



PROPERTY INSPECTION REPORT

Prepared For: Carleta Johnson

(Name of Client)

Concerning: 16910 Canyon Laurel Ct, Spring TX 77379

(Address or Other Identification of Inspected Property)

By: Clifford Joe

(Name and License Number of Inspector)

01/21/2021 9:00 am

(Date)

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.

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

In Attendance: Owner

Occupancy: Occupied

Style: Ranch

Temperature (approximate): 48 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Cloudy, Mist, Fog

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade -

The slab on grade foundation type is functioning as intended. This is for your information.

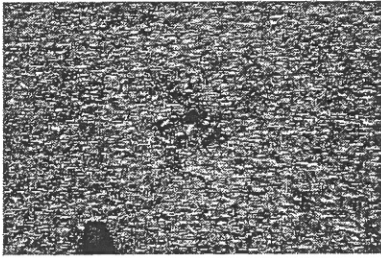
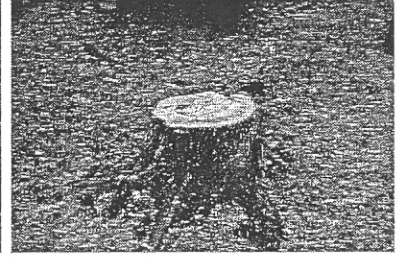
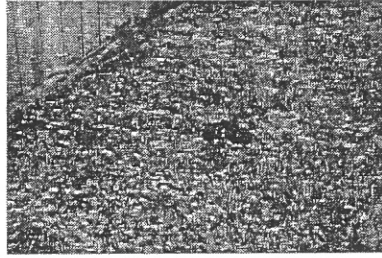
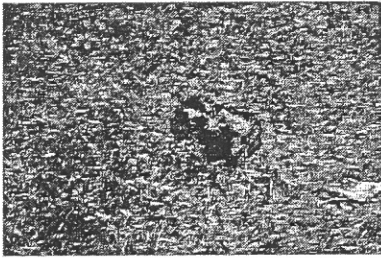
B. Grading and Drainage

1: Tree Stump(s)/ Tree Roots

⊖ Recommendation

Remove the tree stumps from the back yard. Tree stumps can become a haven for pest such as termites.

Recommendation: Contact a qualified tree service company.



2: Gutters- Repairs

⊖ Recommendation

The gutter is loose at the right side of the home. Repairs are needed to prevent possible moisture damage.

Recommendation: Contact a qualified professional.



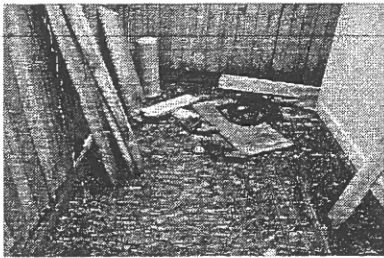
3: Debris

⊖ Recommendation

Remove unused objects from the yard.

Recommendation: Recommended DIY Project

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C. Roof Covering Materials

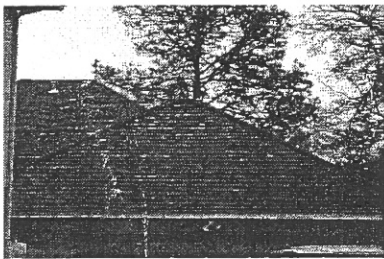
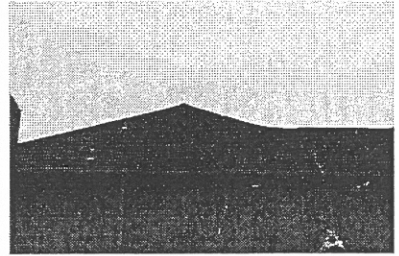
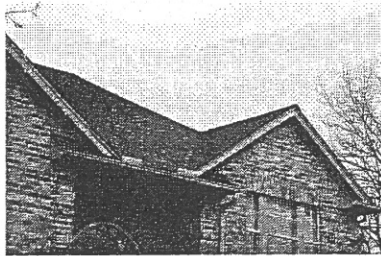
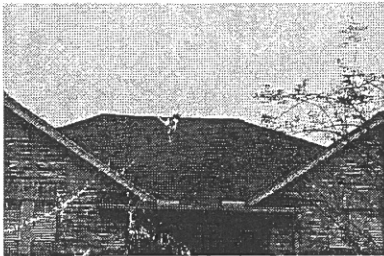
Types of Roof Covering: Gable, Hip Roof

Viewed From: Binoculars, Ground

Comments:

The 30yr. composition shingle roof covering is in good condition.

Roof



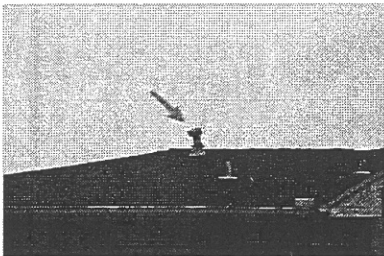
1: Roof Vents

⊖ Recommendation

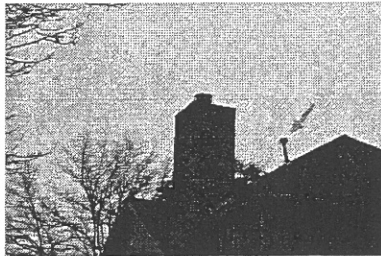
Roof

Adjustments and repairs are needed at the exhaust vents on the roof to prevent possible moisture intrusion.

Recommendation: Contact a qualified professional.



Adjust to vertical position and nail down the flashing



Adjust to the vertical position.

D. Roof Structures & Attics

Viewed From: Attic

Attic

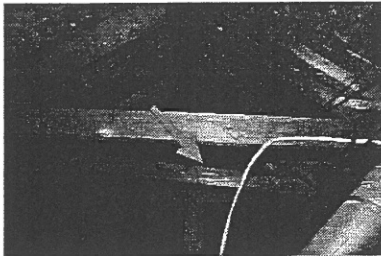
I	NI	NP	D
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⊖ Recommendation

Attic

Adjustments are needed at the collar tie in the attic space.

Recommendation: Contact a qualified professional.



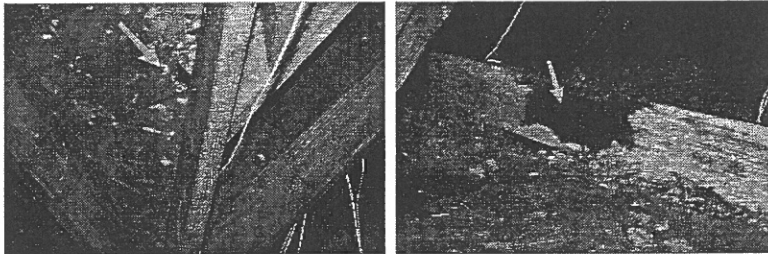
2: Sheathing Damage

⊖ Recommendation

Attic

Roof sheathing show signs of damage. Moisture intrusion is present. Repairs are needed to prevent further damage.

Recommendation: Contact a qualified roofing professional.



E. Walls (Interior and Exterior)

F. Ceilings and Floors

G. Doors (Interior and Exterior)

H. Windows

I. Stairways (Interior and Exterior)

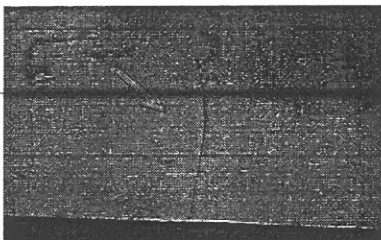
J. Fireplaces and Chimneys

1: Hearth

⊖ Recommendation

Signs of a settlement crack is present at the fireplace hearth.

Recommendation: Contact a qualified fireplace contractor.



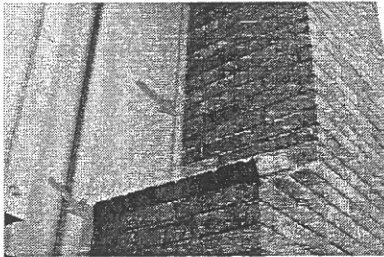
I	NI	NP	D
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2: Settlement Cracks

☹ Recommendation

typical settlement cracks are present at the side of the chimney. Repairs are needed to prevent further damage.

Recommendation: Contact a qualified professional.



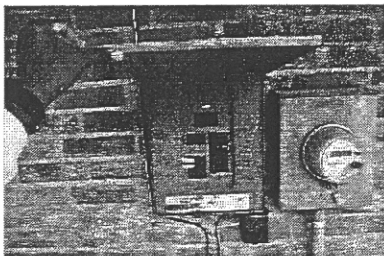
- K. Porches, Balconies, Decks, and Carports**

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**

Comments:

The service entrance panel dated but functioning as intended.



- B. Branch Circuits, Connected Devices, and Fixtures**

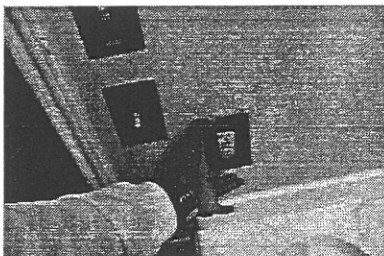
Type of Wiring: Romex

1: Cover Plates

☹ Recommendation

Replace the missing cover screw.

Recommendation: Recommended DIY Project



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

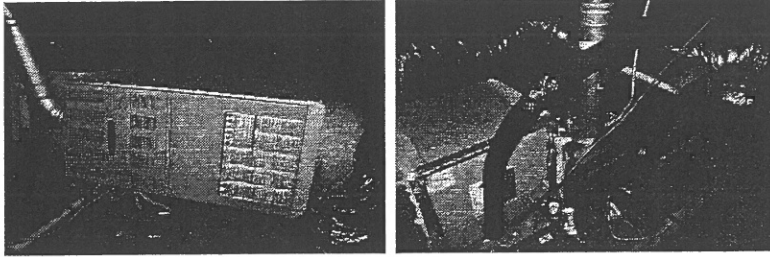
- A. Heating Equipment**

Type of Systems: Forced Air

Energy Sources: Gas

I	NI	NP	D
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Both furnaces are functioning as intended.



B. Cooling Equipment

Type of Systems: Electric
Exterior

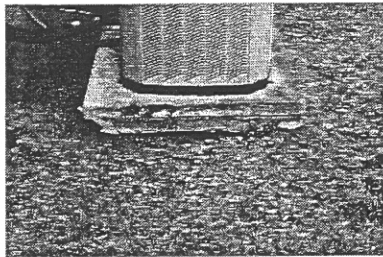
1: Pad

⊖ Recommendation

Exterior

More dirt is needed around the base of both units to prevent possible movement.

Recommendation: Contact a handyman or DIY project



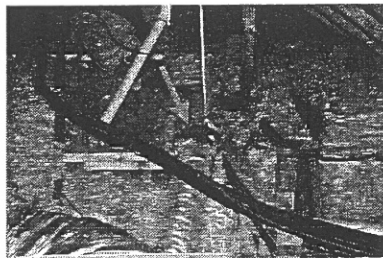
C. Duct System, Chases, and Vents

1: Pinched

⊖ Recommendation

The air duct at the far end of the attic space is slightly pinched preventing proper air flow. A simple adjustment may remedy this issue.

Recommendation: Contact a qualified professional.



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Exterior

Location of Main Water Supply Valve : Main Level

Comments:

The main water supply valve for the home is in good condition. No leaks were noticed at the time of inspection.

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

I	NI	NP	D
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B. Drains, Wastes, & Vents

Comments:

The drains, wastes and vents are in good condition.

Interior

C. Water Heating Equipment

Energy Sources: Gas

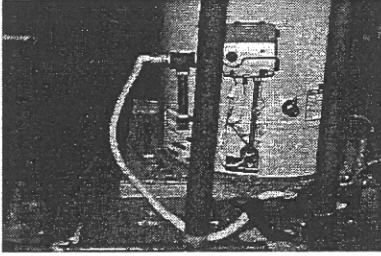
Capacity: 40 Gallon Gallons

1: Water Heater Knocking

● Recommendation

A knocking sound can be heard coming from the water heater. Knocking sound are caused by sediments or mineral deposits that have collected at the bottom of your water heater tank. Once the hot water is used inside the home the knocking sound can be heard.

Recommendation: Contact a qualified plumbing contractor.



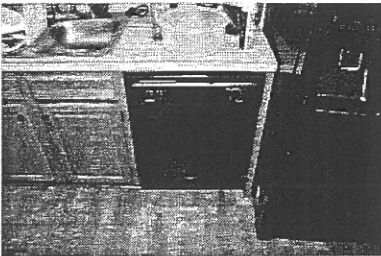
D. Hydro-Massage Therapy Equipment

V. APPLIANCES

A. Dishwashers

Comments:

The dishwasher is functioning as intended.



B. Food Waste Disposers

Comments:

The food waste disposal is functioning as intended.

Kitchen

C. Range Hood and Exhaust Systems

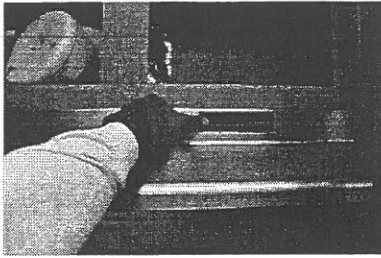
1: Fan Motor

● Recommendation

The fan speed switch is not functioning.

Recommendation: Contact a qualified appliance repair professional.

I NI NP D



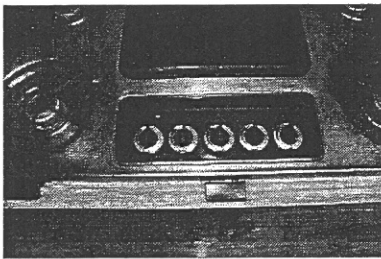
D. Ranges, Cooktops, and Ovens

1: Silk Screen Print

⊖ Recommendation

The silk screen print for the temperature controls of the gas burners are worn away.

Recommendation: Contact a qualified professional.

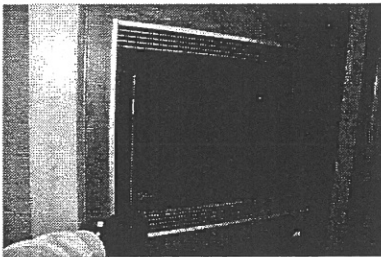


E. Microwave Ovens

Comments:

Built in microwave is not present.

Kitchen



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The mechanical exhaust vents and bathroom heaters are functioning as intended.

Interior

G. Garage Door Operators

Comments:

The garage door operator is functioning as intended.

Garage

H. Dryer Exhaust Systems

1: Lint

⊖ Recommendation

Remove the lint build up from the dryer vent. Lint build up can become combustible if too much build

Report Identification: 16910 Canyon Laurel Ct, Spring TX 77379

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

I NI NP D

Recommendation: Contact a qualified professional.

