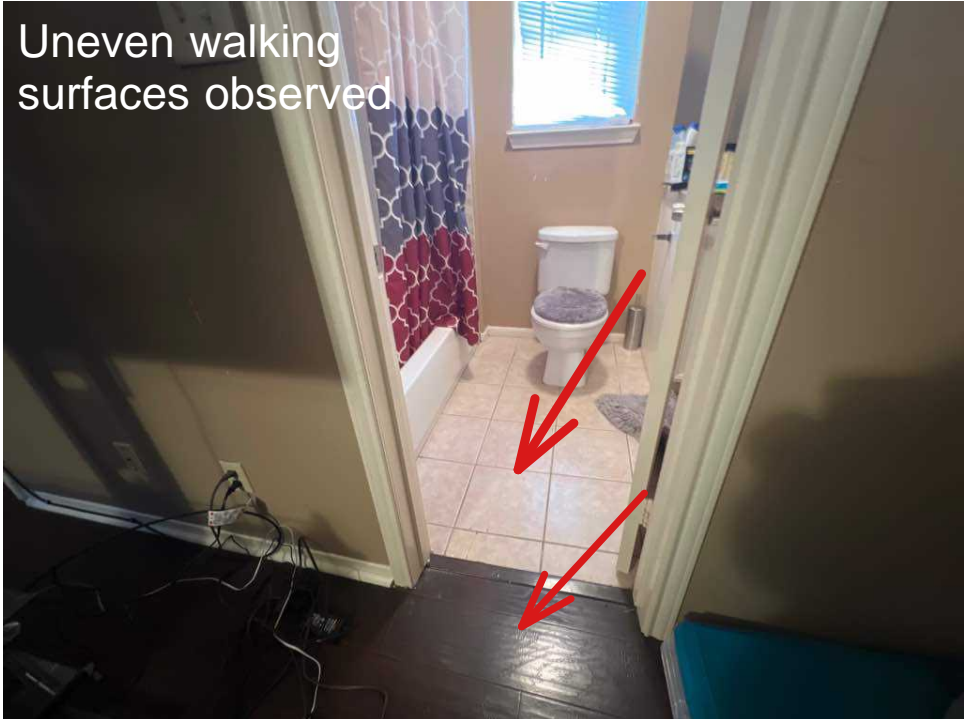


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G. Floors (continued)



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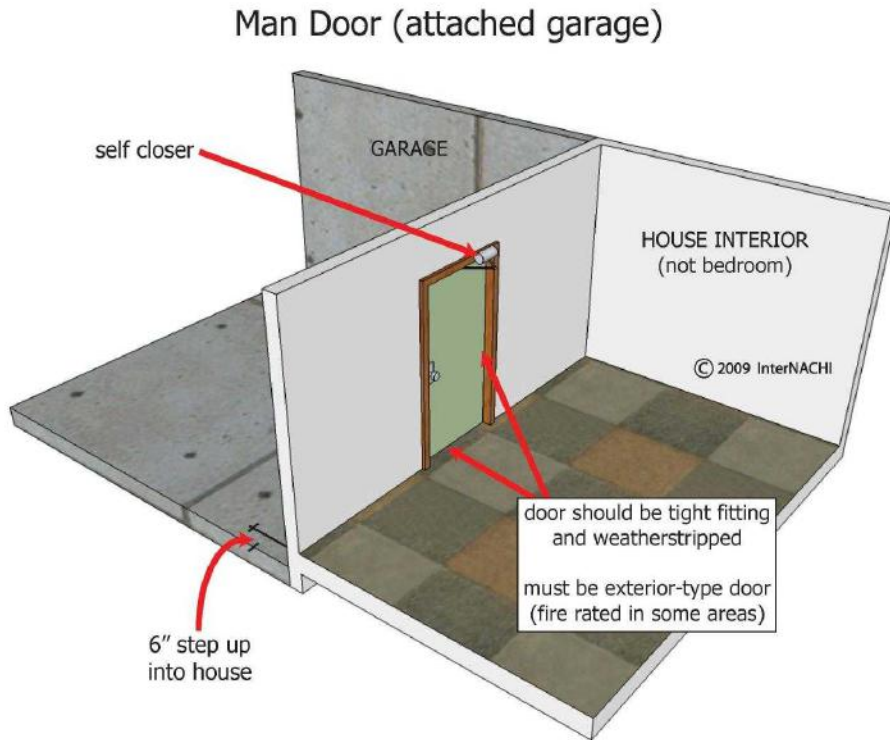
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H. Doors (Interior and Exterior)

Comments: Wood,
Missing doorstop observed.

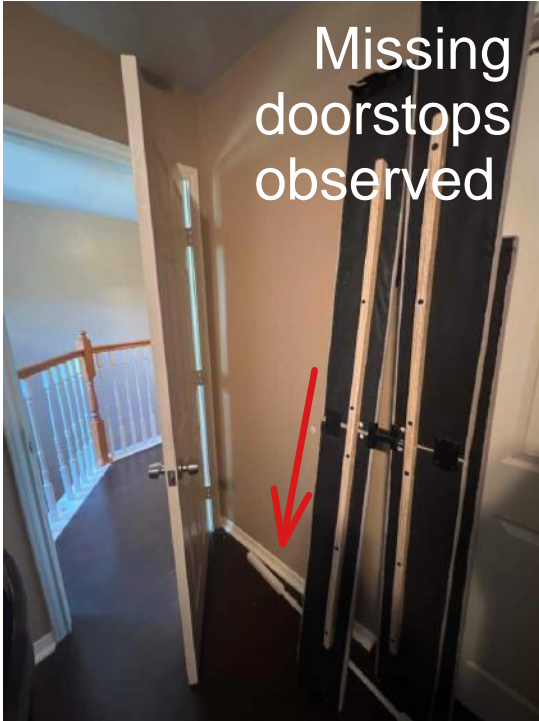
Correction recommended by qualified contractor to avoid wall damage.



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H. Doors (Interior and Exterior) (continued)



I. Windows

Comments: Single hung window,
Burglar bars observed at windows.

Burglar bars inhibit exit in emergency situations.

Further evaluation and correction recommended by qualified contractor.

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

I NI NP D

I. Windows (continued)



J. Stairways (Interior and Exterior)

Comments: Wood stairs with wood handrails,
Observed stairway spindle spacing too wide.

Four inches is the recommended maximum spacing for stair spindles (safety).

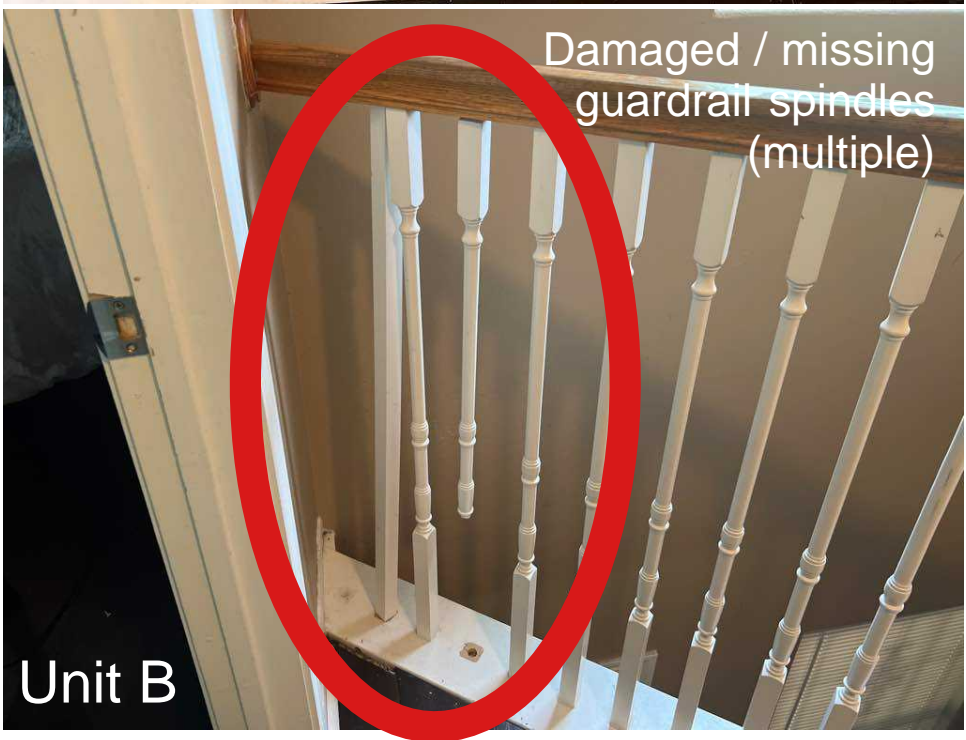
Further evaluation recommended by qualified contractor.

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J. Stairways (Interior and Exterior) (continued)

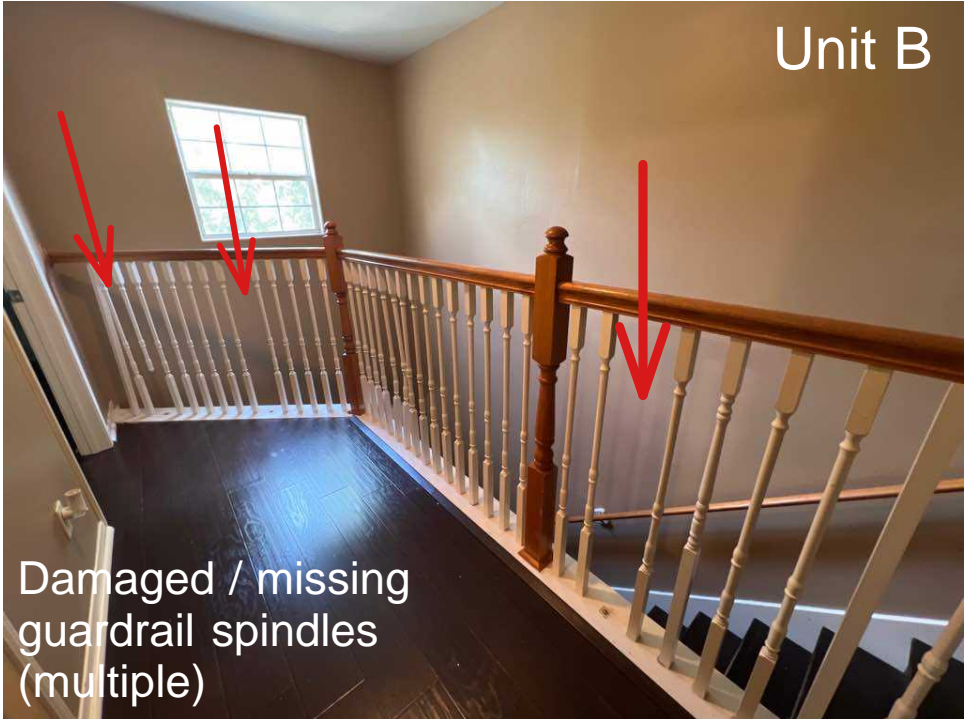


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J. Stairways (Interior and Exterior) (continued)



Client: Alexis Vargas



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

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K. Fireplaces and Chimneys

Comments:

L. Porches, Balconies, Decks, and Carports

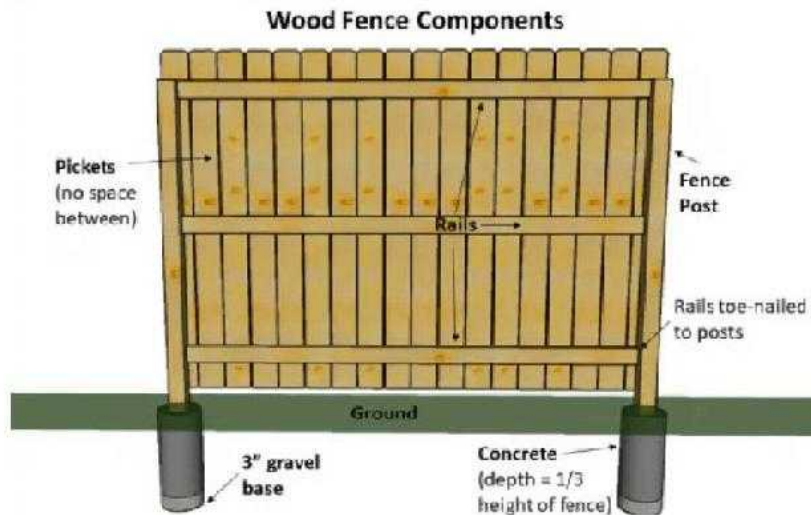
Comments: Brick veneer,
Front Porch performed as intended at time of inspection.

Back patio performed as intended at time of inspection.

M. Fences / Gates

Comments: Wood Fence,
Damaged fence observed

Correction recommended by qualified contractor



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M. Fences / Gates (continued)

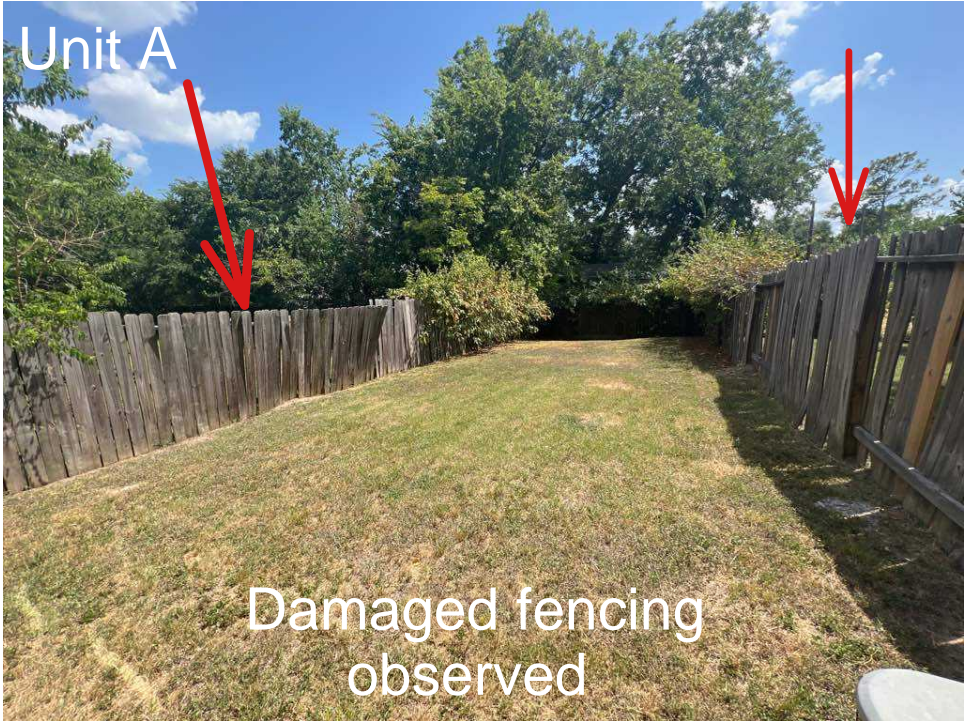


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M. Fences / Gates (continued)



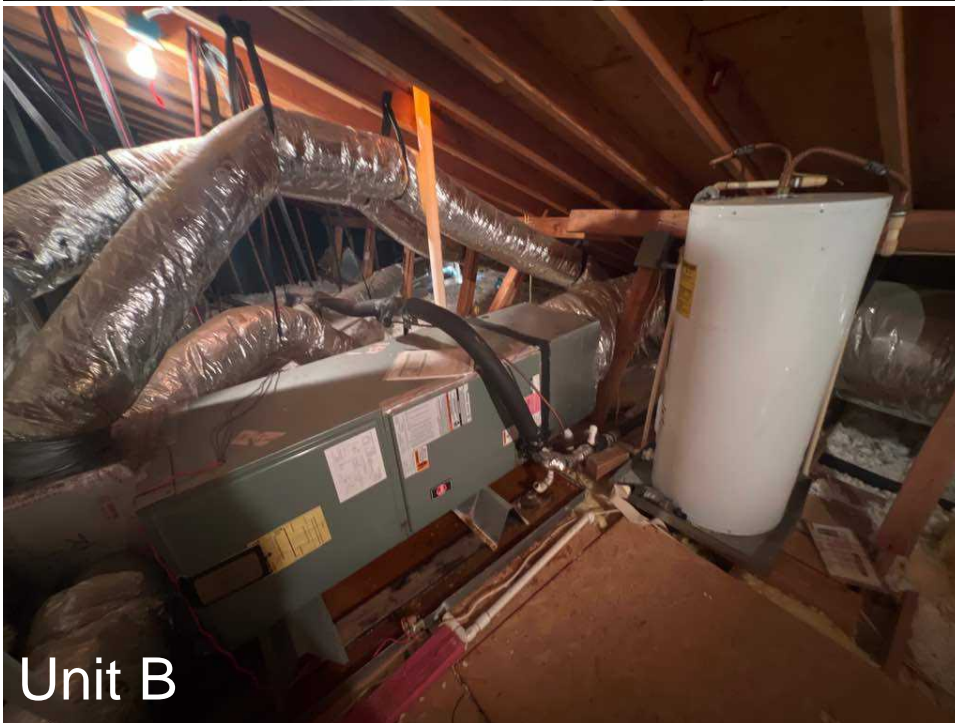
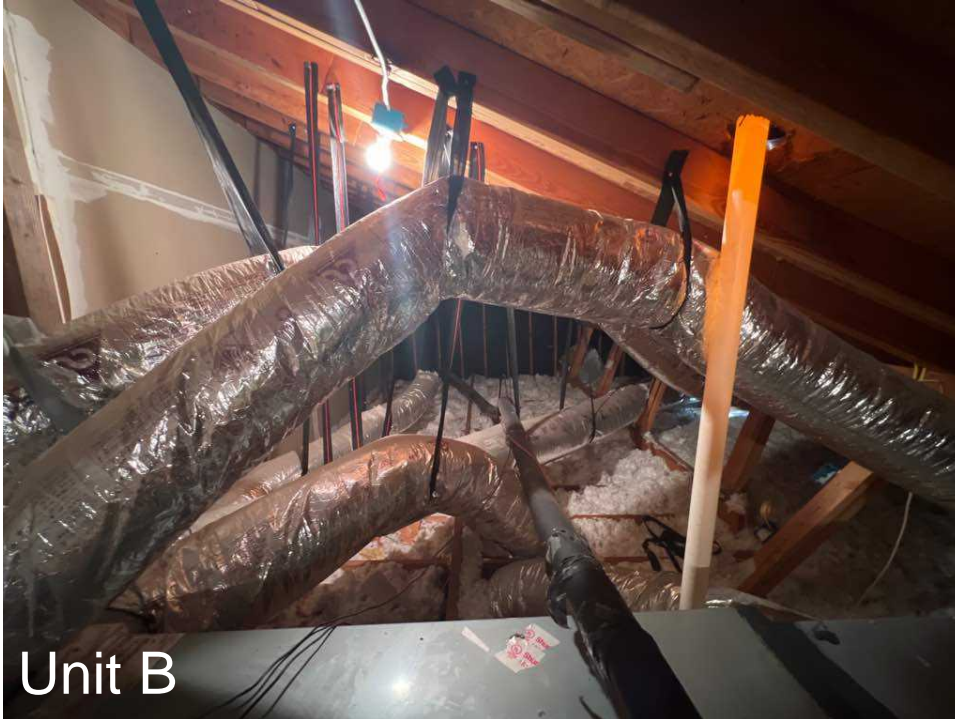
Client: Alexis Vargas

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N. General Photos

Comments: General Photos, General Photos

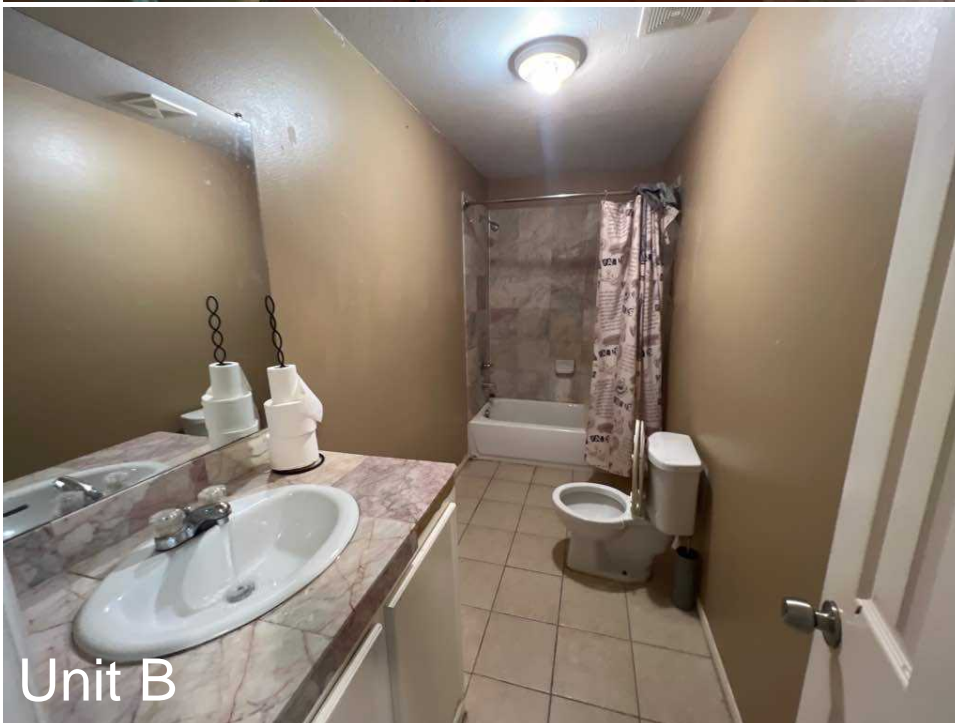


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N. General Photos (continued)



Client: Alexis Vargas

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

I NI NP D

N. General Photos (continued)

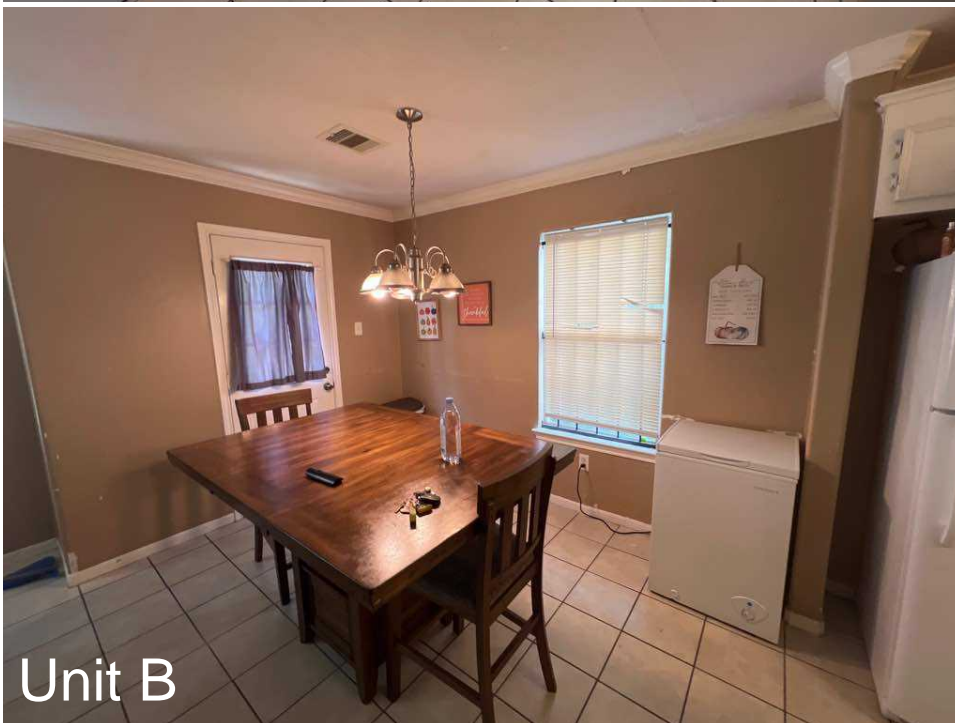


Client: Alexis Vargas

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

I NI NP D

N. General Photos (continued)



Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021

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

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N. General Photos (continued)

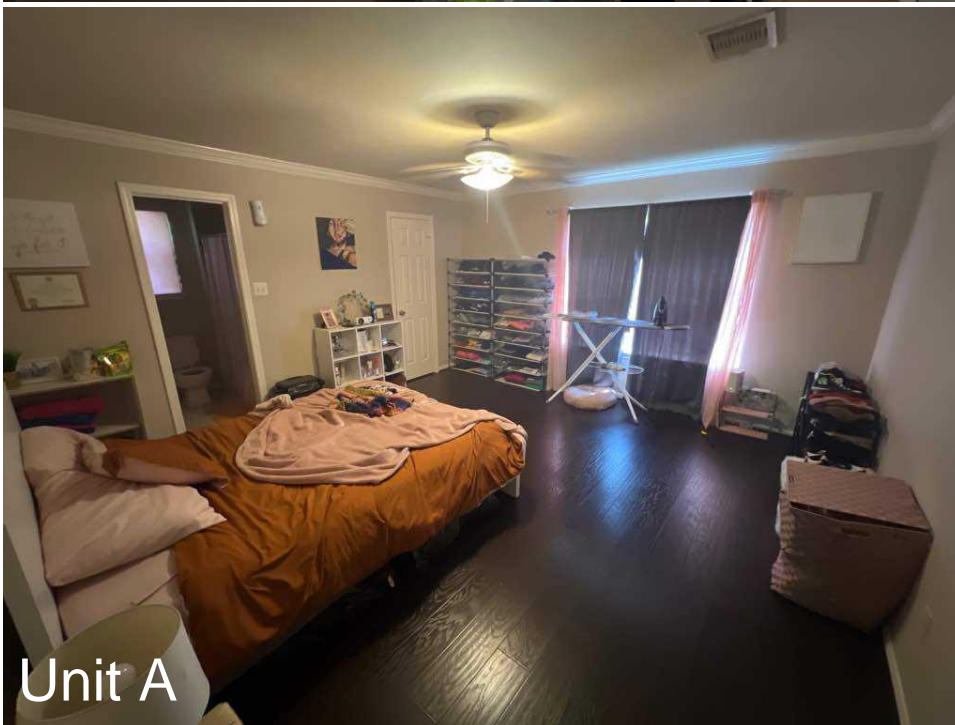
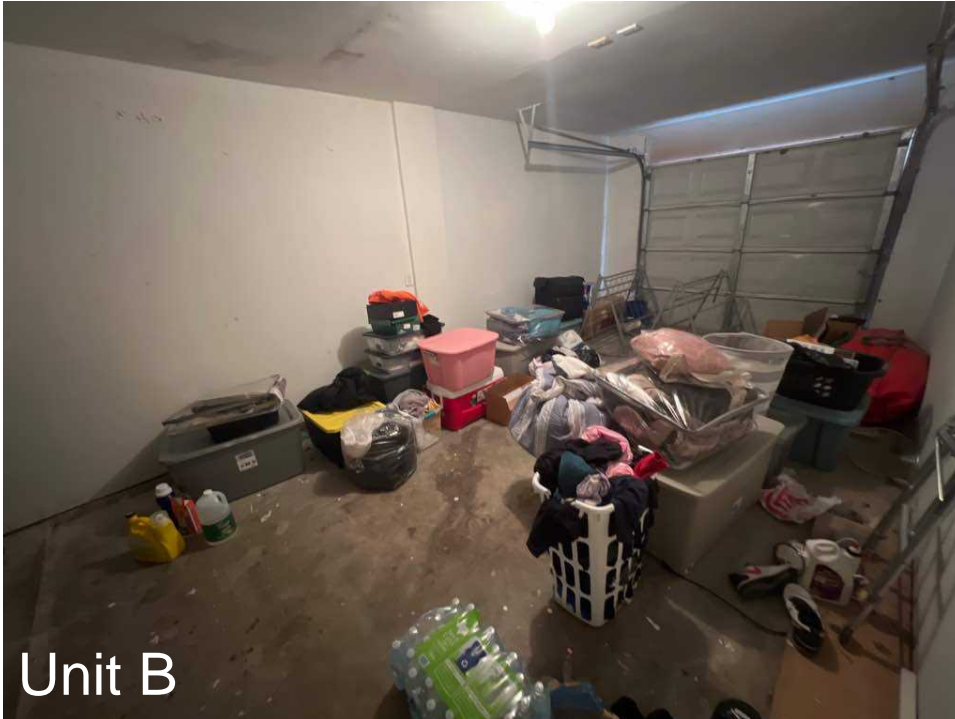


Client: Alexis Vargas

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

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N. General Photos (continued)

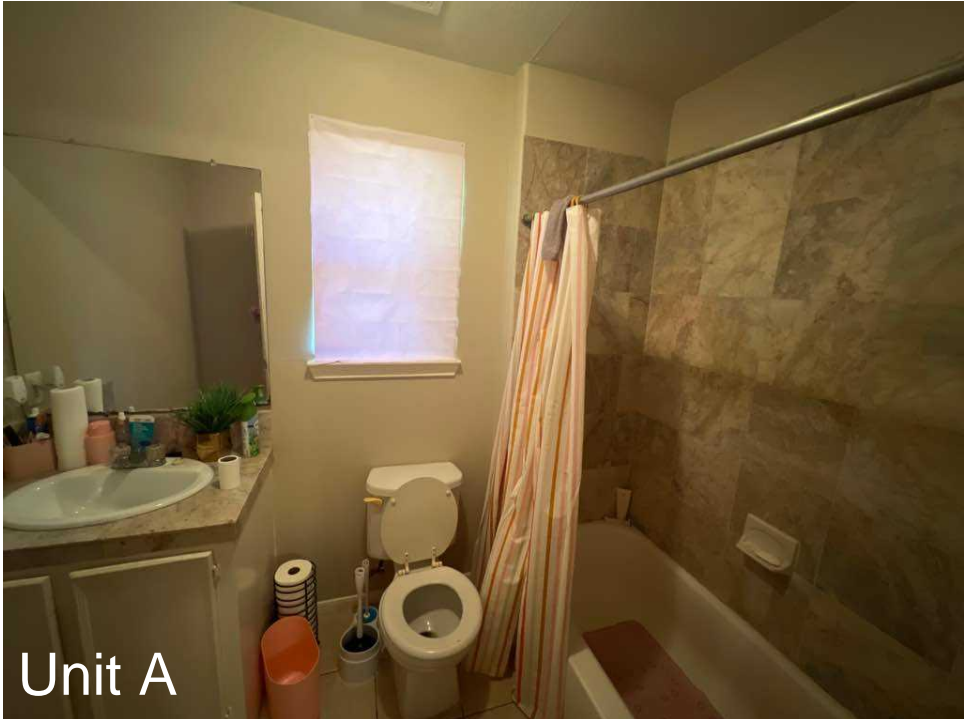


Client: Alexis Vargas

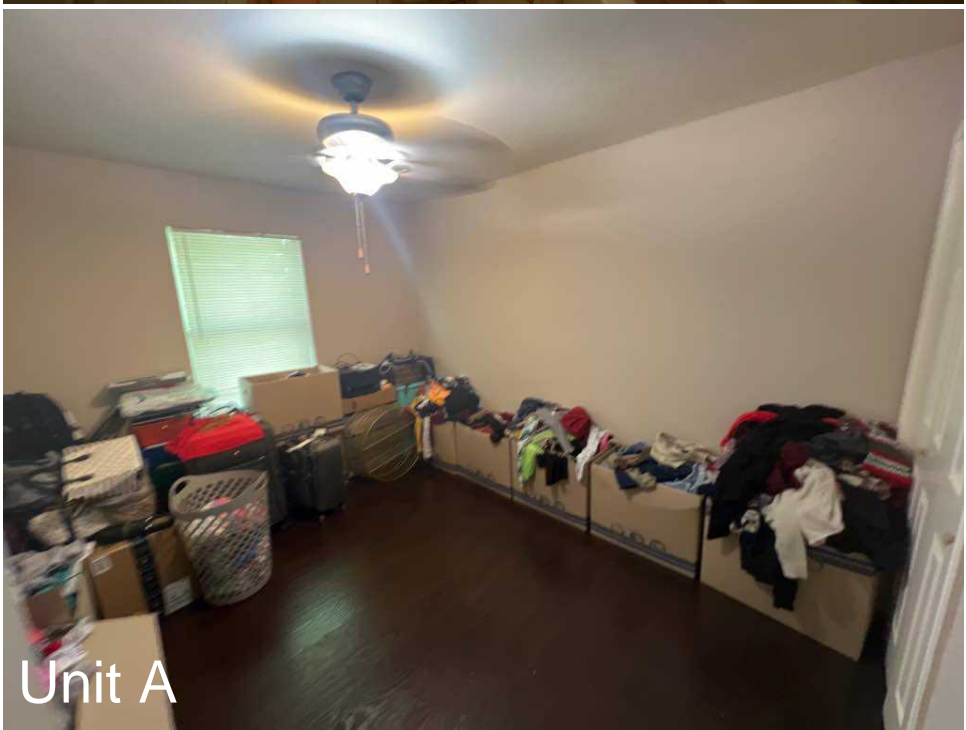
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N. General Photos (continued)



Unit A



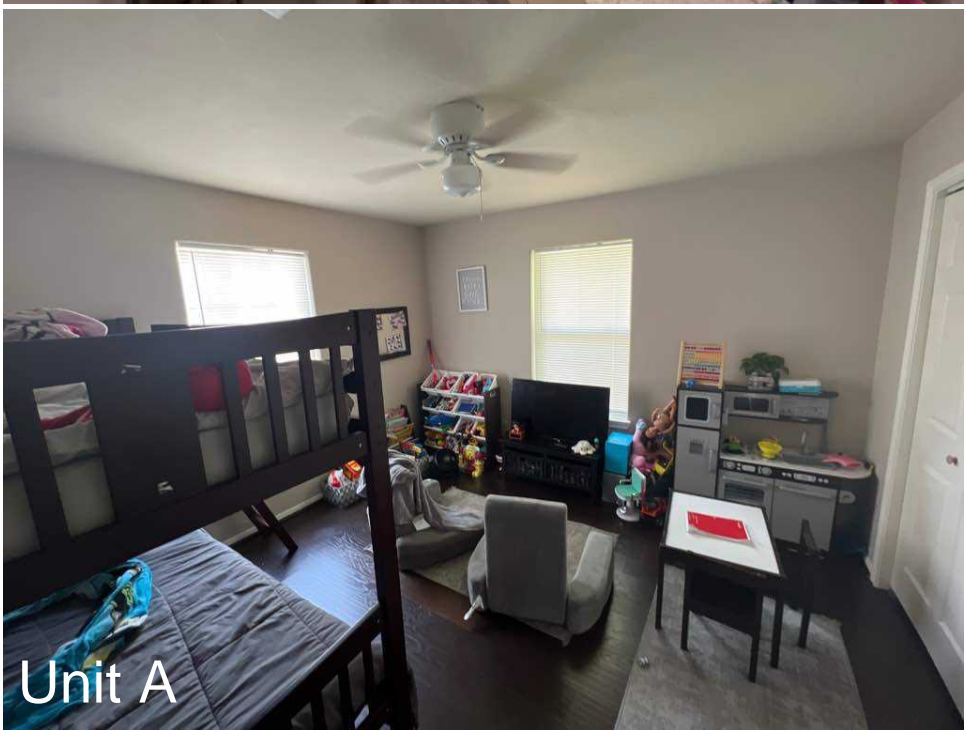
Unit A

Client: Alexis Vargas

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

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N. General Photos (continued)



Client: Alexis Vargas

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

I	NI	NP	D
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N. General Photos (continued)



Client: Alexis Vargas

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

I NI NP D

N. General Photos (continued)



Unit A



Unit A

Client: Alexis Vargas

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

I NI NP D

N. General Photos (continued)



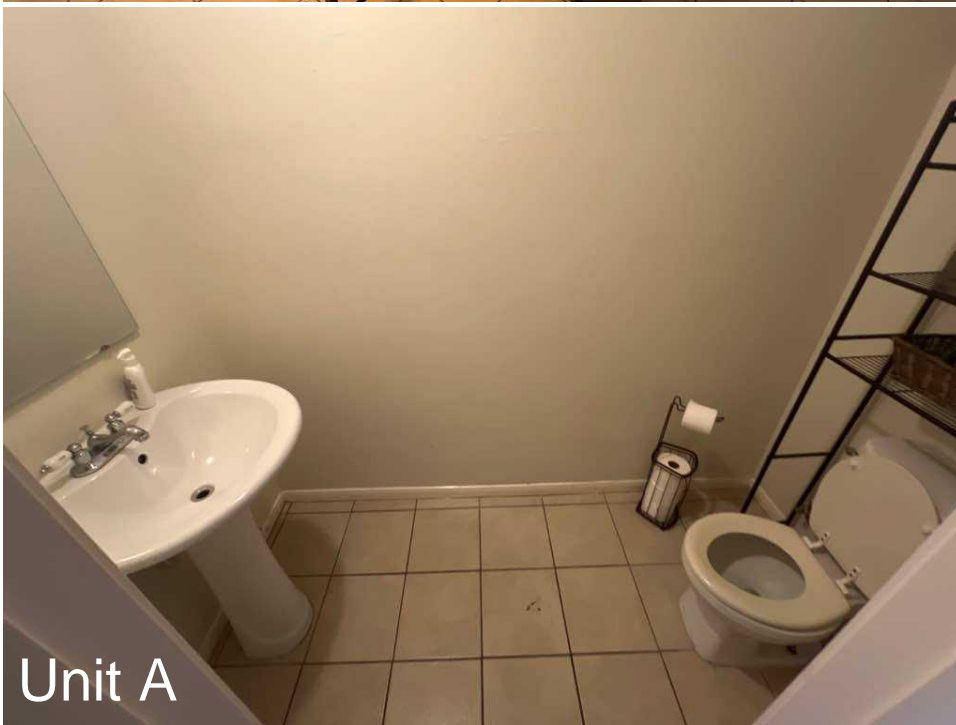
Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021

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I NI NP D

N. General Photos (continued)

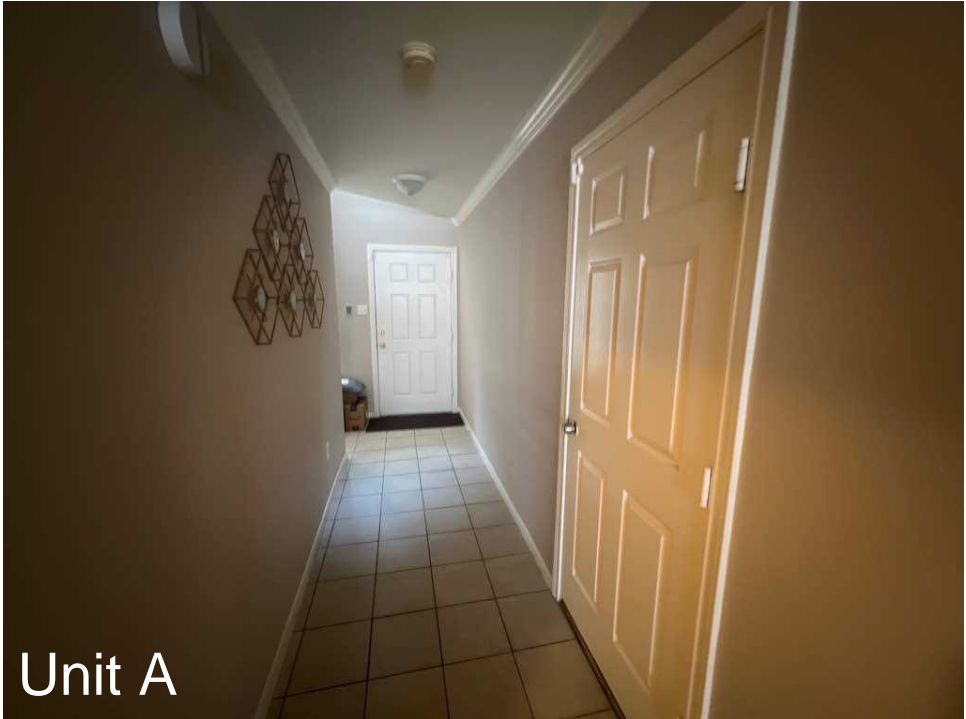


Report Identification: 3618 Goodhope St - Houston, TX 77021 _____

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

I NI NP D

N. General Photos (continued)



Client: Alexis Vargas

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

I NI NP D

II. ELECTRICAL SYSTEMS

☒☐☐☒ A. Service Entrance and Panels

Comments: Copper and Aluminum,

1. No anti-oxidant paste observed at main electrical aluminum cables in panel.

Anti oxidant paste is recommended for aluminum cables because (without the paste) aluminum can overheat & become fire hazard.

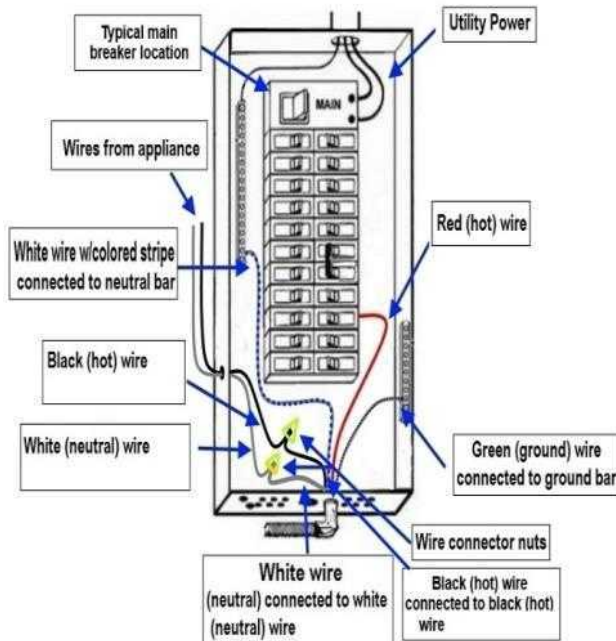
Further evaluation & correction recommended by qualified contractor.,

2. Main electrical panel breakers not clearly labeled.

Occupant will be unable to determine breaker configuration (with respect to property electrical systems) with no breaker labels.

Correction recommended by qualified contractor.

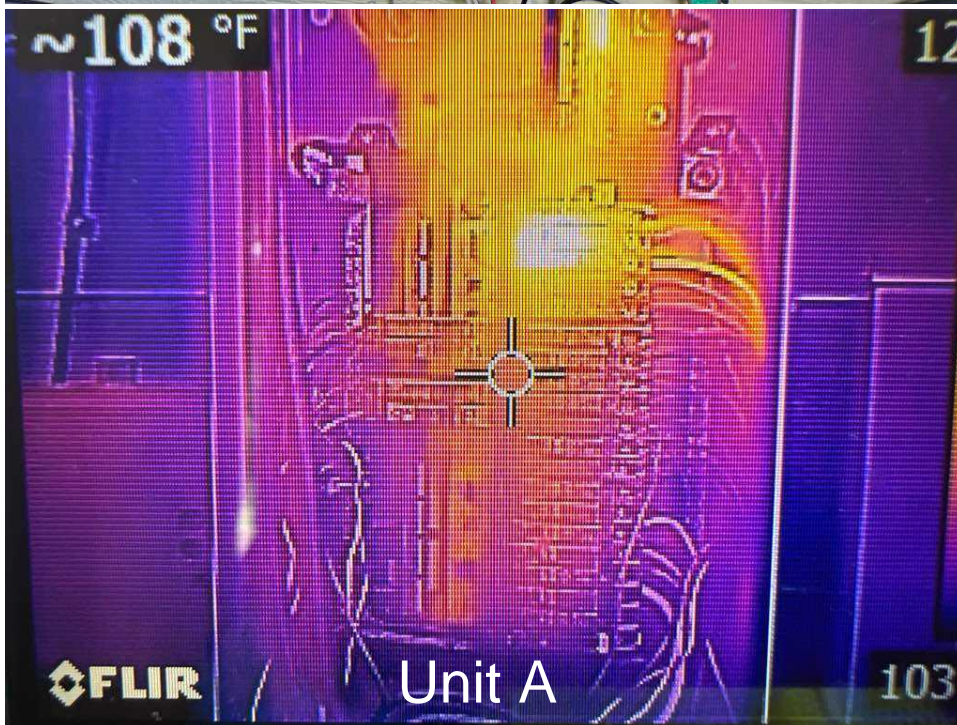
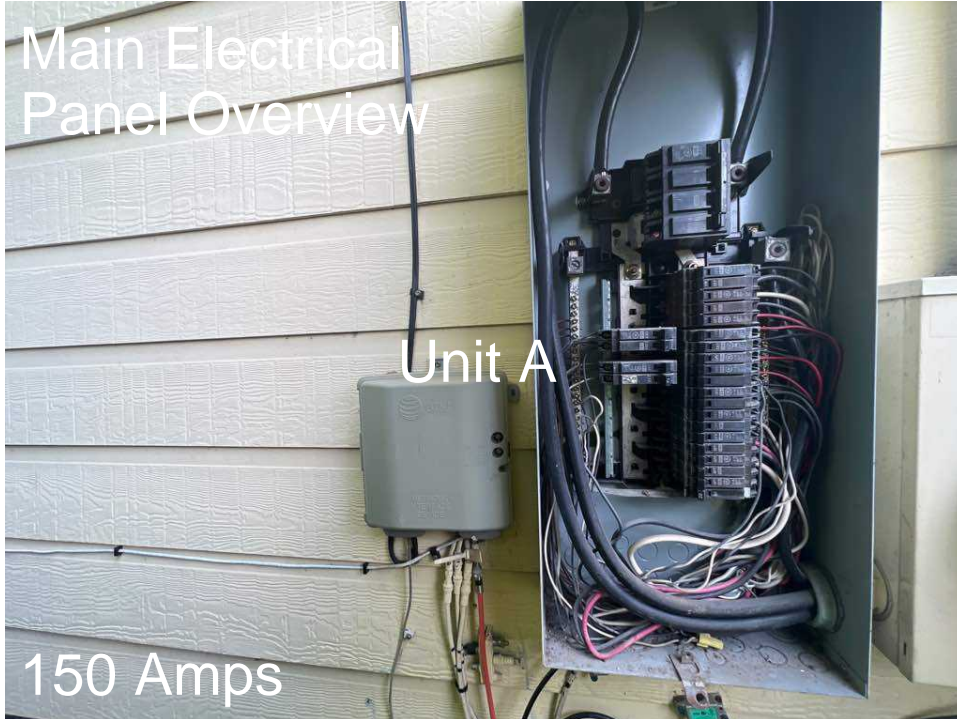
Circuit Breaker Wiring Diagram



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

I NI NP D

A. Service Entrance and Panels (continued)



Client: Alexis Vargas

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

I NI NP D

A. Service Entrance and Panels (continued)

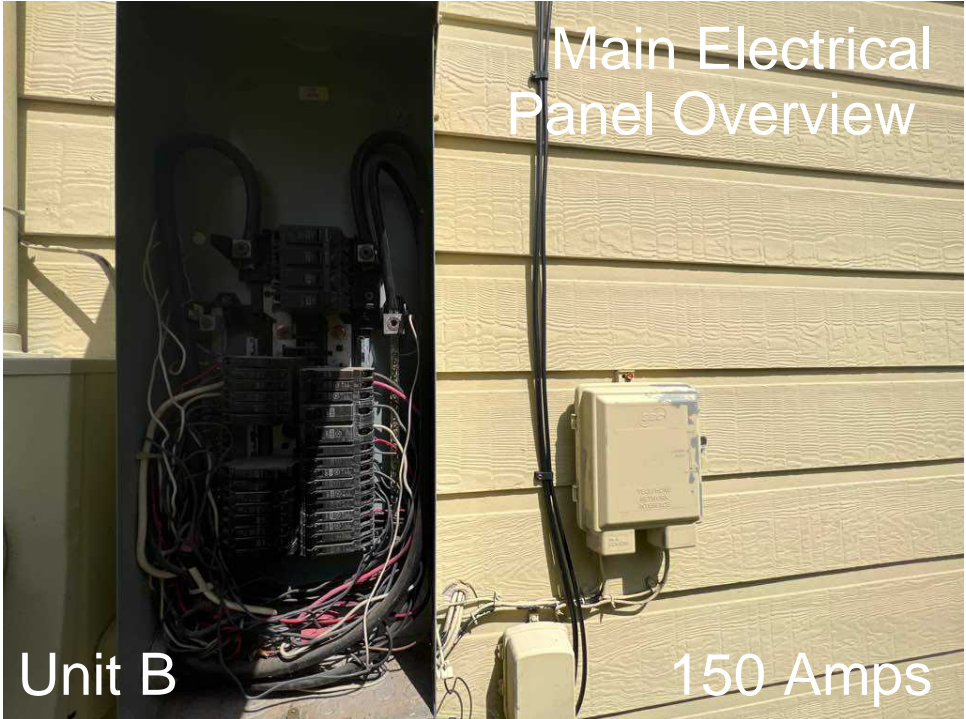


Client: Alexis Vargas

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

I NI NP D

A. Service Entrance and Panels (continued)



Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021

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

I NI NP D

Amps (Main Panel) 150 Amps, 150 Amps

Location (Main Panel) Exterior

Grounding: Grounding Rod

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Comments: Copper

Outlets tripping repeatedly



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

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



C. AFCI (Arc Fault Circuit Interrupter)

Comments: Arc Fault Circuit Interrupter: Required at by current building standards, Observe no installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas.

AFCI devices are intended to protect against fires caused by electrical arcing faults in the homes wiring.

Arc faults are a common cause of residential electrical fires.

Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors.

As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the minimum standard for all non-exempt electrical work.

Homes built between 2002 and late 2008, generally were only required to have arc fault protection for bedroom circuits.

However, the current TREC standard of practice requires inspectors to indicate that a hazardous or

Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021

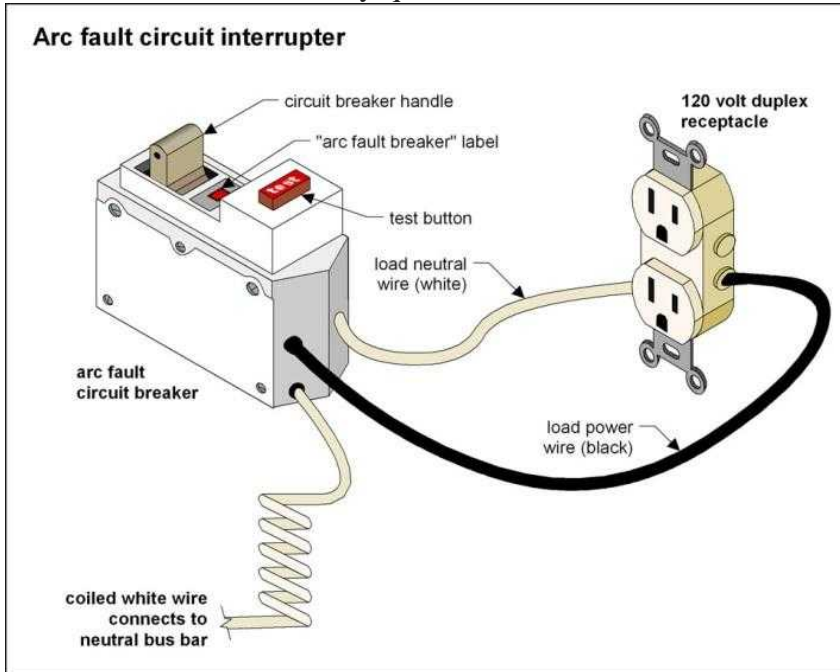
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I NI NP D

C. AFCI (Arc Fault Circuit Interrupter) (continued)

deficient condition exists if any home does not have this protection, regardless of date the home was constructed

Correction recommended by qualified contractor.

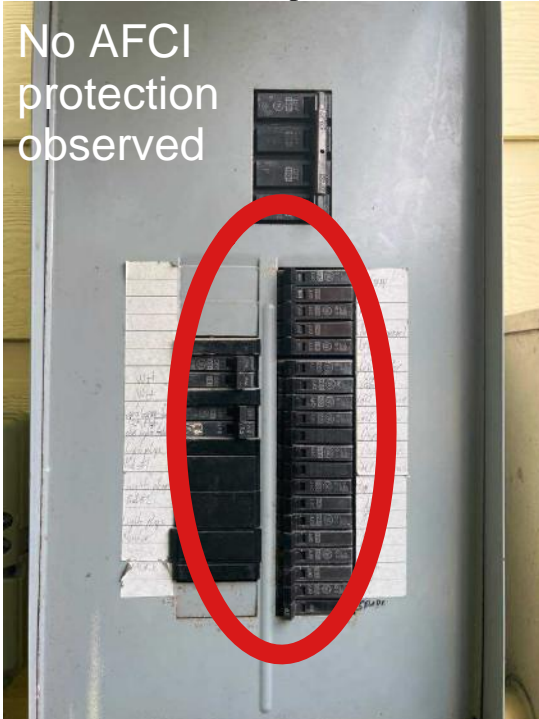


Client: Alexis Vargas

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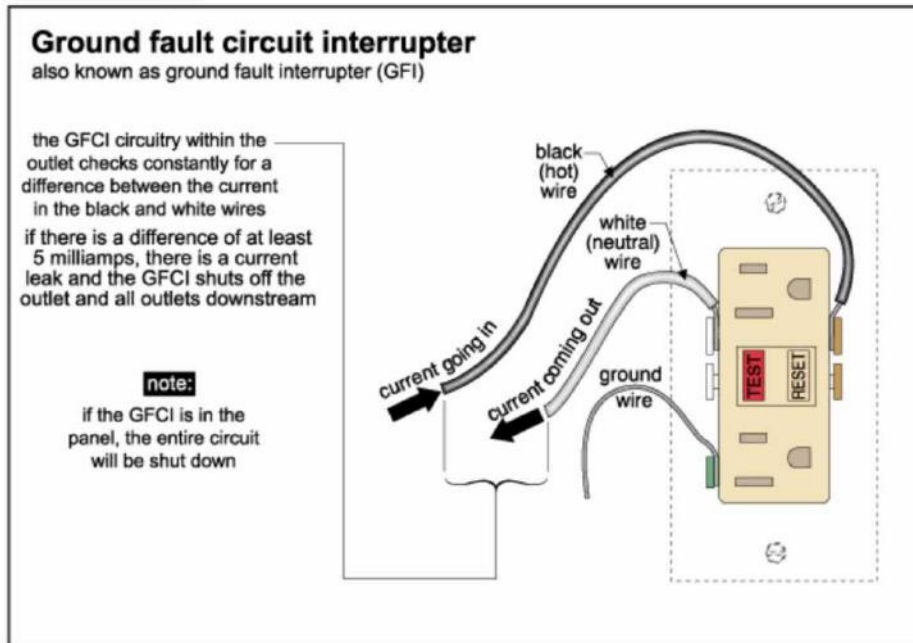
I NI NP D

C. AFCI (Arc Fault Circuit Interrupter) (continued)



D. GFCI (Ground Fault Circuit Interrupter)

Comments: GFCIs (Required) Locations: Kitchen, Bathrooms, & Garage, Proper GFCIs observed at time of inspection.



Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021 _____

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

I	NI	NP	D
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E. Smoke / Carbon Monoxide Detectors

Comments: Kiddie,
Yellowing smoke detectors observed.

Yellowing smoke detectors indicate detectors are beyond the recommended lifespan.

Correction recommended by qualified contractor.



F. Doorbell

Comments: Exterior (front entrance to property)

Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021

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

I NI NP D

G. Light Fixtures

Comments: Interior / Exterior,
Observed no cage / guard for attic light bulb - safety item.

Correction recommended by qualified contractor



Report Identification: 3618 Goodhope St - Houston, TX 77021

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

I	NI	NP	D
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G. Light Fixtures (continued)

Damaged light fixtures
observed (multiple)



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Report Identification: 3618 Goodhope St - Houston, TX 77021 _____

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

I	NI	NP	D
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A. Heating Equipment

Type of Systems: Forced air

Energy Sources: Electric

Comments: Rheem

Service recommended (before real estate transaction completed) for all HVAC systems 10+ years or older.

This system was manufactured in ____ (__ years old).

The average life span of a furnace is 15 years.



Client: Alexis Vargas

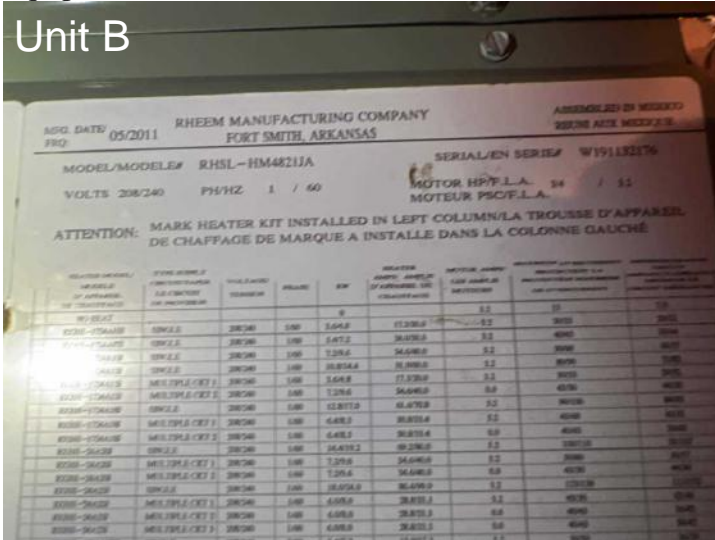


Report Identification: 3618 Goodhope St - Houston, TX 77021

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I NI NP D

A. Heating Equipment (continued)



Client: Alexis Vargas

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

I NI NP D

A. Heating Equipment (continued)



Client: Alexis Vargas



Report Identification: 3618 Goodhope St - Houston, TX 77021

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

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A. Heating Equipment (continued)



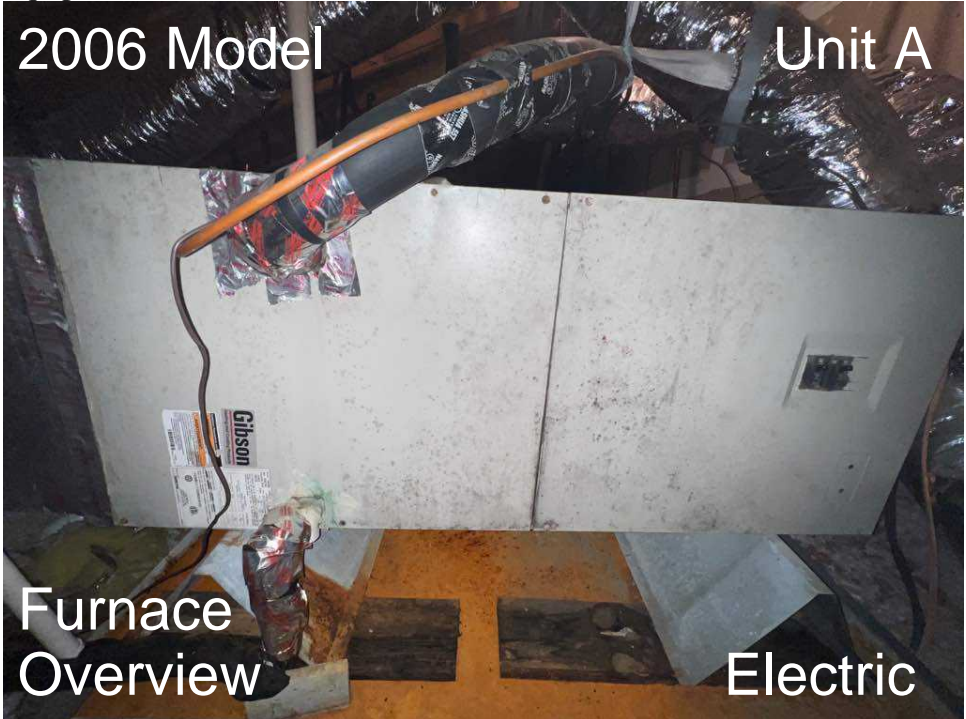
Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021

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A. Heating Equipment (continued)



Year of Manufacture 2011, 2006

Client: Alexis Vargas



Report Identification: 3618 Goodhope St - Houston, TX 77021

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

I NI NP D

B. Cooling Equipment

Type of Systems: Central A/C

Comments: Lennox

1. Moisture observed in A/C overflow pan.

Moisture in A/C overflow pan often indicates blockage of primary condensation drain line.

Further evaluation and correction recommended by qualified contractor.

2. A/C did not cool properly at time of inspection.

Temperature differential (supply air / return air) should be between 15 and 21 degrees.

Observed temperature differential of 10 degrees.

Further evaluation recommended by qualified contractor.

3. Observed water dripping from condensation drain too close to foundation.

Water dripping too close to foundation can cause moisture / pest intrusion & foundation movement.

Further evaluation & correction recommended by qualified contractor.

Client: Alexis Vargas

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

I NI NP D

B. Cooling Equipment (continued)



Standing moisture
observed in A/C
overflow pan



Rust observed in A/C
overflow pan (Unit A)

Client: Alexis Vargas

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

I NI NP D

B. Cooling Equipment (continued)



Unit A

Client: Alexis Vargas

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

I NI NP D

B. Cooling Equipment (continued)



Client: Alexis Vargas

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

I NI NP D

B. Cooling Equipment (continued)



Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021

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

I NI NP D

B. Cooling Equipment (continued)



Year of Manufacture 2009, 2011
Tonnage of AC System 3 Tons, 4 Tons

C. Thermostat

Comments: Programmable, Thermostat operated as intended at time of inspection

Client: Alexis Vargas

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

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

Comments: Insulated flex,
Observed multiple areas (in attic) where flex duct touched & or missing required 1 inch clearance from other ducts.

The intent of the one inch clearance is to prevent condensation between ducts.

Further evaluation & correction recommended by qualified contractor.



E. Air Vents, Grilles, Registers

Comments: Ceiling Air Supply Vent, Air supply vents appeared to operate as intended at time of inspection.

Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021

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

I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: The water meter is located at the front curb of home.

Location of main water supply valve: The main water supply is located at the rear side of the home (see photo).

Static water pressure reading: 40-80 psi (normal range)

Type of supply piping material: PVC

Comments: PVC and copper

Observed non-insulated water pipes in the attic.

All exposed attic water pipes should be insulated for freeze protection.

Further evaluation & correction recommended by qualified contractor.



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

I NI NP D

A. Plumbing Supply, Distribution Systems and Fixtures (continued)



Client: Alexis Vargas

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

I NI NP D

A. Plumbing Supply, Distribution Systems and Fixtures (continued)



Main Water Shut Off Valve Location (Unit B)



Normal Water Pressure Observed

Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021

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

I NI NP D

B. Toilets

Comments: Flushing (Two-Piece) Toilet,
Observed toilet loose at floor mounting.

Correction recommended by qualified contractor.



Report Identification: 3618 Goodhope St - Houston, TX 77021

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

I	NI	NP	D
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B. Toilets (continued)



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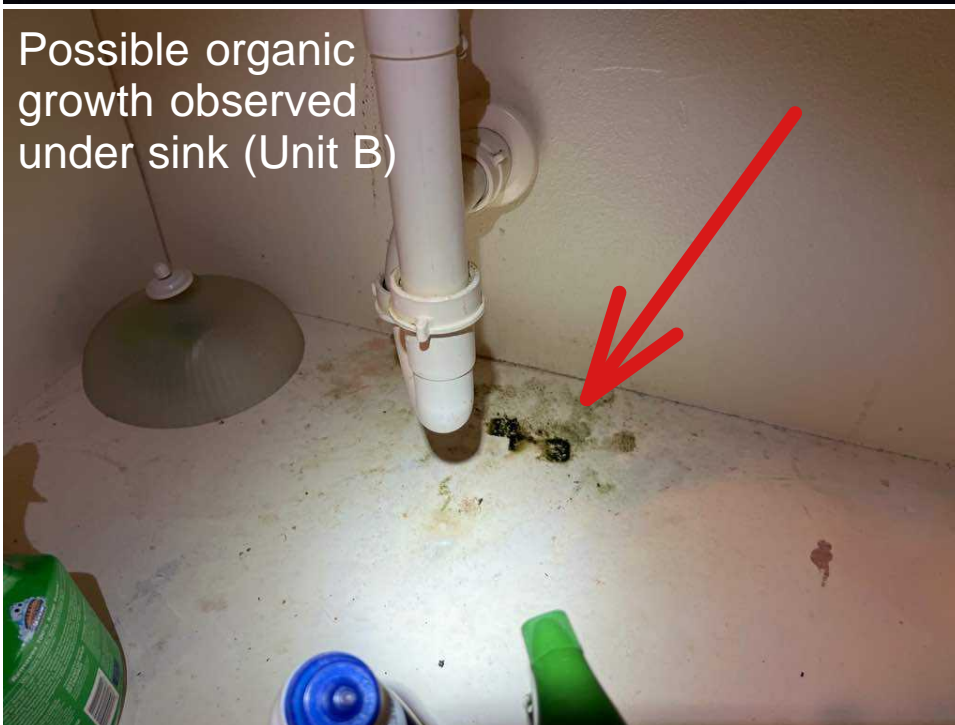
C. Sinks

Comments: Built In Sink,
Possible organic growth observed under sink (Unit B)

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

I NI NP D

C. Sinks (continued)



Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021

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

I NI NP D

D. Bathtubs & Showers

Comments: Built In bathtub / shower,
Slow draining tub observed (Unit B)



Client: Alexis Vargas

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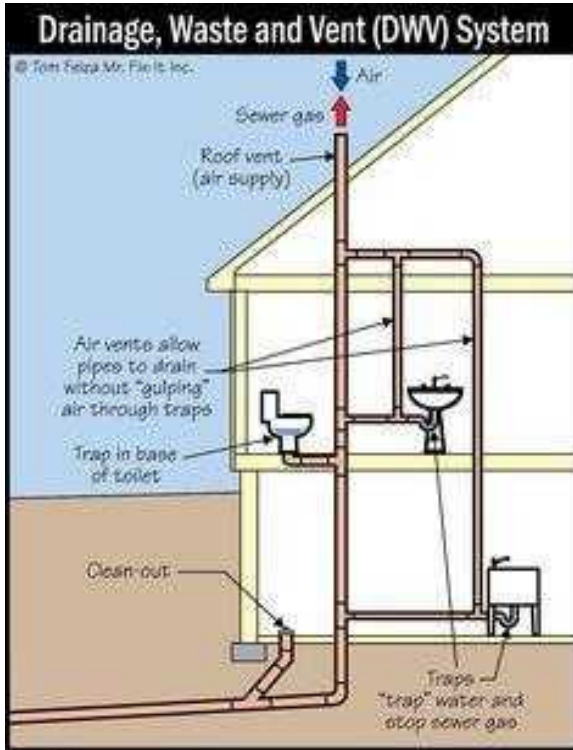
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E. Drains, Wastes, and Vents

Type of drain piping material:

Comments: PVC, Copper

Standing water water observed in sewer clean out location.



Client: Alexis Vargas

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

I NI NP D

E. Drains, Wastes, and Vents (continued)



Client: Alexis Vargas

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

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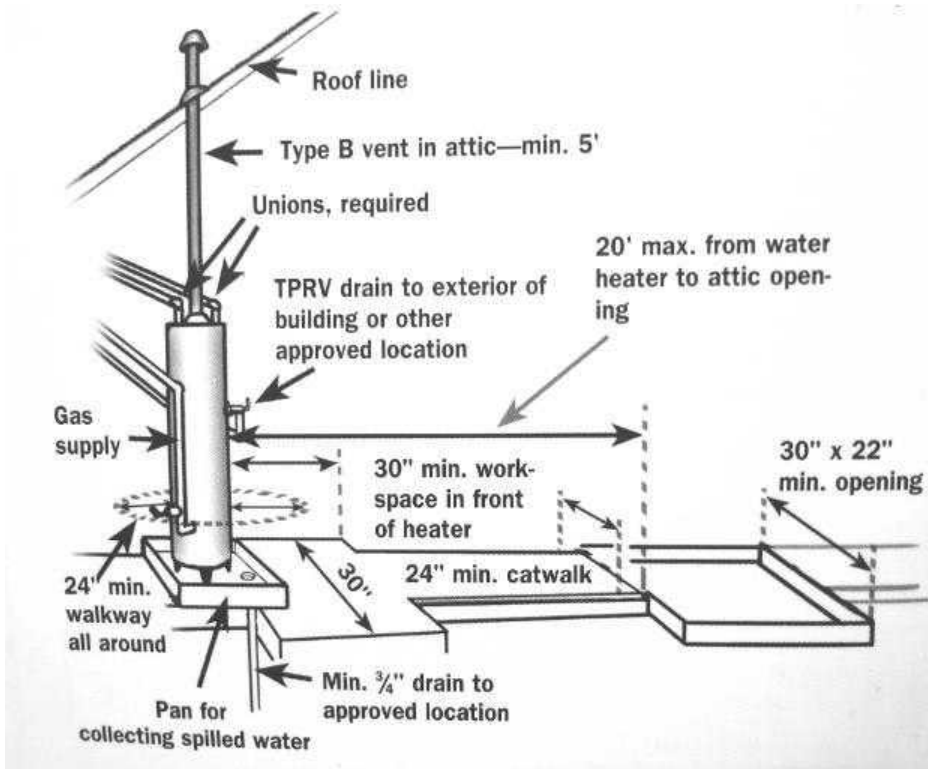
C. Water Heating Equipment

Energy Sources: Electric

Capacity: 40 Gallon

Comments: HOTPOINT

Water heater unit(s) operating as intended at time of inspection.

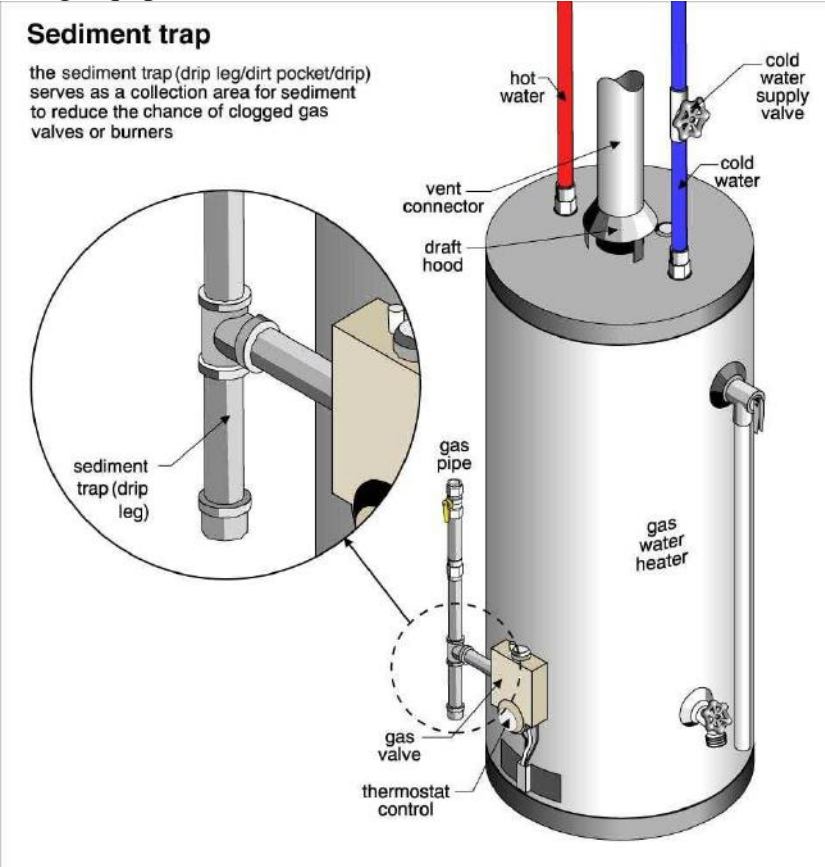


Client: Alexis Vargas

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I NI NP D

C. Water Heating Equipment (continued)



Client: Alexis Vargas

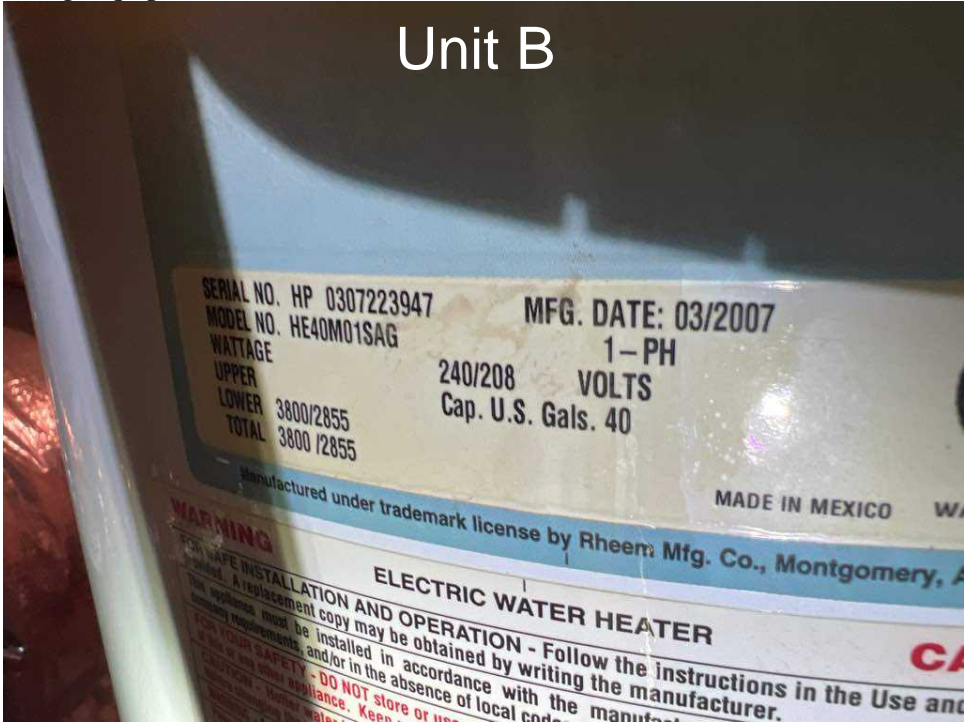


Report Identification: 3618 Goodhope St - Houston, TX 77021

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

I NI NP D

C. Water Heating Equipment (continued)



Client: Alexis Vargas

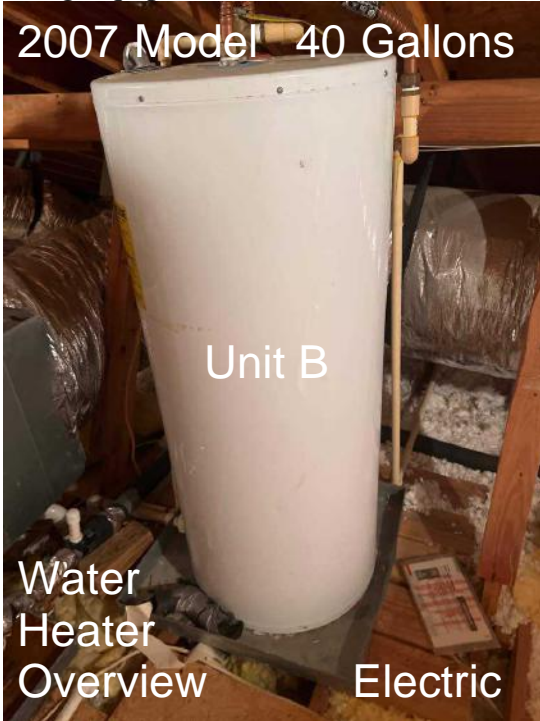


Report Identification: 3618 Goodhope St - Houston, TX 77021

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I NI NP D

C. Water Heating Equipment (continued)



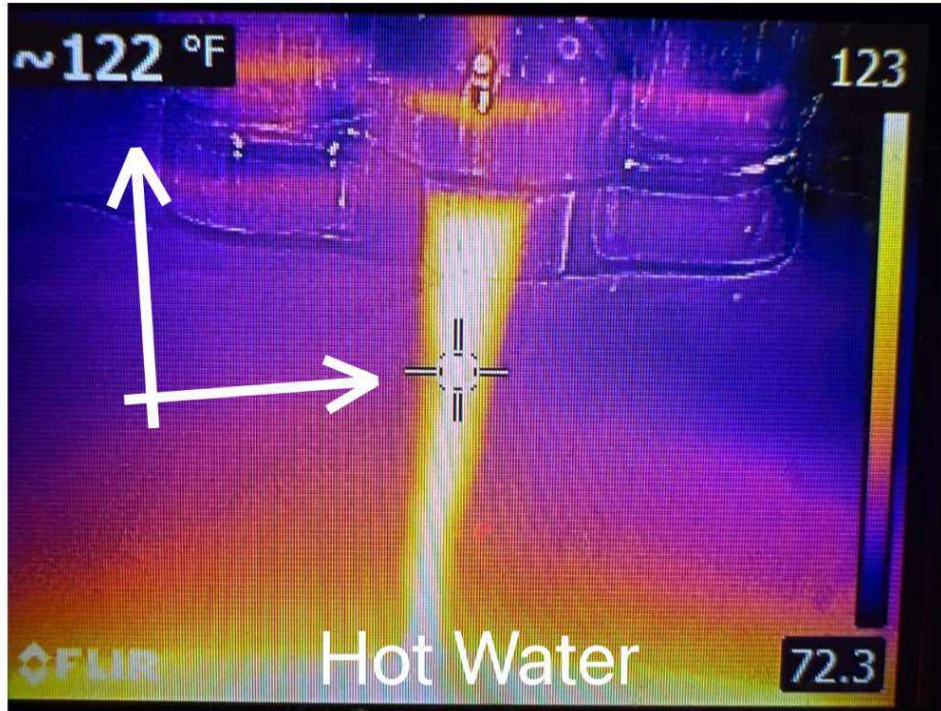
Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021

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

I NI NP D

C. Water Heating Equipment (continued)



Client: Alexis Vargas

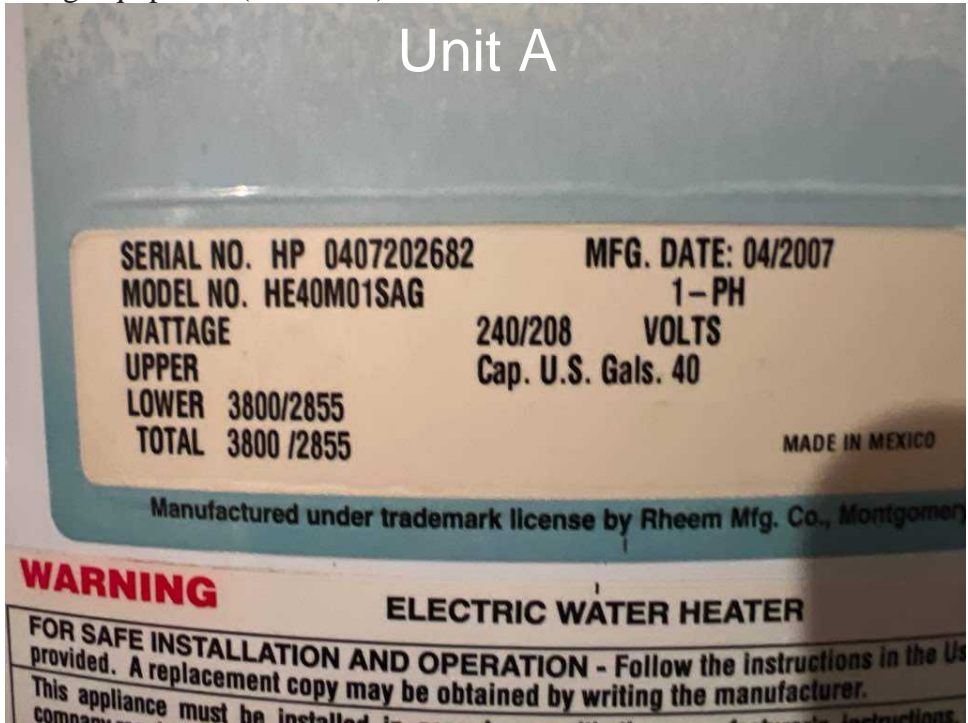


Report Identification: 3618 Goodhope St - Houston, TX 77021

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C. Water Heating Equipment (continued)



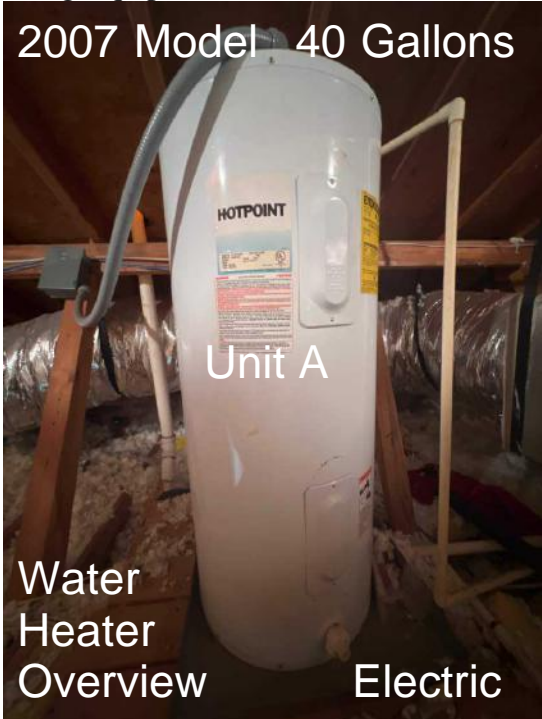
Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021

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C. Water Heating Equipment (continued)



Year of Manufacture 2007

D. Hydro-Massage Therapy Equipment

Comments:

Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021 _____

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

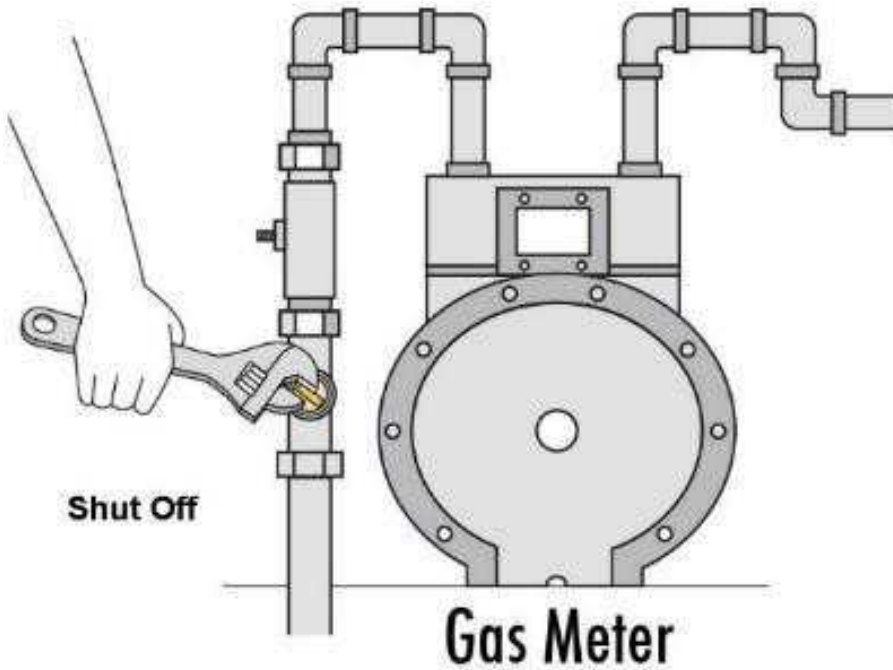
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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Exterior surface mount at side of home

Type of gas distribution piping material: Metal

Comments: Gas Meter



Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021 _____

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

I	NI	NP	D
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E. Gas Distribution Systems and Gas Appliances (continued)



F. Other
Comments:

Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021

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

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments: Amaercana,

No items requiring repair were visible at the time of the inspection for the operation of the dishwasher.

The unit was run through a cycle at the time of the inspection, and appeared to be operating properly.



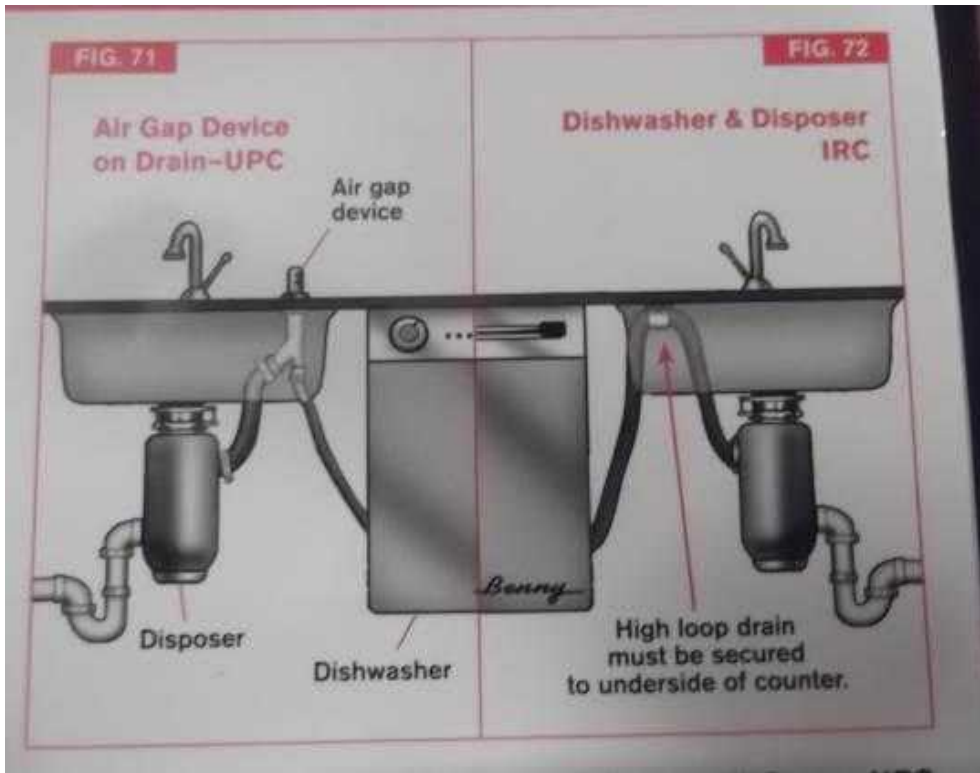
Report Identification: 3618 Goodhope St - Houston, TX 77021

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B. Food Waste Disposers

Comments: In-Sinkerator,
Food waste disposer was operating as intended at time of inspection.



Client: Alexis Vargas

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

I NI NP D

B. Food Waste Disposers (continued)



C. Range Hood and Exhaust Systems

Comments: Nutone,
Range exhaust vent operated as intended at time of inspection.

Client: Alexis Vargas

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

I NI NP D

C. Range Hood and Exhaust Systems (continued)



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D. Ranges, Cooktops, and Ovens

Comments: General Electric,
No anti-tip brackets installed on oven (safety).

Correction recommended by qualified contractor.

Client: Alexis Vargas

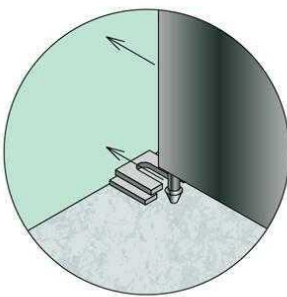

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I NI NP D


D. Ranges, Cooktops, and Ovens (continued)

Anti-tip brackets

These are used to secure the range to the wall or floor to prevent tipping over and causing serious injury

with anti-tip bracket secured



without anti-tip bracket secured

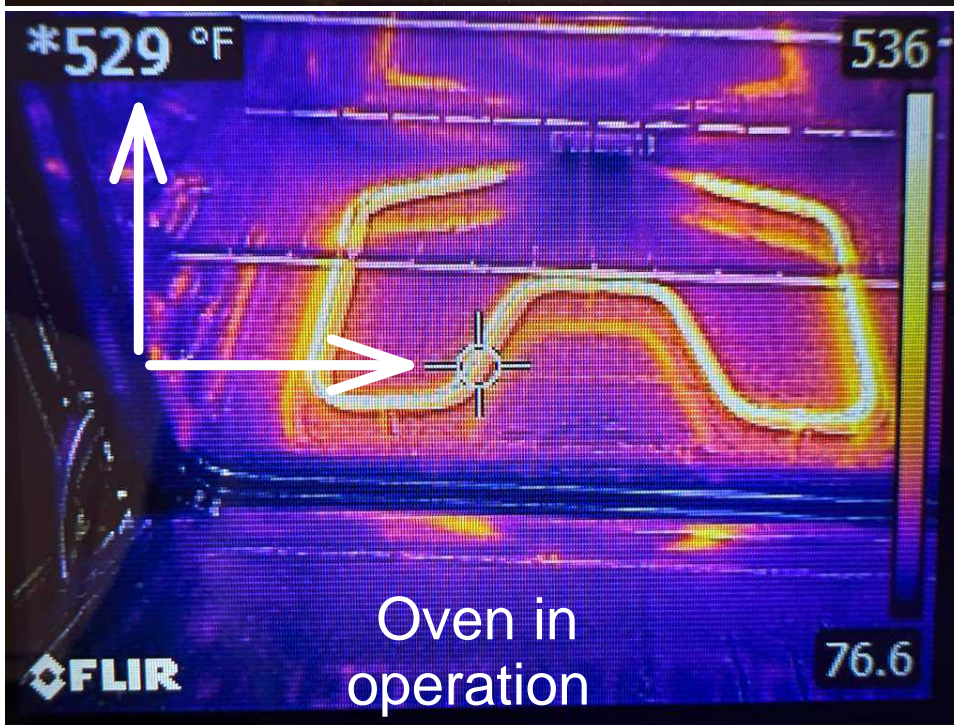
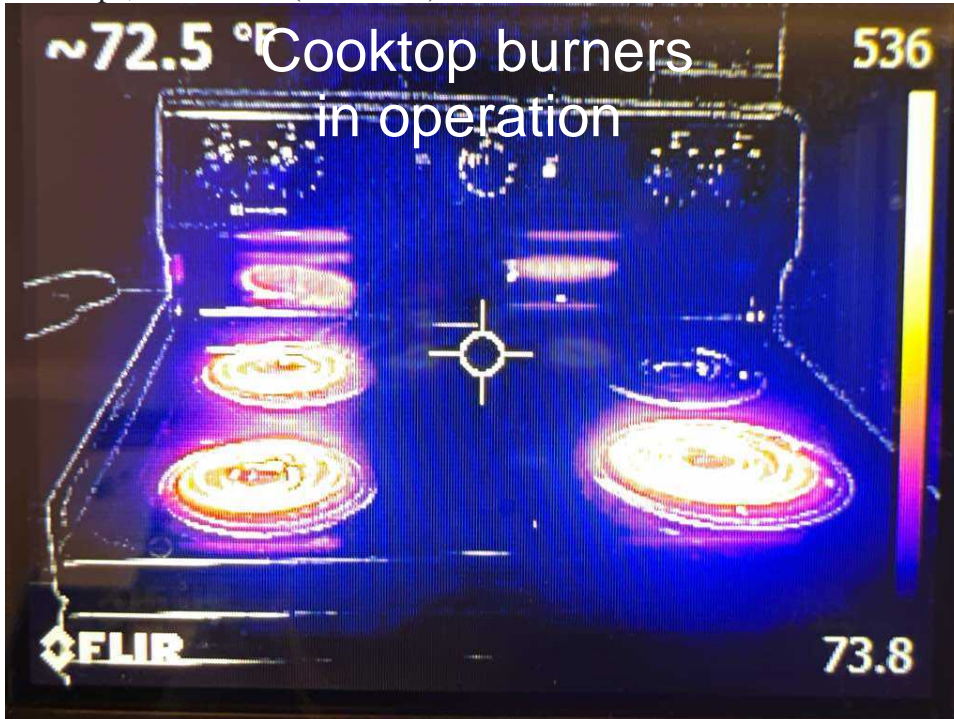


Client: Alexis Vargas

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

I NI NP D

D. Ranges, Cooktops, and Ovens (continued)



Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021 _____

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

I	NI	NP	D
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E. Microwave Ovens
Comments: Amana,
Microwave was operating as intended at time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters
Comments: Broan,
Bathroom exhaust vent operated as intended at time of inspection.



Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021

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

I	NI	NP	D
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G. Garage Door Operators

Comments: Lift Master, Garage door opener was operating as intended at time of inspection.



Client: Alexis Vargas

Report Identification: 3618 Goodhope St - Houston, TX 77021

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

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments: Metal flex,
Dryer exhaust vent cover (at exterior) not sealed / secured properly.

Correction recommended by qualified contractor to minimize potential of pest / moisture intrusion.



Report Identification: 3618 Goodhope St - Houston, TX 77021

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

I NI NP D

H. Dryer Exhaust Systems (continued)



Dryer exhaust vent cover (at exterior) not sealed / secured properly.

I. Other
Comments:

Client: Alexis Vargas



Report Identification: 3618 Goodhope St - Houston, TX 77021

Summary

I. STRUCTURAL SYSTEMS

A. Foundations Slab-on-Grade,

Observed foundation measurements that exceeded normal settlement tolerances.

Further evaluation recommended by Structural Engineer.

Type of Foundation(s): Post Tension

B. Grading and Drainage Moderate slope,

Observed possible pest intrusion

C. Roof Covering Materials Asphalt shingle,

1. Tree limbs contacted the roof.

Tree limbs contacting the roof can possibly shorten the lifespan of the roof covering materials.

Inspector recommends that all tree branches be cut back so that they do not contact the roof.

2. Shingle / flashing uplift observed.

Shingle / flashing uplift can possibly result in moisture penetration at roof.

Correction recommended by qualified contractor.

3. Observed unpainted roof vents.

Roof vents should be painted to minimize UV damage to PVC vents

Correction recommended by qualified contractor

4. Satellite equipment attached to roof covering materials (common area prone to moisture intrusion if not sealed properly)

Further evaluation recommended Types(s) of Roof Covering: Gable Viewed From: Ground level with drone

D. Roof Structures and Attics Rafter,

1. Insufficient insulation observed in attic.

Proper insulation recommended for optimal HVAC efficiency.



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Summary (continued)

D. Roof Structures and Attics (continued)

Correction recommended by qualified contractor

2. Observed missing fireblock in attic.

Correction recommended by qualified contractor to minimize fire spread possibility (in emergency situation).

Viewed From: In the attic Approximate Average Depth of Insulation: 7 - 12

E. Walls (Interior and Exterior) Drywall / Brick,

1. Damaged wall covering (exterior) observed.

Correction recommended to minimize possibility of moisture / pest intrusion.,

2. Damaged wall covering (interior) observed.

Correction recommended to avoid further deterioration of wall coverings.

F. Ceilings Drywall,

Damage at ceiling observed (multiple locations).

All damage should be corrected / repaired to prevent further deterioration.

Correction recommended by qualified contractor.

G. Floors Tile, Laminate,

Observed damaged flooring.

Further evaluation & correction recommended by qualified contractor.

H. Doors (Interior and Exterior) Wood,

Missing doorstop observed.

Correction recommended by qualified contractor to avoid wall damage.

I. Windows Single hung window,

Burglar bars observed at windows.

Burglar bars inhibit exit in emergency situations.

Further evaluation and correction recommended by qualified contractor.

J. Stairways (Interior and Exterior) Wood stairs with wood handrails,

Observed stairway spindle spacing too wide.

Four inches is the recommended maximum spacing for stair spindles (safety).



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Summary (continued)

J. Stairways (Interior and Exterior) (continued)

Further evaluation recommended by qualified contractor.

M. Fences / Gates Wood Fence,

Damaged fence observed

Correction recommended by qualified contractor

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels Copper and Aluminum,

1. No anti-oxidant paste observed at main electrical aluminum cables in panel.

Anti oxidant paste is recommended for aluminum cables because (without the paste) aluminum can overheat & become fire hazard.

Further evaluation & correction recommended by qualified contractor.,

2. Main electrical panel breakers not clearly labeled.

Occupant will be unable to determine breaker configuration (with respect to property electrical systems) with no breaker labels.

Correction recommended by qualified contractor.

B. Branch Circuits, Connected Devices, and Fixtures Copper,

Outlets tripping repeatedly Type of Wiring:

C. AFCI (Arc Fault Circuit Interrupter) Arc Fault Circuit Interrupter: Required at by current building standards, Observe no installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas.

AFCI devices are intended to protect against fires caused by electrical arcing faults in the homes wiring.

Arc faults are a common cause of residential electrical fires.

Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors.

As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the minimum standard for all non-exempt electrical work.



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Summary (continued)

C. AFCI (Arc Fault Circui Interrupter) (continued)

Homes built between 2002 and late 2008, generally were only required to have arc fault protection for bedroom circuits.

However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed

Correction recommended by qualified contractor.

E. Smoke / Carbon Monoxide Detectors Kiddie,

Yellowing smoke detectors observed.

Yellowing smoke detectors indicate detectors are beyond the recommended lifespan.

Correction recommended by qualified contractor.

G. Light Fixtures Interior / Exterior,

Observed no cage / guard for attic light bulb - safety item.

Correction recommended by qualified contractor

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment Lennox,

1. Moisture observed in A/C overflow pan.

Moisture in A/C overflow pan often indicates blockage of primary condensation drain line.

Further evaluation and correction recommended by qualified contractor.

2. A/C did not cool properly at time of inspection.

Temperature differential (supply air / return air) should be between 15 and 21 degrees.

Observed temperature differential of 10 degrees.

Further evaluation recommended by qualified contractor.

3. Observed water dripping from condensation drain too close to foundation.

Water dripping too close to foundation can cause moisture / pest intrusion & foundation movement.



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Summary (continued)

B. Cooling Equipment (continued)

Further evaluation & correction recommended by qualified contractor. Type of System: Central A/C

D. Duct Systems, Chases, and Vents Insulated flex,

Observed multiple areas (in attic) where flex duct touched & or missing required 1 inch clearance from other ducts.

The intent of the one inch clearance is to prevent condensation between ducts.

Further evaluation & correction recommended by qualified contractor.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures PVC and copper,

Observed non-insulated water pipes in the attic.

All exposed attic water pipes should be insulated for freeze protection.

Further evaluation & correction recommended by qualified contractor. Location of water meter: The water meter is located at the front curb of home. Location of main water supply valve: The main water supply is located at the rear side of the home (see photo). Static water pressure reading: 40-80 psi (normal range) Type of supply piping material: PVC

B. Toilets Flushing (Two-Piece) Toilet,

Observed toilet loose at floor mounting.

Correction recommended by qualified contractor.

C. Sinks Built In Sink,

Possible organic growth observed under sink (Unit B)

D. Bathtubs & Showers Built In bathtub / shower,

Slow drained tub observed (Unit B)

E. Drains, Wastes, and Vents PVC, Copper,

Standing water water observed in sewer clean out location. Type of drain piping material:

V. APPLIANCES

D. Ranges, Cooktops, and Ovens General Electric,

No anti-tip brackets installed on oven (safety).

Correction recommended by qualified contractor.

H. Dryer Exhaust Systems Metal flex,

Dryer exhaust vent cover (at exterior) not sealed / secured properly.

Correction recommended by qualified contractor to minimize potential of pest / moisture intrusion.