

YOUR INSPECTION REPORT

2007 Town Hill Dr
Houston, TX 77062

PREPARED FOR:
MYLES LUPARELLO

INSPECTION DATE:
Saturday, June 2, 2018

PREPARED BY:
John Landry - License 21080



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The summary of recommendations and observations is provided to save time for those wanting to get to the "Bottom Line" of their inspection report. This summary only lists observations made at the time of the inspection and is a great tool for assisting you in creating a "to-do" list as a homeowner or a negotiating list during the purchase process.

We encourage all of our clients to hire licensed professionals or qualified contractors for any items that are to be addressed from this inspection report.

This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

WALLS \ Wood siding

Condition: • Some wood rot/wear observed at base of siding at rear of garage. Some general wear to siding observed in various locations.

Task: Remedy as needed

WALLS \ Brick, stone and concrete

Condition: • Seal gap at dryer vent cover at the brick veneer at the left side of the dwelling.

Location: Left Side

Task: Remedy as needed

DOORS \ Doors and frames

Condition: • Some rot observed at the rear door threshold.

Location: Rear

Task: Remedy as needed

Condition: • Delaminated exterior door facing

Location: Garage walk-through door

Task: Remedy as needed

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Arc-fault safety protection is not installed for all of the living and bedroom areas. Note: This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCIs, however the agency believes that it is important for consumers to be made aware of these safety devices when they are not present and functioning in a home as a consumer protection issue, and requires inspectors to comment regardless of the home's age.

Condition: • White wires connected to breakers are not marked with black or red electrical tape to indicate that they are "hot"

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Location: Garage, interior right wall

Task: Remedy as needed

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Smoke detectors are not located in all of the required areas (bedrooms, hallways and living areas).

Location: Bedrooms

Task: Remedy as needed

Heating

GAS FURNACE \ Heat exchanger

Condition: • Due to the age of the furnace and the limitations of the inspection, it is recommended that the heat exchanger be evaluated by a HVAC contractor.

Task: HVAC Company evaluation is recommended

FIREPLACE \ Damper

Condition: • No apparent safety clip on the damper

Note: When typical gas logs are present, a safety clip should be installed on the damper to keep it from closing fully.

Task: Remedy as needed

Cooling & Heat Pump

AIR CONDITIONING \ General

Condition: • Rusting in the evaporator condensate overflow pan indicates possible blockage of the condensate drain line(s) and a dirty evaporating system: service of the system is recommended.

Task: HVAC Company evaluation is recommended

Plumbing

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • The water heater combustion vent pipe is not properly supported / secured with strapping: remedy as needed.

Location: Attic

Task: Remedy as needed

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

Condition: • [Backflow prevention missing](#)

Location: Exterior

Task: Remedy as needed

FIXTURES AND FAUCETS \ Faucet

Condition: • Leaking faucet stem

Location: Master Bathroom tub hot water faucet

Task: Remedy as needed

Time: Immediate

Condition: • Faucet handle rotates 360 degrees

Note: It is difficult to determine if the faucet is completely off

Location: Hallway Bathroom hot water faucet at sink

Task: Remedy as needed

Time: Immediate

FIXTURES AND FAUCETS \ Bathtub

Condition: • Drain stop ineffective

Location: Master Bathroom tub

Task: Remedy as needed

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment) pump

Condition: • [Inoperative](#)

Task: Further evaluation is recommended

Time: Immediate

FIXTURES AND FAUCETS \ Toilet

Condition: • Tank is loose at the commode base

Location: Master Bathroom

Task: Remedy as needed

Interior

DOORS \ Doors and frames

Condition: • Does not latch properly

Location: Master Bathroom rear closet door

Task: Remedy as needed

DOORS \ Hardware

Condition: • Door stops missing in various locations.

Task: Remedy as needed

APPLIANCES \ Range

Condition: • Anti-tip device missing

Task: Remedy as needed

APPLIANCES \ Dishwasher

Condition: • Anti-siphon loop is not present in the drain hose under the sink

Note: The drain line should be elevated to a point higher than the hose connection to the drain (or disposal) to prevent backflow into the dishwasher.

Task: Remedy as needed

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APPLIANCES \ Waste disposal

Condition: • Inoperative

Task: Further evaluation is recommended

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

[Home Improvement - ballpark costs](#)

ROOFING

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Observations and Recommendations

RECOMMENDATIONS \ Overview

1. **Condition:** • The roof covering appears to be functioning as intended at the time of inspection

Description

General: • General view of roof covering.



General view of roof covering.



General view of roof covering.



General view of roof covering.



General view of roof covering.

Types of Roof Covering: • [Composition shingles](#)

Viewed From: • Walking the roof surface

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Limitations

General: • Note: The roof fastening method is not verified. Determining this may cause damage to the roofing shingles.

Observations and Recommendations

WALLS \ Wood siding

2. Condition: • Some wood rot/wear observed at base of siding at rear of garage. Some general wear to siding observed in various locations.

Task: Remedy as needed

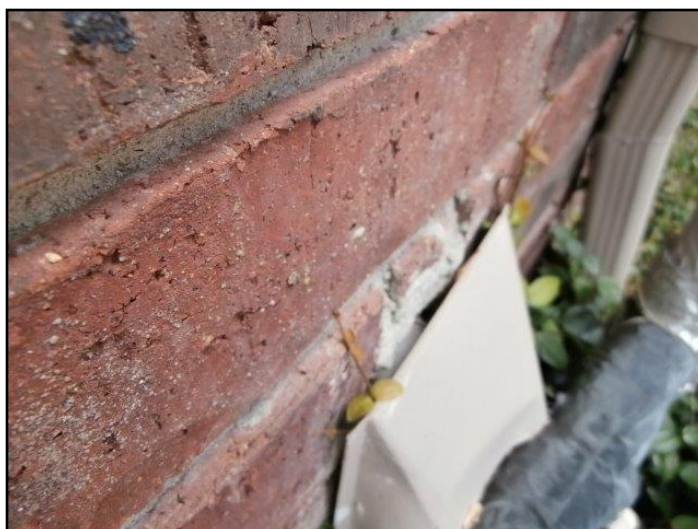


WALLS \ Brick, stone and concrete

3. Condition: • Seal gap at dryer vent cover at the brick veneer at the left side of the dwelling.

Location: Left Side

Task: Remedy as needed



4. Condition: • Note: Cosmetic hairline cracks are observed in the masonry siding. Hairline cracks may be a result of thermal expansion of the veneer and/or normal structural movement.

Location: Front

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Note: Cosmetic hairline cracks are observed...

DOORS \ Doors and frames

5. Condition: • Some rot observed at the rear door threshold.

Location: Rear

Task: Remedy as needed



6. Condition: • Delaminated exterior door facing

Location: Garage walk-through door

Task: Remedy as needed

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Description

General: • General view of exterior of home.



General view of exterior of home.



General view of exterior of home.

Wall surfaces and trim: • Masonry • Wood • OSB/Plywood

Observations and Recommendations

FOUNDATIONS \ General

7. Condition: • Note: This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points are registered on the foundation throughout the property to determine if there are elevation variations that indicate excessive movement of the foundation. At the time of this inspection, the measured areas do not indicate any variations that, in this inspectors OPINION, indicate any need for invasive repairs to the foundation unless a Deficiency or Recommendation is noted in this report. If buyer desires a second opinion or further analysis, a foundation company or structural engineer should be contacted.

8. Condition: • Note: Shear cracking ("corner pops") observed at foundation corners is not normally associated with structural movement or deficiencies.



Note: Shear cracking ("corner pops")...

Description

General: • General view of attic structure.

STRUCTURE

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General view of attic structure.



General view of attic structure.

Type of Foundation(s): • Slab on Grade

Foundation Performance Opinion: • Satisfactory

Viewed From: • Roof framing/attic viewed from attic

Roof and ceiling framing: • Rafters/ceiling joists

Limitations

Attic/roof space: • Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

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Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

9. Condition: • Arc-fault safety protection is not installed for all of the living and bedroom areas. Note: This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCIs, however the agency believes that it is important for consumers to be made aware of these safety devices when they are not present and functioning in a home as a consumer protection issue, and requires inspectors to comment regardless of the home's age.

10. Condition: • White wires connected to breakers are not marked with black or red electrical tape to indicate that they are "hot"

DISTRIBUTION SYSTEM \ Outlets (receptacles)

11. Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Location: Garage, interior right wall

Task: Remedy as needed

DISTRIBUTION SYSTEM \ Smoke detectors

12. Condition: • Smoke detectors are not located in all of the required areas (bedrooms, hallways and living areas).

Location: Bedrooms

Task: Remedy as needed

Description

General: • General view of electrical panel(s).



General view of electrical panel(s).



General view of electrical panel(s).

Type of Wiring: • Service Wires: Copper • Branch Wires: Copper

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [100 Amps \(240 Volts\)](#)

ELECTRICAL

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Main disconnect/service box type and location: • [Breakers - garage](#)

Limitations

General: • The smoke detectors were not tested due to possible linkage to the house security system.

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Observations and Recommendations

GAS FURNACE \ Heat exchanger

13. Condition: • Due to the age of the furnace and the limitations of the inspection, it is recommended that the heat exchanger be evaluated by a HVAC contractor.

Task: HVAC Company evaluation is recommended

FIREPLACE \ Damper

14. Condition: • No apparent safety clip on the damper

Note: When typical gas logs are present, a safety clip should be installed on the damper to keep it from closing fully.

Task: Remedy as needed

Description

General: • General view of heating system.



General view of heating system.

Type of Systems: • [Furnace](#)

Energy Sources: • [Gas](#)

Limitations

Inspection prevented/limited by: • Chimney interiors and flues are not inspected

Observations and Recommendations

AIR CONDITIONING \ General

15. Condition: • Rusting in the evaporator condensate overflow pan indicates possible blockage of the condensate drain line(s) and a dirty evaporating system: service of the system is recommended.

Task: HVAC Company evaluation is recommended



AIR CONDITIONING \ Ducts, registers and grilles

16. Condition: • Note: Media filter is located at the HVAC cabinet. This filter should be replaced every 6-12 months.

Location: Attic



Note: Media filter is located at the HVAC...



Note: Media filter is located at the HVAC...

COOLING & HEAT PUMP

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Description

General: • General view of air conditioning equipment



General view of air conditioning equipment



General view of air conditioning equipment

Type of Systems: • Central air

Temperature difference: • 14° • 15°

Description

General: • General view of attic insulation.



General view of attic insulation.

Approximate Average Depth of Insulation: • 6 inches • 8 inches

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#) • Turbine vent

Limitations

Attic inspection performed: • Accessible areas of the attic spaces were entered for inspection

Crawlspace inspection performed: • By entering space, but access was limited

Observations and Recommendations

WATER HEATER \ Temperature/pressure relief valve

17. Condition: • Note: The manufacturer recommends replacement of the pressure relief valve every three years to ensure proper emergency function. Inspection company does not test TPR valves due to safety hazard or possible damage to unit.

Location: Attic



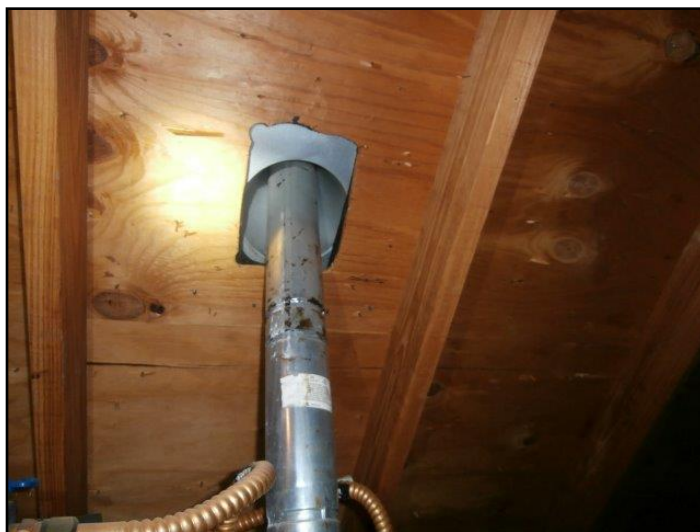
Note: The manufacturer recommends...

WATER HEATER - GAS BURNER AND VENTING \ Venting system

18. Condition: • The water heater combustion vent pipe is not properly supported / secured with strapping: remedy as needed.

Location: Attic

Task: Remedy as needed



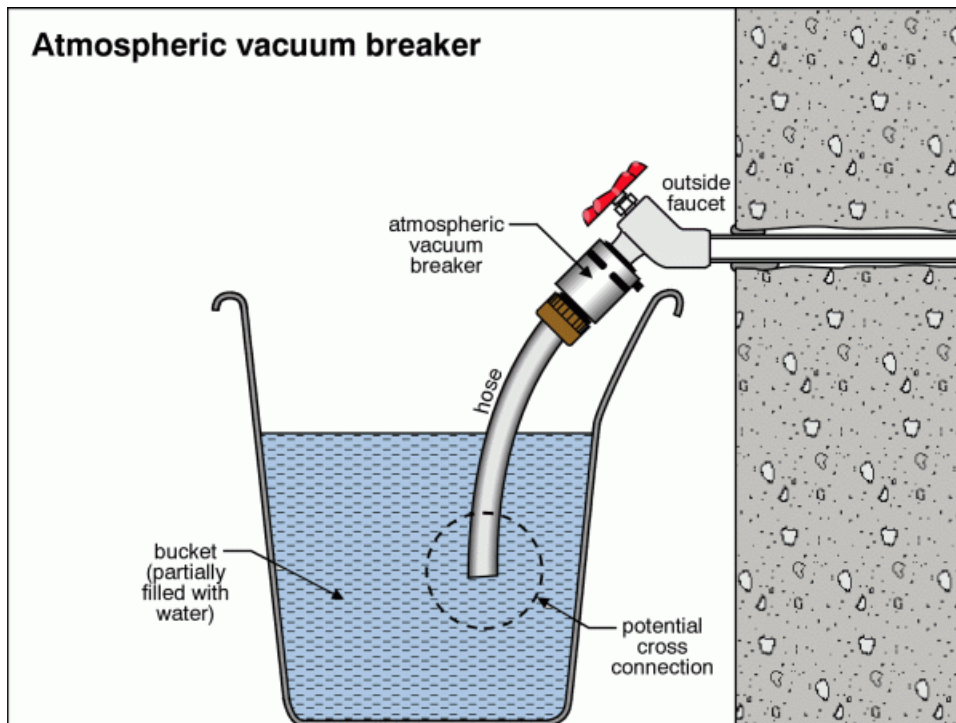
The water heater combustion vent pipe is no...

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

19. Condition: • [Backflow prevention missing](#)

Location: Exterior

Task: Remedy as needed



FIXTURES AND FAUCETS \ Faucet

20. Condition: • Leaking faucet stem

Location: Master Bathroom tub hot water faucet

Task: Remedy as needed

Time: Immediate



Leaking faucet stem

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21. Condition: • Faucet handle rotates 360 degrees
 Note: It is difficult to determine if the faucet is completely off
Location: Hallway Bathroom hot water faucet at sink
Task: Remedy as needed
Time: Immediate

FIXTURES AND FAUCETS \ Bathtub

22. Condition: • Drain stop ineffective
Location: Master Bathroom tub
Task: Remedy as needed

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment) pump

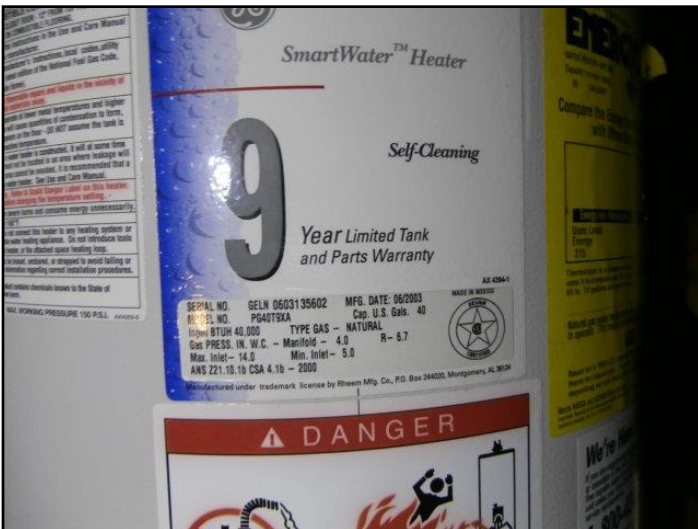
23. Condition: • Inoperative
Task: Further evaluation is recommended
Time: Immediate

FIXTURES AND FAUCETS \ Toilet

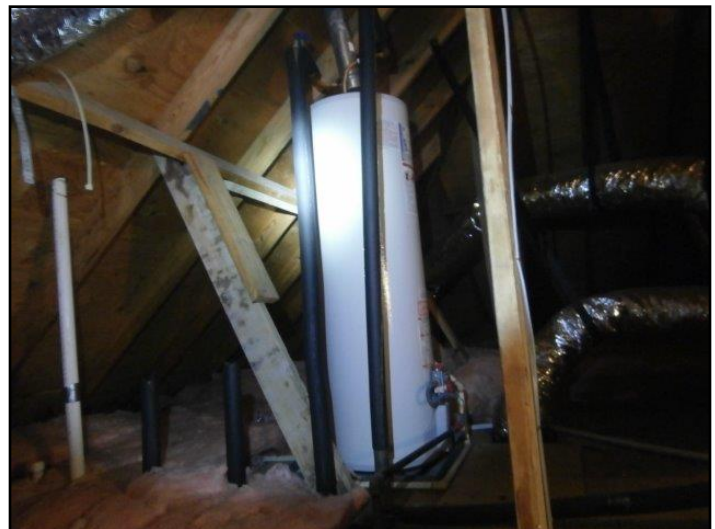
24. Condition: • Tank is loose at the commode base
Location: Master Bathroom
Task: Remedy as needed

Description

General: • General view of water heater.

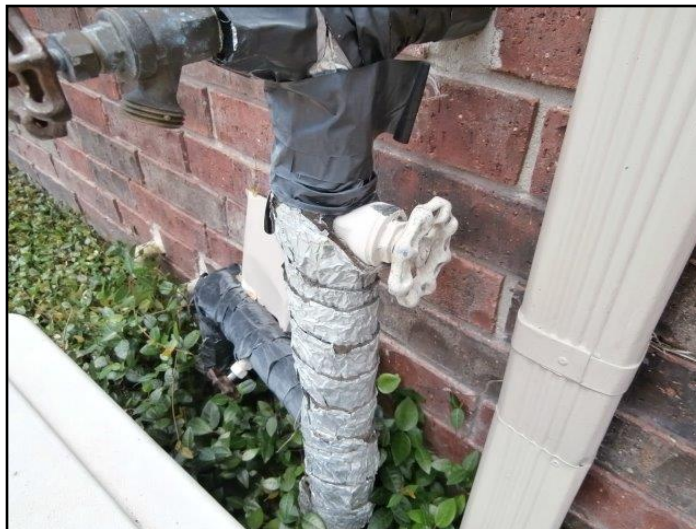


General view of water heater.



General view of water heater.

General: • View of exterior water shut off location.



View of exterior water shut off location.

Location of water meter: • Front near street

Location of Main water supply valve: • Exterior Wall - Left Side

Static water pressure reading: • 50-55psi • 56-60psi

Water Heating Energy Source: • [Gas](#)

Water Heating Capacity: • [40 gallons](#)

Swimming Pools Type of Construction: • Not Applicable

Private Water Wells Type of Pump: • Not Present

Private Water Wells Type of Storage Equipment: • Not Present

Private Sewage Disposal Type of System: • Not Present

Private Sewage Disposal Location of Drain Field: • Not Present

Water supply source: • Public

Limitations

Items excluded from a building inspection: • Note: The water heating system appears to be a centralized boiler system and not covered under the scope of this inspection.

Items excluded from a building inspection: • Well • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Water features

Observations and Recommendations

WALLS \ Plaster or drywall

25. Condition: • Note: Discolored drywall indicates prior water contact. No moisture was detected using a surface moisture meter at the time of inspection.

Location: Laundry Area

FLOORS \ Wood/laminate floors

26. Condition: • Note: Wood floors heavily faded in various locations.

WINDOWS \ Hardware

27. Condition: • Note: Most of the windows have an additional lock installed.



DOORS \ Doors and frames

28. Condition: • Does not latch properly

Location: Master Bathroom rear closet door

Task: Remedy as needed

DOORS \ Hardware

29. Condition: • Door stops missing in various locations.

Task: Remedy as needed

EXHAUST FANS \ Duct

30. Condition: • Note: The exhaust fan(s) vent to the eave soffits in the attic. Newer building standards recommend exhaust fans discharge through the roof.

APPLIANCES \ Range

31. Condition: • Anti-tip device missing

Task: Remedy as needed

APPLIANCES \ Dishwasher

32. Condition: • Anti-siphon loop is not present in the drain hose under the sink

INTERIOR

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Note: The drain line should be elevated to a point higher than the hose connection to the drain (or disposal) to prevent backflow into the dishwasher.

Task: Remedy as needed

APPLIANCES \ Waste disposal

33. Condition: • Inoperative

Task: Further evaluation is recommended

Time: Immediate

APPLIANCES \ Dryer

34. Condition: • Note: Routine cleaning of the dryer vent is recommended to clear potential obstructions and to ensure safe performance of the dryer.

Description

General: • General view(s) of interior of property.



General view(s) of interior of property.



General view(s) of interior of property.

Limitations

Inspection limited/prevented by: • Thermal windows are present. Dirty windows and temperature changes throughout the day can prevent determinations of thermal seal failure.

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Perimeter drainage tile around foundation, if any • Aesthetics or quality of finishes • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including asbestos

END OF REPORT

APPENDIX

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TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT Page 1 of 2

2007 Town Hill Dr.
Inspected Address

Houston
City

77062
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 Board.

1A. **Green Team Pest**
Name of Inspection Company

1B. **0759610**
SPCB Business License Number

1C. **105 Spreading Oaks Ave Ste100**
Address of Inspection Company

Friendswood
City

TX
State

77546
Zip

(281)295-1633
Telephone No.

1D. **John Landry**
Name of Inspector (Please Print)

1E. Certified Applicator [] (check one)
Technician [X]

2. **N/A**
Case Number (VA/FHA/Other)

3. **06-02-18**
Inspection Date

Myles Luparello
Name of Person Purchasing Inspection

Seller []

Agent []

Buyer [X]

Management Co. []

Other []

4B. **Unknown**
Owner/Seller

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

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

5. **Residence 1-story slab**
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? (Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

Yes [X] No []

6B. The obstructed or inaccessible areas include but are not limited to the following:

Plumber Areas [X] Planter box abutting structure []
Deck [] Sub Floors [] Slab Joints [] Craw Space []
Soil Grade Too High [] Heavy Foliage [] Eaves [X] Weep holes []
Other [X] Specify: Furniture/Storage; Fresh Paint; Shear Crack; Patio Brick/Tile; Un-deck attic area;

7A. Conditions conducive to wood destroying insect infestation: (Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

Yes [] No [X]

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) [] 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 (Z) [] Specify: N/A

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

	Active Infestation	Previous Infestation	Previous Treatment
8A. Subterranean Termites	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]

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

8G. 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)

Licensed and Regulated by the Texas Department of Agriculture, Structural Pest Control Service,
PO Box 12847, Austin, Texas 78711-2847
Phone 866-918-4481, Fax 888-232-2567

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

Buyer's Initials _____

APPENDIX

2007 Town Hill Dr, Houston, TX June 2, 2018

Report No. 21882

www.inspectorteam.com

- THE BOTTOM
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- APPENDIX REFERENCE

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT Page 2 of 2

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: N/A

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

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes [] No [X]
 Specify reason: N/A
 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 Common Name of Insect: N/A Name of Pesticide, Bait or Other Method: N/A
 Date of Treatment by Inspecting Company
 This company has a contract or warranty in effect for control of the following wood destroying insects:
 Yes [] No [] 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 N/A

Additional Comments (1) Square = (4) Square Feet Approximate (NOT TO SCALE) Address: 2007 Town Hill Dr.

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

Signatures: Notice of Inspection Was Posted At or Near

11A. John Landry 12A. Electric Breaker Box []
 Inspector Water Heater Closet []
Bath Trap Access []
Beneath the Kitchen Sink [X]

Approved: 12B. Date Posted 06-02-18
 11B. Greg Bryan #558140 Date
 Certified Applicator and Certified Applicator License Number

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 _____

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

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

PROPERTY INSPECTION REPORT

Prepared For: Myles Luparello
(Name of Client)

Concerning: 2007 Town Hill Dr, Houston, TX
(Address or Other Identification of Inspected Property)

By: John Landry - License 21080 Sat, Jun 02, 2018
(Name and License Number of Inspector) (Date)

Sponsoring Inspector Greg Bryan #3608
(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>).

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Foundation Performance Opinion: Satisfactory

Comments:

General: Note: This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points are registered on the foundation throughout the property to determine if there are elevation variations that indicate excessive movement of the foundation. At the time of this inspection, the measured areas do not indicate any variations that, in this inspectors OPINION, indicate any need for invasive repairs to the foundation unless a Deficiency or Recommendation is noted in this report. If buyer desires a second opinion or further analysis, a foundation company or structural engineer should be contacted.

General: Note: Shear cracking ("corner pops") observed at foundation corners is not normally associated with structural movement or deficiencies.

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Composition shingles

Viewed From: Walking the roof surface

Comments:

Overview: The roof covering appears to be functioning as intended at the time of inspection

D. Roof Structures and Attics

Viewed From: Roof framing/attic viewed from attic

Approximate Average Depth of Insulation: 6 inches, 8 inches

Comments:

E. Walls (Interior and Exterior)

Comments:

Plaster or drywall: Note: Discolored drywall indicates prior water contact. No moisture was detected using a surface moisture meter at the time of inspection.

Location(s): Laundry Area

Wood siding: Some wood rot/wear observed at base of siding at rear of garage.

Some general wear to siding observed in various locations.

Brick, stone and concrete: Seal gap at dryer vent cover at the brick veneer at the left side of the dwelling. Location(s): Left Side

Brick, stone and concrete: Note: Cosmetic hairline cracks are observed in the masonry siding. Hairline cracks may be a result of thermal expansion of the veneer and/or normal structural movement. Location(s): Front

F. Ceilings and Floors

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

I	NI	NP	D
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Comments:

Wood/laminate floors: **Note: Wood floors heavily faded in various locations.**

G. Doors (Interior and Exterior)

Comments:

Doors and frames: **Does not latch properly**

Location(s): **Master Bathroom rear closet door**

Hardware: **Door stops missing in various locations.**

Doors and frames: **Some rot observed at the rear door threshold.** Location(s): **Rear**

Doors and frames: **Delaminated exterior door facing**

Location(s): **Garage walk-through door**

H. Windows

Comments:

Hardware: **Note: Most of the windows have an additional lock installed.**

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Damper: **No apparent safety clip on the damper**

Note: When typical gas logs are present, a safety clip should be installed on the damper to keep it from closing fully.

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Distribution panel: **Arc-fault safety protection is not installed for all of the living and bedroom areas. Note: This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCIs, however the agency believes that it is important for consumers to be made aware of these safety devices when they are not present and functioning in a home as a consumer protection issue, and requires inspectors to comment regardless of the home's age.**

Distribution panel: **White wires connected to breakers are not marked with black or red electrical tape to indicate that they are "hot"**

B. Branch Circuits, Connected Devices, and Fixtures

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

I	NI	NP	D
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Type of Wiring: Service Wires: Copper, Branch Wires: Copper
Comments:
Outlets (receptacles): **Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)**
Location(s): **Garage, interior right wall**
Smoke detectors: **Smoke detectors are not located in all of the required areas (bedrooms, hallways and living areas).** Location(s): **Bedrooms**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment
Type of Systems: Furnace
Energy Sources: Gas
Comments:
Heat exchanger: **Due to the age of the furnace and the limitations of the inspection, it is recommended that the heat exchanger be evaluated by a HVAC contractor.**

B. Cooling Equipment
Type of Systems: Central air
Comments:
General: **Rusting in the evaporator condensate overflow pan indicates possible blockage of the condensate drain line(s) and a dirty evaporating system: service of the system is recommended.**

C. Duct Systems, Chases, and Vents
Comments:
Ducts, registers and grilles: **Note: Media filter is located at the HVAC cabinet. This filter should be replaced every 6-12 months.** Location(s): **Attic**

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures
Location of water meter: Front near street
Location of main water supply valve: Exterior Wall - Left Side
Static water pressure reading: 50-55psi, 56-60psi
Comments:
Hose bib or bibb (outdoor faucet): **Backflow prevention missing** Location(s): **Exterior**
Bathtub: **Drain stop ineffective** Location(s): **Master Bathroom tub**
Faucet: **Leaking faucet stem** Location(s): **Master Bathroom tub hot water faucet**
Faucet: **Faucet handle rotates 360 degrees**
Note: It is difficult to determine if the faucet is completely off
Location(s): **Hallway Bathroom hot water faucet at sink**
Toilet: **Tank is loose at the commode base** Location(s): **Master Bathroom**

B. Drains, Wastes, and Vents
Comments:

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

I	NI	NP	D
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C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 gallons

Comments:

Temperature/pressure relief valve: **Note: The manufacturer recommends replacement of the pressure relief valve every three years to ensure proper emergency function. Inspection company does not test TPR valves due to safety hazard or possible damage to unit.** Location(s): Attic

Venting system: **The water heater combustion vent pipe is not properly supported / secured with strapping: remedy as needed.** Location(s): Attic

D. Hydro-Massage Therapy Equipment

Comments:

Whirlpool bath (Hydro-Massage Therapy Equipment) pump: **Inoperative**

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

Dishwasher: **Anti-siphon loop is not present in the drain hose under the sink**

Note: The drain line should be elevated to a point higher than the hose connection to the drain (or disposal) to prevent backflow into the dishwasher.

B. Food Waste Disposers

Comments:

Waste disposal: **Inoperative**

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

Range: **Anti-tip device missing**

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Duct: **Note: The exhaust fan(s) vent to the eave soffits in the attic. Newer building standards recommend exhaust fans discharge through the roof.**

G. Garage Door Operators

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

I	NI	NP	D
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Comments:

H. Dryer Exhaust Systems

Comments:

Dryer: **Note: Routine cleaning of the dryer vent is recommended to clear potential obstructions and to ensure safe performance of the dryer.**

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: Not Applicable

Comments:

C. Outbuildings

Comments:

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

Type of Pump: Not Present

Type of Storage Equipment: Not Present

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System: Not Present

Location of Drain Field: Not Present

Comments:

F. Other

Comments:

LIMITATIONS

Roofing

• General: **Note: The roof fastening method is not verified. Determining this may cause damage to the roofing shingles.**

Structure

• Attic/roof space: **Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.**

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

I	NI	NP	D
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Electrical

- General: **The smoke detectors were not tested due to possible linkage to the house security system.**

Heating

- Inspection prevented/limited by: **Chimney interiors and flues are not inspected**

Insulation and Ventilation

- Attic inspection performed: **Accessible areas of the attic spaces were entered for inspection**
- Crawlspace inspection performed: **By entering space, but access was limited**

Plumbing

- Items excluded from a building inspection: **Note: The water heating system appears to be a centralized boiler system and not covered under the scope of this inspection.**
- Items excluded from a building inspection: **Well**
- Items excluded from a building inspection: **Septic system**
- Items excluded from a building inspection: **Isolating/relief valves & main shut-off valve**
- Items excluded from a building inspection: **Concealed plumbing**
- Items excluded from a building inspection: **Tub/sink overflows**
- Items excluded from a building inspection: **Water treatment equipment**
- Items excluded from a building inspection: **Water heater relief valves are not tested**
- Items excluded from a building inspection: **The performance of floor drains or clothes washing machine drains**
- Items excluded from a building inspection: **Water features**

Interior

- Inspection limited/prevented by: **Thermal windows are present. Dirty windows and temperature changes throughout the day can prevent determinations of thermal seal failure.**
- Not included as part of a building inspection: **Carbon monoxide detectors, security systems, central vacuum**
- Not included as part of a building inspection: **Cosmetic issues**
- Not included as part of a building inspection: **Perimeter drainage tile around foundation, if any**
- Not included as part of a building inspection: **Aesthetics or quality of finishes**
- Not included as part of a building inspection: **Underground components (e.g., oil tanks, septic fields, underground drainage systems)**
- Not included as part of a building inspection: **Environmental issues including asbestos**

Site Info

- General: **Conditions which are not included in a home inspection unless specifically contracted include but are not limited to the following; fuel storage tanks, lead based paint, asbestos, toxic materials, hazardous waste, Radon, mold, and wood destroying insects. Also, water softeners and water treatment systems, swimming pools, spas, septic and well systems are not inspected unless specifically contracted.**

END OF TREC REPORT