

Prepared For: Cornerstone Relocation Group

(Name of Client)

Concerning: 18107 Dalyell Dr, Richmond, TX 77407

(Address or Other Identification of Inspected Property)

By: Art Byrd Inspections

(Name and License Number of Inspector)

Lic #:

APRIL 5, 2019

Date of Inspection:

Lic #:

(Name, License Number and Signature of Sponsoring Inspector, if required)

This property inspections 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 535.227-535.231 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 operability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. The inspector may provide comments 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-I.

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 action, 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

This report is neither a representation of lender requirements nor is it a representation of the marketability or insurability of this property.

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

* Cosmetic Items are SPECIFICALLY EXCLUDED from this report.

* The items contained in this report should not be considered a complete list of all defects. This report is limited to items that are **Readily Accessible** and the items the inspector(s) noted **at the time of the inspection**.

Transferee Name: Carlos & Kelly Faria		Client Reference #:225173	
Time: 10:00 a.m.	Weather: Cloudy	Temp: 78	
Dwelling Type: Detached Single Family	Age of Home: 1	Occupied: Yes	
Who Present? Homeowner	Approx. Age of roof: 1		
Exterior Wall Surfaces: Cement Composite (Manufacturer Unknown) Brick			
Approx. Age of Heating System: 1		Approx. Age of Cooling System: 1	
Water Supply: Public Water		Water Supply On: Yes	
Sewage: Public Sewer			
Polybutylene Piping: No	ABS Piping: No	PEX Piping: Yes	
Sprinkler: Yes	Inground Pool: No	Spa / Hot Tub: No	
Termination Point of Bathroom Fans: Exterior Dedicated Vent			
Operable Bathroom Windows Not Present			
Suspected Fungal Growth: No		Suspected Asbestos: No	
Property AFCI Protected: Yes		AFCI breakers tested: Yes	

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ART BYRD REAL ESTATE INSPECTIONS

P.O. BOX 3338

PEARLAND, TEXAS 77588

(281) 331-9363/ (281) 770-9995 § EMAIL:artbyrd@aol.com

ART BYRD JR #1171

PROPERTY INSPECTION REPORT

Prepared For:

Globespec

(Name of Client)

Concerning:

18107 Dalyell Dr Richmond, TX 77407

(Address or Other Identification of Inspected Property)

04-05-2019

(Date)



Fair Day Cloudy Day Intermittent Rain Raining
10:00am Time of day OUT SIDE TEMP:78°

ART BYRD REAL ESTATE INSPECTIONS
P.O. BOX 3338
PEARLAND, TEXAS 77588
(281) 331-9396 / (281) 770-9995 § EMAIL:artbyrd@aol.com

PROPERTY INSPECTION REPORT

Prepared For: Globespec
(Name of Client)

Concerning: 18107 Dalyell Dr Richmond, TX 77407
(Address or other identification of Inspected Property)

By: Daniel Byrd #10340
(Name, License Number of Inspector)

04-05-2019
(Date)

ART BYRD PROFESSIONAL INSPECTOR #1171
(Name, License Number and Signature of Sponsoring Inspector, if required)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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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

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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.
- 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 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

Please Take Note of the Following:

This is a report on the condition of the structure and appurtenances at the date and time of the inspection and includes only what is reported herein. This report does not treat nor are we responsible for defects which were latent or not apparent or visible at the date and time of the inspection. No Engineering or other scientific tests were performed and no examination was made to determine compliance with any governmental code or regulation; this is a visual inspection only. This report is in no way to be considered a warranty on this structure and appurtenances concerning future use, operability or suitability. ONLY the items checked (P) have been inspected and are considered to be included in this report. No surveys or assessments for environmental conditions such as asbestos, radon, lead, PCB's, or other environmental pollutants were performed.

ART BYRD INSPECTIONS may have an affiliation with third-party service providers (“TPSP”) in order to offer value-added services to its Clients. The company may also arrange for these TPSP to send literature or make post-inspection contact with the Company’s Clients. The company may also receive compensation from “TPSP”s

Report Received By _____ Date _____

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

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete Slab-on-Grade Pier & Beam Other _____

Comments: There is a popped corner at the back right corner. Grout the popped corner.

Performing the function for which intended _____



B. Grading and Drainage

Comments:

Gutters/Downspouts

C. Roof Covering Materials

Types of roof covering: *Asphalt comp*

Viewed from: Walked From Eaves from ground with binoculars

Comments:

- Flashing, Skylights and Penetrations
- Checked for Visible Water Penetration
- Trees/Bushes

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

Viewed from: Viewed from: entered other _____

Approximate Average Depth of Insulation: 14 inches

Comments:

- Attic Ventilation
- Roof Structure and Sheathing
- Cornice/Eaves/Soffit

E. Walls (Interior and Exterior) –

Comments: There is a penetration at the upper front right brick veneer. Seal the open penetration at the front exterior upper right brick veneer.

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F. Ceilings and Floors –
Comments:

G. Doors (Interior and Exterior) –
Comments:
 Is garage barrier door self-closing? Yes no N/A

H. Windows –
Comments:
 Fogged windows yes no

I. Stairways (interior and exterior) –
Comments: _____

J. Fireplaces and Chimneys
Comments:
 Interior Firebox and Visible Flue
 Type(s): Metal Box And Flue masonry/Brick Insert other
 Attic Flue Penetration Fire stopping
 Damper Operation
 Gas Log Lighters & Valves (location)

NOTE: Inspection of Flue(s) / liner(s) is limited to visually accessible areas at the time of inspection only

K. Porches, Balconies, Decks and Carports –
Comments: _____

L. Other
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Comments: _____
 Service Entrance Panels (Amp) 150
 Visible Wiring Types(s): (Service)
 Copper Aluminum
 Wiring Condition(s)
 Service Drop/Weatherhead/Mast
 Grounding System (Electrode/Conductor(s))

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- Panel board(s)
- Main Disconnect(s)
- Over current Protection

B. Branch Circuits, Connected Devices and Fixtures
 Type of wiring Copper Aluminum Other _____

Comments:

- Wiring/Boxes/Conduit/Gutters
- Grounding/Bonding
- Equipment Disconnects
- Improper use of extension cords
- Receptacle(s) & Switch (es) Lights, Fans, Etc.)
- Lights, Fans, Etc.)
- Smoke detectors near kitchen in bedroom halls to bedrooms
- Ark fault Circuit Interrupter(s) list non-operating afci
- Ground Fault Circuit Interrupter(s)
 Bathroom(s) Kitchen Garage Exterior Pools Other

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment: -
 (1) Type of System: **Forced Air** **Heat Pump** **other**
 Energy Source: **gas** **Electric**

Comments: _

- Thermostat/Controls/Limit Controls
- Burner Assembly/Compartments
- Vent Pipe: Clearance/Routing/Termination
- Combustion Air/Draft Air
- Gas Supply Lines
- Is shut-Off Valve accessible yes no is drip leg present yes no

(2) Type of System: **Forced Air** **Heat Pump** **other**
 Energy Source: **gas** **Electric**

Comments:

- Thermostat/Controls/Limit Controls
- Burner Assembly/Compartment
- Vent Pipe: Clearance/Routing/Termination
- Combustion Air/Draft Air
- Gas Supply Lines:
- Is shut-Off Valve accessible yes no is drip leg present yes no

B. Cooling Equipment -
 Type of System: Unit # 1 central wall unit other

Comments:

Supply: 60 °F Return 75°F Temperature Differential: 15 ° Δ

- Condensate Drain (s)
- Piping Insulation
- Unit Clearances

Type of System: Unit # 2 central wall unit other

Comments:

Supply: °F Return °F Temperature Differential: ° Δ

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- Condensate Drain (s)
- Piping Insulation
- Unit Clearances

C. Duct System, Chases, and Vents –
Comments:

- Ducts
- Supply Air Flow
- Supply/Return Plenums

IV. PLUMBING SYSTEM

A. Plumbing Supply, distribution System and Fixtures –

Location of water meter: *Front street*
 Location of main water supply valve: *Right interior garage wall*
 Static water pressure reading **62** psi.

Comments : _____

Type of supply pipes: Copper Plastic Metal
 Identification (Orientation) of Hot/Cold Faucets

- Kitchen Sinks
- Faucet Assembly(s)/Supply Pipes/Valves
- Spray Attachment(s)
- Drains/Pipes/Stops

- Laundry Connections/Sink(s)
- Faucet Assembly(s)/Supply Pipes/Valves
- Drains/Pipes/Stops

- Wet Bar Sink(s)
- Faucet Assembly(s)/Supply Pipes/Valves
- Drains/Pipes/Stops

- Bath Room Group(s) (5) Master
- Lavatory(s)
- Faucet Assembly(s)/Supply Pipes/Valves
- Drains/Pipes/Stops
- Tub and Shower Units
- Faucet Assembly(s)/Supply Pipes/Valve
- Drains/Pipes/Stops
- Enclosures(s)/Shower Pan
- Commode(s)
- Supply Pipes, Valves, Bowl, Tank, Anchorage

- Bath Room Group(s) (4) Hall
- Lavatory(s)
- Faucet Assembly(s)/Supply Pipes/Valves
- Drains/Pipes/Stops
- Tub/Shower Units
- Faucet Assembly(s)/Supply Pipes/Valves
- Drains/Pipes/Stops
- Enclosures(s)/Shower Pan
- Commodes

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- Supply Pipes, Valves, Bowl, Tank, Anchorage

- Bath Room Group(s)
 - Lavatory(s)
 - Faucet Assembly(s)/Supply Pipes/Valves
 - Drains/Pipes/Stops
 - Tub and Shower Units
 - Faucet Assembly(s)/Supply Pipes/Valve
 - Drains/Pipes/Stops
 - Enclosures(s)/Shower Pan
 - Commode(s)
 - Supply Pipes, Valves, Bowl, Tank, Anchorage

- Bath Room Group(s)
 - Lavatory(s)
 - Faucet Assembly(s)/Supply Pipes/Valves
 - Drains/Pipes/Stops
 - Commode(s)
 - Supply Pipes, Valves, Bowl, Tank, Anchorage

- Exterior Faucets/Fixtures
/ Backflow preventions

- B. Drains, Wastes, Vents –**
Comments:
 Type: Fixtures Plastic Iron Other
 Functional Flow/Backflow Prevention

- C. Water Heating Equipment**
 Energy Source: Gas Electric
 Capacity **40 gallons** **gallons**
Comments:
 (Report as deficient those conditions specifically listed as recognized hazards by TREC rules.)
 Attic garage (or room opening into garage) other
 Tank & Fittings and Installation
 Temp & Pressure Relief Valve/Drain line
 Safety Pan & Drain and Location
 Physical Protection yes no
 18" Clearance from Ignition Source to Floor
 Is shut off valve accessible yes no drip leg present yes no

- D. Hydro-Massage Therapy Equipment –**
Comments:
 Operation/Controls/Switches
 Ground Fault Protection
 Valves/Ports
 Pump/Motor/Accessibility

- E. Other**
Comments:

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V. APPLIANCES

- A. Dishwashers -**
Comments:
Brand *Whirlpool*
 - Operation
 - Door Gaskets, Control Knobs
 - Checked for Rust
 - Discharge Hose or Piping
 - Unit Mounting

- B. Food Waste Disposers -**
Comments:
 - Operation
 - Splash Guard, Grinding Components
 - Checked for Mounting/Excessive Vibration
 - Checked for Water Leaks

- C. Range Hood and Exhaust system-**
Comments:
 - Operation of Filter, Switches & Blower
 - Vent Pipe

- D. Ranges, Cooktops, and Ovens –**
Comments:
 - Ranges Electric Elements Gas Burners Brand Whirlpool
 - Ovens Electric Elements Gas Burners Brand Whirlpool
 - Temperature: 345°F / °F@350 °F
 - Knobs, Pans and Other Parts
 - Anti-Tip Device

- E. Microwave Ovens**
Comments:
Operation: No radiation leakage tests performed.
Operation in manual mode only

- F. Mechanical Exhaust Vents and Bath room Heaters –**
Comments:

- G. Garage door Operators**
Comments:

- H. Dryer exhaust Systems**
Comments:
 - Vented to exterior not vented to exterior

- I. Other**
- Comments

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments: _
 See Attachment

**B. Swimming Pools, Spas, hot Tubs, and Equipment-
Type of Construction**

Comments See Attachment

C: Out Buildings:

Comments:

D: Private Water Well (A coliform analysis is recommended)

Type of Pump
Type of Storage Equipment

Comments: See Attachment

E: Private Sewage Disposal (Septic) Systems –

Type of System
Location of Drain Field

Comments:
 See Attachment

F: Other

Comments:

Summary

I. STRUCTURAL SYSTEMS

A. Foundations

There is a popped corner at the back-right corner. Grout the popped corner.

E. Walls (Interior and Exterior) –

There is a penetration at the upper front right brick veneer. Seal the open penetration at the front exterior upper right brick veneer.



Front/fireplace/water heater

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Water heater/supply piping/tag



Attic/heater



Plenum/attic



attic

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attic



attic



attic



Electrical panel/main service conductors/main

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Service conductors/electrical panel/main supply valve



roof



roof



Roof/left/right

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Sprinkler backflow preventer/ac/tag



roof



Roof/popped corner



Back/roof

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roof



Penetration at front exterior brick veneer/garage



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

05-04-15



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;
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- 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;
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This form has been approved by the Texas Real Estate Commission for voluntary use by its license holders. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)