

INTEGRITY PROPERTY INSPECTION SERVICES, PLLC

Property Inspection Report



20815 Bastion Settle Drive, Hockley, Texas 77447

Inspection prepared for: Jeffrey & Julie Winter

Real Estate Agent: Vicki Bird - Better Homes & Gardens Real Estate - Gary Greene

Date of Inspection: 4/17/2018 Time: 1:00 pm
Age of Home: 2018 - new construction Size: 1,600 sq ft
Weather: Sunny & 84 degrees
This is a pre-drywall inspection.

Inspector: Steve Kelly
License # 20498
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www.cyfairhomeinspector.com

PROPERTY INSPECTION REPORT

Prepared For: Jeffrey & Julie Winter
(Name of Client)

Concerning: 20815 Bastion Settle Drive, Hockley Texas, 77447
(Address or Other Identification of Inspected Property)

By: Steve Kelly, License # 20498 4/17/2018
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Post tension slab on grade

Comments:

- It is the opinion of this inspector, this homes foundation appeared to be functioning as intended on the day of inspection.
- Nails were found sticking out of the foundation around this home. These nails should be cut flush with the foundation in order to prevent injury.
- Recommend consulting a general contractor for further evaluation and corrective action.



Nails sticking out of the foundation on the left front corner of this home.

B. Grading & Drainage

Comments:

C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt shingles

Viewed From:

- Ground

Comments:

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

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Roof Structures and Attics
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Approximate Average Depth of Insulation:

- No insulation in the attic.
- This is a pre-drywall inspection.

Approximate Average Thickness of Vertical Insulation:

- Unable to access.
- This is a pre-drywall inspection.

Comments:

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior)
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Wall Materials:

- This is a pre-drywall inspection.

Comments:

- The inside of the exterior walls were already insulated on the day of inspection. Therefore, the area behind the insulation was not visible for inspection.
- Exterior:
 - There is no visible through wall or Z flashing at the top of the master bedroom window. Through wall or Z flashing is designed to protect the area between the trim and siding at the top of doors and windows from moisture penetration.
 - A damaged eave was found at the front porch. Recommend replacing the damaged eave.
 - It appears a piece of siding at the master bedroom windows has been cut too short. Recommend replacing this piece of siding in order to close the gap between the siding and trim around the windows.
- Interior:
 - The arch and studs between the formal dining room and entry are not flush. Recommend reinstalling the arch and studs in order to prevent bowing and cracking drywall.
 - The sheathing at the master shower and bathtub are loose. Recommend securing the sheathing to the studs.
 - Recommend consulting a general contractor for further evaluation and corrective action.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

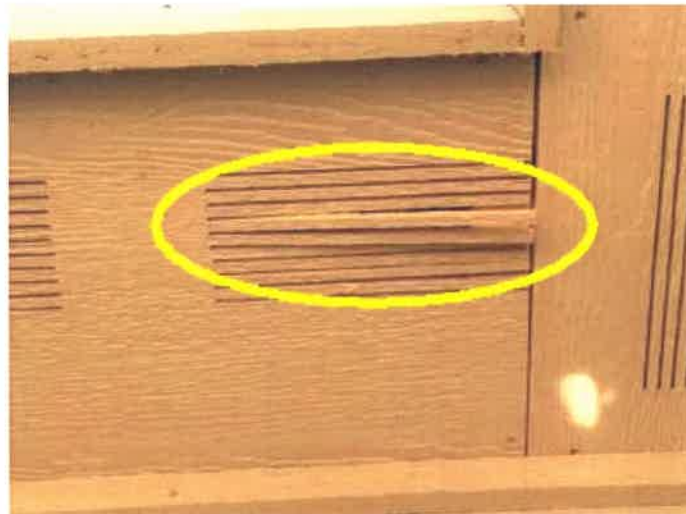
I	NI	NP	D
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Loose sheathing at the master shower and bathtub.



No visible through wall or "Z" flashing at the top of the master bedroom window.



Damaged eave at the front porch.

F. Ceilings and Floors

Ceiling & Floor Materials:
 • This is a pre-drywall inspection.
 Comments:

G. Doors (Interior and Exterior)

Comments:

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

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Windows
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Window Types:
Comments:
• The windows were covered in protective plastic film at the time of inspection. Therefore, they could not be fully inspected.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior and Exterior)
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	J. Fireplaces and Chimneys
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Locations:
Types:
Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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Comments:

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

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

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:
Materials & Amp Rating:
• Copper service entrance cables
Comments:
• There is no visible ground rod for the electric service on the right side of this home. A ground rod should be inserted into the soil at least 8' deep.
• Recommend consulting a licensed electrician for further evaluation and corrective action.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
• Copper wiring
• This is a pre-drywall inspection.
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment
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Type of System and Energy Source:

- The Carrier forced air heating system is electric powered and located in the attic.

Energy Source:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Cooling Equipment
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Type of Systems:

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct System, Chases, and Vents
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Comments:

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

I	NI	NP	D
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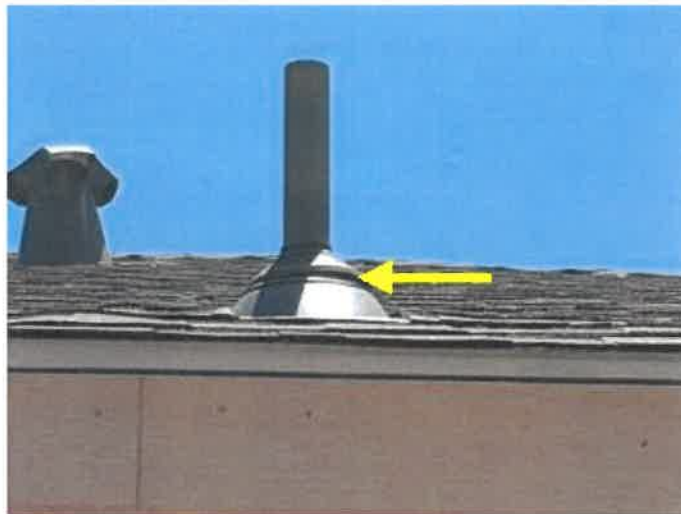
IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of Water Meter:
• This is a pre-drywall inspection.
Location of Main Water Supply Valve:
Comments:

B. Drains, Wastes, and Vents

Comments:
• Lifting vent boot gaskets were found at several locations on this home.
Recommend consulting a roofing contractor for corrective action.



Lifting vent boot gasket on the right side of this home.

C. Water Heating Equipment

Energy Source:
Capacity:
Comments:

D. Hydro-Massage Therapy Equipment

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops, and Ovens
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
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Comments:

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
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Door Type:

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Other
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Observations:

Report Summary

STRUCTURAL SYSTEMS		
Page 3 Item: A	Foundations	<ul style="list-style-type: none"> • Nails were found sticking out of the foundation around this home. These nails should be cut flush with the foundation in order to prevent injury. • Recommend consulting a general contractor for further evaluation and corrective action.
Page 4 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Exterior: <ul style="list-style-type: none"> • There is no visible through wall or Z flashing at the top of the master bedroom window. Through wall or Z flashing is designed to protect the area between the trim and siding at the top of doors and windows from moisture penetration. • A damaged eave was found at the front porch. Recommend replacing the damaged eave. • It appears a piece of siding at the master bedroom windows has been cut too short. Recommend replacing this piece of siding in order to close the gap between the siding and trim around the windows. • Interior: <ul style="list-style-type: none"> • The arch and studs between the formal dining room and entry are not flush. Recommend reinstalling the arch and studs in order to prevent bowing and cracking drywall. • The sheathing at the master shower and bathtub are loose. Recommend securing the sheathing to the studs. • Recommend consulting a general contractor for further evaluation and corrective action.
ELECTRICAL SYSTEMS		
Page 7 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • There is no visible ground rod for the electric service on the right side of this home. A ground rod should be inserted into the soil at least 8' deep. • Recommend consulting a licensed electrician for further evaluation and corrective action.
PLUMBING SYSTEM		
Page 9 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • Lifting vent boot gaskets were found at several locations on this home. Recommend consulting a roofing contractor for corrective action.