

PROPERTY INSPECTION REPORT



Cornerstone

Inspection Services, PLLC

**David Culbertson License #23918
Cornerstone Inspection Services, PLLC**

**1915 Rosewood St
Inspection Prepared For: William Omenson
Agent: Cesar Calderon - Camelot Houston Realty**

**Date of Inspection: 4/27/2021
Age of House: Built in 2014 Size: 2700 SF
Weather: 80 Degrees and Cloudy**

PROPERTY INSPECTION REPORT

Prepared For: William Omenson
 (Name of Client)

Concerning: 1915 Rosewood St, Houston TX, 77004
 (Address or Other Identification of Inspected Property)

By: David Culbertson, License #23918 4/27/2021
 (Name and License Number of Inspector) (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. 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.

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 licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Post tension slab foundation

Comments:

- The foundation appears to be performing as designed with the exception of items that are listed on this report.

- **Front right corner of foundation has a galvanized metal plate. (Appears to be hurricane strapping - Recommend further evaluation)**



Front right corner of foundation has a galvanized metal plate. (Appears to be hurricane strapping - Recommend further evaluation)

B. Grading and Drainage

Comments:



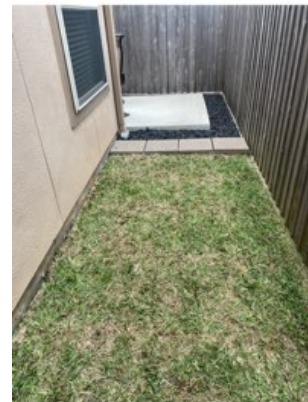
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt composition shingles noted

Viewed From:

- Ground with binoculars

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection
- The inspector is not required to inspect from the roof level if; in the inspectors reasonable judgement, the inspector cannot safely reach and/or stay on the roof without significant damage to the roof covering materials
- Inspector could not access the roof due to either roofing material, dangerous slope of roof and/or above the reachable height; therefore, the roof was observed from ground level with optical lenses
- Asphalt or composition shingles have a service life from {15-30} years depending upon the shingle quality, installation and maintenance. If shingles begin to lose the granular covering and curling; the roof should typically be considered for replacement. No more than {2} layers of asphalt shingles should be installed at one time.

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D. Roof Structure and Attics

Viewed From:

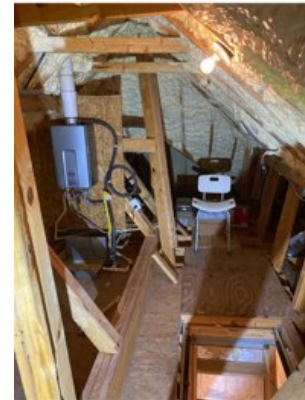
- Attic

Approximate Average Depth of Insulation:

- Foam insulation in attic blown onto rafters and bottom of roof decking.

Comments:

- The attic structure was observed to be conventionally framed with rafters, purlins and collar ties



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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior stucco type siding noted
- Exterior walls noted as stucco
- Drywall walls noted on interior

Comments:

- There is loose siding on one or more areas on the west wall.



Loose Siding

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Loose Siding



Siding appears to be loos or bowing out. (This may not be a real problem and could be the Z flashing creating an uneven look.)



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Trim piece is extending below the siding above and left of the front entrance door.



F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall with popcorn and/or texture finish
- Floors had laminate and/or engineered wood flooring in one or more locations
- Floors had tile and/or stone covering in one or more areas

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

G. Doors (Interior and Exterior)

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

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H. Windows

Window Types:

- Windows are vinyl clad
- Windows are double hung type

Comments:

- All window components were found to be performing and in satisfactory condition at the time of the inspection

I. Stairways (Interior and Exterior)

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

J. Fireplaces and Chimneys

Locations:

Types:

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

L. Other

Materials:

- {6'} wood stockade fence noted

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

- The electrical panel is located in the garage

Materials and Amp Rating:

- 150 AMP

Comments:

- All components of the main service panel appear to be properly installed and functioning as intended
- Service entrance wiring is overhead

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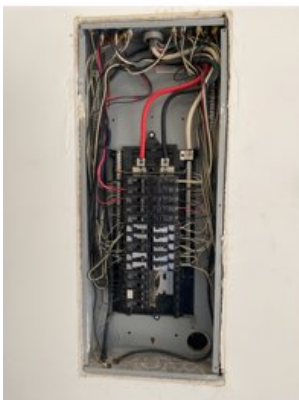
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Overhead Electrical Service Entrance



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
 • Copper wiring
 Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:
 • Gas fired forced hot air
 Energy Sources:
 • The furnace is gas powered
 Comments:
 • The unit appeared to be functioning as intended at the time of the inspection



90 Percent Furnace Located in attic

B. Cooling Equipment

Type of Systems:
 • The home has a split system.
 Comments:
 • Service disconnect is required to be to the side of the unit and not directly behind the unit. AC foundation pad is required to be 3 inches above grade.

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Amana/Goodman AC Unit (4Ton/2014)



AC MFG Label



Service disconnect is required to be to the side of the unit and not directly behind the unit. AC foundation pad is required to be 3 inches above grade.



Rust in drip pan

C. Duct Systems, Chases, and Vents

Comments:

IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front near sidewalk

Location of Main Water Supply Valve:

- East side

Comments:

- All components were found to be performing and in satisfactory condition on the day of the inspection
- The anti static water pressure was observed at 60 PSI
- The anti static water pressure readings are typically at {40-70 psi} in the normal operating range. Pressure exceeding these limits or higher than {70 psi} is likely to put excessive pressure on the household water system. It is recommended that a licensed plumber and/or the city water department further evaluate in the event a pressure reducing valve is required for safety concerns



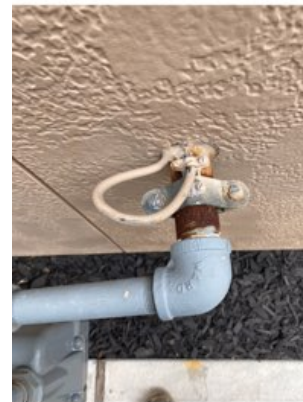
Water meter location



Main water shutoff located inside gate on side of garage



Gas meter located inside gate



Gas meter appears to be properly bonded

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Static water pressure is 60 psi

B. Drains, Wastes, and Vents

Comments:

- The exterior main cleanout was located at the rear of the structure



Main drain clean out located at rear of structure

C. Water Heating Equipment

Energy Source:

- Water heater is natural gas
- Water heater is located in the attic

Capacity:

- Unit is Tankless (On Demand Type Unit)

Comments:

- The water heater and its components were found to be performing and in satisfactory condition at the time of the inspection

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Water heater overflow pipes terminates to the exterior within 6 inches of the ground as designed.



D. Hydro-Massage Therapy Equipment

Comments:

- This component appeared to be functioning as intended at the time of the inspection
- It was observed that no access panel{s} were readily available to view the motor and/or equipment lines. This does not meet current building standards Code E4109.3 and its recommended for further evaluation

E. Other

Materials:

Comments:

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V. APPLIANCES

A. Dishwashers

Comments:

- Lack of a proper air gap noted and/or high loop drain line at dishwasher. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination.

B. Food Waste Disposers

Comments:

- Operational and functional at the time of the inspection

C. Range Hood and Exhaust Systems

Comments:

- The range hood was functional at the time of the inspection

D. Ranges, Cooktops, and Ovens

Comments:

- Oven: Natural gas
- Oven(s) was functional at the time of the inspection
- All heating elements were functional at the time of the inspection

E. Microwave Ovens

Comments:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan{s} were functioning as intended at the time of inspection

G. Garage Door Operators

Door Type:

- One {16'} steel door

Comments:

- The overhead garage door{s} were functional at the time of the inspection

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H. Dryer Exhaust Systems

Comments:

I. Other

Observations:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

C. Outbuildings

Materials:

Comments:

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:

F. Other

Comments:

Glossary

Term	Definition
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.

Report Summary

STRUCTURAL SYSTEMS

Page 3 Item: A	Foundations	<ul style="list-style-type: none"> • Front right corner of foundation has a galvanized metal plate. (Appears to be hurricane strapping - Recommend further evaluation)
Page 8 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • There is loose siding on one or more areas on the west wall.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 14 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • Service disconnect is required to be to the side of the unit and not directly behind the unit. AC foundation pad is required to be 3 inches above grade.
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PLUMBING SYSTEM

Page 18 Item: D	Hydro-Massage Therapy Equipment	<ul style="list-style-type: none"> • It was observed that no access panel{s} were readily available to view the motor and/or equipment lines. This does not meet current building standards Code E4109.3 and its recommended for further evaluation
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APPLIANCES

Page 19 Item: A	Dishwashers	<ul style="list-style-type: none"> • Lack of a proper <u>air gap</u> noted and/or high loop drain line at dishwasher. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination.
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