

PROPERTY INSPECTION REPORT

Prepared For: U.S. Inspect, LLC.
(Name of Client)

Concerning: 14 N Hutcheson St, Houston, TX 77003 ITA310Y
(Address or Other Identification of Inspected Property) (U.S. Inspect Job #)

By: Gabriel Fitzpatrick; #21417 11/14/2017
(Name and License Number of Inspector) (Date)

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(Name, and License Number of Sponsoring Inspector, if required)

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.

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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; 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

The Inspection and the Report were performed and prepared solely for the relocation company listed below (CLIENT). The condition of the property may change significantly after the Inspection date. The Report does not provide an opinion as to the advisability of the purchase of the property. The Report is not intended for use, nor is it to be relied upon, by any party other than CLIENT, including, but not limited to, buyers, sellers, lenders, real estate brokers/agents, and/or appraisers. CLIENT may be required to provide the Report to other parties in order to comply with disclosure obligations under applicable federal, state or local law(s); however, no disclosure of this Report to other parties, including prospective buyers, shall be deemed to create or give rise to a duty of care or performance on the part of U.S. Inspect or CLIENT toward such other parties. Accordingly, no party other than CLIENT should rely upon or be influenced by this report when considering the property. U.S. Inspect urges prospective buyers to have a General Home Inspection and other applicable inspections (e.g., pest, environmental, structural, etc.) conducted on the property by inspector(s) of their choice to ascertain the condition of the property prior to purchase.

Relocation Company: Graebel Relocation Services
Relocation Contact: Jerome Davis
File Number: APRO242536
Transferee: Emily Doerschel

Weather: Clear Temperature: 80 Age of Home: 1 Year

People Present: Homeowner Occupied: Yes

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

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

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A. Foundations (If all crawl space areas are not inspected, provide an explanation.) <i>Evidence of water penetration:</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Basement:</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Crawlspace:</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Method of inspection:</i> <i>Type of Foundation(s):</i> Slab On Grade <i>Other:</i> <i>Comments (An opinion on performance is mandatory.):</i> <input checked="" type="checkbox"/> No significant cracks or movement noted. Finding: With the exception of a minor crack noted at the right front corner of the slab the foundation is performing its function as intended at the time of inspection with no repairs needed. Recommendation: Seal crack with epoxy to prevent water penetration and further damage.</p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>B. Grading and Drainage <i>Comments:</i></p>
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>C. Roof Covering Materials (If the roof is inaccessible, report the method used to inspect.) <i>Type(s) of Roof Covering:</i> _____ <i>Other:</i> _____ <i>Viewed From:</i> _____ <i>Other:</i> _____ <i>Roof Age:</i> _____ <input type="checkbox"/> FRT Present <input type="checkbox"/> Evidence of previous repairs was observed <i>Comments:</i> Finding: Due to the height of the roof and proximity of surrounding structures the roof was not accessible or visible from ground level. Recommendation: Further evaluation is needed by a roofing specialist.</p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>D. Roof Structures and Attic (If the attic is inaccessible, report the method used to inspect.) <i>Approximate Average Depth of Insulation:</i> 12-14 inches <i>Approximate Average Thickness of Vertical Insulation:</i> 4-6 inches <input type="checkbox"/> Evidence of water penetration <i>Viewed From:</i> Entered <i>Other:</i> _____ <i>Comments:</i></p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>E. Walls (Interior and Exterior) <i>Exterior siding:</i> Cementitious composite , Conventional Stucco <i>Comments:</i></p>
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I	NI	NP	D	

F. Ceilings and Floors
Comments:

G. Doors (Interior and Exterior)
Comments:

H. Windows
Comments:

I. Stairways (Interior and Exterior)
Comments:

J. Fireplaces and Chimneys
 Chimney older than 50 years
Comments:

K. Porches, Balconies, Decks, and Carports
Comments:

L. Other
 Possible asbestos containing material present. I recommend further evaluation by an appropriately certified environmental inspector.
 Possible mold present. I recommend further evaluation by an appropriately certified environmental inspector.
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Amps: 150 Other:
Volts: 120/240 Other:
 Federal Pacific panel present

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I	NI	NP	D	

Polybutylene piping present
 Comments:

B. Drains, Wastes, and Vents
 ABS piping present
 Comments:

C. Water Heating Equipment
 Energy Source: Natural Gas
 Capacity: 40 gallons
 Age of unit: 1 Year
 Comments:

D. Hydro-Massage Therapy Equipment
 Comments:
 Finding: Missing an access panel for the master bath hydro massage tub equipment and motor.
 Recommendation: Properly install an access panel and evaluate the tub equipment and motor thereafter.

E. Other
 Comments:

V. APPLIANCES

A. Dishwasher
 Comments:

B. Food Waste Disposers
 Comments:

C. Range Hood and Exhaust Systems
 Comments:

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I	NI	NP	D	

 D. Ranges, Cooktops, and Ovens
Comments:

 E. Microwave Ovens
Comments:

 F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

 G. Garage Door Operators
Comments:

 J. 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:
Material: *Other:*
Comments:

 C. Outbuildings
Comments:

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 Buyer's Initials

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I	NI	NP	D	Inspection Item

 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:

 I. Other
Comments:

Indoor Air Quality Disclaimer

GENERAL BACKGROUND ON INDOOR AIR QUALITY

In the last several years, a growing body of scientific evidence has indicated that the air within homes and other buildings can be more seriously polluted than the outdoor air in even the largest and most industrialized cities. Other research indicates that people spend approximately 90 percent of their time indoors. Thus, for many people, the risks to health may be greater due to exposure to air pollution indoors than outdoors.

In addition, people who may be exposed to indoor air pollutants for the longest periods of time are often those most susceptible to the effects of indoor air pollution. Such groups include the young, the elderly, and the chronically ill, especially those suffering from respiratory or cardiovascular disease.

While pollutant levels from individual sources may not pose a significant health risk by themselves, most homes have more than one source that contributes to indoor air pollution. There can be a serious risk from the cumulative effects of these sources. Fortunately, there are steps that most people can take both to reduce the risk from existing sources and to prevent new problems from occurring.

The U.S. Environmental Protection Agency (EPA) and the U.S. Consumer Product Safety Commission (CPSC) produce a popular and comprehensive publication on the subject of Indoor Air Quality entitled *The Inside Story: A Guide to Indoor Air Quality*. It describes sources of air pollution in the home and office, corrective strategies, and specific measures for reducing pollutant levels. This illustrated booklet covers all major sources of pollution such as biological contaminants (including bacteria, molds, mildew, viruses, animal dander and cat saliva, house dust mites, cockroaches, and pollen), radon, household chemicals, carbon monoxide, formaldehyde, pesticides, asbestos, and lead.

U.S. Inspect advises homebuyers and homeowners to research Indoor Air Quality issues through resources available at the federal, state and/or local government levels. The EPA website at www.epa.gov is an informative resource for information on Indoor Air Quality. For individuals without access to the Internet, federal agencies with Indoor Air Quality information include the EPA's Indoor Air Quality Information Clearinghouse (IAQ INFO) at P.O. Box 37133, Washington, DC, 20013-7133; (800) 438-4318; (703) 356-4020. Single copies of *The Inside Story: A Guide to Indoor Air Quality* are available from EPA's IAQ Information Clearinghouse or by visiting the EPA website at www.epa.gov/iaq/pubs/ (the website is recommended for the most up-to-date scientific and technical information).

Questions or concerns about Indoor Air Quality issues can also be answered by a variety of state or local government agencies. Calling or writing the agencies responsible for health or air quality control is the best way to start getting information from a state or local government agency. To obtain state agency contacts, individuals can write, call or visit EPA's IAQ Information Clearinghouse.

NO INDOOR AIR QUALITY SERVICES PERFORMED

Unless otherwise noted, no services have been performed at the above-referenced Property to determine Indoor Air Quality levels or to assess potential health effects from the possible presence of indoor air pollutants. Where certain Indoor Air Quality services have been performed at the Property (for example, radon testing), such services are exclusively limited to the indoor air pollutant identified and tested. Otherwise, Indoor Air Quality issues have not been addressed in a comprehensive manner, and where they have been addressed, it has been done for general informational purposes only.

Homeowners and homebuyers are advised that services customarily rendered in connection with real estate transactions (for example, General Home Inspection and/or Property Condition Assessment services; Appraisals; Broker Value Opinions or Market Analyses; Mortgage Lending and Title Services; Corporate Relocation facilitation services; REALTOR® services; etc.) do not encompass comprehensive testing, analysis or evaluation of Indoor Air Quality, or specific recommendations related to Indoor Air Quality.

Homeowners or homebuyers that desire comprehensive Indoor Air Quality testing or investigative services are advised to consult with contractors or professionals of their choice to ascertain the condition of the property and/or to remediate Indoor Air Quality concerns. The EPA advises the general public to check the references of outside contractors or professionals and to make certain they follow recommendations published by the EPA, the guidelines of the American Conference of Government Industrial Hygienists (ACGIH), and/or guidelines from other professional organizations.

U.S. Inspect can coordinate the performance of comprehensive Indoor Air Quality testing or investigative services for additional fee(s). Services are performed by members of the U.S. Inspect Network of professional service providers.

Photo Page



1. Front and Side



2. Rear and Side



3. Electric Panel



4. Electric Panel Interior



5. A/C Unit

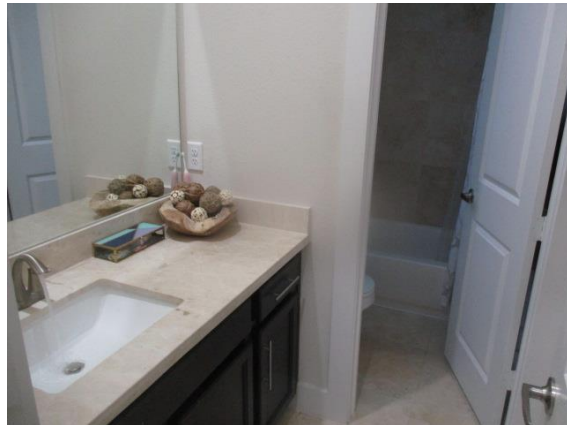


6. Water Heater

Photo Page



7. Furnace



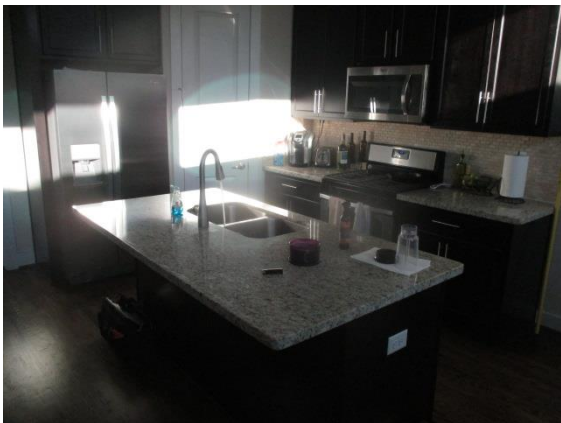
8. Hall Bath



9. Right Rear Bedroom



10. Right Front Bedroom



11. Kitchen



12. Dining Room

Photo Page



13. Living Room



14. Master Bedroom



15. Master Bath



16. Garage



17. Crack at right front corner



18. Location previous slide

Photo Page



19. Missing smoke detector



20. Missing smoke detector



21. No access hydro therapy tub