CE SCHULTZ INSPECTIONS

Inspection Report

Mr. Ty Renfrow

Property Address:
5920 Petty St
Unit C
Houston TX 77007

PROPERTY INSPECTION REPORT FORM

Mr. Ty Renfrow	22/04/13
Name of Client	*Date of Inspection*
5920 Petty St, Unit C, Houston, TX 77007	
Address of Inspected Property	
C.e.Schultz	Trec# 20824
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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.

RESPONSIBILTY 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).

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

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

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:	**Type of Building:**	**Year Built:**
Client & Client's Agent (at end)	Single family (3 story) residential with an attached garage	2017
Arrival Temperature:	**Home Faces:**	**Weather Conditions:**
75-80 Degrees (F)	South	Cloudy
Utilities Not Provided For Inspection:	**Obstructed From View:**	**Inaccesible Areas:**
All on	Fully occupied home	Limited access areas in the attic, Behind/ under stored items in garage, Behind/under stored items in closets, Behind/under washer & dryer, Behind/under refrigerator

Date: 22/04/13	**Time:** 11:15 AM	**Report ID:** 220413ES1
Property: 5920 Petty St Unit C Houston TX 77007	**Customer:** Mr. Ty Renfrow	**Real Estate Professional:** Holly Hernandez Houston Properties

Scope of Work

Visual Only Inspection: The inspector conducts a visual, non-destructive inspection of the property. This report reflects the inspector's observations and opinions of the properties' accessible systems and components at the time of inspection. As with all homes, there may be defects or damage to the structure that is either hidden by the homeowners' belongings or have not begun producing visible evidence of their existence. Neither CeS Inspections LLC nor the Inspector is responsible for the non-discovery of any patent or latent defects or other conditions of the property or any other conditions that may occur or become evident after the time of the inspection. The inspector is not an insurer and makes no warranty against defects in the building improvements, systems, or components of the property.

The Opinion of the Inspector Only: The inspection and report do not include code compliance certification, mold investigations, environmental investigations, indoor air quality analysis, municipal regulatory compliance, subsurface investigation, or record research related to this property. This inspection excludes all underground piping, including but not limited to water, sewer, and gas piping.

Digital Images: Digital images included in the comment section within the report are included to provide additional clarity of a given defect; the imagery should not be interpreted as the sole existence of a defect within the given system or component.

Defect Orientation: The term left and right face is given when standing directly in front of the home, unit, or building component. When standing in front of the home looking at the entry door, the right face is determined from the viewer's perspective.

Risk Assessment: This inspection is intended to enhance the Client's knowledge of the property and to help the Client understand the risk of owning it. CeS Inspections LLC has helped assess the risk, however; we do not assume the risks for you. Warranty programs for appliance and mechanical failure and homeowner's insurance are the traditional avenues available to manage the cost of property ownership.

Not a Termite Inspection: Texas law allows only persons who possess a valid “Structural Pest Control Business License” to inspect or make reports concerning pest infestations including wood destroying insects and other organisms such as fungus (causing wood rot). This report is not a termite inspection, and no responsibility is assumed for any damage resulting from wood-destroying organisms.

Report Ownership: This report has been prepared for the exclusive use of the client named within. This inspection report is the sole property of CeS Inspections LLC and the client requesting and paying for the same. This report will be distributed to other persons, only at the request of the client. This inspection is not transferable to any other party, and CeS Inspections LLC assumes no liability for such use.

Conditions Upon Arrival

The home was occupied at the time of inspection. Due to the occupation, the home had inaccessible and blocked areas which were not able to be inspected. As stipulated by the inspection agreement, and because we are guests in the home, belongings are not typically moved, altered, repositioned, or otherwise manipulated if the inspector suspects doing so could damage the property, or if the time and effort are not within reason. That typically means walls blocked by beds and large furniture, closets with stored items along the floor and walls, and sink cabinets that are full of supplies are not emptied/ moved for the inspection (for example).

We strongly recommend an additional walk-through inspection once all the homeowner's items have been moved to ensure that there aren't any defects that may have been obscured at the time of inspection or damage to the property that can occur during the moving process.

Mr. Ty Renfrow

Comment Symbols and their assigned definitions are included only to help you better itemize noted deficiencies. The inspector has ordered and grouped the comment symbols based on historical interaction with clients and their level of associated risk. However, only you can fully determine the severity of each component and the impact of each provided deficiency. All noted defects should be carefully considered. Assessment and prioritization of all contained defects are subjective. Only you can determine what documented defects are acceptable to you.

We genuinely appreciate your business and hope to be of service to you again in the future. My services and counsel are available to you should you need any further assistance. Just give us a call, we'd be happy to hear from you.
Respectfully,
C.e. Schultz

Comment Symbol key

 **= Major Defect: Used to indicate a high risk, costly, or immenent safety defects that requires immediate attention**

 **= Notable Defect: Used to indicate moderate risk levels or to identify defects that may lead to a major defect**

 **= Minor Defect: Used to make the client aware of a lower risk defect that should be addressed at some time in the future or as a part of a regular maintenance and service schedule**

 **= Safety Defect: Used to bring certain defects of an unsafe nature to the clients attention**

 **= Not Accessible: The component or system was NOT accessible at the time of inspection. This may include physical obstructions, limited access, or lack of a safe enviroment in the opinion of the inspector**

 **= Informational Note: Additional information pertaining to a system or component that the inspector viewed as relevant**

NOTICE: Clicking the "PDF" icon at the top of the online report will allow you to view this report as a PDF and it also gives you the ability to save and print. You can save and print the entire report using this feature, or as always, continue viewing from your personal website access.

WHEN VIEWING THE REPORT:

1. You can zoom in and out within your browser using Control- and Control+ if you need the text to big larger or smaller within the report.
2. Clicking any picture will enlarge photo within the screen to maximize viewing.
3. ORANGE hyperlinks will take you to my website for more information.
4. CALL me if you have any questions or concerns

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Post-Tensioned slab on grade

Comments:

During the visual assessment of the home's post-tensioned foundation, as well as observations made while within the home, it is the inspector's opinion that the structural integrity of the foundation was performing as intended. Although no stress signals were observed at the time of the inspection, no warranty against future movement can be made.

Inspection Limitations

The general foundation inspection is limited in scope and confined to the area's that are both visual and accessible. The majority of the exterior foundation and interior slab is completely concealed underground or covered by interior flooring. The inspector does not perform any engineering studies, sizing and span calculations, or measurements to determine whether the structure has moved in the past or if the structure will move in the future.

☑ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

There were no significant deficiencies noted with this system at the time of inspection.

Inspection Limitations

The inspector does not perform engineering studies or measurements, inspect or assess retention ponds, underground drainage systems, neighboring sites, soil hydrology, or underground water sources. Checking of flood maps, municipal drainage systems, etc. is beyond the scope of the home inspection.

☑ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: Composition shingles with radiant barrier decking

Viewed From: Ground with zoom optics

Comments:

The laminated asphalt shingle roofing system was wearing evenly in relation to the age of the roof, which appeared to be the original roof for the home, making it 5 years old. The majority of the roof had normal granule consistency and there were no widespread issues observed with the adhesion of the shingles.

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

I	NI	NP	D

Inspection Limitations

Certain types of damage and poor workmanship (e.g., improper fastening, manufacturer defects, etc.) may not be apparent during a visual inspection. As such, the inspector cannot guarantee that the roof will be free of leaks, nor can the remaining service life be determined. If defects are reported, and you have concerns about remaining life expectancy, insurability, or potential for future problems, we recommend consulting with a qualified roofing specialist. Additionally, Asphalt shingles that were properly bonded were not lifted to check roof fastener installation due to the potential for damage to the shingles and the sealant bonding that secures them.

☑ ☐ ☐ ☐ **D. Roof Structures and Attics**

Viewed From: Within the attic space
Approximate Average Depth of Insulation: 10-12 inches
Attic Insulation: Fiberglass unbonded loosefill insulation
Attic Access Info: Single pull-down stairs
Type of Roof: Modified gable roof
Primary Roof Framing Members: Conventional framing w/ 2x8 common rafters
Roof Ventilation: Ridge exhaust vents w/ continuous soffit intakes
Comments:

There were no significant deficiencies noted with this system at the time of inspection.

Inspection Limitations

The components within the attic are mostly viewed from the provided or available attic decking. All attics have spaces which are inaccessible, and many areas are completely concealed from view. Stored items, ductwork, mechanical equipment, structural roof components, built up insulation, and roofing geometry can block the inspector's ability to observe defects. Exercise caution when using the attic pull-down stairs to gain access into and out of the attic, as the pull-down stairs are not configured with the same level of fall safety as interior stairways and there is always a danger of falling.

☑ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

Exterior Walls: Stucco w/ fiber cement siding and trim
Comments:

Observed an upper stucco wall that did not have an open water relief/drainage assembly, which appeared to be trapping water along the bottom of the wall (as opposed to having an open water relief, where water can be discharged). The trapped water was causing minor separation at the base of the wall. Recommend having a qualified professional clean the stucco water reliefs to prevent water from diverting into the structure and causing damage.

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

I NI NP D

Location: The only location with visible damage was above the front balcony, however; the front stucco wall systems water relief channels were all clogged

Inspection Limitations

Your inspector can only examine these items visually for signs and symptoms problematic to proper performance. Once the walls have been covered and painted, proper installation of windows, doors, and flashing cannot be observed. Areas enclosed within finished walls are not accessible and beyond the scope of your inspection. Home furnishings, artwork, personal items, heavy foliage, etc. can obscure damage, water stains, prior repairs, etc., and preclude assessment of these conditions.

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

Observed water staining on the master bath ceiling. The staining was painted over, making it difficult to detect. The source of the water damage was not confirmed, but it was likely related to a malfunction/overflow of the HVAC system located in the attic, directly above the water stain. It is recommended that the seller be asked about the defect to help determine possible causes.

NOTE: The ceiling was probed with a moisture meter and scanned with a thermal imager and there were no elevated moisture levels detected. However, negative readings do not guarantee that the area will not leak in the future, it only relays that the material was at the same relative moisture level. An active leak would saturate the material and when probed, the wetted areas would be at a higher moisture level than the non-wetted areas.

Location: Master bath

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

I	NI	NP	D

Inspection Limitations

Areas covered and concealed are not accessible and beyond the scope of the inspection. Home furnishings, artwork, personal items, etc. can obscure damage, water stains, prior repairs, etc., and preclude assessment of these conditions. The inspector does not move or climb over furniture or stored items to inspect behind them.

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

Comments:

Observed door thumb latches that were not properly adjusted, preventing the doors from latching closed.

Location: 2F half-bath, master commode, & 3F rear bedroom entry door

Inspection Limitations

The inspector may not inspect doors that require a key or are otherwise locked. Doors that are inaccessible due to furnishings and stored items may also not be inspected.

☑ ☐ ☐ ☑ **H. Windows**

Window Material: Vinyl

Primary Window Type: Single hung w/ tilt-sash feature

Comments:

The living room window was beginning to cloud between the double-paned glass sections, which

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

I	NI	NP	D	

is typically caused by a failed vapor seal. The vapor seal helps to insulate the window for additional efficiency. Over time the fogging can increase.

Location: Living room

Inspection Limitations

The inspector may not inspect windows that are inaccessible due to furnishings and stored items. Additionally, the performance of blinds, shades, and storm windows. If a window has been mechanically closed, the inspector will not remove any screws, clamps or fasteners to open windows. Further, if any window is found to require excessive force to open, further attempts to open will not be made, and the condition will be reported.

☑ ☐ ☐ ☐ **I. Stairways (Interior and Exterior)**

Comments:

There were no significant defects noted with the home's stairway.

Inspection Limitations

A technically exhaustive measurement of every stairway component is not conducted by the inspector.

☑ ☐ ☐ ☐ **J. Porches, Balconies, Decks, and Carports**

Comments:

There were no deficiencies noted with the accessible components on the home's exterior balconies.

Inspection Limitations

The majority of the balcony structural framing and flashing materials are not visible once the balcony is in a completed state. As such, there is no way to determine how or if the balcony water proofing and structural configuration were configured properly. These areas are non-visible and are not part of the inspection.

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

I	NI	NP	D	

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☐ **A. Service Entrance and Panels**

Electric Meter Location: Exterior
Extra Info: Front of development in a 3-meter cluster
Main Panel Location: Exterior
Extra Info: Front of development in a 3-panel cluster
Electrical Phase: Single-phase (three-wire) 120/240-volt service
Panel Capacity: 150 AMP
Feeder Conductors: Could not verify
Electric Panel Manufacturer: Siemens
Subpanel Location: Garage
Subpanel Capacity: 150 AMP
Subpanel Feeder Conductors: Aluminum 2/0 AWG (150 amps)
Subpanel Manufacturer: Siemens
Gas line Bonding: Exterior gas line wall penetration
Comments:

The electrical meter and main panel were located at the front of the development, in a three-panel cluster. None of the panels were labeled, which prevented identifying and inspecting the panels for the home. To help ensure that there are no wiring or connection issues inside the panel, it is recommended that the correct panel be identified, clearly marked, and inspected by a qualified electrician.

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

I	NI	NP	D

Inspection Limitations

Inspection of the electrical service system is limited to visible and accessible components. A significant portion of the system is inaccessible behind the walls and ceilings. Therefore, conditions in these areas cannot be verified or documented. Not all instances that can lead to dangerous or faulty performance can be identified through a visual only inspection.

Generators and transfer switches are not inspected. Buried equipment grounding electrodes and underground wiring are also not inspected. Resistance measurement of equipment grounding electrodes is not performed. Lightning arrestor systems and solar panels are not inspected.

☑ ☐ ☐ ☐ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Three wire copper with ground

Fire and Life Safety Equipment: Carbon Monoxide detectors installed

Comments:

There were no significant deficiencies noted with this system at the time of inspection.

Inspection Limitations

Only the visible and accessible components of the distribution system is inspected. The majority of the home's distribution system is behind the home's walls and ceilings. Low voltage systems, landscape lighting, generators, communication, entertainment systems, etc. are not inspected. No load analysis calculations of branch circuits are performed. Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.

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

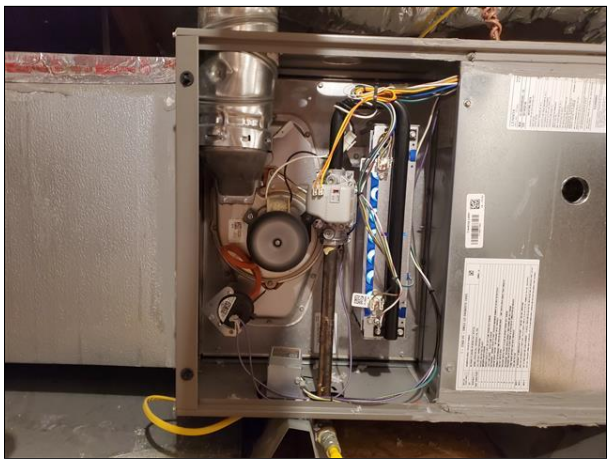
I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Forced air split system
Energy Sources: Natural gas
Number of Heating Units: One
Unit #1 Make: Lennox
Unit #1 Age: 2017
Comments:

There were no significant defects noted with the function of the home's gas furnace at the time of inspection.



Furnace in operation

Inspection Limitations

The Inspector does not program thermostats, verify the integrity of the heat exchanger, operate heat reclaimers, wood burning stoves, boilers, oil-fired units, de-icing provisions, or reversing valves of any kind. When the outdoor temperature is above 70 degrees, heat pumps are not operated.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: Forced air split system
Condenser Unit #1 Make: Lennox
Condensor Unit #1 Age: 2018
Condenser Unit #1 Tonnage: 4 Tons
Evaporator Unit #1 Make: ADP
Evaporator Unit #1 Age: 2017
Evaporator Unit #1 Tonnage: 5 Tons
Unit #1 Temperature Split: Temperature split differential was within 14° tolerance

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

I	NI	NP	D	

Temperature Readings (Degrees): Supply: 55 Return: 75 Split: 20

Comments:

There were no significant issues noted with the home's cooling system, however; it is the inspector's opinion that the unit could benefit from routine maintenance and upkeep. The attic coil and nearby ductwork had excessive levels of organic growth, which occurs when the thermostat set temperature is consistently set below 72 degrees (generally). Low temperature settings can stress/stain the unit and increase the probability of the primary drain line clogging/overflowing water.

Because proper service and maintenance is vital to the performance and life of your HVAC system, we recommend acquiring the service records for the system. If it has been over a year since the last service call, we recommend having a technician fully service the equipment.

Inspection Limitations

The refrigerant levels are not inspected, nor is a test for leaks in the system conducted in a visual only inspection. Only the visible areas of the drain lines and pans are inspected.

☑ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**

Ductwork: Flexduct

Filter Type: Disposable

Comments:

There were no significant deficiencies noted with this system at the time of inspection.

Inspection Limitations

The inspector does not inspect humidifiers, dehumidifiers, air purifiers, or electronic air filters. Additionally, checking for balanced air flow of conditioned air, from one portion of the building to the next is not conducted.

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: Front
Location of main water supply valve: Exterior left face
Static water pressure reading: 45 pounds/square inch
Type of supply piping material: Cross-linked polyethylene (PEX)
Type of gas distribution piping material: Black iron piping with flexible appliance connectors (shut-off valves observed at each gas appliance)
Comments:

The master bath shower floor had a moderate size crack that spanned the length of the floor. It is strongly recommended that the cracked shower floor be repaired in a timely manner to prevent water from escaping the pan flashing system and damaging the structure.

Location: Master bath shower

Inspection Limitations

Water softeners, treatment equipment, and filtration equipment are not checked or inspected. This inspection excludes underground piping.

☑ ☐ ☐ ☐ **B. Drains, Wastes, and Vents**

Type of drain piping material: Polyvinyl chloride (PVC)
Comments:

There were no significant deficiencies noted with this system at the time of inspection.

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

I	NI	NP	D

Inspection Limitations

Running water down the drains at the time of inspection will not always expose ongoing plumbing leaks. Over time, and at full occupancy, plumbing leaks may develop or reveal themselves; that is why it is important to monitor the condition of the DWV system continually. Early detection helps to minimize the damage caused by a plumbing leak. Additionally, partial blockage of the sanitary drain lines from debris, broken pipes or tree roots cannot be detected. Examination of such partial blockage is beyond the scope of this inspection. Underground piping is excluded.

☑ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Natural gas
Capacity: 50 Gallon
Unit #1 Make: Bradford-White
Unit #1 Age: 2017
Location(s): Co-located in attic
Comments:

There were no significant defects noted with the function of the 50-gallon natural gas water heater tank at the time of inspection.

Tank water heaters are equipped with a temperature & pressure relief valve (TPRV) to protect against excessively high temperatures and high pressures within the tank. If the temperature within the tank exceeds 210(f) degrees, the valve is intended to open and discharge the over-pressure to the designated exterior location. A leaking TPRV should be repaired upon discovery. Also, TPRV's should be tested and serviced in accordance with the manufacturer's recommendations to ensure the device is functioning as intended.

Inspection Limitations

The inspector does not verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pains. Additionally, the inspector does not operate the TPRV if the operation of the valve may cause damage to person's or property. The inspector does not determine the efficiency or adequacy of the unit.

☑ ☐ ☐ ☐ **D. Gas Distribution Systems and Gas Appliances**

Location of gas meter: Other
Extra Info: Front of development
Comments:

There were no significant deficiencies noted with this system at the time of inspection.

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

I	NI	NP	D	

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**

Dishwasher Disconnect Location: Cord and plug below sink

Comments:

There were no significant deficiencies noted with this system at the time of inspection.

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

There were no significant deficiencies noted with this system at the time of inspection.

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Range Exhaust Type: Ducted exterior exhaust system

Range Exhaust Termination Location: Rear of home throughwall

Comments:

There were no significant deficiencies noted with this system at the time of inspection.

☑ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

Range Type: Gas

Range Gas Shut-off Location: Left of range in the cabinet

Oven Type(s): Gas

When Set To 350° The Primary Oven Temperature Was: Within the 25 degree calibration standard

Measured At: 356

Comments:

There were no significant deficiencies noted with this system at the time of inspection.

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

There were no significant deficiencies noted with this system at the time of inspection.

☑ ☐ ☐ ☑ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

One of the bathroom exhaust vents was disconnected in the attic. Bathroom exhaust fans collect large amounts of moisture over time, which needs to be deposited to the exterior of the home to prevent damage to building components and creating an environment conducive to organic growth.

Location: Behind the water heater

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

I	NI	NP	D

☑ ☐ ☐ ☑ **G. Garage Door Operators**

Comments:

The overhead garage door had excessive noise and vibration levels. It is recommended that all of the moving parts of the unit be greased (no oils) to prevent binding during travel and loss of durability to the door components.

Reference

Precision Garage Door Video

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Dryer Vent Termination: Front of home

Gas Line Available: There was a gas line observed

Comments:

There were no significant deficiencies noted with this system at the time of inspection.

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

☐ ☐ ☑ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

There was not an irrigation system installed.

☑ ☐ ☐ ☐ **B. Thermal Infrared Inspection**

Infrared Camera Make: Flir E60bx

Outdoor Temperature at Time of Scan: 75-80 Degrees (F)

Indoor Temperature at Time of Scan: 70°

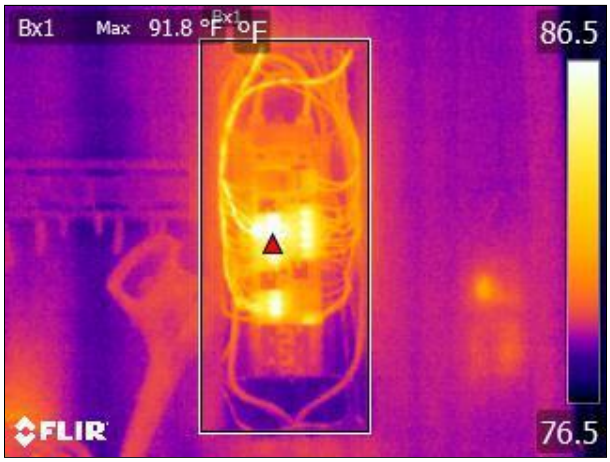
Comments:

Scan of the Thermal Envelope

A thermal imaging scan was conducted on the interior thermal envelope during the course of the inspection to potentially locate water leaks from plumbing lines, roof leaks, & mechanical equipment. At the time of the scan, and with the given conditions, there were no significant thermal defects noted.

Scan of the Electrical Panel and Interior Distribution

A scan of the home's electrical equipment was conducted during the course of the inspection and there were no anomalies noted.



Thermal image (example) taken of the home's subpanel. No significant thermal anomalies were observed

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

I	NI	NP	D

Inspection Limitations

A commercial grade thermal imaging device was used where the required atmospheric conditions were met. The minimum Delta T of 18 degrees Fahrenheit and a clear line of sight is the minimum requirement for operation. Thermal images (thermograms) were included in the report at the discretion of the inspector. Thermal imaging is used as a tool to enhance the inspector's ability to perform a visual only, non-destructive inspection. A thermal imager was used in conjunction with the visual inspection to help aid in finding elevated levels of moisture within the interior of the building. Areas of suspected moisture were further evaluated using a pin-less moisture meter. Infrared inspections are not intended to identify the source of the moisture, rather, they aid in the discovery. Building materials such as brick, block, stone, glass, and metal are not compatible with infrared imaging and hinder the detection of exceptions or anomalies. In order to positively confirm the presence of water, an invasive test method must be used. The use of non-invasive test equipment can be used to compliment the thermal inspection, but are not a replacement for an invasive inspection.

☑ ☐ ☐ ☐ **C. Equipment Data Plates**

Comments:

Furnace Data Plate(s)

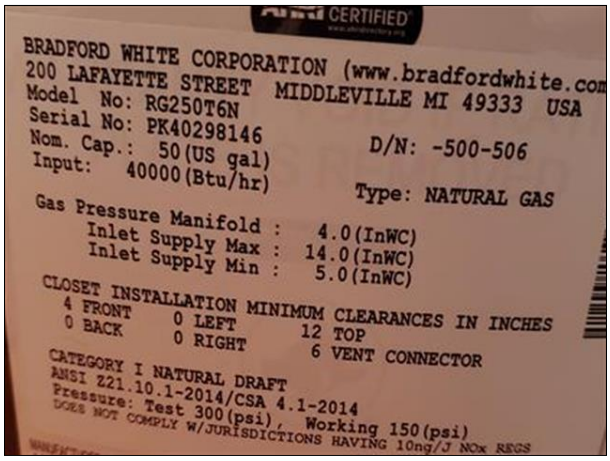
Outdoor Condenser Data Plate(s)

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

I	NI	NP	D

Indoor Evaporator Coil Data Plate(s)

Water Heater Data Plate(s)



Notable Defects Summary

CE SCHULTZ INSPECTIONS

Inspector: C.e.Schultz

Client: Mr. Ty Renfrow

Property Inspected: 5920 Petty St
Unit C
Houston TX 77007

Overview

This summary report of notable defects has been included to provide the client with an express means of reviewing the conditions and components that were identified within the report as being in need of further evaluation or service by an appropriately qualified specialist or that pose a potential health and safety risk. It is not intended to be comprehensive, and should not be used as a substitute for reading the entire inspection report or lessen the value of comments or reported items that do not appear in this summary. There may be items in the report not shown in the summary you may wish to include in your negotiations.

I. STRUCTURAL SYSTEMS

E. Walls (Interior and Exterior)

Inspected, Deficient

Observed an upper stucco wall that did not have an open water relief/drainage assembly, which appeared to be trapping water along the bottom of the wall (as opposed to having an open water relief, where water can be discharged). The trapped water was causing minor separation at the base of the wall. Recommend having a qualified professional clean the stucco water reliefs to prevent water from diverting into the structure and causing damage.

Location: The only location with visible damage was above the front balcony, however; the front stucco wall systems water relief channels were all clogged

F. Ceilings and Floors

Inspected, Deficient

Observed water staining on the master bath ceiling. The staining was painted over, making it difficult to detect. The source of the water damage was not confirmed, but it was likely related to a malfunction/overflow of the HVAC system located in the attic, directly above the water stain. It is recommended that the seller be asked about the defect to help determine possible causes.

NOTE: The ceiling was probed with a moisture meter and scanned with a thermal imager and there were no elevated moisture levels detected. However, negative readings do not guarantee that the area will not leak in the future, it only relays that the material was at the same relative moisture level. An active leak would saturate the material and when probed, the wetted areas would be at a higher moisture level than the non-wetted areas.

Location: Master bath

H. Windows

Inspected, Deficient

The living room window was beginning to cloud between the double-paned glass sections, which is typically caused by a failed vapor seal. The vapor seal helps to insulate the window for additional efficiency. Over time the fogging can increase.

Location: Living room

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Inspected, Deficient

There were no significant issues noted with the home's cooling system, however; it is the inspector's opinion that the unit could benefit from routine maintenance and upkeep. The attic coil and nearby ductwork had excessive levels of organic growth, which occurs when the thermostat set temperature is consistently set below 72 degrees (generally). Low temperature settings can stress/stain the unit and increase the probability of the primary drain line clogging/overflowing water.

Because proper service and maintenance is vital to the performance and life of your HVAC system, we recommend acquiring the service records for the system. If it has been over a year since the last service call, we recommend having a technician fully service the equipment.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficient

The master bath shower floor had a moderate size crack that spanned the length of the floor. It is strongly recommended that the cracked shower floor be repaired in a timely manner to prevent water from escaping the pan flashing system and damaging the structure.

Location: Master bath shower

Comment Symbols and their assigned definitions are included only to help you better itemize noted deficiencies. The inspector has ordered and grouped the comment symbols based on historical interaction with clients and their level of importance. Only you can fully determine the severity of each component and the impact of each provided deficiency. It is the client´s responsibility to seek further evaluation of the defects included in this report prior to closing on the home. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required repair or replacement work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To C.e.Schultz

Maintenance Considerations and Minor Defects Summary

CE SCHULTZ INSPECTIONS

Inspector: C.e.Schultz

Client: Mr. Ty Renfrow

Property Inspected: 5920 Petty St
Unit C
Houston TX 77007

Overview

This summary report of maintenance defects has been included to provide the client with an express means of reviewing the conditions and components that were identified within the report as being in need of future maintenance. It should not be used as a substitute for reading the entire inspection report.

I. STRUCTURAL SYSTEMS

G. Doors (Interior and Exterior)

Inspected, Deficient

Observed door thumb latches that were not properly adjusted, preventing the doors from latching closed.

Location: 2F half-bath, master commode, & 3F rear bedroom entry door

V. APPLIANCES

F. Mechanical Exhaust Vents and Bathroom Heaters

Inspected, Deficient

One of the bathroom exhaust vents was disconnected in the attic. Bathroom exhaust fans collect large amounts of moisture over time, which needs to be deposited to the exterior of the home to prevent damage to building components and creating an environment conducive to organic growth.

Location: Behind the water heater

G. Garage Door Operators

Inspected, Deficient

The overhead garage door had excessive noise and vibration levels. It is recommended that all of the moving parts of the unit be greased (no oils) to prevent binding during travel and loss of durability to the door components.

Reference

Precision Garage Door Video

Comment Symbols and their assigned definitions are included only to help you better itemize noted deficiencies. The inspector has ordered and grouped the comment symbols based on historical interaction with clients and their level of importance. Only you can fully determine the severity of each component and the impact of each provided deficiency. It is the client´s responsibility to seek further evaluation of the defects included in this report prior to closing on the home. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required repair or replacement work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To C.e.Schultz