



Inspection Report

D Cox

Property Address:
123 Street Drive
Houston TX 77015



Armadillo Home Inspections of Houston, PLLC

Jerald Dee Jones TREC Professional Inspector #20960
20542 Conery Grove Dr
Porter, TX 77365
832-993-4430

PROPERTY INSPECTION REPORT

Prepared For: D Cox

(Name of Client)

Concerning: 123 Street Drive, Houston, TX 77015

(Address or Other Identification of Inspected Property)

By: Jerald Dee Jones TREC Professional Inspector #20960 / Armadillo Home Inspections of Houston, PLLC 3/23/2014

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard 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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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 may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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 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.

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:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; 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 require 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Standards of Practice:

TREC Texas Real Estate Commission

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

Under 5 Years

Home Faces:

East

Temperature:

77 (F)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

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

I NI NP D

I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

A. Foundations

Type of Foundation (s): Slab on Grade

Comments:

Concrete slab corner edges are prone to "pop" off during the removal of the forms. This is of no structural consequence unless the reinforcing is exposed or lacks adequate concrete cover. Proper repairs should be completed by a qualified contractor.

Differential foundation movement is a common occurrence in this area of Texas due to the presence of highly expansive and active clay soils. It is important to monitor any building foundation on a periodic basis to ensure its continual, functional state and to help detect any differential movement that may need attention from a qualified professional.

This slab foundation appears to be functioning as intended.



A. Item 1(Picture) Corner pop, one of three.

B. Grading and Drainage

Comments:

Adequate slope and grade around the home will remove any water away from the foundation and protect against settlement. The gutters are properly installed and the water is diverted to the street by underground piping.

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B. Item 1(Picture) Adequate slope, grade, and gutters.

C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed from: Walked roof

Roof Ventilation: Ridge vents, Soffit Vents, Passive

Comments:

The architectural style roofing materials appear to be in good condition and functioning as intended. However one roof jack flashing was improperly installed with exposed nails and the caulking over the nail heads is failing. Install new caulking over the nail heads.

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C. Item 1(Picture) Caulk over the exposed nail heads.



C. Item 2(Picture) Roofing materials and ridge vent.

D. Roof Structures and Attics

Method used to observe attic: Attic walkway only

Viewed from: Attic

Roof Structure: Stick-built, Radiant barrier sheathing

Attic Insulation: Blown, R-30 or better

Approximate Average Depth of Insulation: 12 inches

Approximate Average Thickness of Vertical Insulation: None

Attic info: Pull Down stairs

Comments:

About 75% of the attic and attic floor was visible and/or accessible due to normal attic conditions (framing, ductwork, insulation, storage, inaccessible areas, etc.). There is the possibility that defects or other problems are present but not visible due to conditions. Note that attic insulation is never moved or otherwise disturbed, so anything under the insulation was not inspected or otherwise examined. Condition of attic and interior ceilings and walls seemed to indicate that there were no major defects relating to the the attic or roof at the time of the inspection. The insulation seemed well distributed and the ventilation from the ridge, soffit, and passive vents appeared adequate.

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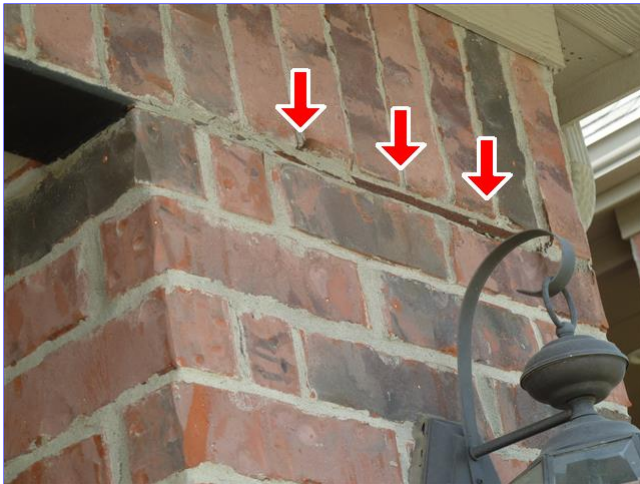
D. Item 1(Picture) Blown in attic insulation.

E. Walls (Interior and Exterior)

Wall Structure: Brick Veneer

Comments:

The interior walls showed no signs of damage of any type. The exterior walls seemed to be functioning as intended except for one area. The steel angle lintel above the garage opening was installed too close to the face of the brick veneer on the right side of the opening and has popped off the covering mortar joint. the exposed steel should be ground back, painted, and the mortar joint repointed.



E. Item 1(Picture) Exposed lintel.

F. Ceilings and Floors

Floor Structure: Slab

Ceiling Structure: Not visible

Comments:

The ceilings and floors appear intact and are functioning as intended.

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F. Item 1(Picture) Floors and ceilings, no damages found.

G. Doors (Interior and Exterior)

Comments:

The sensors are in place for garage door(s) and will reverse the door.

The garage door will reverse when met with resistance.

The interior and exterior doors are are plumb, function correctly, and the hardware is present and functional.

H. Windows

Comments:

The windows and latches function as expected and all the screens are present.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): Metal Flue Pipe

Operable Fireplaces: One

Types of Fireplaces: Natural gas manufactured

Number of Woodstoves: None

Comments:

The sealed natural gas fireplace seems to function as intended, the gas turn off valve is in sight and the remote control is present.

K. Porches, Balconies, Decks and Carports

Comments:

No deficiencies observed.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters, and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters, and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

A. Service Entrance and Panels

Electrical Service Conductors: 220 volts, Aluminum 2/0 AWG

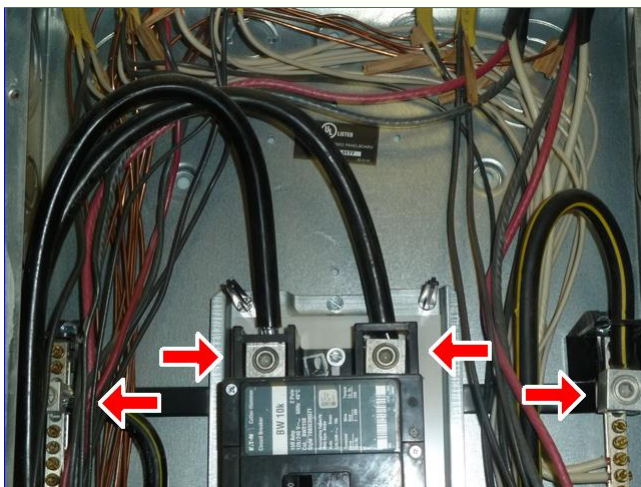
Panel Capacity: 150 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: Cutler Hammer

Comments:

There is not any No-ox antioxidant grease present at the conductor connections in the main or sub panel boxes. Have a licensed and qualified electrical contractor make repairs.



A. Item 1(Picture) No No-ox

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 amperage: Copper

Comments:

Neither the water heaters or the attic heating/cooling system are bonded to the natural gas lines running to these units. Electrical bonding is required for safety. It is impossible to tell during a visual inspection if all electrical bonding connections have been made.



B. Item 1(Picture) No bonding between gas lines and water heaters.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

A. Heating Equipment

Type of Systems: Split forced air, gas heat, electric cool

Energy Sources: Electric, Natural gas

Heat System Brand: Lennox

Number of Heat Systems (excluding wood): One

Comments:

The heating system was not inspected for function because the ambient temperature was above 75 F. A visual inspection of the system was completed with no deficiencies found.



A. Item 1(Picture) Air handler/gas furnace

B. Cooling Equipment

Type of Systems: Central air

Central Air Manufacturer: Lennox

Comments:

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 60 degrees, and the return air temperature was 75 degrees. This indicates the range in temperature drop is normal.

The AC condensing unit appeared to be in good condition, elevated above grade on a concrete pad, with the electrical cut off within sight of the unit.

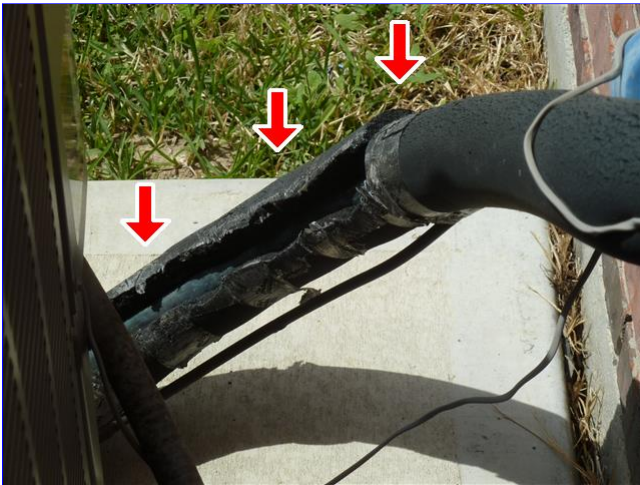
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Repair the insulation on the suction line adjacent to the condenser.



B. Item 1(Picture) Condensing unit



B. Item 2(Picture) Repair insulation

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: Varies

Comments:

The ducts for the AC/Heat system appears to be installed correctly and function as intended. Vents appear to installed correctly and vented through the roof as required.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports, leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street, Right Side

Location of main water supply valve: Garage, left side of garage door

Static water pressure reading: 61 pounds/square inch

Water Source: Public

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): PEX

Water Filters: None

Comments:

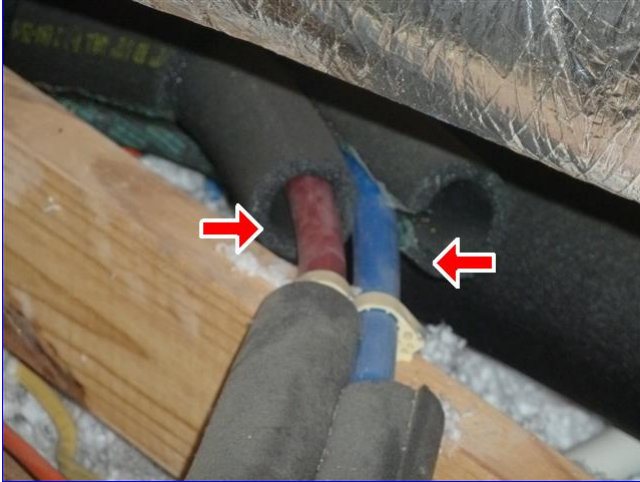
The Hydro-Massage Therapy equipment worked properly at time of inspection.

Water supply piping in the attic should be insulated so as not to freeze in winter and to prevent condensation on the hot water pipes from dripping to the attic floor (interior ceiling) during cool nights, causing moisture damage. Repair the area of missing insulation as shown in the photo.

Note the PEX water control system located in the wash room. Water flow to all areas of the home can be controlled from here.

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A. Item 1(Picture) Missing insulation



A. Item 2(Picture) PEX water system

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

No deficiencies found.

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)

Capacity (Water Heater): (2) 40 Gallon

Water Heater Manufacturer: State

Water Heater Location: Attic

Comments:

Water heating system seemed to function as intended.

D. Hydro-Massage Therapy Equipment

Comments:

The Hydro-Massage Therapy equipment worked properly at time of inspection.

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

I	NI	NP	D
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E. Other

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

- A. Dishwashers**
Dishwasher Brand: General Electric
Comments:
 Dishwasher functions as intended.
- B. Food Waste Disposers**
Disposer Brand: Badger
Comments:
 Food waste disposer functions as intended.
- C. Range Hood and Exhaust Systems**
Exhaust/Range hood: General Electric
Comments:
 Range hood and exhaust systems function as intended.
- D. Ranges, Cooktops and Ovens**
Range/Oven: General Electric
Comments:
 Functions as intended.
- E. Microwave Ovens**
Built in Microwave: General Electric
Comments:
 Microwave oven functions as intended.
- F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:
- G. Garage Door Operator(s)**
Comments:
 The garage door will reverse when met with resistance.

 The sensors are in place for garage door(s) and will reverse the door.
- H. Dryer Exhaust Systems**
Comments:
 Dryer exhaust system seems to function as intended.
- I. Other**
Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Armadillo Home Inspections of Houston, PLLC

20542 Conery Grove Dr
Porter, TX 77365
832-993-4430

Customer
D Cox

Address
123 Street Drive
Houston TX 77015

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

I. STRUCTURAL SYSTEMS

A. Foundations

Inspected, Deficient

Concrete slab corner edges are prone to "pop" off during the removal of the forms. This is of no structural consequence unless the reinforcing is exposed or lacks adequate concrete cover. Proper repairs should be completed by a qualified contractor.

Differential foundation movement is a common occurrence in this area of Texas due to the presence of highly expansive and active clay soils. It is important to monitor any building foundation on a periodic basis to ensure its continual, functional state and to help detect any differential movement that may need attention from a qualified professional.

This slab foundation appears to be functioning as intended.

C. Roof Covering Materials

Inspected, Deficient

The architectural style roofing materials appear to be in good condition and functioning as intended. However one roof jack flashing was improperly installed with exposed nails and the caulking over the nails heads is failing. Install new caulking over the nail heads.

I. STRUCTURAL SYSTEMS

E. Walls (Interior and Exterior)

Inspected, Deficient

The interior walls showed no signs of damage of any type. The exterior walls seemed to be functioning as intended except for one area. The steel angle lintel above the garage opening was installed too close to the face of the brick veneer on the right side of the opening and has popped off the covering mortar joint. The exposed steel should be ground back, painted, and the mortar joint repointed.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficient

There is not any No-ox antioxidant grease present at the conductor connections in the main or sub panel boxes. Have a licensed and qualified electrical contractor make repairs.

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient

Neither the water heaters or the attic heating/cooling system are bonded to the natural gas lines running to these units. Electrical bonding is required for safety. It is impossible to tell during a visual inspection if all electrical bonding connections have been made.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Inspected, Deficient

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 60 degrees, and the return air temperature was 75 degrees. This indicates the range in temperature drop is normal.

The AC condensing unit appeared to be in good condition, elevated above grade on a concrete pad, with the electrical cut off within sight of the unit.

Repair the insulation on the suction line adjacent to the condenser.

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Inspected, Deficient

The Hydro-Massage Therapy equipment worked properly at time of inspection.

Water supply piping in the attic should be insulated so as not to freeze in winter and to prevent condensation on the hot water pipes from dripping to the attic floor (interior ceiling) during cool nights, causing moisture damage. Repair the area of missing insulation as shown in the photo.

Note the PEX water control system located in the wash room. Water flow to all areas of the home can be controlled from here.

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

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