

Stephen Wisneski and Assoc.

PROPERTY INSPECTION REPORT

Prepared For:

Concerning: 6414 Smoke Tree Ct Sugar Land, Texas 77479

Inspection Date: 03/09/2021

By: Inspector Name: Stephen Wisneski

License Number: 2042

Date: 08/31/2022

Signature:

Phone: 713-569-1673

E-Mail: Steve@smwinspections.com

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 sellers 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;
- * 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: Slab on grade

Comments: Foundation appears to be functioning as intended There are corner cracks at one or more than one corner of the home. These are conducive to pest penetration

Foundation cable ends exposed on left side and back of house

Evidence of previous repairs to foundation, concrete patches in garage floor



B. Grading and Drainage - Comments: Flat, Minor slope, High soil level in front right flower bed Down spout missing kick out at back left corner of house



C. Roof Covering Materials

Type of Roof Covering: Composition

Viewed from: Ground, Surface of roof

Comments: Asphalt shingle Drip edge on front of house lifting bottom edge of shingles



D. Roof Structures and Attics

Viewed from: Attic opening

Approximate Average Depth of Insulation: 8 inches

Comments: 2x4 Truss Attic floor not fire stopped at water heater vent pipe chase and HVAC chase

Roof decking at center ridge not 24 inches wide and a least 1 piece of decking has been damaged

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

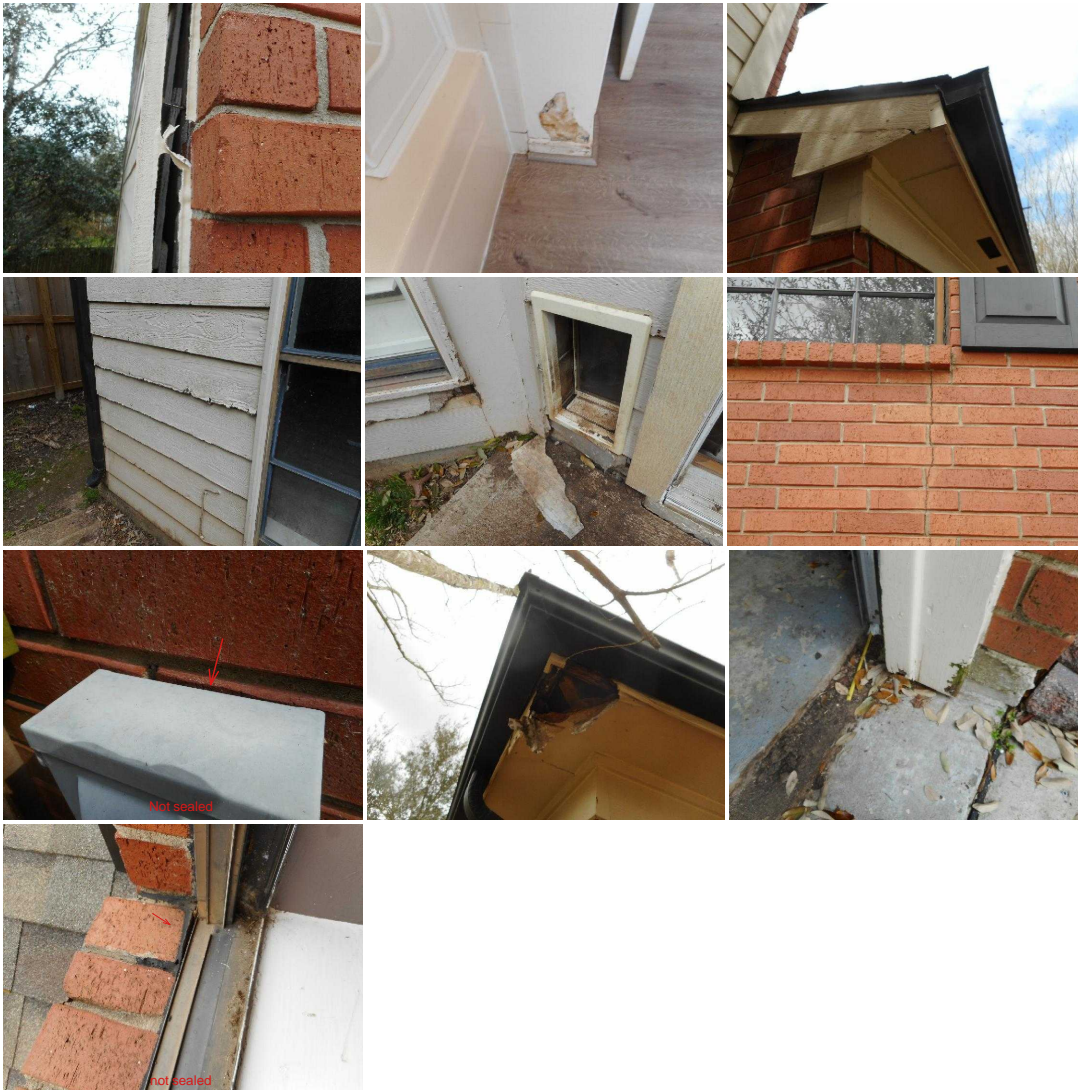
I NI NP D

D. Roof Structures and Attics (continued)



E. Walls (Interior and Exterior) - Comments: Drywall/Brick, Cement fiber board, Press board, Back wall is press board siding that is deteriorated
Deteriorated soffit and fascia at left front corner of garage, and right end of front porch cover.
Siding on left side second floor not sealed to brick
Moisture damaged drywall at hall bath tub
Crack in brick veneer at front right under second floor window

All exterior wall penetrations should be caulked/sealed to help prevent water intrusion into the wall cavity. Including but not limited to: Windows, door jambs, electrical lighting, water lines.



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F. Ceilings and Floors - Comments: Drywall and Tile, Laminate, Moisture present at repairs under 2nd floor bathrooms



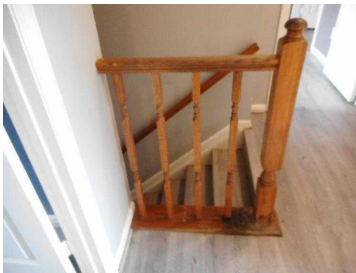
G. Doors (Interior and Exterior) - Comments: Solid wood, Metal clad, Hollow wood, Back door not flush in jamb
Mud room entrance, second floor hall bathroom linen closet and bedroom door damaged



H. Windows - Comments: Aluminum single hung, Front middle bedroom window has cracked pane of glass, breakfast room window pane cracked
Windows screens missing, (observed multiple window screens in attic above garage)
Damaged and missing vinyl glazing strips



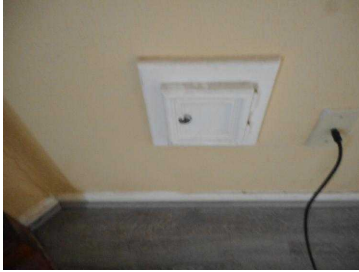
I. Stairways (Interior and Exterior) - Comments: Wood stairs with wood handrails, Intermediate balusters improperly allow an object greater than 4 inches in diameter to pass through



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I NI NP D

J. Fireplaces and Chimneys - Comments: Prefab, Door to gas valve at fire place is locked, valve not inspected



K. Porches, Balconies, Decks, and Carports - Comments: Concrete patio, Concrete patio not 6 inches below siding
Concrete patio is cracked



L. Other - Comments: Fence, Cabinets, Fence gate binds on latch
Cabinet drawer front missing, cabinet door missing

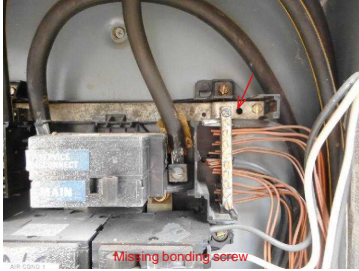


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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels - Comments: Aluminum, Bonding screw on neutral/ground not present



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: NM with Ground

Comments: Copper No visible bonding of gas lines to ground

No bonding across water lines at water heater with dielectric fittings



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central forced air

Energy Sources: Natural Gas

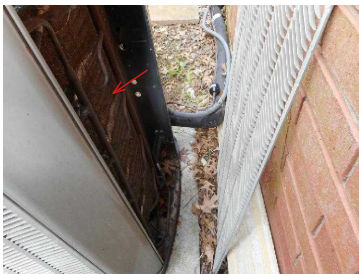
Comments: American Standard No sediment trap in gas supply line

B. Cooling Equipment

Type of Systems: Central forced air

Comments: American Standard Condenser coils externally covered with dirt and debris back cover of condenser not installed

Due to condition of return air and no filter installed in return air, a service and cleaning of HVAC system is recommended



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C. Duct Systems, Chases, and Vents - Comments: Insulated flex, Return air plenum not sealed, excessive dirt in return air plenum



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

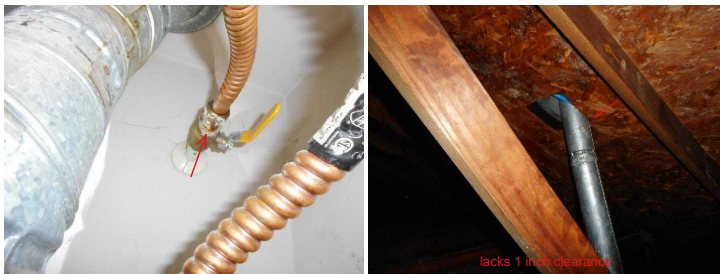
Location of water meter: right front of lot
Location of main water supply valve: right side exterior
Static water pressure reading: 55 PSI
Comments: Copper Vacuum breakers not present on exterior hose bibs

B. Drains, Wastes, and Vents - Comments: PVC, Hall bathtub missing stopper and slow drain



C. Water Heating Equipment

Energy Sources: Natural gas
Capacity: 40 Gals
Comments: Bradford White No sediment trap in gas supply line
vent pipe lack 1 inch clearance to combustibles at roof
Vent pipe not secured to framing
Water heater was functioning, gas off at valve



D. Hydro-Massage Therapy Equipment - Comments: Spa Tub, No access to pump motor control timer knob missing

E. Other - Comments: Gas lines, visual only

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V. APPLIANCES

A. Dishwashers - Comments: Whirlpool

B. Food Waste Disposers - Comments: In-Sinkerator

C. Range Hood and Exhaust Systems - Comments: Samsung, vent controls damaged



D. Ranges, Cooktops, and Ovens - Comments: Frigidaire

E. Microwave Ovens - Comments: Samsung

F. Mechanical Exhaust Vents and Bathroom Heaters - Comments: Broan, Master bathroom vent fan has unusual vibration

G. Garage Door Operators - Comments: Craftsman

H. Dryer Exhaust Systems - Comments: Rigid metal

I. Other - Comments: Door bell

Summary

I. STRUCTURAL SYSTEMS

- A. Foundations Foundation appears to be functioning as intended, **There are corner cracks at one or more than one corner of the home. These are conducive to pest penetration**
Foundation cable ends exposed on left side and back of house
Evidence of previous repairs to foundation, concrete patches in garage floor Type of Foundation(s): Slab on grade



- B. Grading and Drainage Flat, Minor slope, **High soil level in front right flower bed**
Down spout missing kick out at back left corner of house



- C. Roof Covering Materials Asphalt shingle, **Drip edge on front of house lifting bottom edge of shingles** Types(s) of Roof Covering:
Composition Viewed From: Ground, Surface of roof



- D. Roof Structures and Attics 2x4 Truss, **Attic floor not fire stopped at water heater vent pipe chase and HVAC chase**
Roof decking at center ridge not 24 inches wide and a least 1 piece of decking has been damaged Viewed From: Attic opening
Approximate Average Depth of Insulation: 8 inches

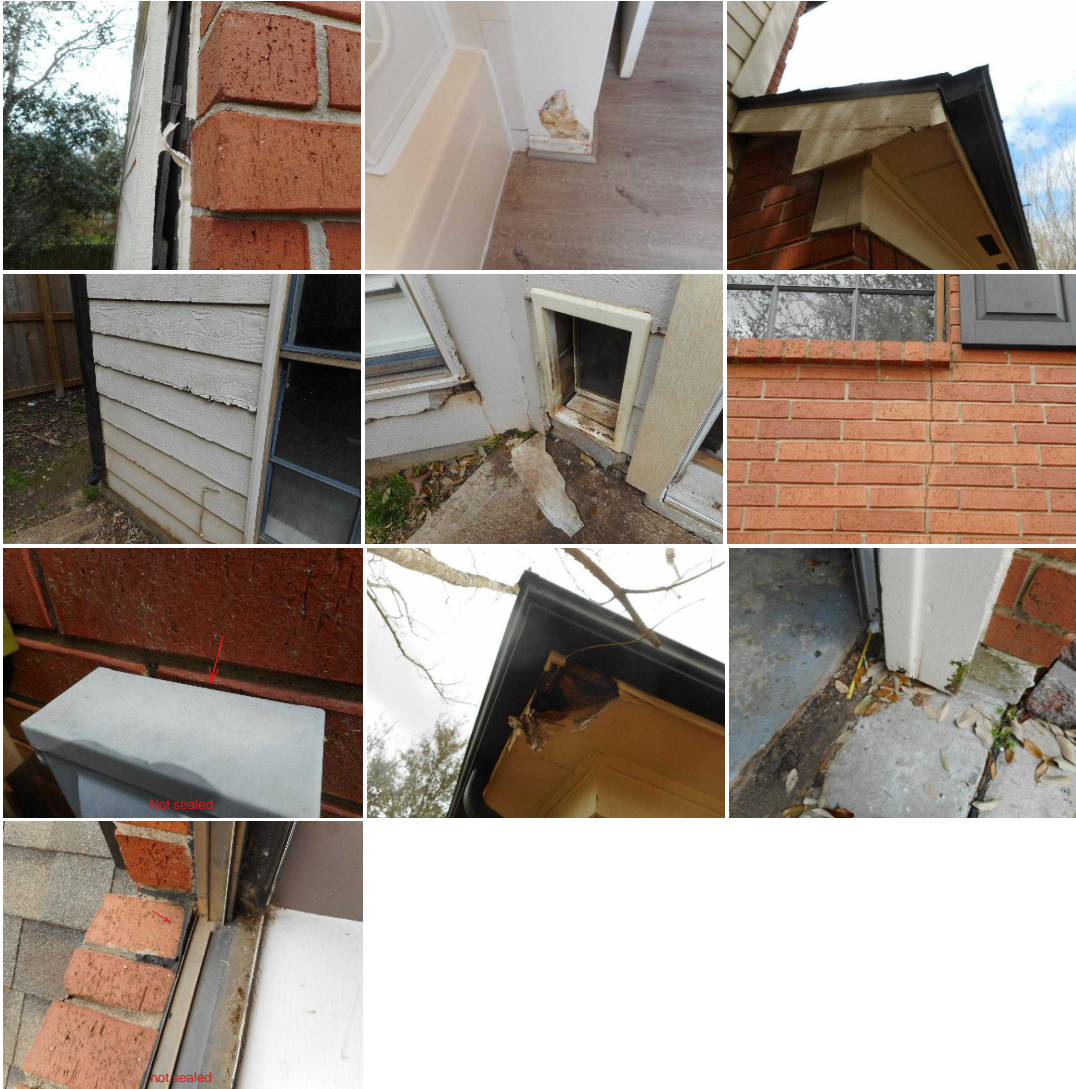


- E. Walls (Interior and Exterior) Drywall/Brick, Cement fiber board, Press board, **Back wall is press board siding that is deteriorated**
Deteriorated soffit and fascia at left front corner of garage, and right end of front porch cover.
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Moisture damaged drywall at hall bath tub
Crack in brick veneer at front right under second floor window

Summary (continued)

E. Walls (Interior and Exterior) (continued)

All exterior wall penetrations should be caulked/sealed to help prevent water intrusion into the wall cavity. Including but not limited to: Windows, door jambs, electrical lighting, water lines.



F. Ceilings and Floors Drywall and Tile, Laminate, Moisture present at repairs under 2nd floor bathrooms



G. Doors (Interior and Exterior) Solid wood, Metal clad, Hollow wood, Back door not flush in jamb Mud room entrance, second floor hall bathroom linen closet and bedroom door damaged

Summary (continued)

G. Doors (Interior and Exterior) (continued)



H. Windows Aluminum single hung, Front middle bedroom window has cracked pane of glass, breakfast room window pane cracked Windows screens missing, (observed multiple window screens in attic above garage) Damaged and missing vinyl glazing strips



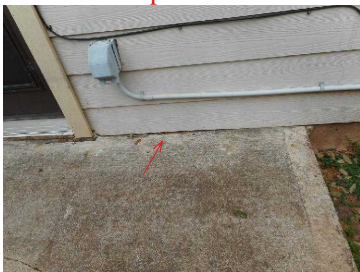
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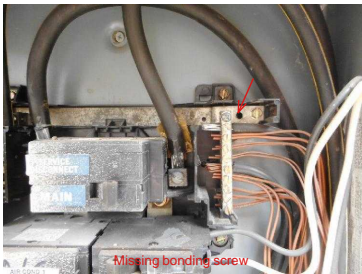
Summary (continued)

L. Other (continued)



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels Aluminum, **Bonding screw on neutral/ground not present**



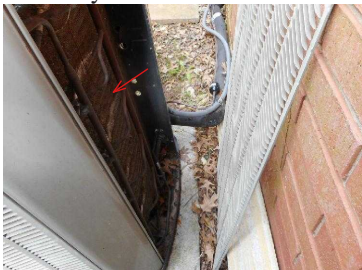
B. Branch Circuits, Connected Devices, and Fixtures Copper, **No visible bonding of gas lines to ground** **No bonding across water lines at water heater with dielectric fittings** Type of Wiring: NM with Ground



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment American Standard, **No sediment trap in gas supply line** Type of System: Central forced air Energy Source: Natural Gas

B. Cooling Equipment American Standard, **Condenser coils externally covered with dirt and debris back cover of condenser not installed** **Due to condition of return air and no filter installed in return air, a service and cleaning of HVAC system is recommended** Type of System: Central forced air



Summary (continued)

C. Duct Systems, Chases, and Vents Insulated flex, **Return air plenum not sealed, excessive dirt in return air plenum**



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures Copper, **Vacuum breakers not present on exterior hose bibs**

Location of water meter: right front of lot Location of main water supply valve: right side exterior Static water pressure reading: 55 PSI

B. Drains, Wastes, and Vents PVC, **Hall bathtub missing stopper and slow drain**



C. Water Heating Equipment Bradford White, **No sediment trap in gas supply line vent pipe lack 1 inch clearance to combustibles at roof**

Vent pipe not secured to framing

Water heater was functioning, gas off at valve Energy Source: Natural gas Capacity: 40 Gals



D. Hydro-Massage Therapy Equipment Spa Tub, **No access to pump motor control timer knob missing**

V. APPLIANCES

C. Range Hood and Exhaust Systems Samsung, **vent controls damaged**



F. Mechanical Exhaust Vents and Bathroom Heaters Broan, **Master bathroom vent fan has unusual vibration**