



PROPERTY INSPECTION REPORT

Prepared For: Genevieve Graham
(Name of Client)

Concerning: 13208 Sage Meadow Ln, Pearland, TX 77584
(Address or Other Identification of Inspected Property)

By: Terrence Foster : trec #5182 10/24/2017
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer’s installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller’s disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector’s responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client’s responsibility to obtain further evaluations and/or cost estimates from qualified service

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professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke and carbon monoxide alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- 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 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

Weather Conditions: Clear / 73 degrees
House Faces: EAST

Visual Property Inspection

13208 Sage Meadow Ln
Pearland, TX 77584

Prepared for :

Genevieve Graham



Inspected by :

Terrence Foster
31911 Steven Springs Dr
Hockley, Texas 77447

Phone: (713) 725-6342 Fax: (281) 304-8854 Email: terry.foster@pillartopost.com

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete

Comments:

Foundation appears to be slab on grade type foundation. In the opinion of this home inspector, the foundation appears to be performing its intended function at this time. The greater Houston area has expansive type soil conditions, dry and sometimes wet weather conditions. These conditions will cause movement of the foundation which will cause cracks in the walls, ceilings, floors and brick exterior walls. Cracks will occur in these areas of the house sometime during the life of the house because of soil and weather conditions. Cracks that appear will need to be filled in and monitored and foundation evaluation may be required. Slab-on-grade foundations are the most common type of foundations in the Greater Houston Area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-grade foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement. Foundation area and yard must be consistently watered around the perimeter as needed in order to reduce foundation issues.

B. Grading and Drainage

Comments:

Drainage appears to be away from the slab in all areas.

C. Roof Covering Materials

Types of Roof Covering: Asphalt

Viewed From: Roof Top

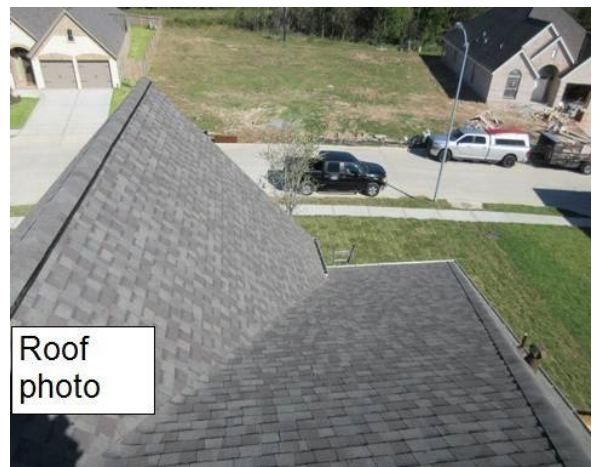
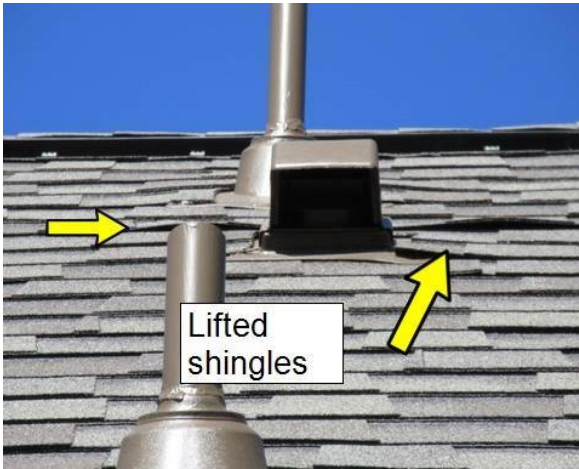
Comments:

A couple of lifted shingles on the south side of the house near a boot jack, need to be properly secured down. Loose nails were found laying on the shingle surface in several areas, need to be removed. The rain collar for the furnace appears to be too high from the boot jack, this could possibly leak in the future. Need to install splash blocks at the ends of the gutters to reduce potential erosion issues. Exposed nail heads on the roof boot jacks on the west and southeast sides need to be properly sealed over with roof cement to reduce chance of roof leak issues. The roof flashing where the roof shingles meet the vertical wall has "J" type flashing, per current standards, it should be step flashing, this is a common practice for most builders to us "J" flashing instead of step flashing, recommend further evaluation by a qualified contractor, this type of construction is allowed in some jurisdictions. Gutter on the east side of the house does not have a proper slope to drain, has standing water in it, needs repair.

Composition asphalt roof shingles, appears to be in good condition, appears to be performing its intended function at this time.

I NI NP D

I. STRUCTURAL SYSTEMS



I. STRUCTURAL SYSTEMS



D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 10-12 in.

Comments:

There are no soffit vents along the north and south sides of the house, this is a common practice of Perry Homes to not install them on the sides of the house, recommend further evaluation to see if there is enough soffit venting for proper attic venting. Missing enough insulation in part of the south side of the attic, had only about 6 inches, needs repair.

Attic ventilation is soffit vents and ridge vents. Insulation prevents visual inspection of pipes, wires, fixtures and structural components underneath. The radiant barrier type foil material installed on the underside of the roof decking prevents visual inspection of the roof decking for possible water leak issues.

I NI NP D

I. STRUCTURAL SYSTEMS



E. Walls (Interior and Exterior)

Comments:

There are some areas around the eaves, soffits, overhangs on the exterior of the house that do not appear to be completely sealed up and can allow animals and such and get into the house, attic, these areas should be evaluated for being properly screened or covered to reduce this potential issue. The vertical inside corners on the exterior brick walls are not sealed, should be sealed to reduce chance of water penetration. it is part of their normal building standards for Perry Homes to not seal these corners.

Exterior walls are brick, concrete composite type siding and wood type siding. Homes can sometimes have moisture issues or insect damage issues in the interior walls which cannot be detected or visibly seen, the ability to detect the presence of mold issues is beyond the scope of this inspection. If you have concerns about the possibility of mold in the house, you may want to consult a qualified mold inspector before close of escrow. This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

I. STRUCTURAL SYSTEMS



F. Ceilings and Floors

Comments:

Ceilings are sheet rock. Floors are carpet and tile.

G. Doors (Interior and Exterior)

Comments:

The front door weather seal has not been installed yet.

Open/close/latched doors. Tested locks.

H. Windows

Comments:

Window screens have not been installed.

Open/close/locked all accessible windows.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Tested starter, is gas only, turns on with a remote control, appears to be performing its intended function at this time.

K. Porches, Balconies, Decks, and Carports

Comments:

Appears to be performing its intended function at this time.

I NI NP D

I. STRUCTURAL SYSTEMS

L. Other

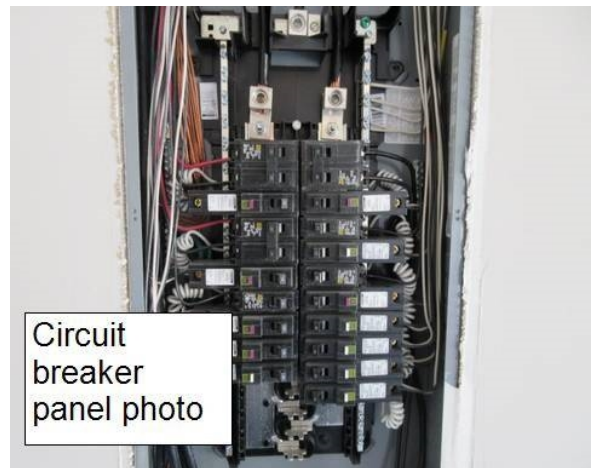
Comments:

II. ELECTRICAL SYSTEM

A. Service Entrance and Panels

Comments:

Main service wire is copper. Main breaker is 200 amps, main panel rating is 225 amps. Panel is located on the exterior north side of the house, the circuit breaker panel is in the garage and is rated to 225 amps.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

There should be a ground/bond connection at the hot water tank, did not appear to have one, this is a current requirement, should be evaluated and repaired as needed by a qualified contractor. The maximum rated breaker size for the A/C system is 35 amps, the actual breaker in the main panel is 40 amps, breaker appears to be oversized, needs further evaluation by a qualified contractor.

Branch circuits are copper. Tested for GFCI in required areas, outside, garage, kitchen and bathrooms. 5 smoke alarms. Smoke alarms need to be tested at least once a year and batteries changed.

II. ELECTRICAL SYSTEM



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Natural Gas

Comments:

Supply was 124 degrees. Return was 83 degrees. (Differential was 41 degrees). Normal differential is 35-55 degrees. Heating system appears to be performing its intended function at this time. No carbon monoxide was detected at this time. Unit should be cleaned and serviced on a yearly basis.

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B. Cooling Equipment

Type of Systems: Forced Air

Comments:

Supply was 55 degrees. Return was 72 degrees. (Differential was 17 degrees). Normal differential is 15-20 degrees. Unit should be evaluated on a yearly basis by a qualified HVAC contractor. The drain pipe for the secondary drip pan under the attic unit and primary drain line from the attic unit were not tested for flow or leaks, this is beyond scope of inspection. System was not tested for refrigerant leaks or refrigerant pressure issues, this is beyond scope of this inspection. If you have concerns about issues with refrigerant leak or pressure issues, you may want to have further evaluation by a qualified HVAC contractor.

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C. Duct Systems, Chases, and Vents

Comments:

No loose or damaged ducts observed. Ducts appear to be performing their intended function at this time.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: East yard
Location of main water supply valve: South exterior
Static water pressure reading: 55 psi
Comments:

The hall bathtub and master bath shower heads are missing. The master bath shower glass and shower door have not been installed, not able to test the shower. Hot water pressure on the master bathtub is somewhat low, needs evaluation. Missing the hall bathtub stopper.

Main supply pipes appear to be flexible poly/plastic. It has been reported that some fittings on this type of system have been prone to fail and cause water leak issues. There were no visible signs of leak issues on the fittings visible at this time. If you have concerns about this issue, you may want to consult a qualified plumbing company to evaluate the fittings to see if they are the type that issues have been reported with.



B. Drains, Wastes, and Vents

Comments:

Slow drain on the master bathtub, needs evaluation and repair as needed.

Drain pipes are PVC where visible. Some drain issues may not be evident during the inspection of vacant homes. There are no bath traps in the house to view the drain pipes under the bathtubs, recommend to install.

C. Water Heating Equipment

Energy Sources: Natural Gas
Capacity: 50 gallon
Comments:

Tank appears to be performing its intended function at this time. The temperature and relief drain valve should be tested at least several times a year and sometimes need to be

I NI NP D

IV. PLUMBING SYSTEM

replaced after several years. The drain pipe for the hot water tank was not tested for potential leak issues with the connection or leaks from the drain pipe.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

Gas leak at the gas shut off valve area at the water heater, needs immediate repair.
 Gas lines are black steel with flex lines. This property was inspected for CSST (corrugate stainless steel tubing) gas line piping, which is a known safety hazard without proper bonding. Some recent studies have shown CSST piping to be a safety hazard even when properly bonded. All gas lines were not visible for inspection to verify if there is CSST piping in the house and all possible or required locations were not accessible for inspection. You should have further evaluation by a qualified contractor to determine the full condition and proper bonding of the CSST piping where it may exist in the house.



V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

Waste disposer appears to perform its intended function at this time.

C. Range Hood and Exhaust Systems

Comments:

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V. APPLIANCES

- D. Ranges, Cooktops, and Ovens
Comments:
- E. Microwave Ovens
Comments:
- F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:
 Turned on exhaust fans, appear to perform their intended function at this time.
- G. Garage Door Operators
Comments:
- H. Dryer Exhaust Systems
Comments:
 Was not tested, appears to have been installed properly.
- I. Other
Comments:

VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems
Comments:
- B. Swimming Pools, Spas, Hot Tubs, and Equipment
Type of Construction:
Comments:
- C. Outbuildings
Comments:
- D. Private Water Wells (A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:



Report Identification: 13208 Sage Meadow Ln, Pearland, TX 77584

Date: 24-Oct-2017

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
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VI. OPTIONAL SYSTEMS

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

F. Other

Comments:

General Comments about this
Inspection

General Comments

Limitations

Circuit Sizing - The Inspector is required to address the compatibility of conductors and overcurrent devices. In some instances, general trade procedures include over-sizing overcurrent devices to guard against nuisance (e.g. air conditioning units, dryers). The Inspector is not required to evaluate such general trade procedures, but to inform you of incompatibility.

Standard and Mid - Efficiency Furnace - Only a limited section of the heat exchanger could be viewed with a light and mirror. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnace prior to the start of the heating season.

Chimney - The interior of chimneys and their flue liners are not visible on our visual inspection. You are advised to obtain the services of a qualified chimneysweeper or other qualified personnel to perform a complete inspection and tune up of your fireplace/stove prior to using the appliance.

Supplementary Comments



Report Summary

Date: 24-Oct-2017

13208 Sage Meadow Ln, Pearland, TX 77584

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 I. STRUCTURAL SYSTEMS

C. Roof Covering Materials

A couple of lifted shingles on the south side of the house near a boot jack, need to be properly secured down. Loose nails were found laying on the shingle surface in several areas, need to be removed. The rain collar for the furnace appears to be too high from the boot jack, this could possibly leak in the future. Need to install splash blocks at the ends of the gutters to reduce potential erosion issues. Exposed nail heads on the roof boot jacks on the west and southeast sides need to be properly sealed over with roof cement to reduce chance of roof leak issues. The roof flashing where the roof shingles meet the vertical wall has "J" type flashing, per current standards, it should be step flashing, this is a common practice for most builders to us "J" flashing instead of step flashing, recommend further evaluation by a qualified contractor, this type of construction is allowed in some jurisdictions. Gutter on the east side of the house does not have a proper slope to drain, has standing water in it, needs repair.

D. Roof Structures and Attics

There are no soffit vents along the north and south sides of the house, this is a common practice of Perry Homes to not install them on the sides of the house, recommend further evaluation to see if there is enough soffit venting for proper attic venting. Missing enough insulation in part of the south side of the attic, had only about 6 inches, needs repair.

E. Walls (Interior and Exterior)

There are some areas around the eaves, soffits, overhangs on the exterior of the house that do not appear to be completely sealed up and can allow animals and such and get into the house, attic, these areas should be evaluated for being properly screened or covered to reduce this potential issue. The vertical inside corners on the exterior brick walls are not sealed, should be sealed to reduce chance of water penetration. it is part of their normal building standards for Perry Homes to not seal these corners.

G. Doors (Interior and Exterior)

The front door weather seal has not been installed yet.

H. Windows

Window screens have not been installed.

2.0 II. ELECTRICAL SYSTEM

B. Branch Circuits, Connected Devices, and Fixtures

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3.0 IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

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B. Drains, Wastes, and Vents

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E. Other

Gas leak at the gas shut off valve area at the water heater, needs immediate repair.