

15603 Stone Gables Lane

Houston TX

77044

Inspected Address

City

Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

1A. **Sherlock Pest** 1B. **13707**
 Name of Inspection Company SPCB Business License Number

1C. **810 Commons Lake Edge Dr.** **Huffman** **TX** **77336** **281-639-7995**
 Address of Inspection Company City State Zip Telephone No.

1D. **Clint J. Simon** 1E. Certified Applicator (check one)
 Name of Inspector (Please Print) Technician

2. **N/A** 3. **6-8-2019**
 Case Number (VA/FHA/Other) Inspection Date

4A. **Glenn & Chassida Ford** Seller Agent Buyer Management Co. Other
 Name of Person Purchasing Inspection

4B. **N/A**
 Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee Purchaser of Service Seller Agent Buyer
 (Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Board. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. **Home**
 List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

6A. Were any areas of the property obstructed or inaccessible? Yes No
 (Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

6B. The obstructed or inaccessible areas include but are not limited to the following:
 Attic Insulated area of attic Plumbing Areas Planter box abutting structure
 Deck Sub Floors Slab Joints Crawl Space
 Soil Grade Too High Heavy Foliage Eaves Weep holes
 Other Specify: No access to the tub trap areas.

A. Conditions conducive to wood destroying insect infestation: Yes No
 (Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

7B. Conducive Conditions include but are not limited to:
 Debris under or around structure (K) Wood to Ground Contact (G) Form boards left in place (I) Excessive Moisture (J)
 Planter box abutting structure (O) Footing too low or soil line too high (L) Wood Rot (M) Heavy Foliage (N)
 Insufficient ventilation (T) Wood Pile in Contact with Structure (Q) Wooden Fence in Contact with the Structure (R)
 Other (C) Specify: _____

8. Inspection Reveals Visible Evidence in or on the structure:
 8A. Subterranean Termites Active Infestation Previous Infestation Previous Treatment
 Yes No Yes No Yes No
 8B. Drywood Termites Yes No Yes No Yes No
 8C. Formosan Termites Yes No Yes No Yes No
 8D. Carpenter Ants Yes No Yes No Yes No
 8E. Other Wood Destroying Insects Yes No Yes No Yes No
 Specify: _____

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: _____

8G. Visible evidence of: Subterranean termites has been observed in the following areas: at the front of the house in three areas, see diagram below for exact locations.

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

Licensed and Regulated by the Texas Department of Agriculture, Structural Pest Control Service
 PO Box 12847, Austin, Texas 78711-2847

SPCS/T-4

(Rev. 09/01/07)

(512) 305-8250

Buyer's Initials _____

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes [] No [X]
If "Yes," specify corrections: _____

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H, and I, Scope of Inspection) Yes [X] No []

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes [X] No []
Specify reason: Correct conducive conditions marked below.
Refer to Scope of Inspection Part J

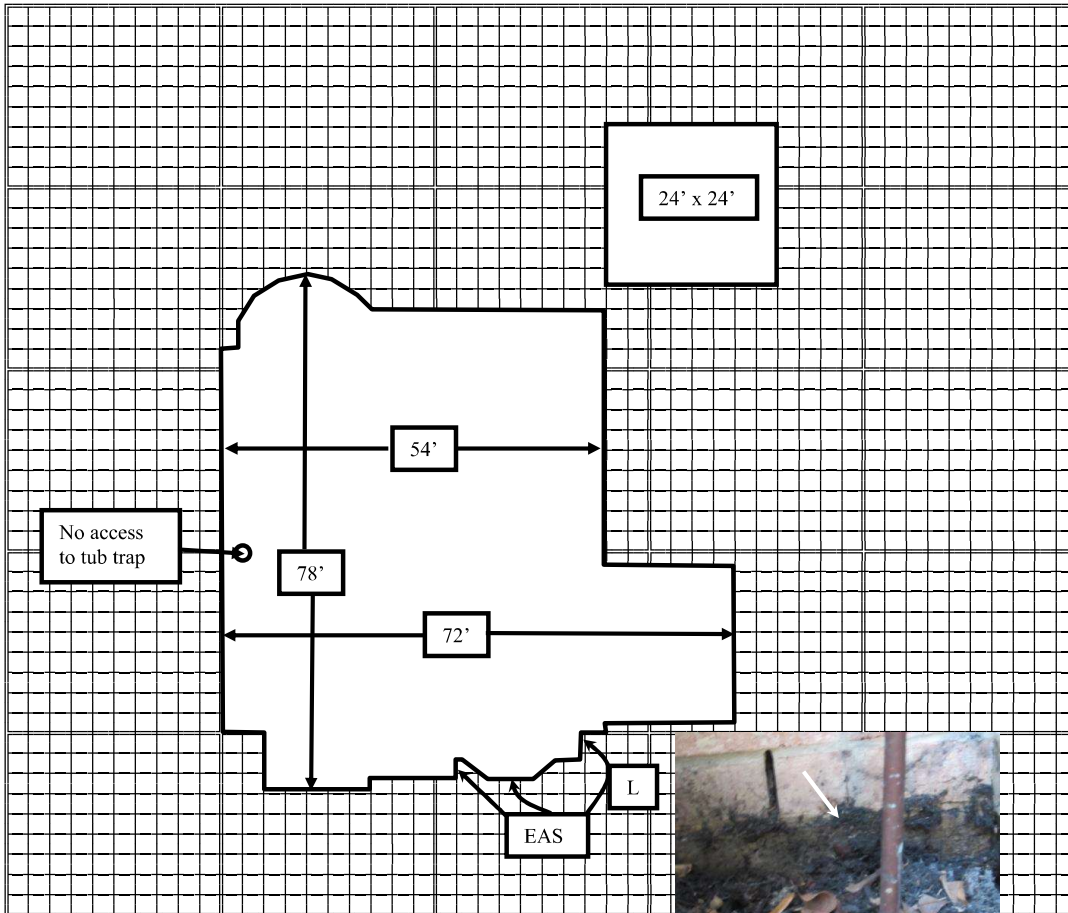
10A. This company has treated or is treating the structure for the following wood destroying insects: N/A
If treating for subterranean termites, the treatment was: Partial [] Spot [] Bait [] Other []
If treating for drywood termites or related insects, the treatment was: Full [] Limited []

10B. N/A Date of Treatment by Inspecting Company _____ Common Name of Insect _____ Name of Pesticide, Bait or Other Method _____

This company has a contract or warranty in effect for control of the following wood destroying insects:
Yes [] No [X] List Insects: N/A
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E- Evidence of Infestation, A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify _____



Additional Comments _____

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.

Signatures:

Notice of Inspection Was Posted At or Near _____

11A. _____
Inspector

12A. Electric Lighting Box
Water Heater Closet
Bath Trap Access
Under Kitchen sink

Approved:

11B. _____ **46050** _____
Certified Applicator and Certified Applicator License Number

12B. Date Posted 6-8-2019
Date

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: _____

Signature of Purchaser of Property or their Designee _____

Date _____

SPCB/T-4 (Rev. 09/01/07)



TPCL 13707
Clint Simon Cert. App. # 46050
810 Commons Lake Edge Dr.
Huffman TX 77336
281-639-7995
sherlockspec@gmail.com

Receipt

Bill To: Glenn & Chassida Ford

Date: 6-8-2019

Sold To: Glenn & Chassida Ford

Property Inspected:
15603 Stone Gables Lane
Houston TX 77044

Inspection Type and Fees:

Termite inspection of the property listed above 0.00

Sub Total \$0.00

Tax \$0.00

Total Amount Paid \$0.00

Many Thanks
Clint Simon

Sherlock Spec

810 Commons Lake Edge Dr.
Huffman TX 77336

Office: 281-639-0651

Cell: 281-639-7995

sherlockspec@gmail.com

www.sherlockspec.com

PROPERTY INSPECTION REPORT



Prepared For: Glenn & Chassida Ford
(Name of Client)

Concerning: 15603 Stone Gables Lane, Houston TX 77044
(Address or Other Identification of Inspected Property)

By: Clint Simon TREC 5550 6-8-2019
(Name and License Number of Inspector) (Date)

Paid

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I	NI	NP	D
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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.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 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 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 warrant ability 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1.

This property inspection is not an 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

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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 action, 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Sherlock Spec offers other services not regulated by the Texas Real Estate Commission. These services (i.e. termite inspections, security system inspections, etc.) are not owned by Sherlock Spec. They are offered as a convenience to our valued customers. It is our obligation to inform you that Sherlock Spec may receive referral fees from some of these additional service providers. New paint may hide or conceal areas where cracks, voids or signs of water penetration could/may have occurred. Portions of dwelling cannot be inspected if furniture and stored items are present at the time of the inspection.

All recommend repairs below should be performed by a qualified professional in their respective fields.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation: Slab-on grade

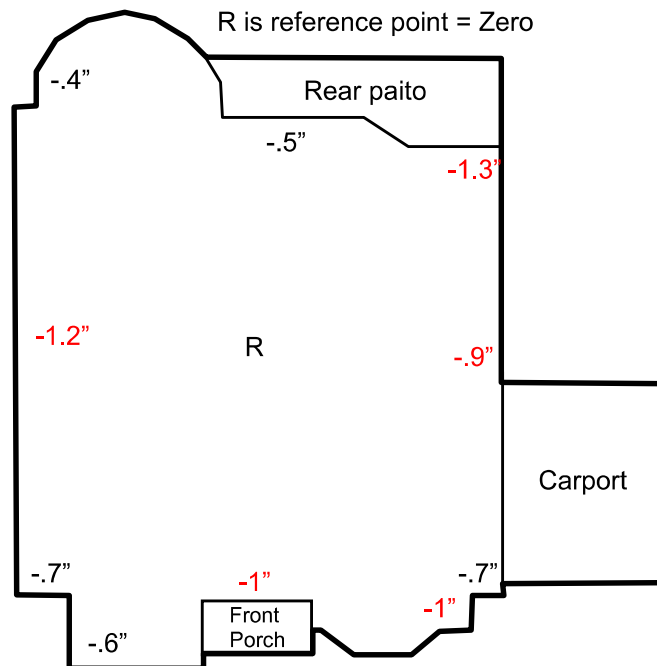
Method of inspection: Visual inspection of exterior and with a Zip level.

Comments:

- Unable to inspect portions of the slab perimeter due to elevated soil, concrete flatwork.
- Slab could have experienced signs of settlement as evidenced by measurements on the diagram below.
- This could imply that structural settlement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. This condition should be monitored in the future.
- **Corner cracks were observed and should be repaired.**



- See measurements below of the slab at the time of the inspection.



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Note: Clint J. Simon doing business as Sherlock Spec is not a Structural Engineer and is not acting as a Structural Engineer. All statements relating to structural movement are based on the professional opinion of this company. Absolutely no representation, no warranties, or no implied warranties are made as to the presence or absence of cracks, other phenomena, or negative phenomena in the structure of the foundation or near the structure of the foundation unless otherwise expressly noted. The client agrees to contact a specialist in order to make further evaluations if the client intends to rely on this report in any way. It is essential to maintain a consistent foundation-watering program around the entire perimeter of the structure in order to help minimize any future foundation movement. Failure to properly maintain soil moisture levels can and probably will result in future foundation movement and possible structural damage to the foundation.

B. Grading & Drainage

Comments:

- Missing diverter noted at the right front corner, recommend repair.



- Observed drainage system(s) - unable to determine serviceability of the drainage system.

C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt composition shingle

Viewed From: Ground

Comments:

- The roof appears to be original / the roofing could be in the last 1/4 of its life cycle.
- Observed no active water penetration at the time of the inspection.
- At the time of inspection the roof was performing as intended (House & Detached garage).

D. Roof Structure & Attic

Viewed From: Entered attic and performed a visual inspection

Approximate Average Depth of Insulation: 12 inches

Approximate Average Thickness of Vertical Insulation: 4 inches

Comments:

- Size purlins (2x6) & (2x8) installed at (2x6) & (2x8) rafters.

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- Adequate attic ventilation at house noted.
- Missing and / or displaced attic insulation noted (exposed sheetrock) around the water heater & directly over the rear storage area near the game room, this condition is a recommended repair.



- Note: Observed blown & batt insulation present in attic.
- Portions of attic (house & detached garage) were inaccessible due to stored items.

E. Walls (Interior & Exterior)

Comments:

Interior Walls:

- Performing as intended at the time of the inspection.

Exterior Walls:

- Active Wood Destroying Inspects noted on the front side of the house in three areas, see the Wood Destroying Inspection Report for more details.



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- Expansion joints present with caulk / sealant.
- Performing as intended at the time of the inspection.

F. **Ceilings & Floors**

Comments:

Ceilings:

- Performing as intended at the time of the inspection.

Floors:

- Appeared to be performing as intended at the time of the inspection.

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G. Doors (Interior & Exterior)

Comments:

Interior Doors:

- Attic pulldown door is not completely sealing when shut, recommend adjusting the door.



- All other doors appeared to be performing as intended at the time of the inspection.

Exterior Doors:

- All dead bolt locks on exterior doors should not be keyed from the inside, should have flip locking mechanism.



- Safety glass etchings were observed on the glass within the door. Safety glass is required for glass doors and is generally identified by an etching in the corner of the glass pane.
- Performing as intended at the time of the inspection.

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H. Windows

Comments:

- Recommend having all windows professionally cleaned, if any internal hazing exist at the cleaning process, recommend replacing the defective windows.
- Defective window noted in the upstairs game room on the rear wall right window with internal hazing / condensation, recommend replacing all defective windows.



- Some windows were not inspected due to furniture and/or stored items.
- **Note:** Glass in windows next to exterior entry door (within 24" either side of entry doors) should be tempered glass. Safety glass etchings were observed on the glass within the window.

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I. Stairways (Interior & Exterior)

Comments:

- Loose spindles noted at various places on rails, this condition should be repaired.
- Steps were performing as intended at the time of the inspection.

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J. Fireplace/Chimney

Comments: Pre-Fab Unit.

- Improper type of burner noted in the fire box, recommend replacing the burner with an artificial log burner.
- Observed no / damper stopper installed, recommend installing damper stopper when artificial logs are present in firebox.



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- Unit appeared to be functioning at the time of the inspection.



K. Porches, Balconies, Decks, and Carports

Comments:

- Appeared to be performing as intended at the time of the inspection.

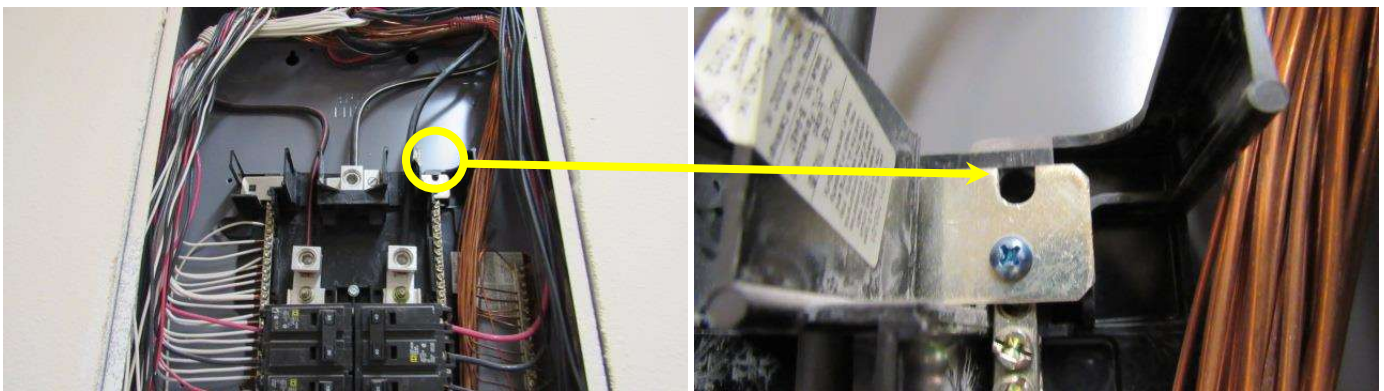
L. Other

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Grounding screw for the sub panel in the laundry room is missing, recommend installing a grounding screw so the sub panel housing can be properly grounded to the neutral bar & grounding bar.



- ARC fault protection noted in main panel and performing as intended per 2002 code requirements at the time of construction.
- Missing ARC fault protection & GFCI breaker protection noted in the main panel due to the age of the property and was not required at the time of construction.
- Main service panel is located in the garage on the right wall. Observed 2 service entrance conductors 150 / 200 amp main shut-off breaker.

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- Sub panel noted in the laundry room on the front wall powered by a 100 amp breaker in the main panel.
- Copper grounding conductor to grounding electrode.
- Panel board / dead front cover is labeled.
- Grounding electrode is visible.

B. Branch Circuits - Connected Devices and Fixtures

Type of branch circuit wiring: Copper

Comments:

- Some of the light bulbs in his master bath closet were not turning on, recommend replacing the bulbs / repair if needed.
- Note: Ceiling fan in the master bedroom is making a humming sound on the high setting.
- Ground fault protection is present at required locations.
- Ground fault protection is required at the following locations (kitchen, Kitchen Island, bathrooms, wet bars, whirlpool, spa, swimming pool, outside & garage).
- Some receptacles were not inspected due to furniture and stored items.

Fire Protection Equipment

- Tested units and appears to be performing as intended, and connected in series.
- Recommend replacing all the batteries in the smoke detectors after taking ownership of the home.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of heating system: Central Forced Air Furnace

Energy source: Gas

Comments: Sherlock Spec does not inspect Heat Exchangers.

Downstairs Unit:

- Heating Unit appeared to be functioning as intended at the time of the inspection.
- Observed 113 degrees at supply registers.



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Upstairs Unit:

- Heating Unit appeared to be functioning as intended at the time of the inspection.
- Observed 119 degrees at supply registers.



B. Cooling Equipment

Type of cooling system: Central Forced Air System

Comments: Split System / Electric - Two Units (Downstairs & Upstairs)

Downstairs Unit:

- Rust & corrosion noted in emergency drain pan.



- Recommend service and a complete inspection of the cooling system by a licensed Cooling & Heating service.

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- A/C is working efficiently as evidence by a 20 degree drop between return air and supply register.
- Observed 66 degrees at return air chase and 46 degrees at supply register.



- Cooling System appeared to be functioning as intended at the time of the inspection.

Upstairs Unit:

- Standing water, debris & corrosion noted in emergency drain pan.



- Recommend service / repairs, and a complete inspection of the cooling system by a licensed Cooling & Heating service.
- A/C is working efficiently as evidence by an 18 degree drop between return air and supply register.
- Observed 67 degrees at return air chase and 49 degrees at supply register.



- Cooling System appeared to be functioning as intended at the time of the inspection.

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C. Duct System, Chases, and Vents

Comments:

- Observed replaceable return air chase filters.
- **Recommend replacing all dirty filters at the return air.**

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: Near street

Location of main water supply valve: Main service valve is located in the laundry room on the left wall.

Static water pressure reading: (60 psi)

Comments:

Type of Supply Piping: CPVC

Exterior Faucets:

- Observed anti-siphon devices installed.

Kitchen:

- No repairs noted at the time of the inspection.

Laundry:

- Observed Hot water identification at water faucet.
- Observed 220 dryer receptacle.

Downstairs Half Bath:

- No repairs noted at the time of the inspection.

Downstairs Master Bath:

- No repairs noted at the time of the inspection.

Upstairs Right Side Hall Bath:

- No repairs noted at the time of the inspection.

Upstairs Left Side Jack & Jill Bath:

- **Both sinks were draining slower than normal, recommend cleaning the drain lines / repair if needed.**

B. Drains, Wastes, Vents

Comments:

Type of DWV Piping:

- **Tub traps are inaccessible, recommend creating proper access to observe all tub trap areas.**
- Plastic, unable to inspect / test utility washer drain line.
- Sewer clean was not located at the time of the inspection.

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C. Water Heating Equipment

Energy source: Gas/Electric

- 50 Gal. Units / 2014 model
- Located in the rear walk-in attic.
- Unit appeared to be performing as intended at the time of the inspection.

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D. Hydro-Massage Therapy Equipment

- Pump motor & its accessories were inaccessible at the time of the inspection.
- Ground fault protection device is present and located in the master bath.
- Unit appeared to be performing as intended at the time of the inspection.

V. APPLIANCES

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A. Dishwasher

- Adequate air gap noted at discharge line.
- Appeared to be performing as intended at the time of the inspection.

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B. Food Waste Disposer

- Appeared to be performing as intended at the time of the inspection.

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C. Range Exhaust Vent

Comments: (Downdraft Vented)

- Appeared to be performing as intended at the time of the inspection.

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D. Ranges, Cook tops, and Ovens

- Gas range top & electric ovens.
- Baking mode set at 350 degrees - plus or minus 25 degrees / Broiler mode set at 500 degrees.
- **Advantium Oven:** Appeared to be performing as intended at the time of the inspection.
- **Bottom Oven:** Baking mode reads 340 degrees. Broiler mode reads 543 degrees.



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- **Range top:** No repairs noted at the time of the inspection.



E. Microwave Oven

- Appeared to be performing as intended at the time of the inspection.

F. Trash Compactor

G. Mechanical Exhaust Vents and Bathroom Heaters

- Observe bathroom exhaust fans terminating at exterior.
- All bathroom exhaust fans should terminate to the exterior of the dwelling.

H. Garage Door Operator(s)

Comments:

- Electronic Eye Device noted and functioning as intended.
- The garage door opener did automatically reverse under resistance to closing.
- Unit appeared to be performing as intended at the time of the inspection.

I. Doorbell and Chimes

Comments:

- Functioning as intended at the time of the inspection.

J. Dryer Vents

- To exterior, and performing as intended at the time of the inspection.

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers

- Note: Back flow preventer was present on the right side of the garage and are not inspected by Sherlock Spec.
- Back head noted on the left side of the house, recommend having the sprinkler system serviced / repaired.

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

C. Outbuildings

D. Outdoor Cooking Equipment

E. Gas Supply Systems

Comments: (Accessible areas only - Visual inspection only)

- Observed sediment traps / drip legs at furnace and water heater.
- All gas shut-off valves when not in use should be capped.
- Did not pressure test and/or soap test lines.

F. Private Water Wells

G. Private Sewage Disposal (Septic) Systems

H. Whole-House Vacuum Systems

I. Other Built-in Appliances

- Softener system noted on the right side of the garage, recommend consulting with the manufacturer to verify that the system functions as intended.



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

I NI NP D

THIS PAGE IS OUR INVOICE!!!

Inspection Fee Total: \$550

Mail payment to: **Sherlock Spec
810 Commons Lake Edge Dr.
Huffman TX 77336
Call 281-639-0651 with any questions.**

PAID

READ THESE NOTICES

ALL UTILITIES MUST BE TURNED ON PRIOR TO MECHANICAL OR COMBINATION INSPECTIONS. THE INSPECTOR IS NOT REQUIRED TO TURN ON UTILITIES OR INSPECT THE CONDITION OF METERING DEVICES. IF LEAKS ARE DETECTED THE APPROPRIATE UTILITY WILL BE NOTIFIED.

Vacant Home

The following items are most common problems found after a house has been vacant for a week or more. This inspection company will not be responsible for:

1. Sewer and drain lines stopping up.
2. Leaks at faucets – seals and washers drying out (kitchen, bathroom, utility).
3. Leaks at dishwashers – seals drying out.
4. Disposal locking up.
5. Water heaters leak at drain valves.
6. Electric water heaters leak at drain valves.
7. Supply lines for water heaters – cut off valve leaking.
8. Gas water heaters and gas furnaces – if gas has been turned off – thermocouple (pilot generator) fails.
9. Foundation should be watered at least once or twice a week if house is vacant in the hot season.

INSPECTIONS ARE PERFORMED FOR THE PERSON, INDIVIDUAL OR COMPANY NAMED ON THE REPORT AND IS NOT TRANSFERABLE TO ANY OTHER PERSON.

Important Limitations and Disclaimers

1. This inspection report is a binding legal contract agreement. By accepting this inspection report or relying on this report in any way the client affirms, understands and has agreed to be bound by all terms, conditions, disclaimers and limitations contained in this report weather the client has signed this agreement or not.
2. This inspection Report reports only the items listed and only on the present condition of those items. The Report reflects only the items inspected and observed to be "inoperable" at the present time of inspection, that is, whether such items at this time are observed to serve the purpose of which they are ordinarily intended.
3. This Report reflects only those items that are reasonably observed at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defects or defects not reasonably observable at the time of inspection or of items which require the removal or major of permanent coverings or furniture. For example, but not without limitation, recent repairs, painting, covering, or furniture may conceal prior or present damage which is not reasonably observable by the inspector, and no representation or comment can be made.
4. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO THE ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESS OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED.
5. If a comment is made concerning the condition of any item, the Customer is URGED to and AGREES to contact a SPECIALIST to make further inspections of evaluations of that item, if customer intends to rely on this Report in any way.
6. Customer must notify Company in writing of any complaints within (7) days of inspection and must thereafter allow prompt re-inspection of the item complained of; otherwise, all claims for damages arising out of such complaint are waived by Customer.
7. If Customer institutes any legal action concerning the inspection, and fails to prevail on all of the causes of the action alleged, Customer shall be liable to Company for all of its attorney's fees incurred in such action.
8. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee.
9. Customer, by accepting this Report, or relying upon it in anyway, expressly agrees to those Limitations and Disclaimers.
10. Security devices, alarms, smoke detectors, fire alarms and related systems are not inspected. It is recommended that these devices/systems if present, be properly inspected by a qualified technician. If these systems devices are to present at the property being inspected, it is the responsibility of the purchaser to provide security and fire protection as deemed necessary by the level of personal safety desired.
11. Bio-Growth / Fungi is not uncommon and is normally found in this hot and humid climate. What appears to possibly be mold / mildew may be noted in the inspection report at some places on the interior or exterior of the structure(s). This inspection does not check for type of possible mold / mildew present and additional mold / mildew may be present in areas where not visible or accessible such as behind walls, under floors, beneath wall coverings, behind / under furnishings stored, hung items or in attics, crawl spaces, etc. Recommend mold / mildew, if present, now or in the future, be evaluated / removed and / or treated by qualified specialists in this field. Also, since some health concerns have been raised about mold / mildew, buyer may wish to consider having possible mold / mildew tested for type and possible hazard to people or animals.
12. Sherlock Spec offers other services not regulated by the Texas Real Estate Commission. These service providers (i.e. termite inspections, security system inspections, etc.) are not owned by Sherlock Spec. They are offered as a convenience to our valued customers. Sherlock Spec is not affiliated nor responsible for inspections performed by these other service providers (i.e. termite inspections, security system inspections, etc.) The client agrees to contact these service providers should they have any questions / problems pertaining to the service providers inspection.

Date: 6-8-2019 Job # CS-8595 By: Clint J. Simon
Credit Type _____ Number: _____ exp date: _____ Code: _____ Address: _____

Client's Signature: _____

Inspector's Signature:  _____

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

10-27-08

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:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

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 requires 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.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)

TREC Form No. OP-I

This form is available on the TREC website at www.trec.state.tx.us

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I	NI	NP	D
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THE FOLLOWING INFORMATION IS HELPFUL SUGGESTIONS COMPLIMENTS OF SHERLOCK SPEC.

MAINTENANCE ADVICE

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

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SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Congratulations on the purchase & enjoy your beautiful home!