

111 New Home Way

Contents

Property Inspection Report

Information from the State of Texas and additional information from the inspector.

Structural Section of the Report detailing the foundation, grading and drainage, the roof, attic, floors, ceilings, walls, windows, stairs, fireplaces, porches, and other portions of the structure.

Electrical section of the report detailing how the electricity enters the home and all of the fixtures attached to this system.

Heating, Cooling, and Ventilation section detailing how the air is conditioned for heating and cooling, as well as how the air travels through the home.

Plumbing section of the report detailing how the water enters the home and all of the fixtures attached to this system

Built-in appliances section of the report detailing equipment that is part of the home, including such items as cooking equipment, ventilation, and garage door operators.

Optional Systems section includes items not typically inspected, or inspected for an additional cost. I include inspections of the lawn sprinkler system, outdoor cooking equipment, and outbuildings as a standard part of my inspection. If I see an issue with another optional system, I will mark the issue down, but I may or may not fully inspect the system (if inspected this will be marked).

Photographs

this section can be one to three pages of photographs to show some details of the report more clearly.

Invoice

Instructions on how to make payments, or if payment had been made, there will be an indication that payment was received.

Consumer Notice From the State of Texas Concerning Hazards or Deficiencies

PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: 111 New Home Way
(Address or Other Identification of Inspected Property)

By: Frank Schulte-Ladbeck TREC# 9073 11/11/2011
(Name and License Number of Inspector) (Date)

Sponsoring Inspector, if required) Not applicable _____ (Name, License Number and Signature of

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 535.227-535.233 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-1.

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 ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE

I	NI	NP	D
---	----	----	---

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(s): slab on grade with post tension cables

Cracks:

On the Exterior:

none observed

On the Interior:

none observed

Movement: indicated by no movement noted

Condition: butter coat is in place, and no issues observed. Possible improvement to butter coat by the front door could be done for a better appearance (this is not a problem, just a cosmetic observation) A butter coat is a smooth cement coating over the foundation to make it look better.

In my opinion, the foundation is performing as intended at this time given its age and condition.

B. Grading and Drainage

Comments:

Condition of the grading of the land: the front of the home had grass in place. The rear of the home did not have grass in place.

The grading in the rear had the basic grading to divert water to the middle of the yard, and then down to the street. However, this grading was not ready for grass it seemed. Also, the water was still standing on the right side of the home from rain two days ago. The grading allows for water to pool near the Master bedroom bay windows near the rear porch.

Condition of the gutter system: on the front of the home. The splashguards are turned around the wrong way. They currently hold water, where they should be directing water away from the home.

On 12/5: some corrections to the grading in the rear were made. There is still a concern with the grading near the Master bed.

Note: for the flood plain status of a property in Harris County, you can call the Harris County Permits Group from 7:30am to 4:00 pm at 713.956.3000. You will need to know the subdivision, section, block and lot, the street address, and Harris County Appraisal District Tax Identification number. Otherwise you can go to <http://www.fema.gov/> for a map.

An effective gutter system all the way around the home that directs water away from the house can help maintain the home. It is not required though. You can ensure that the grading around the house continues to move water away from the structure. Have no areas where the water can pond. Grading can change due to the landscaping or other factors.

I	NI	NP	D
---	----	----	---

-

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

Type(s) of roof covering: composite shingles

Viewed From: walking it

Comments:

Type of flashing around roof penetrations: plastic for plumbing, metal on furnaces
. **Note:** plastic vents for plumbing have seals which break down faster than the roof, which causes a roof leak there before the roof material breaks down. This breaking down depends upon home movement and weather.

Type of flashing along wall to roof joints: step flashing , on the front of the home there is step flashing, but to make it appear better, there is a decorative piece over this step flashing. This is acceptable.

Note: Step flashing is better for our area to prevent moisture problems, yet a single piece of flashing is used by some builders for appearance or other reasons. Step flashing is flashing done in pieces like steps.

Condition of and previous repairs to flashing, skylights, and other roof penetrations:

The flashing under the windows of the left front bedroom needs to be repainted.
. The flashing on the chimney needs better caulk on the nail head.

Condition of the roof covering: the front roof over porch has damage/UV loss due to work done on the window there.

There was an exposed nail head in this spot.

There was an exposed nail that should be caulked below the vent on the roof for the dryer.

A hook system for working on the roof was left in place on the top ridge.

On 12/5: the hook system appears to be in place still. There is a chance that this could lead to damage. The roof and the flashing over the front porch was addressed.

Note: In our climate, lighter colored roofs, particularly white roof coverings, are more energy efficient. There are reflective materials which can be added to roof coverings which help improve energy efficiency. These are found on certain types of metal roofs and on roofs with elastomeric coatings. The UV protection on composite shingles is the small pebbles which can come off, to be found in the gutters. When enough of these pebbles come off of the shingle, the asphalt can degrade faster from the UV light. One frequent issue on the roof is the caulking of nail and bolt heads. If a nail or bolt head rusts, this can be a leak source. Over time, the caulk can break down, so this should be checked every year to see if recaulking is needed.

I	NI	NP	D
---	----	----	---

-

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

Comments:
Viewed From: walking it

Approximate Average Depth of Insulation: 11" on average
Part of the upper attic had panels to enable the space to be used for storage. Under these panels, there was 8" of insulation in the form of a batt. Where these panels were not located, blown insulation comes over the batts to make up to 13" of insulation on average. There appeared to be a gap, where more insulation could be added under the panels. Otherwise, foam board insulation above the panels can help.

(Each insulation is different; however, for the Houston area, having 14" of insulation at a minimum the best option for energy efficiency).
Not a typical practice, but insulating over the garage and porch will help with the energy efficiency of the home. Also, ensure that the insulation goes over the framing holding up your ceiling (ceiling joists) to prevent attic heat from migrating down.

Approximate Average Thickness of Vertical Insulation: not seen see attic entry below

(As with the above, each insulation is different; however, having at least 10" of insulation is the best for energy efficiency.)

Attic Entry: upper attic is reached through an entry in the ceiling in the family room. This was attached by nails; it had insulation and weatherstripping on it; and it seated well. All of these items are good.
Access to lower attic was sealed. I would have damaged the panel to open. The buyer indicated that this was supposed to be an accessible attic space, hence a door.
. There was a light switch there, indicating this was a possible storage space.

Any visible evidence of moisture penetration: none

Type of Ventilation: soffit vents leading to ridge vents with field vents in lower attic.

Condition/Description: radiant barrier on the sheathing (this helps with energy efficiency. Attic was framed with rafters, joists, and braces in a proper way. Baffles were in place to allow air movement under the sheathing, but there were a few places where insulation blocked the air flow.

On 12/5: the lower attic is still sealed. Insulation was added to the upper attic.

Note: Determining the R-value in a home inspection is not always possible. Builders typically place an R-value around R32 over living spaces, yet they are not required to insulate fully. Given Houston's climate more insulation is better, and having every area in the building envelope covered, such as the garage and porch, will help with energy efficiency. The type of ventilation in the home does not matter, mechanical or passive, but having good ventilation in the attic reduces moisture damage, and decrease energy bills by cooling the space during our hot months.

I	NI	NP	D
---	----	----	---

E. Walls (Interior and Exterior)

Comments:

Vent for Master bathroom on right side was painted over in such a way that the louvers were stuck together. The range hood vent was not well painted on the left side of the home, with some spots near it.

Some cleaning up/touch up needed by hose bib near the rear of the home.

The brick sill in the window above the front entry, second story, had gaps in the mortar that need to be filled to prevent moisture entry.

On 12/5: the vents had been cleaned to allow free movement. There is still a bit of touch up needed on the left side clapboard by vent.

Note: Any joint where two walls meet, wall penetrations, or two different wall coverings exist needs to be sealed to prevent moisture entry. This sealing also helps with energy efficiency by preventing air flow. An exterior grade caulk is acceptable, but due to movement or other factors, the joints may need to be recaulked.

F. Ceilings and Floors

Comments:

Carpet had not been installed yet in the front left bedroom (carpet was in the family room)

The exposed junction boxes over the kitchen island did not seem right. If no fixtures are being installed at this time, will they have a better cover?

On 12/5: carpet had been installed

Note: Over time, flooring over framing can come loose, causing squeaks. There are means to reattach this through carpeting. Dips and valleys can happen as well. When they become too severe, new brace framing is needed.

G. Doors (Interior and Exterior)

Comments:

Master bedroom closet under the stairs did not have a door handle or a door stop.

Garage door could not be opened from the interior. Door was sticking on the frame.

Note: this is not a common building practice, but for your information, insulating the garage door when the garage is attached will help with energy efficiency of the home.

On 12/5: garage door was operable. Door stop was added for Master bedroom, but no handle.

Note: some doors that stick or do not close in the frame well can be do to movement of the home or the foundation. If you have such indicators, wait to repair doors after you have the foundation repair.

I	NI	NP	D
---	----	----	---

H. Windows

Comments:

Window screens have the following issue(s): two missing screens upstairs in family room. Windows were being worked on at the end of the inspection. One window for the upstairs left front bedroom did not close well, due to caulk in the way. Some window trim needed to be cleaned.

On 12/5: window issues had been addressed.

Note: window screens allow windows to be opened for breezes without being bothered by insects, like during a power outage. Properly functioning window mechanisms help seal the window for energy efficiency. Properly operating windows become escape routes during emergencies and a way to vent moisture from the building.

I. Stairways (Interior and Exterior)

Comments:

Note: Once a stairway has three steps, you should have a handrail to help steady those in need up those steps. Steps should be of an even height to prevent tripping. If you do have a second floor, you should consider having an emergency route to escape in case the fire engulfs the stairs, such as a rope ladder.

J. Fireplace/Chimney

Comments:

There is a switch by the unit to turn on. The gas shut off is below this switch.

There is a vent on the rear of the home to bring fresh air into the unit.

Note: Any fireplace with an open firebox is energy inefficient in our climate, due to allowing conditioned air to escape. To improve energy efficiency the damper should be kept in the closed position when not in use.

The "saddle" or the "cricket" of a chimney is the same feature. This is a bump in the roofing which diverts water away from the chimney facing the roof plane. Chimneys without this feature can collect water, which can cause damage. The top of the chimney needs to be maintained to prevent water from staying there too. The end of the chimney flue should have some type of cap and spark arrestor to prevent pest entry, rain entry, and to prevent fire sparks from coming out. Creosote is the soot which builds up over time on the chimney. Since this substance is flammable, it should be cleaned from the surfaces in the flue.

K. Porches, Decks and Carports (Attached)

Comments:

L. Other

Comments:

I	NI	NP	D
---	----	----	---

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Type: Square D

Location of the service panel: left side of home

Location of grounding rod: below meter

Location of service entrance cables (power lines): underground

Are there AFCI breakers: yes AFCI breakers prevent fires from arcs in bedrooms, so they are a nice safety feature.

Panel was marked. The entrance cables (power lines) were aluminum, and they had anti-oxidant on them.

The panel is currently too high from the grading level. Grass was not present, but this would not significantly raise the height. For example, the main shutoff was 81" above the ground level. This can make it harder for a person to quickly shut off the power to the home. Having the panel between 44" and 66" would be a good range to allow for easy access for workers and to quickly shutoff power.

On 12/5: a landing was made to make access to the panel easier.

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

Comments:

Type of wiring: copper

GFCI located in bathrooms yes outside & Garage yes, kitchen & wetbars yes

The bathrooms have the Master GFCI in the downstairs hall bath.

Are Tamper Resistant (TR) outlets present? Yes

Tamper resistant outlets are a new safety feature, which helps to prevent children from sticking things into the plug.

Are the exterior outlets Weather Resistant (WR)? Yes

Weather resistant outlets are a new type of exterior outlets, which helps the outlet be protected from the weather.

Loose outlets: none found

Switches and other outlet issues: there were switches for the ceiling fans if wanted.

Condition of the Smoke Alarms: being worked on while I was there

Condition of the fixtures: the kitchen island had three boxes in the ceiling which are intended for lights, but no lights have been installed; the junction boxes do have their covers here.

There is another junction box in the ceiling in the den that is not covered. This may be for the alarm system (this was being worked on during the inspection).

Office light was missing a bulb and a control chain for the light.

On 12/5: pull chains for office and den lights missing. Smoke alarms done, with junction box in the den ceiling covered.

I	NI	NP	D
---	----	----	---

IV. PLUMBING SYSTEM

-

A. Water Supply System and Fixtures

Location of water meter: right front easement

Location of main water supply valve: right side of home under hose bib

Static water pressure reading: 66 psi

Comments:

If there is a water manifold, location of this unit: not applicable

There were no access panels to examine the drains of the tubs. Due to the design of the home, one panel would be in the stairwell, which may not be a good location for a panel (meaning that it might not be desired). Panels allow access to drains to check for leaks.

On 12/5: a leak was discovered from the hot water line in the kitchen.

-

B. Drains, Wastes, Vents

Comments:

Note: sometimes slow draining fixtures is not due to clogs, but to vents being blocked.

-

C. Water Heating Equipment

Energy Source: gas

Capacity: 50 gallons

Comments: Serial Number: State Select 1142J000296

Unit has a pan which discharges outside of the home on right side

TPR (temperature pressure relief) valve has an appropriate line discharging on right side of home near the compressor.

-

D. Hydro-Therapy Equipment

Comments: Serial Number: _

Is there access to the motor and GFCI:

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

I	NI	NP	D
---	----	----	---

V. APPLIANCES

- A. Dishwasher**
Comments: Make and S/N: Whirlpool F14303805
Location of switch to control the dishwasher: on the same plate as the disposer
the spray arm remained in the same position as at the start.

On 12/5: the unit worked as intended.
Note:the switch is not a safe way to turn off power to the unit if you are working on it. This should be done at the breaker. The “hi-loop” is simply a loop in the discharge hose that is affixed in a position above the drain, which is usually in the food waste disposer. This is to prevent dirty water from backflowing into the unit when the dishes have been cleaned. This process can also be achieved by an anti-siphon valve.
- B. Food Waste Disposer**
Type and Serial Number: Insinkerator 10121767431
- C. Range Hood**
Comments: Make and S/N: in microwave recirculating type venting to exterior left
Note: the filter in the hood removes grease from the air, so it should be cleaned to prevent grease from dropping back down onto a hot stove (fire safety). The range hood also vents moisture from the home, unless it is a recirculating type. In that case you should open a window when cooking to vent moisture.
- D. Ranges/Ovens/Cooktops**
Comments: Make and S/N Whirlpool VE14103383
Range with anti-tip in place. Burners worked. Oven heated to an acceptable range
- E. Microwave Cooking Equipment**
Comments: Make and S/N: Whirlpool TRY5244778
- F. Trash Compactor**
*Comments:*Make and S/N: _____
- G. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:
- H. Garage Door Operators**
Comments:
There was wiring behind covers for the control wires, and an outlet for power.
- I. Door Bell and Chimes**
Comments:
Condition of unit: good
- J. Dryer Vents**
Comments: exits out of roof, no issue noted
This vent is strapped into the attic correctly.

I	NI	NP	D
---	----	----	---

VI OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems
Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment
Type of Construction:
Comments:

C. Outbuildings
Comments:

D. Outdoor Cooking Equipment
Energy Source:
Comments:

E. Gas Supply Systems
Comments:

F. Private Water Wells
(A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:

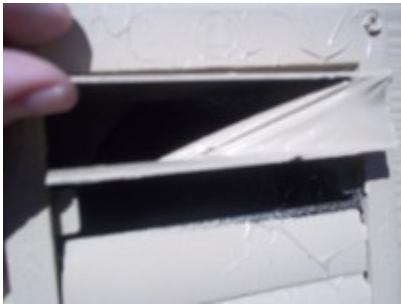
G. Private Sewage Disposal (Septic) Systems
Type of System:
Location of Drain Field:
Comments:

H. Whole-House Vacuum Systems – Comments:
Comments:

I. Other Built-in Appliances
Comments:

Photographs of 111 New Home Way

Note: Not all items on the report can be photographed to show the deficiency. These photos are meant to help you understand certain issues. This does not indicate that the items in the photographs is more important than items not photographed.



Vent painted over, sealing louvers.



Hook in top roof ridge.



Exposed nail below dryer vent.



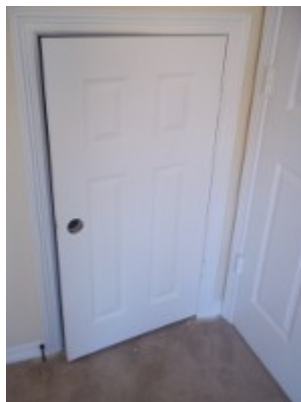
Nail has caulk, but could be better-chimney flashing.



Grading allows pooling near Master bedroom and right side of home.



Ceiling above kitchen island: fixture or cover.



Door without handle and stop in Master bed.

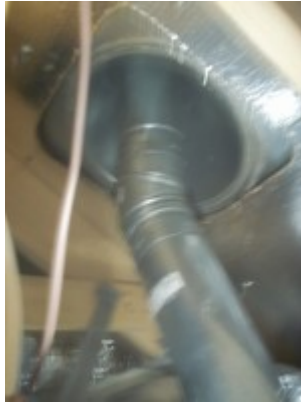


Gap in brick sill mortar over porch

Photographs of 111 New Home Way



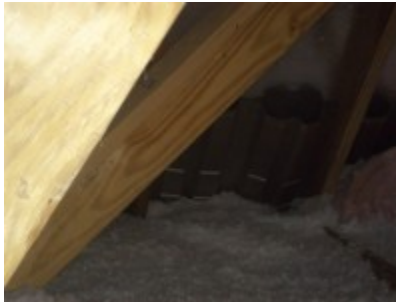
Flashing over porch in need of paint.



Heater furnace needs to be strapped in.



Hot refrigerant line touching duct.



Insulation blocking air movement, but most spaces ave baffle as seen in picture on the right.



Splashguards turned around wrong, so they will hold water.

INVOICE

For

Date: 11/11/2011

Service provided: home inspection of 111 New Home Way

Charges: \$ 275.00

Additional Charges/ Discount: 0

Total: \$ 275.00

Payment is due upon receipt. Payments made after thirty days from date of invoice have a late charge of 10%.

Thank you for your business!

Frank Schulte-Ladbeck

TREC #9073

713.781. 6090

Checks can be sent to 9403 Meadowcroft
Houston, TX 77063

For credit cards, please call me to provide the information to process the transaction

For Paypal, I can send you a request or you can send payment to the email:

frank@yourhoustonhomeinspector.com

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC.

Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544
(<http://www.trec.state.tx.us>)

TREC Form No. OP-I

This form is available on the TREC website at www.trec.state.tx.us