

PROPERTY INSPECTION REPORT

Prepared For: Karan Bathija
(Name of Client)

Concerning: 11210 St. Laurent Ln. Houston, TX 77082
(Address or Other Identification of Inspected Property)

By: Stephen LaCombe, T.R.E.C. License #2709 12-10-2020
(Name and License Number of Inspector) (Date)

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

PURPOSE, LIMITATIONS AND INSPECTOR/CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component, or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT 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 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188
(<http://www.trec.texas.gov>).

(512) 936-3000
REI 7-4 (Revised 04/2014)

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

The inspection is of conditions which are present and visible at the time of the inspection. All mechanical and electrical equipment, systems, and appliances are operated in normal modes and operating range at the time of the inspection. The inspector will report on visible existing recognized hazards and shall report as deficient any recognized hazard specifically listed as such in the Standards of Practice. The inspection addresses all of the parts components, and systems required by the Standards of Practice and found in the property being inspected. Items which are not present or are not inspected will be identified as such. (An explanation will be provided for any part, component or system required for inspection which is inaccessible, that cannot be inspected due to circumstances beyond the control of the inspector, or which the client has agreed should not be inspected.)

The limited visual inspection was performed on an **opinion only** basis, and said opinion is based only on specific items which were observable at the time of inspection, and set forth in the inspection report. The sole purpose of the inspection is to point out existing and potential defects or deficiencies in the structure(s) located on this property and clearly observable at the time of the inspection. The inspection does not involve any engineering analysis of the original design, but deals instead with the in-service operation or malfunctioning of the home's systems and components, as well as the type and level of maintenance that has been or should be performed. This report **does not** conclusively determine the cause of any defects, the observation of which may be limited for any number of reasons, including weather conditions, limited accessibility, and obstructions. Excavating, lifting of floor coverings, opening walls or ceilings, moving of furniture, removal of personal or stored items, disassembly of equipment, or any other potentially damaging or dangerous procedures cannot be performed. Furthermore, such items as rotted wood behind wall/ceiling/floor coverings, leak paths in walls and ceilings, interior slab cracks, wood destroying insect and/or organism damage/infestation, concealed or buried electrical and plumbing lines and connections etc., that were **not exposed** during this limited visible inspection were not reported and Able Inspection Company assumes no responsibility if hidden defects are discovered in the future. (Buyer should feel free to obtain other opinions before closing on this property.) This inspection is not intended to reflect the value of the premises, nor to make any recommendation to purchase or not to purchase the property inspected.

Opinions rendered are based on the inspector's personal knowledge, training and qualifications. These comments may not necessarily agree with other professionals and this report may differ from others that you could/may obtain. If repairs or further inspections that are not performed as suggested/recommended, to correct the conditions or deficiencies noted in this report before the purchase of this property, or you agree to accept the condition of the property "as is," you should be aware that additional damage may occur or undisclosed/concealed defects could be discovered in the course of remodeling or repair work performed after the acquisition of this property that are beyond the scope of this limited visual inspection. (In some cases, you may need to ask for an extension of your inspection contingency.)

As Real Estate Inspectors, we believe that it is not only our responsibility to represent the interests of the home buyer, but to educate and provide a learning experience for the consumer as well. Therefore, this inspection (along with any attachments) is also intended to be instructive and informative regarding existing and potential effects or conditions of health, safety, comfort and convenience within the home, as well as to point out and explain the scope and limitations of the visual inspection. Certain comments may be provided by the inspector that report on conditions which may not be deficient or call for immediate repairs, but are considered to be sensible or prudent upgrades, improvements and may enhance the safety and comfort of occupants.

Able Inspection Company does not assume any responsibility whatsoever for any work that may or may not be done as a result of the information provided by this limited visual inspection. Client should be aware that all equipment has been in use for some time and Able Inspection Company nor any other party is responsible for the equipment's performance after the date of this report. These inspections are not intended to be technically exhaustive. *Buyer should retain any and all repair estimates, warranties, and invoices from the seller on all repairs performed and equipment or parts that have been replaced. **We do not perform re-inspections of any homeowner, contractor, or third party installations or repairs for any reason.*** If the water, gas or electricity are not turned on at the time the inspection has been scheduled, we will charge an additional fee to inspect those items that could not be inspected due to circumstances beyond the control of the inspector.

⊛ Security systems and fire alarms are not inspected or tested by this company. Recommend checking with a licensed and bonded alarm company. Smoke and heat sensors should be installed in all bedrooms, bathrooms, garage, attic and kitchen areas. Also consider installing one or more carbon monoxide detectors if there are any gas appliances located within the home.

⊛ Audio systems/wiring/speakers, telephone lines, intercoms, satellite dishes, existing cable systems/wiring and connections **are not** considered as part of this inspection. Therefore, no comments will be made regarding these items. Consult with a reputable and qualified contractor of your choice to inspect or examine any equipment of this type.

♦ **KEY** ♦ (I) = Inspected ♦ (N/C) = No Comment ♦ (C) = Comment ♦ (D) = Deficiency ♦ * building code issue

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

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): # Concrete slab

Comments:

Observations: # The foundation appeared to be a slab-on-grade type, with post-tension cable reinforcement.

Exterior:

- Examination of the exterior shows no significant masonry or stucco cracks, and no excessive foundation movement was indicated at expansion or control joints. Small or “hairline” stucco cracks were observed, which may or may not be related to differential foundation movement.

Grade Beams and Visible Foundation:

- Close scrutiny in a normal manner of the grade beam surface, exposed to view above the ground, and not concealed by high soil, vegetation, porch/patio tile, etc. did not reveal any large heave cracks or severe distress conditions open to view. There was however, existing evidence of limited visible “curing/shrinkage” cracks on the exposed concrete of the garage floor, which generally develop from original workmanship, thermal conditions at the time of concrete pour and materials used during construction. The client should be aware that minor cracks and imperfections exist in nearly all concrete slab foundations, and should not be totally unexpected. (Such as when replacing carpet or other flooring.)

Interior Walls, Ceilings & Doors:

- Observations of the interior sheetrock wall and ceiling surfaces generally revealed typical quality for the home building industry. This type of construction usually reflects frame movement and/or foundation movement by cracks and with joint distortions appearing in the surface. Locations of wood molding separations and minor stress cracks where there has been framing movement, have or may typically occur at the corners of windows, top corners of doorways, at edges of the fireplace, vertical corners of rooms, the corners of raised ceilings, at room openings and other common weak-point locations.
- The interior doors generally fit into their frames and open and close freely.

Please note that this is not a complete or detailed list of observed defects, but in the opinion of the inspector is representative of typical signs that may signify foundation movement. Foundation and frame movement can cause doors to become misaligned. During this inspection, accessible doors were open and closed to check for misalignments.

A TECHNIDEA™ *ZipLevel PRO-2000* high precision altimeter tool was used to analyze and obtain slab elevation levels of the interior, first floor of this residence. The number of measurements taken may vary according to the size and configuration of the foundation (typically from 20 to 25). These elevations will be recorded in the inspector’s notes and be kept on file for future reference. The reference point (zero point or bench mark) for this residence was at the front entry.

Elevation measurements (in 10ths of an inch increments) with respect to the reference point were taken throughout this residence. Elevation readings are adjusted for thickness variations due to different interior floor finish materials (tile, carpet, wood, etc.) There are varying degrees of inaccuracies in residential slab construction. For the purposes of our inspection, we will assume that the foundation was flat and level when first constructed, however, it is not unusual to find slab elevation differences from 1 to 1½ inches, even in structures that have not experienced any substantial differential movement. These variations typically vary in magnitude according to the quality of original construction and the skill of the builder or concrete finishing crew.

The results of our slab elevation survey indicates that the foundation of this residence is fairly level. The high point of the slab is located at the southwest corner of the front bedroom. The surface elevation at this point is approximately .30 inch above the reference elevation of zero. The low point of the slab was located at the ½ bathroom, and is approximately .50 inch below the reference point.

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A comparison of these slab elevation measurements showed that the foundation at this residence has an overall slab elevation variance of approximately .80 inch. Based upon our experience, this is within an acceptable level of tolerance that would probably not be very noticeable or objectionable to the average homeowner.

In my opinion, the conditions observed at this time suggest that the foundation has performed its function in an acceptable manner, considering the age of the house and soil conditions in this area. However, the purchaser should be willing to take the necessary precautions to prevent or minimize foundation movement from occurring in the future. Also see OTHER ADVERSE CONDITIONS.

 B. Grading and Drainage

Comments:

- There are at least two “pop-up” drains at the street/curb that appeared to be clogged or overgrown by grass/turf that should be cleaned out and checked for adequate flow.



- Note: The drain catch basins located at the back or sides of residence, rain gutter downspouts, etc., which would assist in diverting rain water to the street or storm sewer were not tested. Therefore, it is unknown to us how effectively water is channeled around or away from the structure(s). Underground drains can become clogged or blocked at any time without prior symptoms. (Also check with the seller for information regarding the underground drainage system.)

Other Adverse Conditions:

- According to Soil Survey of Harris County, Texas, the type of soil in this area is Lake Charles clay. This soil is of a heavy clay type, with high shrink-swell potential, low strength, and potential for severe wetness. In order to minimize and reduce the possibility of foundation movement in the future, it is extremely important to provide for proper drainage and (under certain circumstances) to “water the foundation” during periods of drought or infrequent rainfall.
- The sprinkler system watering times may need to be adjusted periodically to maintain uniform soil moisture content levels throughout the year, and to avoid over-watering or under-watering. (Also recommend installing a rain sensor switch.)

 C. Roof Covering Materials

Types of Roof Covering: Composition shingles. Small metal roof at front.

Viewed From: Walked on roof.

Comments:

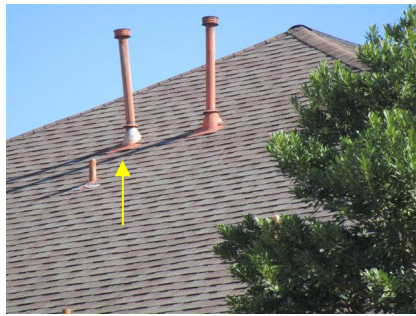
The main roof of this home is of hip construction and covered by composition shingles. The roof is fastened with nails. The day of this inspection was dry, therefore limiting the inspection of any existing, previous or potential roof leaks.

- This roof is well-worn, and shingles have lost much of their granular covering, particularly at the front of the house and on the west side. The remainder of the roof shows fairly typical “wear-and-tear” for a roof of this age and type. Shingle pitting and damaged shingle strips on the south and west sides are suggestive of previous hail or other storm-damage, reducing the overall life span of the roof. The fiberglass mat is starting to show through at the edges of shingles, which can also be an indication of excessive wear for a composition shingle roof of this age.
- From the attic, daylight was visible at the furnace roof jack, which could result in leakage. The storm collar flashing needs to be caulked.

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- Uplifted flashing and loose nail(s) at the water heater flashing should be re-nailed and sealed.
- The lead flashing at the plumbing vent stack on the west side of the house is damaged or not completely sealed, which could result in leakage. (The lead flashing should be folded-down inside the pipe.)
- Exposed nail heads at ridge rows, vent caps, plumbing flashing, chimney flashing, furnace and water heater roof jacks, etc. should be sealed with caulking or roofing cement.
- Flashing at the chimney is slightly rusty.
- Shrub or tree limbs touching the roof or rain gutters should be cut back.



Recommend that a roofing contractor be employed to make the necessary repairs. At the time the roof repairs are performed, the roofer should make repairs or recommendations he considers necessary to place the roof covering in a serviceable condition.

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D. Roof Structures and Attics

Viewed From: Attic fold-down stair in the garage.

Approximate Average Depth of Insulation: 8 to 10 inches (fiberglass)

Comments:

This roof is a conventional rafter and ridge beam type, with collar tie and purlin bracing. The structure as viewed from the attic area indicated 2x6 rafters spaced ±20 inches on center and a major ridge of 2x8. The roof decking has a radiant barrier. Portions of this attic were limited for visual inspection due to obstructions, limited accessibility and insulation covering.

- The attic stair doesn't close properly. (Missing a piece of wood.)
- Loose walkway boards in the attic could be a hazard (near the water heaters).



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- Some missing or displaced insulation was noted in one or two areas, which could result in energy loss.
- This roof and attic has a minimal amount of exhaust ventilation (ridge venting) due to the short ridge lines. Consider installing one or more solar-powered vents, especially when the time for re-roofing becomes necessary.

Note: Methods for framing the roof system can at times be very complex, and there are often isolated areas of mis-fit rafters or other framing members (associated with workmanship or the quality of materials used) that do not substantially affect the overall structural integrity of the roof. It has been the experience of this inspector that roofs are seldom constructed exactly as they should be, or to a universally accepted standard. Therefore limited observations may create questions or different opinions relative to the structural integrity of the roof (i.e. rafter size, spacing, bracing, type or thickness of roof decking material, etc.) Generally speaking, these issues **will not** be specifically commented on, unless it is determined that the roof structure **is not** performing its intended function.

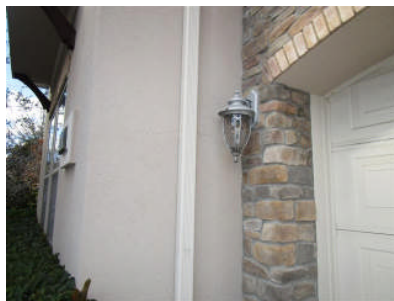
 E. Walls (Interior and Exterior)
Comments:

Interior:

- Buyer may, at their convenience, seal or patch any distracting conditions of distress or distortion of the interior walls (drywall stress cracks) to assist in monitoring for possible patterns of movement or settlement in the future. Walls also show some typical wear, scuffing and/or have holes from hanging shelves, pictures, etc.

Exterior:

- The exterior wall cladding at this residence appeared to be cement stucco. (Mainly, it appears to be real stucco, but the architectural or decorative details at doors, windows, corners, etc., are typically made from foam board.) Masonry stucco or “real” stucco is typically constructed by applying a mixture of sand, Portland cement, lime, and water to metal lath and/or furring and channel system. Cement stucco, or “real stucco” is generally more durable and waterproof than some newer types of synthetic or “hybrid” stucco, however, with almost any type of stucco, moisture problems can occur if all of the joints at corners, doors, windows, etc. are not properly finished and sealed. Therefore, it is *very important* that wall penetrations, flashings, and architectural details be checked regularly, and meticulously sealed with the best caulking available (Dow Corning 795 silicone building sealant, ASTM C-920 caulk or the manufacturer’s recommended caulk) to avoid potential moisture problems.
 - Hairline stucco cracks were observed, the most obvious of which were on the west side near the gate (master bath/front bedroom area), at the front porch, and at the front bedroom area adjacent to the garage. These cracks are relatively minor and should be monitored for any future changes. When stucco is painted or re-coated (typically every 10 - 15 years) these smaller cracks will normally be “bridged” or sealed.
 - Sprinkler heads should be adjusted or directed away from the house, especially around doors and windows to prevent possible water intrusion and rusting of metal weep screed, casing bead, corner and control joints (etc.).
 - Also see the Stucco Maintenance Attachment at the end of this report.
- Vapor barrier material that extends beyond the bottom of the stucco on the east side of the house (kitchen area) should be cut/trimmed to be even with the bottom of the stucco.
- Shrub and/or tree limbs touching the house should be cut back.



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 F. Ceilings and Floors

Comments:

- No obvious stains or conditions were observed to suggest that significant water penetration or other leaks are occurring. However, it is always possible that leakage has or is occurring which has not produced visible stains or damage. (This inspection is not intended to verify that the roofing system and plumbing are totally free from leaks or to exclude the possibility of leakage.) The buyer must understand that it was not raining at the time of this visual inspection, thereby hindering the ability of the inspector to detect any active or undiscovered leaks. A limited inspection can only identify visible and accessible evidence of water penetration and leakage. ***The buyer should ask the seller of any known history of plumbing leaks or water penetration into this property (the residence, garage, attic, patio, porches, etc.), any previous flooding, and any known repairs made to correct these leaks.***

Note: Floor coverings are not considered a structural component by this Inspector and Inspection Company, therefore are not thoroughly evaluated for their overall integrity, durability and acceptance. Please consult with reputable flooring contractor to examine your home's flooring material for proposals of any needed repairs, replacement or re-finishing before purchase of this property.

 G. Doors (Interior and Exterior)

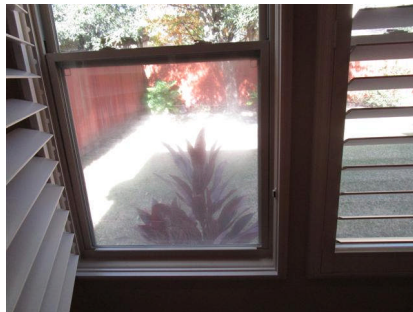
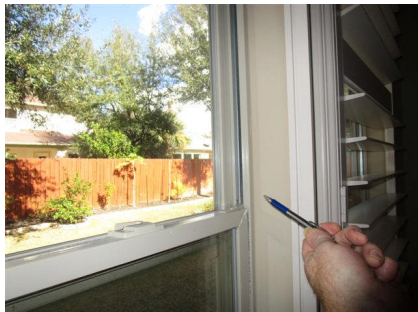
Comments:

- The front bedroom closet doors drag on the carpet.
- The rubber weather-stripping at the bottom of the front entry door and the garage door is damaged.


 H. Windows (representative sampling)

Comments: (including window screens)

- One of the master bedroom windows appears to be fogged, indicating seal failure. (All windows should be checked since seal failure of double-pane glazing is not always obvious.)
- The front, southeast corner bedroom window is stuck and could not be opened.
- Several windows have broken or damage sash lift springs in need of repair (master bedroom, den, breakfast area and front bedroom windows).
- Note: We do not evaluate any window coatings.



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Window Screens:

- The front bedroom window screens are damaged.

I. Stairways (Interior and Exterior)

Comments: (Including Balconies & Railings)

J. Fireplaces and Chimneys

Comments:

Clients should be aware even the most thorough inspection will not reveal all problems or potential issues. Some areas of a chimney simply are not accessible due to construction of the house. This visual only inspection will often be based on your comments and specific concerns about the house. When there are obvious fireplace defects or other safety issues, it is absolutely essential that you have a more detailed inspection performed by a professional chimney sweep.

- The damper opens and closes freely.
- Since the fireplace is filled with crushed glass, the inspector did not attempt to light the fireplace. (A log rack and burner for the fireplace were observed in the attic above the garage.)
- The fireplace damper does not have a clip or spacer to prevent it from completely closing if you intend to use the fireplace with gas logs.



K. Porches, Balconies, Decks and Carports

Comments: (attached only)

ADDITIONAL COMMENTS AND INFORMATION

- TV antennas and satellite dishes are not inspected, however, it should be noted that antennas that are not properly grounded are a potential lightning hazard. (Consult with a licensed electrician or satellite installer for proper grounding procedures.)
- This property was not inspected for the presence or absence of health-related molds or fungi. By Texas Law we are not trained, certified/qualified, nor do we have the specialized equipment necessary to inspect for health-related mold or fungi. If you desire information about molds and possible health-related effects, you should contact an industrial hygienist, forensic building inspector, mold testing laboratory or other appropriate professional.

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 B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

WIRING BOXES & CONDUIT: **(D)** One or more conductors (wires) are too close or touching gas piping in the attic. Minimum six inch clearance is needed for wiring not in conduit. Conduit is pulled-apart at the A/C disconnect switch.



GROUNDING AND BONDING: **(D)** Unable to verify proper bonding for the gas piping. (Normally a bonding conductor and clamp will be present where the gas line from the meter runs into the house.)

EQUIP. DISCONNECTS: **(I)**

OUTLETS: **(D)** The outlet in the hall bathroom is worn or faulty.

LIGHT SWITCHES: **(I)**

G.F.C.I. CIRCUITS: **(D)** G.F.C.I. protection is recommended for the garbage disposer outlet (underneath the kitchen sink), since it is mounted horizontally and could easily get water inside in the event that the kitchen plumbing develops a leak. G.F.C.I. protection is now recommended for all garage outlets (for the garage door operator and the outlet for the sprinkler controller/water softener). **(C)** G.F.C.I.'s for the kitchen are inside the pantry (FYI).



A.F.C.I. CIRCUITS: **(C)** {four} The “AFCI” (arc fault circuit interrupter) is a newly-developed electrical device (usually incorporated into a circuit breaker) designed to protect against fires caused by arcing faults in the home electrical wiring. The 1999 edition of the National Electrical Code, which is the model code for electrical wiring adopted by many local jurisdictions, requires AFCI’s for receptacle outlets in bedrooms, effective January 1, 2002. The requirement is limited to new residential construction, but AFCI’s should be considered for added protection in other circuits and for existing homes as well. Older homes with aging and deteriorating wiring systems can especially benefit from the added protection of AFCI’s. (Arcing faults often occur in damaged or deteriorated old wiring and electrical cords.) AFCI’s should also be considered whenever adding or upgrading a panel box while using existing branch. The only test that we perform on these devices is a “manual” check and re-set of the test button on the breaker itself. Consult with a licensed electrician about additional or more exhaustive testing of these devices. *The most recent N.E.C. requires arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreations rooms, closets, hallways, laundry rooms, kitchens, and similar rooms or areas.*

LIGHTS & FIXTURES: **(D)** Lights are out or not working in the kitchen/breakfast, master bathroom and master bedroom. Replace the bulbs and re-check. Some of the under-cabinet lights in the kitchen are out or not working. Recommend pulling back attic insulation around all recessed light fixtures to prevent over-heating. The attic light fixture does not have a protective cover. One of the exterior coach lights has missing glass. **(C)** Lights on programmable timers, photocells or motion sensors were not tested.

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SMOKE DETECTORS: **(D)** The hallway smoke detector is too close to the air return. **(C)** When there are gas appliances in the home, it is recommended that carbon monoxide detectors also be installed at sleeping areas. Smoke detectors that are more than 10 years old should be replaced.

DOOR BELL/CHIMES: **(I)**



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Forced air

Energy Sources: Gas

Comments: Model/type or capacity: Amana – 90,000 B.T.U. (2007)

THERMOSTAT & CONTROLS: **(C)** Manual test (programmable type).

FURNACE: **(D)** The furnace appeared to be working, however, rusting on the flue pipe could be a possible indication of a problem with the furnace or the flue pipe. Further inspection is recommended.

FLUE PIPE: **(D)** The flue pipe is rusty. Further inspection is recommended.



ROOF JACK: **(D)** Daylight is visible at the roof jack (needs caulking).

GAS LINE: **(I)**

BLOWER AND MOTOR: **(D)** The blower door safety switch is taped-over. The capacitor for the fan motor should be mounted to the blower housing. Seal around thermostat wires that go into the blower compartment.



-

B. Cooling Equipment

Type of Systems: Split system

Comments: Model/type or capacity: 5 ton, Amana (2019)

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

I	NI	NP	D	Inspection Item
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PERFORMANCE & OPERATION: TEMP. DIFFERENTIAL: (71°) - (54°) = (17°) Normal range.

CONDENSING UNIT: (I)

EVAPORATOR COIL (4-5 ton): (C) The evaporator coil does not have an overflow drain, but does have a float switch disconnect on the secondary drain to prevent overflow.

CONDENSATE DRAIN: (C) Drains to the hall bathroom sink.

EMERGENCY PAN: (I)

 C. Duct System, Chases, and Vents

Comments:

DUCTS/ROUTING/MATERIALS: Flexible type.

SUPPLY PLENUM/AIR FLOW: **(D)** Dust build-up or rusting on vents could be an indication of air flow problems or filters not changed regularly. (Recommend cleaning diffusers and ceiling boxes). Replace air filters and have A/C technician check air flow at each supply register as necessary.

RETURN AIR: **(D)** The air filters were dirty at the time of inspection.

IV. PLUMBING SYSTEM

 A. Water Supply Distribution Systems and Fixtures

Location of water meter: Front yard.

Location of main water supply valve: East side of garage.

Static water pressure reading: 60 p.s.i.

Comments:

Supply Piping Type: (C) Plastic (PEX) type. The supply manifold is located in the master bath closet.

MAIN CUT-OFF: **(D)** Leaking – needs repair.



KITCHEN: **(D)** The sprayer hose is leaking (has been leaking underneath the sink, with some visible water-damage). Recommend re-caulking between the counter top and the backsplash. (C) The water filter system appears to be working but water quality was not tested (filters may need to be replaced).

LAUNDRY / UTILITY: **(D)** Cap the gas valve if you will not be using it.

LAUNDRY SINK: (I)



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

I	NI	NP	D	Inspection Item
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½ BATH:

- a) Lavatory (I)
- b) Toilet (I)

HALL BATH:

- a) Lavatory (I)
- b) Shower (D) The shower head leaks.
- c) Toilet (I)



MASTER BATH:

- a) Lavatory (I)
- b) Shower (C) The inspector has no way of knowing if the shower pan (or liner) extends underneath the seat (as it should). It is recommended that you keep this area well caulked to prevent possible leakage/water-penetration.
- c) Tub (D) The spout is loose and the cold stem is leaking. (C) No access to inspect drain and plumbing. (Could not be checked for leaks.)
- d) Toilet (I)



EXTERIOR BIBBS: (I)

-
-
-
-

B. Drains, Wastes, and Vents

Comments: Pipes are not inspected for underground or sub-slab leakage.

Drain Piping Type: P.V.C. plastic.

MAIN CLEAN-OUT: (C) The main or yard clean-out not was observed or could not be located (could be covered by plants or mulch – usually located near the front corner of the house).

-
-
-
-

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 gallon {two}

Comments: Approximately 13 years old. Located in the attic.

TANK AND SUPPLY: (I)

SAFETY VALVE & DRAIN: (I)

BURNER/HEATING ELEMENT(S): (I)

PARTS, CONTROLS & PAN: (I)

FLUE PIPE & VENT CAP: (I)

GAS LINE: (I)

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

I	NI	NP	D	Inspection Item
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 D. Hydro-Massage Therapy Equipment

Comments:

(C) No access to inspect pump, motor and plumbing. (Could not be checked for leaks.)

 E. Other Gas Meter and Gas Lines

Comments: We do not pressure test gas lines.

(D) Gas piping should be wrapped or sleeved where it runs through the stucco.

V. APPLIANCES

 A. Dishwashers

Comments:

 B. Food Waste Disposers

Comments:

(D) Jammed. Not working. Rusty. Recommend replacing.

 C. Range Hood and Exhaust Systems

Comments: Vents to the exterior.

 D. Ranges, Cooktops and Ovens

Comments: (Ovens tested at 350°)

RANGE/COOK TOP: (C) The dial markings are worn. Note: Unable to determine whether or not gas piping is sleeved where it runs through the slab (if applicable).

OVEN: (C) *Temperature check = 350°*

 E. Microwave Ovens

Comments: (Not tested for radiation leakage.)

 F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

BATH VENTS/HEATERS: **(D)** The bathroom exhaust vents terminate at the soffit. This is a common practice, but technically incorrect, since code requires that they be vented directly to the outside (outside the building envelope). Vent piping in the attic is damaged/apart at the front southwest corner of the house.

 G. Garage Door Operators

Comments: (Transmitter(s) were not inspected.)

 H. Dryer Exhaust Systems

Comments:

(D) The vent needs cleaning.

 I. Other

Comments:

Refrigerator: (C) Appeared to be functioning normally, however, the ice maker was turned off at the time of inspection (not tested). The water filter is apparently due for replacement.

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

I	NI	NP	D	Inspection Item
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

(D) The irrigation system did not appear to have a rain sensor switch. The isolation valve was not observed or could not be located. Adjust spray patterns and over-spray onto the house, into the street, onto the patio, etc. as needed. There is a muddy area in the front yard on the west side that could be an indication of leakage or sprinkler head spraying downward onto the ground. There are mixed heads on station #5 (in the back yard). Normally, all spray heads on the same station should be of the same type and with similar precipitation rates. (C) *Backflow prevention devices should be checked annually by a BPA tester licensed by the Texas Commission of Environmental Quality.*



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

Type of Construction:

Comments:

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

F. Other

Comments:

(C) The water softener appeared to be functional but was not tested. Landscape lighting, yard fountains/water features, portable grills, mosquito misting systems, fire pits, playground equipment, etc. are not inspected or tested. It was noted that one of the front landscape lights was turned on at the time of inspection, indicating that the timer is faulty or needs to be set to the correct time.

WOOD DESTROYING INSECT INSPECTION

There is no practical way to evaluate or estimate the extent of any wood destroying insect/organism infestation or damage due to the wall/floor coverings and other obstructions at this residence. **(Please read the "SCOPE OF INSPECTION" A-J on page 1 of the Texas Official Wood Destroying Insect Report.)** If “conductive conditions” are indicated and identified on the Wood Destroying insect report, it is strongly advised that these conditions be repaired or corrected *immediately*, before the purchase of the property. “Conductive conditions” or other necessary repairs may reveal the presence of active or prior wood destroying insect/organism infestation, which would require the appropriate treatment. Neglecting to perform these repairs may result in additional damage or future discovery of concealed structural damage and/or infestation of wood destroying insects/organisms. *When the Wood Destroying Insect Report indicates conducive conditions, inability to properly inspect due to obstructions, etc. it may necessary to re-inspect the property. Additional inspections will be performed on a case-by-case basis, to be determined by the office manager. (You will need to contact the office to request an inspection.) We will charge an additional fee for each inspection report, to inspect for hidden damage, when siding, wall covering, etc. has been removed, or to verify that conducive conditions have been corrected. WE WILL NOT ISSUE ADDITIONAL WDI REPORTS IF THE HOME OR PROPERTY IS UNDER CONTRACT BY A PEST CONTROL COMPANY OR THERE IS ANY EVIDENCE OF ACTIVE AND/OR PREVIOUS ACTIVITY AT THIS INSPECTED PROPERTY.*

This report is specifically for wood destroying insects and does not include nuisance pests such as ants, roaches, fleas, bees, rodents and any other similar pests. You (the buyer) will normally have a facsimile or email copy of the Texas Official Wood Destroying Insect Report to be presented to the lender. **PLEASE CALL THE OFFICE IF YOU NEED AN ORIGINAL REPORT.** This report or the conditions in this report may be accepted or rejected by the lender. Therefore you are strongly advised to provide a copy for the lender to review **before** the closing so that any questions or problems can be addressed and the purchase of the property will not be delayed or your loan approval rejected. *Please read this form in its entirety before signing.*

CONCLUDING REMARKS

Items not listed in this report were not inspected, and should not be presumed to be either safe, unsafe, functional, or non functional. Not every component of every single item or system can be or was examined. This inspection does not target or address issues related to manufacturer’s or CPSC product safety recalls, counterfeit products, product lawsuits or government and utility regulatory requirements.

*IMPORTANT: When repairs are required on any one mechanical item, it is important to have all modes rechecked by a licensed and reputable contractor after the item is repaired, for complete and proper operation prior to the closing date. Repair contractors will often have additional opinions, suggestions and proposals on repairing and/or replacing certain components due to new safety and codes in your jurisdiction, and information about possible upgrades that you may want to consider before purchasing the house. Obtain invoices for all work performed with associated warranties for future reference should repairs not prove effective. **This company does not re-inspect or certify any third party repairs.***

We do not have any available information or means to determine the possible presence of any buried (underground or concealed) swimming pools and spas (filled-in), decks or patios, storage tanks, abandoned cesspools or drain lines, dead trees and roots, bunkers, tunnels, vehicles, deceased pets, toxic chemicals, dangerous materials, land fills, or any other items that may exist underneath or around this residence and surrounding property.

This inspection also excludes the possible presence of or danger from any harmful substances. We are not licensed or qualified to inspect and comment for these materials, and therefore are not experts in this area. Items such as hidden insulation, pollutants, contaminants and environmental hazards including but not limited to radon gas, lead paint, toxic or harmful mold, UFFI, asbestos, mercury, Chinese drywall, electromagnetic radiation, noise, odor, toxic waste, and illegal or flammable chemicals, The inspector and Able Inspection Company assume no responsibility for the determination of conditions which may provide harborage or sustenance for bacteria, mold and fungi, the presence of dirt, dust and other possible air-borne particles. Since laboratory testing is required for positive identification of materials such as mold, lead paint, asbestos, or other toxic materials this report excludes an inspection or survey of these and other similar substances. The presence of radon gas level within a structure can only be detected with special equipment and laboratory testing. This inspection does not include testing for radon gas. Chemical cartridges for such testing may be purchased at your local hardware store, with complete instructions for their use and directions on where to send them for laboratory testing. Test kits are also available for lead paint and water contamination.

Able Inspection Company recommends that the prospective buyer retain an expert to inspect, test and comment on the possible presence of toxins or pollutants in and around this building.

The report and inspection are not intended for the purpose of detecting all defects existing or potential. Rather they are intended to reflect a careful but limited visual inspection. Finally, please remember every property requires a certain amount of ongoing maintenance. This property will be no exception. Since all structures undergo a constant rate of change and deterioration, no prediction of future conditions can be made. Foundations and building superstructures can experience "settlement" or uplift, and natural and man-made materials can deteriorate. Drains sometimes clog or fail, furnaces, air conditioners, water heaters, roofs, and other equipment all need periodic servicing, and at some point in time, will eventually need to be repaired or replaced. These are but a few examples of the things you can expect as a homeowner. Able Inspection Company suggests that you anticipate and budget for ongoing maintenance/repairs. Please be advised that in the event that any problems or complaints should arise concerning this inspection, we ask that you (the buyer) do not disturb, alter, and/or repair anything that might establish evidence relating to the complaint, with the possible exception of an emergency situation, which may require immediate action to prevent further damage.

It is not uncommon for buyers to occasionally experience some confusion and lack of comprehension of this inspection report, since technical terms and unfamiliar "jargon of the trade" is used. (Especially from clients that are not present during the inspection). Therefore, if there is any section of this report that is unclear or too complicated, it is imperative, that you consult with this author for clarification on any possible questions, before you proceed with this monumental purchase.

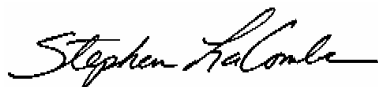
This report was prepared on a computer. Infrequently, a word or part of a sentence may be accidentally deleted or altered during editing. Use of the "spell checker" may also inadvertently replace a word with one that is out of context. Parts of the report may also be unintentionally left blank. Should you encounter such a condition or any other sentence structure irregularity, please contact the office as soon as possible to make the necessary correction and provide you with replacement pages or a memo explaining any oversight.

It is highly recommend that you conduct a walk through inspection prior to closing to re-check areas that were not readily accessible or visible at the time of inspection and to ensure that this building and its components have not changed in any substantial manner.

Thank you for choosing Able Inspection Company to perform this important survey for you. After carefully reviewing this report, please contact our office if you have any questions or require a more detailed explanation regarding any item included in this report, attachments, or addendum(s).

Very truly yours,

ABLE INSPECTION COMPANY



Stephen LaCombe
Renmark LLC
Licensed Professional Inspector #2709

STUCCO MAINTENANCE -- Preventative Maintenance for Stucco Homes

Preventative maintenance of all stucco exterior cladding -- synthetic or EIFS, hard coat (conventional), "one-coat", and/or "hybrid" stucco -- is essential to the durability and longevity of the siding/wall cladding. The majority of problems experienced with stucco involve moisture intrusion as a result of incorrect flashings, sealants and maintenance of the system, and not necessarily the stucco itself.

The following items are provided as an aid to homeowners in an effort to properly maintain their home.

- Stucco cracks or deteriorated sealants should be repaired or removed and replaced in a timely manner.
 - Caulk all joints where the stucco abuts dissimilar materials, such as doors, windows, lights, electrical receptacles, etc., to ensure that the building envelope remains watertight. We recommend that all finish coat be removed from the wood trim and a clean joint tooled to ensure a proper seal. The addition of backer rod between the synthetic stucco and dissimilar material is recommended by many manufacturer's and will most likely result in a more durable seal.
 - At windows and doors without metal flashing, the homeowner may consider the addition of a metal drip cap. The addition of flashing is usually not necessary at penetrations with trim bands and those locations covered by eaves, such as second story windows. The addition of flashing at radius windows is *usually* not necessary, since the top edges are rounded and do not promote ponding of water.
 - Keep all wood trim sealed and painted. This is an on-going, annual process as wood expands and contracts with changes in temperature and humidity.
 - Many window frames (or sills) are two-piece, therefore, it is essential that the joints between the two pieces are sealed to prevent water infiltration.
 - Monitor areas where the roof lines intersect the synthetic stucco, such as chimneys and dormers. If metal "kick-out" flashing is not seen at the bottom of the roof at wall intersections, valleys, gutters, etc., homeowner should consider having it installed.
 - Damaged, separated, loose, or missing flashings should be repaired or replaced. Cracked or deteriorated sealants should be repaired, or removed and then replaced.
 - Trees and shrubs should be cut back from the house. Do not allow vines to grow on the house. Check sprinklers to make sure they are not directed at the stucco.
 - Proper roof drainage is essential. Keep gutters clean without overspill which can lead to problems.
 - Do not build-up soil and mulch in the planting beds around the house. If the bottom of the stucco or "weep screed" is covered by soil/mulch, wood rot and moisture problems can develop. (Also conducive to termite infestation.)
 - Periodic moisture testing would be prudent, especially for houses that have been diagnosed with elevated moisture levels. Homeowners should refer to the stucco manufacturer's maintenance and repair instructions. Information is also available from the NAHB Research Center's House Base Hotline at 800 898-2842.
- ✪ Recommended sealant material is Dow Corning 795 silicone building sealant, ASTM C-920 caulk, or the manufacturer's recommended caulk.

Stucco Cleaning Solution

Stucco finishes that have become soiled may be cleaned by the following solution:

- 1 gallon warm water
- 1 quart household bleach
- 1 cup trisodium phosphate (TSP), or Jasco TSP substitute available at Home Depot paint dept.

Apply the solution to the entire area and lightly agitate with a soft bristle brush. Rinse thoroughly with clean water.

For heavily soiled areas, commercially available products such as "Wash Down" and "Finish Up" are available from Demand Products.

Whenever cleaning a synthetic stucco surface, it is imperative that gentle brushing and agitation be used versus forcefulness. All applications and rinsing should be as gentle as possible, as excessive pressure may do more harm than good. High-pressure washing is not recommended.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

11210 ST. LAURENT LN.

Houston

77082

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). The warranty should 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.

11210 ST. LAURENT Houston 77082
Inspected Address City Zip Code

1A. ASSOCIATED BUILDING INSPECTIONS
Name of Inspection Company
1C. P.O. Box 1163, Cypress, Texas 77410-1163
Address of Inspection Company - City - State - Zip
1D. STEPHEN LACOMBE
Name of Inspector
1E. Certified Applicator (Check One)
Technician
1F. 12-10-2020
Inspection Date
2. KARAN BATHISA Seller Agent Buyer Management Co. Other
Name of Person Purchasing Inspection
3. unkn
Owner/Seller
4C. REPORT FORWARDED TO: Title Company/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 Department of Agriculture Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

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

5B. Type of Construction.
Foundation: Slab Pier & Beam Pier Type: _____ Basement Other: _____
Siding: Wood Hardie Plank Brick Stone Stucco Other: _____
Roof: Composition Wood Shingle Metal Tile Other: _____

6A. This company has treated or is treating the structure for the following wood destroying insects: NO
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

6B. NA NA NA
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 List insects: _____
If "Yes". Copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase or sale of this 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 real estate transaction.

Signatures:
7A. [Signature] 0560437
Inspector (Technician or Certified Applicator Name and License Number)

Others Present:
7B. n/a
Apprentices, Technicians or Certified Applicators Name(s) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:
8A. Electric Breaker Box Water Heater Closet Beneath the Kitchen Sink
8B. Date Posted: 12-10-2020

9A. Were any areas of the property obstructed or inaccessible? Yes No
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. 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 Weepholes
Other: Specify: TILE OVER SLAB AT ENTRY & PATIO VAPOR BARRIER OVER SLAB
BRICK STACKED AGAINST HOUSE INSIDE COLUMNS

10A. Conditions conducive to wood destroying insect infestation: ? Yes No
(Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. Conducive Conditions include but are not limited to:
Wood to Ground Contact (G) Wood Fence in Contact with Structure (R) Excessive Moisture (J) Insufficient ventilation (T)
Debris Under or Around Structure (K) Footing too low or soil line too high (L) Wood Rot (M) Formboards left in place (I)
Planter box abutting structure (O) Wood Pile in Contact with Structure (Q) Heavy Foliage (N) Other (C)
Specify: SPRINKLER OVER SPRAY

11210 ST. LAURENT

Houston

77082

Inspected Address

City

Zip Code

11. Inspection Reveals Visible Evidence in or on the structure:

11A. Subterranean Termites

11B. Drywood Termites

11C. Formosan Termites

11D. Carpenter Ants

11E. Other Wood Destroying Insects

Active Infestation

Previous Infestation

Previous Treatment

Yes No

Yes No

Yes No

Yes No

Yes No

Yes No

Yes No

Yes No

Yes No

Yes No

Yes No

Yes No

Specify:

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

NONE KNOWN

11G. Visible evidence of: N/A has been observed in the following areas: N/A

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)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in section 11. (Refer to part G, H, and I, Scope of Inspection)

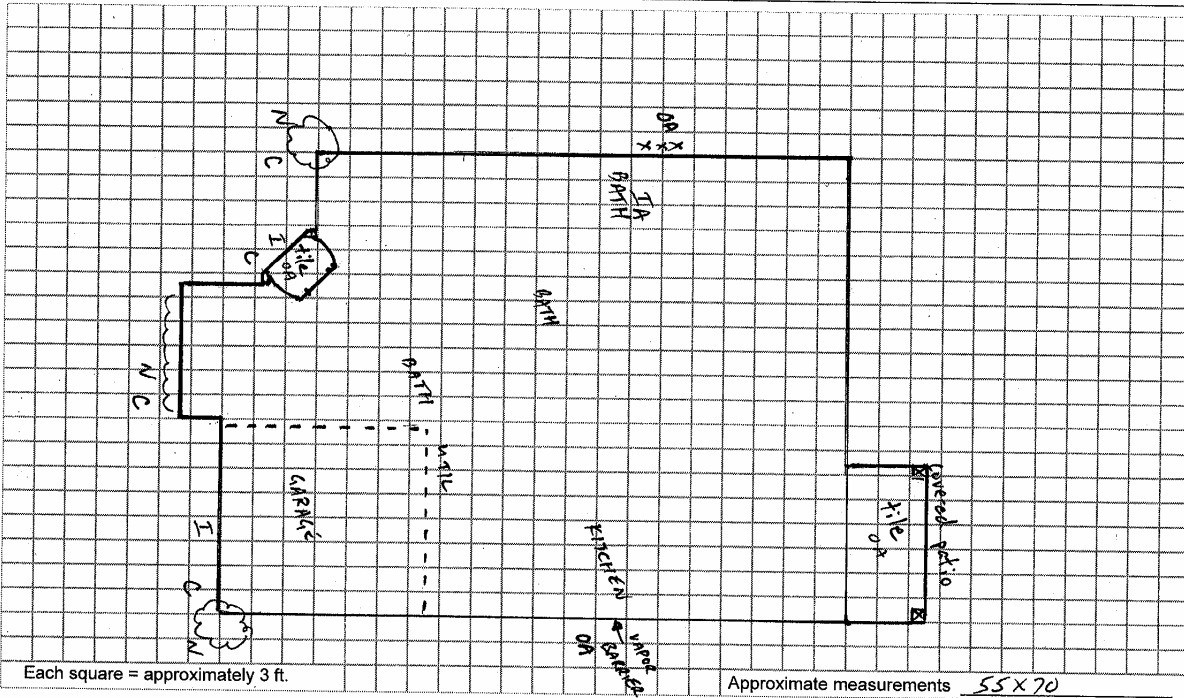
12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes No

Specify reason:

Refer to Scope of inspection Part J.

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: OA = OBSTRUCTED AREAS IA = INACCESSIBLE AREA C = CONDUCTIVE

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

Customer or Designee Not Present

Buyer's Initials