

A-TEX INSPECTS

PROFESSIONAL REAL ESTATE INSPECTIONS

ROBERT WELCH, PRI

3613 PINE VALLEY DRIVE, PEARLAND, TX 77581

281-216-1171

TREC LICENSE # 9292

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**ALL REFERENCES TO THE PROPERTY ARE ORIENTATED AS ONE
WOULD FACE THE FRONT DOOR**

INSPECTION DATE	Tuesday, November 18, 2014
CLIENT'S NAME	New Houston Home Buyer
PROPERTY ADDRESS	Some Where In Houston Texas
REPORT IDENTIFICATION	131200946G
CLIENTS PHONE NUMBER	On File

A-TEX INSPECTS

RECEIPT

YOUR HOME TOWN INSPECTOR

Robert Welch Trec # 9292
3613 PINE VALLEY DRIVE
PEARLAND, TEXAS 77581
Phone 281-216-1171

DATE: November 18, 2014
INVOICE # 131200946G
FOR: REAL ESTATE
INSPECTION

Bill To:

New Houston Home Buyer
Some Where In Houston Texas
On File

DESCRIPTION	AMOUNT
REAL ESTATE INSPECTION AT: Some Where In Houston Texas	\$ 250.00
PAID IN FULL Thank You For Your Business	
TOTAL	\$ 250.00

If you have any questions concerning your inspection, contact Robert Welch, 281-216-1171
www.atexinspects.com
robert@atexinspects.com

THE GREATEST COMPLIMENT A CLIENT CAN GIVE
IS THE REFERRAL OF OUR SERVICES
TO A FRIEND OR FAMILY MEMBER OR BUSINESS ASSOCIATE
THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: New Houston Home Buyer

(Name of Client)

Concerning: Some Where In Houston Texas

(Address or Other Identification of Inspected Property)

By: ROBERT WELCH TREC # 9292

11/18/2014 22:51

(Name and License Number of Inspector)

(Date)

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Year Built - 2008
Sq Footage - 1722

Property Type - Single Family
Design - One Story
Orientation - Northwest

Weather - Raining
Temperature - 50 Degrees

Utilities - All On

Attending - Client(s)

Occupied - No

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another. Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I. This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-1 (10/2008)

Important: You Must Read All of this Report

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked with an explanation if necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

Scope of Inspection

THE SCOPE OF THIS INSPECTION IS TO REPORT THE GENERAL CONDITION OF THE VISIBLE PORTIONS OF PRIMARY BUILDINGS ON THE PROPERTY AND TO INFORM THE "CLIENT" OF VISIBLE DEFICIENCIES THE INSPECTOR DEEMS TO BE IN NEED OF REPAIR AS THEY EXIST ON THE DATE OF THE INSPECTION.

THE INSPECTION AND REPORT THEREON IS NOT A WARRANTY, GUARANTEE, INSURANCE POLICY OR SUBSTITUTE FOR ANY DISCLOSURE STATEMENT WHETHER OR NOT IT IS REQUIRED BY LAW. The inspection will be performed in accordance with the Standards of Practice set forth by the Texas Real Estate Commission. Copies of these standards will be provided upon request.

The inspection to be performed is a visual inspection only and does not contemplate or involve the dismantling or moving of and object or portion of the premises. Latent and concealed defects and deficiencies are excluded from the inspection.

No representation is made as to how long any equipment will continue to function. The "Client" should be aware that any equipment, even new equipment, can fail at any time, including the day following the inspection. This inspection is limited to the real property and does not include personal property unless so indicated in this inspection report.

The Following Are Outside The Scope Of This Inspection

1. Detached ancillary buildings (with the exception of the parking structures)
2. Conditions that are located in concealed or inaccessible portions of the premises, such as items that are underground or contained within fixtures, walls, or within other closed portions of the building, or concealed by furnishings, personal property or vegetation.
3. Termites, dry rot, fungus, other pests, organisms, or rodents. By law, only a licensed pest control operator can inspect for these conditions.
4. Structural, geological, and hydrological stability or soils conditions; wave action reporting; any form of engineering analysis. Note: Only licensed engineers can conduct such evaluations.
5. Technically complex systems or devices such self cleaning ovens, heat exchangers, radiant heating or components, alarm systems, fire detection systems, solar systems, air quality control systems, radio or computer controlled devices, automatic timer controls, elevators and dumbwaiters; satellite dishes.
6. Low voltage electrical systems, including but not limited to TV antenna, TV signal cables, telephones, intercoms, security speaker wires, automated equipment, landscape lighting.
7. Easements, right of way, boundaries, condition of title, zoning, previous use or occupancy determination, verification that existing structures and/or repairs were completed in accordance with local code requirements or that they were completed with a building permit, requirements of Americans with Disabilities Act (A.D.A.)
8. Environmental hazards, including but not limited to, asbestos, lead, radon gas, formaldehyde, electro-magnetic fields, underground storage tanks, PCB's or other toxins.
9. Notification of product recalls.
10. Private water quality test or related equipment, such as sewage pumps, water softeners, water purifications systems.
11. Building or property measurement and value appraisal: determination of life expectancy; cost estimates for corrective work
12. Unique systems with which the "INSPECTOR" is unfamiliar or any component that is specifically listed as not inspected on the inspection report.

Confidentiality of Report

The inspection report is for the exclusive private use of the "CLIENT". This report is confidential and is not to be copied or disseminated to any other party without the expressed written consent of the "INSPECTOR". Use of all disclosures contained in the report is specifically restricted to the transaction for which the inspection was performed. Use of/ or reliance upon the report by other parties, or for other transactions, is strictly prohibited.

Limits of Inspection

"Client" understands that the "INSPECTOR" is a generalist, that the "GENERALIST" type of inspection and report is an UNBIASED OPINION BASED UPON the experience of the individual "GENERALIST" "INSPECTOR", and that the inspector is not an EXPERT IN ANY CRAFT OR PROFESSION.

"CLIENT" AGREES TO ASSUME ALL THE RISK FOR CONDITIONS WHICH ARE CONCEALED FROM VIEW OR INACCESSIBLE BY THE "INSPECTOR" AT THE INSPECTION.

Additional Information

Re-Inspections or *"How do I know if they really fixed this?"*

As a courtesy service to our Clients, we offer a re-inspection service. Our re-inspection services covers only items listed on the inspection report as "In need of Repair". Also, we will only re-inspect items on the report that have been repaired by a licensed (if required) contractor or a legitimate contractor that has filled out an invoice describing the repairs in details and have signed off on all repairs. In the case of a pre-existing home, the seller should be able to provide this invoice with the detailed repairs.

We urge all of our clients to get invoices from legitimate businesses that have the repairs outlined on the invoice. "Client" must realize that re-inspections take up time we could be serving other Clients and thus we have to charge for the time to come back out. Our re-inspection fee's start at \$100.

A word about Repair Companies

You should only use reputable, competent and qualified contractors to repair any item on the report that is listed as in need of repair. Some repairs such as the ones to electrical, plumbing or HVAC systems will require a licensed professional. Under no circumstances should an unlicensed professional be used to make repairs in these areas. If the "Specialist" you or the seller chose to make the repairs has to call us to ask how to make a repair or repairs on an item listed in the report, chances are very good they are not qualified to make these repairs, find another professional who is. Any qualified professional will know how to find and make repairs listed in this report.

This report is not complete without the cover page, the disclaimer page, the TREC page, additional report pages and any attachments.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

I= Inspected	NI= Not Inspected	NP= Not Present	D= Deficiency	
I	NI	NP	D	Inspection Item

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒

A. Foundations (If all crawl space areas are not inspected, provide an explanation) Comments (An opinion on performance is mandatory.)

Foundation Type: Slab on grade - Post Tension

Floor Structure: Concrete

Crawlspace Insp Method: Not Present

Note: The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Houston Texas area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

Note: Proper draining is critical to the future performance of the foundation. Trees and shrubs around foundation can affect soil moisture content and thus the foundation. Experts recommend that trees and shrubs be planted away from foundations, or that good root barriers be installed to prevent roots from getting under slab. Poor drainage away from slab, or ponding against it, can also affect foundation performance. If for any reason water ponds at any location near the foundation for any extended period of time (24 hours or more) drainage corrections will have to be made.

- ☒ See Structural addendum pages for additional comments.
- ☐ Foundation appears satisfactory at the time of inspection - Defects, cracks, etc may exist but have no significant impact or are cosmetic.
- ☒ Moderate structure settlement noted, but the foundation is supporting the structure at this time. It is impossible to determine how this settlement will affect the support of the structure in the future.
- ☐ Significant settlement noted - Suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

☒ ☐ ☐ ☒

B. Grading and Drainage

Comments

Note: Client is urged to keep soil levels a minimum of 3-4 inches below top of slab and graded to promote positive drainage and to prevent water from ponding around foundation. Proper soil levels will also help detect insects should they try to enter the home from the outside. High soil levels are considered a conducive condition for Wood Destroying Insects and prevents a visual inspection of the foundation in these areas.

- ☒ See Structural addendum pages for additional comments.

☒ ☐ ☐ ☒

C. Roof Covering & Materials (If the roof is inaccessible, the method used to inspect.)

Comments

- ☒ See Structural addendum pages for additional comments.

Viewed From Walked

Type of Covering: Asphalt Shingles

**D. Roof Structure & Attic** (If the attic is inaccessible, the method used to inspect.)

Comments

☒ See Structural addendum pages for additional comments.**Roof & Ceiling Structure:** Conventional Framing**Viewed From** Entered - (inspection limited due to obstructions, framing, equipment, insulation, etc.)**Approx. Insulation Depth:** None**Approx. Thickness of Vertical Insulation** Unknown

The inspection of the roof structure and attic is limited due to access, insulation, equipment, attic temperate, etc. Insulation is not moved, mobility may be limited. Vapor barriers may not be visible during the inspection.

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

Comments

☒ See Structural addendum pages for additional comments.**Type of Structure:** Framed**Type of Wall Cladding:** Combination of Hardy Siding and Brick**Type of Columns:** Framed

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I	NI	NP	D	Inspection Item
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**F. Ceilings and Floors**

Comments

☒ See Structural addendum pages for additional comments.**G. Doors (Interior and Exterior)**

Comments

☒ See Structural addendum pages for additional comments.**H. Windows**

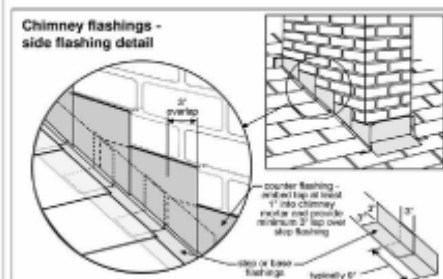
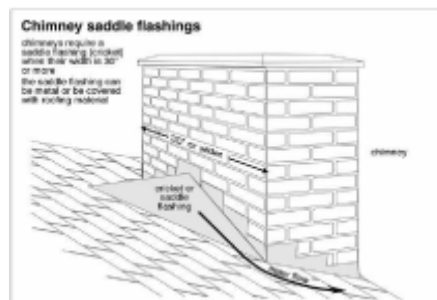
Comments

☐ See Structural addendum pages for additional comments.**Window Type:** Multi Pane**I. Stairways (Interior & Exterior)**

Comments - Stairs, rails, balusters, threads and risers are covered in this section.

☐ See Structural addendum pages for additional comments.**J. Fireplace/Chimney**

Comments - Due to liability concerns, gas logs are not ignited during test.

☐ See Structural addendum pages for additional comments.

Report Identification: 131200946G

☒ ☐ ☐ ☒

K. Porches, Balconies, Decks and Garages

Comments: Patios, Stairs and Garage Fire Separation are included in this section

☒ See Structural addendum pages for additional comments.

☒ ☐ ☐ ☒

L. Other

Comments

☒ See Structural addendum pages for additional comments.

☐ Cabinets & Countertops

☐ Walkways

☒ Driveways

☐ Fences/Gates

Wood Destroying Insects:

Note: I recommend a semi-annual inspection of this property by a qualified and licensed pest control company for wood destroying insects. Having regular inspections can alert you to the presence of these insects before considerable damage can be done. Wood destroying insects can and do show up without warning. Many pest control company's will often perform these inspections for free. You can locate a pest control company in your phone book or by searching the internet.

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A. Service Entrance and Panels

Comments

If the home's power supply is shut-off, the inspector will be unable to fully inspect the home's electrical system or any appliances that are dependant upon electricity supply.

☒ See Electrical addendum pages for additional comments.

Amps: 125 Amps

Service and Voltage Type: Underground

120/240 volts

Service Conductor Type: Copper

Main Panel Location: Exterior

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☒ ☐ ☐ ☐

B. Branch circuits - Connected devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Comments

☐ See Electrical addendum pages for additional comments.

Distribution Wire Type: Copper

☒ Romex

☐ Cloth Wrapped

☐ Other

☐ Knob and Tube

☐ BX

☐ Emt / Rigid Conduit Type

☐ Flexible Conduit Type

☐ Aluminum Branch Wiring Observed

☐ GFCI's not installed at current required locations

FYI: GFCI's (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located in the Kitchen, Baths, Garage, at Spas, Hot Tub Fountains, Pools, crawl spaces and outdoors be upgraded to the ground fault circuit interrupter type. This should be done by a qualified, licensed electrician.

Report Identification:

131200946G

FYI: GFCI's should be tested monthly, as some are known to deteriorate and lock in the hot position. Faulty and/or malfunctioning GFCI breakers and receptacles should be replaced immediately. Appliances such as refrigerators should not be put on GFCI's, as a nuisance trip of the device will cause the loss of food.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment

Comments

Type and Energy Source:

☐ Electric
☒ Gas

☐ Oil
☐ Other

☒ Forced Air
☐ Radiant
☐ Other

☐ Hydronic
☐ Heat Pump

☐ Baseboard
☐ Geo-thermo

☐ See Heating/Cooling addendum pages for additional comments.

☒ Attic

☐ Additional Locations

☐ Additional Locations

☐ Additional Locations

☐ Additional Locations

☐ Additional Locations

☒ ☐ ☐ ☐

B. Cooling Equipment:

Comments - Exterior HVAC coils should be cleaned ever 2-3 months with a mild detergent and water solution and rinsed with clean water. The unit should be off when cleaned.

Type and Energy Source:

☒ Electric
☐ Gas

☐ Other

☒ Electric
☐ Evaporative

☐ Heat Pump
☐ Window

☐ Geo-thermo
☐ Other

☐ See Heating/Cooling addendum pages for additional comments.

☒ Exterior

☐ Additional Locations

☐ Additional Locations

☐ Additional Locations

☐ Additional Locations

☐ Additional Locations

☒ ☐ ☐ ☐

C. Ducts and Vents

Comments - Filters should be replaced monthly.

☐ See Heating/Cooling addendum pages for additional comments.

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒

A. Water Supply System and Fixtures

Comments - The home inspector will be unable to turn on the home's water supply if the water supply is shut-off at the main meter or at the home's water shut-off valve. Therefore the inspector will be unable to fully inspect the water supply and distribution systems. Nor will the inspector be able to fully inspect fixtures or water related appliances during the inspection procedures.

☒ See Plumbing addendum pages for additional comments.

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The following describes the types of supply and distribution piping observed during the inspection process. Other piping may exist that was not visible at the time of the inspection.

Location of Water Meter	Exterior
Location of Main Water Supply	Exterior
Static Water Pressure Reading	55 PSI

☒ ☐ ☐ ☐
B. Drains, Wastes, Vents

Comments - The home inspector will be unable to turn on the home's water supply if the water supply is shut-off at the main meter or at the home's water shut-off valve. Therefore the inspector will be unable to fully inspect the home's drain, waste and vent systems.

☐ See Plumbing addendum pages for additional comments.

The following describes the types of Drain/Waste/Vent piping observed during the inspection process. Other piping may exist that was not visible at the time of the inspection.

☒ ☐ ☐ ☐
C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules)

Energy Source: Gas

Capacity: 40 GAL

Comments - The home inspector will be unable to turn on the home's water supply if the water supply is shut-off at the main meter or at the home's water shut-off valve. Therefore the inspector will be unable to fully inspect the home's water heater systems.

☐ See Plumbing addendum pages for additional comments.

☐ ☐ ☒ ☐
D. Hydro-Massage Therapy Equipment

Comments

FYI: Environmental testing of the whirlpool equipment is not included as part of this inspection. Health problems have been directly linked to bacterial growth in the distribution lines of the tub equipment. I recommend that you consult the manufacture of the equipment for additional maintenance information and cleaning instructions prior to using the tub. More information can be found on the Internet at www.whirlpoolcouncil.com

☐ See Plumbing addendum pages for additional comments.

V. APPLIANCES
☒ ☐ ☐ ☐
A. Dishwasher

Comments

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐
B. Food Waste Disposer

Comments

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐
C. Range Exhaust Vent

Comments - Exhaust vents should be cleaned on a regular basis.

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐
D. Ranges, Cook Tops and Ovens

Comments

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐
E. Microwave Oven

Comments - Microwave vent-hood filters should be cleaned to remove grease and debris as needed to prevent fire hazards.

☐ See Appliances addendum pages for additional comments.

Report Identification:

131200946G

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☐ ☐ ☒ ☐

F. Trash Compactor

Comments

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐

G. Exhaust Vents and Bathroom Heaters

Comments - Exhaust fan vents should be cleaned on a regular basis.

☐ See Appliances addendum pages for additional comments.

☐ ☐ ☒ ☐

H. Garage Door Operators

Comments - Safety reverse mechanism should be inspected on a regular basis. Buyer should obtain all remote controls from seller before closing along with any special operating instructions these doors require.

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐

I. Doorbell and Chimes

Comments

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐

J. Dryer Vents

Comments - Dryer vent hoses or flex tubing should be as short as possible.

☐ See Appliances addendum pages for additional comments.

☐ ☐ ☒ ☐

K. Other Built-In Appliances

Comments - Refrigerator that stay with the home will be inspected here.

☐ See Appliances addendum pages for additional comments.

VI. OPTIONAL SYSTEMS

☐ ☐ ☒ ☐

A. Lawn and Garden Sprinklers Systems

Comments

☐ See Optional Systems addendum pages for additional comments.

☐ ☐ ☒ ☐

B. Swimming Pools, Spas and Equipment

Comments - Inspection includes structural aspects, equipment function, and water quality.

Type of Construction:

☐ See Optional Systems addendum pages for additional comments.

☐ ☐ ☒ ☐

C. Outbuildings

Comments

☐ See Optional Systems addendum pages for additional comments.

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☐ ☐ ☒ ☐

D. Outdoor Cooking Equipment

Energy Source: Select Energy Source

Comments

☐ See Optional Systems addendum pages for additional comments.

Report Identification: 131200946G

☒ ☐ ☐ ☐

E. Gas Supply Systems

Comments

If the home's gas supply is off at the main meter during the inspection, the inspector will be unable to inspect any gas supplied appliances such as the hot water heater, furnace and gas ovens & range tops.

☐ See Optional Systems addendum pages for additional comments.

☐ ☐ ☒ ☐

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

Type of Pump: Select Type of Pump

Type of Storage Equipment : Select Type of Storage Equipment

Comments

☐ See Optional Systems addendum pages for additional comments.

☐ ☐ ☒ ☐

G. Private Sewage (Septic) Systems

Type of System Select Type of Pump

Location of Drain Field Select Type of Storage Equipment

Comments

☐ See Optional Systems addendum pages for additional comments.

☐ ☒ ☐ ☐

H. Whole-House Vacuum System

Comments - Recommend a full evaluation by a licensed expert.

☐ See Optional Systems addendum pages for additional comments.

ADDENDUM: Maintenance Advice

The Scope of the Inspection

All components designated for inspection in accordance with the rules of the Texas Real Estate Commission (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" are inspected, for items not inspected may be included in the body of the text of this Report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Addendum: Foundation Maintenance

The following information is taken from the Post Tensioning Institute textbook describing the Design and Construction of Post Tensioned Slab-on-Ground foundation systems. The article refers to Post-Construction conditions. Slab on ground foundations with steel reinforcement will perform similarly to a post tensioned system. The information is also helpful in maintaining all residential foundations.

Planting flower beds 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. Planting shade trees closer to the structure than a distance equal to half the mature height of the tree will allow the tree roots to penetrate beneath the foundation and withdraw moisture from the soil; the result will be a soil shrinkage in the region of the roots. Redirecting surface runoff channels or swales by the owner can result in improper drainage as detailed above. To minimize movement in soils due to post construction factors that are not climate related, the following homeowners maintenance procedures are recommended.

Initial landscaping should be done on all sides adjacent to the foundation and drainage away from the foundation should be provided and maintained.

Report Identification: **131200946G**

Watering should be done in a uniform, systematic manner equally as possible on all sides of the foundation to keep the soil moist. Areas of soil that do not have ground cover may require more moisture, as they are more susceptible to evaporation. Ponding or trapping of water in localized areas adjacent to the foundations can cause differential moisture levels in subsurface soils.

Studies have shown that trees within 20 feet of foundations have caused differential movements in foundations. These trees will require more water in periods of drought and in some cases a root injection system may be required to maintain moisture equilibrium.

During extreme hot and dry periods, close observations should be made around foundations to insure that adequate watering is being provided to keep soil from separating and pulling back from the foundations.

Before You Move In

- ☐ Change the locks on all exterior entrances, for improved security.
- ☐ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows. Consideration could also be given to a security system.
- ☐ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ☐ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ☐ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ☐ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ☐ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ☐ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ☐ Install rain caps and vermin screens on all chimney flues, as necessary.
- ☐ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

Every Month

- ☐ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ☐ Examine heating/cooling air filters and replace or clean as necessary.
- ☐ Inspect and clean humidifiers and electronic air cleaners.
- ☐ If the house has hot water heating, bleed radiator valves.
- ☐ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ☐ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ☐ Repair or replace leaking faucets or shower heads.
- ☐ Secure loose toilets, or repair flush mechanisms that become troublesome.

Spring and Fall

- ☐ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ☐ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ☐ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ☐ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ☐ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ☐ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ☐ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- ☐ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ☐ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- ☐ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ☐ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ☐ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ☐ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.

Report Identification: **131200946G**

- ☐ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly.
Clean and lubricate hinges, rollers and tracks on overhead doors.
- ☐ Replace or clean exhaust hood filters.
- ☐ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

Annually

- ☐ Replace smoke detector batteries or as required.
- ☐ Have the heating, cooling and water heater systems cleaned and serviced.
- ☐ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ☐ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all Components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ☐ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ☐ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure."

Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home.

Enjoy your home!

I. STRUCTURAL SYSTEMS ADDENDUM PAGES

Report Identification 131200946G

The inspection is of visible portions of the structural systems at the time of the inspection. The inspection may be limited by vegetation, possessions, floor coverings, limited access, etc. Basement and crawlspace inspections are limited due to obstructions, clearances and installed equipment. Flood potential and soil stability determinations are not part of this inspection. The roof inspection depicts what was visible and accessible to the inspector. It is not a warranty or a guarantee of whether the roof system is water tight or how long it may remain water tight. Past or present leaks are not determined. If conditions are listed a qualified roofing contractor should correct conditions and evaluate the roof system. Ventilation fans, gutters/downspouts are not tested. Standard inspections cover only attached garages and carports. They are not considered habitable, and conditions reported accordingly. Fire separation refers to the walls, doors and ceilings separating the attached garage from the living area of the structure. Fire doors, walls and ceilings are inspected for their safety aspects only in this section. Insure bedroom egress windows remain clear and perform evacuation drills regularly. A representative number of windows are operated, inspection may be limited by window treatments or accessibility. We always recommend re-keying doors for added security. We recommend all chimneys/flues be thoroughly inspected and cleaned by a qualified technician before use. Fireplaces or wood stoves are not ignited during the inspection. If any conditions / defects are noted it is always advisable to have a licensed qualified technician review and or correct the discrepancy.

A. - FOUNDATION:

1	Significant settlement cracks in the garage slab that radiate across the garage floor	5	Significant chip in front porch slab - left of front door
2	Several settlement cracks in the garage slab radiating toward the home's slab	6	Some spaulding is evident along the exterior slab face - along the left and right sides
3	The garage slab as noted above in items 1 & 2 is severely fractured and appears to be separating from the home's foundation around the slab edges	7	Post tension caps are already exposed and the concrete fill over them is like sand
4	Portions of the slab face are not visible due to high land scaping conditions listed in item 2 "Grading" below	8	The rear left corner of the home's slab face has fell away from external pressure
5		9	Settlement gaps have already formed at the abse of the rear door brick mortar

B. - GRADING, DRAINAGE & GUTTERS:

1	The grading and land scaping on the front porch area has a negative slope towards the home	4	
2	The land scaping is too high on the front left garage wall slab face	5	
3		6	

C. - ROOF COVERING & MATERIALS:

1	Active roof leak as noted from water standing of decking near right side of furnace	6	
2	Note active roof leak at furnace vent flue	7	
3	Loose and lifting shingles noted on the cricket at the rear of the chimney	8	
4		9	
5		10	

D. - ROOF STRUCTURE & ATTIC

1	The attic is not insulated - insulation was never applied	6	
2		7	
3		8	
4		9	
5		10	

E. - WALLS (Interior and Exterior)			
	INTERIOR WALLS		EXTERIOR WALLS
1	Repair nails and chips in sheet rock in garage walls near door to home	1	There are settlement cracks noted in the brick mortar on both sides of the front door -top to bottom
2	There are significant settlement cracks in the wall and ceiling joints throughout the home	2	Settlement cracks in the brick mortar at the base of the front door - both sides
3	Sheet rock paper finish is damaged on the right of the rear door interior wall joint	3	Abnormal gaps have already formed in the sealant of the side wall expansion joints
4	The wall beneath the kitchen bar is severely bowed at the base	4	Settlement gaps have already formed at the abse of the rear door brick mortar
5	Seal gaps along the sides of the master tub wall	5	Seal all gaps around the cover where the HVAC lines enter the brick veneer
6	The base molding outside the master shower is unfinished	6	
7	Repair holes in wall above both bathroom vanity light sets - also some light globes are missing	7	
8	Repair gaps and unfinished sheet rock above utility room door to garage	8	

F. - CEILINGS AND FLOORS			
	FLOORS		CEILINGS
1	The living room carpet seam is roughly done and should be repaired	1	Seal gaps in the garage ceiling near garage door
2		2	There are significant settlement cracks in the wall and ceiling joints throughout the home
3		3	
4		4	
5		5	
6		6	

G. - DOORS (Interior and Exterior)			
	INTERIOR DOORS		EXTERIOR DOORS
1	Several of the miter joints have separated on the interior door frames	1	There are settlement cracks noted in the brick mortar on both sides of the front door -top to bottom
2	The guest bathroom door is missing	2	Settlement cracks in the brick mortar at the base of the front door - both sides
3		3	
4		4	
5		5	
6		6	

H. - WINDOWS			
	INTERIOR SIDE OF WINDOWS		EXTERIOR SIDE OF WINDOWS
1	Interior portions of the windows, panes, window beading, trim, screens and framing are sealed and currently functioning as intended.	1	Exterior portions of the windows, panes, screens, window beading and framing are sealed and currently functioning as intended.
2		2	
3		3	
4		4	

I. STEPWAYS, RAILS, THREADS & RISERS			
1	None Present	6	
2		7	
3		8	
4		9	

J. - FIREPLACE, CHIMNEY, HEARTH & MANTLE			
1	The fireplace interior & exterior structures, to include the firebox are intact and functional. The unit's damper, fire screen or doors and hearth are properly installed, sized and found to be functional at the time of the inspection.	6	
2		7	
3		8	
4		9	
5		10	

K. - PORCHES, BALCONIES, DECKS AND CARPORTS (Attached & Detached)			
	PORCHES, DECKS & BALCONIES		CARPORTS AND GARAGES
1	Minor settlement cracks may be noted, but the structure's base, columns and walls are found to be sealed, intact and functional.	1	Significant settlement cracks in the garage slab that radiate across the garage floor
2		2	
3		3	
4		4	
5		5	
6		6	

L. - OTHER			
	FENCING / GATES		DRIVEWAYS / WALKWAYS
1	All gates, fences and privacy dividers are functional and in good working order.	1	The front right side walk has been crushed from direct weight application
2		2	There are 3 settlement cracks leading from the street towards the front of the home's driveway and side walks
3		3	
CABINETS, COUNTERTOPS & BACKSPLASHES			
1	The closet safety screws are missing from the clothes rod hanger brackets	4	
2		5	
3		6	

REMARKS:

There are significant settlement cracks in the home's garage slab, several areas of which indicate horizontal movement and slab separation from the main home's foundation. This is not common settlement found in a home's foundation after one year of curing. The current and progressive conditions of the slab are cause for serious concern about the soil preparation and conditioning prior to slab pouring. The attic space is completely void of insulation and there is an active roof leak at the furnace vent flue.

II. ELECTRICAL SYSTEMS ADDENDUM PAGES

Report Identification 131200946G

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed a qualified electrician should correct them. System adequacy is not determined. SEC (Service Entrance Conductor) up to and including the meter may be the responsibility of the local power company. We do not inspect or evaluate load controllers, surge suppressors or other optional items that may be incorporated into the main service. Become familiar with the Main Panel location and study the circuit location markings if any exist. Recommend installing Arc Fault Circuit Interrupter (AFCI) breakers on all bedrooms branch wiring. Auxiliary or sub panels are used to extend the system or provide a protected power source near large appliances or equipment, use the same caution as with the main panel. Grounding and Bonding systems are critical items to insure a safe electrical system, visual inspection of the system is limited. The Branch Wiring makes up the majority of the electrical system and distributes the power from the panels to outlets, switches, appliances, etc. Most is hidden by walls, insulation, etc., only the visible portions are examined. Exterior electrical components add convenience, but can also contribute to additional hazards if devices/equipment are not maintain. Ground Fault Circuit Interrupter (GFCI) outlets are recommended. The inspection covers a representative number of components. If you have any doubt about any electrical discrepancies noted in this report, have it thoroughly inspected by a qualified electrician. Misc Equipment identifies equipment installed in the home that maybe tied into the electrical system. Inspection of these systems are beyond the scope of the inspection unless agreed upon, any discrepancies noted are made as a courtesy to the client.

A. - SERVICE ENTRANCE AND PANELS:

Service Entrance:		Main Panel:	
1	The service entrance, service entrance cables, the mast & weather head (if equipped) are in sound condition and functional.	1	Recommend sealing top and side gaps around main and all sub panels
2		2	
3		3	
4		4	
5		5	
6		6	
Sub Panels:			
1	The home's sub-panels, panel covers, breakers or fuses, grounding, wiring and electrical connections are in good order and functional.	4	
2		5	
3		6	
Grounding and Bonding		Misc	
1	The grounding and bonding of panels, sub-panels and breakers are in good condition and found to be functional.	1	None
2		2	
3		3	
4		4	
5		5	

B. BRANCH CIRCUITS - Connected Devices and Fixtures

Distribution Wiring		Exterior Electrical	
1	The homes electrical distribution system is intact, properly wired and in good working order and found to be functioning as intended.	1	The exterior electrical components are installed, wired and of the correct exterior approved materials as intended and in good working condition and functional.
2		2	
3		3	
4		4	
5		5	
6		6	
7		7	
8		8	

Interior Electrical		Misc. Equipment	
1	The interior electrical system to include switches, plug-ins, ceiling fans, light fixtures & smoke detectors are in working order and sound condition.	1	Although the home phone, cable and other IT connections and connectors (when present) are not normally inspected, these devices and connections appear to be intact and installed as directed.
2		2	
3		3	
4		4	
5		5	
6		6	
7		7	
8		8	
9		9	
10		10	

Smoke Detectors:			
1	Detectors are found to located in the required areas, intact and in good condition. The detectors are found to be functional and installed correctly	3	
2		4	

REMARKS:

The home's entire electrical system and all of its sub-components as described above are intact and in good working condition. Unless noted above.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS ADDENDUM PAGES

Report Identification 131200946G

The heating system is an important piece to the operation and performance of the structure as a whole. Improper maintenance may cause improper operation resulting in uncomfortable heat and excessively high fuel bills. If any conditions are listed a qualified HVAC (Heating, Ventilation and Air Conditioning) technician. Heat exchanger integrity, adequacy of heat supply, airflow analysis are beyond the scope of this inspection. Filters are essential to remove particles from the air before it enters the heating and cooling system. Never operate the system without a filter and change or clean the filter on a regular interval. Electronic filter inspection is beyond the scope of the inspection. The inspector examines only permanently installed cooling systems. Window units are considered personal property and are normally not inspected. If any conditions are listed a qualified HVAC technician should correct them. Digital programmable thermostats are recommended, they help save energy and reduces operating costs when programmed correctly. All habitable rooms require supply ducts and this aspect of the inspection will be considered satisfactory unless otherwise noted

A. - HEATING EQUIPMENT:

1	The heating system, burners and gas lines are functional and without any visible significant defects.	6	
2		7	
3		8	
4		9	
5		10	

B. - COOLING EQUIPMENT:

1	The complete cooling system to include the condenser, evaporator, coils, vents and fans are functional within standards.	6	
2		7	
3		8	
4		9	
5		10	

C. - DUCTS AND VENTS:

1	The ducts, plenums and vents are clean, and distributed to provide adequate air flow and conditioning.	5	
2		6	
3		7	
4		8	

OTHER EQUIPMENT

Thermostat		Filters	
1	The HVAC thermostat(s) are securely mounted in the correct location(s), calibrated and functional.	1	The home's filters are clean and intact. Remember to change filters & clean vent covers as directed.
2		2	
3		3	
4		4	
5		5	

REMARKS:

Seal gaps in exterior wall cover on the right side of the home where the HVAC lines enter the brick veneer.

IV. PLUMBING SYSTEM

Report Identification 131200946G

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only visible supply and waste systems are inspected. If any conditions are listed a qualified plumber should repair them. If a well supplies the primary drinking water a water quality test is recommended. Galvanized piping has a 20 to 40 year service life. Main shutoff valve is used to shutoff the water supply to the structure. Learn where your shutoff valve is! If a supply line ruptures extensive water damage can occur rapidly. Valves are not operated. Other than documented piping may exist. Some types of plastic piping has been problematic. Waste water is the water that is disposed of from toilets, sinks and other plumbing fixtures. Older pipes like cast iron, galvanized and clay have been known to deteriorate, corrode and fail. If slow drains or backups are experienced further review by a licensed plumber is recommended. Sewer or Septic system identification and inspection is beyond the scope of this inspection. The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined. Recommend flushing tank of sediment periodically and changing the anodized rod every two to three year, some conditions may require every year.

A. WATER SUPPLY SYSTEM AND FIXTURES

Main and Distribution System

1	The main and distribution are correctly installed and functional at the time of this inspection.	6	
2		7	
3		8	
4		9	
5		10	

Kitchen Fixtures

Laundry Fixtures

1	The kitchen fixtures are in good condition, caulked, grouted or otherwise sealed and installed within normal building installation practices.	1	The laundry fixtures are in good condition, caulked, grouted or otherwise sealed and installed within normal building installation practices.
2		2	
3		3	
4		4	
5		5	

Master Bathroom Fixtures (Sinks/Toilets/Tubs)

1	Seal gaps along the sides of the master tub wall	6	
2		7	
3		8	
4		9	
5		10	

Other Bathroom(s) Fixtures (Sinks / Toilets / Tubs)

1	The guest bathroom shower diverter does not function properly	8	
2		9	
3		10	
4		11	
5		12	
6		13	
7		14	

Bar / Other Sinks

1	NONE	5	
2		6	
3		7	
4		8	

B. DRAINS, WASTES, VENTS			
Main Wastes and Vents			
1	Main waste and vents are in sound and functional condition.	6	
2		7	
3		8	
4		9	
5		10	
Kitchen Drains		Bathroom Drains	
1	The kitchen drains are in sound condition, without visible leaks and functional at the time of the inspection.	1	The bathroom drains are in sound condition, without visible leaks and functional at the time of the inspection.
2		2	
3		3	
4		4	
5		5	
6		6	
7		7	
Laundry Drains		Bar / Other Drains	
1	The laundry drains are in sound condition, without visible leaks and functional at the time of the inspection.	1	NONE
2		2	
3		3	
4		4	
5		5	
Other Equipment - Sumps / Ejectors / Etc.			
1	NONE	4	
2		5	
3		6	

C. - WATER HEATING EQUIPMENT:			
1	The water heating system is in good visible condition, insulated where needed, drains intact & clean, grounded, bonded and functional.	6	
2		7	
3		8	
4		9	
5		10	

D. HYDRO-MASSAGE THERAPY EQUIPMENT			
1	None Present	5	
2		6	
3		7	
4		8	

REMARKS:

Not items in need of repair as listed above.

V. APPLIANCES

Report Identification 131200946G

Appliances inspected with respects to functionality only. Dishwasher cleaning effectiveness and timer are not evaluated. Temperature calibration, clock and timer, self cleaning features of oven are not determined. Refrigerators are not normally inspected, if included refrigerators are inspected for operation only.

A. DISHWASHER

1	The dishwasher is securely mounted, intact, functional and without visible leak or internal defects at the time of inspection.	4	
2		5	
3		6	

B. FOOD WASTE DISPOSER

1	The food waste disposer, splash guard and electrical connections are securely mounted, intact, functional and without visible leak at the time of inspection.	4	
2		5	
3		6	

C. RANGE EXHAUST HOOD:

1	The range hood is securely mounted, clean and properly vented and functioning.	4	
2		5	
3		6	

D. RANGES, COOK TOPS & OVENS

1	The range tops & ovens are correctly mounted, in good working order and without visible defect.	5	
2		6	
3		7	
4		8	

E. MICROWAVE OVEN

1	The microwave is correctly mounted, in good working order and without visible defect.	4	
2		5	
3		6	

F. TRASH COMPACTOR

1	None Present	4	
2		5	
3		6	

G. MECHANICAL EXHAUST VENTS & BATHROOM HEATERS

1	The bathroom exhaust & heaters if equipped are intact and functional.	5	
2		6	
3		7	
4		8	

H. GARAGE DOOR OPERATORS			
1	The garage door openers and safety reversing mechanisms are properly installed, wired and in good working order.	4	
2		5	
3		6	

I. DOOR BELL AND CHIMES			
1	The door bell & chime mechanism are securely mounted, in good condition and functional.	4	
2		5	
3		6	

J. DRYER VENTS			
1	The dryer vent is clean, fairly lint free and mounted securely.	4	
2		5	
3		6	

K. OTHER BUILT-IN APPLIANCES			
1	NONE	5	
2		6	
3		7	
4		8	

REMARKS:

All built-in appliances are functional and in good working order at the time of the inspection, unless otherwise noted above. Any additional appliances that were indicated by the client prior to the inspection will be covered in this addendum.

Some Where In Houston Texas

Report Identification

131200946G

PHOTO PAGE 1

Recommend sealing top and side gaps around main and all sub panels



Repair nails and chips in sheet rock in garage walls near door to home



The front right side walk has been crushed from direct weight application



Significant settlement cracks in the garage slab that radiate across the garage floor



Several settlement cracks in the garage slab radiating toward the home's slab



The grading and land scaping on the front porch area has a negative slope towards the home



Some Where In Houston Texas

PHOTO PAGE 2

The land scaping is too high on the front left garage wall slab face



There are settlement cracks noted in the brick mortar on both sides of the front door -top to bottom



Settlement cracks in the brick mortar at the base of the front door - both sides



Significant chip in front porch slab - left of front door



Seal gaps in the garage ceiling near garage door



There are significant settlement cracks in the wall and ceiling joints throughout the home



Some Where In Houston Texas

Report Identification

131200946G

PHOTO PAGE 3

Several of the miter joints have separated on the interior door frames



The living room carpet seam is roughly done and should be repaired



Sheet rock paper finish is damaged on the right of the rear door interior wall joint



The wall beneath the kitchen bar is severely bowed at the base



Seal gaps along the sides of the master tub wall



The base molding outside the master shower is unfinished



Some Where In Houston Texas

PHOTO PAGE 4

The closet safety screws are missing from the clothes rod hanger brackets



The guest bathroom shower diverter does not function properly



The guest bathroom door is missing



Repair holes in wall above both bathroom vanity light sets



Repair gaps and unfinished sheet rock above utility room door to garage



The attic is not insulated - insulation was never applied



Some Where In Houston Texas

Report Identification

131200946G

PHOTO PAGE 5

Active roof leak as noted from water standing of decking near right side of furnace



Note active roof leak at furnace vent flue



Abnormal gaps have already formed in the sealant of the side wall expansion joints



Post tension caps are already exposed and the concrete fill over them is like sand



Settlement gaps have already formed at the abse of the rear door brick mortar



The rear left corner of the home's slab face has fell away from external pressure



Some Where In Houston Texas

PHOTO PAGE 6

Loose and lifting shingles noted on the cricket at the rear of the chimney



Seal all gaps around the cover where the HVAC lines enter the brick veneer

