PROPERTY INSPECTION REPORT

Prepared For: _____Abraham Sbeiti _____
(Name of Client)

Concerning: __12206 Meadows Park Ct., Houston, TX 77477_____
(Address or Other Identification of Inspected Property)

By: Robert S Tyler, Lic #: 7841 832-724-6757 _____12-12-2020_____
(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 REC 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.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

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

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

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems 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; and
- lack of electrical bonding and grounding.

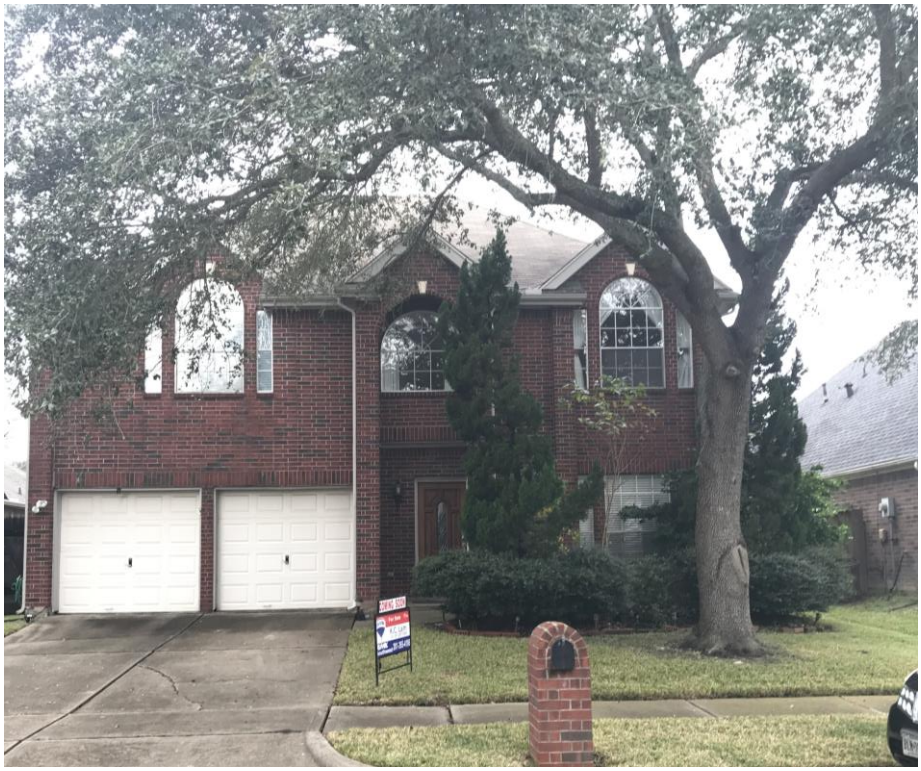
To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

The front door faces east



The cost of this inspection was $250.00

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

Type of Foundation(s): Slab on grade

Comments:

FYI There are indications that the slab has settled slightly. Paying attention to even moisture levels around the foundation should minimize any further settling

☒ ☐ ☐ ☒ **B. Grading & Drainage** – *Comments:*

Drainage to the street from the north side of the back yard is restricted at the fence line.

The splash blocks under the gutter down spouts are reversed or missing.

Several of the downspout discharge elbows are crushed at the end. This will prevent leaves from washing out and restrict the flow of rainwater.

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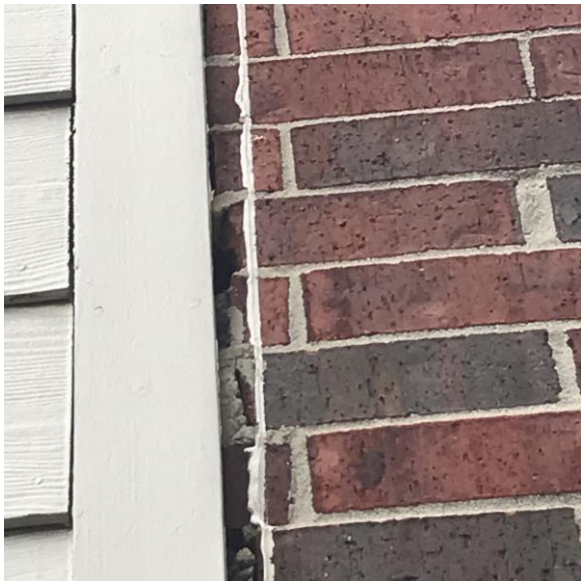
☒ ☐ ☐ ☐ **C. Roof Covering Materials**
Type(s) of Roof Covering: 20 yr. composition shingles
Viewed From: Ground
Comments:

☒ ☐ ☐ ☐ **D. Roof Structure & Attic**
Viewed From: inside
Approximate Average Depth of Insulation: 8-10”
Comments:

☒ ☐ ☐ ☒ **E. Walls (Interior & Exterior)** – *Comments:*
At the window on the east end of the south wall, the window trim is not wide enough to seal against the brick to stop rain penetration.



The bottom ends of the fascia boards at the east (front) side gables are rotting.

The trim around the window on the north side is rotting.

The expansion joint on the south side has opened slightly and the caulking no longer stops rain penetration.

There are no weep holes above the lintel above the garage doors.

☒ ☐ ☐ ☐ **F. Ceilings & Floors** – *Comments:*

☒ ☐ ☐ ☒ **G. Doors (interior & Exterior)** – *Comments :*
The manual locks on the garage doors should be disconnected or disabled when an automatic opener is installed

☒ ☐ ☐ ☒ **H. Windows** – *Comments:*
Several window screens, most notably on the south side, are deteriorated.

Several of the windows on the west side of the house are not properly caulked to the wall.

☒ ☐ ☐ ☒ **I. Stairways (Interior & Exterior)** – *Comment*
The lower section of stairs from the den has no handrail.

☒ ☐ ☐ ☒ **J. Fireplace / Chimney** – *Comments:*
The trim at the base of the chimney above the roof is deteriorating.

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks and Carports** – *Comments:*

☒ ☐ ☐ ☒ **L. Other** – *Comments:*
There is a large ant mound by the side of the foundation on the south side. Even though they are not termites, the mound should still be eliminated

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels** – *Comments:*
The ground clamp is loose on the grounding rod.

Both air conditioners are serviced by 40-amp breakers, although the data plates of both units specify a maximum of 30 amps.

☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring: copper
Comments:
There is no electrical receptacle at the kitchen island

The light in the ceiling fan in the upstairs game room is not working'

There are receptacles in the bathrooms that are not GFCI-protected.

The smoke detectors in the back two bedrooms are missing or disconnected.

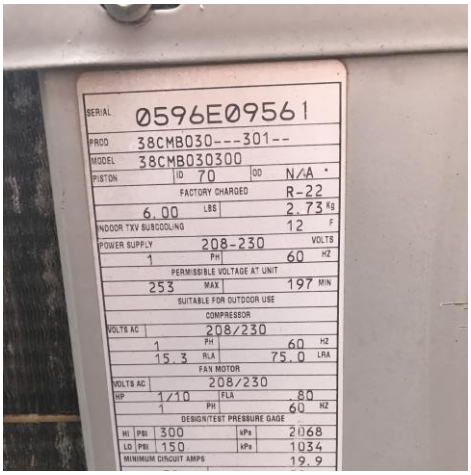
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**
Type of System: forced air furnace
Energy Source: gas
Comments:
The Nest thermostat for the upstairs unit is not working.

☒ ☐ ☐ ☒ **B. Cooling Equipment**
Type of System: refrigeration
Comments:
The Nest thermostat for the upstairs unit is not working.

The pan under the downstairs air handler is corroded.

FYI Based on the serial number, it appears that the downstairs condenser is 24 years old. I consider 20-25 years to be a normal service lifetime, so the buyer should be aware that a replacement will be required in the near future.



☒ ☐ ☐ ☒ **C. Duct System, Chases, and Vents** – *Comments:*
The filters are dirty.

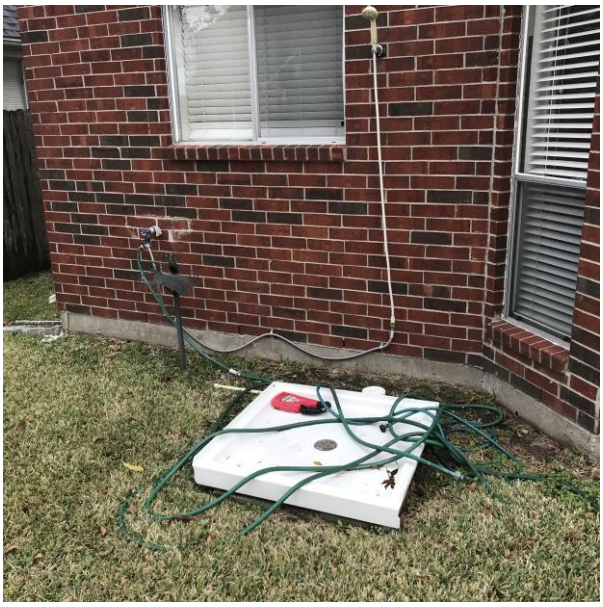
IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ **A. Water Supply System and Fixtures**
Location of water meter: southeast corner of lot
Location of main water supply valve: inside garage wall
Static water pressure reading: 60 psi
Comments:
I was unable to operate the body jets for the master shower.

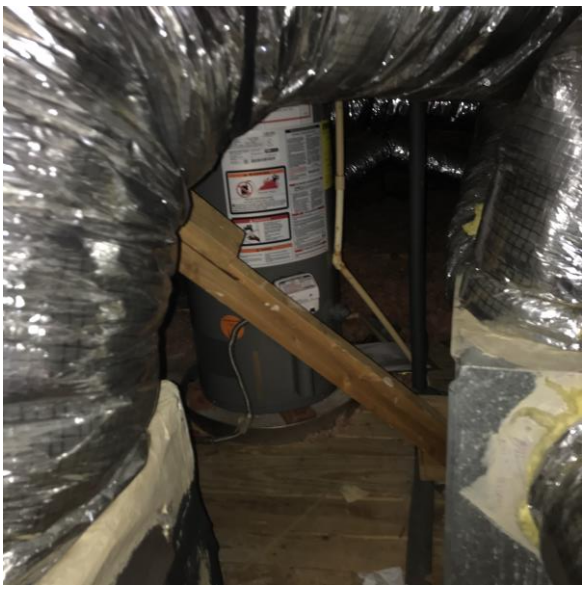
Both the hot and cold faucets for the master bathtub are leaking at the stems.

☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents** – *Comments:*
The master tub did not drain.

There is a shower pan in the back yard by the swimming pool. It appears that the drain is connected to the main sewer line from the house. This will allow rainwater to enter the sanitary sewer system, which is not permitted. Additionally, if there is no p-trap in the pipe, sewer gasses will escape to the air.



☒ ☐ ☐ ☒ **C. Water Heating Equipment**
Energy Source: gas
Capacity: 40 gl.
Comments:
The water heater, located in the attic, is inaccessible behind framing and an air handler.



The drain from the pan under the water heater is ¾ " pipe although the minimum size per code is 1".

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment** – *Comments:*

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwasher** – *Comments:*
The dishwasher drain has no high loop or vacuum breaker.

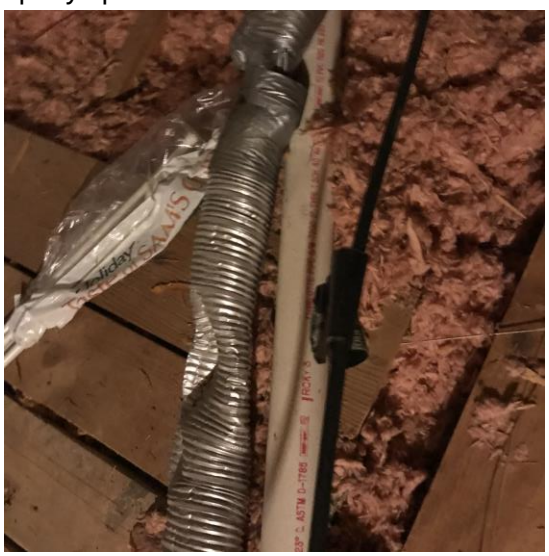
☒ ☐ ☐ ☐ **B. Food Waste Disposer** – *Comments:*

☒ ☐ ☐ ☒ **C. Range Exhaust Vent** – *Comments:*
The light above the range does not work.

☒ ☐ ☐ ☒ **D. Ranges, Cooktops and Ovens** – *Comments:*
The left front burner will not light off.

☒ ☐ ☐ ☐ **E. Microwave Oven** – *Comments:*

☒ ☐ ☐ ☒ **F. Mechanical Exhaust Vents and Bathroom Heaters**
The part of the powder room exhaust vent that is laying on the attic floor is crushed and improperly spliced.



☒ ☐ ☐ ☐ **G. Garage Door Operators**
Comments
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☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**
Comments

☐ ☐ ☒ ☐ **I. Other**
Comments:

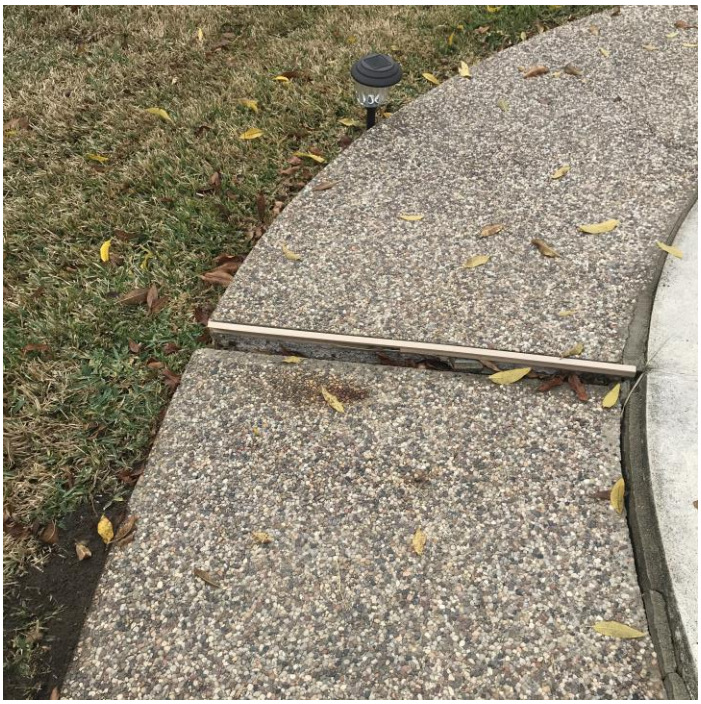
VI. OPTIONAL SYSTEMS

☐ ☐ ☒ ☐ **A. Landscape Irrigation (Sprinkler) Systems**
Comments:

☒ ☐ ☐ ☒ **B. Swimming Pools, Spas, Hot Tubs and Equipment**
Type of Construction:
Comments:

FYI The buyer should obtain a briefing covering operation and maintenance of the pool. It would be very helpful if the various pipes and valves were marked.

Several sections of the apron have subsided and present a tripping hazard. The ground at the back of the apron has subsided and there is an unmarked step down that presents a falling hazard.



☐ ☐ ☒ ☐ **C. Outbuildings** – *Comments:*

☐ ☐ ☒ ☐ **D. Private Water Wells** (A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:

☐ ☐ ☒ ☐ **E. Private Sewage Disposal (Septic) Systems**
Type of System:
Location of Drain Field:
Comments:

☐ ☐ ☒ ☐ **F. Other.**
Comments:

INFORMATION OF A GENERALLY USEFUL NATURE

Four parts of Due Diligence

1. Appraisal. An appraisal is an estimate of the probable value of the property, given a typically motivated buyer and seller. That number is derived from the historical sale prices of similar places nearby in geography and time. However, the value of a particular piece of real estate at a particular time to a particular buyer and seller may differ for a whole host of reasons.
2. Survey. A survey tells you exactly what you are buying, both in terms of the actual land, but also any restrictions that may be placed on the use of the land. For a normal subdivision lot and house, this is not too complicated, but the rights of a piece of raw land may be much more complicated
3. Title opinion and/or policy. This is a piece of research that verifies that the person selling the property actually has the right to sell it. There may be a cloud on the title that can affect you when you try to sell. A title company does the research and will offer insurance that they will defend your claim.
4. Inspection. An inspection tells you the condition of the property. You may want special inspections for termites, pools, mold remediation or the like.

Good times to consider an inspection

1. When buying a house. The standard pre-purchase buyer's inspection is reported on TREC form 7.

2. When listing a house. An inspection can help locate areas where a limited fix-up budget can be put to best use and avoid surprises in front of a buyer. Many times, a seller will spend a lot on cosmetics and have to discount the price for needed repairs identified during the buyer's inspection.

3. When building a house. Normally, new constructions call for three inspections, before pouring the foundation, before sheetrocking and the final walk-through. Of these, probably the most important is the one before the house is rocked in. The problems uncovered at this time are more serious, more technical and cannot be found after the sheetrock is installed.

4. When doing major remodeling and renovation. I recently did a punch list for a client planning to flip a house and found that, due to an improper water heater flue installation, the house was one long shower away from burning down.

5. When a warranty is ending. After buying a new house, an inspection just before the warranty expires can help the owner get the most benefit from the builder.

6. When entering into a lease. Some leases have clauses that require the tenant to pay the cost of repairs to the leasehold during the tenancy. An inspection prior to taking occupancy can avert unpleasant surprises and information inequality.

7. A consultation prior to major remodeling projects can help identify problems while still in the planning stage.

What doesn't need permits (a much shorter list than what does)?

1. Painting

2. Carpet

3. Tile

4. Wood floors
5. Interior trim and similar finish work
6. Wood or metal fences under 8 feet tall
7. Uncovered detached decks under 30 inches high
8. Paving behind the property line without roof
9. Cabinets, although replacement of plumbing or electric fixtures will need permits.

The spelling alphabet, for clarity in customer and street names

A – Alpha or Able	N - November
B – Bravo or Baker	O - Oscar
C – Charlie	P – Papa
D – Delta	Q - Quebec
E – Echo	R - Romeo
F – Foxtrot	S - Sierra
G – Golf	T - Tango
H – Hotel	U - Uniform
I – India	V - Victor
J – Joker	W - Whiskey
K – Kilo	X – X-ray
L – Lima	Y - Yankee
M - Michael	Z - Zulu

MAJOR AC COMPONENTS and OPERATION

Outside pieces

1, Suction tubing – usually 3/4-inch copper and covered with insulation, running from the wall to the outside section and carries cold, low-pressure refrigerant to the compressor.

2. Compressor – In the center of the outside unit, it pulls the refrigerant out of the evaporator, compresses it into a high-pressure, hot liquid and pumps it to the rest of the system.

3. Condenser coils – Wrap around the compressor and frequently have weeds growing through them. They cool the refrigerant liquid from the compressor by blowing air over the coils then send it inside through a high-pressure 3/8-inch copper tube.

4. Cooling fan – Pulls air through the condenser coils and blows it straight up. If the air blowing up is not hotter than the outside air, then the AC unit is not cooling.

5. Other minor components outside. There should be a circuit breaker; matched to the size listed on the AC data plate, and an electrical disconnect box and electrical receptacle beside the unit.

Inside pieces

5. Evaporator coils – Do the actual cooling by allowing the refrigerant liquid to expand and turn into a gas. When a liquid turn into a gas, it will absorb a tremendous amount of heat in doing so. This makes the evaporator coils very cold. The refrigerant then returns to the compressor through the suction tube, completing the refrigeration cycle of compress, condense and evaporate.

6. Blower fan – Also called the air handler or squirrel cage fan, it pulls the inside room air through a filter, blows it over the cold evaporator coils and back into the room.

7. Primary drain – As the room air is cooled, the water vapor (humidity) condenses out and runs down the evaporator coils to a catch basin inside the coil section. From there, it goes into the plumbing drain system, in newer houses, under a bathroom sink.

8. Drip pan – Below the evaporator coils is an external pan to catch the condensate if the primary system fails. Failure could be caused by the drain being plugged up or the catch basin rusting through. The drain line from the pan should exit the house in an easily noticeable place. Because this is a backup (secondary) system and not normal operation, any dripping is reason to call the serviceman. The leak doesn't affect the cooling or efficiency of the unit. The big risk is that something may happen to plug the secondary drain or the pan may rust through. Then the ceiling will get wet and cave in.

9. Ducting – Carries the warm room air to the evaporator and the cold air back to the rooms. Leaks in the ducting will waste cool air and gaps in the insulation can cause condensation in unwanted places.

10. Other minor components inside. On an inside wall, there will be a thermostat and control switches. As mentioned before, the AC filter cleans the air before it passes through the evaporator coils, because dirty coils cannot transfer heat efficiently.

The kindest thing you can do for your air conditioner is change the filter regularly.

Note. I was describing an AC system. There is also a furnace, either gas or electric. Whichever one it is, the furnace coils are in the air handler section, between the fan and the evaporator coils.

Life Expectancies of Various Appliances

1.	Refrigerator	15-20 years
2.	Freezer	15-18 years
3.	Range	12-15 years
4.	Dishwasher	9-13 years
5.	Washer	11-13 years
6.	Dryer	13-14 years
7.	AC	10-15 years (In my experience, 20 years is likely)
8.	Water heater	10-14 years
9.	Garbage disposal	10-12 years
10.	Asphalt roof shingles	20 years
11.	Fiber cement shingles	25 years
12.	Carpet	8-10 years
13.	Linoleum	20 years
14.	Laminate	15-25 years

This does not include the effects of technological progress and changing styles.

Some items, such as ceramic or porcelain tile, solid wood floors, or tile roofs have no lifetimes listed.

Thoughts for the Listing Agent

1. Leaving an extra roll of toilet paper will be appreciated by all visitors, be they potential buyers or inspectors.

2. If the house has a whirlpool tub, it is a good idea to fill it and turn it on when you take the listing. Algae will grow inside the tubing when it is left to sit.

3. When you go through the house, turn on the water in the sinks and tubs and flush the toilets. This helps to keep the p-traps full and seals out sewer odors, and it keeps rusty water from building up in the pipes or leaving stains on the porcelain fixtures.

4. If there are non-standard systems in the house, prepare a briefing book covering operation and maintenance of the systems. I would include security, watering, water softening and pool systems as well as elevators and the like.

5. Leaving the utilities on is generally a good idea. Turning the thermostat down to "vacation" on the water heater will save on the gas or electric bill and turning the thermostat up to 85 on the AC will keep the house from getting musty.

6. Pressure washing the house and driveway can add greatly to the curb appeal and reduce negative impressions. The shingles on a roof can be cleaned and make the roof look ten years younger. If the carpet is still serviceable, steam cleaning and vacuuming to leave marks and using construction paper walkways adds a look of care.

These numbers may be helpful when you are moving.

1.	Water department	713-371-1400
2.	Centerpoint Energy (gas)	713- 659-2111
3.	Reliant Energy (electric)	713-207-7777
4.	AT&T (telephone)	800-585-7928
5.	Time Warner Cable (TV and internet)	713-341-1000
6.	DirecTV (satellite)	800-280-4388
7.	Three Men Movers	713-225-6683
8.	Allied Van Lines	713-526-2341

In cases where there are competing businesses, I am not recommending one over another.

Drivers License Offices

1.	5505 Ave N 77471 (Richmond)	281-232 4334
2.	12220 S. Gessner 77071	713-219-4100
3.	10503 Grant Rd. 77070	281-890-5440
4.	2731 Red Bluff Rd. 77503	713-473-3232

5. 112 E. Sealy 77511 (Pearland) 281-585-4525
6. 8725 Tidwell 77028 713-633-9872
7. 1601 Townhurst 77043 (Katy Fwy/BW8) 713-465-8462
8. 7710 Will Clayton Pkwy 281-446-3391
9. 9206 Winkler 77017 (Gulfgate) 713-943-0725

What should be done with the findings in an inspection report?

1. There will be some items that would cost more to repair than any possible gain or that don't follow current codes. An example would be that the purlin braces were undersized. Yes it doesn't follow current building codes, but unless there are weaknesses in the roof structure, it is just not worth fixing.

2. Some items can be put on a list for later (a honey-do list). They will improve the house, but don't present a current danger. Time and money permitting, they are worth doing. Examples might include extra attic insulation or installation of ridge and soffit vents to lower air conditioning bills.

3. A number of different findings should be remedied quickly (a punch list). These are minor things that can be repaired quickly and inexpensively, such as caulking around windows or replacing roof jacks, and will prevent damage to the house.

4. Some conditions are both important enough and capable of precise estimates to justify requesting that the seller escrow funds to ensure that the work will be done. One example would be the replacement of a Federal Pacific circuit breaker panel. I think it's better to have money escrowed and have the buyer's contractor do the work than to have the seller repair these items. First, the buyer can control the quality and second the buyer's agent can reward his crew of tradesmen.

5. Because some repair jobs can jump in size after the work is started or are just not easily estimable, the buyer should request that the seller repair these items prior to closing and at his expense. Air conditioning problems or leaking shower valves that can require replacement of an entire tile wall fit into this category.

Last, some findings are just deal killers. This group is characterized by necessary repairs that, together with the cost of the house, exceed the finished value. Foundation problems or major electrical or plumbing issues can fall into this group. If the seller is not prepared to make major concessions, this is maybe a deal that shouldn't happen

The Nine Signs of Foundation Failure

1. Cracks through the middle of brick veneer
2. Separation of rafters from ridge board
3. Doors moving and windows stuck
4. Separation of crown molding from wall or baseboards from floor
5. Cracked tiles in kitchen or bathroom
6. Cracks from garage or driveway into house or across the long axis of slab
7. Cracks in sheetrock and corners where load-bearing walls come together
8. Cracks over doors and windows
9. Visible cracks in the exposed edges of slabs

If a foundation has failed, there will be several of these signs together.

The best way to avoid failure is to keep the surrounding soil evenly moist, not so dry as to pull away from the house in August, not so wet as to become a marsh or pond.