



STARS AND STRIPES
INSPECTIONS, LLC
INTERNACHI® CERTIFIED

STARS AND STRIPES INSPECTIONS, LLC



1234 Main St.
Kingwood TX 77339

Buyer Name
05/21/2018 9:00AM



Inspector
SCOTT SPRINGHORN
InterNACHI Certified Professional Inspector
713-369-5903
Info@starsandstripesinspections.com



Agent
Agent Name
555-555-5555
agent@spectora.com



PROPERTY INSPECTION REPORT

Prepared For: Buyer Name
(Name of Client)

Concerning: 1234 Main St. Kingwood TX 77339
(Address or Other Identification of Inspected Property)

By: SCOTT SPRINGHORN - InterNACHI Certified 05/21/2018 9:00AM
Professional Inspector Number of Inspector (Date)

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 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 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. This 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. If it is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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 license holders 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.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Owner

Occupancy: Occupied, Furnished

Style: Mediterranean two-story

Type of Building: Single Family

Weather Conditions: Clear

In Attendance: No one present

Occupancy: Furnished, Occupied

Type of Building: Single Family

Weather Conditions: Clear

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

- A. Foundations**
: Slab on Grade, Concrete

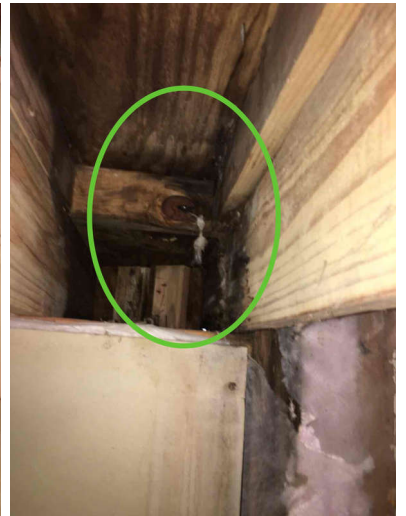
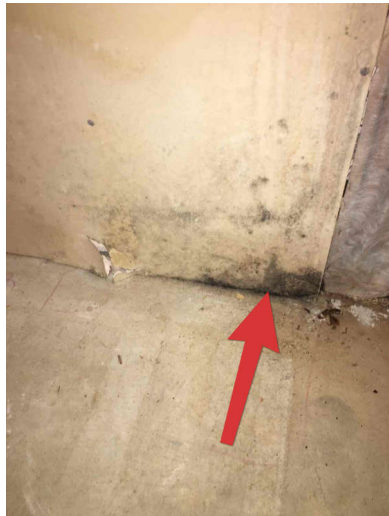
1: Water penetration

🔴 Recommendation

Under stairs storage area

Crawl/storage space under the interior staircase show signs of water penetration.

Recommendation: Contact a foundation contractor.



Floor joists showing deterioration



- B. Grading and Drainage**
Plants rubbing against house. :

Several plants are brushing against the stucco siding. Plants rubbing up against siding such as stucco can lead to moisture intrusion.

East side of house

I	NI	NP	D
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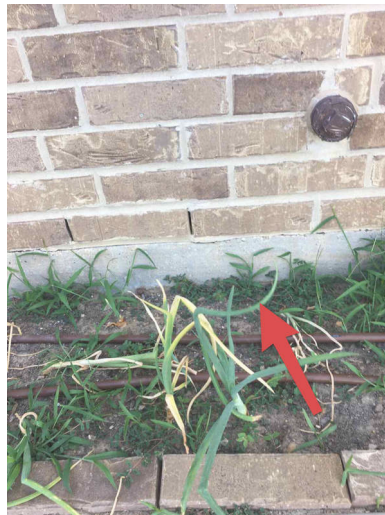
1: Negative grading

👉 Recommendation

East side of house

Negative grading on the east side of building

Recommendation: Contact a qualified landscaping contractor

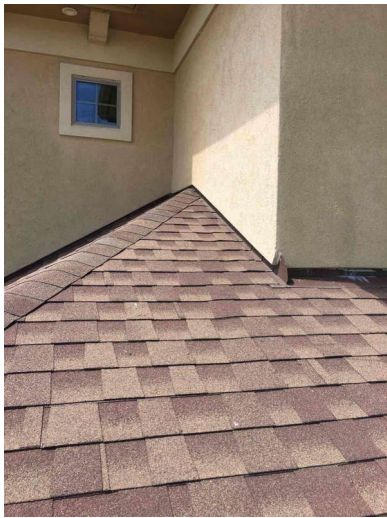
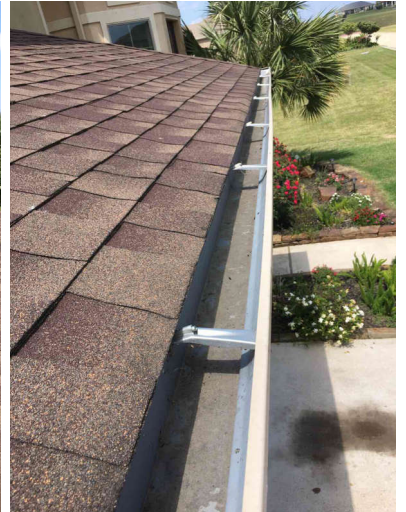
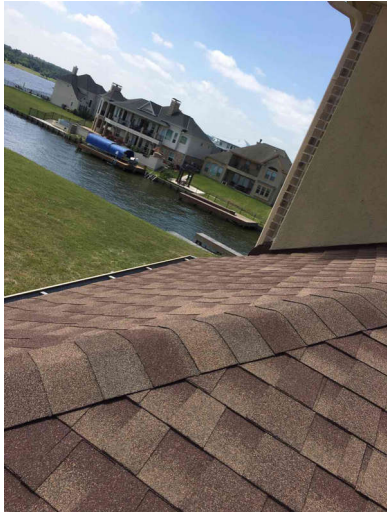


C. Roof Covering Materials

Types of Roof Covering: Composite shingle

Viewed From: Roof, Roof surface (walked)

I	NI	NP	D
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- D. Roof Structure & Attic**
Material: Wood
Type: Gable
Approximate Average Depth of Insulation: 10 Inches



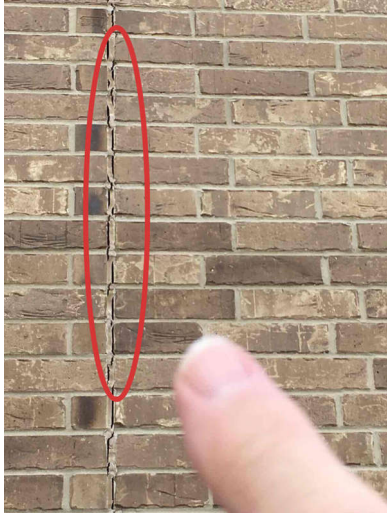
Viewed From: Attic

- E. Walls (Interior and Exterior)**

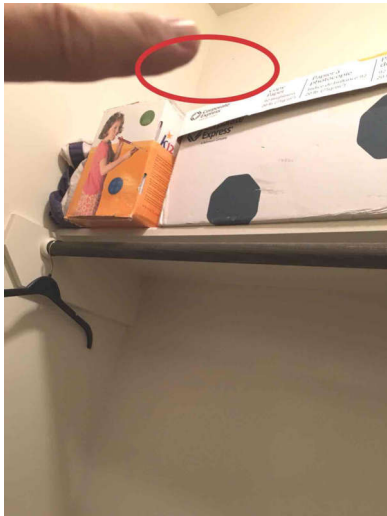
Exterior wall: Brick veneer, Drywall -

The caulk in the expansion joint on the south west side of the building should be replaced.

Southwest wall



:
Interior closet wall:



F. Ceilings and Floors

Mirror cracked:

Crack in the mirror the top corners in the master bedroom over the vanity

I	NI	NP	D
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G. Doors (Interior and Exterior)

H. Windows

Bedroom window:

When the window was open the top right part of the window leans to the left. The window is not connected properly.

Bedroom SW side of house



Office window:

Double pane seals have been broken in the office windows

Upstairs south east window:

Upstairs south east window Opens but then closes by itself once it gets halfway up

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

1: Step trim upper porch

[Maintenance Item](#)

Step trim upper porch below the center 2 doors is loose and should be repaired.

I	NI	NP	D
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Recommendation: Contact a qualified deck contractor.



2: Patio at rear of house has no guardrail.

🔴 Recommendation

Decks 30 inches above grade are required to have a guardrail.

Recommendation: Contact a qualified deck contractor.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

B. Branch Circuits, Connected Devices, and Fixtures
Type of Wiring: Copper

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Brand: Lennox

East East

Energy Source: Electric

Type of System: Forced Air

Furnace:

The furnace temperature setting was not checked due to the outside temperature being over 80 degrees F.

B. Cooling Equipment

Type of System: Electric, Central Air Conditioner

C. Duct System, Chases, and Vents

1: Temperature differential

🔴 Recommendation

Attic

The temperature differential is only 7 degrees (F) and should be 15-20 degrees (F). I would recommend having a HVAC contractor do a thorough inspection.

Recommendation: Contact a qualified HVAC professional.

I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Material - Distribution: PVC

Material - Water Supply: Galvanized

B. Drains, Wastes, & Vents

Drain Size: 2"

Material: PVC

C. Water Heating Equipment

Manufacturer: GE



Power Source: Gas

Capacity: 50 Gallons

Location: Attic

Water heaters:

There are a total of 3 water heaters in the attic. 2 are 40 gal and 1 is 50 gal.

Attic

D. Hydro-Massage Therapy Equipment

V. APPLIANCES

A. Dishwashers

B. Food Waste Disposers

C. Range Hood and Exhaust Systems

Exhaust Hood Type: Vented

D. Ranges, Cooktops, and Ovens

Range/Oven Energy Source: Gas

Range/Oven Brand: Jenn-Air

E. Microwave Ovens

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

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

G. Garage Door Operators

H. Dryer Exhaust Systems