

111 Foreclosure Lane

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 Foreclosure Lane
(Address or Other Identification of Inspected Property)

By: Frank Schulte-Ladbeck TREC# 9073 11/11/2011 and 12/12/2011
(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

Report Identification 111 Foreclosure Lane

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

As the buyer of a property, it is your right to have a complete examination of the building and its mechanical systems. More detailed examinations of the roof, foundation, HVAC, and plumbing systems can be carried out by firms specializing in those areas. Please call me for recommendations of firms if you feel that you need to have a system checked by a such specialist.

If the utilities are not on, I cannot do a full inspection of the systems and appliances that need them to function, so I mark them as not inspected. If I do see a problem, I will mark it down as in need of repair, even though it still will not be marked as inspected, because their may be further problems.

For the purposes of this report, the front of the house is the "front"; the back of the house is the "back"; when facing the front of the house from the street, "right" will be the side on your right, and "left" will be the side to your left.

Newly Remodeled: No

New Construction: No

Weather: 58F at start a few clouds

Start Time: 9:50am

End time: 1:30pm

on 12/12 seller present from 10:56 am to 11:58am 66F clear

Present at inspection: sellers (who were holding a antiques/garage sale), shoppers, and buyers

Property description: Year built: 1986

Square Footage: 4008

Subdivision: Big Eyes Neighborhood

a two story home with an attached garage; brick veneer in front with clapboards on garage and other areas.

Special Notes: The garage sale did hinder parts of the inspection. House was in the process of being packed, which hindered some access; daughter was sleeping in one bedroom, which prevented access.

Mold testing is not part of this inspection, but there was a substance which appeared to be dead mold in one location: rear left room. Mold needs a moist environment to live. A proper mold test is conducted by sending a sample to a laboratory.

Further Information: This report is designed to give you the information that you need in a clear format for the home buying/selling process. To this end, I do not try to stuff this report with information that you do not need at this time; however, I encourage you to explore topics further by going to <http://yourhoustonhomeinspector.com> to read articles which relate to the report. Use the search function to find articles on issues mentioned in this report.

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

I	NI	NP	D
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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

Cracks:

On the Exterior: on left side rear window on both sides of the top; top window front in mortar; front bay window corner

On the Interior: around skylight top in Master bath; front right bedroom to bath above door; in utility room door frame; top of stairs ceiling

Movement: indicated by the above mentioned cracks; up and down movement in ground floor; in buckling of siding, and trim separation such as in the upstairs bath

Condition: there are signs that foundation work had been done at one time. The up and down movement of the ground floor mentioned above was not greatly out of level. No cracks were found in the tile work on the floors, which is an indicator of a foundation issue.

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: there is a drainage system in the backyard.

Garden beds were high against the home (a good distance would be 6" of foundation exposed for brick, and 8" exposed for wood or boards).

Water does seem to drain away from the property, but the left side has signs that some water may linger between the homes.

Condition of the gutter system: some damage to downspouts (such as would occur from lawn equipment) One downspout buried. Downspouts should force water away from home, for which splashguards or tubes would help.

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.

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

Type(s) of roof covering: composite shingles and membrane for flat roof

Viewed From: walking it and from ground with binoculars

Comments:

Type of flashing around roof penetrations: metal

. **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.

Type of flashing along wall to roof joints: step flashing

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: there was some rust on flashing for flat roof portion

Condition of the roof covering: there were some minor deflections in sheathing, and there was UV protection loss.

The areas for future concern would be the flat roof and plumbing vents. Flat roofs are not the best for our area when we have heavy rain fall. At this time I found no evidence of leaks. Flat roofs do not shed water well, so they are better for drier climates. If more movement happens in the home, the lead covering the plumbing vents may move causing holes, which can allow leaks. At this time there are no holes at the tops, but there were signs of the movement here.

Standard building practice is to allow water from a gutter downspout drain onto a roof surface. This practice tends to damage those shingles sooner. This situation does occur on this home.

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.

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

Comments:

Viewed From: walking it; was not able to access garage attic at this time

Approximate Average Depth of Insulation: 12"avg

There are places where the ducts go down into the living space These shafts are not insulated. The best solution is to place batt insulation over these holes.

No insulation should touch recess lights which are not rated for this situation; this was happening a bit on one observed recess light.

(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: 8"

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

Attic Entry: the garage attic would be accessed by ceiling entry near door to home.

The main attic has a ceiling entry in the right front upstairs bedroom. This entry was not seating well in the frame (gaps), and the door had no insulation or weatherstripping.

Workman for the equipment should have a landing , a walkway, and adequate workspace in front of the equipment with lights. There is a walkway between the two units, but you would have to go around on th framing to reach the walkways. The water heater could use better workspace. The first light is on a pull chain. The next light did not have a pull chain, so I screwed it in to obtain light.

Any visible evidence of moisture penetration: none observed

Type of Ventilation: soffit vents to the ridge

Condition/Description: There are signs that a fire had occurred in the attic, but I did not find any damage. There was a loose brace by the heater further away from the entry under the flat roof which was not attached.

You should not store or leave items on the insulation, since this will reduce the effectiveness of the insulation, which does happen in this home.

On 12/12, the garage attic was still not easily accessible due to boxes for move. Trim around entry was missing. Ladder could seat better. From what could be viewed, there was paint over what could be soot from a fire. Insulation was not on attic door, nor seen above garage. This is not a standard practice, but would help with energy efficiency.

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.

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 E. Walls (Interior and Exterior)

Comments:

There is some new caulk/sealing that has to be done around joints, such as windows, doors, and other wall joints. Caulk should seal in vents. The butt joints where two clapboards meet should be sealed.

There was moisture damage to the shutters on the front, and to the garage wall.

The moisture damage here on the exterior was not found in the interior.

***About adding windows where the shutters are located: the interior design would not lend itself to having windows in those locations.

The garage wall is missing clapboards.

On the rear of the home, there was rust colored staining that has come from the cooling system of the air conditioner.

See Foundation section for cracks.

The tops of the columns near the garage are open at the top, allowing water in.

There was moisture damage to clapboards on the second floor, around the home.

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:

Past moisture sign seen in front right bedroom closet.

Bad patch in ceiling of Master bedroom closet.

Creaks from loose sheathing on second floor (can be reattached to framing to prevent creaks.

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:

Not all seat well in their frames, which happens due to movement. The rear door from the rear left room has to be pushed in to open from the room.

There was moisture damage to rear porch door.

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.

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H. Windows

Comments:

Rear right bedroom has a latch that does not lock. The Master bath window should be tempered glass to help reduce injuries from a slip and fall into that window.

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: Current thinking is to have balusters spaced closer together to prevent children from slipping through. Handrail on rear stairwell was beginning to come loose. 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:

Creosote build-up in the flue. I could not operate the damper.

The movement in the home has caused damage to the brick sealing the chimney in the attic. There are gaps in the chimney, and there could be possible damage to the flue. I would advise having this examined further by a qualified professional.

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
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Type: GE
Location of the service panel: in garage
Location of grounding rod: below meter
Location of service entrance cables (power lines): underground
Are there AFCI breakers: No AFCI breakers prevent fires from arcs in bedrooms, so they are a nice safety feature.
The panel is marked, but these are fading.
The power lines were aluminum, which should have an anti-oxidant compound to prevent rusting. There was no rust noted.

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 no_

Are Tamper Resistant (TR) outlets present? No
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)? No
Weather resistant outlets are a new type of exterior outlets, which helps the outlet be protected from the weather.

Loose outlets: around the home

Switches and other outlet issues: the outlet under the cooktop and in the living room on wall with entry from hall leading to front door were ungrounded

Condition of the Smoke Alarms: the home has some smoke alarms, but these should be in each bedroom and then one for each floor.

Condition of the fixtures: there were uncovered lights in closets, which can be an issue if items are stored near the light or if touching the light would happen when moving in the closet.

I	NI	NP	D
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III HEATING, VENTILATION AND AIR CONDITIONING SYSTEM

A. Heating Equipment

Type of System: Magic Chef forced air system

Energy Source: gas

Comments: Serial Number: A03972FGB and G8A125DC60-10

If the inspector deemed the furnace to be inaccessible: yes
Some orange in flame, which indicates yearly service is needed.
Workspace in front of the further unit was not great.
Vents for the furnaces are of an older type which vent closer to the roof.
Current thinking is to have vents further from the roof surface.

B. Cooling Equipment:

Type of System: Trane forced air system

Comments: Serial Number: S4325J945 and P32416MFF

Proper performance by operating system when outdoor temperature is above 60F by checking the temperature difference between supply and return air:

Difference: 12F downstairs, which is not quite acceptable for the test performed

Is the thermostat programmable? no
(Good programming choices can help save energy.)

Plenums were not properly taped.
Rust signs in the pans under the evaporator coils.
One compressor was out of level, water does not seem to effect it.
Seal the chase for the exterior unit on the left.

The unit for the upstairs was not working.
The downstairs unit did work, but it was not cooling as well as it should. In part, issues with the plenum and ducts can contribute to this situation, but the cooling system itself may need some service from a qualified professional.

C. Duct System, Chases, and Vents Comments

Filter condition: disposable filters need to be replaced soon
Filter location(s): hall right upstairs; back left room downstairs; and upstairs hall right
There is wiring in the return chases. This was a common practice once, but this can be a problem if the wire leads to an electrical fire.
The design of this home's duct system was to have ducts laying on the insulation in the attic. This effects the insulation, so ducts should be supported.

Note: Changing the filter is dependent on use and type of filter, but every month is standard to keep air conditioning system running optimally.

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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: left yard, water is in box. Source could not be determined

Location of main water supply valve: not found at this time

Static water pressure reading: 58 psi

Comments:

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

Leak signs under kitchen sink. There was a little water there.

Master bath sink was missing a filter.

Hose bibs did not have anti-siphon valves which prevent dirty water from back flowing into the clean drinking water.

Toilets upstairs loose (this can lead to leaks). Utility room toilet also loose.

There was no access to tub drains., which is good for checking leaks/repairs to drain.

The shower in the Master bath has a foot wash . This is situated where the outlet of the faucet is below the level of shower door frame. This means that if the drain is clogged, the dirty water could go into the clean drinking water.

Downstairs entry hall toilet clogged.

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: 40 gallons

Comments: Serial Number: Bradford White FC11697705

Insulate the hot water line for better energy efficiency.

Workspace in front of unit not sufficient.

The TPR (temperature pressure relief valve) has a copper line. I would suggest insulating this line to prevent injury if the valve releases water.

The drain line for the TPR valve should drain by gravity, which is not the case here.

D. Hydro-Therapy Equipment

Comments: Serial Number: could not access

Is there access to the motor and GFCI: the front panel of this tub would have to be removed for access. There is no quick access point.

The unit worked.

I	NI	NP	D
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V. APPLIANCES

- A. Dishwasher**
 Comments: Make and S/N: Frigidaire TH70226061
 Location of switch to control the dishwasher: on the same plate with disposer
 The unit was not secured to the framing of the cabinet.
 The high loop which prevents backflowing water is not attached into place.
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 VH73430287
 Not working.
- C. Range Hood**
 Comments: Make and S/N: Dacor down draft system. It takes a moment for the unit to respond.
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 Oven Whirlpool F62505188 Cooktop could not see tag Dacor
 Do not use the self cleaning function due to damage to oven surface.
 Cooktop burners did not light with igniter.
- E. Microwave Cooking Equipment**
 Comments: Make and S/N: Sharp Carousel
 Older unit has rust in unit.
- F. Trash Compactor**
 Comments: Make and S/N: _____
- G. Mechanical Exhaust Vents and Bathroom Heaters**
 Comments:
 Unit venting into attic., which will vent moisture into the attic.. In Master bath, this unit is in the toilet space, which should be for the main space.
- H. Garage Door Operators**
 Comments:
 Left door had wiring, but no unit attached. Right door had a functional unit, but there was no safety device/sensor to stop the garage door and reverse it.
- I. Door Bell and Chimes**
 Comments:
 Condition of unit: good
- J. Dryer Vents**
 Comments: Some lint found in line. Short line.

I	NI	NP	D
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VI OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems

Comments:

The control box has the possibility of 13 stations. Seven stations were found to be programmed; only six stations caused sprinklers to operate (these are stations 1-6). These six stations did appear to cover most of the yard. The backflow preventer is in a box on the left side of the home. On station 1, a head did not fall back down into place. Station 4 had sprinklers which were spraying onto the damaged portion of the garage wall. Station 5 did spray a bit as well on to the wall of the garage. Some water was spraying onto sidewalks, driveway, and streets, so adjusting heads can help to conserve water for the plantings.

****not part of a normal inspection, but while examining the watering patterns of the sprinklers, I did notice that several plants are dead from not having been watered, so some landscaping will be needed.

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 Foreclosure Lane

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.



No insulation on door.



TPR valve line going up.



Workspace for water heater lacking ducts on insulation.



Exhaust vent terminates in attic.



Brace not attached.



Duct shaft should have insulation over it.



Plenum improperly sealed.



Chimney has gaps in attic.



Bad patch in Master bath closet.

Photographs of 111 Foreclosure Lane



Foot was faucet too low.



Possible mold.



Wall board damage.



Columns open at top allow water entry.



Missing wall boards.

INVOICE

For

Date: 11/11/2011

Service provided: home inspection of 111 Foreclosure Lane

Charges: \$400.00

Additional Charges/ Discount:

Total: \$ 400.00 PAID

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