



PROPERTY INSPECTION REPORT FORM

VISTA PROPERTY INSPECTION GROUP LLC
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Salvador Garc	03/19/2024
<i>Name of client</i>	<i>Date of Inspection</i>
16918 Hall Sheperd Rd, Houston, TX 77049	
<i>Address of Inspected Property</i>	
Felix D. Angel	20185
<i>Name of Inspector</i>	<i>TREC License #:</i>
N/A	N/A
<i>Name of Sponsor (If applicable)</i>	<i>TREC License #:</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component OR constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer’s installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today’s standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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

This inspection was conducted per the Standards of Texas Real Estate Commission, Standards of Practice for real estate inspectors. Unless otherwise noted, this inspection was conducted within the limitations of visual inspection, without the use of specialized tools or procedures, destructive testing, etc. This report is not intended to be exhaustive or technical in nature but rather, provide an overview of the property's general condition. This leaves the possibility of undetected defects. Tests for any hazardous substances such as but not limited to mold, asbestos, high sulphur sheetrock were not conducted. Detection of hazardous substance are beyond the scope of this inspection and require a specialist in that field. Where questions exist, a trade's person specializing in that field should be consulted. Reporting of defects should only be expected as made reasonably detectable by the method of inspection employed here.

The following words and terms used in this report shall have no other meaning other than that described below:

Accessible: In the reasonable judgment of the inspector, capable of being approached, entered, or viewed without:

- a) Hazard to the inspector;
- b) Having to climb over obstacles, moving furnishings or large, heavy, or fragile objects;
- c) Using specialized equipment or procedures
- d) Disassembling items other than covers or panels intended to be removed for inspections.
- e) Damaging property, permanent construction or building finish, or
- f) Using a ladder for portions of the inspection other than the roof or attic space

Chapter 1102: Texas Occupations code

Component: A part of a system

Cosmetic: Related only to appearance or aesthetics and not related to performance, operability, or water penetration.

Deficiency: In the reasonable judgment of the inspector; a condition that: a) Adversely and materially affects the performance of a system, or component, or b) Constitutes a hazard to life, limb or property as specified by these standards of practice

Deficient: Reported as having one or more deficiencies

Inspect: To operate in normal ranges using ordinary controls at typical settings, look and examine accessible systems or components and report observed deficiencies as specified by these standards of practice

Performance: Achievement of an operation, function or configuration relative to acceptable industry standard practices with consideration of age and normal wear and tear from ordinary use

Report: To provide the inspector's opinions and findings on the standard inspection report form as required by 535.222 and 535.223 of this title

Specialized equipment: Equipment such as, thermal imaging equipment, moisture meters, gas or carbon monoxide detection equipment, environmental testing equipment and devices, elevation termination devices, and ladders capable of reaching surfaces over one story above ground surfaces

Specialized procedures: Procedures such as environmental testing, elevation measurement, calculations and any method employing destructive testing that damages otherwise sound materials or finishes.

Standards of practice: The standard of practice for real estate inspectors mandated by the TREC

Substantially completed: The stage of construction when a new building, addition, improvement, or alteration to an existing building is sufficiently complete that can be occupied or used for its intended purpose.

Technically exhaustive: A comprehensive investigation beyond the scope of a real estate inspection which would involve determining the cause or effect of deficiencies, exploratory probing or discovery, the use of specialized knowledge, equipment or procedures.

Client: The person or persons and only those notated as client (s) on page one of this document

Inspector – The person noted as inspector on page one of this report

Property: Vacant Occupied 1 Story 2 Story Size: 1,512 sf, (4/2/2)

Garage: Attached Detached None

Climate: Temperature (approx): 61^o F

Present at the inspection: Buyer Agent Other: Sibling



I= Inspected

NI= Not Inspected

NP= Not Present

D= Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation (s): Slab on grade

Comments:

This type of foundation system is designed to be kept stable by the supporting soil some movement in the foundation system is typical for this type of construction; **Care must be taken to maintain proper moisture level in the supporting soil at the foundation perimeter; a lack of moisture control will cause excessive foundation movement due to shrinkage and swelling of the soil.**

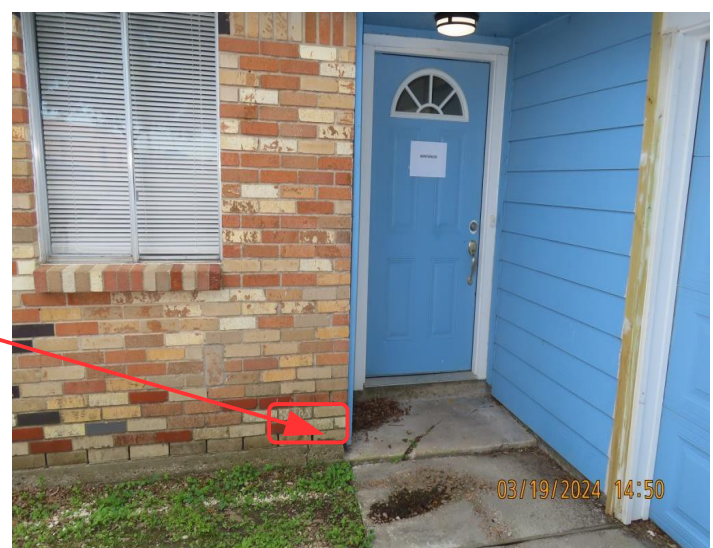
Note: Foundation inspection is limited to observation of accessible interior and exterior structural components. The rate of movement cannot be predicted during a one-time inspection.

Note: Assessment of foundation performance and condition is based solely upon this inspector's opinion, and his interpretation of the visually observed conditions at the time of inspection with out prediction of future performance. Most foundation movement occurs over an extended period of time and this inspection is of a first impression nature without the opportunity to monitor possible movement. This opinion is formed without knowledge of design type or intent of the designer. Previous foundation repairs may not be detected by this inspection.

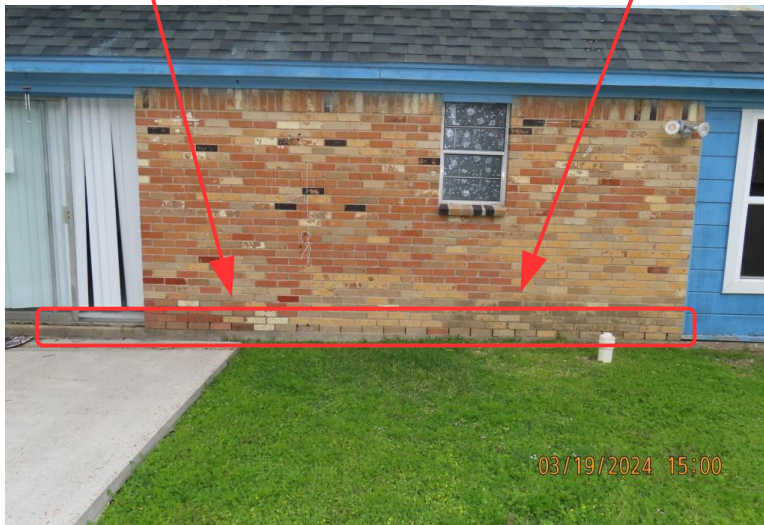
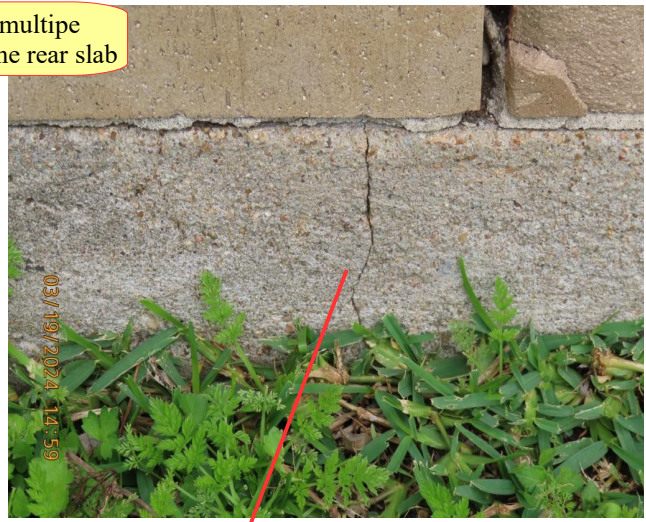
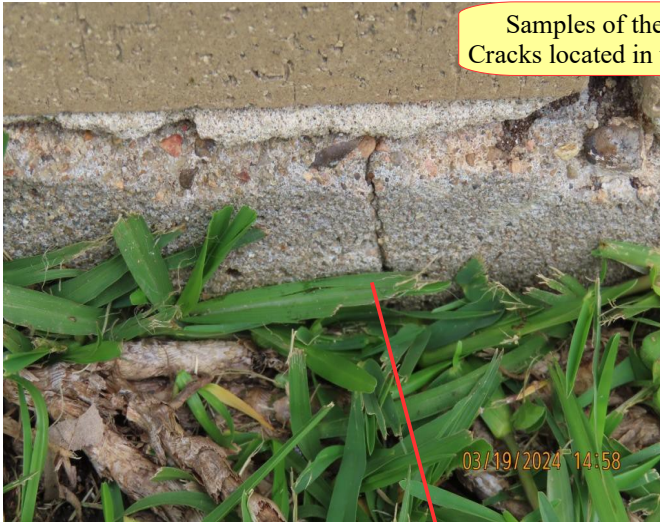
This inspection does not include detection of fault lines, poor or deficient soil conditions, underground springs, water leaks, or any other condition not detectable within the scope of a visual only inspection. As there are not absolute criteria to judge foundation performance, other inspectors or foundation experts may form a different opinion when assessing this foundations performance. Additional information regarding foundations can be obtained at <http://www.houston-slab-foundations.info/>

Note: The Greater Houston area has expansive type soil conditions, dry and sometimes wet weather conditions. These conditions will cause movement of the foundation which will cause cracks in walls, ceilings, floors and brick exterior walls. Cracks will occur in these areas of the house sometime during the life of the house because the soil and weather conditions. Cracks that appear will have to be filled and monitored and foundation evaluation may be required. Slab on grade foundations are the most common type of residential foundation in Houston. When supported by expansive soils, this type of foundation will usually deflect enough to result in cosmetic damage (usually sheetrock, brick veneer, and tile cracking) and possible minor functional problems due to foundation movement.

- There were cracks on multiple sides of the foundation slab and multiple settlement repairs on the exterior walls . These may be the reason for foundation repair. Recommend further investigation. Note: you have the option to consult with a structural engineer for further evaluation of the foundation slab and determine on corrective actions to be taken at this time (if any). samples



Samples of the multiple Cracks located in the rear slab



samples





- **Note:** There was probable evidence of previous foundation repair ex: garage area etc. Note: A diagram indicating the measured elevations before repair, should be made available to the Buyer in addition to a diagram of where the foundation repair took place. We recommend that our client verifies that any warranty in effect is transferable and that service provider is stable (likely to be in business to honor future warranty claims). Note that there are often time limitations on transferring the warranty)
Information: The process of leveling and or stabilizing a foundation may cause wall and ceiling movement (cracks). Over the life of the structure, many cracks may have been repaired, and or doors/windows adjusted, etc. to compensate for the gradual movement and settlement of the foundation. Foundation repairs often causes additional signs of movement as the structure returns to its original position. We are not able to determine whether these signs of settlement and or movement occurred before, during or after repairs



Note: This inspector evaluated foundation based on visual evidence of distress phenomena during inspection of perimeter of the foundation, walls and ceilings for cracks and buckling, inspection of frieze and trim for movement, inspection of accessible doors and windows for fit and functionality. No assessment of foundation's elevation or slope was performed. We are unable to comment on the design intention of this foundation and restrict comments to the observable indications of deficiencies or movements

NOTE: Sewer piping tests for leaks ("Hydrostatic testing") are strongly recommended after a foundation has been repaired or when sewer system is over 30 years old or when cast iron systems is present. In fact, there is no absolute answer. Soil and foundation conditions are examples of factors that can damage sewer piping. Often times, foundation repairs will trigger a request for sewer piping tests.

- Noted spalling on multiple corners.
Note: This usually is caused by thermal expansion of the brick wall and a typical tight connection connecting the brick and concrete surface. The brick will expand in the hot weather and will put forth a force adequate to shear the corner from the foundation. This is quite common and is not to be considered a structural defect. If concerned, consult a structural engineer for a second opinion. Recommend to properly seal gaps to avoid any further damage and deter the possible entrance of bugs, etc



- Recommend the removal of tree and roots in close proximity to the structure or install root barriers to prevent possible damage to foundation. Note: Some types of mature trees can cause damage when these are too close to the structure.



- Inspector was not able to properly inspect multiple sides of the foundation slab. Note: Because of high soils, etc often prevent direct observation of the foundation, In addition to an inspection of the foundation perimeter, we rely on an inspection of symptoms of movement and damage to determine the condition and performance of the foundation.

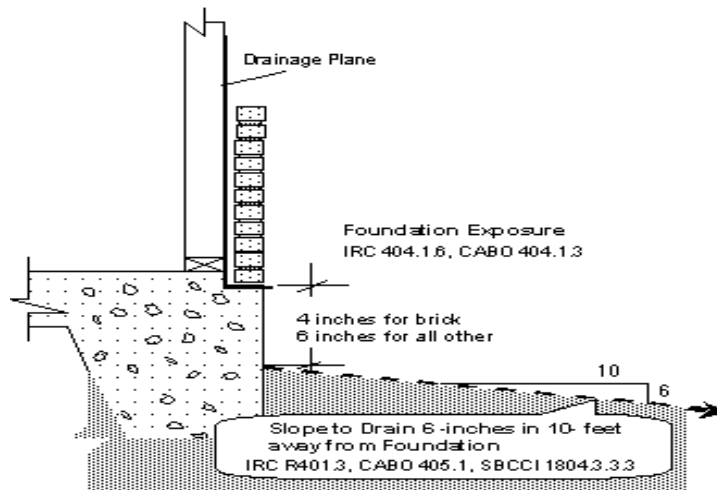
B. Grading and Drainage:

Comments:

- The soil level was high on at least two locations. When soil levels and vegetation are high against the face of the foundation it promotes water penetration, siding rot and insect infestation. Brick veneer wall cladding should have about 4” of clearance between the soil and the first of bricks, and other materials should have 6” of clearance between other materials and the soil. We recommend lowering the grade.



- Soil overall is of reverse grade (low spots, negative slope, etc), creating vulnerability to the accumulation of standing water at the foundation wall, a condition known to be a factor in foundation failure. Re-grading is required for a more positive drainage



Maintenance Tip: Be sure soil is graded at least 6” per 10’ from house with 4 or more inches of slab exposed for proper drainage. Planting flowerbeds or shrubs next to the foundation and keeping these areas flooded, will generally cause a net increase in soil moisture content and result in soil expansion around the foundation perimeter in that vicinity.

Note: No gutter system is installed on this structure. We recommend, however, that as a structural improvement, gutters be installed on all horizontal fascias and that the downspouts direct water at least 5’ away from the structure. This will improve drainage and reduce erosion and ponding which adversely affect foundations, driveways and sidewalks. Splash blocks should be installed under all downspouts unless directed away from the foundation by a hose or other contrivance.

Maintenance tip: Grading and drainage conditions frequently contribute to the attraction of Wood Destroying Insects (WDI). A periodic inspection, preventative treatment for active infestations may get scheduled as necessary.

C. Roof Covering Materials:

Types of Roof Covering: Composition Shingles

Viewed from: Ground (Two story house, steeped and unsafe)

Comments: Roof shingles appeared to be recently installed

Note: The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. This inspection does not evaluate the roof for life expectancy. Without regard to its performance at the time of inspection, because of the potential cost of repair or replacement, we recommend that older roofs be further evaluated by a qualified roofing specialist, during the option period to help determine remaining life and cost of replacement.

- Properly repair lifting shingles on the front valley and lifted flashing on the rear left overhang to prevent further deterioration and possible water intrusion





- Siding board is in contact with roof surface. There should be a 1.0” clearance. In need of repair
- Recommend replacement of foam sealant (absorbent material) on the mast for an approved and more effective type of sealant to prevent water infiltration



- Evidence of repair. Further investigate and confirm that installed materials is appropriate for outdoor use to avoid rot.



- Repair rotting trim and gaps where needed to prevent further deterioration



- Recommend trimming of tree limbs overhanging the roof to prevent inadvertent incidents



D. Roofs structures and Attics:

Viewed from: Inside the attic

Approximate Average Depth of Insulation: 10~12"

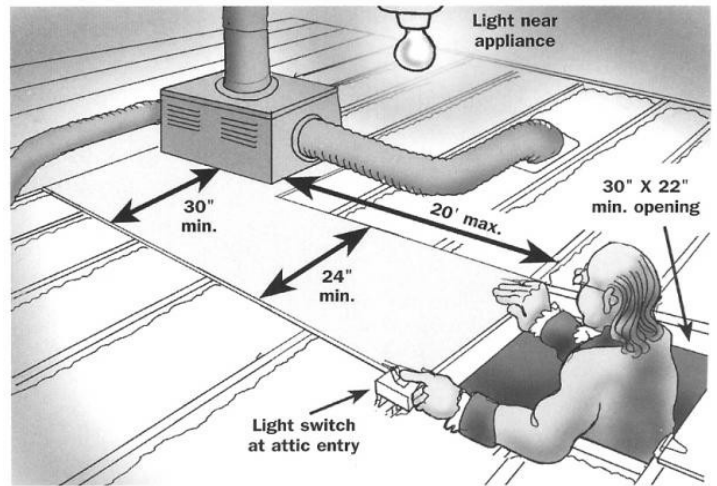
Comments:

Note: Attics are accessed through accessible openings. Unless otherwise stated, attics are observed from the decking area only. If no decking is present observation is performed from the opening only. Some areas of the attic and structure will be unobservable due to framing, ductwork, design and insulation and are considered inaccessible for the inspection

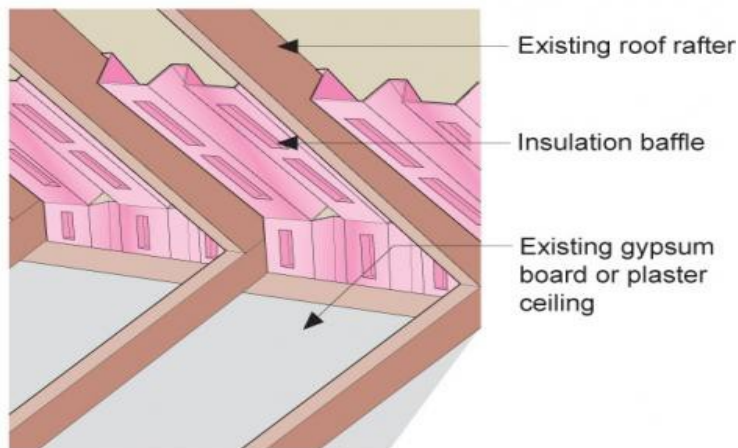
- Inadequate/missing attic walkway/platform to mechanical equipment and or attic space (unsafe condition). Standards require 30" head clearance and a minimum of 24" wide solid, (No gaps or obstructions) . In need of proper repair for personal safety



Fig. 4 • ATTIC FURNACE



- Baffles were not evident. **Note:** Baffles provide a channel for air to flow through certain parts of the attic drawing air from outside. Install for proper attic ventilation



- Evidence of repair on the rear roof deck. Investigate further as needed
- Noticed what appeared to be rotting brace near the attic access. Investigate further and conduct proper repair



- There is evidence of what appeared to be water intrusion at the water heater flue pipe penetration and at one of the plumbing vents. Inspector was not able to determine if water marks were recent or prior to installation of existing shingles. Further investigate existing condition and as needed, perform proper repairs



- Observed what appeared to be a separation on the roof hip. Investigate root cause and repair as needed



- Observed what appeared to be a section of an appliance vent venting toward the right side of the house. Investigate existing functionality. Repair as needed



- Inspector did not observe the bathroom exhausts while inspecting the attic space. Note: All types of exhausts should be vented outside of the structure to an approved location. Properly repair

E. Walls (Interior and Exterior)

Comments:

Note: Could not check integrity of wall framing without removal of exterior siding where wood siding deterioration may exist.

- Wall/door separation observed on the right garage exterior door. This is possibly associated with the previous or existing foundation issue. Investigate further seal gaps to prevent water infiltration



- Evidence of frame repair on left side of the garage door
- Noted what appeared to be microbial growth on the right side of the garage. Thoroughly investigate root cause and conduct proper repair to avoid further siding/frame deterioration



- Observed cracking/rotting siding throughout. Properly repair/replace to prevent further damage and possible water intrusion. samples

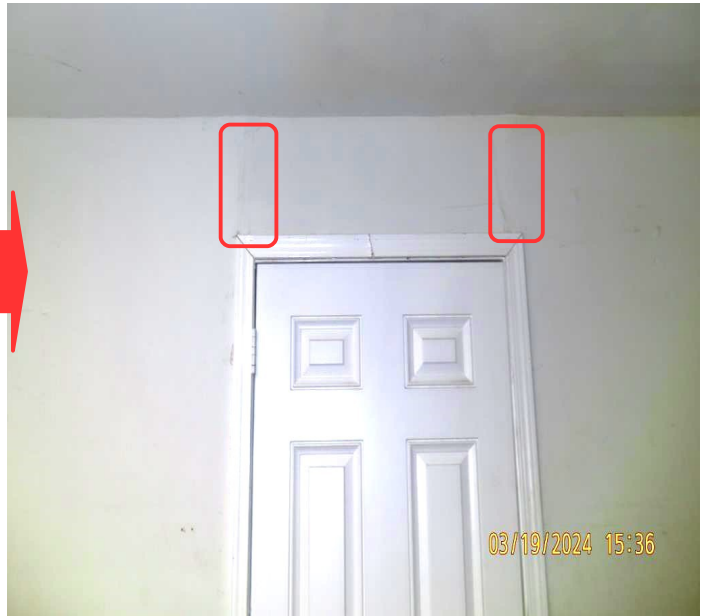


- Seal all gaps on the exterior to prevent water intrusion



- Additional settlement cracks . Refer to “Section A” (Foundation) for corrective action details





- Evidence of repair in a garage wall . Investigate further as needed



- Properly seal cracks/replace deteriorated grouts on shower enclosures to prevent water infiltration



- Noted discoloration underneath one of the plumbing access. Investigate root cause and repair as needed
- Evidence of water damage in the utility room. Investigate root cause and conduct proper repairs



- Seal gaps in the interior for energy efficiency



- Flaking paint in the garage walls and ceiling. Possible causes: aged paint, moisture, etc. In need of repair



F. Ceilings and Floors

Comments:

Note: Cannot inspect under floor coverings, inspection is limited to visual inspection only.

- Noticed discoloration in the garage area. Investigate further for possible water damage and conduct proper repair



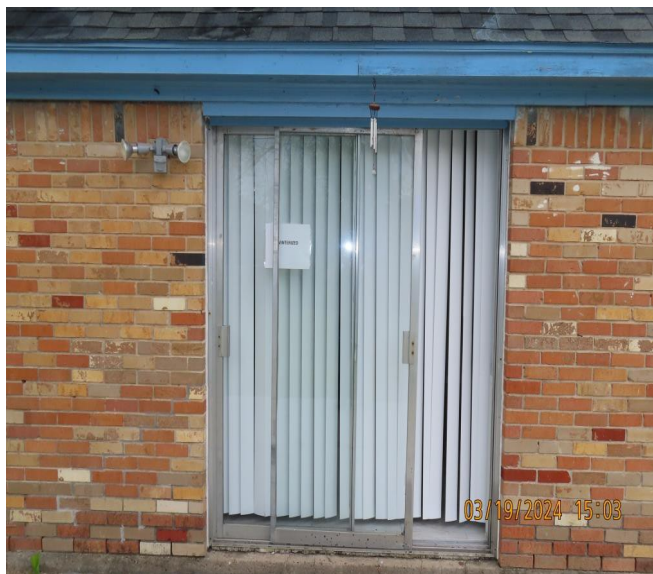
- Evidence of ceiling repair in the garage. Investigate further as needed



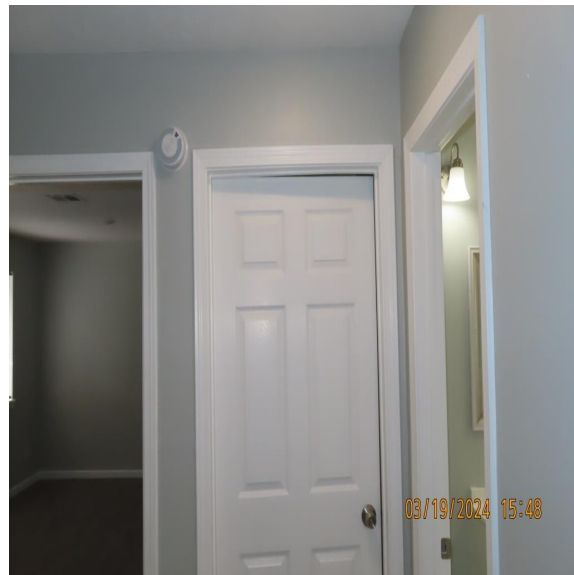
G. Doors (Interior and Exterior)

Comments:

- Glass on sliding door (outer panel) does not appear to be safety/tempered glass. Repair as needed
Note: Proper use of safety glass is critical in areas that are subject to human impact.



- Noticed stiffness on the garage side door and an interior door. Investigate root cause and properly repair



- Replace aged and deteriorating seals on the sliding rear door



- Other: As needed, repair front door landing to prevent further deterioration



- Replace damaged or install missing door stoppers to avoid damage to walls

Note: The garage door separating the garage from the residence is self-closing but, it does not shut completely. In need of repair

H. Windows

Comments:

Note: Inspection for safety glass is not and was not inspected by this company. Inspector could not determine whether glass that is not labeled safety glass is safety glass since some tempered and particularly laminated safety glass is not permanently labeled or glass (such as at skylights, sun room covers etc) is not accessible to inspect for labels.

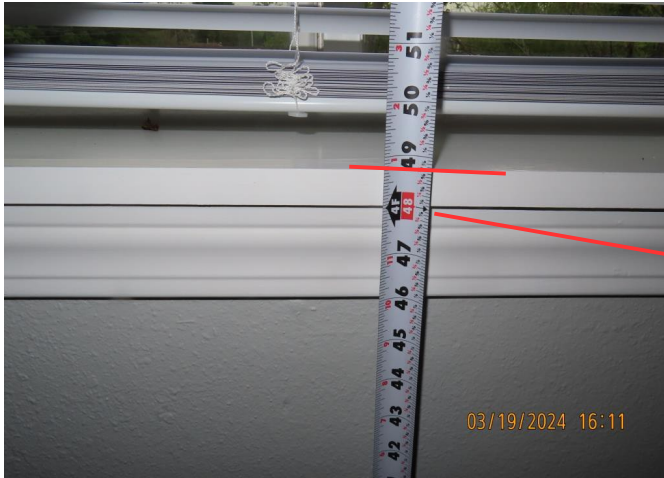
- Noticed large openings above the exterior kitchen window. Properly seal using approved materials to stop/prevent moisture intrusion.



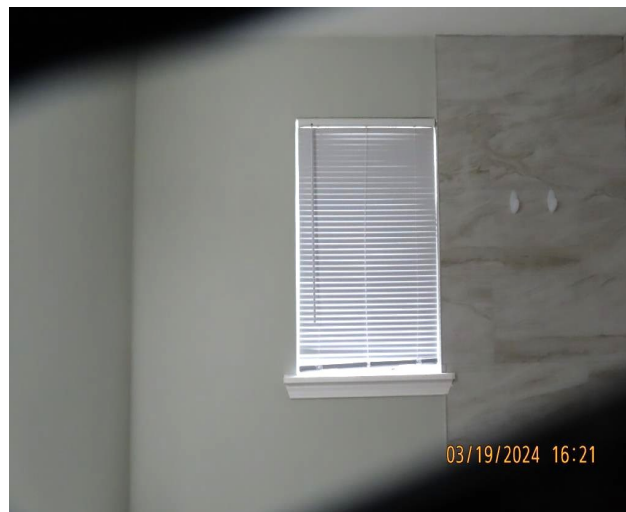
- In downstairs bathroom exterior window, the windowsill does not appear to be properly sloped and may allow standing water . In need of repair



- Height of upstairs windows are out of standard: Maximum height of windowsill should be 44" above the floor. Actual is: 48.5". Repair as needed for personal safety



- Observed stiffness on the upstairs bathroom window. In need of proper repair



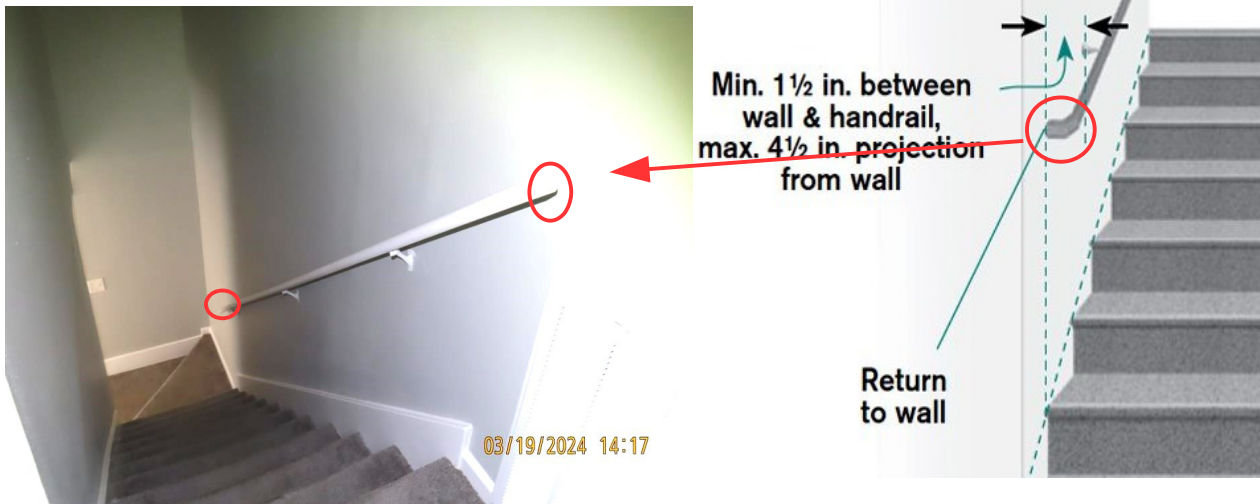
- Replace damaged window screens and install them where missing. **Note:** The Texas Real Estate Commission's Standards of Practice requires that we report damaged/missing window screens as a deficiency

Maintenance: Recommend to fully open and close all windows multiple times a year so windows will self clean. Do not use and oil based lubricant, as this will attract dust and dirt, making the situation worse.

I. Stairways (Interior and Exterior)

Comments:

- The handrail ends were not properly terminated. Ends of handrails shall be returned to the wall or end in a newel post. In need of repair for safety.



J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks and Carports

Comments: No immediate evidence of a deficiency was observed.

L. Others

Comments:

- Noticed efflorescence on the garage slab. Usually white in color, efflorescence is a discoloration caused by crystalline deposits of salts on concrete surfaces. These substances typically originate as soluble compounds within the concrete that are transported and deposited on the surface by upward moisture migration and evaporation. Sometimes, they originate in the underlying soil where they are carried by moisture upward through the concrete and deposited on the surface. Repair as needed



Note: No mold or indoor air quality tests were performed. The inspector is not qualified/certified for such evaluations. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and/or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned, contact a qualified IAQ Professional for further evaluations of this house

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

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

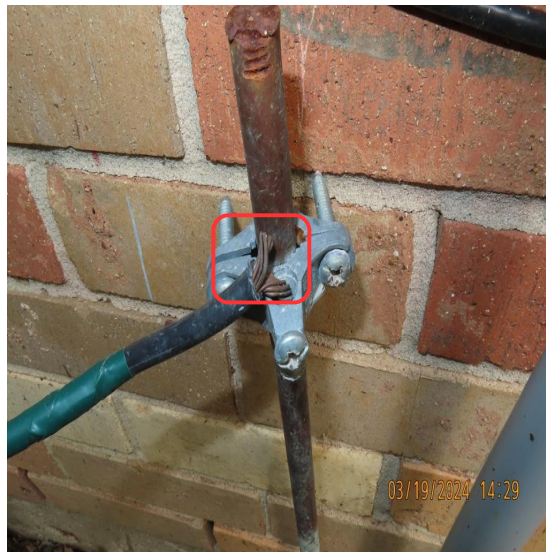
Comments: Service supply enters home overhead located on right wall, with 125 amp main switch, and copper branch wires.

Information: As of the 2014 version of the NEC, combination type AFCI circuit breakers are required on all branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas.

- Noticed a leaning light pole in the back yard. Consult with the utility company for a thorough assessment of existing condition and determine proper corrective actions



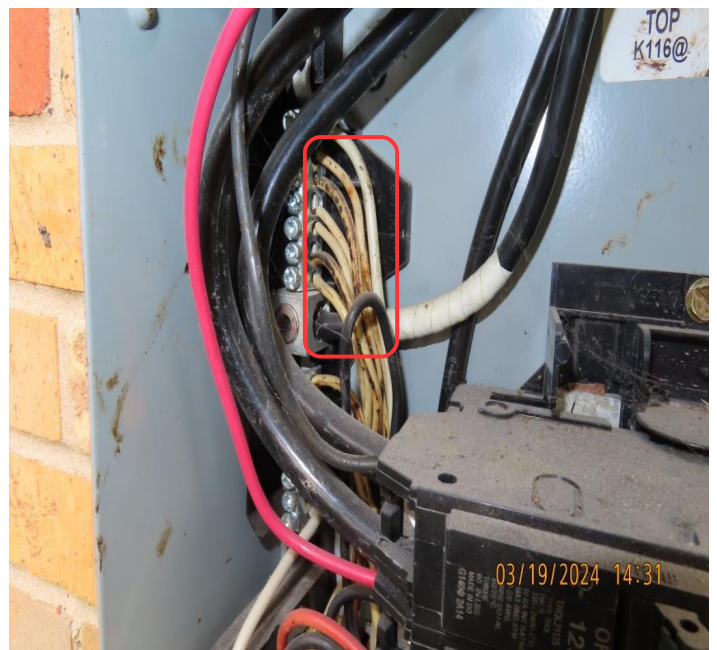
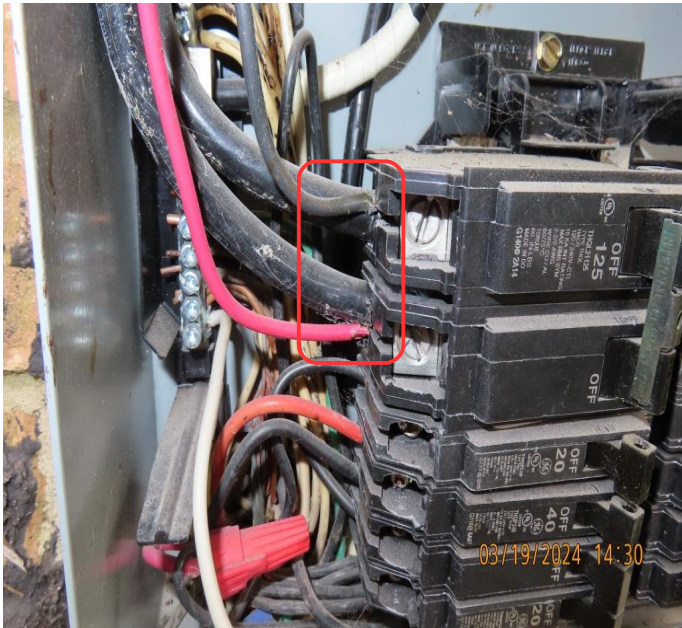
- Grounding electrode/rod length should be 8ft and entire bar should be into the earth.
- Strands are cut on the grounding cable. In need of proper repair
- Properly attach the grounding cable to the wall and enclosure adhering to current code



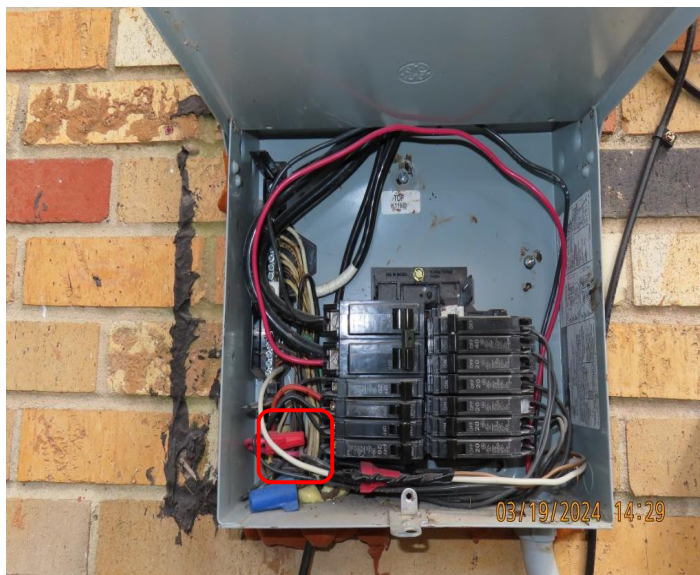
- Seal both sides and top of the enclosure to prevent water/moisture intrusion into the enclosure
- The dead front cover was found loose. The screw or hole thread appeared to be damaged or hole on the latch is misaligned with the screw . In need of repair



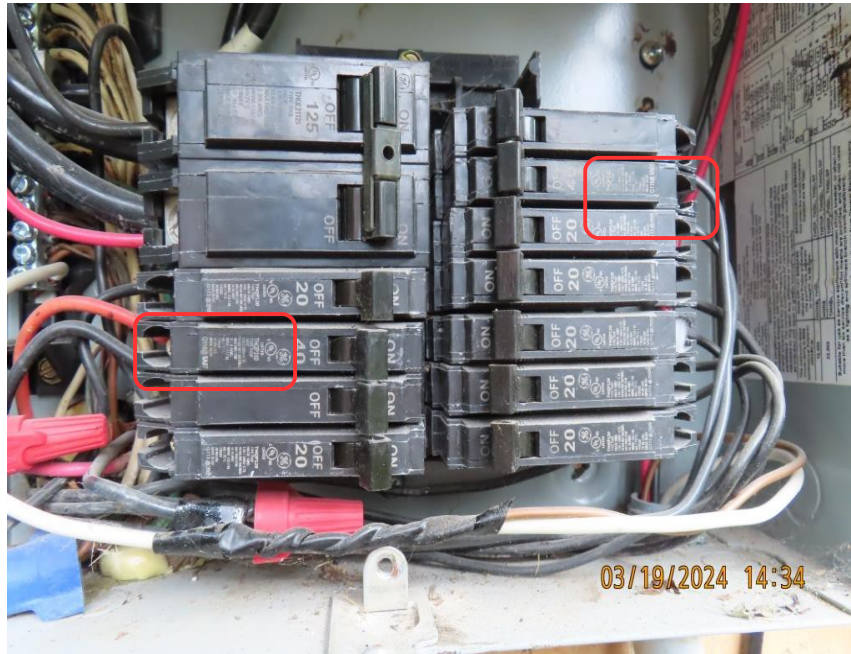
- Observed double lugging of Service cables with a 12 gauge hot wire in the main switch. This condition may be hazardous and can cause “Overheating” of same. Consult a licensed electrician for proper repair
- Noticed discoloration on the neutral wires. Investigate further for possible overheating of same and repair as needed



- Branch conductors were bundled and pass through a single penetration in the panel cabinet. Such constriction of conductors may generate excessive heat and de-rate the amperage of the cables. **Recommend 1~3 wires per knockout.**



- Wire gauge mismatching on two 40 amp c. breakers: 40 amp on left block is connected to #10 wire gauge instead of #8, and the 40 amp on the right block is connected to #12 gauge instead of #8. In need of proper repair



- An unlabeled c. breaker enclosure located adjacent to the main service panel. Properly label



- Noticed what appeared to be telephone or cable wire going from the right wall near the meter box to the a rear pole and routed under a tree limb. Repair as needed



- Inspector was not able to find the bonding to the enclosure. Recommend installation for personal safety

Note: Over time building codes and practices have changed. Some items marked as deficient may be considered grand-fathered because it is not economically or reasonably feasible to change it. This may be acceptable unless it is a safety issue or substantially affects the performance of the dwelling. The AHJ (Authority Having Jurisdiction) has the final say in what must be corrected. It is beyond the scope of the home inspection to determine this.

Information: From 2002-2008 it became mandatory for all new construction to be equipped with AFCI breakers for the bedroom areas. In 2009, all non GFCI wall outlets, ceiling fans, smoke detectors, and light fixtures were required to be protected by AFCI breakers. In September of 2014 kitchen, family room, dining room, living rooms, parlors, libraries, dens, bedrooms, sun rooms, closets, hallways, laundry rooms or similar rooms or areas should be protected with AFCI breakers. .

Note: Items cited above may not represent all existing deficiencies in this electrical system. The adequacy of the electrical service and load calculations are outside the scope of this inspection. Recommend to consult a licensed electrician to confirm integrity of system and perform required repairs and upgrade system to comply with most current NEC code as needed

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- Outlets in the two bathrooms are not gfcı protected as required.
Note: GFCIs are intended to protect persons from accidental electrocution in areas susceptible to moisture. Installations of these devices in the locations specified are recommended as safety upgrades. These locations include: All kitchen countertop receptacles, and bathroom receptacles, receptacles within 6' of water, all outdoor receptacles and all garage receptacles, including ceiling receptacles for any overhead garage door operators, except those dedicated to a fixed appliance.
Note: These devices should be tested monthly for safe and proper operation per the manufacturer.



- Found defective/open ground on a rear left room outlet. Investigate further and repair as needed



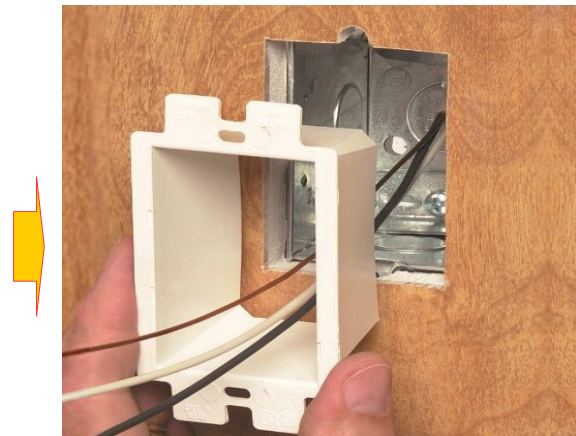
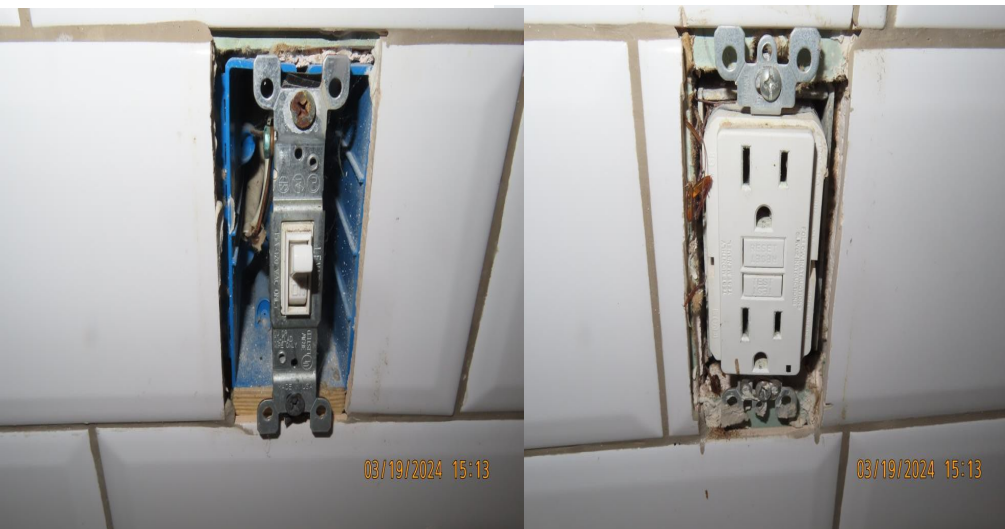
- Install the required light on each exterior door landing.



- Install missing face plate on the attic outlet for safety



- Space between face plate and edge of the electrical junction box exceeds 1/4". Missing required spacer boxes (spark rings) on multiple kitchen /bath counter top outlets and switches with the tile/stone/granite back splash (reference NEC370-20 & current IRC E3906-6). Install to meet requirements



- Dining area does not appear to have sufficient outlets. No point on wall over 6 ft horizontal from receptacle/outlet. In need of repair to comply with current NEC code

Note: Smoke detectors are checked for location only. Note: the built-in test button when present only verifies proper battery and horn function, but does not test smoke sensor. Recommend fresh batteries be installed at move-in.

Notice: Beginning with the 2009 IRC, an approved carbon monoxide alarm shall be installed outside of each sleeping area in the immediate vicinity of the bedrooms, in dwelling units in which fuel fired appliances are installed and in dwellings that have attached garages. The TREC Standards of Practice do not require that the lack of carbon monoxide alarms be reported as a deficiency, only that deficiencies in the operation of installed alarms be reported.

Information: It is common to use combination devices in areas requiring both smoke and carbon monoxide alarms

Smoke, Fire, and Carbon Monoxide Alarms

Life Expectancy- Smoke Alarms: The U.S. Fire Administration, a department of FEMA, states that smoke and fire alarms have a life span of about 8 – 10 years after which the entire unit should be replaced.

Life Expectancy- Carbon Monoxide Alarms: When CO alarms were introduced into the market they had a lifespan of 2 years. Technology developments have increased this and many now advertise up to 7 years. Beginning March 2007, UL 2034, the standard for single and multi-station CO alarms, required that all CO alarms have an audible “end of life” warning. Any CO alarm manufactured after April 2007 with UL listing must include end of life warning

Testing: Smoke and Carbon Monoxide alarms should be tested regularly per the manufacturer's instructions. Typically weekly or monthly. At a minimum, alarms should be tested per the National Fire Protection Association's recommendation; test every six months and replace batteries every year.

C. Others

Comments:

I= Inspected

NI= Not Inspected

NP= Not Present

D= Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

Energy Sources: Gas

Comments:

A full and complete evaluation of a heat exchanger requires that the furnace unit be dismantled and is, therefore, beyond the scope of this inspection.

The gas heating cycle was checked by placing the system into the heat mode, adjusting the thermostat to demand heat and observing (through sight or sound)

- The heating equipment was tested in the normal heating mode at 85° F for approximate 20 minutes. The heating equipment performed as intended at the time of inspection. No immediate evidence of deficiency was observed. **Avg Temp: 115° F**

- Observed lack of electrical bonding on gas piping. Recommend installation by a licensed electrician for personal safety
The flexible gas connection between the iron gas pipe and the appliance (Any Gas Appliance) must have a #6 copper "Bonding Jumper" installed from the end connected to the black gas pipe, to the other end connected to the appliance. Consult a licensed electrician for proper repair



- Note: The hvac system was not fully accessible (limited visibility): obstructed with ductwork.
- Remove flammable debris from top of the furnace (hot surface)



Note: The EPA recommends that if a house has a fuel- burning furnace, stove or fireplace, it should be inspected for proper functioning, and serviced before each heating season to protect against carbon monoxide poisoning.

B. Cooling Equipment

Type of Systems: Central

Comments:

Note: Note: The Texas Real Estate Standards of Practice, to which we must adhere, specifically excludes verifying compatibility of components, tonnage match of indoor/outside coils or condensing units, or determining sizing, efficiency, or adequacy of the system. Performance of this equipment was based on evaluation at the time of inspection. Recent service, which may include adding refrigerant, may allow the equipment to perform in an acceptable manner and hide performance or life-span concerns

Note: Cooling equipment has a useful life cycle depending on type of equipment and whether it has been regularly serviced and maintained. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this equipment which might indicate to you past or continual problems and in the case of a fairly new system a copy of the contractors and manufacturer warranty to see if any warranty is available and can be transferred. Without regard to its performance at the time of inspection, because of the potential cost of repair or replacement, we recommend that older cooling equipment (5 or more years) be further evaluated by a qualified HVAC specialist, during the option period, to help determine remaining life and cost of replacement.

Note: The refrigerant HCFC 22 (also known as R-22) is considered to be an ozone depleting compound and will be phased out over the ten-year period between 2010 and 2020. Note that while there is no requirement to replace existing equipment just to switch to the new refrigerants, supplies of HCFC 22 will become more limited over the course of this period which should be expected to cause the rise in price of the refrigerant. Additional information is available at: <http://www.epa.gov/Ozone/title6/phaseout/hcfcfaq.html>

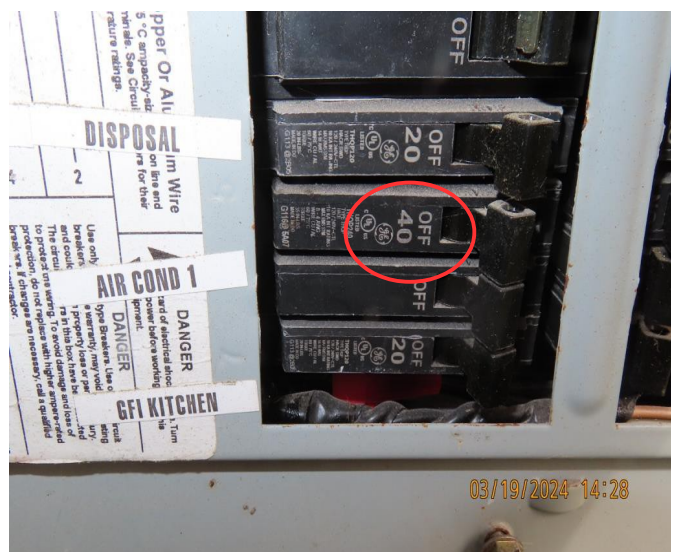
System Capacity: GSX140421KD (3.5 ton) Serial #: 1907315291

- Note: The hvac system was not fully accessible (limited visibility): obstructed with ductwork.

Note: The installed 3.5 ton system may be oversized for a 1,512 sf home. In this inspector's opinion, the recommended capacity should be approx 2.5 ton. Recommend consulting a licensed hvac technician to assess existing condition and repair as needed


Note: An oversized ac system can cause number of issues. 1- always cutting on and off short cycling of compressor, causes high power and eventually may damage the compressor. 2. System not able to pull humidity due to short cycling.

- The max c. breaker capacity per the manufacturer should be 35 amp. Actual capacity is 40 amp. Repair



Note: The delta temperature is the difference between the intake/Return and output/Supply air temperature. The acceptable operation range is between 15° F and 22° F.

Actual temperatures:

Return temp: 66° F, Output temp: 47° F,  **Differential: 19° F**

Note: In the reasonable judgment of this inspector, the temperatures are WITHIN SPECIFICATION

- Corrosion-resistive flashing required at the penetrations utilized by the A/C refrigerant lines was not evident. Such flashing should be provided in the exterior wall envelope in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural components. The flashing should extend to the surface of the exterior wall finish and should be installed to prevent water from reentering the exterior wall envelope.
- The liquid line dryer is not evident at this time. Note: the filter dryer is an accessory that performs the function of filtering out particles and removing and holding moisture to prevent it from circulating through the system
- Properly secure condensing unit to the mounting pad to prevent movement and damage of equipment.



- Observed rust in the emergency drain pan: Usually caused by condensation from failing evaporator coil. Further investigate and service/repair as needed
- Recommend the installation of an emergency switch to prevent possible condensate spills should the evaporator coils becomes dirty/defective and drain line clogs



- Noticed water marks under the primary drain. Investigate further for possible condensate leak. Repair as needed



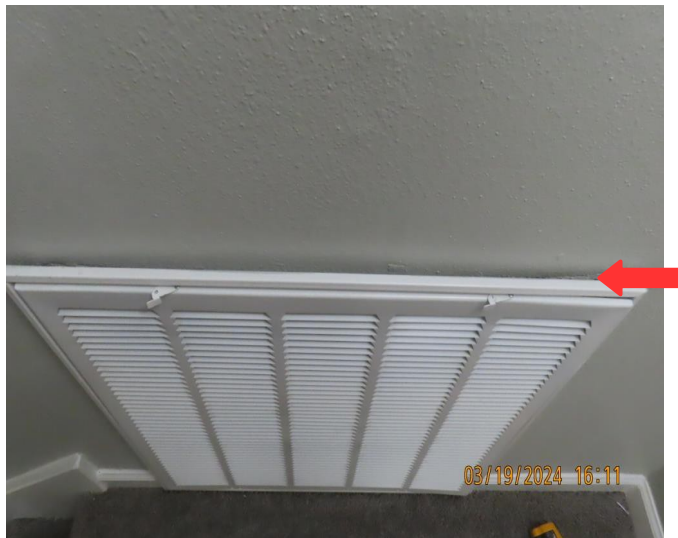
- Dark display in the thermostat. In need of repair



- Install missing grille in the kitchen



- Other: Unusual large gap between the wall and the grille. Repair as needed



Maintenance Tip: Routinely, clean inside intakes, ducts, and replace filters to protect evaporator coil from clogging or damage.



Maintenance Tip: This inspector recommends that the air conditioners primary condensate drain lines be flushed of bacterial clogs by pouring 1:9 mixture of household bleach and water through the line every month or so during the cooling season. There was a vent in the drain lines at the evaporator coil for this purpose.

C. Duct Systems, Chases, and Vents

Comments:

Note: While the HVAC duct system was evaluated visually, including any notation of damaged duct, constricted duct and poorly run or hung duct, a complete determination of air flow or balance was outside of the scope of this inspection.

- Observed ducts in contact with each other. Provide sufficient clearance between ducts to prevent condensation



D. Other

Comments:

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: By Street Right of Way

Location of main water supply valve: Left wall

Static water pressure reading:

Type of supply piping material: Appeared to be galvanized

Comments:

- The Main water valve at the meter was off prior to commencement of the inspection. Inspector had requested authorization to turn it ON for inspection and testing of plumbing system and fixtures and seller had granted the authorization in writing (in file)



SELLER'S AUTHORIZATION:

Water Valve Operation: The Seller grants permission to the Home Inspector to operate the water valve(s) located at the property address 16918 Hall Shepperd Rd, Houston, TX, solely for the purpose of turning the valve(s) to the ON position if necessary during the home inspection process.

Liability Disclaimer: The Seller acknowledges and agrees that the Home Inspector shall not be held liable for any damage that may arise from the operation of the water valve(s) as permitted herein, except to the extent caused by the Home Inspector's gross negligence or willful misconduct.

Responsible Conduct: The Home Inspector agrees to act in a responsible manner and exercise due care while operating the water valve(s) on the premises. The Home Inspector shall take all reasonable precautions to prevent any damage or adverse consequences during the course of performing this task.

Best,
Bill Nardini

Vice President – Build-to-Rent Investment Management & Dispositions

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- Noted missing “Back Flow Prevention” device on hose bibs. This prevents contaminants such as sewage etc from being siphoned into the water supply. Recommend installation of device for safety



- There was no water flow in the kitchen faucet even with the valves ON. Investigate root cause and repair by a licensed plumber
- Secure loose faucet to prevent further deterioration.



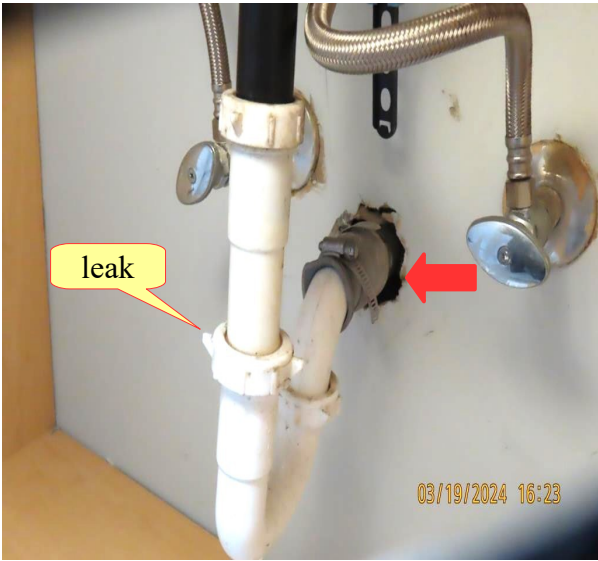
- Drain lines should not be discharging at the foundation to prevent standing water



- **The Hot water pressure became** very weak in both bathroom sinks. Water pressure started normal then, it lost pressure significantly within seconds. Investigate root cause and repair appropriately by a licensed plumber



- Noticed water leak in the upstairs sink at the P trap/tail piece connection. In need of proper repair to prevent property damage
- Observed also the use of rubber connector on a drain line of at least one of the sinks. Rubber connectors are not listed/approved for use on drain lines. Replace for correct material



- The soil appeared to be soaked in the downstairs bathtub. No water leaks visible at this time. Investigate further and conduct proper repair as needed



- Rusting bathtub. Repair as needed to prevent possible future leaks



- In the downstairs bathroom, the shower head was leaking at the connection. In need of repair



- Install filler tube onto the overflow pipe
- Secure loose toilet in at least one bathroom to prevent further deterioration.
- Noticed sediment and cloudy water in both toilets. Investigate root cause and repair appropriately



- **Note:** The water supply pipe appears to be galvanized steel. This is not considered a deficiency. Galvanized steel piping is still in use, however, it may not be installed in modern construction. It oxidizes from the inside out, the oxidation (rust) reduces the interior diameter of the pipe, restricting the flow of water and also leaks. It is common to see this type of pipe used in this way at older homes and failures are common. The EUL (Expected Useful Life) of galvanized water pipe is approximately 50-years +/-.

Note: The type or condition of plumbing materials in inaccessible areas is not determined. Unless specified, fixtures and vessels are not filled to capacity for inspection reasons in order to prevent inadvertent water damage to the property. This means some leaks may go undetected, especially at bathtub overflows. Comprehensive water leak checks are available from plumbers.

B. Drains, Wastes, and Vents

Type of drain piping material: Visible piping: Pvc,

Comments: As reported above on section "A"

-Unless stated, this inspection does not determine the condition or material type of inaccessible or underground piping. Location, presence or adequacy of clean-out provisions is not determined. Refer to the seller's disclosure for possible information pertaining to past drain performance and repairs. This inspection does not include buried sewer/drain lines, or washer drains.

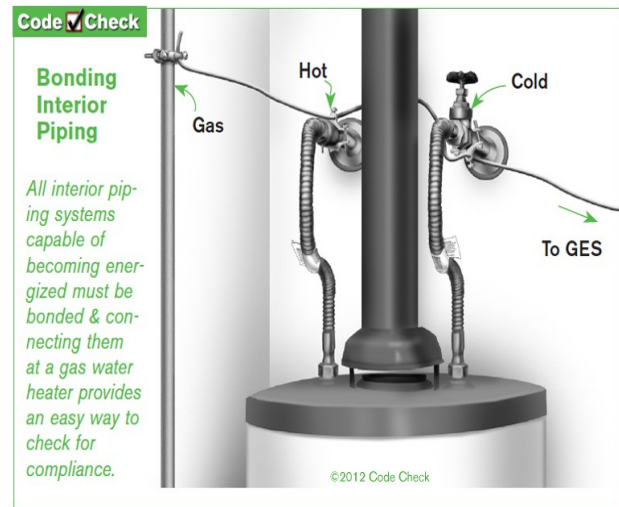
C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 gls

Comments: Located in the attic

- The electrical equipment bonding of gas and water piping is not evident.
Note: The Hot and Cold water, supplying the water heater gas or electric, must have a #6 copper "Bonding Jumper" installed from one water pipe to the other water pipe



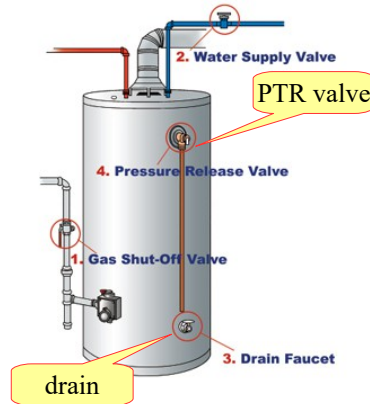
- Evidence of water leak through the flue pipe. Investigate root cause and repair appropriately
- Observed rusting connections. In need of proper repair to prevent leaks and damage to the property



- Note: The life expectancy of a well maintained water heater is 13 yrs +/- . This can vary depending on manufacturer, water quality, usage and maintenance performed
 * Existing unit was manufactured on 07/2019

Maintenance tip.:

- Drain tank at least once a year, test TPR (Temperature Pressure Release) valve semi-annual, and replace valve once /3 years
 Note: It's always best to follow manufacturer's maintenance instructions.



- Note: TPR (temperature relief) valve does not get tested at this inspection to prevent inadvertent damage to valve, and possible damage to the property

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Rear right corner

Type of gas distribution piping material: Appeared to be steel

Comments

F. Other

Comments:

I= Inspected

NI= Not Inspected

NP= Not Present

D= Deficient

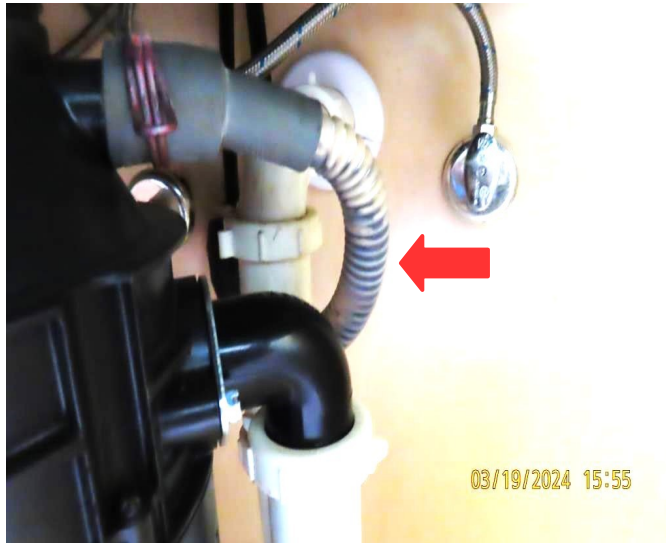
I NI NP D

V. APPLIANCES

A. Dishwashers

Comments: Performed as intended at this time

- Note: Drain line should loop to the highest point of under the sink, then down to the drain line at the disposal to prevent back siphoning of dirty dishwater back into the dishwasher.
- Replace dirty drain line to prevent clogging.



B. Food Waste Disposers

Comments:

- Install missing clamp on power cord
- W. disposer did not function during testing. In need of repair



C. Range, Hood and Exhaust Systems

Comments:

- Did not observe exhaust vent during this inspection. Note: It is recommended that appliances get exhausted outside of the structure to an approved area. Some local codes may accept the “self circulating” vent hoods or microwave ovens

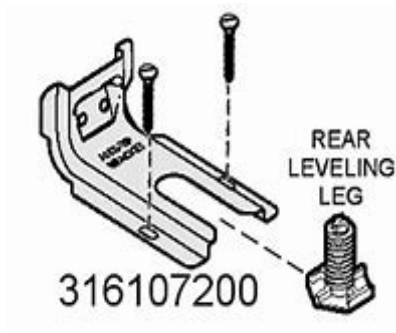
D. Ranges, Cooktops and Ovens

Comments:

- The range and oven could not be operated due to the appliance was disconnected



- The anti-tip bracket appeared to be missing or not properly installed. Recommend installation for child safety



E. Microwave Ovens

Comments: Performed as intended at this time

- Repair defective light



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Performed as intended during this inspection and or functional windows in place

G. Garage Door Operators

Comments: Performed as intended during this inspection

H. Dryer Exhaust Systems

Comments:

Note: Recommend checking dryer hoses and cleaning ducts approx. every six months. Hoses should be replaced every five years. A dryer can erupt in flames if lint builds up inside the machine or its ducts. Exhaust duct terminations shall be equipped with a back draft damper. Screens shall not be installed at the duct termination

I. Other

Comments:

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D= Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Comments:

C. Outbuildings

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

F. Other Built-in Appliances

Comments:

G. Other

Comments: