



PROPERTY INSPECTION REPORT

Prepared For: Susan Stromatt
(Name of Client)

Concerning: 3028 Teague Road , Houston, TX 77080
(Address or Other Identification of Inspected Property)

By: Bob Avery Lic.#: TREC #20559 MAT #1059 10/19/2020
(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 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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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 license holders 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



Home Inspection Report

Prepared exclusively for
Susan Stromatt



PROPERTY INSPECTED:
3028 Teague Road
Houston, TX 77080

DATE OF INSPECTION: 10/19/2020
Inspection No. 52965-831

INSPECTED BY:

Home Inspections Of Texas, LLC
98 W. Lakemist Circle
The Woodlands, TX 77381
bob.avery@pillartopost.com
(713) 253-0697

INSPECTOR:

Bob Avery
Lic.#: TREC #20559 MAT #1059
bob.avery@pillartopost.com
(713) 253-0697

Each office is independently owned and operated

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

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>B. Grading and Drainage
 <i>Comments:</i></p> <ul style="list-style-type: none"> Gutters contain debris. Recommend removal of debris and cleaning of gutters and downspouts. A regular routine maintenance program should be established in the future to prevent build-up of debris. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>C. Roof Covering Materials
 <i>Comments:</i></p> <ul style="list-style-type: none"> Roof plumbing jacks are under 6 inches high and should be replaced Water has backed up under shingles due to debris on roof causing leak Back of home:
 Raised flashing . Seal to help prevent moisture from penetrating. (Exterior North Side) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>D. Roof Structures and Attics
 <i>Comments:</i></p> <ul style="list-style-type: none"> Outside light in attic was observed which indicates openings in the roof material. Opening to lower floor should insulated Opening in fire barrier should be sealed with fire retardant caulk |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>E. Walls (Interior and Exterior)
 <i>Comments:</i></p> <ul style="list-style-type: none"> Decayed siding at garage wall. (Exterior East Side) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>G. Doors (Interior and Exterior)
 <i>Comments:</i></p> <ul style="list-style-type: none"> Upstairs bath. Door lock does not function Wood decay observed at door frame of exterior passage door. Recommend removal of damaged material and repair or replace materials, as needed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>K. Porches, Balconies, Decks, and Carports
 <i>Comments:</i></p> <ul style="list-style-type: none"> Several deck boards are loose and may be decayed. Recommend contractor evaluate |

II. ELECTRICAL SYSTEMS

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>A. Service Entrance and Panels
 <i>Comments:</i></p> <ul style="list-style-type: none"> Anti-oxidant paste missing at main aluminum conductor terminals in distribution panel (see photo). Recommend having a qualified electrician apply paste as needed. |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|

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

I NI NP D*

- Improper use of a pipe clamp was observed securing ground wire to ground rod (see photo). Recommend replacement of pipe clamp with a proper "Acorn" type clamp.
- Main Panel not labeled properly at time of inspection . Recommend labeling by a qualified person or electrician. See cooling section

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- All closet light fixtures require covers to prevent injury and shock

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Comments:

- Breaker for a/c indicated in electrical box is 60 amps. Unit max breaker is 40 amps. Recommend licensed electrician evaluate

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Comments:

- Upstairs bath: toilet is not secure
- Faucet handle is frozen.

C. Water Heating Equipment

Comments:

- Rubber grument is not installed where electrical wire enters water heater wall

V. APPLIANCES

G. Garage Door Operators

Comments:

- Garage door opener contact reverse mechanism pressure setting is in need of adjustment to reduce possible safety related issues or damages associated with this condition. Electronic beam functioned properly.

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

INSPECTION REPORT

I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

A. Foundations

Type of Foundation(s): Slab on grade

Comments:

- The opinion of this inspector is that the foundation is providing adequate support for this dwelling based on the limited visual inspection today unless otherwise note. The TREC inspector for this inspection is not a professional engineer. The opinions given on the performance of this structure's foundation are based on the knowledge and experience of the inspector and may be subjective and may vary from the opinions of other inspectors. The inspector makes comments comprised of opinion and not fact, determinations that are factual are available via specialized qualified and licensed engineering studies, which are beyond the scope of this inspection. Future performance of the foundation is not warranted. If you note any changes/observations from this report at a later date from what has been reported herein, a re-assessment should be made by a qualified and licensed engineer/foundation contractor and appropriate action taken. The foundation inspection performed was cursory and limited to visual observations of accessible/visible exterior and interior structural components of the house at the time of the inspection. No foundation measurements (elevation or otherwise) have been made or are within the visual scope of this inspection.
- Some portions of the foundation were visually concealed from view and could not be inspected.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

B. Grading and Drainage

Comments:

- Maintenance tip: Positive drainage away from the structure is critical to the intended performance of the foundation. Trees and shrubs around the foundation can affect soil moisture content and thus the foundation. Standard recommendations state that trees and shrubs be planted away from the foundation or that root barriers be installed to prevent roots from getting under the slab. Poor drainage away from the slab, or pooling/standing against it can also affect foundation performance. If for any reason water pools at any location near the foundation for any extended period of time (24 consecutive hours or more), drainage corrections will have to be made.
- Maintenance tip: It is standard practice and recommendation to maintain soil levels a minimum of six (6) to eight (8) inches below the top of the slab and graded away from the slab, at a minimum rate of six (6) inches per every 10 feet, to promote positive drainage and to prevent water from pooling/standing around the foundation area(s). Standard soil levels will also reduce possible moisture exposure and help detect insect/pest activity.

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

I NI NP D*

- **Gutters contain debris. Recommend removal of debris and cleaning of gutters and downspouts. A regular routine maintenance program should be established in the future to prevent build-up of debris.**



C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

Viewed From: Ladder at edge, Ground level with binoculars

Comments:

- Construction of roof/pitch or weather conditions did not allow for safe access to roof covering, roof was visually observed on the ground with binoculars (30 or 40 zoom cameras are also used) and / or by ladder at edge of roof surface, some areas could not be visually observed.

- **IMPORTANT INFORMATION CONCERNING ROOFS:** According to statistical information recently released by NAPLIA (North American Professional Liability Insurance Agency, LLC) roofing related issues (including water penetration) account for 30% of all buyer's complaints after the sale of a home. This is the 2nd largest percentage area of complaints by home buyers. One of the reasons for this is that a roof can begin to malfunction at any time, especially after periods of heavy wind and / or rain.

Roofing experts agree that there is no exact method for a home inspector to determine the accurate remaining life expectancy of a roof during a visual inspection that is non invasive in nature. According to statistical data provided by housing experts, in the Texas Gulf Coast area, a properly constructed standard grade asphalt composition shingle roof has an average life expectancy of 12 - 15 years. A premium grade asphalt composition shingle roof has an average life expectancy of 15 - 25 years.

The condition and remaining life expectancy of a roof can be adversely affected by various factors including method of application, quality of material, presence of skylights, and weather extremes. It is therefore very important for the buyer to make sure that the age of the roof be disclosed by the current seller and / or previous seller. Your real estate agent can assist you in obtaining this information. It is also important for the prospective buyer to obtain disclosure information with regard to previous leaking, the history of repairs, and / or remodeling projects that included any section of the roof.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

- Roof appears to be in good condition except were noted



I = Inspected

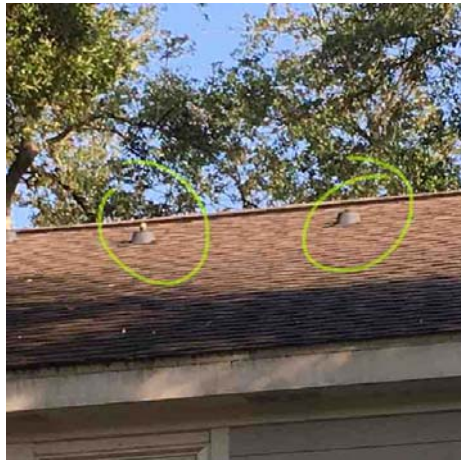
NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

- Roof plumbing jacks are under 6 inches high and should be replaced



- Water has backed up under shingles due to debris on roof causing leak



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

I NI NP D*

- **Back of home:**
Raised flashing . Seal to help prevent moisture from penetrating.
(Exterior North Side)



D. Roof Structures and Attics

Viewed From: Entered attic

Approximate Average Depth of Insulation: Greater than 12 inches of insulation

Comments:

- **Outside light in attic was observed which indicates openings in the roof material.**



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

- Opening to lower floor should insulated



- Opening in fire barrier should be sealed with fire retardant caulk



- Vapor Barrier needs repair



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

I **NI** **NP** **D***

E. Walls (Interior and Exterior)

Comments:

- Decayed siding at garage wall. (Exterior East Side)

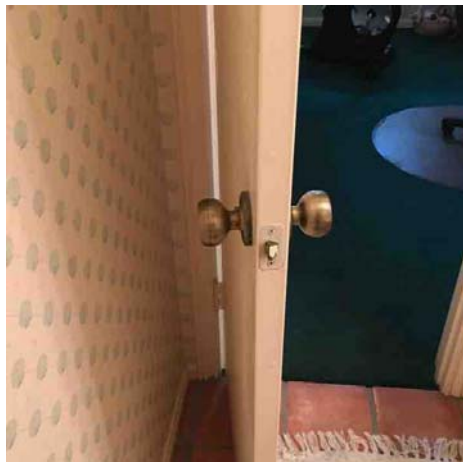


F. Ceilings and Floors

G. Doors (Interior and Exterior)

Comments:

- Upstairs bath. Door lock does not function



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

I NI NP D*

• Wood decay observed at door frame of exterior passage door. Recommend removal of damaged material and repair or replace materials, as needed.



H. Windows

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

Comments:

• Fireplace is wood/gas burning / damper not tested. Draw of the fireplace was not tested and could not be determined at the inspection. The interior of chimneys and their flue liners are not visible on our visual inspection. You are advised to obtain the services of a qualified chimney sweeper or other qualified personnel to perform a complete inspection and tune up of your fireplace prior to using the appliance. Operation of log-lighter was not tested



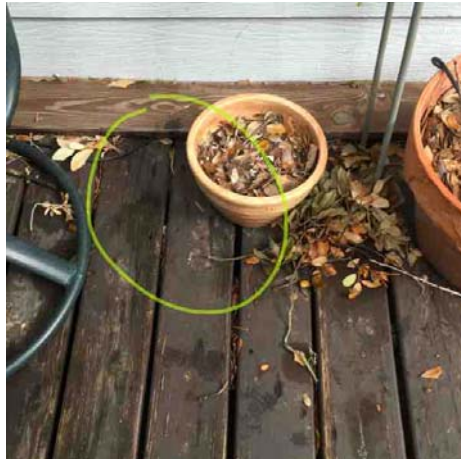
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D*

K. Porches, Balconies, Decks, and Carports

Comments:

- Several deck boards are loose and may be decayed. Recommend contractor evaluate



L. Other

Comments:

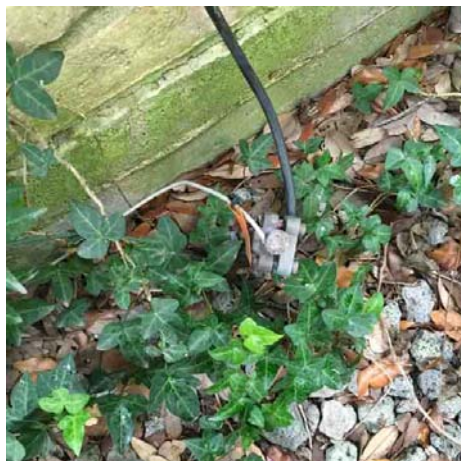
- House faces South 75 degrees and raining

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Main distribution panel is 200 amp service; underground, 120/240 volt, aluminum leads and uses breakers. Romex type wiring is noted. All bondings and groundings were not visible and could not be verified. **(Exterior East Side)**

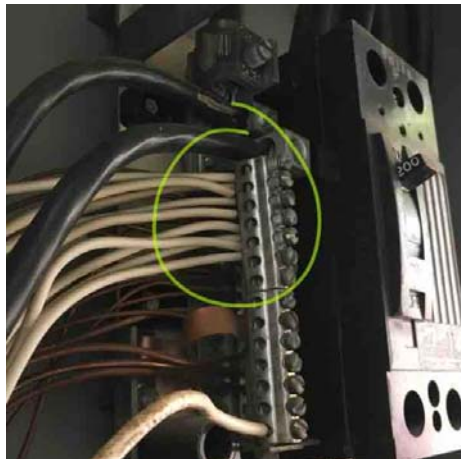


I = Inspected NI = Not Inspected NP = Not Present D = Deficient

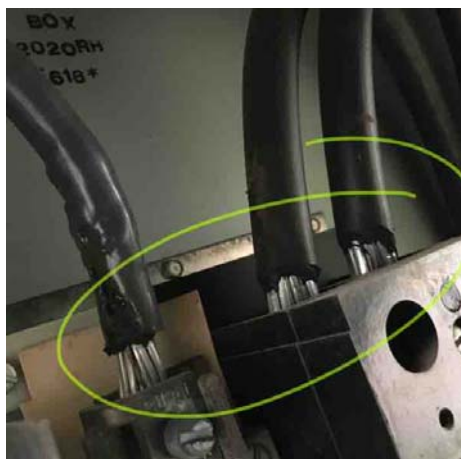
I NI NP D*



- Double lugging of neutral wiring observed at bus bar (multiple wires per screw down port). This condition does not meet current electrical standards. No more than one wire per port is considered proper. Recommend further evaluation by a qualified electrical contractor to make repairs as needed



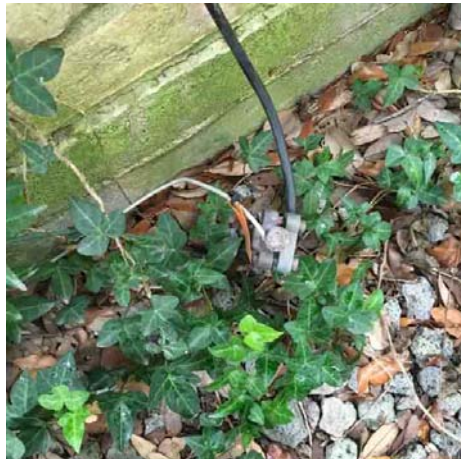
- Anti-oxidant paste missing at main aluminum conductor terminals in distribution panel (see photo). Recommend having a qualified electrician apply paste as needed.



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

I NI NP D*

- Improper use of a pipe clamp was observed securing ground wire to ground rod (see photo). Recommend replacement of pipe clamp with a proper "Acorn" type clamp.



- Main Panel not labeled properly at time of inspection . Recommend labeling by a qualified person or electrician. See cooling section

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

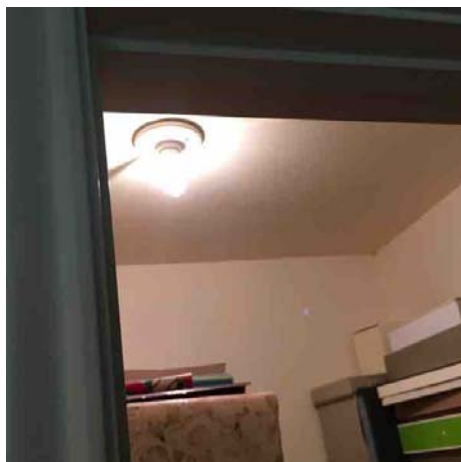
- Smoke Alarms are present - not tested - Home occupied

Carbon Monoxide Alarm not present -

ARC Faults are not present - tested - home occupied

GFCIs are present and tested.

- All closet light fixtures require covers to prevent injury and shock



III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Energy Sources: Electric

Comments:

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

I NI NP D*

- Heating system was run for more than 30 minutes. System met accepted standard differentials of 35 to 50 degrees between supply and return registers. Reading ranged between 37 - 40 degrees.



B. Cooling Equipment

Type of Systems: Forced air electric

Comments:

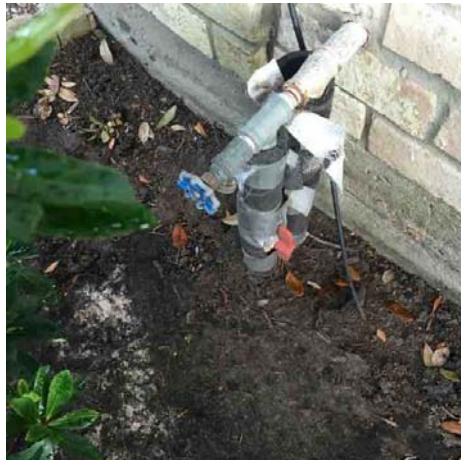
- Although functioning within acceptable parameters at time of inspection, this inspector cannot determine how system was maintained by previous owner or if there was any type of preventative maintenance program being followed. Suggest having a mechanical contractor do a thorough evaluation of the condition and performance of the system.

CARE AND MAINTENANCE - Dirty evaporator coils, condenser coils and filters can reduce the performance of your air conditioning system, costing you more energy dollars and decreasing the life expectancy of the unit. An improper refrigerant charge can damage the compressor in your air conditioner, increasing your electric energy costs while reducing system efficiency and the overall lifespan of your equipment.

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

I NI NP D*

- Main water shut off



- Upstairs bath: toilet is not secure



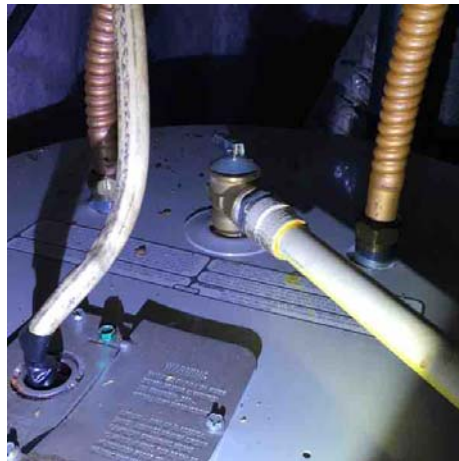
- Faucet handle is frozen.



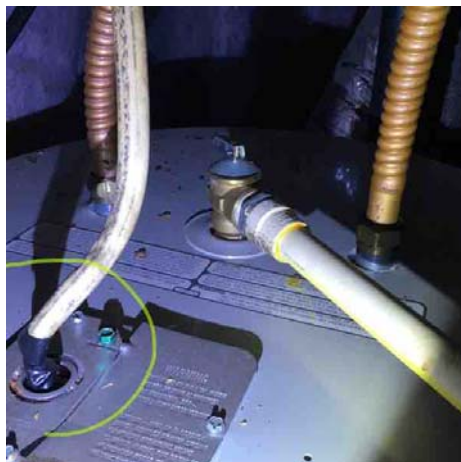
- Galvanized water lines noted in home for the main water supply. These lines can corrode and clog over time reducing or stopping water flow/pressure. Visual evidence at the time of the inspection notes the system is functioning within normal parameters.

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

I NI NP D*



• Rubber grument is not installed where electrical wire enters water heater wall



D. Hydro-Massage Therapy Equipment

E. Other

V. APPLIANCES

A. Dishwasher
Comments:
 • Home owner indicates that the dishwasher is functioning properly

B. Food Waste Disposers
Comments:
 • Home owner indicates that the disposal is functioning properly

C. Range Hood and Exhaust Systems
Comments:
 • Home owner indicates that the range hood is functioning properly

D. Ranges, Cooktops, and Ovens
Comments:
 • Home owner indicates that the oven and cook top are functioning properly

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

I NI NP D*

E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Functioned properly



G. Garage Door Operators

Comments:

- Garage door opener contact reverse mechanism pressure setting is in need of adjustment to reduce possible safety related issues or damages associated with this condition. Electronic beam functioned properly.



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

I NI NP D*

H. Dryer Exhaust Systems

Comments:

- Functioned properly



- Functioned properly

I. Other

VI. OPTIONAL SYSTEMS

A. Other