

Cornerstone Home Inspections & Consulting

Property Inspection Report



, Sugar Land, TX 77459
Inspection prepared for:
Real Estate Agent: -

Date of Inspection: 7/21/2015 Time: 8:00 AM
Age of Home: 11years old Size: 4,406 sq.ft.
Weather: Clear, Hot

Inspector: Alvin D. Meschke
License , TREC # 21402
10264 Glenswood Drive, Navasota, TX 77868
Phone: 936-825-5425 Fax: 936-870-4177

Email: akmeschke@msn.com

PROPERTY INSPECTION REPORT

Prepared For: _____

(Name of Client)

Concerning: _____

Sugar Land TX, 77459

(Address or Other Identification of Inspected Property)

By: _____

Alvin D. Meschke, License , TREC # 21402

7/21/2015

(Name and License 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. 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>).

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.

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

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
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Type of Foundation(s): Slab Foundation
 Comments:
 • Foundation appears to be sound.
 • Slab not visible due to floor coverings

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading and Drainage
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Comments: Grade slopes away from structure properly.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering: Composition shingles noted.
 Viewed From: Roof • Ladder • Ground
 Comments:
 • Shingles are original to home. Normal wear noted. 17 to 20 years of useful life barring any major weather events

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Roof Structure and Attics
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Viewed From: Roof • Ladder • Ground
 Approximate Average Depth of Insulation: Insulation is 12 inches deep.
 Recommend adding insulation to existing. R 48 recommend
 Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Walls (Interior and Exterior)
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Wall Materials: Exterior walls are made of brick. Exterior trim are made of wood. .
 Interior walls are made of Drywall
 Comments: **Paint is weathered on exterior in places. Crack in master bathroom ceiling**

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

I	NI	NP	D
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Crack in master bathroom ceiling. Cosmetic

F. Ceilings and Floors

Ceiling and Floor Materials: Ceiling is made of drywall
 Comments: Freshly painted in areas. New carpet through out home. 100% nylon with 8 pound pad

G. Doors (Interior and Exterior)

Comments: All doors are functional

H. Windows

Window Types: Casement style windows thru out home. Windows are made of alluminum
 Comments: All windows are functional. Double pane glass

I. Stairways (Interior and Exterior)

Comments:
 • Functional

J. Fireplaces and Chimneys

Locations: Fireplace is located in the family room
 Types: Fireplace is prefabricated, Fireplace is fitted with gas logs.
 Comments: **Fireplace damper is required to have a block on the damper door to prevent closing.**

K. Porches, Balconies, Decks, and Carports

Comments: Patio is functional

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I NI NP D

L. Other

Materials:
Comments: Privacy fence on east side of home is leaning

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations: Electrical panel is located on the east side of the garage
Materials and Amp Rating: Copper wiring
Comments:
• Functional



Electrical meter



Ground rod for electrical system

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper wiring, 200 Amp service panel
Comments: Functional, Service entrance is underground, The GFCI (ground fault circuit interrupter) breakers and outlets are properly functioning

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I	NI	NP	D
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Breaker panel



Panel is properly marked



Interior of breaker panel

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Heating Equipment

Type of Systems: Gas fired forced hot air.
 Energy Sources: The furnaces are gas powered.
 Comments:
 • Both furnaces functioning properly.

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

I	NI	NP	D
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B. Cooling Equipment

Type of Systems:

Comments: Refrigerant line are functional. Thermostats are functional. One condensing unit replaced in 2013. American Standard seer 16
 The other condensing unit is original equipment 2004. . Temperature differential between AC discharge vents and return air vents is 22°F downstairs and 19°F upstairs. Attic needs more insulation



HVAC system evaporator coils secondary drain lines



Condensing unit data plate



Condensing unit data plate

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D=Deficient

I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Comments: Duct tape present. Filter is in the hall ceiling going to media room. 20 X 20. Filter is located in the hallway ceiling by stairway . Filter is located in hallway ceiling going into laundry room . Return air grill is located in the master bedroom ceiling



Return air grill located in hall ceiling going to media room. 20 X 20 filter



Attic access. Attic light switch



Return air grill in hallway ceiling by stairway. 20 X 20 filter



Downstairs return air grill. 16 X 20 filter

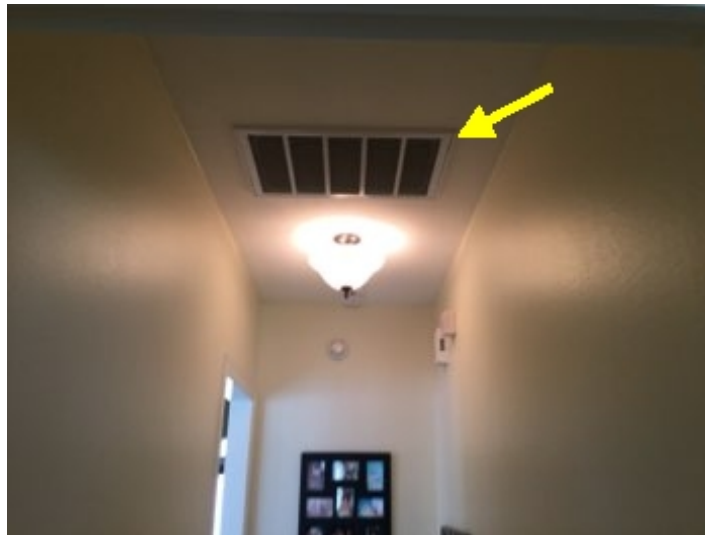
I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Master bedroom hallway return air grill. 16 X 20

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter: North side

Location of Main Water Supply Valve: West side in water meter box

Comments:

- Static Water Pressure Reading: 55 PSI



Water meter



Water cut off valve for house

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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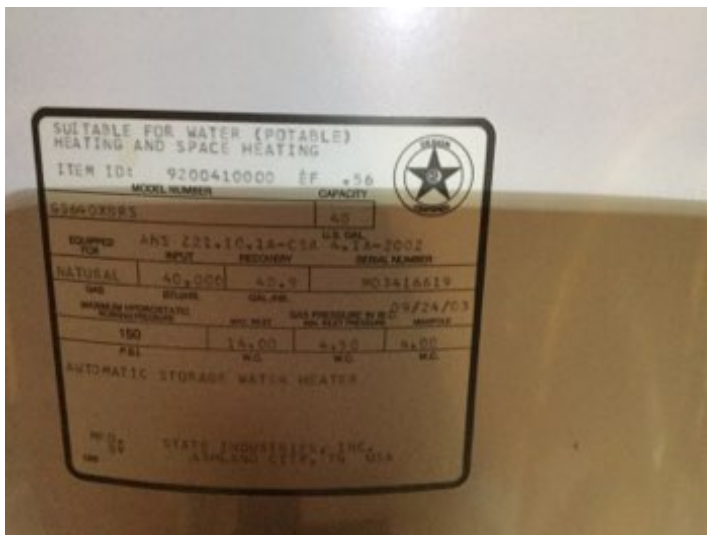
Static water pressure

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Drains, Wastes, and Vents
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Comments: Vents are functional. All vents exit thru roof line properly.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Water Heating Equipment
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Energy Source: Water heater is gas powered • Water heater is located in the attic
 Capacity: Unit is 40 gallons X 2
 Comments:
 • Hot water temperature at kitchen sink 120°F



Water heater data plate #1



Water heater data plate #2

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D=Deficient

I	NI	NP	D
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Water heater cut off valves



Water temperature at kitchen sink, 120 *F

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments: Whirlpool tub in master bathroom functioning properly

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Other
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Materials:
Comments:

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Comments: Operated.. Dishwasher is new. Functioning properly

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Dishwasher data plate

B. Food Waste Disposers

Comments: Operated - appeared functional at time of inspection.

C. Range Hood and Exhaust Systems

Comments:
 • Down draft built into cooktop. Functioning properly. New unit.

D. Ranges, Cooktops, and Ovens

Comments: Oven: gas burners. New gas range.. Oven(s): Electric. Thermostats are properly calibrated on both units.

E. Microwave Ovens

Comments: Microwave operated normally

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: The bath fans were operated and no issues were found.. Bathroom fans exhaust properly to exterior of home.

G. Garage Door Operators

Door Type: One 16' and one 7' uninsulated steel doors
 Comments: Doors are functional, Eye beam system present

H. Dryer Exhaust Systems

Comments: The dryer vents to the exterior

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I NI NP D

I. Other

Observations:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments: System is on timer located in garage next to electrical breaker panel..
Functioning properly



Irrigation system functioning properly



BACKFLOW preventer for irrigation systems

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

C. Outbuildings

Materials:
Comments:

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

Type of Pump:
Type of Storage Equipment:
Comments:

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I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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Type of System:
Location of Drain Field:
Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
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Comments:

Report Summary

STRUCTURAL SYSTEMS		
Page 3 Item: E	Walls (Interior and Exterior)	Paint is weathered on exterior in places. Crack in master bathroom ceiling
Page 4 Item: J	Fireplaces and Chimneys	Fireplace damper is required to have a block on the damper door to prevent closing.
Page 5 Item: L	Other	Privacy fence on east side of home is leaning