

Real Estate Inspection Report

Prepared for:

**Henry Cao
979-824-6503**

Property Location:

**21606 Park Wick Lane
Katy, Texas 77450**

Date: 12-13-2017

Inspected by:

**Richard Liu
Master Degree in Civil Engineering**

**Texas Professional Building Inspector # 6298
Texas Termite Inspection/Treatment & Pest Control TPCL # 12608**

**EXPERT INSPECTION
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PROPERTY INSPECTION REPORT

Prepared For: Henry Cao
(Name of Client)

Concerning: 21123 Park Wick Lane, Katy, TX 77450
(Address or Other Identification of Inspected Property)

By: Richard Liu, Lic #6298 12/13/2017
(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

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

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;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

The inspection which occurred on 12/13/2017 was limited to the items visible and reasonably accessible at time of the inspection.

The opinions expressed in this report are limited to matters so stated herein and no opinions are implied beyond matters so stated.

The property is considered a single family, with a two-car detached garage.

It was reportedly built in 1977 and has approximately 1795 square feet of living space.

Its substructure is slab on grade concrete foundation.

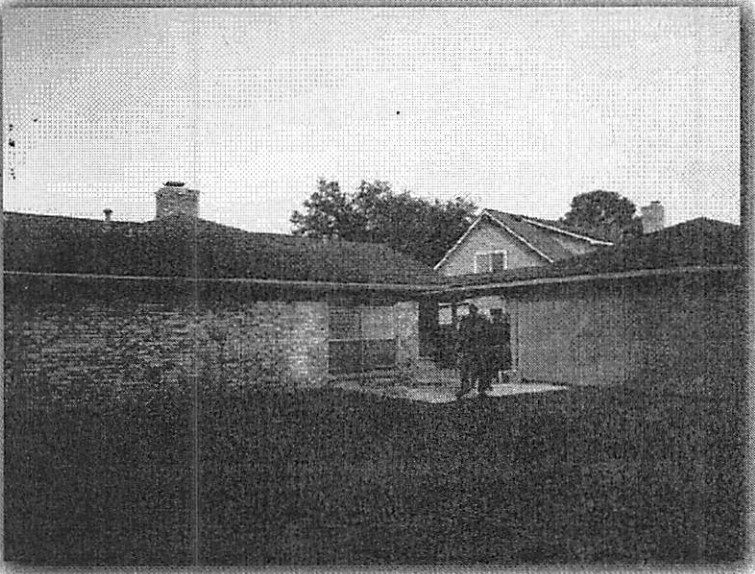
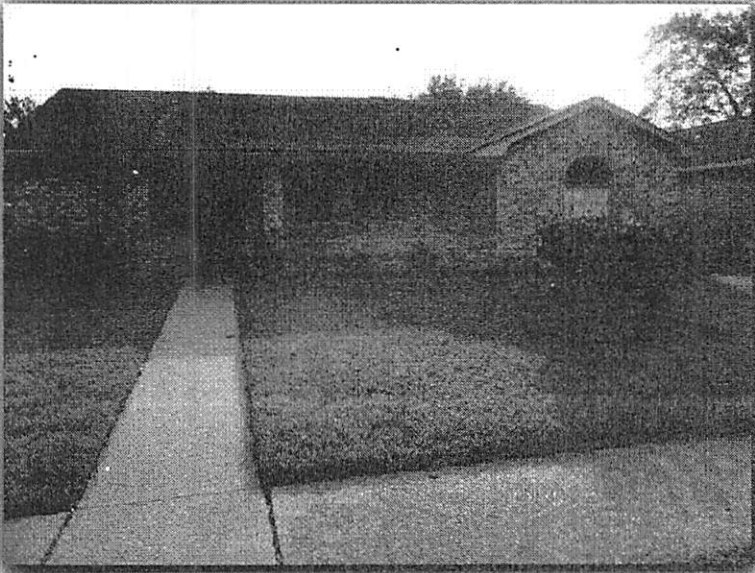
It is considered a traditional-type, wood frame, one-story house, clad with brick-veneer/wood sidings.

The house was vacant at the time of the inspection.

Water and sewer are considered to be public system.

It was sunny and the temperature was around lower 40 degrees.

The items in this report are written considering the house was facing west. Left and right refer to the direction when facing from outside, toward the property. These and other items will be discussed in the body of this report.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

The house was supported by a post-tension, steel reinforcement, monolithic slab on grade concrete foundation.

Based on the observations at the time of inspection, the foundation appeared to be performing as required.

However, there were signs that the foundation of the house has settled. The signs were in the form of several brick veneer cracks in the exterior wall.

The defects (such as brick veneer cracks in the exterior wall) are mainly considered attributable to original workmanship and slight thermal movement.

The sizes of the cracks are considered within tolerances.

The house including its foundation, has not experienced excessive deflection. No noticeable significant movement had been created at floors, walls or ceilings in the form cracks in the sheet rock. The roof rafters were relatively straight with no sagging or deflection observed.

The foundation at this stage, in our opinion, is not required to correct it by re-leveling the foundation. The adjustment to the foundation may crack the interior and exterior walls more.

Typically, foundation movement is sometimes caused by a variety of circumstances including soil movement and the possible weakness of the original design which could result in brick veneer cracks, beam cracks, minor dysfunctional doors and sheet rock cracks on the interior.

The underlying soils, will likely, due to their engineering characteristics, expand or contract due to the presence of moisture.

It can not be determined if the foundation settling has been completed or if more settling will occur. Further performance of the foundation is largely dependent upon careful maintenance.

The following items are brought to your attention:

- Concrete hairline cracks noted in the garage floor; this does not appear to be a structural defect.

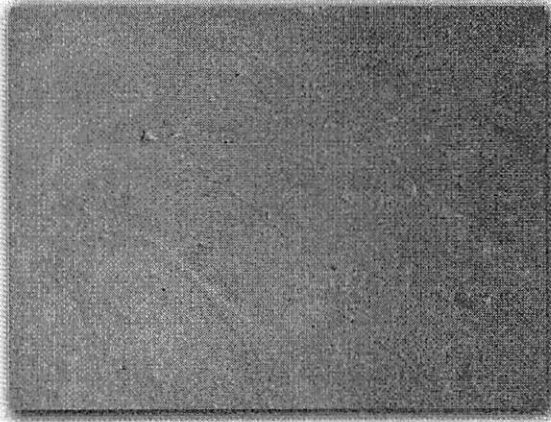
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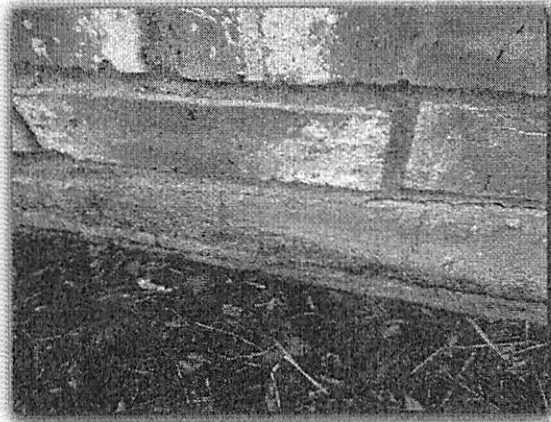
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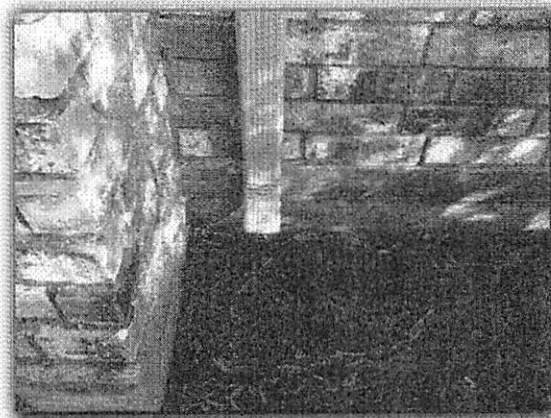
- Concrete slab was chipped in the foundation, this does not appear to be a structural defect. (grout over as necessary)



B. Grading and Drainage

Comments:

- The drainage and grading were inadequate in the yard. Yard grading should be sloped away from the foundation by 2 inches over 10 feet.



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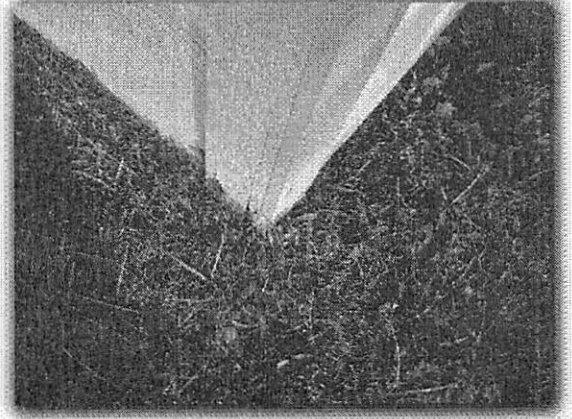
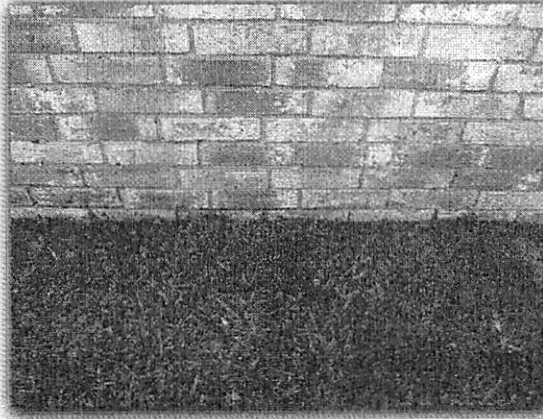
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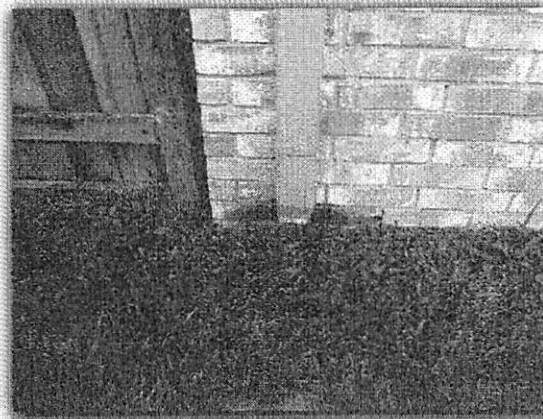
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I NI NP D

- The slab exposure was inadequate at rear side of the house and around the garage. Soil should be a minimum of 4 inches below the brick line.



- Inadequate termination of the gutter downspout (too close to the foundation).



- Hairline cracks noted in concrete driveway, sidewalk and in rear patio.



- The gap (expansion joint) between rear patio concrete floor and slab did not

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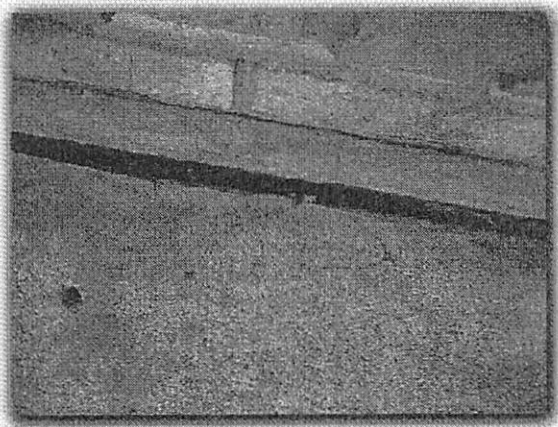
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seal properly.



C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Roof Level

Comments:

The roof was inspected from roof level and in the attics. The composition roof shingles appeared to be reflective of its normal usage.

No evidence of water seepage under the shingles was observed at the time of the inspection.

D. Roof Structures and Attics

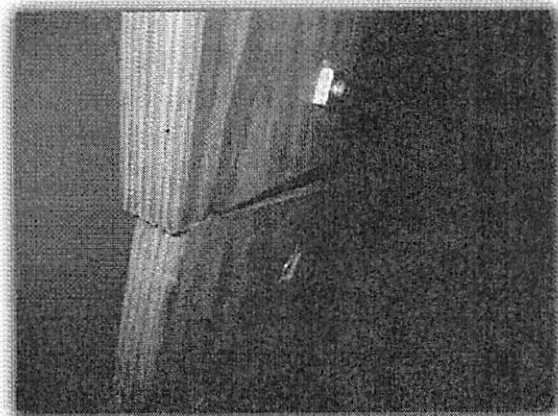
Viewed From: in attic

Approximate Average Depth of Insulation: 6 inches

Comments:

The attic insulation was about 6 inches in depth.

- The attic pull-down stair did not secure properly. (stringer was not straight when deployed)



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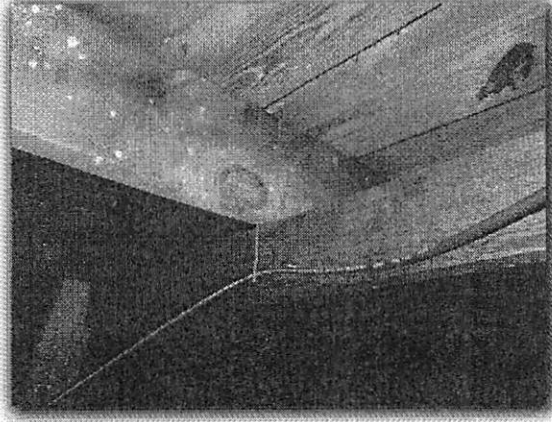
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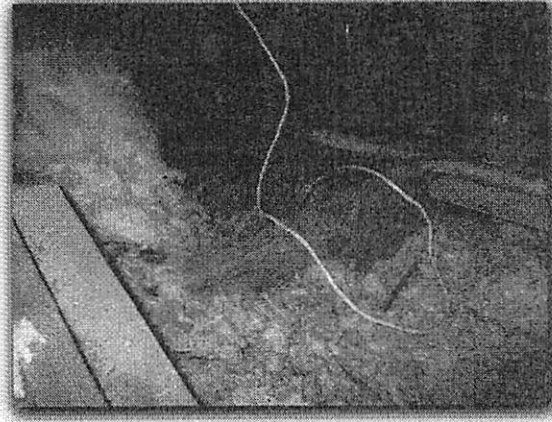
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- The size of purlin (2 inches x 4 inches) needs to be the same size (or larger) as roof rafter (2"x 6") by modern standard.



- Missing attic floor insulations near attic access door.



E. Walls (Interior and Exterior)

Comments:

Exterior:

- Small brick veneer cracks/loose mortars observed in all side of the exterior walls.

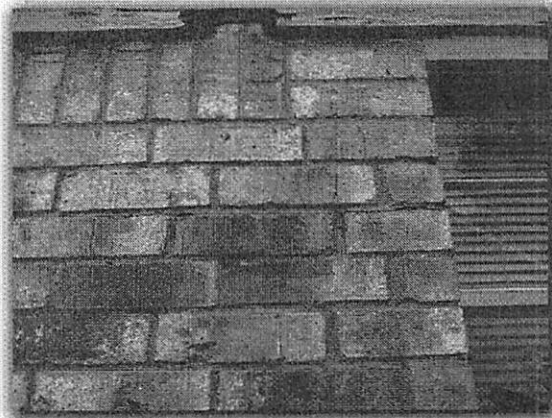
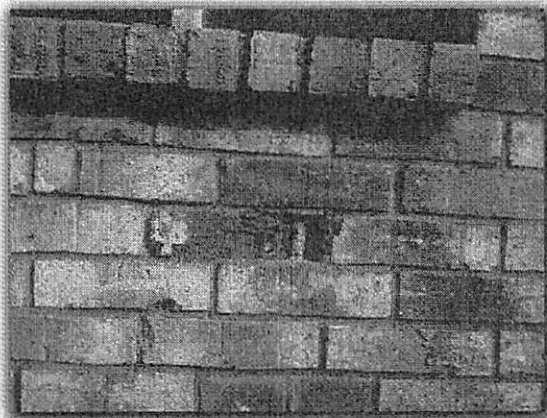
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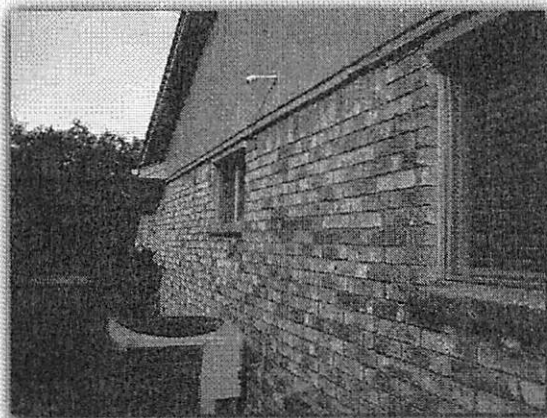
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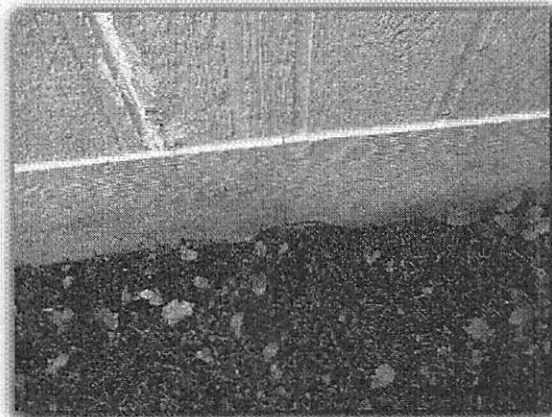
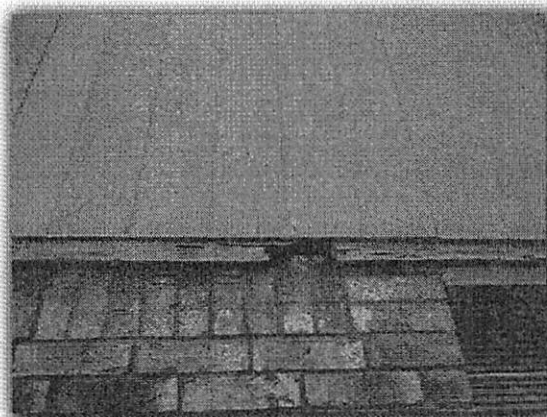
I NI NP D



- The right side of the brick veneer wall was discolored (rusty color), cause by A/C condensate drips from roof eave.



- Decay/damaged wood sidings observed around the house and garage; the bottom skirt board (cement boards) noted around the garage, the condition behind the skirt is unknown.



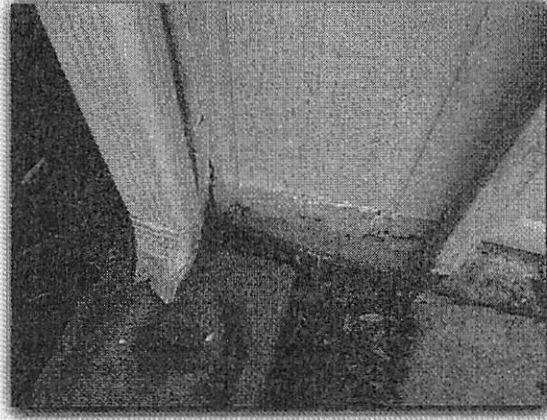
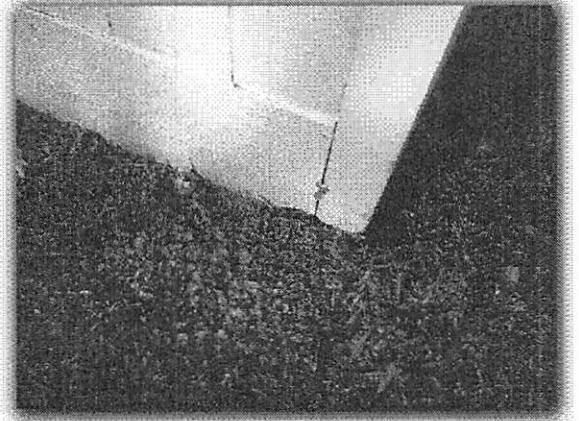
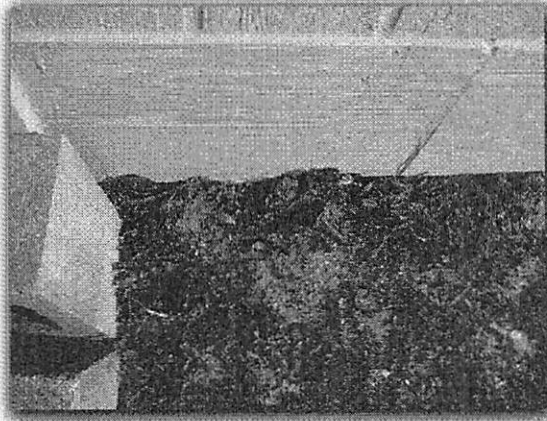
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Interior:

The interior walls were reflective of recent paint and repair.

F. Ceilings and Floors
Comments: Comments

The ceilings were reflective of recent paint and repair.

- Uneven floor tiles noted in the house (poor workmanship).

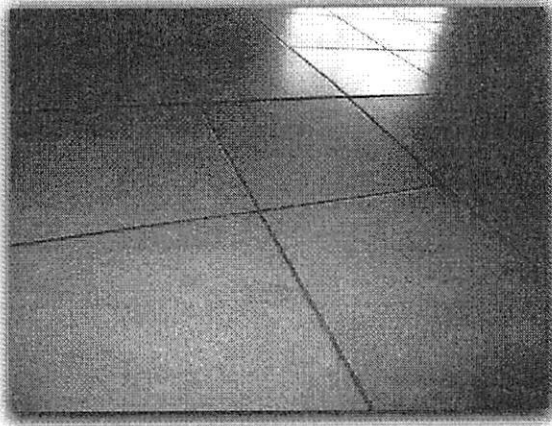
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G. Doors (Interior and Exterior)

Comments:

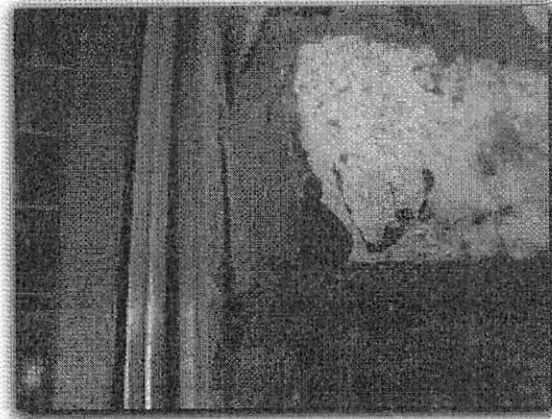
- Egress doors had double-deadbolt locks, current building standard requires keyless operation from the interior.

H. Windows

Comments:

Single-pane window glasses and storm windows have been installed in the house.

- Deteriorated exterior window caulking noted.



- Missing/broken (or not properly sized) 4 window screens, sticky window operations, damaged springs in window tracks noted in the house.

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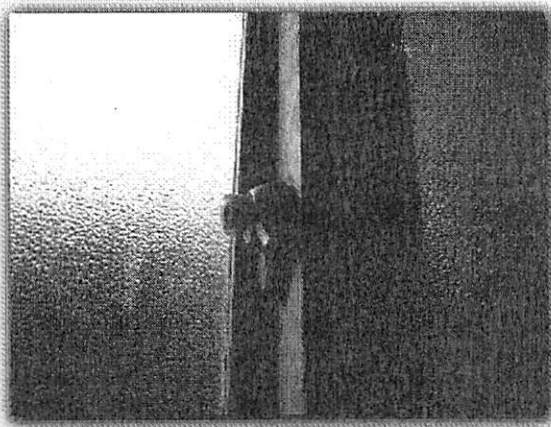
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- Hallway bathroom window latch was loose.



I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

- Wood burning with gas starter fireplace: missing screen/glass door at fireplace opening; soot build up at top of the firebox and in the chimney flue.

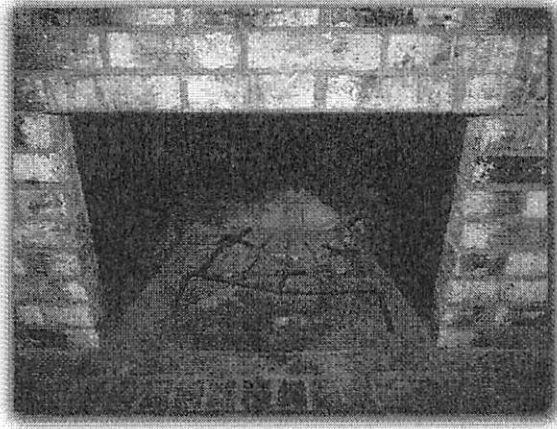
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- **Fireplace wood mantel did not securely mount at wall.**
- **Fireplace damper lock required by the manufacturer of the gas log set was not installed correctly. Modern standard requirement is for the lock to be installed in such a way that the damper remains open at all time.**

K. Porches, Balconies, Decks, and Carports

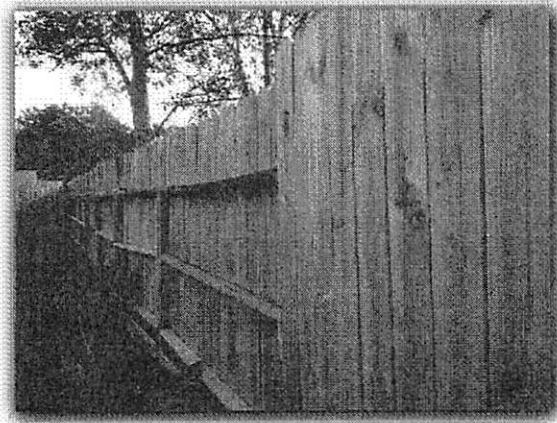
Comments:

L. Other

Comments:

NO ACTIVE TERMITE observed in the house at the time of the inspection.

- **Leaning/damaged yard fences noted.**



II. ELECTRICAL SYSTEMS

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I	NI	NP	D
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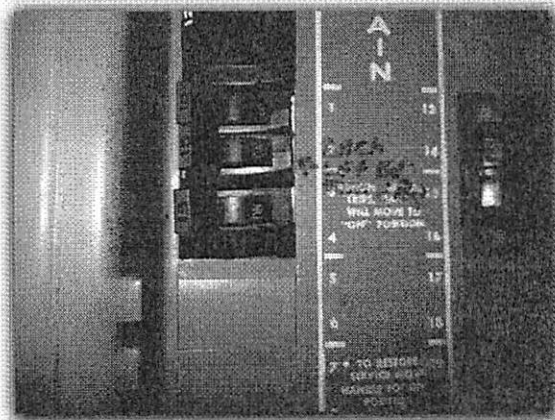
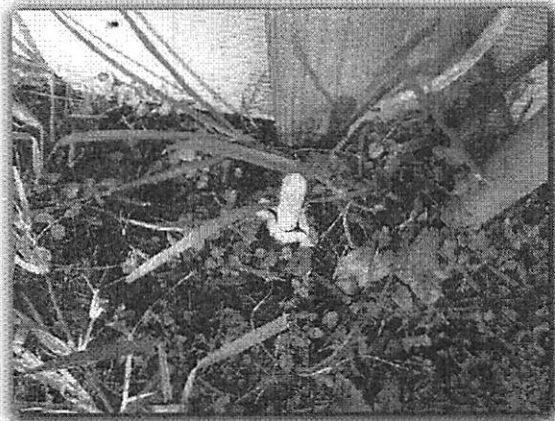
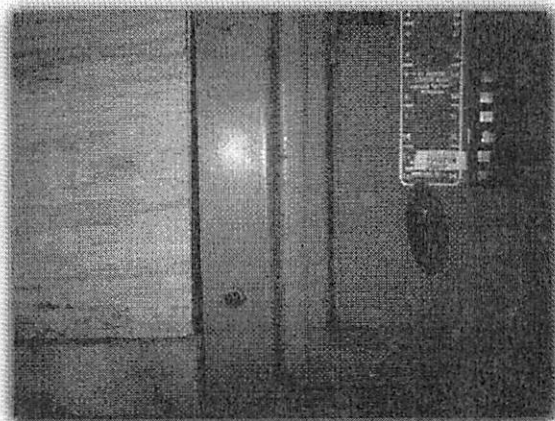
A. Service Entrance and Panels

Comments:

The electrical service was at a point of attachment at rear side of the garage.

The service circuit breaker panelboard (FEDERAL PACIFIC) was rated at 125 amperes and located in the garage opposite the outside meter.

- Current electric standard (2008) requires arc fault protections in all of the living area outlets. (bedroom, living room, family room, dining room, den, study room, media room, closets, hallway ...)
- Missing labels and screws in the service panel, the service panel grounding clamp was loose; knockout should be filled in the service panel.



-

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: copper

Comments:

- The receptacles in exterior walls, in wet bar, in bathrooms and above kitchen counter top did not equip with ground fault protections (GFCI device).

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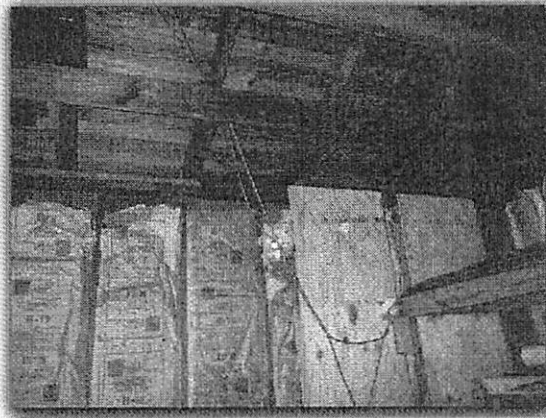
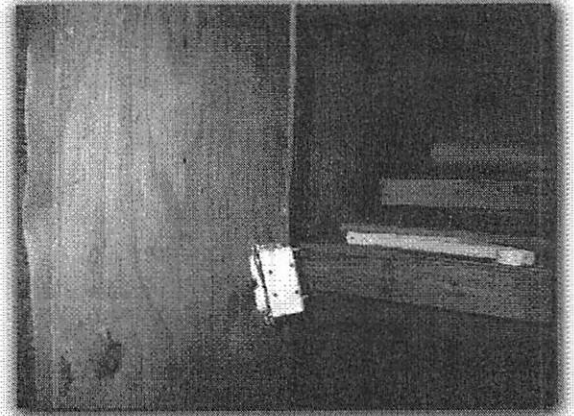
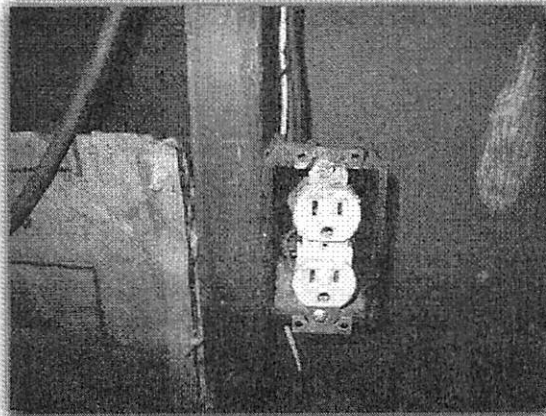
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- Modern standard requires a smoke detector in each bedroom and outside master bedroom.
- Broken/inoperable lights observed at following light fixtures: in front porch and in rear patio.
- Incandescent lights in clothes closets require enclosed type fixtures by modern standard.

Master bedroom ceiling fan was wobbly slightly in high speed.

- The electric outlet box in rear patio did not secure at wall.
- Missing electric outlet cover pates in garage; extension cords noted in garage, unsecured electric outlet box and power cord noted in garage.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Central

Energy Sources: Gas

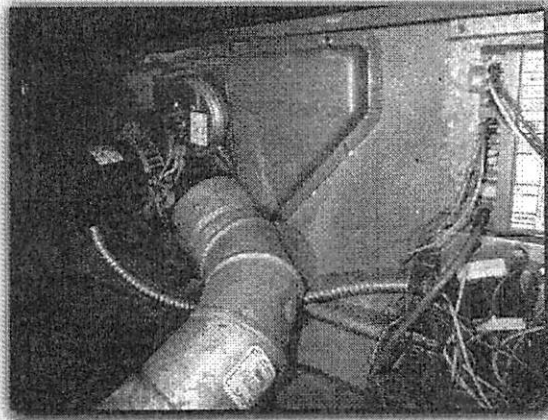
Comments:

A gas-fired furnace was located in the attic space.

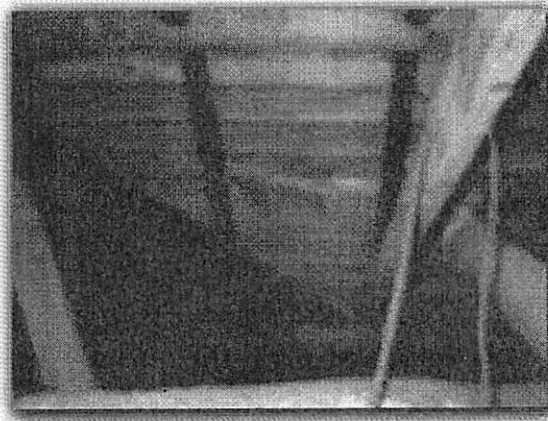
The unit was considered serviceable and appeared to be functioning at the time of inspection.

Full evaluation of the integrity of the heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.

- **Exposed wires noted at front side of the furnace.**



- **Current gas standard requires a sediment trap (dirt leg) to be installed at furnace gas line.**
- **The roof penetration of the furnace flue pipe did not seal properly.**



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B. Cooling Equipment

Type of Systems: Central

Comments:

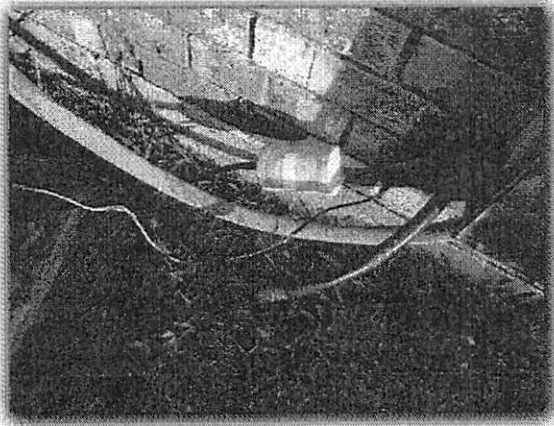
A CARRIER, electrical, central, split condensing unit was located on the grade level at right side of the house.

An evaporator coil was located in the attic space.

The temperature differential between supply air and return air was 18 degrees (across the coils), which is within the acceptable limits. (minimum temperature differential 15 degrees)

The condensing unit nameplate was unavailable.

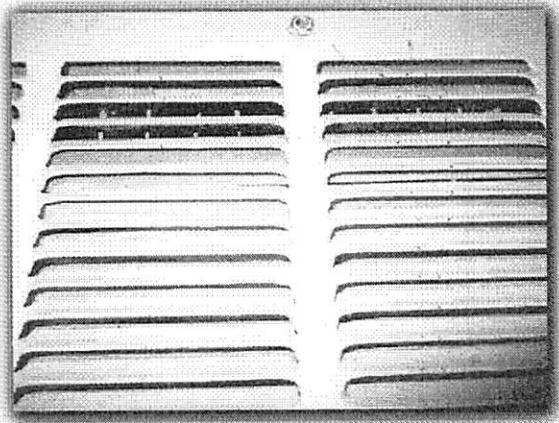
- The insulation of the freon line at condensing unit was deteriorated.



C. Duct Systems, Chases, and Vents

Comments:

- Dirty/damaged air filter.



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- The air outlet temperature in breakfast room was higher than the outlet temperatures in the rest of the rooms in the house (over 5 degrees differential), indicating the imbalance of the duct works.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: in left front yard

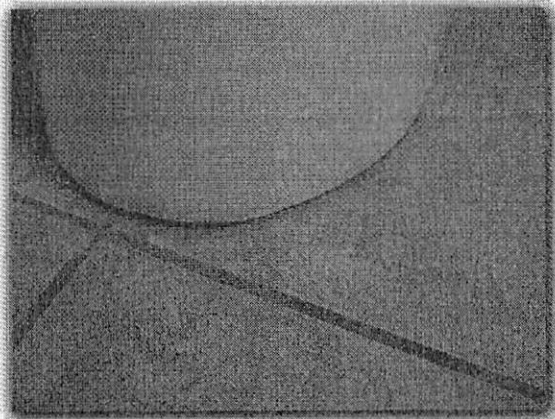
Location of main water supply valve: at left side of the exterior wall

Static water pressure reading: 50 psi

Comments:

Static water pressure was 50 psi at the time of the inspection.

- Exterior hose bibs lacked proper back flow prevention devices. (current plumbing standard)
- Hallway bathroom: deteriorated caulking noted at base of toilet bowl; mirror was damaged at bas; missing shower curtain rod.



- Master bathroom: shower door did not seal properly at bottom when closing; shower diverter did not divert all of the water to the shower head; lavatory mechanic drain stop did not function properly (not holding water in lavatory bowl).

B. Drains, Wastes, and Vents

Comments:

See water supply.

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I	NI	NP	D
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C. Water Heating Equipment

Energy Sources: Gas
Capacity: 40-gallon
Comments:

A 40-gallon, 2017, BRADFORD WHITE, gas water heater was located in the laundry room.

The hot water temperature was measured at 120 degree which was within the acceptable limit for safety.

- The water heater in laundry room needs a minimum of 3 inches above floor.**

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

- GE dishwasher: no back flow prevention device in discharge line.**

B. Food Waste Disposers

Comments:

Food waste disposer (BADGER, 1/2 h.p.) was performing as intended.

C. Range Hood and Exhaust Systems

Comments:

Kitchen exhaust venting system was overdraft type and terminated exteriorly.

System performing as required.

D. Ranges, Cooktops, and Ovens

Comments:

I=Inspected

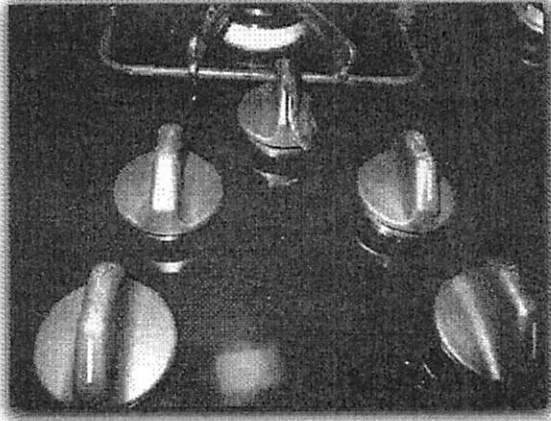
NI=Not Inspected

NP=Not Present

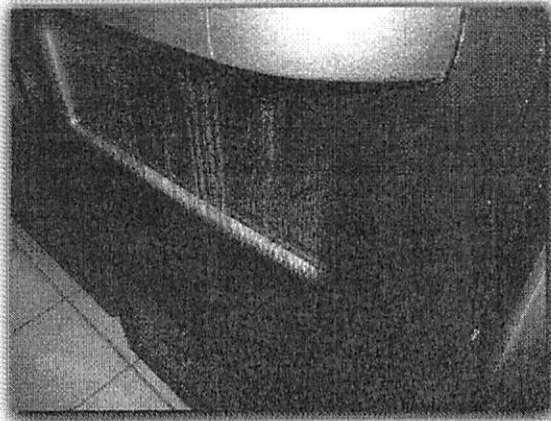
D=Deficient

I NI NP D

- Gas cook top: missing gas mode indicators in cook top control knobs; the middle control knob was broken.



- The oven door had spills between the glass panes.



E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Missing exhaust venting system in hallway bathroom. (modern standard requires bathroom venting system even with window present)

G. Garage Door Operators

Comments:

The detached 2-car garage, with a metal door, with automatic operation.

Garage door opener (CRAFTSMAN, 1/2 h.p.) was performing as required.

- The exterior side of the garage door was crushed slightly.

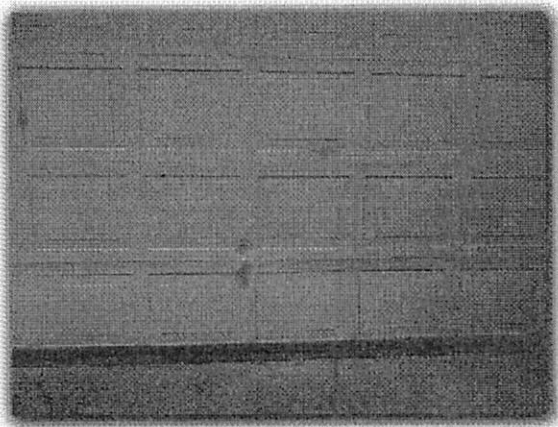
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

Expert Inspection

Please read following information

A. PURPOSE OF THE INSPECTION:

1. The general purpose of this inspection is to satisfy your request only. Its intent is to convey technical and other information about the property for your specific use. Please read it carefully.

2. The primary purpose of this inspection is to evaluate the structural, electrical, mechanical and plumbing systems and other components essentially as are normally listed on the Texas Real Estate Commission property conditions addendum (PCA) and report any significant or noteworthy items observed to you, the prospective buyer/client. This report is not intended to satisfy the seller, their real estate agent or lender whatsoever. Certain items may be considered relatively minor and insignificant to others of the transaction but are considered important enough to direct your attention to them. Some of them may be representative of deferred maintenance, normal use, abuse or misuse and may not apply directly to the PCA listed items. All items of concern, as considered noteworthy by this inspection, should be effectively addressed as recommended. Those items not addressed at this time may be addressed in the future as part of a budgeted maintenance program.

3. This inspection report is not intended as a tool for negotiating a sale or contract amount nor is it normally intended to enhance or hinder a sale; i.e., it is not intended as advice to buy or not to buy the property. As a prudent inspector, I believe it is my responsibility to inform you, my client, of everything I think you should know about the property while specifically addressing items that may be of concern especially those affecting value, durability and safety.

B. SCOPE OF INSPECTION:

The scope of the inspection was limited to **VISIBLE ITEMS ONLY** and exposed components only with the utilities on. The components addressed are essentially as noted without any removal of floor coverings, furniture, furnishings or household stored items. No destructive testing, instrumentation or sampling was performed and no disassembly was done except as noted. Some research was made to provide a better analysis of the underlying soils but no soil investigation was made at the site. The attic is viewed only from the areas determined by the inspector to be safely accessible, and the roof as viewed from the ground. Only those items readily visible and accessible at the time of the inspection were view and are included in this report. Any items causing visual obstruction, including but not limited to furniture, furnishing, floor or wall coverings, foliage, soil, appliance, insulation, etc. were not moved. Only those electrical outlets that were readily accessible were operationally checked.

The basis of our selective opinions will be the apparent performance of that portion of the property actually visible at the time of the inspection. Disassembly or removal of any portion of the structure, mechanic equipment, plumbing equipment, or electric equipment is beyond the scope of this inspection. There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, merchantability, workmanship, and/or need for repair of items inspected.

We make no representation regarding the condition of this property other than as contained in this written report. Any verbal discussions concerning this property that were made at the time of the inspection, and not contained in this written report, are not to be relied upon.

It is pointed out that is possible for latent defects to exist in the structure and its related equipment, underground piping and systems that are not visible at the time of the inspection, and may not able to be viewed during a limited visual inspection. **EXPERT INSPECTION** does not claim or warrant that the observations listed in this report represent every condition that may exist. In using the information supplied by this inspection, one must recognize the limitations of a limit, visual inspection, and accept the inherent risk involved. The inspection **DOES NOT** include inspecting for mold.

C. ACCEPTED PRACTICES:

All decisions and opinions in this report are based on what are termed and interpreted as accepted practices and recognized by the construction industry. Namely, there are: (1) nationally recognized **CODES** such as the

Uniform Building Code(adopted by the City of Houston), (2) industry STANDARDS such as the American National Standards Institute, (3) REGULATIONS such as the Texas Health Department, (4) ORDINANCES such as those adopted by the municipality having jurisdiction, (5) manufacturer's GUIDELINES, (6) COMMON SENSE, (7) GOOD SOUND JUDGMENT and (8) PRIDE OF WORKMANSHIP.

D. COST ESTIMATES:

Cost estimates are not included. This service can be provided. Cost amounts can vary from one extreme to another. Actions like repair, replace, clean, service, install and remove are all factors that will affect the costs. Also, who will be doing them is still another factor. Some courtesy cost estimations may follow.

E. RECOMMENDATIONS:

Recommendations are listed for items observed, that, in our opinion, are in need of repair, correction or improvement. although these recommendations are included, the precise procedures for implementing them are not specified. There may be several acceptable ways to correct the defects. If a work write-up, specifications, working drawings or plans are desired, this additional service can be provided. A general recommendation, however, is to have all corrective work coordinated with the overall restoration work. It appears as total evaluation of the general restoration should be considered to increase appearance and market value.

F. ERRORS AND OMISSIONS:

No intentions have been made to overlook any item, component, or function of them. If there is something, which has not been properly reported, observed or effectively addressed, please notify the inspector immediately so it can be resolved to the best interest of all concerned. Also, if the report lacks clarity due to terminology, spelling, grammar, punctuation, word usage or sentence structure we reserve the right to correct or explain it to its intended meaning. Please be advised this is only an inspection report and is not intended as a warranty, neither stated nor implied. This inspection report solely relates to the condition of the items inspected and viewed at the time and date of this inspection and is simply the opinion of the inspector. This inspector, the associates or company assumes no responsibility for their performance.

G. SAFETY:

All items of safety are intentionally reported. Some of them have no direct bearing on the components identified in the PCA. All items relating to electricity, plumbing of gas-fired appliances, fossil fuel burning appliances, motorized equipment, potable water and sanitation components are all considered safety items. Their correction should be seriously considered.

H. PUBLIC CONCERNS:

There are several items of public concern which are not addressed in this report but may be addressed as additional services at a later time. Such as (1) Randon presence and testing, (2) Formaldehyde emissions and testing, (3) Lead-based paint presence and testing, (4) Asbestos presence and testing, (5) Water quality, (6) Life safety code compliance and inspections. (7) Noise level, (8) Energy auditing and heat loss/gain calculations, (9) Cathodic protection for underground metallic components such as pipes or foundation steel, (10) Environmental contaminates in or around the site or the soil.

I. PURCHASER'S AND SELLER'S RESPONSIBILITY:

Purchaser should make every effort to look the property over carefully for obvious cosmetic defects, housekeeping deficiencies or other symptoms that may have been overlooked by others. It is also called to your attention, that houses, which have been recently painted inside or out, rooms that have been recently wallpapered or paneled, or have new flooring installed may have concealed minor or major defects. A specific reference should be made to these concerns in the disclosure statement. Also when previous major repairs are done, such as the installation of foundation piles, the extent of these repairs cannot be determined. Seller should disclose all known defects.

J. CONCEALED DEFECTS FROM LACK OF NORMAL USE

Houses that have been vacant or unused may have certain concealed or delayed defects simply from lack of use. For example, the lack of use of the water and sewer may permit root growing in the building sewer line. Lack of continual lawn care may affect the soil and subsequently the foundation.

K. BINDING ARBITRATION

The parties agree that dispute between them must be resolved by binding arbitration in accordance with the Commercial Arbitration Rule of the American Arbitration Association.

L. If for any reasons, the property needs a second inspection, the inspection fee is half of the first inspection fee.

I have read the above explanation of the purpose of the inspection and the duties of the inspection and the limitations of the scope of the inspection and agree to the items set forth above.

Buyer Signature:

Date:

Summary

FOUNDATIONS

- **Concrete hairline cracks noted in the garage floor; this does not appear to be a structural defect.**
- **Concrete slab was chipped in the foundation, this does not appear to be a structural defect. (grout over as necessary)**

GRADING AND DRAINAGE

- **The drainage and grading were inadequate in the yard. Yard grading should be sloped away from the foundation by 2 inches over 10 feet.**
- **The slab exposure was inadequate at rear side of the house and around the garage. Soil should be a minimum of 4 inches below the brick line.**
- **Inadequate termination of the gutter downspout (too close to the foundation).**
- **Hairline cracks noted in concrete driveway, sidewalk and in rear patio.**
- **The gap (expansion joint) between rear patio concrete floor and slab did not seal properly.**

ROOF STRUCTURES AND ATTICS

- **The attic pull-down stair did not secure properly. (stringer was not straight when deployed)**
- **The size of purlin (2 inches x 4 inches) needs to be the same size (or larger) as roof rafter (2"x 6") by modern standard.**
- **Missing attic floor insulations near attic access door.**

WALLS (INTERIOR AND EXTERIOR)

- **Small brick veneer cracks/loose mortars observed in all side of the exterior walls.**
- **The right side of the brick veneer wall was discolored (rusty color), cause by A/C condensate drips from roof eave.**
- **Decay/damaged wood sidings observed around the house and garage; the bottom skirt**

board (cement boards) noted around the garage, the condition behind the skirt is unknown.

CEILINGS AND FLOORS

- Uneven floor tiles noted in the house (poor workmanship).

DOORS (INTERIOR AND EXTERIOR)

- Egress doors had double-deadbolt locks, current building standard requires keyless operation from the interior.

WINDOWS

- Deteriorated exterior window caulking noted.
- Missing/broken (or not properly sized) 4 window screens, sticky window operations, damaged springs in window tracks noted in the house.
- Hallway bathroom window latch was loose.

FIREPLACES AND CHIMNEYS

- Wood burning with gas starter fireplace: missing screen/glass door at fireplace opening; soot build up at top of the firebox and in the chimney flue.
- Fireplace wood mantel did not securely mount at wall.
- Fireplace damper lock required by the manufacturer of the gas log set was not installed correctly. Modern standard requirement is for the lock to be installed in such a way that the damper remains open at all time.

OTHER

- Leaning/damaged yard fences noted.

SERVICE ENTRANCE AND PANELS

- Current electric standard (2008) requires arc fault protections in all of the living area outlets. (bedroom, living room, family room, dining room, den, study room, media room, closets, hallway ...)
- Missing labels and screws in the service panel, the service panel grounding clamp was loose; knockout should be filled in the service panel.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- The receptacles in exterior walls, in wet bar, in bathrooms and above kitchen counter top did not equip with ground fault protections (GFCI device).

- **Modern standard requires a smoke detector in each bedroom and outside master bedroom.**
- **Broken/inoperable lights observed at following light fixtures: in front porch and in rear patio.**
- **Incandescent lights in clothes closets require enclosed type fixtures by modern standard.**
Master bedroom ceiling fan was wobbly slightly in high speed.
- **The electric outlet box in rear patio did not secure at wall.**
- **Missing electric outlet cover plates in garage; extension cords noted in garage, unsecured electric outlet box and power cord noted in garage.**

HEATING EQUIPMENT

- **Exposed wires noted at front side of the furnace.**
- **Current gas standard requires a sediment trap (dirt leg) to be installed at furnace gas line.**
- **The roof penetration of the furnace flue pipe did not seal properly.**

COOLING EQUIPMENT

- **The insulation of the freon line at condensing unit was deteriorated.**

DUCT SYSTEMS, CHASES, AND VENTS

- **Dirty/damaged air filter.**
- **The air outlet temperature in breakfast room was higher than the outlet temperatures in the rest of the rooms in the house (over 5 degrees differential), indicating the imbalance of the duct works.**

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- **Exterior hose bibs lacked proper back flow prevention devices. (current plumbing standard)**
- **Hallway bathroom: deteriorated caulking noted at base of toilet bowl; mirror was damaged at bas; missing shower curtain rod.**
- **Master bathroom: shower door did not seal properly at bottom when closing; shower diverter did not divert all of the water to the shower head; lavatory mechanic drain stop did not function properly (not holding water in lavatory bowl).**

WATER HEATING EQUIPMENT

- The water heater in laundry room needs a minimum of 3 inches above floor.

DISHWASHERS

- GE dishwasher: no back flow prevention device in discharge line.

RANGES, COOKTOPS, AND OVENS

- Gas cook top: missing gas mode indicators in cook top control knobs; the middle control knob was broken.
- The oven door had spills between the glass panes.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- Missing exhaust venting system in hallway bathroom. (modern standard requires bathroom venting system even with window present)

GARAGE DOOR OPERATORS

- The exterior side of the garage door was crushed slightly.

Estimation

Structural System \$3,000

Electric System \$500

HVAC System \$300

Plumbing System \$300

Appliance \$500

End of Report

21123 Park Wick Ln
Inspected Address

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

KATY
City

77450
Zip Code

SCOPE OF INSPECTION

- 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 post(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). Those 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.

1A. Expert Pest Control 1B. 12608
Name of Inspection Company SPCB Business License Number

1C. 723 MERRICK DR SUGARLAND TX 77478 8324344999
Address of Inspection Company City State Zip Telephone No.

1D. RICHARD LIU 1E. (check one)
Name of Inspector (Please Print) Certified Applicator Technician

2. 12-13-11 3. 12-13-11
Case Number (VA/FHA/Other) Inspection Date

4A. Henry Cao Seller Agent Buyer Management Co. Other
Name of Person Purchasing Inspection

4B. Henry Cao
Owner/Seller

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

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture 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. One - 3734 House w/ Garage
List structure(s) inspected that may include residence, detached garages and other structure on the property. (Refer to Part A, Scope of Inspection)

6A. Were any areas of the property obstructed or inaccessible? Yes 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 <input type="checkbox"/>	Insulated area of attic <input type="checkbox"/>	Plumbing Areas <input type="checkbox"/>	Planter box abutting structure <input type="checkbox"/>
Deck <input type="checkbox"/>	Sub Floors <input type="checkbox"/>	Slab Joints <input type="checkbox"/>	Crawl Space <input type="checkbox"/>
Soil Grade Too High <input checked="" type="checkbox"/>	Heavy Foliage <input type="checkbox"/>	Eaves <input type="checkbox"/>	Woodholes <input type="checkbox"/>
Other <input type="checkbox"/>	Specify _____		

7A. Conditions conducive to wood destroying insect infestation: Yes No
(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

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

Debris under or around structure (K) <input type="checkbox"/>	Wood to Ground Contact (G) <input checked="" type="checkbox"/>	Formboards left in place (I) <input type="checkbox"/>	Excessive Moisture (J) <input type="checkbox"/>
Planter box abutting structure (O) <input type="checkbox"/>	Footing too low or soil line too high (L) <input checked="" type="checkbox"/>	Wood Rot (M) <input checked="" type="checkbox"/>	Heavy Foliage (N) <input type="checkbox"/>
Insufficient ventilation (T) <input type="checkbox"/>	Wood Pile in Contact with Structure (Q) <input type="checkbox"/>	Wooden Fence in Contact with the Structure (R) <input type="checkbox"/>	
	Other (C) <input type="checkbox"/>	Specify _____	

8. Inspection Reveals Visible Evidence in or on the structure:

8A. Subterranean Termites	Active Infestation	Previous Infestation	Previous Treatment
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8B. Drywood Termites	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8C. Formosan Termites	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8D. Carpenter Ants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8E. Other Wood Destroying Insects	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: holes in concrete floor

8G. Visible evidence of: N/A 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 in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

The conditions conducive to insect infestation reported in 7A & 7B.

9 Will be or has been mechanically corrected by inspecting company:
If "Yes," specify corrections: N/A

Yes No

9A Corrective treatment recommended for active infestation or avoidance 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 similar or correction of conducive conditions as identified in 7A & 7B is recommended as follows:

Specify reason: low soil line, replace rotten wood

10A This company has treated or is treating the structure for the following wood destroying insects:

If treating for subterranean termites, the treatment was: Partial Full

Spot Limited

N/A Bait Ant

Other

10B Date of Treatment by Inspecting Company: N/A

Common Name of Insect

Name of Pesticide, Bait or Other Method: N/A

This company has a contract or warranty in effect for control of the following wood destroying insects:

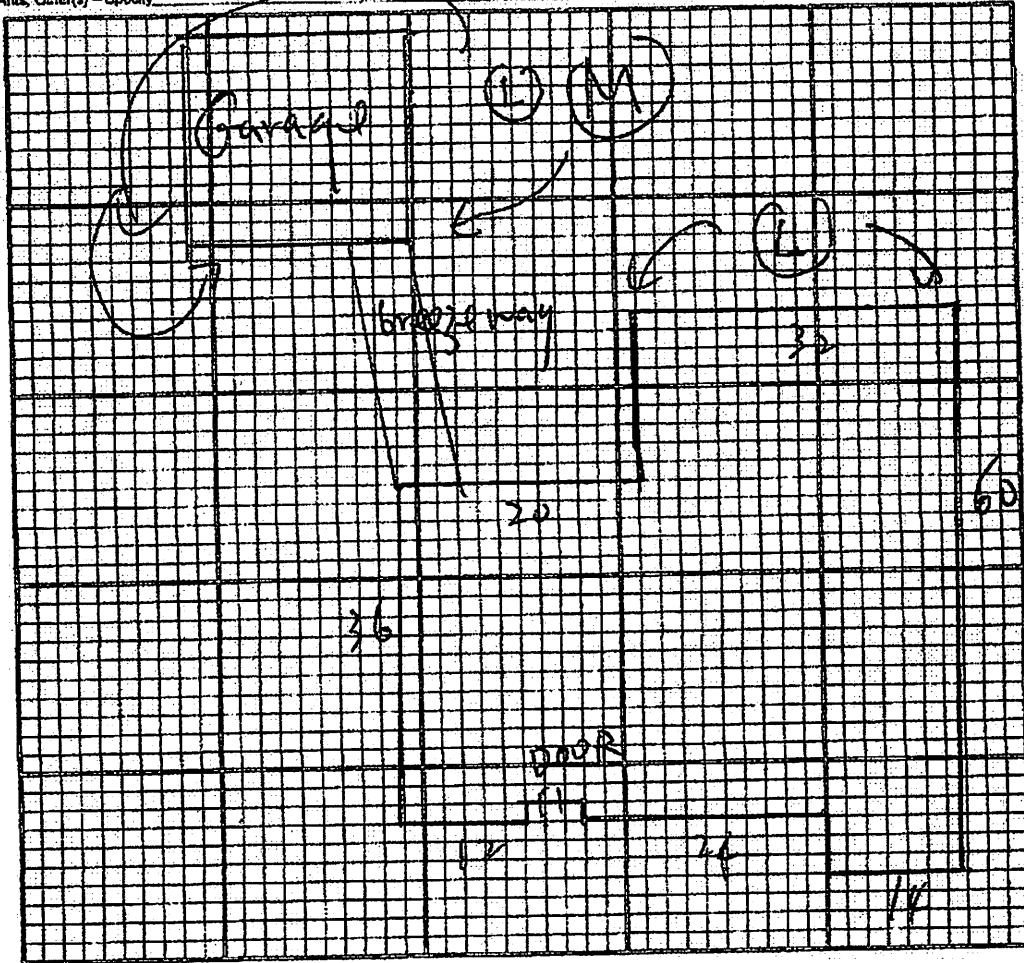
Yes No

List insects:

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

Diagram of Structure(s) Inspected

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, Other(s) - Specify



Additional Comments:

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 for which I am acting is associated in any way with any party to this transaction.

Signatures:

11A. Inspector

Approved:

11B. Certified Applicator and Certified Applicator License Number

560583

Notice of Inspection Was Posted At or Near

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

Date

12-13-17

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: _____

Signature of Purchaser of Property or their Designee

Date