



PROPERTY INSPECTION REPORT

Prepared For: Alex Rayman
(Name of Client)

Concerning: 14112 Timber Bluff Drive , Pearland, TX 77584
(Address or Other Identification of Inspected Property)

By: Tommy Amonette Lic.#: TREC 22620 03/03/2021
(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
Alex Rayman



PROPERTY INSPECTED:
14112 Timber Bluff Drive
Pearland, TX 77584

DATE OF INSPECTION: 03/03/2021
Inspection No. 521274-749

INSPECTED BY:

Thomas Amonette
3407 Dry Creek
Pasadena, TX 77505
tommy.amonette@pillartopost.com
(713) 560-7417

INSPECTOR:

Tommy Amonette
Lic.#: TREC 22620
tommy.amonette@pillartopost.com
(713) 502-7281

Each office is independently owned and operated

I NI NP D*

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

- Corner cracks or "pops" were observed on several corners of the foundation. These do not impact the structural integrity of the foundation and are typical of most homes. Recommend repair to prevent possible water and/or pest penetration.
- Post tension cables are starting to show exposure in areas at the foundation. Recommend sealing these areas to prevent rusting / deterioration on the cables.

B. Grading and Drainage

Comments:

- Missing splash blocks noted in multiple areas around the home. Recommend installing splash blocks to help with soil erosion and prevent water from discharging at the foundation.
- Please note, it is recommended to keep clearance of landscaping and grading 4-6 " below exterior siding. Areas of grading around the home appears to be above under 4-6" below the siding.
- Gutter troughs are installed on top of the drip edge flashing. This could allow water to drain between the gutter trough and fascia board. Gutter troughs should be installed under the drip edge flashing.

D. Roof Structures and Attics

Comments:

- Attic access has improper fasteners holding the stairs in the ceiling. Approved hardware such as lag bolts or 16D nails are required, not screws.

E. Walls (Interior and Exterior)

Comments:

- Sealant was noted deteriorated and/or missing in multiple areas on the exterior siding and trim. Recommend removing old sealant and resealing to prevent water penetration and possible deterioration.
- Minor cracking was observed in the brick mortar in locations around the home. These do not appear to be structural and are common of most homes. Recommend sealing these cracks to prevent water and/or pest penetration, and monitoring for any future movement.
- Lintel supports above doors and windows are starting to show signs of rusting. Rusting lintels can cause cracks in the brick due to the rust expanding over time. Recommend resealing lintels to avoid further damage.
- Minor cracking/damage noted in areas of the exterior siding and trim.

G. Doors (Interior and Exterior)

Comments:

- Door stops are missing in multiple locations throughout the home.

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

I NI NP D*

H. Windows

Comments:

- Front guest bedroom window pane was noted broken. **FIXED**
- Exterior screens were noted screwed to the bedroom windows. This impedes the egress through the window. Bedrooms are required to have one egress window that does not require special tools to use, for a emergency exit.

L. Other

Comments:

- Master bath left side cabinet door was noted loose/damaged at the time of inspection **FIXED**

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- One receptacle in the living room appears to have a loose connection when operating. Receptacle is marked with blue tape **FIXED**
- One interior receptacle was noted loose at the entryway of the home. Overtime this can cause the electrical connection to become loose on the receptacle. Receptacle was marked with blue tape **FIXED**

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Comments:

- Possible growth noted on the secondary drain line at the unit in the attic. This was only noted on the line and not on the unit itself **FIXED**

C. Duct Systems, Chases, and Vents

Comments:

- Vent cover was noted missing in the master bedroom **FIXED**

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Comments:

- Hose bib on the West wall appears to be leaking at the anti-siphon device when operated.
- Hose bib on East wall leaks at the stem seal when operated.
- Tile grout was noted damaged in the bath / shower areas. Recommend repairing these areas to prevent water penetrating into the walls.
- Master shower door does not appear to close completely. Recommend adjusting the door to operate and seal properly. **FIXED**
- Hose bib at the back of the home is missing the anti-siphon device. Recommend adding these to prevent backsiphonage into the house water supply

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- Tub spouts in the showers/bathtubs should be resealed to prevent water penetration into the walls. **FIXED**
- Water pressure in the hallway bathtub, does not completely change over to the shower head when adjusted, water continues to come out of the spout while the shower is running. **FIXED**

B. Drains, Wastes and Vents

Comments:

- Drain cover was noted loose in the master shower **FIXED**
- Pull rod at the master bathroom sink is missing to operate the drain stopper.

V. APPLIANCES

G. Garage Door Operators

Comments:

- East Garage overhead door did not automatically reverse when pressure was applied while it was closing. Recommend having it adjusted or replaced to promote safety. **FIXED**

Safety sensors were functioning properly at the time of inspection.

H. Dryer Exhaust Systems

Comments:

- Lint appears to be stuck in the vent cover on the roof top. Recommend having the dryer vent cleaned before use. This could be a potential fire hazard.

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INSPECTION REPORT

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on grade

Comments:

- Based on the evidence and my evaluation of the home on the day of the inspection, it is my opinion the foundation is performing as intended at the time of inspection.
- **Corner cracks or "pops" were observed on several corners of the foundation. These do not impact the structural integrity of the foundation and are typical of most homes. Recommend repair to prevent possible water and/or pest penetration.**



- **Post tension cables are starting to show exposure in areas at the foundation. Recommend sealing these areas to prevent rusting / deterioration on the cables.**



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B. Grading and Drainage

Comments:

- **Missing splash blocks noted in multiple areas around the home. Recommend installing splash blocks to help with soil erosion and prevent water from discharging at the foundation.**



- **Please note, it is recommended to keep clearance of landscaping and grading 4-6 " below exterior siding. Areas of grading around the home appears to be above under 4-6" below the siding.**



I = Inspected

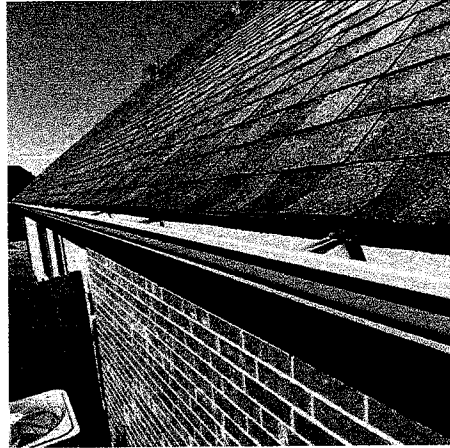
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- Gutter troughs are installed on top of the drip edge flashing. This could allow water to drain between the gutter trough and fascia board. Gutter troughs should be installed under the drip edge flashing.



C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

Viewed From: Ladder at edge, Ground level with binoculars

Comments:

- Due to the height and pitch of the roof, it was viewed from the ground with binoculars and the lower portion at the eave with a ladder. Some areas of the roof surface may not have been visible and only areas visible were inspected.

The roof coverings appears to be functioning as intended on the day of inspection, with no obvious damage or leaking noted.

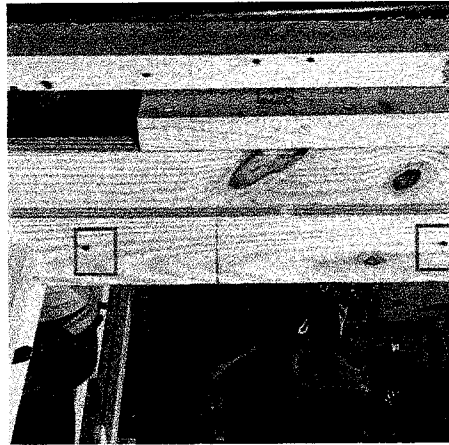
D. Roof Structures and Attics

Viewed From: Entered attic

Approximate Average Depth of Insulation: 10 to 12 inches of insulation

Comments:

- Attic access has improper fasteners holding the stairs in the ceiling. Approved hardware such as lag bolts or 16D nails are required, not screws.



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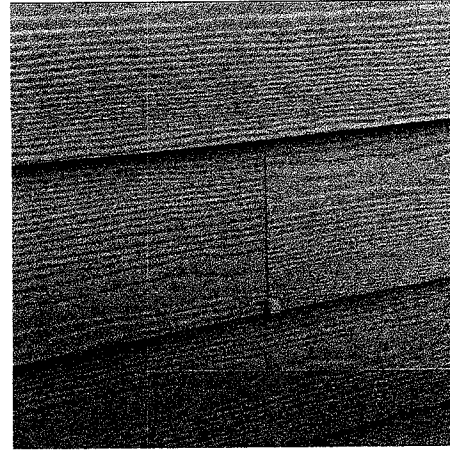
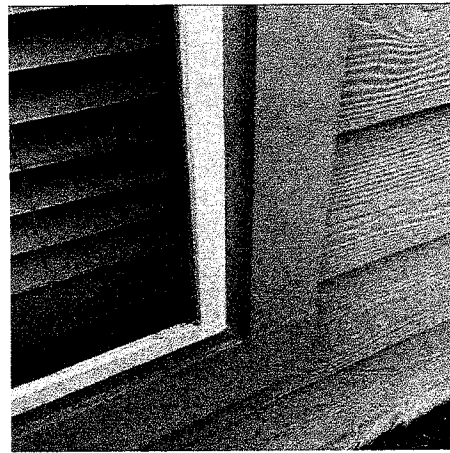
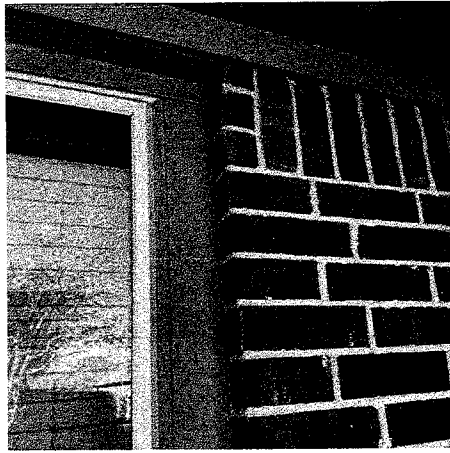
I NI NP D*

- All areas of the attic structure that were able to be seen and inspected, appear to be constructed correctly to today's standards.

E. Walls (Interior and Exterior)

Comments:

- Sealant was noted deteriorated and/or missing in multiple areas on the exterior siding and trim. Recommend removing old sealant and resealing to prevent water penetration and possible deterioration.



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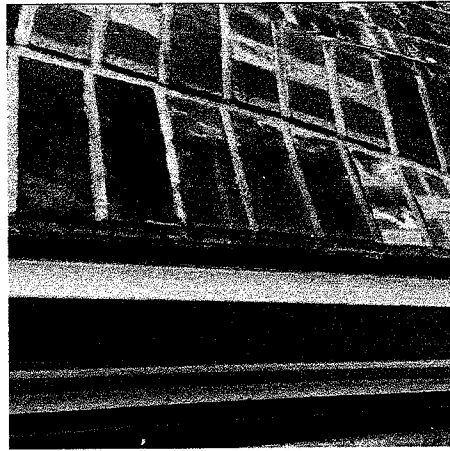
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- **Minor cracking was observed in the brick mortar in locations around the home. These do not appear to be structural and are common of most homes. Recommend sealing these cracks to prevent water and/or pest penetration, and monitoring for any future movement.**



- **Lintel supports above doors and windows are starting to show signs of rusting. Rusting lintels can cause cracks in the brick due to the rust expanding over time. Recommend resealing lintels to avoid further damage.**



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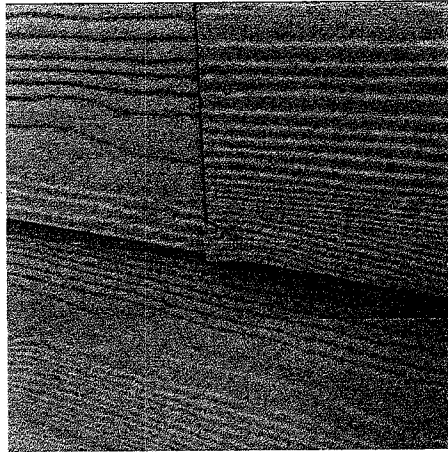
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- Minor cracking/damage noted in areas of the exterior siding and trim.



F. Ceilings and Floors

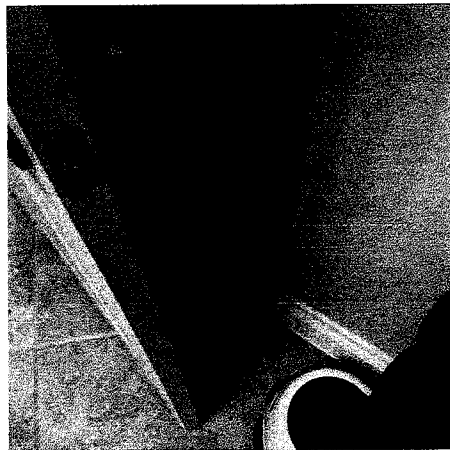
Comments:

- Minor blemishes / imperfections noted throughout the home on the ceiling and floors. This is typical of most homes and is cosmetic.

G. Doors (Interior and Exterior)

Comments:

- Door stops are missing in multiple locations throughout the home.



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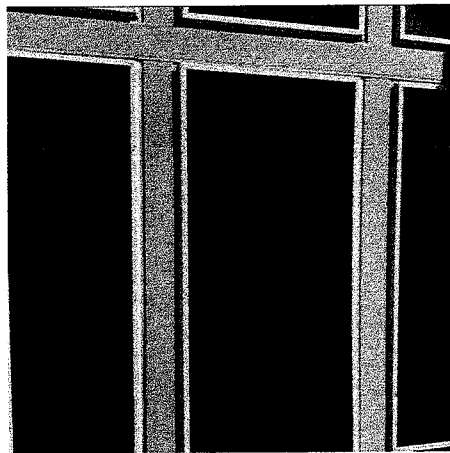
H. Windows

Comments:

- Front guest bedroom window pane was noted broken. **FIXED**



- Exterior screens were noted screwed to the bedroom windows. This impedes the egress through the window. Bedrooms are required to have one egress window that does not require special tools to use, for a emergency exit.



I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

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L. Other

Comments:

- Master bath left side cabinet door was noted loose/damaged at the time of inspection **FIXED**



- Note : Due to the house being occupied at the time of inspection, not all receptacles, windows, walls, floors, etc. were able to be accessed for operation and inspection in the home.

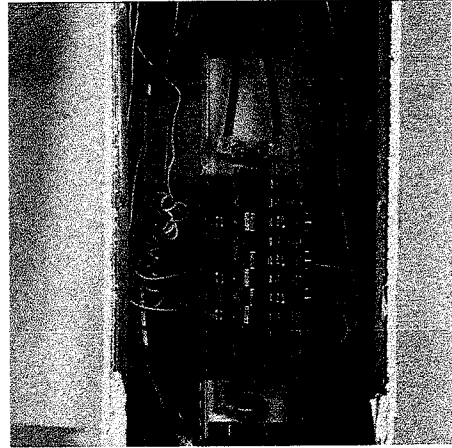
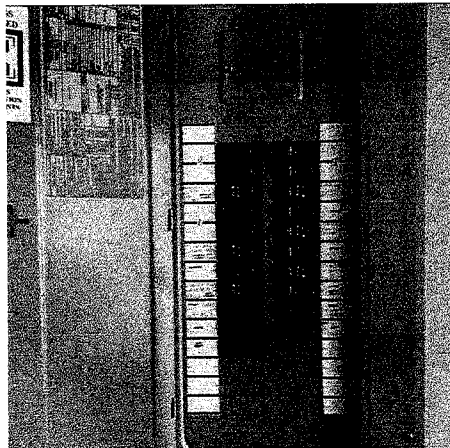
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Breaker panel is rated for 200 max amps, 120/240 single phase service. Panel appears to be working properly at the time of inspection.

****Note, main breaker shutoff is on the West exterior wall of the garage, the breaker panel is inside the garage.****



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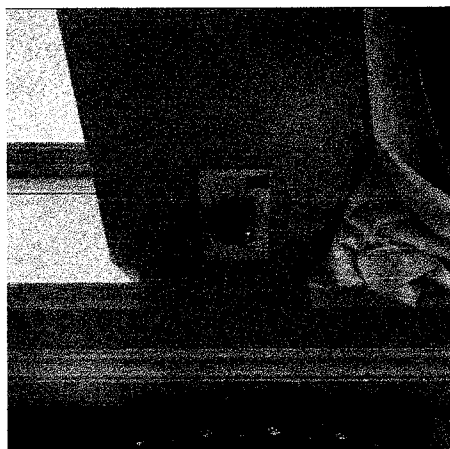


B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- Notes: GFCI Resets
 - Exterior receptacles reset in garage.
 - Garage receptacles reset in the garage.
 - Bathroom receptacles reset in the hallway bathroom.
 - Kitchen receptacles reset in the kitchen.
- **One receptacle in the living room appears to have a loose connection when operating. Receptacle is marked with blue tape** **FIXED**



I = Inspected

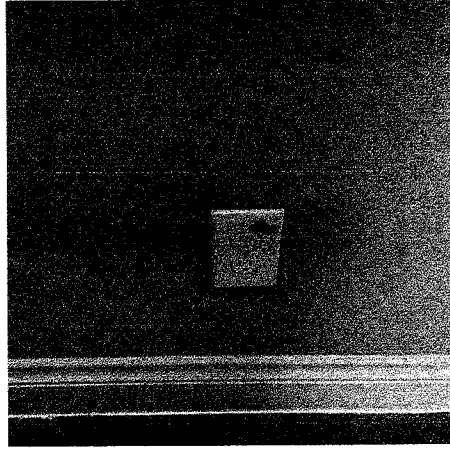
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- One interior receptacle was noted loose at the entryway of the home. Overtime this can cause the electrical connection to become loose on the receptacle. Receptacle was marked with blue tape **FIXED**



III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air

Energy Sources: Natural gas

Comments:

- Heating system temperature differential was 46°. Return temperature was 82° and average register temperature was 128°. System appears to be functioning properly at the time of inspection.

B. Cooling Equipment

Type of Systems: Forced air electric

Comments:

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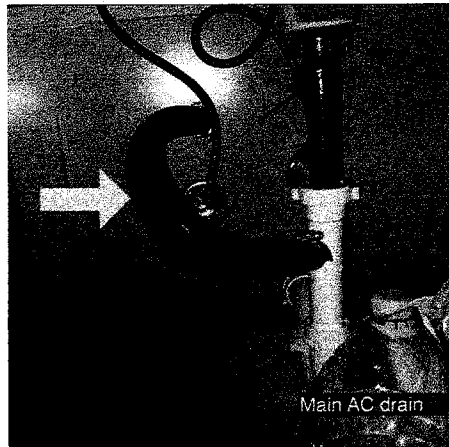
- Outside AC unit is a Carrier 4 ton model, manufactured in 2012

Notes:

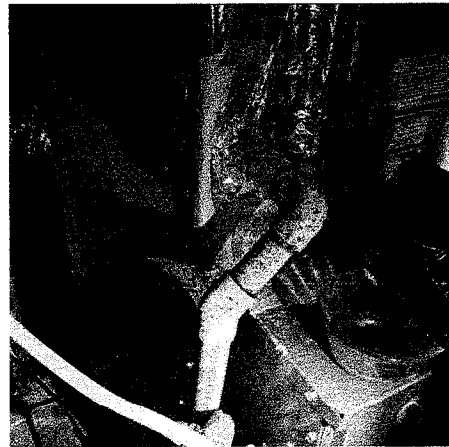
The main AC condensation drain terminates under the master bathroom sink. While this is correct, note that in the event this sink drain is blocked this will also block the AC drain.

The secondary AC condensation drain terminates at the back of the home. In the event water drains from this/these pipe(s) contact a HVAC professional to service the system.

The AC system was not operated and only visually inspected due to the temperature being under 60° in the last 24 hrs, and the possibility of causing damage to the compressor. Recommend having the system evaluated when the temperature is warmer. (Ambient temperature 55°)



- Possible growth noted on the secondary drain line at the unit in the attic. This was only noted on the line and not on the unit itself **FIXED**



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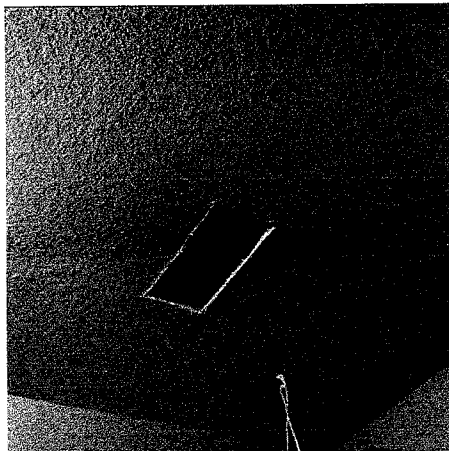
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I NI NP D*

C. Duct Systems, Chases, and Vents

Comments:

- Vent cover was noted missing in the master bedroom **FIXED**



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

- ⊙ Water Meter Location - Front Yard, NW Corner
- ⊙ Water Pressure - 55 PSI
- ⊙ Shutoff Valve Location - West Exterior Wall
- ⊙ Type of Plumbing - CPVC

Comments:

- Main water shut off **FIXED**



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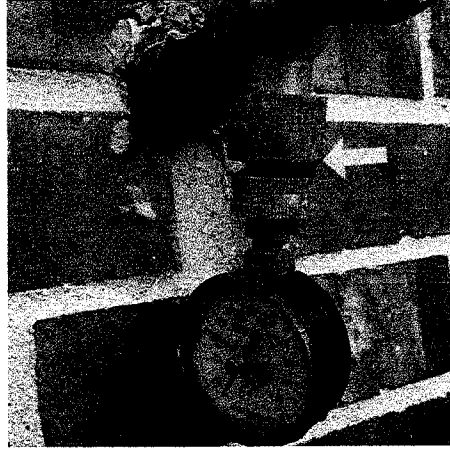
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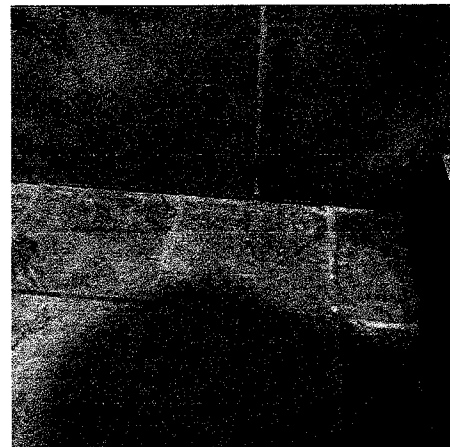
- Hose bib on the West wall appears to be leaking at the anti-siphon device when operated.



- Hose bib on East wall leaks at the stem seal when operated.



- Tile grout was noted damaged in the bath / shower areas. Recommend repairing these areas to prevent water penetrating into the walls. **FIXED**



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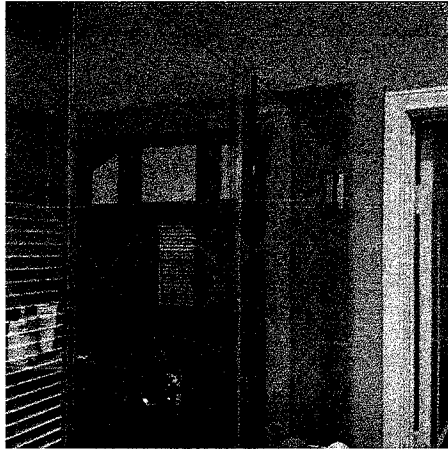
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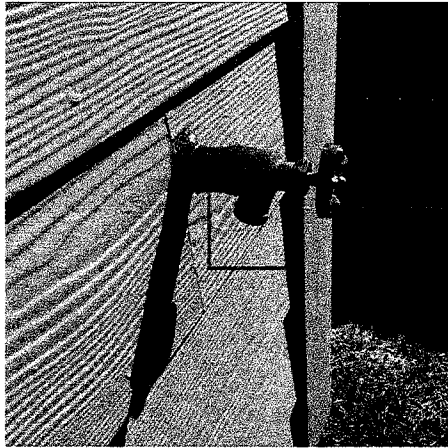
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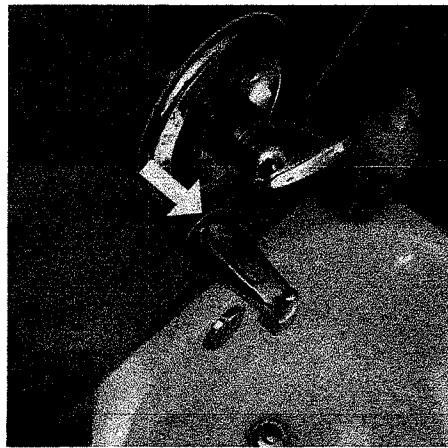
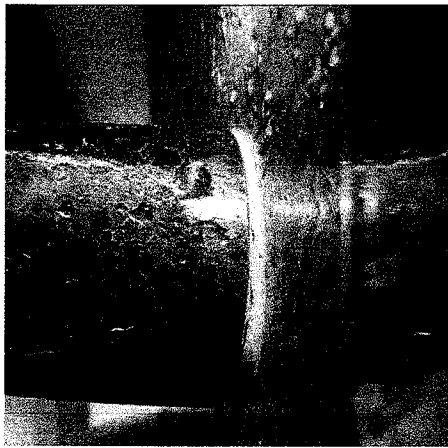
- Master shower door does not appear to close completely. Recommend adjusting the door to operate and seal properly. **FIXED**



- Hose bib at the back of the home is missing the anti-siphon device. Recommend adding these to prevent backsiphonage into the house water supply



- Tub spouts in the showers/bathtubs should be resealed to prevent water penetration into the walls. **FIXED**



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- Water pressure in the hallway bathtub, does not completely change over to the shower head when adjusted, water continues to come out of the spout while the shower is running. **FIXED**



B. Drains, Wastes and Vents

Comments:

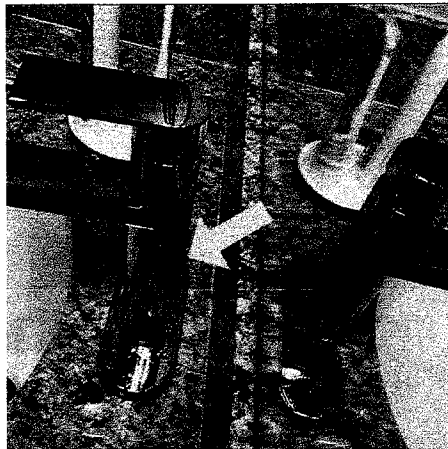
- Drain cover was noted loose in the master shower **FIXED**



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- Pull rod at the master bathroom sink is missing to operate the drain stopper.



C. Water Heating Equipment

Energy Sources: Natural gas

Capacity: 50 gallon

Comments:

- Water Heater is a Rheem 50 gallon natural gas unit, manufactured June 2017

The hot water temperature at the kitchen faucet was 134°. Water temperature should be kept between 110° and 120° to disinfect properly and to prevent scalding.

D. Hydro-Massage Therapy Equipment

V. APPLIANCES

A. Dishwasher

Comments:

- Dishwasher was ran thru a full cycle and was functioning properly at the time of the inspection.

B. Food Waste Disposers

Comments:

- Garbage disposer was functioning properly at the time of the inspection.

C. Range Hood and Exhaust Systems

Comments:

- Range exhaust fan and lights functioned properly at the time of the inspection.

D. Ranges, Cooktops, and Ovens

Comments:

- Gas cooktop with a single oven. Tested 4 burners on low, medium, and high, all functioned properly at the time of inspection. Oven temperature was 360° when set to 350°. The oven can be +/- 25° when set to 350°.

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E. Microwave Ovens

Comments:

- Microwave was functioning properly at the time of the inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Exhaust fans were functioning properly at the time of the inspection, and appear properly vented to the exterior of the home.

G. Garage Door Operators

Comments:

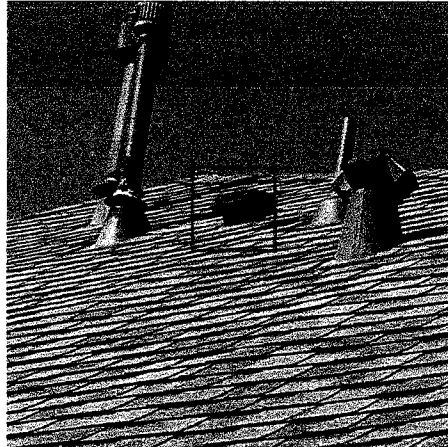
- **East Garage overhead door did not automatically reverse when pressure was applied while it was closing. Recommend having it adjusted or replaced to promote safety.**

Safety sensors were functioning properly at the time of inspection.

H. Dryer Exhaust Systems

Comments:

- **Lint appears to be stuck in the vent cover on the roof top. Recommend having the dryer vent cleaned before use. This could be a potential fire hazard.**



I. Other

Comments:

- Doorbell was functioning properly at the time of the inspection