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INSPECTED FOR

**Kathy Hill**  
**4810 Wedgewood Dr.**  
**Bellaire , TX 77401**

**April 11, 2019**

# A-Action Home Inspection Group

1305 Edwinstowe Trl  
Houston, TX 77043

Info@A-Action.com

## PROPERTY INSPECTION REPORT

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Prepared For: Kathy Hill  
(Name of Client)

Concerning: 4810 Wedgewood Dr., Bellaire, TX 77401  
(Address or Other Identification of Inspected Property)

By: David Schmeck, Lic #22972 04/11/2019  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

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### 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](http://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 REPORT 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

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

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, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- 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;
- 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 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.***

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.

**This confidential report is prepared exclusively for Kathy Hill on 04/11/2019.**

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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Inspection Time In: 2 pm Time Out: 6:15 pm Property was: **Vacant**  
Building Orientation (For Purpose Of This Report Front Faces): **West**  
Weather Conditions During Inspection: **Cloudy Overcast**  
Outside temperature during inspection: **70 ° to 80 ° Degrees**  
Parties present at inspection: **Seller**

**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Kathy Hill. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.**

**THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.**

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**SCOPE OF INSPECTION**

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

**GENERAL LIMITATIONS**

**The inspector is not required to:**

**(A) inspect:**

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

**(B) report:**

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

**(C) determine:**

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

**(D) anticipate future events or conditions, including but not limited to:**

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or
- (vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

(F) designate conditions as safe;

(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;

(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;

(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;

(K) operate recirculation or sump pumps;

(L) remedy conditions preventing inspection of any item;

(M) apply open flame or light a pilot to operate any appliance;

(N) turn on decommissioned equipment, systems or utility services; or

(O) provide repair cost estimates, recommendations, or re-inspection services.

**THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.**

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. *This report is not to be used by or for any property and/or home warranty company.*

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

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I=Inspected

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I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

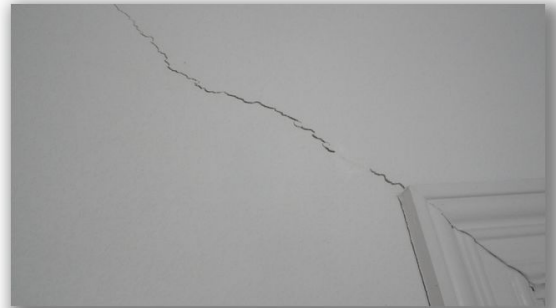
Type of Foundation(s): Slab on Ground

Comments:

#### Foundation Needs Further Evaluation

The foundation appears to have had movement that may be beyond normal. A Professional Engineer licensed by the State of Texas should be consulted on the current integrity of the foundation and any repairs that may be necessary (If Any). The observations made to support the rendering of this opinion are listed but not limited to the following:

- In my opinion, this foundation is showing signs of movement that exceeds normal tolerances. The changes in the floor elevation of the house were greater than would normally be expected.
- Deflection cracks were observed in the exterior veneer.
- Misalignment of interior doors due to foundation movement.
- Interior door(s) stick and/or not closing due to foundation movement.
- Separations of the exterior veneer and window frames were observed.
- Frieze board separations were observed.
- Cracks were observed in the floor of the foundation.
- Floor slopes and/or unlevelness were observed.
- Interior drywall cracks and/or stress indicators.



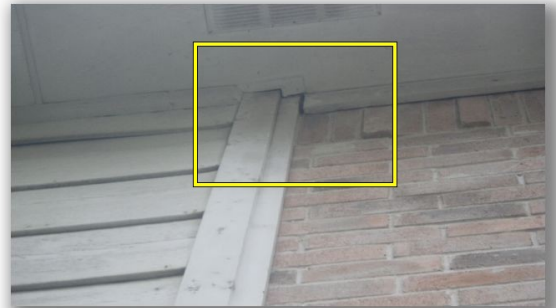
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**Notice:** This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

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**B. Grading and Drainage**

Comments:

**Grading & Drainage**

- **Poor to negative site drainage** was observed on the east side of the structure. Proper drainage is needed to help prevent water from standing and/or pooling next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.

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**Gutter & Downspout System**

- **Note:** The gutter downspouts should discharge water at least thirty-six inches (36") away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge.





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**C. Roof Covering Materials**

Type(s) of Roof Covering: Composition

Viewed From: Walked on roof

Comments:

**Roof Covering**

You are strongly encouraged to have a properly certified roofing contractor to physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

- One or more of the shingles were observed to be lifting on the east side, west side of the roof structure.
- The composition roofing material has experienced considerable granular loss in various locations throughout the roof.
- Some blistering of the roofing material was observed at the time of this inspection.
- Tree and shrub branches need to be trimmed away from the roofing material at all times to help prevent damage to the roofing material. It is the opinion of this Inspector that there are some branches too close to the roofing material at this time and corrective measures are needed.
- Shingle fasteners (staples and/or nails) were observed to be pushing through the roofing material in various locations.
- **Note:** Roof fasteners (nails and/or staples) were observed to be exposed and should be properly sealed at the ridge caps and flashing areas.



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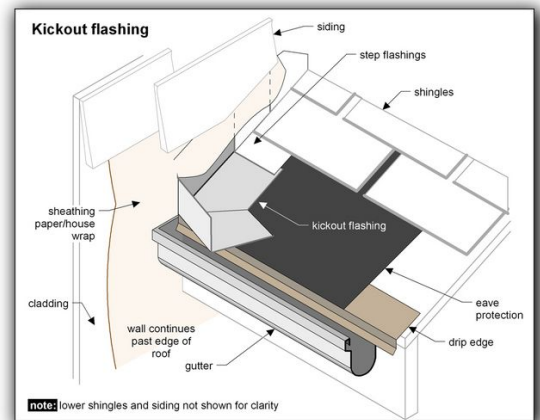
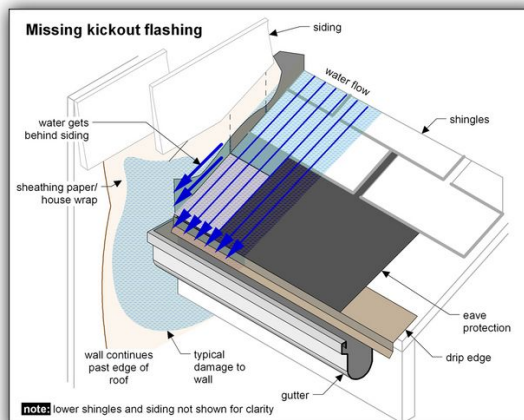
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**Flashing Details**

- There was no kickout flashing details observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing will allow water to penetrate at these points.
- One or more of the flashing detail flanges are not properly set into the roofing material. This condition needs to be corrected to help prevent water intrusion at this points.
- The lead jack flashing at the plumbing vent stack needs to be replaced at the time of the inspection.
- The metal valley flashing details were observed to be rusted and should be corrected as necessary.
- The plumbing vent pipe(s) need to be properly sealed to help prevent water intrusion into the structure.
- The heater flue was observed to be terminated at the roof level into a bonnet type vent. This configuration is susceptible to back drafting which could emit Carbon Monoxide into the attic area, which is a know safety hazard.



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**Notice:** Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

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**D. Roof Structures and Attics**

*Viewed From:* From Interior of Attic

*Approximate Average Depth of Insulation:* 7" to 9"

(**Note:** Generally recommended depth of attic floor insulation is approximately 10+ inches to achieve a R30 rating.)

*Insulation Type:* Loose Filled, Batt or Blanket

*Description of Roof Structure:* Rafter Assembly

*Attic Accessibility:* Partial

*Comments:*

**Roof Structure**

- The fascia board material has some deterioration and/or damage on the south side, north side of the roof structure.
- The soffit material has some deterioration and/or damage on the west side of the roof structure.

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#### Attic Ventilation

- One or more of the roof vent covers were observed to be damaged on the east side of the roof structure.



#### Attic Insulation

- The attic insulation is lower than typical and it is recommended to add additional insulation to achieve at least a R-30 rating.

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**Attic Ladder**

- **Note:** There was not weather-stripping observed around the attic ladder opening. This is an "As Built" condition that does not meet current energy standards. It is recommended to weather-strip the hatch opening after taking position / ownership of the property.



**E. Walls (Interior and Exterior)**

*Comments:*

*Description of Exterior Cladding:* Brick Veneer, Masonite Veneer

**Interior Walls & Surfaces**

- Interior wall stress cracks were observed in the living room, dining room, master bedroom.
- Interior wall joint cracks were observed in the various locations throughout the house.

**Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

**Note:** Nail heads were observed to be pushing through the interior finish in one or more locations.

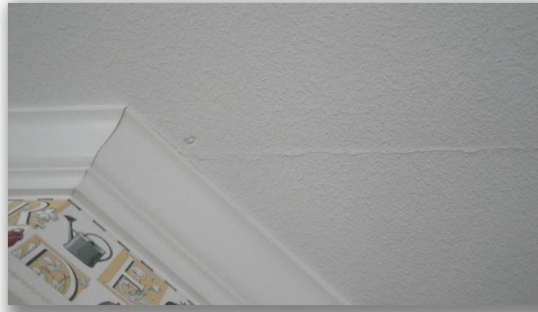
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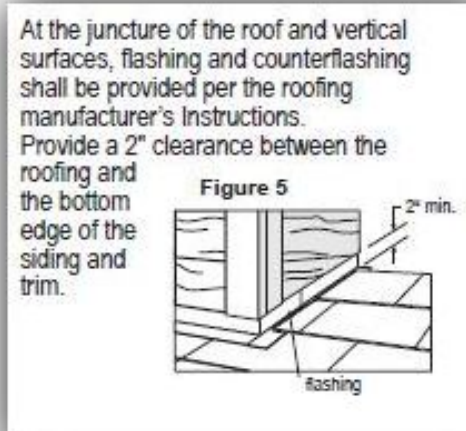
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### Exterior Walls & Surfaces

- I. Notice:** There is Masonite siding in place at the time of this inspection. This is an older siding system that is prone to failure and moisture intrusion in the property. Full evaluation of all of the siding components and the siding integrity is recommended. It would be wise to budget for replacement of all the older siding to prevent further damage to the structure.
- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an elastomeric caulking / sealant.
  - The area between the exterior veneer and the outside HVAC condenser/coils refrigerant lines needs to be properly sealed.
  - Deflection cracks were observed in the exterior veneer on the south side, east side, west side of the structure.
  - The wood veneer trim has some deterioration or damage on the east side, south side of the structure.
  - The exterior wood window casing has some deterioration and/or damage on the north, east, west and south sides of the structure.
  - The exterior veneer / cladding has some deterioration and/or damage on the north, east, west and south sides of the structure.
  - Mortar improvements are recommended for the exterior masonry veneer on the east side, south side of the structure.
  - The sidewall veneer / cladding is in contact with the roofing material. Under current building standards, there should be at least 2-inch of clearance between the roofing material and the sidewall veneer / cladding.





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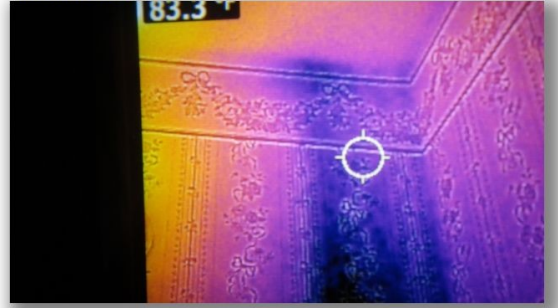
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Moisture elevated on the North Wall upstairs Jack and Jill Bathroom



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**F. Ceilings and Floors**

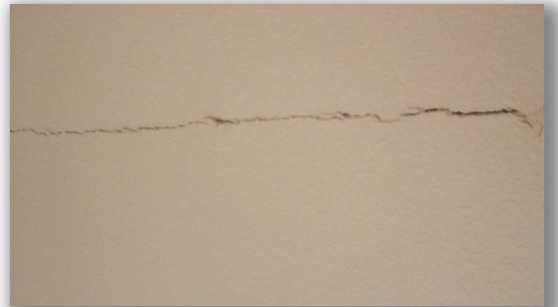
*Comments:*

**Ceilings**

- The ceiling was observed to be water damaged in the upstairs bedroom hallway, Jack and Jill bathroom and the rear corner family room area..
- Some of the ceiling finishing material was observed to be sagging in the upstairs bedroom hallway.

**Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

**Note:** Nail heads were observed to be pushing through the interior finish in one or more locations.



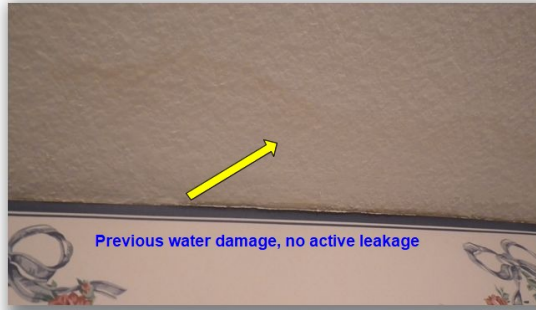
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**Floors**

- The floor tile(s) were observed to be cracked and/or damaged in kitchen.
- The floors were observed to be out-of-level in some areas of the house.
- The floor covering is noticeably stained in one or more locations of the home.

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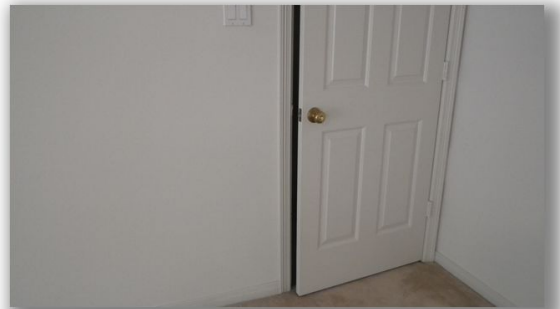


**G. Doors (Interior and Exterior)**

*Comments:*

**Interior Doors**

- The door is not latching properly to the various locations throughout the house.
- The door is sticking to the various locations throughout the house.



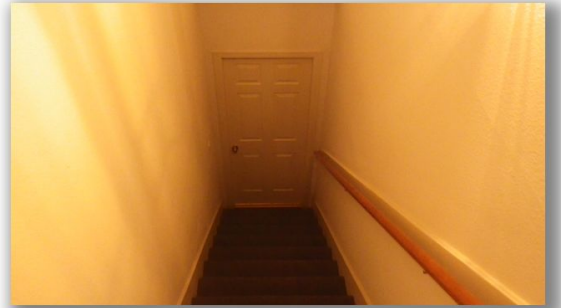
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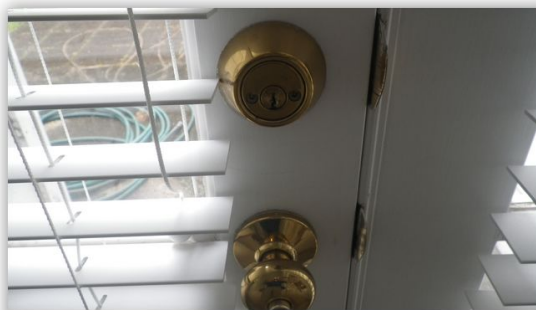
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### Exterior Doors

- The exterior door threshold has some deterioration and/or damage to the side driveway entry.
- Double cylinder locks were observed on one or more of the exterior exit (egress) doors. All exterior egress doors should be readily operable from the side from which egress is to be made without the use of a key or special knowledge or effort.
- The door is sticking to the backyard entry door, garage entry door.



### Overhead Garage Door

- It is recommended to lubricate the overhead garage door components, such as rollers, tracks and hinges.
- The weather-stripping at the bottom of the overhead garage door is damaged and repairs or replacement may be necessary.

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**H. Windows**

*Comments:*

**Window Screens**

- One or more of the window screens were observed to be damaged.



**Windows**

- Visible evidence of water intrusion was observed at and/or around the window(s) in the various locations throughout the house. The cause and remedy should be investigated and corrected as necessary.
- Window lock(s) were observed to be damaged and/or missing in the front entry hallway.
- The window weather-stripping is damaged and/or missing at one or more of the windows and improvements are recommended.

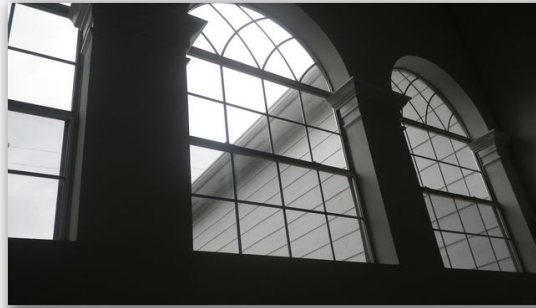
I=Inspected

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NP=Not Present

D=Deficient

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NP=Not Present

D=Deficient

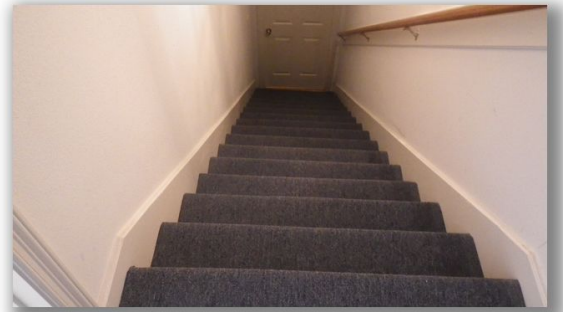
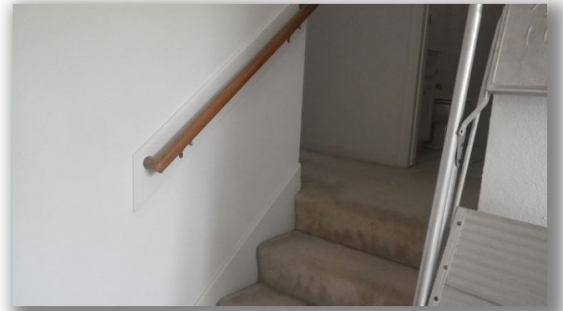
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**I. Stairways (Interior and Exterior)**

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.



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**J. Fireplaces and Chimneys**

*Comments:*

The Chimney/Fireplace should be further evaluated and/or serviced by a Qualified Chimney Sweep prior to the expiration of any time limitations such as option or warranty periods. The observations made to support the rendering of this opinion are listed but not limited to the following:

- The gas log assembly appears to be inoperative at the time of this inspection. I was unable to get the gas logs to respond to the pilot assembly / controls. This condition needs to be further evaluated and corrected as necessary.
- The chimney flue needs to be cleaned by a Qualified Chimney Sweep. A creosote / soot build-up was observed in the visible flue area.

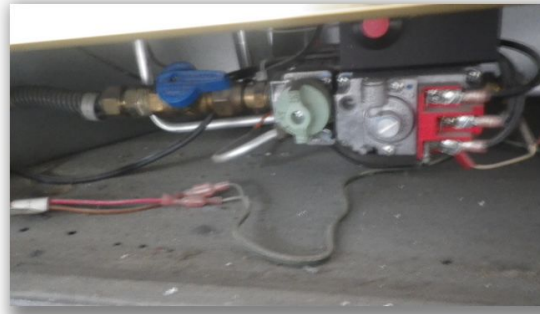
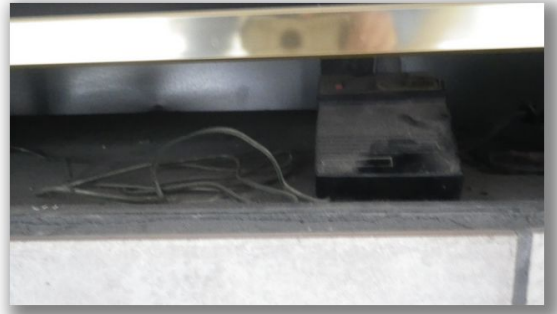
I=Inspected

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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

**Porches / Patio**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Driveway**

- Minor cracks and/or deficiencies were observed in the driveway.



I=Inspected

NI=Not Inspected

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D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

Comments:

#### Panel Box Split service-(Main on outside)

Box Rating and/or Main Disconnect Rating: 200 amps

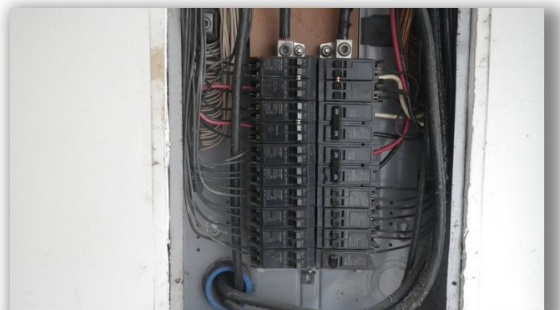
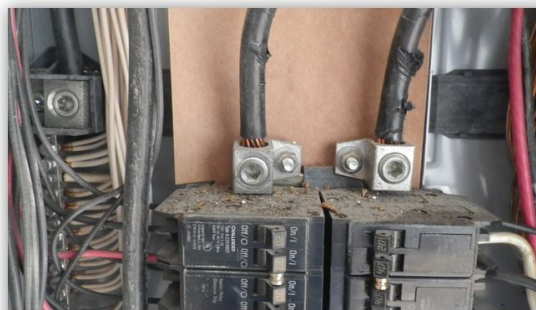
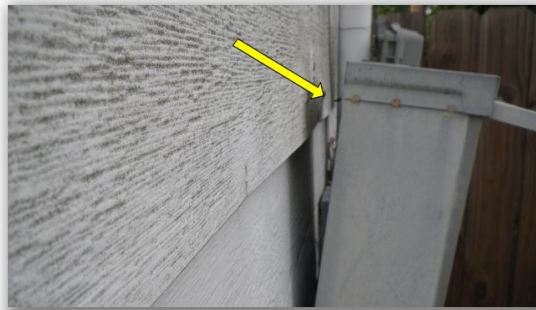
Box Location: Garage

Cabinet Manufacturer: Challenger

Branch Circuit Wire Type: Copper

The buyer should have the electrical system checked by a Qualified Licensed Electrician. The observations made to support the rendering of this opinion are listed but not limited to the following:

- The electrical cabinet has pulled loose at the wall mount and should be better secured.
- One or more of the neutral wires in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw). The neutral wires need to be separated to prevent damage to the panel box and electrical system.



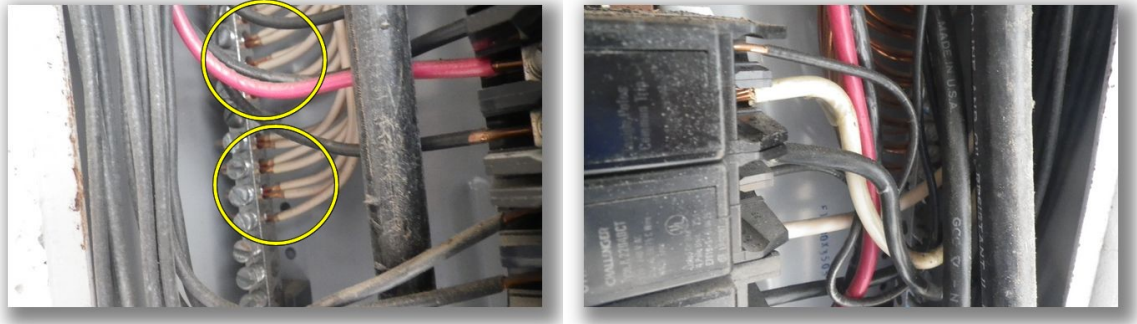
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NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Grounding / Bonding**

All components were found to be performing and in satisfactory condition on the day of the inspection.

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**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments:

**Receptacle Outlets**

- One of the ground fault circuit interrupter (GFCI) devices does not appear to be functioning properly at the time of this inspection. The device in question is located in the master bathroom.
- One or more of the receptacles were observed to be loose at the wall mount in the various locations throughout the house.
- Not all of the garage receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the garage receptacles should have GFCI protection. There New National Electrical Code (NEC) no longer has an exception for “non-appliance dedicated”.



**Switches**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Fixtures**

- The ceiling fan is not balanced properly and wobbles when operated in the upstairs rear corner bedroom, front corner bedroom.

I=Inspected

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D=Deficient

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**Smoke Alarms**

- An audible sound can be heard from one or more of the smoke detectors, indicating that the batteries need to be changed. It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

**Note:** It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.



**Carbon Monoxide Alarms**

- I was unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms.

**Doorbell / Chime**

All components were found to be performing and in satisfactory condition on the day of the inspection.

I=Inspected

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I NI NP D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

Type of Systems:

Energy Sources:

Comments:

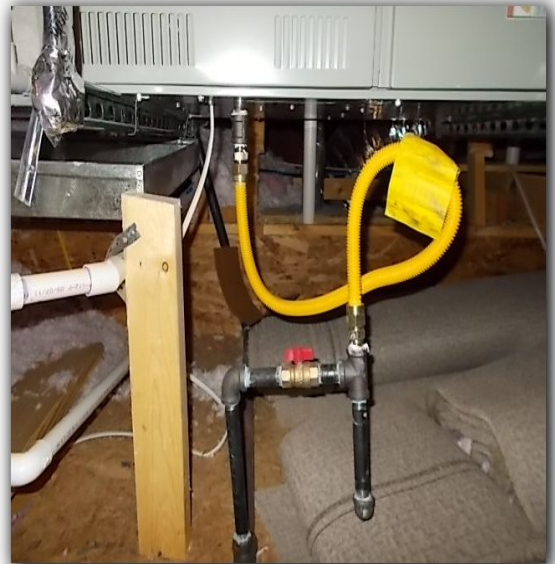
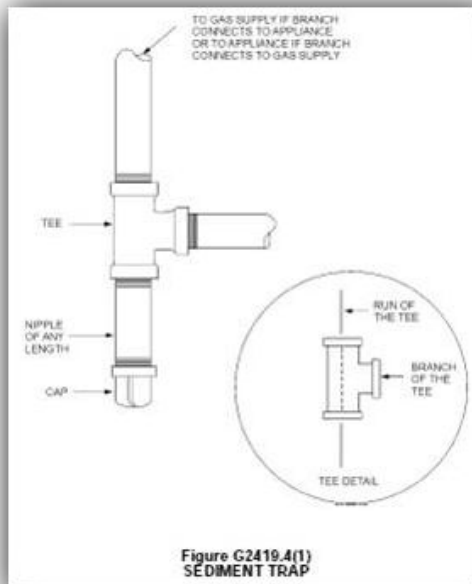
**Central Heating System (2) – Energy Source: Gas**

Brand Name: Unable To Determine

The HVAC system needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The heating equipment, both units appear to be inoperative at the time of the inspection.
- The integrity of the heat exchanger is questionable and should be further evaluated by a Qualified HVAC Technician.
- The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

Samples of correct sediment trap installation.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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**B. Cooling Equipment**

Type of Systems:

Comments:

**Central Cooling System(2)**

Today's Temperature Differential (Delta-T): 0

Approximate System Age: **Use Older Equip. Comment for ages after this line.**

Approximate System Size: **Unable To Determine / Label Faded**

Brand Name: Unable To Determine

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The air conditioning system was inoperative at the time of the inspection.
- There is poor access to the service side of the attic coils.
- **Note:** The auxiliary/secondary drain pan under the coil housing should be free of all debris. The debris in the pan could clog the drain line and cause water to leak to the interior of the house.



I=Inspected

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**Notice:** Temperature differential readings (Delta-T) are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

**C. Duct Systems, Chases, and Vents**

*Comments:*

- The ducts in the attic space are not properly stretched out and supported. This will restrict the airflow through the duct system and affect the airflow balance in some areas of the house.
- The duct work in the attic area appears to have excessive sags between the supports. This condition can cause pressure loss and affect the airflow through the duct system.



I=Inspected

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D=Deficient

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#### IV. PLUMBING SYSTEM

##### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter: Within 5-feet of Front Curb*

*Location of main water supply valve: Within 3-feet of north exterior wall.*

*Static water pressure reading: 40 to 50 psi*

*Comments:*

##### Water Supply System

All components were found to be performing and in satisfactory condition on the day of the inspection.



##### Exterior Faucets/Fixtures

- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. **Note:** *This is not uncommon to observe with a home of this age.*
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**Laundry Connections**

All components were found to be performing and in satisfactory condition on the day of the inspection.



**Kitchen Sink**

- The shelf in the cabinet under the sink has had previous water damage.



**Guest Bath**

*Commode / Toilet*

- The commode is loose at the floor mount.
- The commode tank valve (ballcock assembly) is not functioning properly.

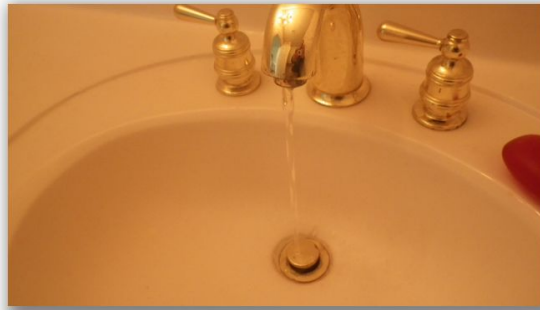
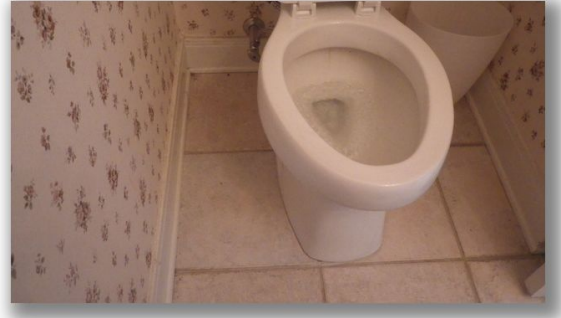
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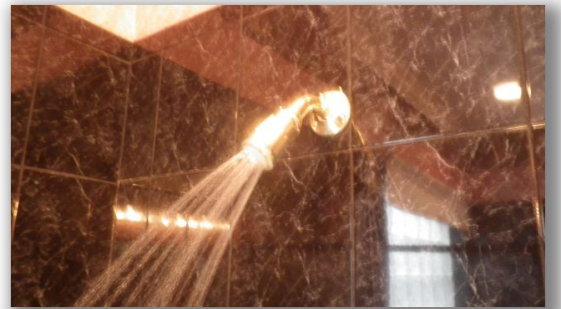
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**Master Bathroom**

All components were found to be performing and in satisfactory condition on the day of the inspection.



**Upstairs Hall Bathroom**

**Bathtub**

- Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulking should be repaired or replaced as necessary.

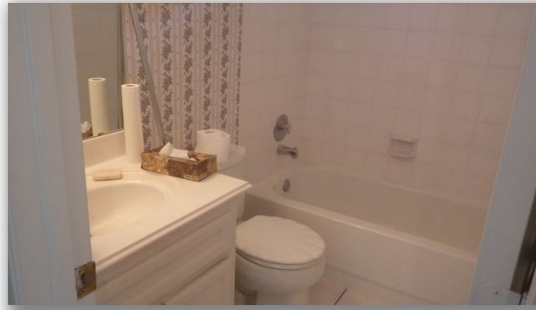
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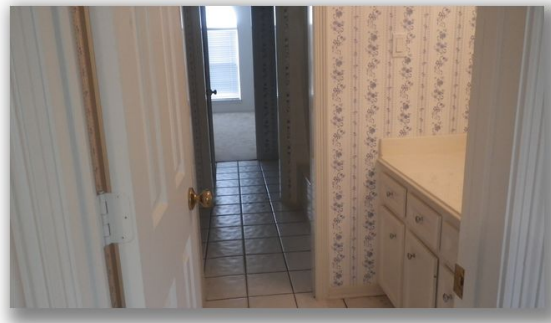
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**Bath Between Rooms – “Jack & Jill Bath”**

*Right Lavatory / Sink*

- The stopper is damaged.



**Notice:** The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.**

**B. Drains, Wastes, and Vents**

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Notice:** Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.**

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I NI NP D

**C. Water Heating Equipment**

*Energy Sources:*

*Capacity:*

*Comments:*

**Water Heater (2) – Energy Source: Gas**

*Location: Attic*

*Approximate Capacity: 40 Gallons*

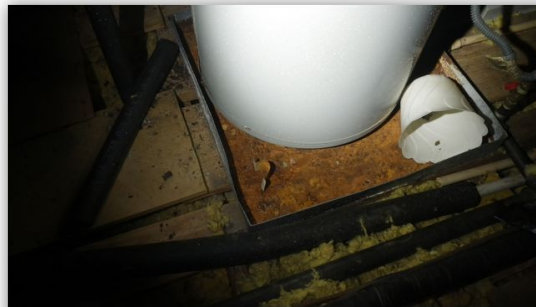
*Approximate Age: Use Older Equip. Comment for ages after this line.*

*Brand Name: State Water Heaters*

The water heater appears to be reaching the end of its serviceable life expectancy.

This water heater and associated components need to be checked and serviced by a Qualified / Licensed Plumber. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- Some corrosion was observed on the water supply shutoff valve.
- Some corrosion was observed at the water supply connections at the top of the water heater.
- Corrosion was observed on the water heater tank and the tank has been compromised. It is recommended to replace the tank immediately to prevent water damage to the structure.
- There is no proper decked service passage to the attic installed equipment. Under current mechanical installation standards, all appliances (i.e. HVAC Equipment and/or Water Heaters) mounted in an attic space should be accessible with a passageway of continuous solid flooring not less than 24-inches wide. A level service space at least 30-inches deep and 30-inches wide should be present along the side of the appliance where access is required.
- The pan under the water heater was observed to be damaged/rusted through and repairs are recommended.
- Second Unit was shut off and drained.



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D=Deficient

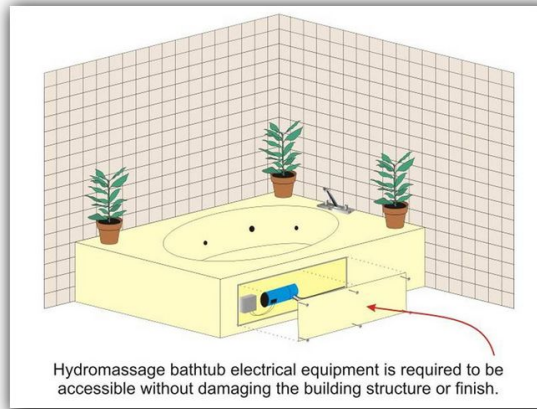
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**D. Hydro-Massage Therapy Equipment**

*Comments:*

*Location of GFCI: In commode closet area.*

- The access to the hydro-massage therapy equipment motor is not readily accessible and inspection of the equipment lines and motor could not be performed. This does not meet current installation standards.
- The hydro-massage therapy equipment appears to be inoperative at the time of this inspection. This condition should be further evaluated and corrected as necessary.



**E. Gas Distribution System**

*Comments:*

- All unused gas valve ends should be capped off for safety purposes.



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**NP=Not Present**

**D=Deficient**

<b>I NI NP D</b>
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**Notice:** The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions.

The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.



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## V. APPLIANCES

### A. Dishwashers

*Comments:*

**Brand Name:** Jenn-Air

- The dishwasher was not able to be functionally tested due to hot water being turned off.



### B. Food Waste Disposers

*Comments:*

- The food waste disposer is inoperative.



### C. Range Hood and Exhaust Systems

*Comments:*

- The range exhaust vent fan motor does not function properly.
- The range exhaust vent fan is inoperative.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**D. Ranges, Cooktops, and Ovens**

*Comments:*

**Cooktop Brand Name:** Jenn-Air

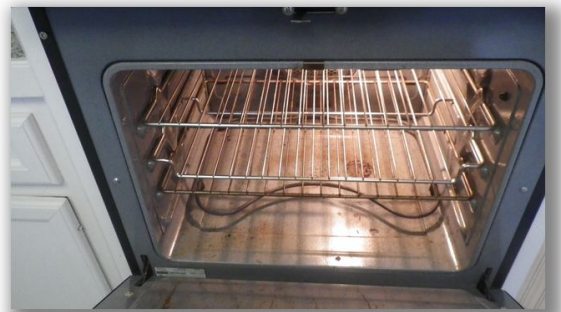
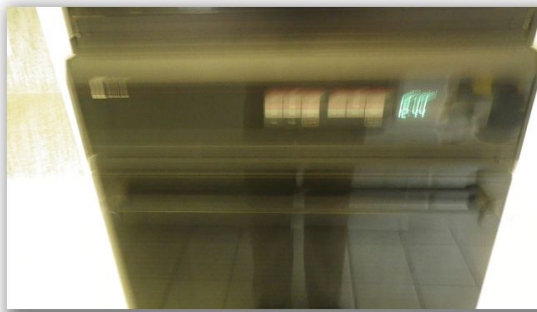
- One or more of the burners do not function properly and should be further evaluated.



**Built-in Oven**

**Brand Name:** Jenn-Air

This component appears to be performing adequately at the time of this inspection.



I=Inspected

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**E. Microwave Ovens**

*Comments:*

**Brand Name:** Jenn-Air

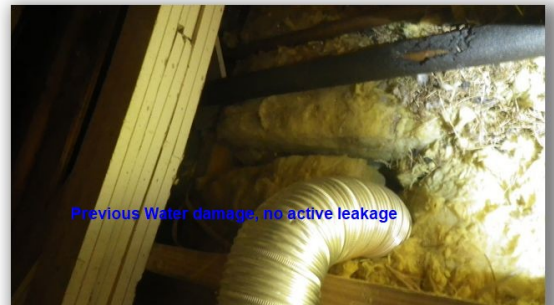
This component appears to be performing adequately at the time of this inspection.



**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

- The mechanical exhaust vents were observed to be venting into the attic area. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an “as-built” condition.



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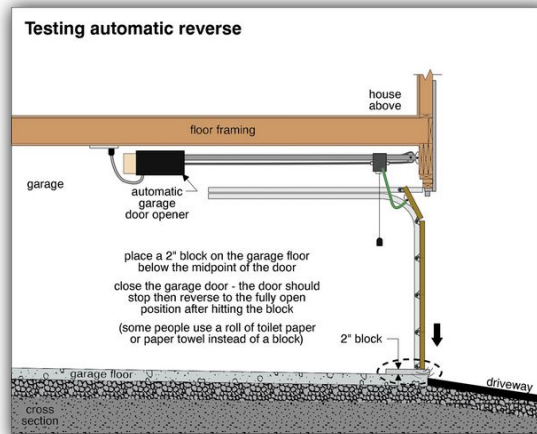
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**G. Garage Door Operators**

*Comments:*

- When an automatic garage door opener is in use, the manual lock should be disabled or removed.
- The garage door opener ***DID NOT*** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.
- The garage door opener does not appear to be functioning properly when operated. The cause and remedy should be further evaluated and corrected as necessary.



**H. Dryer Exhaust Systems**

*Comments:*

This component appears to be performing adequately at the time of this inspection.

I=Inspected

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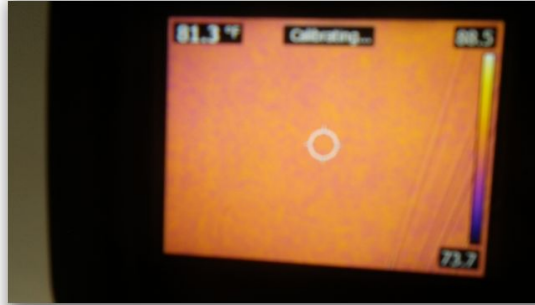
## VI. OPTIONAL SYSTEMS

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### A. Thermal Imaging / Infrared

*Comments:*

These thermal images were shot under damaged ceiling areas, negative active leakage.



**INSPECTION AGREEMENT**  
**PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING**

This Inspection Agreement (herein after known as the Agreement) is entered into on this day, 04/11/2019, between Kathy Hill (herein known as the Client) and A-Action Home Inspection Group (herein known as the Inspector) for the purpose of performing a general property condition inspection concerning 4810 Wedgewood Dr. (herein known as the property).

**I. SCOPE OF SERVICES**

- A. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the Client with information regarding the general condition of the Property at the time of inspection.
- B. In exchange for the inspection fee (**\$642.00**

**1994**) paid by the Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.

- C. The inspection is limited to those items which are easily accessible, seen, viewed or capable of being approached, entered and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. The Inspector will not climb over obstacles, move furnishings or large, heavy, or fragile objects, remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. The inspector will not turn on decommissioned equipment, systems, utility services. Systems, components and conditions which are not specifically addressed in the Inspection Report are excluded.
- D. The Inspection Report may indicate one of the following opinions of the Inspector regarding a particular item:
1. The item is performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection;
  2. The item is in need of replacement, maintenance or repair; or
  3. Further evaluation by an expert is recommended.

**II. INSPECTION REPORT**

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided.**
- B. **Unless specifically stated, the report WILL NOT INCLUDE and should not be read to indicate OPINIONS AS TO:**
1. the presence, absence, or risk of environmental conditions such as asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, poison, presence of toxic or hazardous waste or substances;
  2. presence or absence of pests, termites, or other wood-destroying insects or organisms;
  3. **COMPLIANCE WITH compliance with any ordinances, statutes or restrictions, CODE, listing, testing or protocol authority, utility sources, property association guidelines or requirements, manufacturer or regulatory requirements;**
  4. insurability, efficiency warrantability, suitability, adequacy, compatibility, capacity, durability, quality reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, age, energy efficiency; or
  5. anticipate future life or future events or changes in performance of any item inspected.
- C. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully investigated for any material facts that may influence or effect the desirability and/or market value of the Property.
- D. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report. Any such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods.

**This confidential report is prepared exclusively for Kathy Hill on 04/11/2019.**



### III. DISCLAIMER OF WARRANTIES

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

### IV. LIMITATION OF LIABILITY

**BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT. \$642.00**

1994

### V. DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow reinspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

### VI. ATTORNEY'S FEES

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

### VII. EXCLUSIVITY

The Inspection Report is to be prepared exclusively for the Client and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the buyers Real Estate Agent.

**BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THAT THE INSPECTOR DID NOT COERCE, PRESSURE OR RUSH ME TO EXECUTE THIS CONTRACT WITHOUT OPPORTUNITY TO FULLY REVIEW THE CONTRACT AND IF NECESSARY HAVE THE CONTRACT REVIEWED BY AN ATTORNEY; THAT INSPECTOR AGREED TO RESCHEDULE THE INSPECTION IN THE EVENT I REQUIRED ADDITIONAL TIME TO REVIEW THE CONTRACT; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.**

Client Signature: \_\_\_\_\_

Date: 04/11/2019

**This confidential report is prepared exclusively for Kathy Hill on 04/11/2019.**



Inspector: **David Schmeck**

Property was Vacant

Client Present during Inspection: Yes

Termite Report is Paid in Full
Termite Warranty Offered: No

(1A.) Name of Inspection Company: Sharpeye Pest Control (1C.) 1305 Edwinstowe Ln Houston Texas 77043
713-730-3151 (1B.) SPCS Business License Number#0773025

4A. Kathy Hill Seller Agent Buyer Management Co. Other
Name of Person Purchasing Inspection
4810 Wedgewood Dr. Bellaire, TX 77401
Inspected Address Telephone No.

1D. David Schmeck #0780247 1E. Certified Applicator Technician
Name of Inspector (Please Print) (check one)

2. Unknown 3. Thursday, April 11, 2019
Case Number (VA/FHA/Other) Inspection Date

4B. Not Determined
Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee Purchaser of Service Seller Agent Buyer
(Under the Structural Pest Control Service of the Texas Department of Agriculture regulations only the purchaser of the service is required to receive a copy)

SCOPE OF INSPECTION / AGREEMENT

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.
C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.
D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
F. THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.
G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

Sharpeye Pest Control Additional Statements Included in the Scope of Inspection / Agreement that are not Promulgated by the Structural Pest Control Service

- A. This inspection is only good for the date and time of the inspection. Sharpeye Pest Control, its Inspectors, employees and agents will not guarantee or warrant the absence of any wood destroying insect. Due to the characteristics and behavior of various wood destroying insects, the insects may not be visible or detectable on the date and time of the inspection. Even with the best inspection, termites can remain hidden and unnoticed for a long period of time. Swarming of wood destroying insects can occur in a short amount of time and may by the first signs of the presence of wood destroying insects that were not detectable at the time of the original inspection. If swarming occurs after the date and time of the original inspection and active wood destroying insects were not detectable at the time of the original inspection. Sharpeye Pest Control, its Inspectors, employees and agents cannot be liable for the non-detectable infestation and will not assume any liability for corrective actions needed and will not assume liability for non-detectable wood damage.
B. Sharpeye Pest Control Standard Operational Inspection Procedures: The Inspector will perform a visual inspection of the visible and accessible foundation perimeter beam (slab-on-grade foundation), visual inspection of the visible and accessible exterior perimeter beam and accessible interior perimeter beam and piers (pier-&-beam foundation), probe visible and accessible exterior wood for active or signs of previous activity of a wood destroying insects, visual inspection of the structures accessible interior walls, ceiling, baseboards and cabinetry and visual inspection of the accessible areas of the attic. The inspector will not deface the structure, cut holes, remove panels, pull back carpet, lift floor treatments, cut holes in the floors, wall or ceilings, move boxes, furniture, personal items or effects. The inspector will then complete this WDIR using the SPCS required standards for completing this form. These standards can be provided to you upon request.
C. Additional Information from Sharpeye Pest Control. AREAS OF POTENTIAL NON-VISIBLE WOOD DESTROYING INSECT ACTIVITY AREAS ARE LISTED BUT NOT LIMITED TO THE FOLLOWING: In the wall voids at the bathroom bathtubs and shower stalls/enclosures, plumbing penetrations within the construction wall voids, below high soil lines, behind heavy foliage, non-visible slab joints, non-visible slab cracks, under and/or behind decks and/or raised patios, behind cosmetic repairs of the foundation beam, within sill plates and between sub-floors and any other area that the Inspector marks as inaccessible in section 6B of this report. Sharpeye Pest Control and its Inspectors, employees and agents will not assume any liability for active infestation of a wood destroying insect that is not visible and/or accessible to the Inspector at the time of the original inspection.
D. The Inspector will do his/her best to access and to inspect all accessible and visible areas and/or components of the structure. This inspection is only good for the date and time of this inspection and Sharpeye Pest Control, its Inspectors, employees and agents will not assume any liability for non-accessible areas and non-visible wood destroying insects. If for any reason you are unhappy with the performance of the Inspector, his/her findings or unwilling to accept the scope of this inspection. Sharpeye Pest Control will be more than happy to refund to you the cost of this inspection within ten business day's from the date of the original inspection. The refund is contingent on you surrendering all copies of this inspection report back to Sharpeye Pest Control and you releasing Sharpeye Pest Control, its employee and its agents from all future liabilities to the inspected property. This refund cannot be made if the report has already been used to close on a real estate transaction.

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection):

- [X] Main House (Excluding all Detached Structures, Sheds, Shrubs, Trees, Barns, Fences and Decks)
[ ] Main House & Detached Garage (Excluding all other Detached Structures, Sheds, Shrubs, Trees Barns, Fences and Decks)
[ ] Other Inspected Structures:

6A. Were any areas of the property obstructed or inaccessible? Yes [X] No [ ]
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

6B. The obstructed or inaccessible areas include but are not limited to the following:

- Attic [ ] Plumbing Areas [X] Planter box abutting structure [ ] Slab Joints [X]
Attic Partially Accessible [X] Bath-trap(s) [X] Below or Behind High Soil Grade [ ] Cracks in Slab [X]
Insulated areas of attic [X] Construction Voids [X] Wood Pile in Contact with Structure [ ] Crawl Space [ ]
Inside Eaves [X] Recent Renovation(s) [ ] Behind Personal Effects / Furniture [X] Sub Floors [ ]
Deck [ ] Blocked/Stored Areas [X] Debris Piled Next to Structure [ ] Weepholes [ ]
Behind Storage in Garage [ ] Under Floor Covering [X] Crawl Space Partially Accessible [ ] Heavy Foilage [ ]
Raised Concrete, Brick and/or Stone at Patio/Porch(s) [ ] Behind Foundation Beam Cosmetic Repair [X]
Foundation Corner Pops [X] Foundation Plumbing Penetrations [X]

Other [ ] Specify: \_\_\_\_\_

7A. Conditions conducive to wood destroying insect infestation? Yes  No

7B. Conducive Conditions include but are not limited to:

- Wood to Ground Contact (G)  Standing Water in Crawl Space (SW)  Wood Pile in Contact with Structure or within Dripline (Q) 
Formboards left in place (I)  Planter box abutting structure (O)  Wooden Fence in Contact with the Structure (R) 
Excessive Moisture (J)  Debris under or around structure (K)  Footing soil line too high (L) 
Footing soil line too low (L)  Insufficient ventilation (T)  Tree Branches in Contact with Roof Structure (TB) 
Heavy Foliage (N)  Wood Rot (M)  Flowerbed Wood Formers within Dripline (F) 
Other (C)  Specify Other: \_\_\_\_\_

- Other: Wood Fence within Drip Line (Conducive by Design) (WF) 
Other: Wood Deck in Contact with Structure (Conducive by Design) (WD) 
Other: Planter Box abutting Structure (Conducive by Design) (OD) 
Other: Wood in concrete expansion joints. (Conducive by Design) 
Other: Plumbing penetrations (Conducive by Design)

8. Inspection Reveals Visible Evidence in or on the structure: Active Infestation Previous Infestation Previous Treatment
8A. Subterranean Termites Yes  No  Yes  No  Yes  No 
8B. Drywood Termites Yes  No  Yes  No  Yes  No 
8C. Formosan Termites Yes  No  Yes  No  Yes  No 
8D. Carpenter Ants Yes  No  Yes  No  Yes  No 
8E. Other Wood Destroying Insects Yes  No  Yes  No  Yes  No

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: Treatment Documents

8G. Visible evidence of: Previous Sub-Termite Infestation has been observed in the following areas:
If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank.

9. Will be or has been mechanically corrected by inspecting company: Yes  No

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H and I, Scope of Inspection) Yes  No 
9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes  No

Specify reason: The tree and/or shrub branches in contact with the roof structure need to be trimmed back. , The area with elevated / excessive moisture needs to be corrected. The cause of the moisture needs to be further evaluated and corrected / repaired. If active wood destroying insects are discovered during the correction process, treatment will be required., All wood rot and/or deterioration should be repaired. If active wood destroying insects are discovered during the correction process, treatment will be required.

10A. This company has treated or is treating the structure for the following wood destroying insects: No Treatment Performed at this time.

If treating for subterranean termites, the treatment was: Partial  Spot  Bait  Other

If treating for drywood termites or related insets, the treatment was: Full  Limited

10B. N/A N/A N/A

Date of Treatment by Inspecting Company Common Name of Insect Name of Pesticide, Bait or Other Method
This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes  No  List Insects: Sharpeye Pest Control carriers No Warranty on this property expressed or implied.

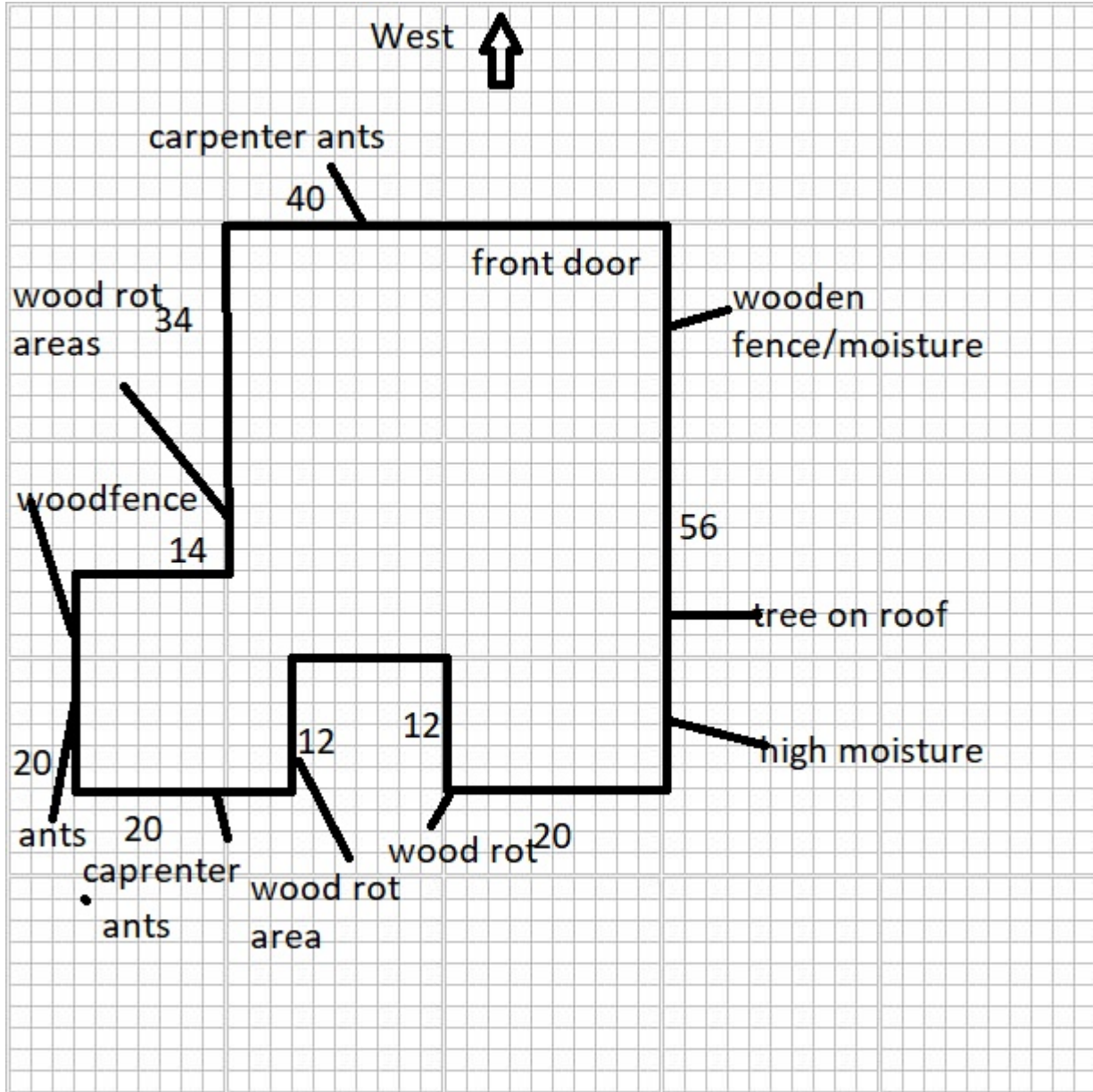
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

**Diagram of Structure(s) Inspected**

Foundation Type: **Slab on Ground**

Primary Use: **Residential**

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes:  
 (E)=Evidence of infestation; (A)=Active; (P)=Previous; (D)=Drywood Termites; (S)=Subterranean Termites;  
 (F)=Formosan Termites; (C)=Conducive Conditions; (B)=Wood Boring Beetles; (H)=Carpenter Ants;  
 (X)=Drill Holes; (BS)=Bait Stations; Other(s) - Specify \_



Additional Comments An ACTIVE Infestation of carpenter ants was discovered at the time of this inspection. See diagram for location(s). Treatment Recommended.

**Notice to Client:** There is always a possibility of the presence of undetectable activity of wood destroying insects. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.** If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present, whether visible or non-visible.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company which I am acting is associated in any way with any party to the transaction.

Signatures:

11A. David Schmeck #0780247  
Inspector

Notice of Inspection Was Posted At or Near

- 12A. Electric Breaker Box
- Water Heater Closet
- Bath Trap Access
- Beneath the Kitchen Sink

Approved:  
11B. Chris Murphy #757185 / Thursday, April 11, 2019  
Certified Applicator and Certified Applicator License Number

12B. Date Posted 04/11/2019  
Date

**Statement of Purchaser**

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

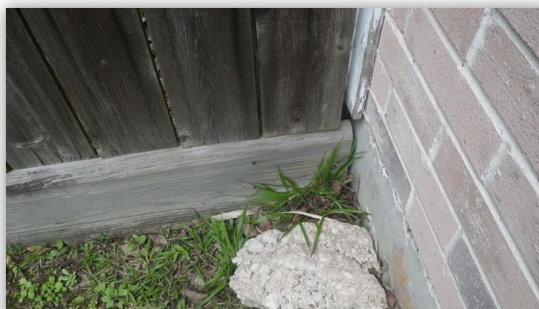
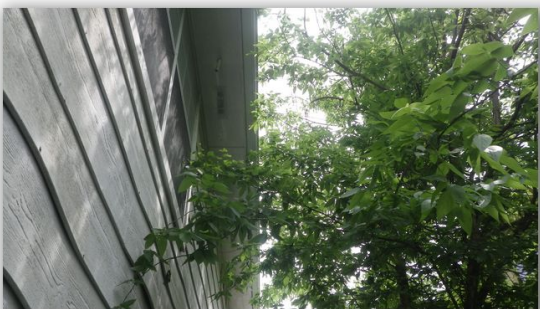
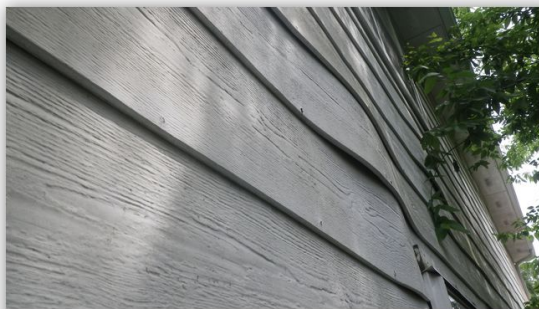
If additional information is attached, list number of pages: Texas Real Estate Inspection Report

Signature of Purchaser of Property or their Designee  
  
\_\_\_\_\_  
  
\_\_\_\_\_

Date  
  
\_\_\_\_\_  
  
\_\_\_\_\_

The digital pictures within this report are a representative sample of active/previous wood destroying insects, locations of active/previous infestations, inaccessible areas, conducive conditions, deficiencies or damages in place and should not be considered to show all. There will be active/previous wood destroying insects, locations of active/previous infestations, inaccessible areas, conducive conditions, deficiencies or damages not represented with digital imaging.

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A A-Action Home Inspection Group  
(713) 730-3151 www.a-actionhouston.com

W.D.I.R. Provided By: Sharpeye Pest Control Lic.#0773025

Inspection Date: 4/11/19

Technician: David Schmeck - 0780247

Active Infestation: ( ) No (X) Yes Type: CARP ANTS

Corrective Actions: ( ) No (X) Yes Type: tree, rot, moisture

No Treatment Performed at the Time of This Inspection  
Do Not Remove Structural Pest Control Board Regulation Sec. 592

DO NOT REMOVE THIS TAG

HOUSTON PEST MANAGEMENT  
12115 HEATHERWICK  
CYPRESS, TEXAS 77429 (281-859-6909)

TARGET PEST SUB-Termite

PESTICIDE USED GT First line

DATE 2/20/07 Termidor SC

APPLICATOR A. LOPEZ with