



Summary Only

Sadaf Kashif

Property Address:
1303 Pine Mills Drive
Richmond Texas 77469



www.3iinspectors.com

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

General Summary



3i Services llc

531 Sheldon Rd, Ste 645
Channelview, Texas 77530
281.608.2200
www.3iinspectors.com

Customer
Sadaf Kashif

Address
1303 Pine Mills Drive
Richmond Texas 77469

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. Structural Systems

A. Foundations

Inspected, Deficient
(1)



left front corner



front left



right front corner



left rear corner

The foundation has minor corner pop(s) that are considered cosmetic. Further deterioration may occur if not corrected. I recommend having a qualified person make repairs as needed.

(2)



front left



front

There are trees roots too close to the foundation. I recommend removal or the use of root diverters.

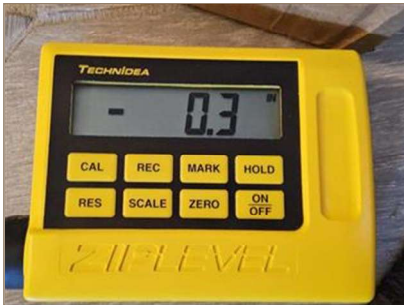
(3)



left

The foundation wall appears to be showing signs of flaking and deterioration. I recommend having a qualified person make repairs as needed.

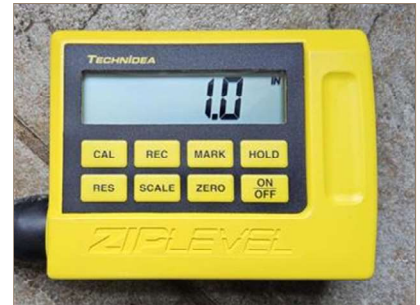
(4)



front entrance



rear right corner living



rear right corner breakfast area



front left corner master



front right corner dining

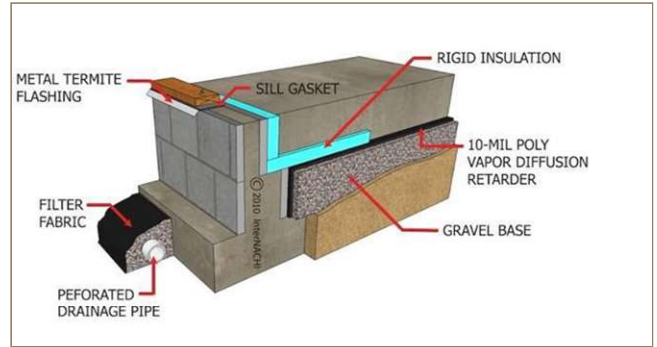
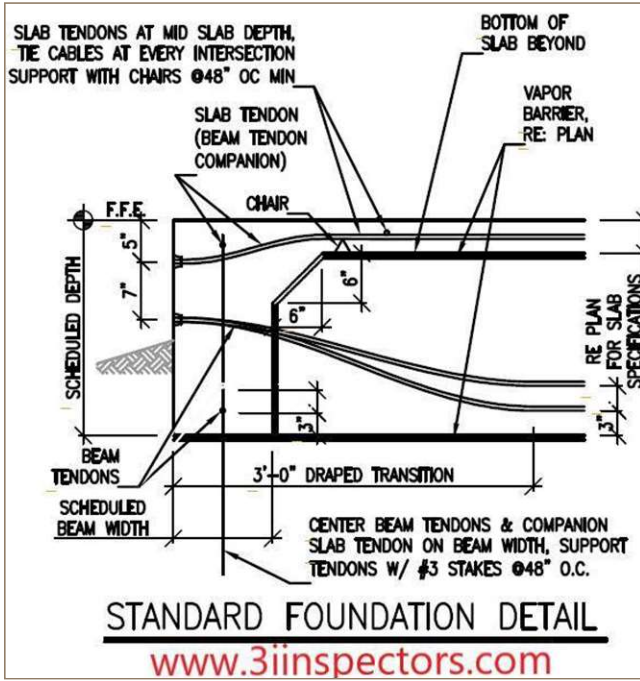


center living

This is not an engineering report, but is only an opinion based on observation of conditions known to be related to foundation performance, using the knowledge and experience of the inspector.

Relative floor elevation were measured at time of inspection using a water level.

(5)



The foundation is showing signs of movement. I recommend consulting with a foundation professional. The home slopes **1.5-inches from rear to front (lower at front of home)**. Majority of this movement could be contributed to poor drainage at front of home. Standing water after rainstorms or negative drainage has adverse effects on foundation movement.

B. Grading and Drainage

Inspected, Deficient

(1)



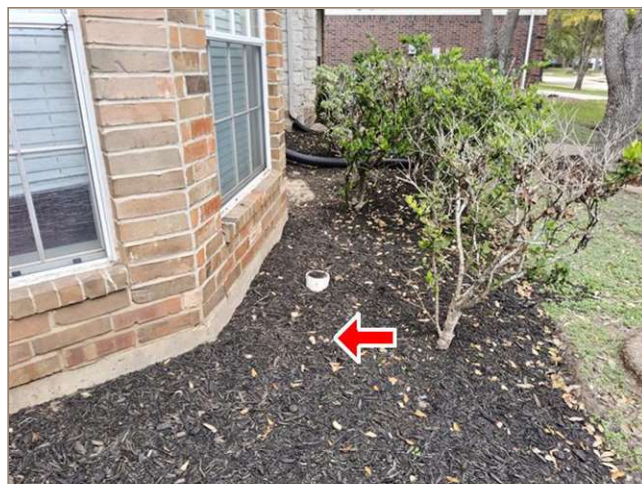
left front corner



The gutters are missing elbows or splashblocks. Erosion is occurring. Have a qualified person repair as needed.
(2)



left



front



front



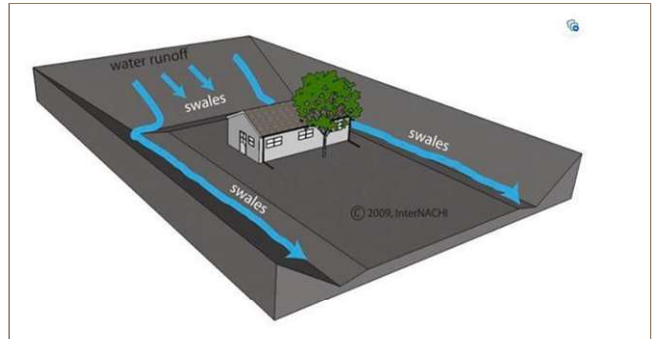
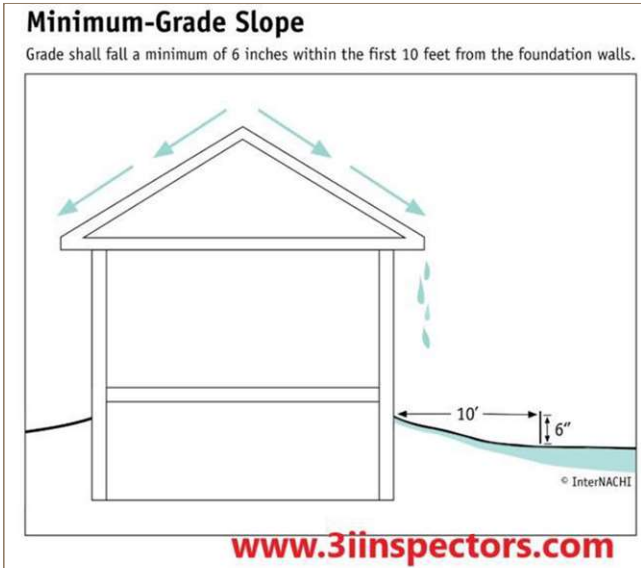
right rear



rear



left



There is a negative slope towards foundation at exterior areas. This area does not appear to drain water away from home and needs landscaping and drainage corrected. It's best to have six inches drop in first 10ft away from home. See sample drainage sketch diagram below.

(3)



front



right



left

The landscape at the exterior may require a trench or drain if water stands or puddles after heavy rain. I am unable to determine due to no rain during inspection period. Areas with missing grass usually have ponding storm water. Repair as needed.

(4)



front loose possible settlement



front right loose use hard pipe if buried



The gutters are missing downspout extenders to move storm water away from foundation. Erosion is occurring. Have a qualified person repair as needed.

(5)



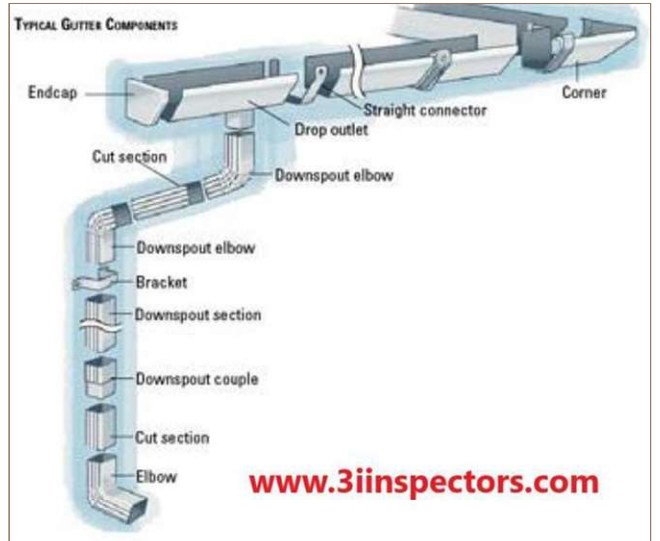
right



rear right



rear left



Install gutters to improve drainage around exterior perimeter. This will cause erosion at foundation perimeter. Have a qualified person install gutters as needed.

(6) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

(7)



The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

C. Roof Covering Materials
Inspected, Deficient

(1)



front left



front left



front right



front right



front left



front left



left



Flashing is loose in areas. I recommend having a qualified person evaluate and make repairs as needed.

(2)



There is a satellite dish bracket mounted on roof that is screwed directly through roofing surface. This is not considered to be today's standard. I recommend having a qualified person remove and patch roofing as needed. (The area will need periodic maintenance)
(3)



front right



front right



front left



front left



left

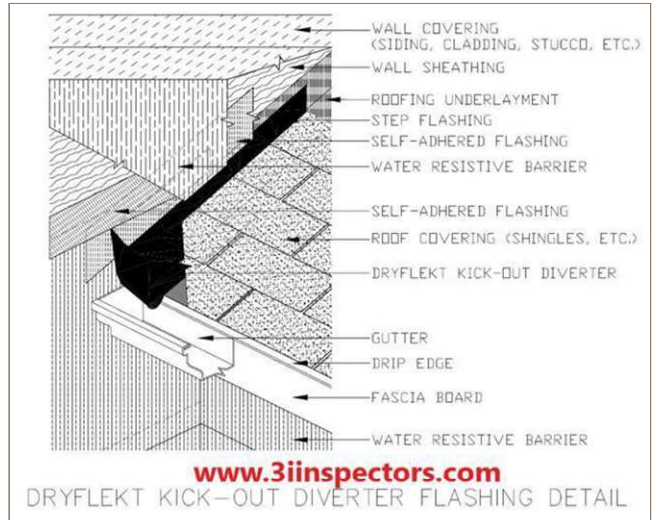
The roofing surface has exposed nail heads that are showing signs of deterioration. Further deterioration will occur if not corrected. I recommend having a qualified person repair or replace as needed, (4)



front



rear



The roof flashing is missing kickout flashing in areas. This is not considered today's standard. I recommend having a qualified person evaluate and make repairs as needed.
(5)



front right



front right



front right



front left



The roof covering is damaged at home. This area will need periodical maintenance. A qualified person should repair or replace as needed.

(6)



The roof flashing is missing splash guard. This is not considered today's standard. I recommend having a qualified person evaluate and make repairs as needed.

(7)



The roof covering is old, and the life of covering has expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop. The roof has a lot of patches and will need to be replaced soon.

(8)



The roof shingles has more than one color in areas. I recommend consulting with a roofing professional.. A qualified contractor should inspect and repair as needed.

(9)



replace all pipe jacks and vents at next re-roof

The plumbing and appliance venting at roof are rusted. This is not considered to be today's standard. I recommend having a qualified person make repairs as needed.

(10)



Ventilation was not added, when the most recent roof covering was installed. I recommend increasing the ventilation to promote life expectancy of covering.

(11)



The roof flashing is missing tie-off loops for safety. This is not considered today's standard. I recommend having a qualified person evaluate and make repairs as needed.

D. Roof Structures and Attics

Inspected, Deficient

(1)



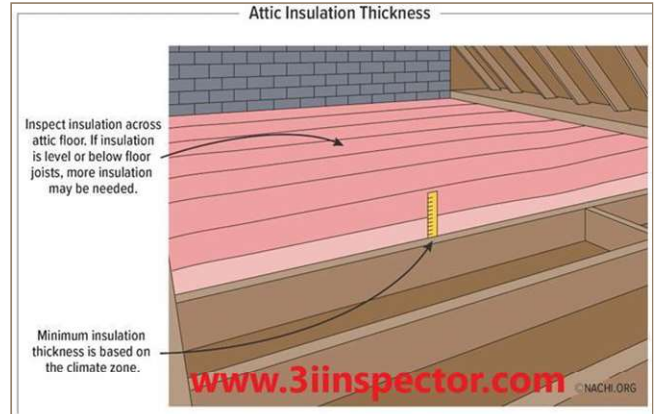
loose screw



pull at close

The attic stairs is damaged and weak or unstable. This is a small repair. A qualified person should repair or replace as needed.

(2)



The attic space has area's of missing insulation. This is causing energy loss and is not today's standard. I recommend having a qualified person evaluate and add insulation as needed.

(3)



The pull down stairs are not properly insulated. This can cause some heat loss in winter and loss of cool air in summer if not corrected. I recommend repair as desired.

E. Walls (Interior and Exterior)

Inspected, Deficient

(1)



left



right



right



garage pest control



garage



front porch



rear patio



rear patio



right rear



right rear



left x5



left



rear



Areas where wiring or piping passes through walls should be sealed. I recommend having a qualified person seal as needed. Use urethane sealant between dissimilar materials or equal.

(2)



front left



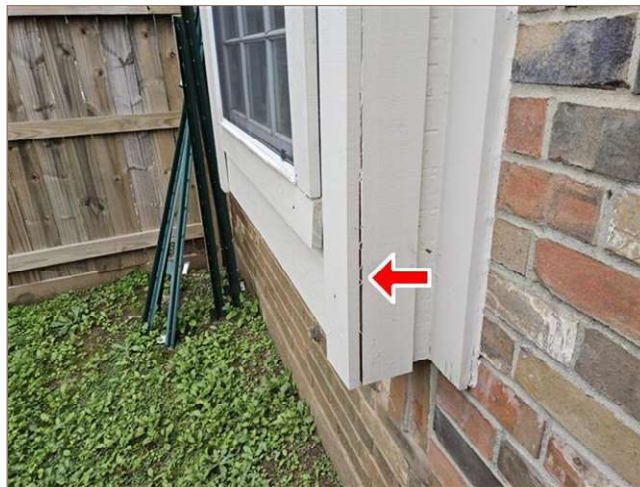
front porch



right rear



left master bath



right

The siding exterior has sealant that is weathered or missing and some lifted nails. Deterioration can eventually occur if not corrected. A qualified person should repair as needed. Use urethane sealant or equal between dissimilar materials.

(3)



front right



front right



front right



right



right



front left



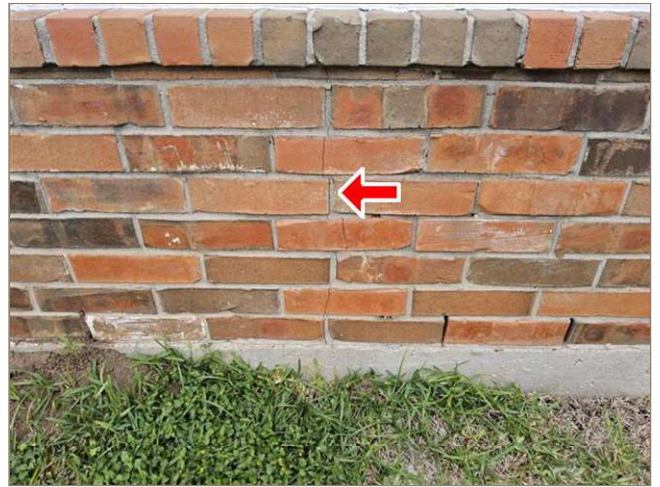
front left



rear



rear



left master bath



The Brick siding at the exterior has step cracks caused from settlement. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.

(4)



front right debris



right



front porch



right



right



rear

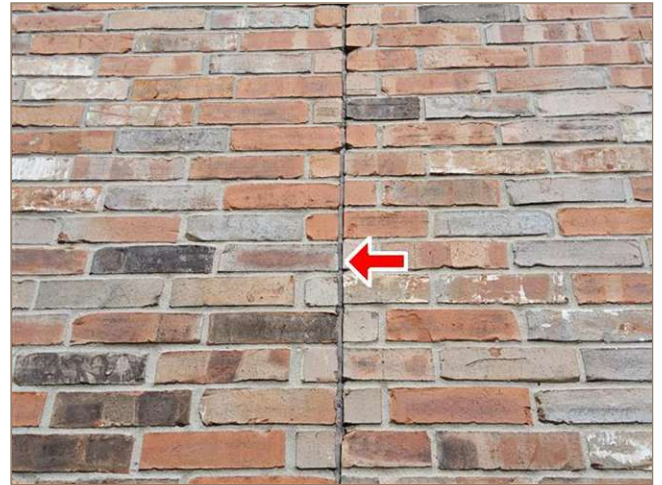


rear clean paint

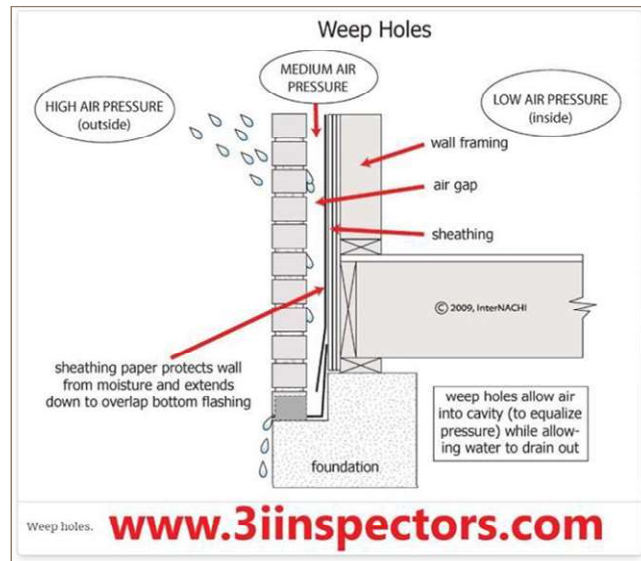
Exterior siding is need of cleaning and routine maintenance. I recommend having a qualified person clean and make repairs as needed,
(5)



right



left



The brick siding at the exterior of the home has expansion joint sealant that is weathered or missing. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.

(6)



utility room

The drywall on the wall is damaged. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.

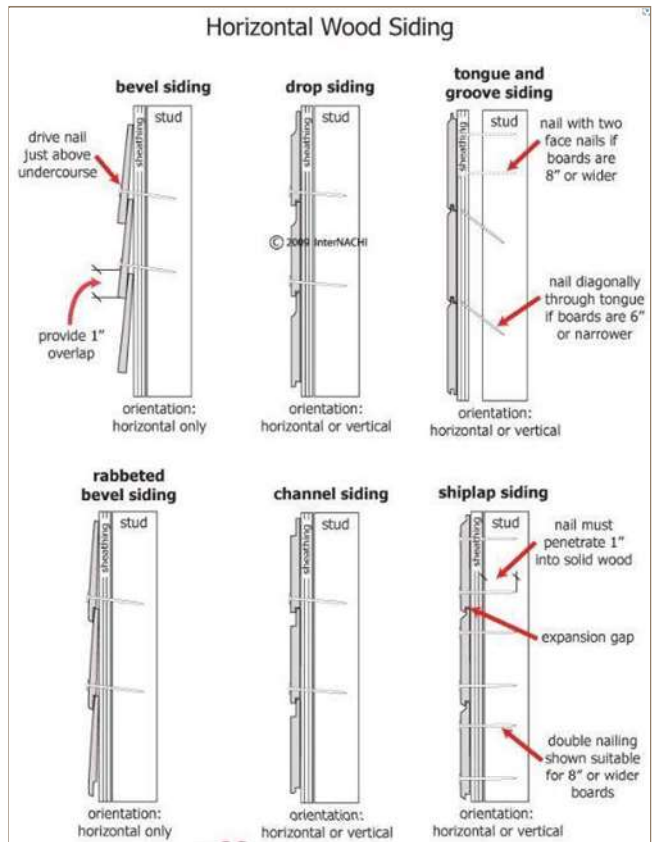
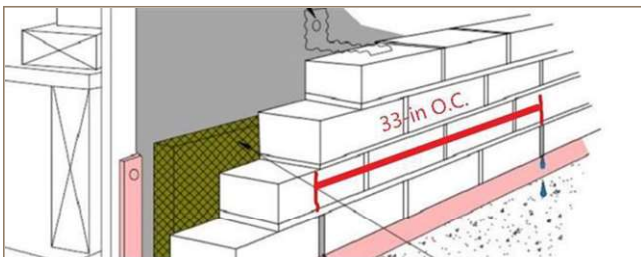
(7)



rear patio missing kickout



right rear



The exterior facade is damaged in areas. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.

(8)



The exterior wall is missing metal flashing at AC penetrations. This is not considered today's standard. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.

(9)



right rear



The exterior siding and trim is deteriorated in areas. Further deterioration will occur if not corrected. A qualified contractor should inspect and repair as needed.

F. Ceilings and Floors

Inspected, Deficient

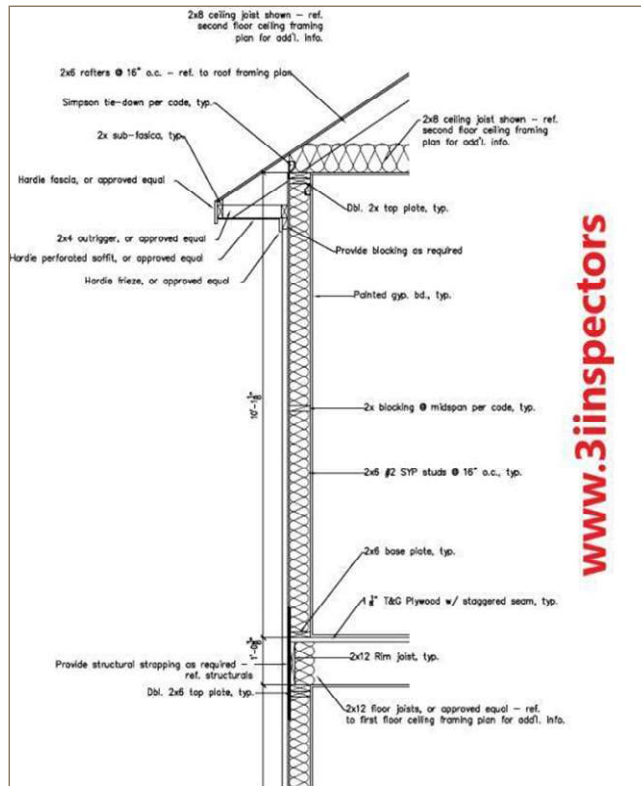
(1)



living previously repair possible leak location



garage



The Drywall on the ceiling is damaged at the home. Repairs are needed. A qualified person should repair or replace as needed.

(2)



game room



front left bedroom

The Carpet is damaged in areas. Repairs are needed.. A qualified contractor should inspect and clean or replace as needed.

(3)



upstairs

Several floor joist(s) are deteriorated from moisture absorption or water intrusion under the home. Repairs are needed. I recommend a qualified engineer inspect and repair or replace as needed.

(4)



rear right bedroom

The ceiling has a "nail pop" in some areas at upstairs. These are cosmetic where likely the installer missed the ceiling rafter when nailing. I recommend a qualified person correct as desired.

G. Doors (Interior and Exterior)

Inspected, Deficient

(1)



8ft



The door springs are rusted. A repair or replacement is needed. A qualified person should repair or replace as needed.

(2)



8ft



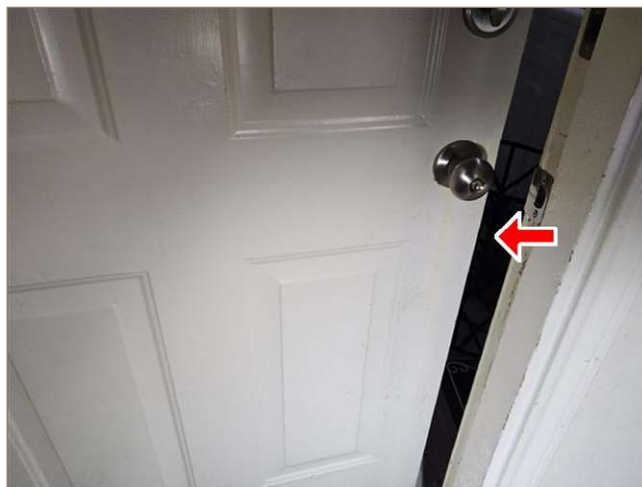
metal garage door with support struts



loose rails

The door is missing support struts and loose. A repair or replacement is needed. A qualified person should repair or replace as needed.

(3)



The interior garage door does not have the required self closing hinge. This is not considered to be today's standard. I recommend having a qualified person make repairs as needed.

(4)



utility to garage

There are door stops missing in the home. This is not considered to be today's standard I recommend having a qualified person make repairs as needed.

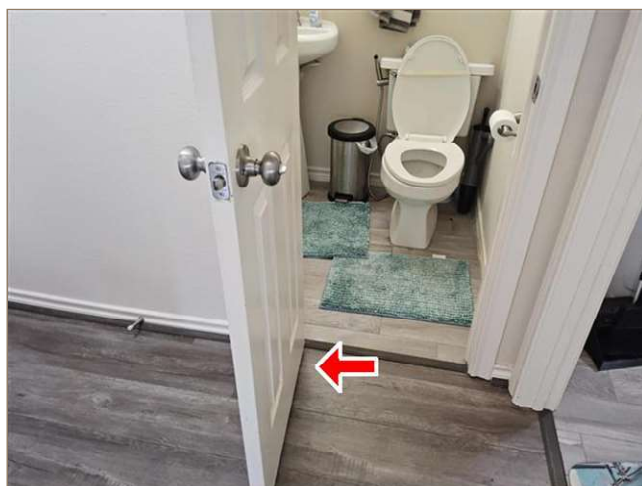
(5)



utility to garage

The exterior door has keyed dead bolt lock. This prevents proper egress and is a safety hazard until repaired. I recommend having a qualified person make repairs as needed.

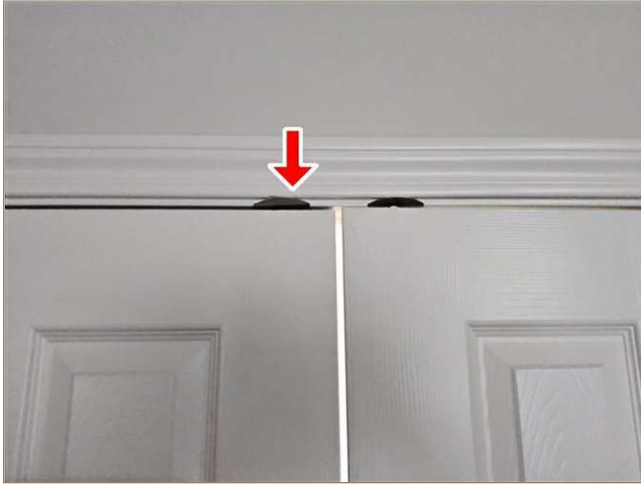
(6)



hallway half bath swings to egress safety hazard

The door needs adjustment . A repair or replacement is needed. A qualified person should repair or replace as needed.

(7)



master bath downstairs



front office den



upstairs bath



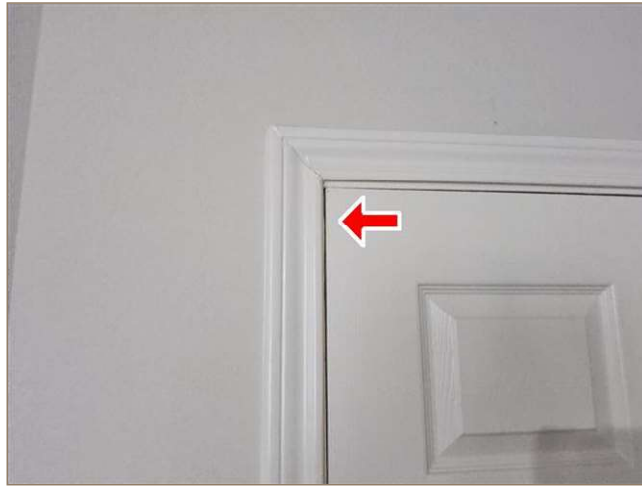
front left bedroom



upstairs left bath water closet

The interior door does not shut and latch properly. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.

(8)



master bedroom downstairs

The door does not shut properly and needs adjustment . A repair or replacement is needed. A qualified person should repair or replace as needed.

(9)



front glass panes broken front entrance



weather-stripping front entrance

The door is damaged. A repair or replacement is needed. A qualified person should repair or replace as needed.

(10)



rear right bedroom missing screws



garage

The hinges is loose at main entry door. I recommend repair or replace by a qualified person.

H. Windows

Inspected, Deficient

(1)



front right



front left



rear x7

Windows have missing or damaged screens in areas. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.

(2)



living rear



right kitchen and most windows

Windows have loose or damaged seals. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.

J. Fireplaces and Chimneys

Inspected, Deficient

(1)

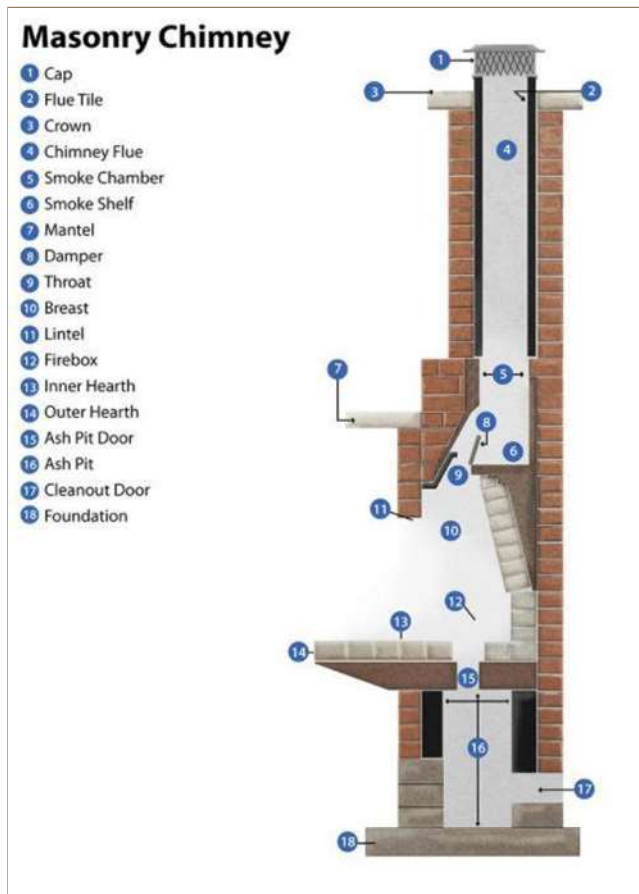


Chimney gas piping is damaged. I recommend having a qualified contractor inspect and repair as needed.

(2)



does not stay close



The fireplace dampener is damaged or loose. This is a safety hazard. Have a qualified person repair as needed.

K. Porches, Balconies, Decks and Carports

Inspected, Deficient



loose



right loose picket

The fence at exterior is damaged. This is a maintenance issue and for your information. A qualified person should repair or replace as needed.

L. Other

Inspected, Deficient

(1)



front tripping hazard



front tripping hazard

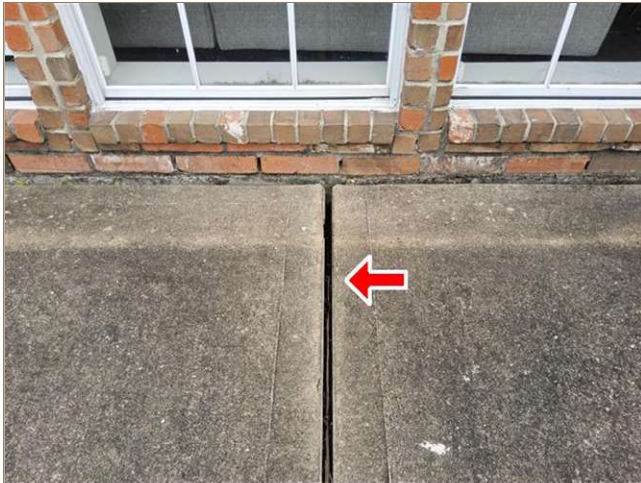




front entrance



rear patio



rear patio



driveway left



left driveway



left driveway



The concrete walkway / driveway at the exterior areas deteriorated in areas. Further deterioration can occur if not repaired. A qualified person should repair or replace as needed. Remove wood forms, seal with backer rod and self-leveling sealant.

(2)



Areas of the home have limited access due to furniture or occupants belongings. This is for your information.
(3)



rear



left rear corner



left



left ants

There is what appears to be an active insect / bee colony. I recommend contacting a qualified pest control company to inspect and treat as needed.

(4)



left rear

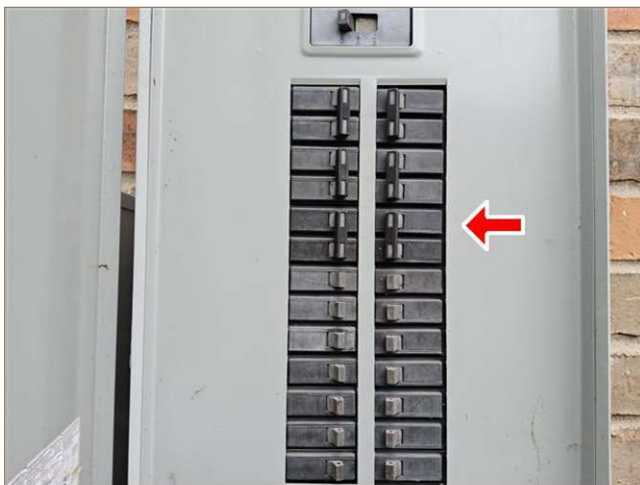
There is wood to ground to structure contact. This create conducive conditions for certain types of wood destroying insects. I recommend having a qualified pest control company inspect and treat if necessary.

II. Electrical Systems

A. Service Entrance and Panels

Inspected, Deficient

(1)

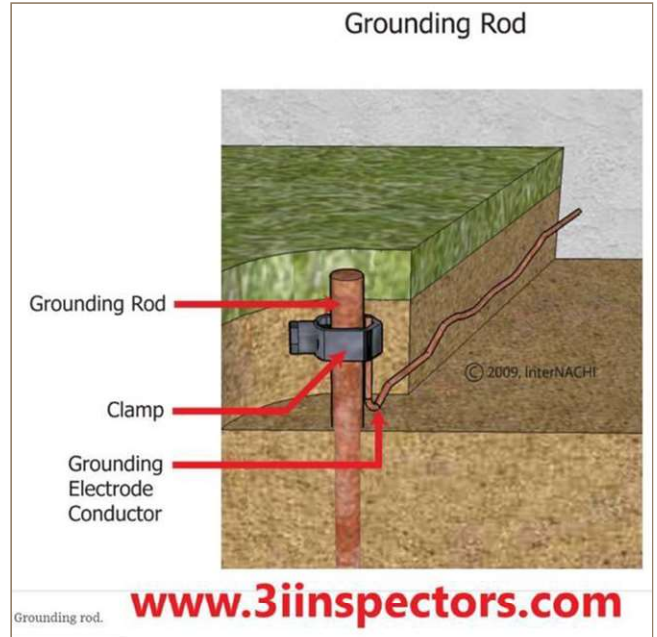


The panel is missing circuit identification. **This is a safety hazard.** I recommend having a qualified person mark circuits as needed.

(2)



damaged rod



The grounding wire wall anchor is loose and needs repair outside. This is not today's standard.
(3)

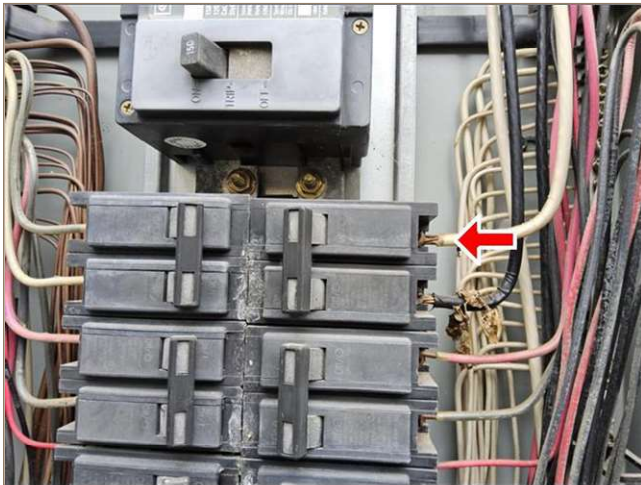


There is no antioxidant on aluminum conductors feeding panel. This is not considered to be today's standard. I recommend having a qualified electrician evaluate make repairs as needed.

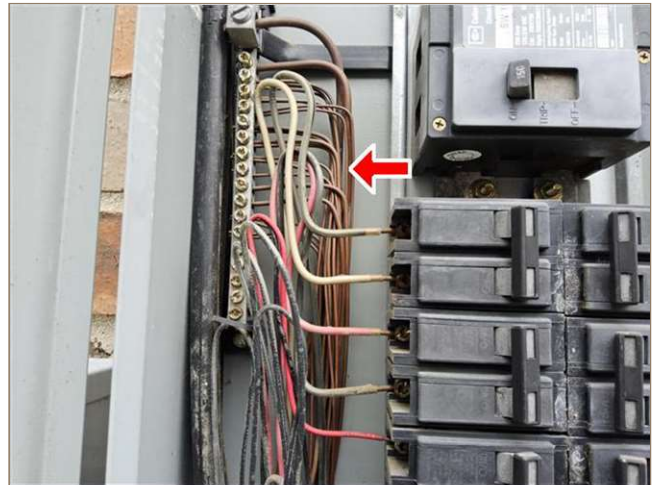
B. Branch Circuits, Connected Devices and Fixtures

Inspected, Deficient

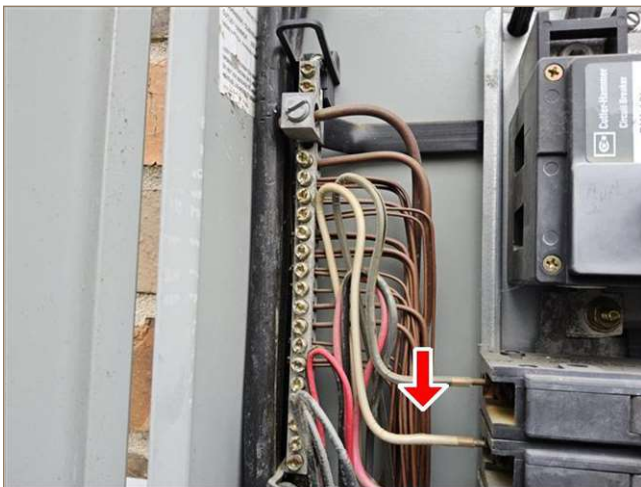
(1)



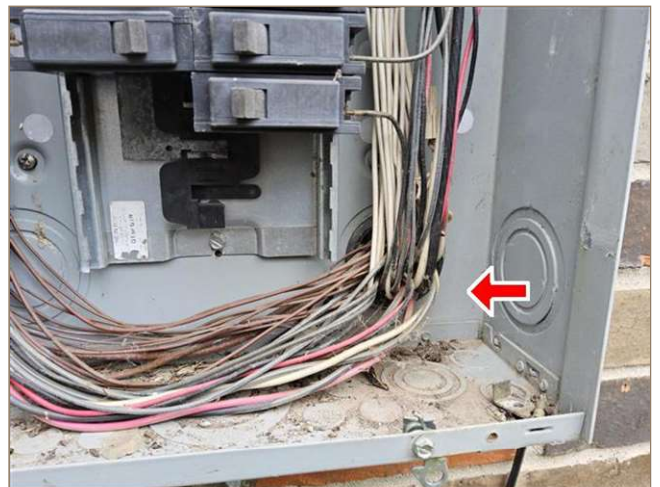
partially terminated conductor



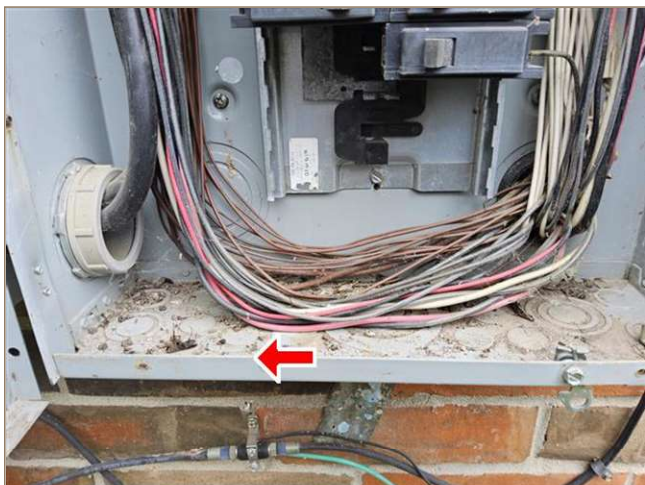
label white conductor with black tape



double tapped ground wire



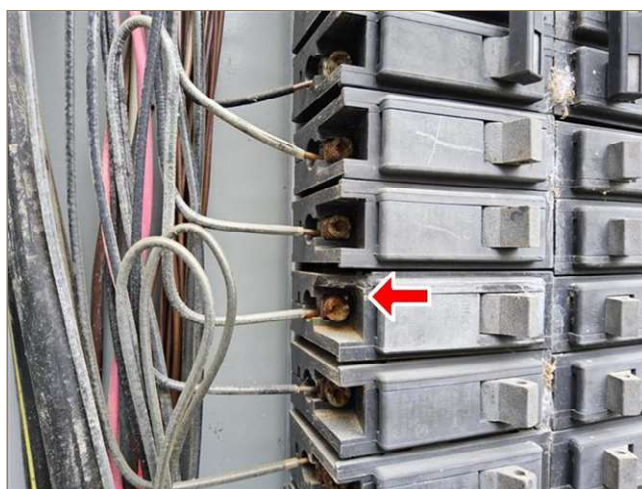
service bundle congestion



clean debris



clean debris



rusted breakers

Problem(s) discovered with Branch Circuits such as amateur wiring installation, and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

(2)



half bath

The light switch is damaged. I recommend having a qualified person repair.

(3)



dining room



kitchen bar to living



kitchen



front porch



front office



rear patio



front right bedroom



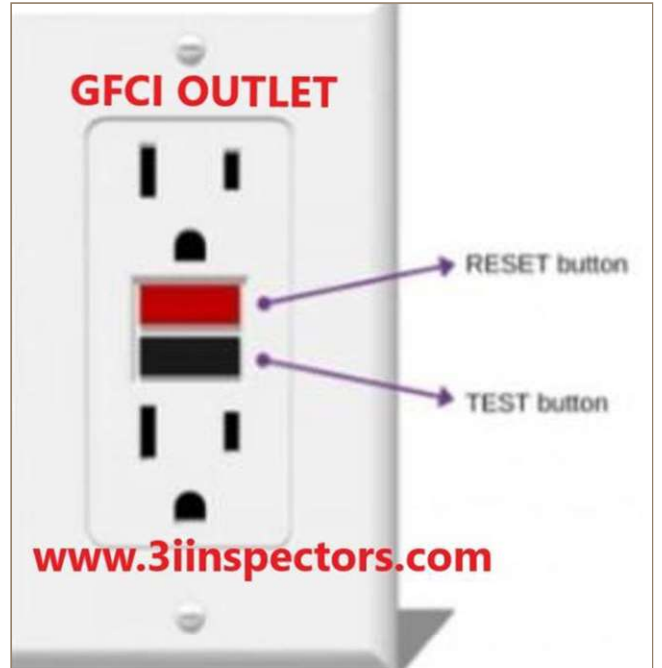
upstairs left bath

Outlet(s) loose in wall in areas. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

(4)



kitchen



The cover is damaged or missing. I recommend having a qualified person repair.
(5)



living to fan remote can be lost



The light switch is missing connection. I recommend having a qualified person repair.
(6)



garage



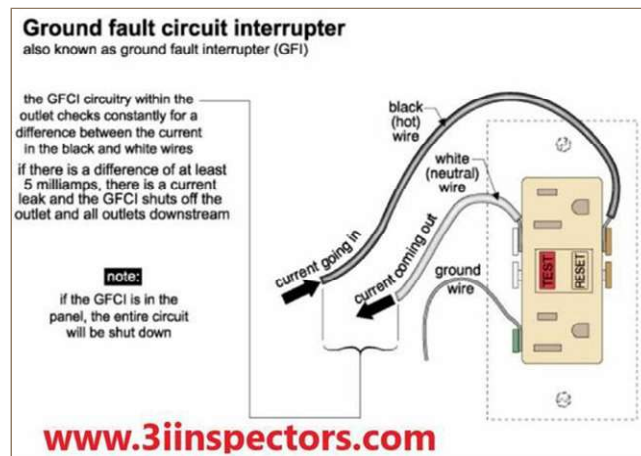
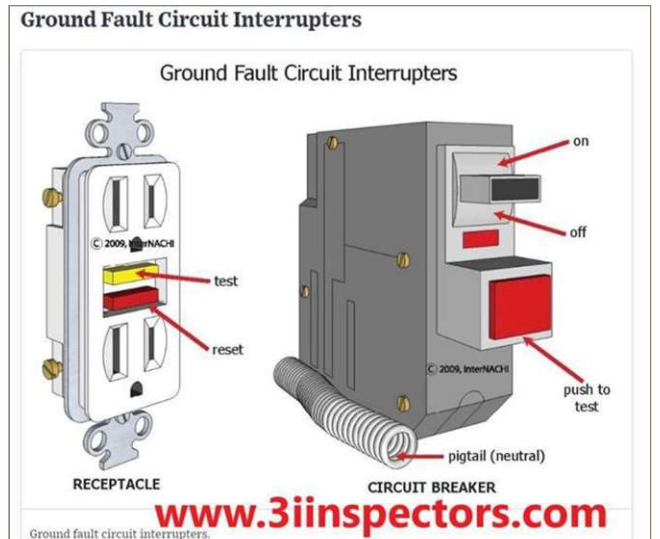
garage

There is exposed wiring in areas of the home. This is a safety hazard. I recommend having a qualified electrician inspect and make repairs as needed.

(7)



front porch



There are no GFCI protected circuits in required area's. This is not considered to be today's standard. I recommend having a qualified electrician make repairs as needed.

(8)



left garage

The electrical fixture is loose. Electrical issues are considered a hazard until repaired. I recommend repair as needed.

(9)



rear right bedroom

Missing or non function smoke detectors at all sleeping rooms, outside sleeping rooms and on each level of the home. Recommend having a qualified contractor install smoke detectors in the mentioned areas.

(10)



attic



The light bulb is damaged. I recommend having a qualified person repair.
(11)

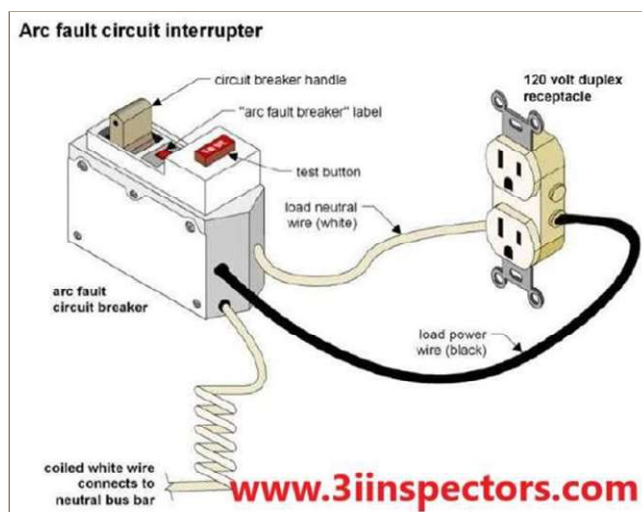


attic



The electrical fixture is missing globe cover. Electrical issues are considered a hazard until repaired. I recommend repair as needed.

(12)



Arc fault Circuit Interrupters (AFCI) is not installed. This is not today's standard. I recommend having a qualified person repair.

AFCI or "Arc Fault Circuit Interrupters" are the latest in electrical safety devices for dwellings. AFCI standards were introduced in the 1999 NEC (National Electrical Code) and are required in new dwelling construction and when installing, extending or updating new circuits in an existing dwelling, or when replacing receptacles located in designated locations. AFCI and GFCI protection devices may look similar, but perform very different functions to protect against different dangers.

III. Heating, Ventilation and Air Conditioning Systems

- A. Heating Equipment
- Inspected, Deficient
- (1)



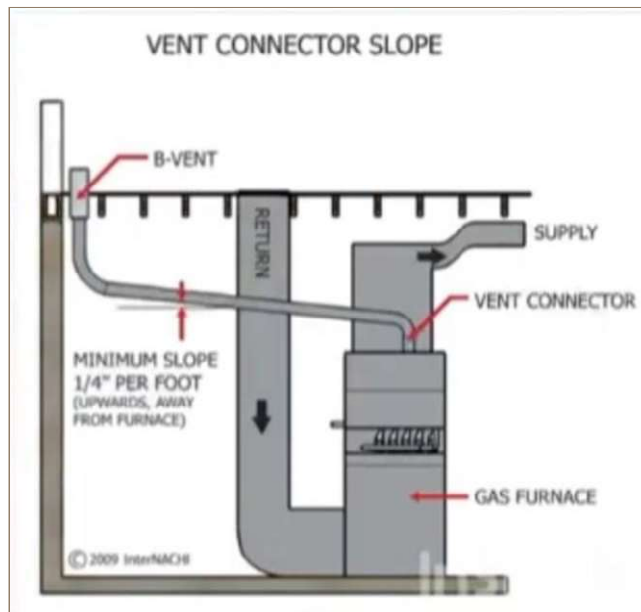
upstairs - missing B-vent



downstairs unit - missing B-vent



b vent



The furnace exhaust flue is loose or improper flue pipe. This is a safety hazard. Have a qualified person repair as needed.

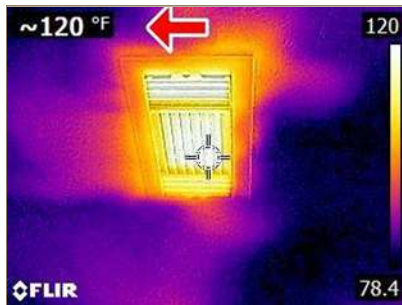
(2)



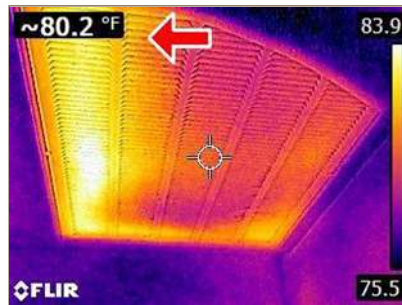
unable to test heater upstairs

The thermostat upstairs is damaged. I recommend repair or replace as needed.

(3)



120 avg supply downstairs



80 return downstairs

The heater was tested and working properly at the time of inspection. The ambient air test was performed by using thermometers on the furnace to determine if the difference in temperatures of the supply and return air are between 30 degrees and 50 degrees which indicates that the unit is heating as intended. This indicates the range in temperature drop is normal.

This is within normal range. Normal Δ range 30° - 50°

(4)



The heater upstairs did not turn-on at inspection. I recommend repair or replace as needed.

B. Cooling Equipment

Inspected, Deficient

(1)

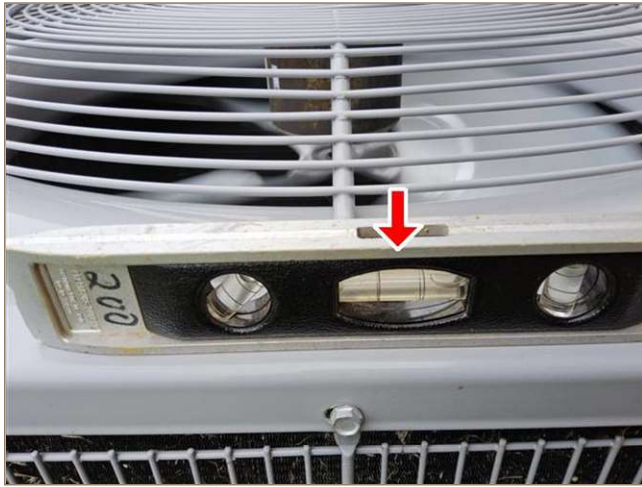


downstairs unit connected directly safety hazard



Exterior A/C is missing the required service disconnect. This is not today's standard. I recommend a qualified person make repairs as needed,

(2)



downstairs unit



downstairs



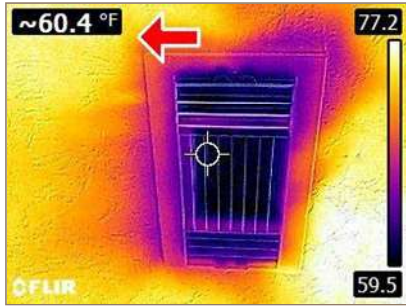
upstairs unit



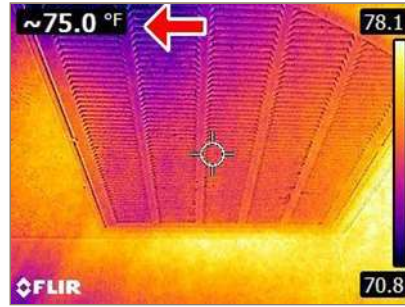
upstairs unit

The condenser is not level. A replacement is needed This is a safety issue and should be repaired. A licensed HVAC contractor should service or repair unit. This can cause premature failure to compressor and void manufacturers warranty.

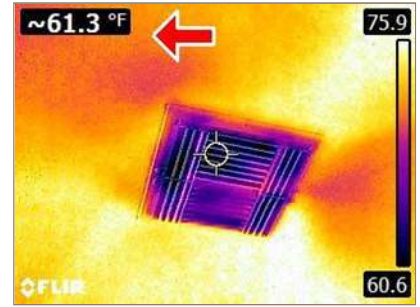
(3)



60 avg supply upstairs



75 return upstairs



61 avg supply downstairs



76 return downstairs

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. This indicates the range in temperature drop is normal.

Normal Δ range 14° - 22°

C. Duct Systems, Chases and Vents

Inspected, Deficient

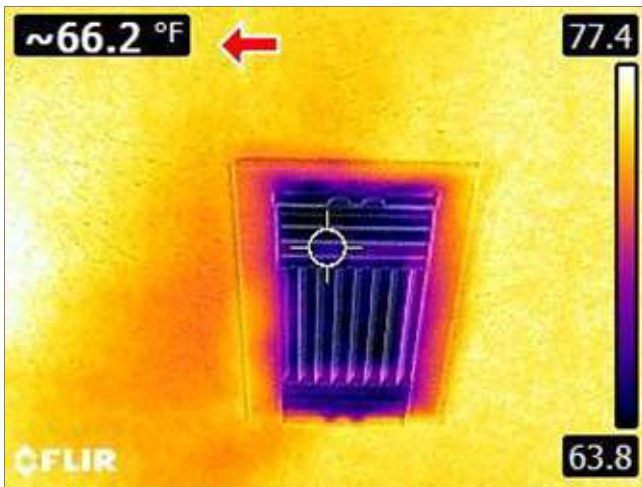
(1)



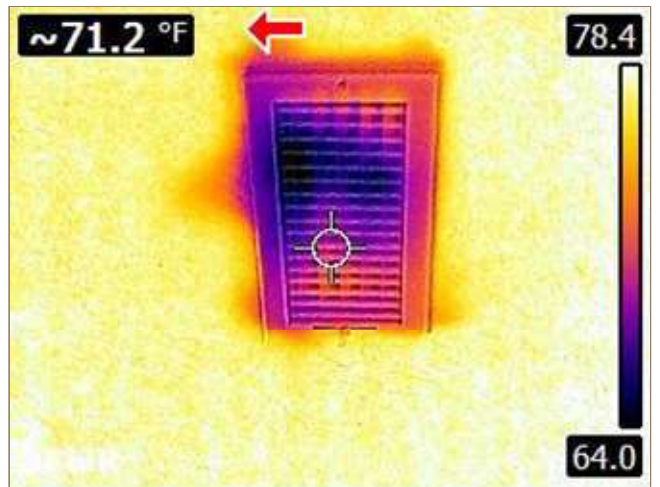
dining room



rear right bedroom



upstairs rear right bedroom



dining room

The supply to rooms needs adjustment or balances. Repairs are needed.

(2)



Duct piping appears to be in contact with one another in the attic space. Condensation could occur if not corrected. I recommend having a qualified HVAC contractor further evaluate and make repairs as needed

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Inspected, Deficient

(1)



half bath



upstairs hallway

The faucet is damaged. Repairs are needed This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.

(2)



master bath



upstairs left bath x2 sinks

The piping has corrosion at fittings. This is a possible leak location. A qualified person should make repairs as needed.

(3)



The water shutoff valve not located. Repairs are needed This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.

B. Drains, Waste and Vents
Inspected, Deficient
(1)



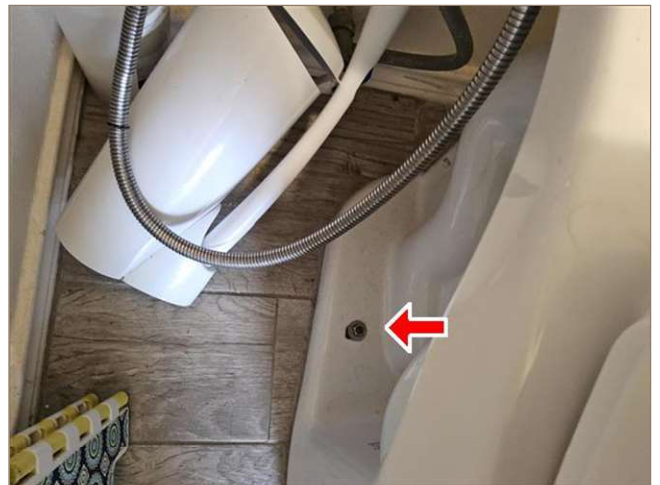
half bath



master bath



upstairs



upstairs left bath

The toilet is missing cap at screws. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

(2)



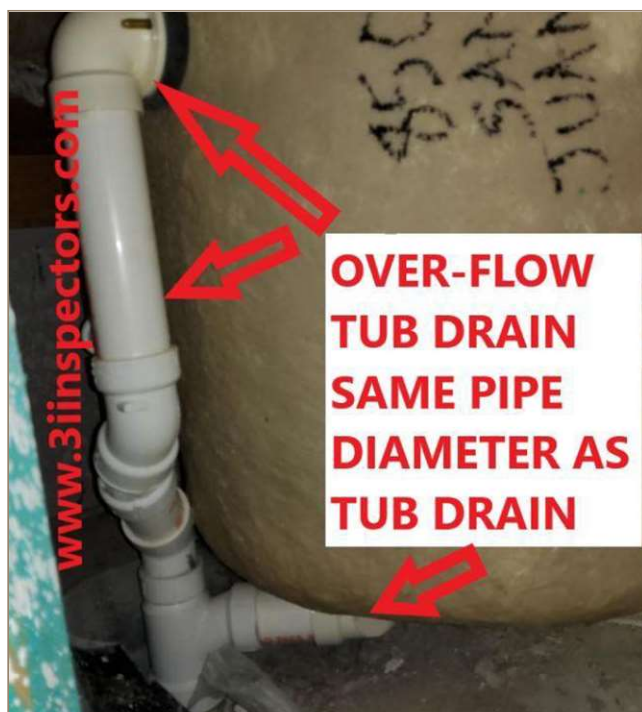
master x2



upstairs hallway



upstairs left bath



The waste overflow is missing, leaks or does not function / under sized. A qualified licensed plumber should repair or correct as needed.

(3)



upstairs



left upstairs bath

The tub or sink is damaged. Repairs are needed.

(4)



upstairs left bath x2



upstairs

The drain stopper does not function as intended at bath sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

(5)



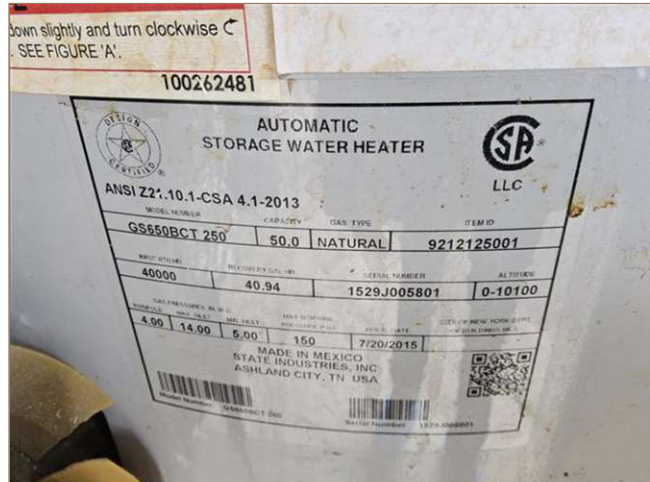
hair clogged

The tub drain drains slowly under the hall bath. Repairs are needed This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.

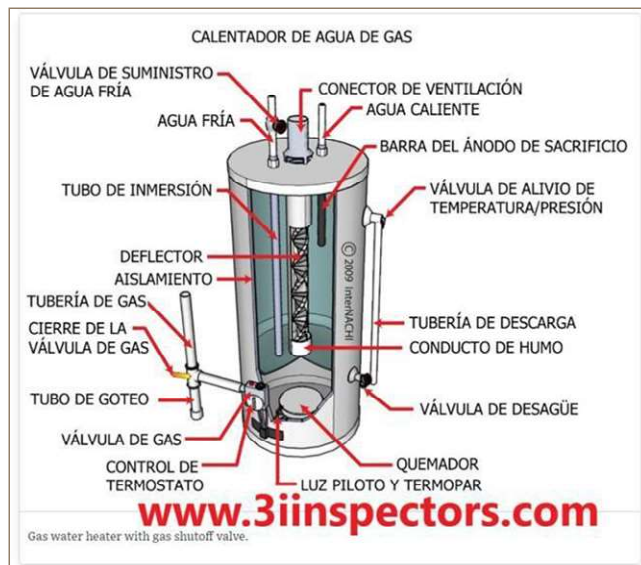
C. Water Heating Equipment

Inspected, Deficient

(1)



2015 popping at use



The water heater is very old and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your water heater will last before a replacement is necessary.

(2)



The water heat has corrosion at fittings. I recommend having a qualified person make repairs as needed.

E. Gas Distribution Systems and Gas Appliances
Inspected, Deficient

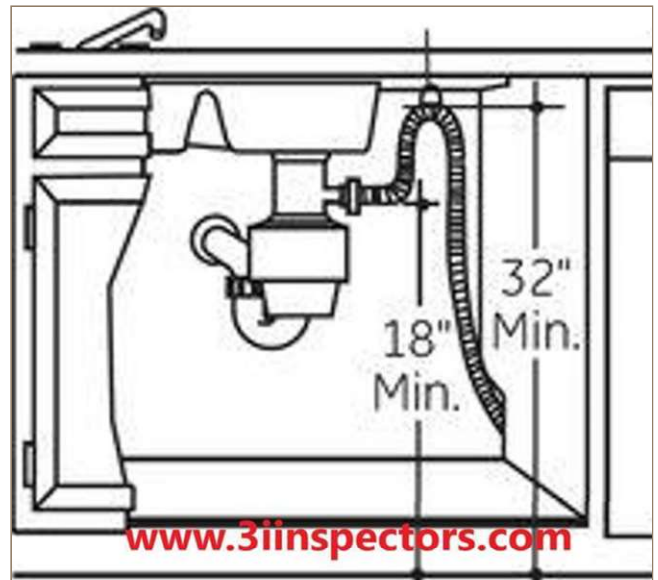


patio kitchen missing cap safety hazard

The gas meter and piping around meter are rusted or deteriorated. Repairs are needed.

V. Appliances

A. Dishwasher
Inspected, Deficient



The dishwasher is missing high-loop. I recommend repair as necessary.

F. Mechanical Exhaust Vents and bathroom Heaters
Inspected, Deficient
(1)



The exhaust vent cover is loose. This is a safety issue. Repairs are needed.

(2)



upstairs left bath



The Exhaust fan is damaged or missing in areas. This is a safety hazard. A qualified person should repair or replace as needed.

**G. Garage Door Operator(s)
Inspected, Deficient**



hold down switch to close

The garage door operator is damaged or missing. This is not considered today's standard. Have a qualified person repair as needed.

H. Dryer Exhaust System
Inspected, Deficient



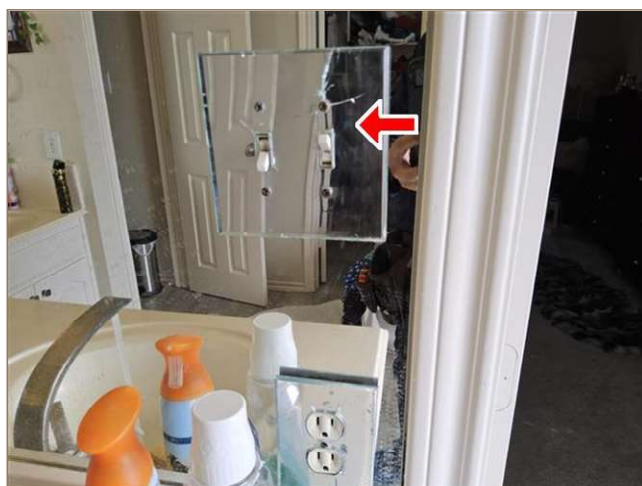
The dryer vent piping is long and vertical which can trap lint at elbow. Vent pipes should be cleaned regularly if they are longer than normal (10 feet or more) or vented vertically. I recommend repair as needed.

I. Other
Inspected, Deficient
(1)



The cabinet door is damaged or loose. This is a cosmetic issue for your information. I recommend repair or replace as necessary.

(2)



upstairs left bath

Drawer face is damaged or does not work smoothly. This is a cosmetic issue for your information. I recommend repair or replace as necessary.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

