

*Do-Rite Foundation, LLC
Professional House Leveling
Office: (713)498-1937 Fax: (281)820-2359*

March 7, 2020

Re: 24722 Double Lake Dr. Missouri City, TX. 77459

To Who It May Concern,

This letter is written in regards to foundation inspection at said property. Do-Rite Foundation, LLC has come to the conclusion that there is no foundation repair needed at this time. If you have any questions you may call number listed above or e-mail.

*Thanks,
Do-Rite Foundation, LLC
doritefoundation@outlook.com*



FREE ESTIMATES
 3227 S. Greenpark Dr. Houston, TX 77082
 (713) 539-5795
 gonzorepair@yahoo.com
 www.gonzofoundationrepair.com
 Edward Gonzalez

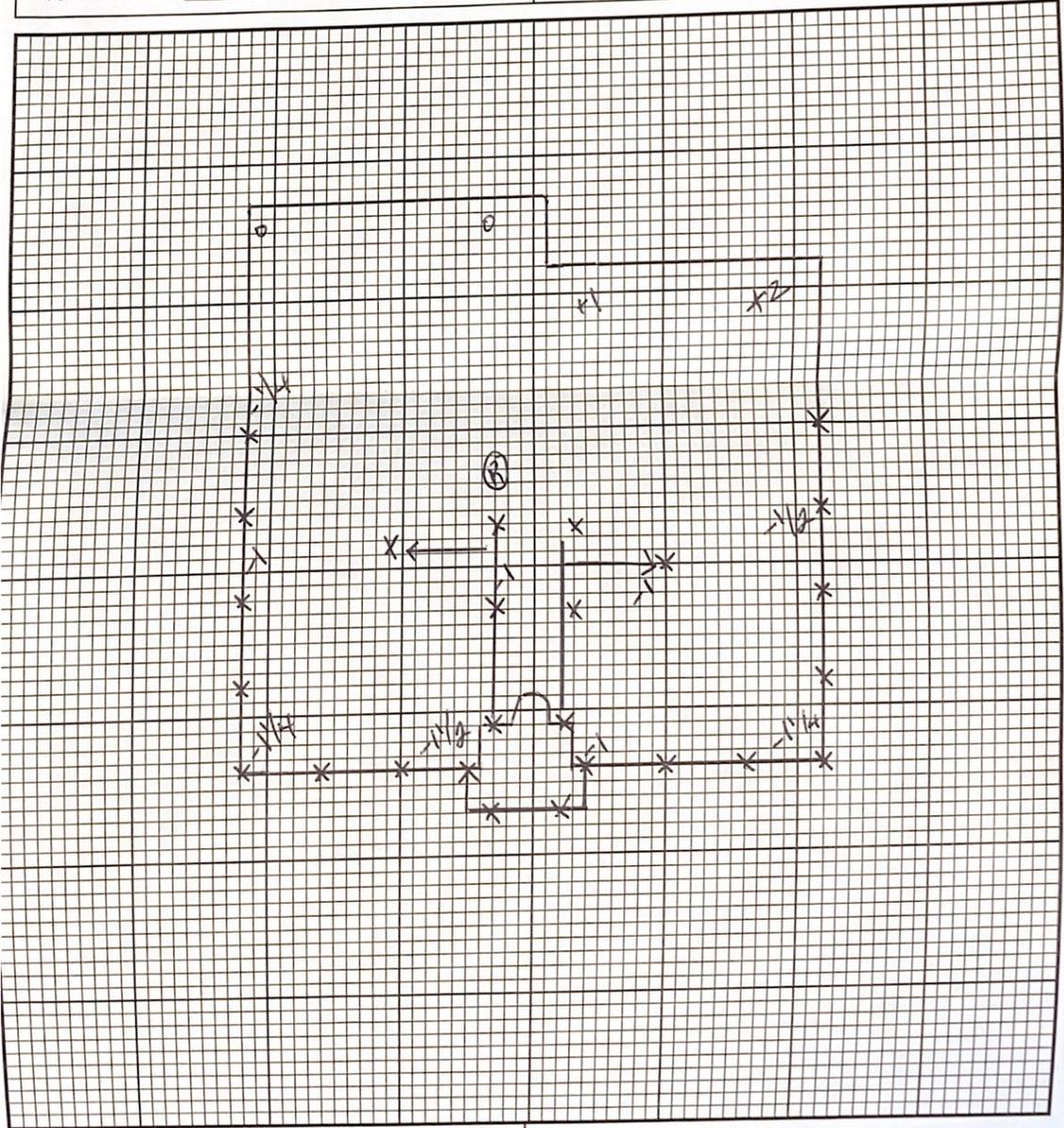
Key Map: _____ Date: 3/2/20
 Name: _____
2722 DOUBLAKE DR MISSOURI CITY
 Phone: (H) _____ (W) 77459
 Referred By _____ (W) _____

# Piles Thru Dirt	<u>18</u>	@	<u>250</u>	=	<u>4500</u>
# Piles Thru Concrete	<u>2</u>	@	<u>350</u>	=	<u>700</u>
# Interior Piles	<u>30</u>	@	<u>140</u>	=	<u>4200</u>
# Tunnel (ft)	<u>20</u>	@	<u>150</u>	=	<u>300</u>
Permit					

FOUNDATION REPAIR / DRAIN / P+B HOUSE REPAIRS

Total Job Cost \$ 9,700 ⁰⁰

LEGEND: X - Pile Location, (X) Pile Concrete



P+B House _____	Drain/French Drain _____
# of 4x6x12 _____	# of Feet _____
# of 2x10x12 or 2x8x12 _____	4" Solid Pipe _____
# of Sq. Ft. House _____	6" / 9" / 12" Catch Basin _____



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: Andrew Michon
(Name of Client) File Name CS-8917

Concerning: 24722 Double Lake Dr., Missouri City TX 77459
(Address or Other Identification of Inspected Property)

By: Clint Simon TREC 5550 2-27-2020
(Name and License Number of Inspector) (Date)

Paid

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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.

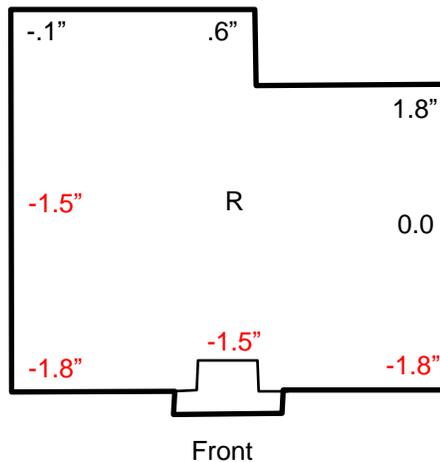
Comments:

- Slab has experienced signs of settlement as evidenced by cracks in the grade beam, brick veneer.
- Foundation cracking was observed.
- This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection.
- A structural engineer should be consulted to further evaluate this condition and the remedies available for correction.
- Corner cracks were observed and should be repaired.



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

R is reference point = Zero



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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 should 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:

- Observed soil / mulch too high in flowerbeds and/or at various places of the slab perimeter at house & attached / detached garage.
- Recommend repairs, establish proper drainage, and topsoil / mulch should be at least 4" below the siding or brick line and sloped away from the foundation.
- 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:

- Missing aggregate noted on shingles throughout rooftop.
- Raised flashing at the chimney, recommend repair.



- Repairs are recommended in the short term to maintain the weather tightness of the roof.
- Observed no active water penetration at the time of the inspection.

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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) installed at (2x6) rafters.
- Adequate attic ventilation at house noted.
- **Missing and / or displaced attic insulation noted (exposed sheetrock).**



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

E. Walls (Interior & Exterior)

Comments:

Interior Walls:

- Performing as intended at the time of the inspection.

Exterior Walls:

- **Observed damaged wood trim at the front of the house behind the gutters, replacing all damaged wood trim is recommended to prevent further damaged to structure.**



- **Moisture damage noted inside the garage near the sill plate, recommend repair.**
- Expansion joints present with caulk / sealant.

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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.

G. Doors (Interior & Exterior)

Comments:

Interior Doors:

- Missing door hardware / locking plate noted at upstairs right front bedroom closet door, upstairs left side bedroom closet door, upstairs right rear bedroom closet door, recommend repair.
- Master bath double doors are sticking while shutting and should be trimmed or adjusted as necessary to work properly.

Exterior Doors:

- Bottom seal at the rear patio door is loose and should be repaired.



- Upstairs left side hall bath door is sticking while shutting should be trimmed or adjusted as necessary to work properly.
- 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.

H. Windows

Comments:

- Missing screens noted, recommend replacing all missing screens.

- Performing as intended at the time of the inspection.

- **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:

- **Caution:** Improper distance between balusters at stairway railing and guardrails noted, covering should be installed due to possible safety hazard.
- Steps were performing as intended at the time of the inspection.

-

J. Fireplace/Chimney

Comments: Pre-Fab Unit.

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



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K. Porches, Balconies, Decks, and Carports

Comments:

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

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L. Other

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Conduit at the main meter on the back side of the garage is loose and should be securely mounted, recommend repair.



- 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.
- Observed 2 service entrance conductors 150-amp main shut-off breaker.
- 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:

- Front porch light fixture cover has a cracked glass, recommend repair.
- Upstairs rear middle bedroom ceiling fan speed switch is missing, recommend repair.
- No ground fault protection is present at kitchen on the right wall to the right side of the cook top, recommend repair.
- 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.
- Missing cover plates noted at outlets & switches in the garage & attic space, recommend repair / covering outlets & switches.
- Observed wobble in ceiling fan at the upstairs right rear bedroom, upstairs game room, downstairs living room, recommend repair.

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- Improper termination of wires noted in the garage, all electrical connections should be in J-boxes, recommend repair.



- Improper termination of wiring noted at the back side of the garage to the gazebo, all electrical connections should be in conduit / J-boxes, recommend repair.



- Exposed electrical noted at the rear condensing unit shutoff j-box, recommend repair.



- Missing cover for fluorescent light fixture noted at garage, recommend covering all exposed fluorescent light bulbs.

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Fire Protection Equipment

- Every sleeping room & hallway smoke detector should be 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 110 degrees at supply registers.



Upstairs Unit:

- Rust in burner compartment noted, recommend repairs, service, and a complete inspection of the Heating System / **exchanger** by a licensed Heating & Cooling service.
- Heating Unit appeared to be functioning as intended at the time of the inspection.
- Observed 117 degrees at supply registers.



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B. Cooling Equipment

Type of cooling system: Central Forced Air System

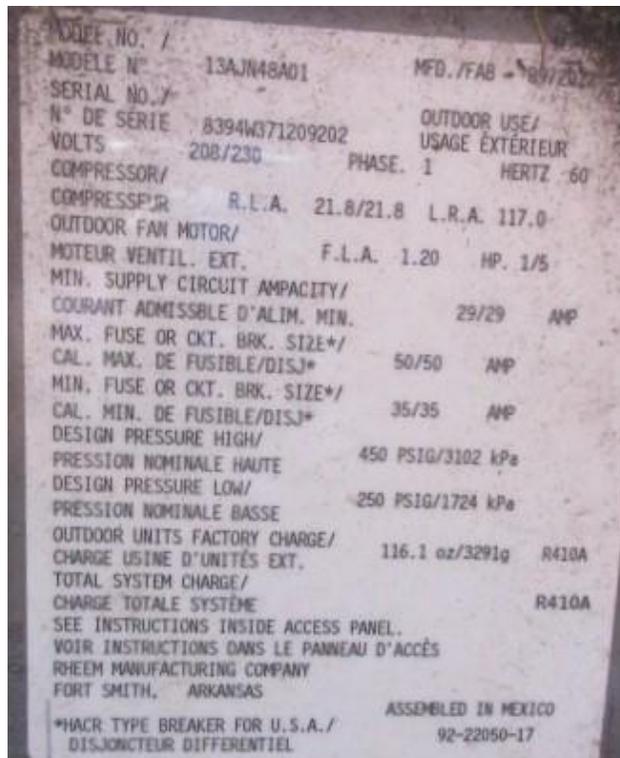
Comments: Split System / Electric - Two Units (Downstairs & Upstairs)

Downstairs Unit:

- A/C is working efficiently as evidence by a 21 degree drop between return air and supply register.
- Observed 63 degrees at return air chase and 42 degrees at supply register.



- Cooling System appeared to be functioning as intended at the time of the inspection.
- Observed 4 Ton Condenser (Max 50 amp) and Evaporator Coil.



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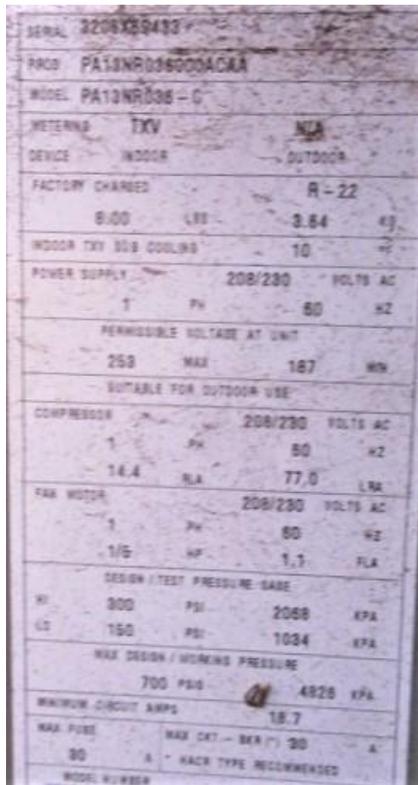
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Upstairs Unit:

- A/C is working efficiently as evidence by a 20 degree drop between return air and supply register.
- Observed 61 degrees at return air chase and 41 degrees at supply register.



- Cooling System appeared to be functioning as intended at the time of the inspection.
- Observed 3 Ton Condenser (Max 30 amp) and Evaporator Coil.



C. Duct System, Chases, and Vents

Comments:

- Observed replaceable return air chase filters.

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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 closet under the stairs on the rear wall.

Static water pressure reading: (60 psi)

Comments:

Type of Supply Piping: Copper

- Exposed supply lines in attic noted, recommend covering exposed lines near exterior wall sections.

Exterior Faucets:

- Observed no anti-siphon devices.

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:

- Leak noted at plumbing fixture under the front sink, recommend repair.

Upstairs Right Side Hall Bath:

- No repairs noted at the time of the inspection.

Upstairs Left Side Hall Bath:

- No repairs noted at the time of the inspection.

B. Drains, Wastes, Vents

Comments:

Type of DWV Piping:

- Tub traps are accessible.
- Plastic, unable to inspect / test utility washer drain line.
- Sewer clean out is located on the back side of the house.

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C. Water Heating Equipment

Energy source: Gas/Electric

- 2 - 40 Gal. Units / 2006 & 2007 model
- Located in attic
- The water heaters are older units that could be approaching the end of its useful life. It would be wise to budget for new units in the future. One cannot predict with certainty when replacement will become necessary.
- The supply piping shows evidence of corrosion at the top side of the water heaters. This should be repaired.



- Both units appeared to be performing as intended at the time of the inspection.

D. Hydro-Massage Therapy Equipment

- Unit was not functioning properly, air should be blowing around the entire tub, recommend repair.



- Pump motor & its accessories were inaccessible at the time of the inspection.
- Ground fault protection device is present and located in the front master bath closet.

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V. APPLIANCES

A. Dishwasher

- Unit was not functioning at the time of the inspection, start light is flashing & unit is making a beeping sound, recommend repair.

B. Food Waste Disposer

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

C. Range Exhaust Vent

Comments: (Vented Unit)

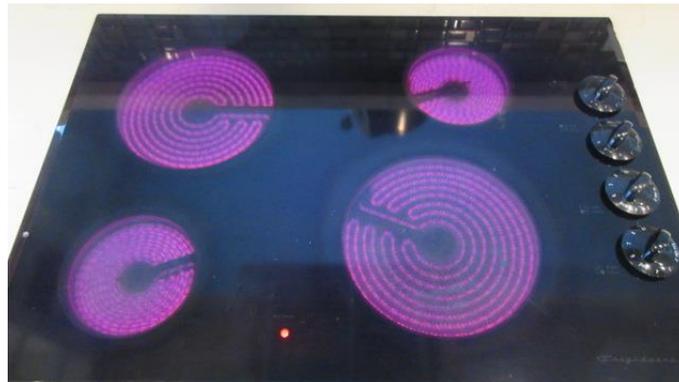
- Appeared to be performing as intended at the time of the inspection.

D. Ranges, Cook tops, and Ovens

- Electric range top & electric oven.
- Baking mode set at 350 degrees - plus or minus 25 degrees / Broiler mode set at 500 degrees.
- **Oven:** Baking mode reads 348 degrees. Broiler mode reads 561 degrees.



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



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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 in the attic.
- Recommend relocating to exterior of dwelling.
- 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 and are not inspected by Sherlock Spec.
- System was off / winterized at the time of the inspection, recommend verifying that the system functions properly prior to closing.

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

C. Outbuildings

D. Outdoor Cooking Equipment

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E. Gas Supply Systems

Comments: (Accessible areas only - Visual inspection only)

- Main gas meter is located on the right side of the house.
- Observed no sediment traps / drip legs at furnaces and water heaters, recommend repair per manufacturer's recommendation.
- Utility room gas shut-off valve is capped.
- All gas shut-off valves when not in use should be capped.
- Did not pressure test and/or soap test lines.

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F. Private Water Wells

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G. Private Sewage Disposal (Septic) Systems

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H. Whole-House Vacuum Systems

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I. Other Built-in Appliances

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THIS PAGE IS OUR INVOICE!!!

Inspection Fee Total: \$450

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: 2-27-2020 Job # CS-8917 By: Clint J. Simon
Credit Type _____ Number: _____ exp date: _____ Code: _____ Address: _____

Client's Signature: _____

Inspector's Signature:  _____

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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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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. Congratulation on the purchase & enjoy your beautiful home!

03/02/2020
 Magic Chef
 GDA75DC42
 20314 MHB
 Payne
 FA13NRD36-G
 3206X169433
 936-697-0704



281-371-2011
 www.AirRescueUSA.com
 11907 Westheimer, Ste. 550-244
 Houston, TX 77077

Not a Franchise & Noting Ltd.
 AIR RESCUE USA, Registered by The Texas Dept. of Licensing and Regulation, PO Box 12817,
 Austin, TX 78711. 1-800-852-9282, 512-462-6328, www.airrescueusa.com

NAME: Andrew Michon
 ADDRESS: 2722 Double Lake Dr.
 CITY: Missouri City, TX 77459
 ZIP: 77459
 PHONE: Up Stairs

- ### CHECK LIST
- AIR FILTERS
 - DAMPERS
 - RETURN
 - COMPRESSOR
 - SUCTION
 - DISCHARGE
 - ELECTRICAL CONNECTIONS
 - CONTACTS TIGHT & CLEAN
 - OIL LEVEL
 - CONDENSATION AREAS
 - INSPECT & CLEAN DRAIN
 - CONDENSER COIL
 - CLEAN COIL & CHECK FAN CONDITION
 - ELECTRICAL COMPTS
 - WIRING & CONNECTIONS
 - THERMISTOR
 - PRESS SWITCH
 - OVER CAPACITOR
 - RUN CAPACITOR
 - FAN AND MOTOR
 - WINDING
 - ELECTRICAL CONNECTIONS
 - CONTACTS TIGHT & CLEAN
 - FAN CAPACITY ADJUST MENT
 - CHECK BALANCE
 - HEATING ASSEMBLY
 - BURNER & HEAT EXCHANGER
 - FUEL SUPPLY & PRESSURE
 - PIPING ASSEMBLY
 - PIPING ADJUSTMENT
 - TIGHTEN RELAY & FUSE
 - FAN & LIMIT SWITCH OPER
 - THERMOSTAT
 - SAFETY
 - STOP HEAT
 - REFRIG CYCLE
 - REFRIGERANT
 - OIL LEVEL
 - THERMISTAT
 - OK
 - REPLACE

QUANTITY	ITEM OR PART DESCRIPTION	PRICE	AMOUNT	DESCRIPTION OF SERVICE WORK	AMOUNT
	10 Year Parts Warranty			<input checked="" type="checkbox"/> SYSTEM AC CHECK	
	Plus City Permit			<input checked="" type="checkbox"/> SYSTEM FURNACE SAFETY CHECK	
1	Refrigerant Leak Search	\$120.00		Found Cracked Heat-Exchanger on Up Stairs Furnace - GAS OFF	
	<input type="checkbox"/> SERVICE PLAN			ReCommedation	
				Up Grade Furnace	
				3TON American Standard	\$240.00
				80% Gas Furnace	
				Found Refrigerant Leak at outdoor Condensers Stradder Valve	
				and Weld Joints -	
				Repair and add Refrigerant	\$95.00
				Turn Gas OFF TO Furnace	

Labor Duration Extended to 90 Days

WARRANTY
 CONTRACT
 SERVICE CONTRACT
 RETAIL
 COMM

LABOR GUARANTEE
 The labor charge as recorded here applies to the equipment serviced as noted. It is guaranteed for a period of 90 days.

PARTS GUARANTEE
 All parts as recorded are warranted as per manufacturer identification.

We do not, of course, guarantee other parts that there are used. If repairs later become necessary due to other defective parts, they will be charged separately.

TRAVEL TIME

MILEAGE

TOTAL OTHER CHARGES \$120.00

RECOMMENDED REPAIRS

DESCRIPTION	AMOUNT
TOTAL PARTS	\$120.00
TOTAL OTHER CHARGES	\$120.00
RECOMMENDED REPAIRS	
TOTAL	\$240.00
REPAIR CHARGES	\$95.00
TOTAL	\$219.00

INSPECTION CHECKLIST

REFRIGERANT	EQUIPMENT
FINE _____ RETIRED _____ REWORKED <input type="checkbox"/> YES <input type="checkbox"/> NO _____ RECALIBRATED <input type="checkbox"/> YES <input type="checkbox"/> NO _____ REWELDED <input type="checkbox"/> YES <input type="checkbox"/> NO _____ REPAIRED THIS SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO _____	INSPECTED OR REPLACED <input type="checkbox"/> YES <input type="checkbox"/> NO _____ INSPECTION <input type="checkbox"/> YES <input type="checkbox"/> NO _____ REFRIGERANT CHARGE _____ OWNER'S INITIALS _____ ACCEPTED _____ DECLINED _____

I HEREBY AUTHORIZE THE ABOVE WORK TO BE DONE AS SO ORDERED AND OUTLINED ABOVE. IT IS AGREED THAT THE SELLER WILL RETAIN TITLE TO ANY EQUIPMENT OR MATERIAL FURNISHED UNTIL COMPLETE PAYMENT HAS BEEN MADE. IF SETTLEMENT IS NOT MADE AS AGREED, THE SELLER HAS THE RIGHT TO REMOVE EQUIPMENT AND MATERIAL WITHOUT BEING HELD RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE REMOVAL OF EQUIPMENT.

PAYMENT DUE UPON COMPLETION

DATE: 3/1/2020

TOTAL DUE: \$219.00

Page 1 of 3 in order 24653
File number: 7255-10-1083

Completed: 4/22/2010
Surveyed: 4/21/2010

Client: TEXAS AMERICAN TITLE COMPANY
Lender: NTFN, INC DBA NATIONWIDE HOME LENDING
Buyer: TEIKE AND YOLANDA MIKAELE
Seller: OPTIMUM BONUS TX

COMMUNITY NUMBER: 48157C
PANEL: 0255 SUFFIX: J
INDEX DATE:
F.I.R.M DATE: 1/3/97
ZONE: X

Premises: 2722 DOUBLE LAKE DR, MISSOURI CITY, TEXAS 77459 FORT BEND

Description of encroachments, violations or other points of interest at the time of the inspection:

NONE VISIBLE



CERTIFIED TO: TEXAS AMERICAN TITLE COMPANY, NTFN, INC DBA NATIONWIDE HOME LENDING

LEGAL DESCRIPTION: LOT 17, IN BLOCK 1, OF REPLAT OF LAKE COLONY, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 745/A & B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

(rev.0 4/22/2010)

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION BOUNDARY SURVEY. THE DESCRIPTION ON THIS SURVEY DESCRIBES THE SURVEYED LOT, PARCEL OR QUANTITY OF LAND AND PROPERLY LOCATES THE LAND ON THE GROUND AND DISTINCTLY SETS IT ASIDE FROM ALL OTHER LANDS.

TRUELINE TECHNOLOGIES LLC: THE FOLLOWING PRODUCT HAS BEEN COMPLETED BY THE STATE LICENSED LAND SURVEYING FIRM AS INDICATED ON THE FOLLOWING PAGE. TRUELINE TECHNOLOGIES LLC PROVIDES THE DIGITAL TRANSMISSION AND ARCHIVING OF THE PRODUCT, AND IS NOT INVOLVED IN ANY FACET OF THE TECHNICAL FIELD WORK PERFORMED AND MAKES NO WARRANTIES AS TO THE ACCURACY OF SUCH WORK. ALL TRANSMISSIONS OF THE PRODUCT ARE VIA A SECURE 'SHA-1' SECURE HASH MESSAGE DIGEST AUTHENTICATION CODE WITHIN ITS SIGNATURE FILE. A MANUALLY SIGNED AND SEALED LOG OF THIS SURVEY'S SIGNATURE FILE IS KEPT ON FILE AT THE PERFORMING SURVEYORS OFFICE.

PRINTING PROCEDURES: BECAUSE THIS FILE HAS BEEN SENT ELECTRONICALLY, IT IS IMPERATIVE THAT THE PRINT SETTINGS BE CORRECT IN ORDER TO DEPICT AN ACCURATE REPRESENTATION OF THIS DOCUMENT ON PAPER. INSTRUCTIONS: WHILE VIEWING THE PRODUCT IN ADOBE READER, SELECT PRINT UNDER THE FILE TAB. SELECT COLOR PRINTER. UNDER PRINT RANGE - SELECT ALL. UNDER PAGE HANDLING, SELECT NONE FOR PAGE SCALING AND UNCHECK AUTO ROTATE AND CENTER. CHOOSE PAPER SOURCE BY PDF SIZE. CLICK PRINT.



EXACTATX
Texas Surveyors, Inc.



PROPERTY ADDRESS: 2722 DOUBLE LAKE DR, MISSOURI CITY, Texas 77459

SURVEY NUMBER: FL1004.0832

FIELD WORK DATE: 4/21/2010 REVISION DATE(S): (rev.0 4/22/2010)

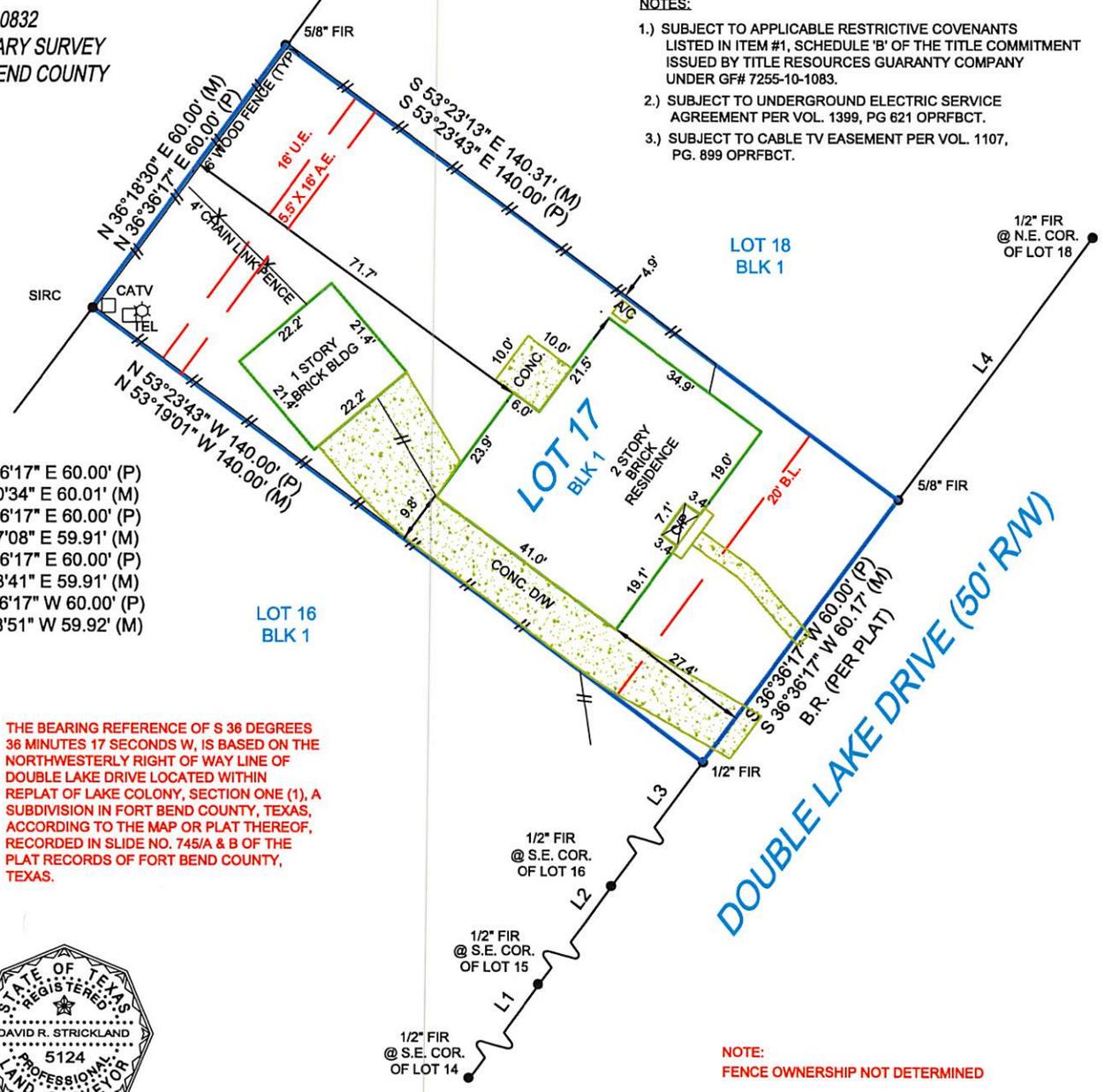
FL 1004.0832
BOUNDARY SURVEY
FORT BEND COUNTY

NOTES:

- 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM #1, SCHEDULE 'B' OF THE TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY UNDER GF# 7255-10-1083.
- 2.) SUBJECT TO UNDERGROUND ELECTRIC SERVICE AGREEMENT PER VOL. 1399, PG 621 OPRFBCT.
- 3.) SUBJECT TO CABLE TV EASEMENT PER VOL. 1107, PG. 899 OPRFBCT.

TABLE:

- L1 N 36°36'17" E 60.00' (P)
- N 36°30'34" E 60.01' (M)
- L2 N 36°36'17" E 60.00' (P)
- N 36°27'08" E 59.91' (M)
- L3 N 36°36'17" E 60.00' (P)
- N 36°23'41" E 59.91' (M)
- L4 S 36°36'17" W 60.00' (P)
- S 36°28'51" W 59.92' (M)



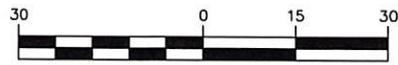
THE BEARING REFERENCE OF S 36 DEGREES 36 MINUTES 17 SECONDS W, IS BASED ON THE NORTHWESTERLY RIGHT OF WAY LINE OF DOUBLE LAKE DRIVE LOCATED WITHIN REPLAT OF LAKE COLONY, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 745/A & B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 21st DAY OF APRIL 2010.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing herein shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

NOTE:
FENCE OWNERSHIP NOT DETERMINED



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



POINTS OF INTEREST: None Visible

FLOOD INFORMATION:

By performing a search at www.fema.gov, we find the property to be located in a X zone with a Base Flood Elevation of N/A. This Property was found in CITY OF MISSOURI, and community number 480304, dated 01/03/1997.

CLIENT NUMBER: 24653 DATE: 4/22/2010

BUYER: TEIKE AND YOLANDA MIKAELE

SELLER: OPTIMUM BONUS TX

CERTIFIED TO: TEIKE AND YOLANDA MIKAELE; TEXAS AMERICAN TITLE COMPANY; NTFN, INC DBA NATIONWIDE HOME LENDING

This is page 1 of 2 and is not valid without all pages.



Exacta Texas Surveyors, Inc. is a full service, bonded land survey firm registered with the state of Texas.



Exacta Texas Surveyors, Inc. : LB# 101739-00
5300 Braeswood, #311
Houston, Texas 77096

P: 281.763.7766
F: 281.763.7767
www.exacta365.com

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LEGAL DESCRIPTION:

LOT 17, IN BLOCK 1, OF REPLAT OF LAKE COLONY, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 745/A & B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

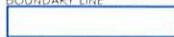
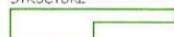
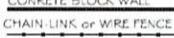
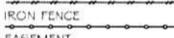
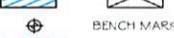
JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF S 36 DEGREES 36 MINUTES 17 SECONDS W, IS BASED ON THE NORTHWESTERLY RIGHT OF WAY LINE OF DOUBLE LAKE DRIVE LOCATED WITHIN REPLAT OF LAKE COLONY, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 745/A & B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Any additions or deletions to this 2 page survey document are strictly prohibited.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All pins marked as set are 5/8" diameter, 18" iron rebar.
10. An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.

LEGEND:

<p>BOUNDARY LINE</p>  <p>STRUCTURE</p>  <p>CONCRETE BLOCK WALL</p>  <p>CHAIN-LINK or WIRE FENCE</p>  <p>WOOD FENCE</p>  <p>IRON FENCE</p>  <p>EASEMENT</p>  <p>EDGE OF WATER</p>  <p>WOOD</p>  <p>ASPHALT</p>  <p>WATER</p>  <p>BENCH MARK</p>  <p>CALC. PNT.</p>  <p>FLY</p>  <p>W</p> 	<p>CONCRETE</p>  <p>BRICK or TILE</p>  <p>COVERED AREA</p>  <p>BENCH MARK</p>  <p>CALCULATED POINT</p>  <p>CENTRAL ANGLE or DELTA CONTROL POINT</p>  <p>CONCRETE MONUMENT</p>  <p>CATCH BASIN</p>  <p>ELEVATION</p>  <p>FIRE HYDRANT</p>  <p>MANHOLE</p>  <p>TREE</p>  <p>UTILITY POLE</p>  <p>WELL</p> 	<p>A/C AIR CONDITIONING</p> <p>B.R. BEARING REFERENCE</p> <p>BLK. BLOCK</p> <p>(C) CALCULATED</p> <p>CAIV CABLE TV RISER</p> <p>CL. CENTER LINE</p> <p>CONC. CONCRETE</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>CS CONCRETE SLAB</p> <p>CSW CONCRETE SIDEWALK</p> <p>C/P COVERED PORCH</p> <p>COR. CORNER</p> <p>(D) DEED</p> <p>D.H. DRILL HOLE</p> <p>DW DRIVEWAY</p> <p>D.F. DRAIN FIELD</p> <p>EUB ELECTRIC UTILITY BOX</p> <p>ENCL. ENCLOSURE</p> <p>E.O.P. EDGE OF PAVEMENT</p> <p>E.O.W. EDGE OF WATER</p> <p>FL FENCE LINE</p> <p>F/P FENCE POST</p> <p>(F) FIELD</p> <p>F.F. FINISHED FLOOR</p> <p>FPL FLORIDA POWER & LIGHT</p> <p>F/DH FOUND DRILL HOLE</p> <p>FIRC FOUND IRON ROD # CAP</p> <p>FIPC FOUND IRON PIPE # CAP</p> <p>FIR FOUND IRON ROD</p> <p>FIP FOUND IRON PIPE</p> <p>FCM FOUND CONCRETE MONUMENT</p> <p>FN#D FOUND NAIL # DISC</p> <p>FN#TT FOUND NAIL # TIN TAB</p> <p>FND FOUND</p> <p>GAR. GARAGE</p>	<p>ID. IDENTIFICATION</p> <p>IR. IRON ROD</p> <p>IP. IRON PIPE</p> <p>LB# LICENSE # - BUSINESS</p> <p>LS# LICENSE # - SURVEYOR</p> <p>L.P. LIGHT POST</p> <p>(M) MEASURED</p> <p>N.# D. NAIL # DISK</p> <p>N.R. NON RADIAL</p> <p>N.T.S. NOT TO SCALE</p> <p>O.H.L. OVERHEAD LINE</p> <p>OH. OVERHANG</p> <p>PK NAIL PARKER, KALON NAIL</p> <p>PSM PROFESSIONAL SURVEYOR AND MAPPER</p> <p>PLS PROFESSIONAL LAND SURVEYOR</p> <p>(P) PLAT</p> <p>P/E POOL EQUIPMENT</p> <p>P.O.B. POINT OF BEGINNING</p> <p>P.O.C. POINT OF COMMENCEMENT</p> <p>P.T. POINT OF TANGENCY</p> <p>P.C. POINT OF CURVATURE</p> <p>P.C.C. POINT OF COMPOUND CURVATURE</p> <p>P.R.C. POINT OF REVERSE CURVATURE</p> <p>P.C.P. PERMANENT CONTROL POINT</p> <p>P.R.M. PERMANENT REFERENCE MONUMENT</p> <p>R. RADIUS or RADIAL</p> <p>RAD. RADIAL TIE</p> <p>RES. RESIDENCE</p> <p>RW. RIGHT OF WAY</p> <p>SN#D SET NAIL # DISC LB# 7337</p> <p>SIRC SET IRON ROD # CAP LB # 7337</p> <p>SDH SET DRILL HOLE</p> <p>SEP. SEPTIC TANK</p> <p>SEW. SEWER</p> <p>S-W. SEAWALL</p>	<p>SCR. SCREEN</p> <p>STY. STORY</p> <p>S.B.L. SETBACK LINE</p> <p>SW. SIDEWALK</p> <p>S.C.L. SURVEY CLOSURE LINE</p> <p>S.T.L. SURVEY TIE LINE</p> <p>TEL. TELEPHONE FACILITIES</p> <p>T.O.B. TOP OF BANK</p> <p>TX. TRANSFORMER</p> <p>TYP. TYPICAL</p> <p>W/C. WITNESS CORNER</p> <p>W/F. WATER FILTER</p> <p>WM. WATER METER</p> <p>A.E. ANCHOR EASEMENT</p> <p>C.M.E. CANAL MAINTENANCE EASEMENT</p> <p>C.U.E. COUNTY UTILITY ESMT.</p> <p>D.E. DRAINAGE EASEMENT</p> <p>ESMT. EASEMENT</p> <p>I.E./E.E. INGRESS/ EGRESS ESMT.</p> <p>L.A.E. LIMITED ACCESS ESMT.</p> <p>L.B.E. LANDSCAPE BUFFER ESMT.</p> <p>L.M.E. LAKE or LANDSCAPE MAINTENANCE EASEMENT</p> <p>M.E. MAINTENANCE EASEMENT</p> <p>P.U.E. PUBLIC UTILITY EASEMENT</p> <p>R.O.E. ROOF OVERHANG ESMT.</p> <p>S.W.E. SIDEWALK ESMT.</p> <p>T.U.E. TECHNOLOGICAL UTILITY EASEMENT</p> <p>U.E. UTILITY EASEMENT</p>
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ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

- While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
- Select a color printer with legal sized paper.
- Under "Print Range", click select the "All" toggle.
- Under the "Page Handling" section, select the number of copies that you would like to print.
- Under the "Page Scaling" selection drop down menu, select "None."
- Uncheck the "Auto Rotate and Center" checkbox.
- Check the "Choose Paper size by PDF" checkbox.
- Click OK to print.

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TEIKE AND YOLANDA MIKAELE**

Coupon

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Building an addition?**

This update coupon entitles you to a

25% Discount

off of any future surveying services on this property.



GENERAL COMFORT SERVICES LLC

HEATING & AIR CONDITIONING
COMMERCIAL & RESIDENTIAL

KATY, TX 77449

832-310-4382 • GeneralComfortServices@gmail.com

TACL B 90717R

Regulated by
TX. Dept. of
Licensing
512-463-6599
1-800-803-9202

INVOICE # 0200

HVAC SERVICE ORDER

BILL TO: Mikaele Teike
2722 Double Lake Dr
Missouri City, 77459
832.244-3936.

METHOD OF PAYMENT	UNIT	UNIT
<input type="checkbox"/> CASH <input type="checkbox"/> CHECK DRIVERS LIC # _____	MAKE	MAKE
<input type="checkbox"/> MC <input type="checkbox"/> VISA CVCNO. _____ EXP DATE _____	MODEL	MODEL
CC NO. _____	SERIAL#	SERIAL#

NAME			
STREET		DATE	
CITY		PROMISED	
PHONE(HOME)	PHONE(WORK)	SCHED. TIME	<input type="checkbox"/> A.M. <input type="checkbox"/> P.M.
TECHNICIAN			
WORK TO BE PERFORMED			

ENVIRONMENTAL CHECKLIST			WORK PERFORMED	
CONDENSING UNIT	QTY.	TYPE/DISPOSITION	CONDENSING UNIT	FURNACE/ELEC. HTR
<input type="checkbox"/> RECOVERED			RPLCD UNIT	RPLCD UNIT
<input type="checkbox"/> RECYCLED			CHNGD COMPRESSOR	RPLCD GAS VALVE
<input type="checkbox"/> RECLAIMED			CHNGD MOTOR	RPLCD
<input type="checkbox"/> RETURNED			CHKD CHARGE	CLND BURNERS
<input type="checkbox"/> DISPOSAL			ADD FREON	CHGD MOTOR
<input type="checkbox"/> DISMANTLED			CLND COILS	CLND ??
<input type="checkbox"/> CHANGED OUT/REPLACED		TOTAL \$	REPAIRED LEAK	RPLCD LIMIT
			OILED MOTOR	RPRD WIRING
			RPLCD FUSE	LIT PILOT
			INSTALL DISCONNECT	RPLCD TRANSFORMER
			RPRD WIRING	NEW HEAT KIT
			RPLCD CONTACTOR	ADJUSTMENT
			RPLCD CAPACITOR	CO TEST
			RPLCD RELAY	OILED MOTOR
			ADJUSTMENT	RPRD WIRING
			NEW FILTER/DRIER	HARD-START KID
				RPLCD THERMOSTAT
				RPLCD DEFROST TIMER
			EVAPORATOR COIL	CLND/DEFR COIL
			RPLCD UNIT	
			RPRD LEAK	
			SEAL	
			RPLCD EXP. DEVICE	
			CLND COIL	
			CLND DRAIN	
			RPLCD PAN	
			RPLCD PVC	WINDOW UNIT
			DUCT	RPLCD UNIT
			ADJUSTED	CLEANED
			INSTALLED	ADDED FREON
			THERMOSTAT	RPLCD STAT/SWITCH
			ADJUSTED	CHNGD COMPRESSOR
			REPLACED	CHNGD FAN MOTOR
			FILTERS	<input type="checkbox"/> CLEANED <input type="checkbox"/> REPLACED
			TOTAL MATERIALS	
			TOTAL LABOR	
			SERVICE CALL	
			SUBTOTAL	
			TOTAL	2,400.-

DESCRIPTION OF WORK PERFORMED

↓ GAS Furnace 80 BTU AFU. PAYNE by Carrier 3 Ton.
 ↓ Transition level GAS Furnace
 ↓ GAS hose, gas trap.
 ↓ Exhaust pipe
 ↓ Return connection
 ↓ Miscellaneous material
 ↓ Labor. Remove old furnace install new one to code.

QTY	MATERIALS & SERVICES	UNIT PRICE	AMOUNT	HRS.	LABOR	RATE	AMOUNT
	2019A18942 SERIAL # / NUMÉRO DE SÉRIE / # DE SERIE PG8MAA036070AGJA MFG CODE / CODE DE FAB / CODIGO DE MFG						
					mode		
					on 6		
					Serial		

RECOMMENDATIONS

6 month warranty
 Labor.
 UNITS come 5 year warranty
 from manufacturer.
 total \$2,400.-

PLEASE PAY FROM THIS INVOICE

I have authority to order the work outline above which as been satisfactorily completed. I agree that Seller retains title to equipment/materials furnished until final payment is made. If payment is not made as agreed, Seller can remove and/or dispose of equipment/materials at Seller's expense and/or impose a 2% liquidation fee on the entire amount contained in the Seller/Buyer transaction. Any damage resulting from said removal shall not be the responsibility of Seller.

REGULAR WARRANTY SERVICE CONTRACT
 3% INVOICIE FEE ON CREDIT CARD PAYMENTS

THANK YOU

CUSTOMER SIGNATURE: [Signature] DATE: _____

24722 Double Lake Dr.

Missouri City TX

77459

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 1.E Certified Applicator [X] (check one)
 96Name of Inspector (Please Print) Technician []

2. N/A 3. 2-27-2020
 Case Number (VA/FHA/Other) Inspection Date

4A. Andrew Michon Seller [] Agent [] Buyer [X] Management Co. [] Other []
 Name of Person Purchasing Inspection

4B. N/A
 Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee [] Purchaser of Service [X] Seller [] Agent [X] Buyer [X]
 (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 [X] 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 [X] Insulated area of attic [X] Plumbing Areas [X] Planter box abutting structure [X]
 Deck [X] Sub Floors [] Slab Joints [X] Crawl Space []
 Soil Grade Too High [X] Heavy Foliage [] Eaves [X] Weep holes []
 Other [] Specify: _____

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

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

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

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

8G. Visible evidence of: _____ has been observed in the following areas: _____
 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)

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

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 [] No [X]

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

N/A

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:

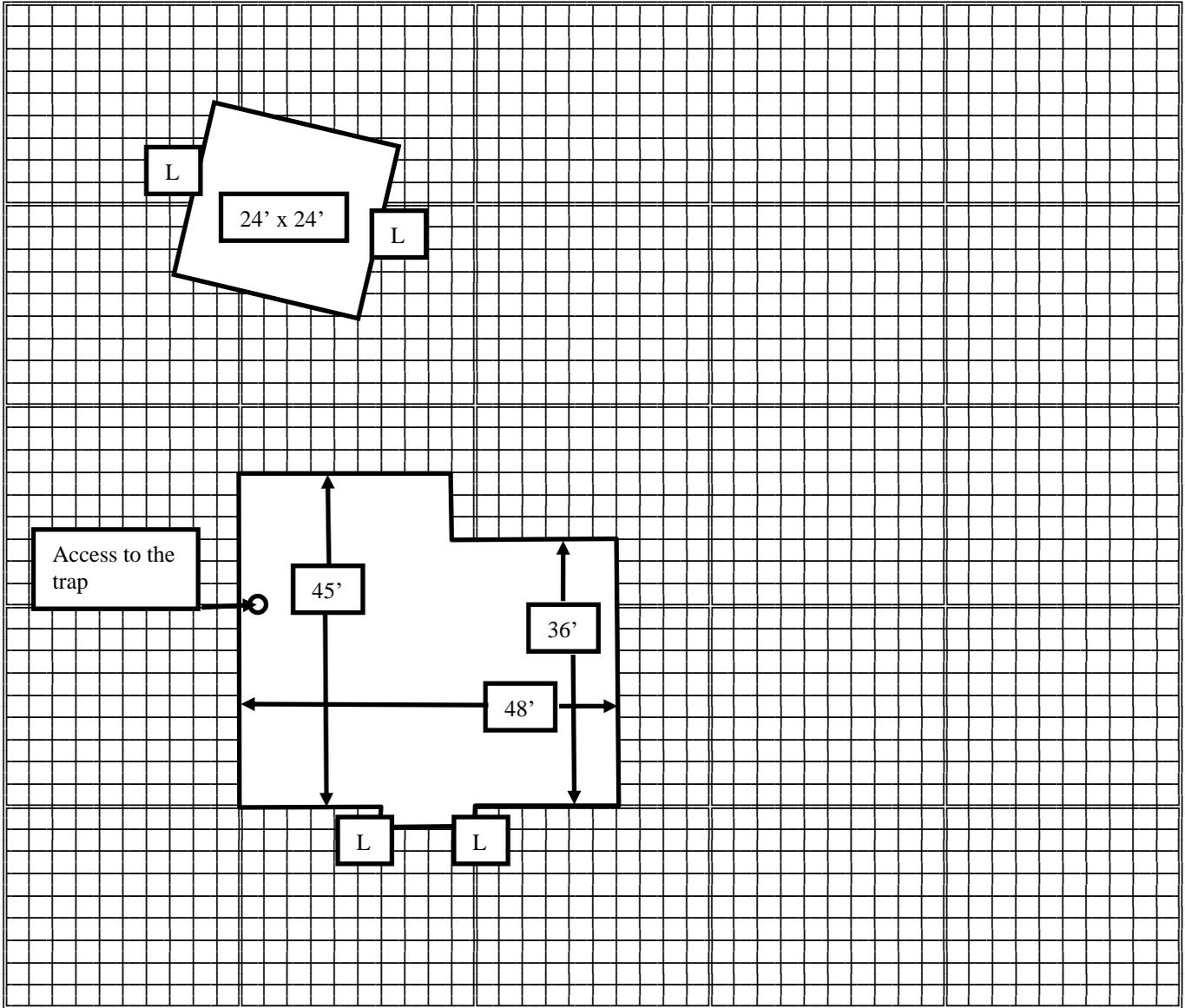
Yes [] No [X]

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:

Handwritten signature of the inspector.

Notice of Inspection Was Posted At or Near

11A. Inspector

- 12A. Electric Lighting Box []
Water Heater Closet []
Bath Trap Access []
Under Kitchen sink [X]

Approved:

Handwritten signature of the certified applicator.

011B. Certified Applicator and Certified Applicator License Number 46050

12B. Date Posted 2-27-2020

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



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

Receipt

Bill To: Andrew Michon

Sold To: Andrew Michon

Date: 2-27-2020

24722 Double Lake Dr.
Missouri City TX 77459

Inspection Type and Fees:

Termite inspection of the property listed above	0.00
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Sub Total	\$0.00
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Tax	\$0.00
------------	---------------

Total Amount Paid	\$0.00
--------------------------	---------------

Many Thanks
Clint Simon



April 9, 2010

Touchstone Fine Properties
Ms. Julia Mickum
4855 Riverstone Blvd.
Missouri City, Texas 77459

Subject property: 2722 Double Lake

Dear Ms. Mickum:

Jericho Foundation Repairs was founded upon a belief that honesty, integrity and hard work would help establish and build a good reputation for our company. We realize that things change on a daily basis in today's economy, but there's one thing a business can't afford to economize on-on and that's its' reputation.

Many times we visit homes that do not warrant foundation repair procedures. Such was the case when I visited the subject property on Friday, April 9, 2009. The house appears to have been poured out of level. There were no signs of movement noted. Enclosed is a copy of the elevations that were taken at the time of my inspection.

It is my professional opinion that foundation repair or underpinning is not necessary at this time. However, during weather periods of extreme dryness it is very helpful to water your foundation.

If you have any questions please do not hesitate to contact our office. We appreciate the opportunity to be of service.

Sincerely,

Dallas Duffy

DD/sr



9430 White Chapel Lane
Houston, TX 77074

Phone # 713-772-7522 meagan@trustjericho.com
Fax # 713-772-7432 www.trustjericho.com

Estimate

Date	Estimate #
3/10/2020	14474

Name / Address
Teike Mikaele 2722 Double Lake Drive Missouri City, TX 77459

			Rep
			TED
Description	Qty	Rate	Total
<p>Exterior pilings to be installed.</p> <p>We were out at the property 10 years ago and there has been minor movement over the years. However, expansion joints on the right side have opened slightly. We believe the slab was poured with a slope, but there has been movement on that right side. Pilings are to stabilize the front right of the slab.</p>	7	400.00	2,800.00
<p>We look forward to doing business with you. Let us know if you have any questions.</p>		Total	\$2,800.00