

Cover Page

160 West Carmel Drive, # 214
Carmel, IN 46032
317-867-7688
fax 317-867-9964



Customer Information

Order#: 06937

Date 1/21/2022

File #: EE220018

Customer: WHR Group, Inc

Attention: Lauren Sherwood

Phone: 2625237511

Location

Robert Childress
27110 Cardiff Rocks Drive
Katy TX 77494

Type of Service

Inspection

Texas Real Estate Commission Home Inspection (TREC)

Result

☐ Clear ☒ Not Clear

**Estimated Repair
Cost pCi/L**

Service Summary

The Texas TREC report is not clear at the time of inspection. The attached report indicates corrections and repairs are recommended. Please read the entire report for details and recommendations.

This inspection and report adhere to the Texas Real Estate Commission (TREC) standards as required.

The photos sent with this report may not reflect all defects and/or locations of needed repairs noted within the body or summary pages of the report. Please review the report in its entirety.

Thank you for your business.

Report Reviewed by:
Barb Obert (317) 867-7768 Ext:273 bobert@ralis.com

ALWAYS Read Entire Report for Detailed Information

Initials _____ / _____



160 West Carmel Dr. Suite 214
Carmel, IN 46032
317-867-7688
Fax 317-867-9964

PROPERTY INSPECTION REPORT

Prepared For: WHR Group, Inc
(Name of Client)

Concerning: 27110 Cardiff Rocks Drive Katy TX 77494 06937
(Address of Inspected Property) (City, State, Zip) (Invoice/Report Number)

By: Marc Gessner 6033 1/20/2022
(Name and License Number of Inspector) (Date)

Marc Gessner 6033
(Name, Signature and License Number of Sponsoring Inspector, if applicable)

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.

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; and
- 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 requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

- **Cosmetic Items are SPECIFICALLY EXCLUDED from this report.**
- **This report cannot and does not represent the operation or condition of any items after the date and time of this inspection.**
- **These items should not be considered a complete list of all defects with the house. This list is Limited to those items that are *Readily Accessible and the inspector(s) noted at the time of the inspection.***

Transferee Name: Robert Childress		Client File/Reference Number: EE220018	
Occupied: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Approximate Age of Home: 8 yrs.	
Time of Inspection: 10:00 AM		Temp: 41 ° F	Weather: Clear
Dwelling Type:	<input checked="" type="checkbox"/> Detached Single Family <input type="checkbox"/> Townhouse <input type="checkbox"/> Condominium		
	<input type="checkbox"/> Modular/Mobile <input type="checkbox"/> Other		
People Present: Homeowner			

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

I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Foundations <i>(An opinion on performance is mandatory)</i> <i>Type of Foundation: Slab</i> <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s). Visible evidence of ongoing water penetration? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Vantage point used to inspect the crawlspace: <input type="checkbox"/> Entered <input type="checkbox"/> Viewed from opening <input type="checkbox"/> No Access <input checked="" type="checkbox"/> Not Applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Grading and Drainage <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s). Does sump pump appear to be functioning properly? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Present Visible evidence of negative grade towards foundation of home? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Do gutters/downspouts effectively direct water away from foundation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Present NOTES: PROPER DRAINAGE AND SOIL MOISTURE CONTENTS SHOULD BE MAINTAINED AROUND THE FOUNDATION TO HELP MINIMIZE FUTURE FOUNDATION PROBLEMS. WE MAKE NO STATEMENT CONCERNING SITE STABILITY.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials <i>Type of Roof Covering (1): Asphalt/Fiberglass Shingle</i> <i>Viewed From:</i> <input checked="" type="checkbox"/> Walked <input type="checkbox"/> From eaves <input type="checkbox"/> From ground with binoculars <i>Type of Roof Covering (2): Not Present</i> <i>Viewed From:</i> <input type="checkbox"/> Walked <input type="checkbox"/> From eaves <input type="checkbox"/> From ground with binoculars <i>Type of Roof Covering (3): Not Present</i> <i>Viewed From:</i> <input type="checkbox"/> Walked <input type="checkbox"/> From eaves <input type="checkbox"/> From ground with binoculars <i>Describe and explain any levels of roof not accessed: Upper not walked due to height.</i> <i>Evidence of previous repairs to roofing material?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Evidence of water penetration?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s). Approximate age of roof (1): 8 yrs. Location (1): Whole house Design Life (1): 15-20 yrs. Approximate age of roof (2): yrs. Location (2): Design Life (2): yrs. Approximate age of roof (3): yrs. Location (3): Design Life (3): yrs.

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I	NI	NP	D												

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Roof Structures and Attics						
				<p><i>Viewed From:</i> <input checked="" type="checkbox"/> Entered <input type="checkbox"/> Viewed from opening <input type="checkbox"/> No Access</p> <p><i>Approximate Average Depth of Insulation:</i> 5-6 inches <input type="checkbox"/> Unknown <input type="checkbox"/> Not Present</p> <p><i>Evidence of water penetration?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s).</p>						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior)						
				<p><i>Evidence of water penetration?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s).</p> <p>Exterior Surface Types and Locations:</p> <table border="0"> <tr> <td>Surface 1 Type: Brick</td><td>Location: All Sides</td></tr> <tr> <td>Surface 2 Type: Cementitious Composite</td><td>Location: Sides/Rear</td></tr> <tr> <td>Surface 3 Type:</td><td>Location:</td></tr> </table>	Surface 1 Type: Brick	Location: All Sides	Surface 2 Type: Cementitious Composite	Location: Sides/Rear	Surface 3 Type:	Location:
Surface 1 Type: Brick	Location: All Sides									
Surface 2 Type: Cementitious Composite	Location: Sides/Rear									
Surface 3 Type:	Location:									
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors						
				<p><i>Evidence of water penetration?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s).</p>						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior and Exterior)						
				<p><i>Evidence of water penetration?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s).</p>						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Windows						
				<p><i>Evidence of water penetration?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s).</p> <p>NOTES: SIGNS OF FAILED SEALS IN THE THERMAL PANE WINDOWS MAY APPEAR AND DISAPPEAR AS TEMPERATURE AND HUMIDITY CHANGES. SOME WINDOWS WITH FAILED SEALS MAY NOT HAVE BEEN EVIDENT AT THE TIME OF THE INSPECTION. WINDOWS ONLY CHECKED FOR OBVIOUS FOGGING.</p> <p>STORM WINDOWS ONLY CHECKED FOR DAMAGED OR MISSING GLASS.</p>						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior and Exterior)						
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s).						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Fireplaces and Chimneys						
				<p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s).</p> <p>Number of Fireplaces: 1 Fuel: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Wood</p> <p>Type: <input type="checkbox"/> Metal Box & Flue <input type="checkbox"/> Masonry/Brick <input checked="" type="checkbox"/> Insert <input type="checkbox"/> Wood Stove <input type="checkbox"/> Other</p> <p>NOTE: INSPECTION OF FLUE LINERS IS LIMITED.</p>						

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I	NI	NP	D			

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. Other
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Structural section of the Summary page(s). Walks: Visible trip hazards or defects noted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Present Driveway: Visible trip hazards or defects noted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Present Retaining Walls: Visible defects noted? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Present
II. ELECTRICAL SYSTEMS				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Service Entrance and Panels
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Electrical section of the Summary page(s). Amps: 200 Volts: 120/240 Is incoming electrical service adequate to meet the needs of the dwelling? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures
				<i>Type of wiring:</i> Copper <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Electrical section of the Summary page(s).
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment
				<i>Type of System (Unit 1):</i> Heat Pump <i>Energy Source (Unit 1):</i> <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Other <i>Type of System (Unit 2):</i> Heat Pump <i>Energy Source (Unit 2):</i> <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Other <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Heating / AC section of the Summary page(s).
				Number of heating units present: 2
				Approximate Age (Unit 1): 8 yrs Design Life (Unit 1): 10-15 yrs Location (Unit 1): Attic
				Approximate Age (Unit 2): 8 yrs Design Life (Unit 2): 10-15 yrs Location (Unit 2): Attic
				Evidence of fuel storage tank? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No In use? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Above Ground <input type="checkbox"/> Below Ground Location:
NOTES: FULL EVALUATION OF THE INTEGRITY OF A HEAT EXCHANGER REQUIRES DISMANTLING OF THE FURNACE AND IS BEYOND THE SCOPE OF THIS INSPECTION.				

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I	NI	NP	D			

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Cooling Equipment <i>Type of System (Unit 1): Central</i> <i>Type of System (Unit 2): Central</i> <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Heating / AC section of the Summary page(s). Number of cooling units present: 2 Approximate Age (Unit 1): 8 yrs Design Life (Unit 1): 10-15 yrs Location (Unit 1): Right Approximate Age (Unit 2): 8 yrs Design Life (Unit 2): 10-15 yrs Location (Unit 2): Right NOTES: UNITS ARE NOT INSPECTED FOR PROPER SIZE OR EFFICIENCY. UNITS ARE NOT OPENED FOR INSPECTION. WINDOW A/C UNITS ARE NOT INSPECTED.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct System, Chases, and Vents <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Heating AC section of the Summary page(s). NOTE: INSPECTION OF FLUES IS LIMITED.
				IV. PLUMBING SYSTEMS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution Systems and Fixtures <i>Location of water meter: Front</i> <i>Location of main water supply valve: Garage</i> <i>Static water pressure reading: 60 psi</i> <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Plumbing section of the Summary page(s). Water Source: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private (See Optional Systems) How verified: Visual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Drains, Wastes, and Vents <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Plumbing section of the Summary page(s). Sewage Service: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private (See Optional Systems) How verified: Visual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Water Heating Equipment <i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Plumbing section of the Summary page(s). <i>Energy Source (Unit 1): Electric</i> <i>Capacity (Unit 1): 40 gal</i> <i>Energy Source (Unit 2): Electric</i> <i>Capacity (Unit 2): 40 gal</i> Approximate Age (Unit 1): 8 yrs Design Life (Unit 1): 10-15 yrs Location (Unit 1): Garage Approximate Age (Unit 2): 8 yrs Design Life (Unit 2): 10-15 yrs Location (Unit 2): Garage

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Hydro-Massage Therapy Equipment
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Plumbing section of the Summary page(s).
				V. APPLIANCES
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s). NOTE: LOWER PANEL NOT REMOVED FOR INSPECTION.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s). NOTE: RANGE VENT NOT CHECKED FOR CLEANLINESS.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops, and Ovens
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s). Range: <input type="checkbox"/> Electric <input type="checkbox"/> Gas Oven: <input type="checkbox"/> Electric <input type="checkbox"/> Gas Cooktop: <input type="checkbox"/> Electric <input type="checkbox"/> Gas NOTES: IF PRESENT, DELAY TIMER AND SELF-CLEAN MODE ARE NOT TESTED.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s). NOTE: MICROWAVE OVEN NOT INSPECTED FOR RADIATION LEAKS.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
				<i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Appliances section of the Summary page(s). NOTE: DRYER VENT NOT CHECKED FOR CLEANLINESS.

Address of Inspected Property: N27 W23681 Paul Road

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I	NI	NP	D	

				VI. OPTIONAL SYSTEMS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
				<p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Optional Systems section of the Summary page(s).</p> <p>Control Panel Location: _____ Number of Zones used: _____</p> <p>Valve Box Location: _____</p> <p>Coverage: <input type="checkbox"/> Front Yard <input type="checkbox"/> Back Yard <input type="checkbox"/> Side Yard(s) <input type="checkbox"/> Other</p> <p>NOTE: SPRINKLER CONTROLS ARE OPERATED IN MANUAL MODE ONLY.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
				<p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Optional Systems section of the Summary page(s).</p> <p><i>Type of Construction (pool):</i> _____</p> <p><i>Type of Construction (hot tub/spa):</i> _____</p> <p>Is pool winterized? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Type of pool: <input type="checkbox"/> In ground <input type="checkbox"/> Above ground <input type="checkbox"/> Other</p> <p>Type of pool filter: <input type="checkbox"/> Sand <input type="checkbox"/> Cartridge <input type="checkbox"/> D.E. <input type="checkbox"/> Other</p> <p>Is hot tub/spa winterized? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Type of hot tub/spa: <input type="checkbox"/> In ground <input type="checkbox"/> Above ground <input type="checkbox"/> Other</p> <p>Type of hot tub/spa filter: <input type="checkbox"/> Sand <input type="checkbox"/> Cartridge <input type="checkbox"/> D.E. <input type="checkbox"/> Other</p> <p>NOTE: NOT CHECKED FOR POOL SHELL LEAKAGE OR IN BACKWASH MODE. THE POOL COATING IS CONSIDERED COSMETIC AND NOT PART OF THIS INSPECTION. ALL CONTROLS ARE OPERATED IN THE MANUAL MODE ONLY. ANCILLARY EQUIPMENT SUCH AS COMPUTER CONTROLS, CHLORINATORS OR OTHER CHEMICAL DISPENSERS, WATER IONIZATION DEVICES OR CONDITIONERS ARE NOT INSPECTED.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
				<p><i>Comments:</i> <input checked="" type="checkbox"/> See the note(s) under the Optional Systems section of the Summary page(s).</p>

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SUMMARY

Record on this page the corrective action required for all items determined to be defective including the estimated cost of repairs and explain any items that were reported as "Not Inspected." These estimates are not bids, nor are they intended to be used as such. Other information may also be listed on this page as "NOTES" or "FYI".

RAL recommends that at least one qualified repair contractor provide a detailed bid for these repairs prior to closing.

This inspection report was solely intended for use by RAL's specific relocation client who may decide to provide to other interested parties for disclosure purposes only. The information contained within this report is NOT intended to be used or relied upon by any other interested party. All interested parties should obtain their own independent inspections.

I. STRUCTURAL SYSTEMS

I.A. FOUNDATIONS

1. Qualified contractor to correct as determined necessary the exposed post tension cable end at the left rear corner of the home.

I.B. GRADING & DRAINAGE

1. Qualified contractor to correct as determined necessary the negative grading and high soil line at the front.

I.C. ROOF COVERING MATERIALS #1

1. Qualified roofing contractor to correct as determined necessary the loose flashing at the lower front center.

I.D. ROOF STRUCTURES & ATTICS

1. No visible defects noted at time of the inspection.

NOTE: Attic framing was not inspected due to insulation.

FYI

NOTE: Inspection of attic was limited due to design, ductwork, and insulation.

FYI

I.E. WALLS (INTERIOR & EXTERIOR)

1. Qualified siding contractor to correct as determined necessary the deficiencies listed below:

- a. Siding seams need sealing at the left and right sides of the home.
- b. Cracked sealant around the window frames and garage door trim.

2. Qualified contractor to correct as determined necessary the crack at the wall in the second floor utility room

I.F. CEILINGS & FLOORS

1. Qualified contractor to correct as determined necessary the crack at the family room ceiling.

I.G. DOORS (INTERIOR AND EXTERIOR)

1. Qualified contractor to correct as determined necessary the doors to study that have been moved to exterior of the door frame and do not lock properly.

I.H. WINDOWS

1. No visible defects noted at time of the inspection.

SUMMARY

I.I. STAIRWAYS (INTERIOR AND EXTERIOR)

1. No visible defects noted at time of the inspection.

I.J. FIREPLACES AND CHIMNEYS

1. No visible defects noted at time of the inspection.

NOTE: The inspection of exterior chimney components and/or interior components of fireplaces, chimneys and flues can be limited by design or accessibility with areas that are beyond the scope of this visual inspection.

FYI

I.K. PORCHES, BALCONIES, DECKS AND CARPORTS

1. No visible defects noted at time of the inspection.

I.L. OTHER

1. No visible defects noted at time of the inspection.

II. ELECTRICAL SYSTEMS

II.A. SERVICE ENTRANCE AND PANELS

1. No visible defects noted at time of the inspection.

II.B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

1. Qualified electrical contractor to correct as determined necessary the missing GFCI protection at the outlets in the upper and lower utility rooms.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

III.A. HEATING EQUIPMENT (UNIT #1)

1. No visible defects noted at time of the inspection.

III.B. COOLING EQUIPMENT (UNIT #1)

1. Qualified HVAC contractor to correct as determined necessary the rust in both of the emergency drain pans.

III.C. DUCT SYSTEMS, CHASES, AND VENTS

1. No visible defects noted at time of the inspection.

IV. PLUMBING SYSTEM

IV.A. PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

1. Qualified plumbing contractor to correct as determined necessary the deficiencies listed below:

- a. No positive stop on the hall bathtub faucet.
- b. Missing anti-siphon devices at the exterior hose bibs.

NOTE: Nibco PEX piping with plastic fittings.

FYI

NOTE: Water softener was not inspected as part of this home inspection.

FYI

SUMMARY

IV.B. DRAINS, WASTES, AND VENTS

1. No visible defects noted at time of the inspection.

IV.C. WATER HEATING EQUIPMENT (UNIT #1)

1. No visible defects noted at time of the inspection.

IV.D. HYDRO-MASSAGE THERAPY EQUIPMENT

1. Qualified contractor to correct as determined necessary the missing access to the hydro-therapy tub motor.

V. APPLIANCES**V.A. DISHWASHERS**

1. Not Inspected. FYI

V.B. FOOD WASTE DISPOSERS

1. Not Inspected. FYI

V.C. RANGE HOOD AND EXHAUST SYSTEMS

1. Not Inspected. FYI

V.D. RANGES, COOKTOPS, AND OVENS

1. Not Inspected. FYI

V.E. MICROWAVE OVENS

1. Not Inspected. FYI

V.F. MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

1. No visible defects noted at time of the inspection.

V.G. GARAGE DOOR OPERATORS

1. No visible defects noted at time of the inspection.

V.H. DRYER EXHAUST SYSTEMS

1. Not Inspected. FYI

VI. OPTIONAL SYSTEMS**VI.A. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS**

1. Not Inspected. Not requested at time of inspection. FYI

VI.B. SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT

1. Not Present.

VI.C. OUTBUILDINGS

1. Not Present.

SUMMARY

VI.D. PRIVATE WATER WELLS

1. Not Present.

VI.E. PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEMS

1. Not Present.

PLEASE SEE NEXT PAGE FOR PROGRAM REQUIRED REPAIRS.

HOME INSPECTION- PROGRAM REQUIRED REPAIRS- ROBERT CHILDRESS

27110 Cardiff Rocks Dr., Katy, TX 77494

1. Foundation

Qualified licensed structural engineer to further evaluate the post tension cable ends at the left rear corner of the home. Qualified structural engineer to further evaluate, make any necessary repairs and verify in writing no further action needed. WHR Group to obtain bid.

2. Roof

Qualified licensed roofing contractor to further evaluate and correct as determined necessary the loose flashing at the lower front center of the roof. Qualified roofing contractor to make any necessary repairs and verify in writing no further action needed. WHR Group to obtain bid.

*** Buyer Initials _____/_____ ***

Line Item #: I

Description:
Front of home.



Line Item #: I

Description:
Front of home.



Line Item #: **I**

Description:
Right side of home.



Line Item #: **I**

Description:
Right side of home.



Line Item #: **I**

Description:
Rear view of home.



Line Item #: **I**

Description:
Rear view of home.



Line Item #: **I**

Description:
Left side of home.



Line Item #: **I**

Description:
Left side of home.



Line Item #: **I.A**

Description:

Exposed post tension cable end at the left rear corner of the home.



Line Item #: **I.B.**

Description:

Negative grading and high soil line at the front.



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:
Roof view



Line Item #: **I.C.**

Description:

Loose flashing at the lower front center.



Line Item #: **I.D.**

Description:

**NOTE: Attic framing was not inspected
due to insulation.**



Line Item #: **I.D.**

Description:

NOTE: Inspection of attic was limited due to design, ductwork, and insulation.



Line Item #: **I.E.**

Description:

Example of siding seams need sealing at the left and right sides of the home.



Line Item #: **I.E.**

Description:

Example of siding seams need sealing at the left and right sides of the home.



Line Item #: **I.E.**

Description:

Example of siding seams need sealing at the left and right sides of the home.



Line Item #: **I.E.**

Description:

Example of siding seams need sealing at the left and right sides of the home.



Line Item #: **I.E.**

Description:

Example of cracked sealant around the window frames.



Line Item #: **I.E.**

Description:

Example of cracked sealant around the window frames.



Line Item #: **I.E.**

Description:

Example of cracked sealant around the window frames.



Line Item #: **I.E.**

Description:

Example of cracked sealant around the window frames.



Line Item #: **I.E.**

Description:

Example of cracked sealant around the window frames.



Line Item #: **I.E.**

Description:

Example of cracked sealant around the window frames.



Line Item #: **I.E.**

Description:

Example of cracked sealant around the window frames.



Line Item #: **I.E.**

Description:

Example of cracked sealant around the window frames.



Line Item #: **I.E.**

Description:

Example of cracked sealant around the garage door trim.



Line Item #: **I.E.**

Description:

Example of cracked sealant around the garage door trim.



Line Item #: **I.E.**

Description:

Crack at the wall in the second floor utility room.



Line Item #: **I.F.**

Description:
Crack at the family room ceiling.



Line Item #: **I.G.**

Description:
Doors to study have been moved to exterior of the door frame and do not lock properly.



Line Item #: **I.G.**

Description:

Doors to study have been moved to exterior of the door frame and do not lock properly.



Line Item #: **II.A.**

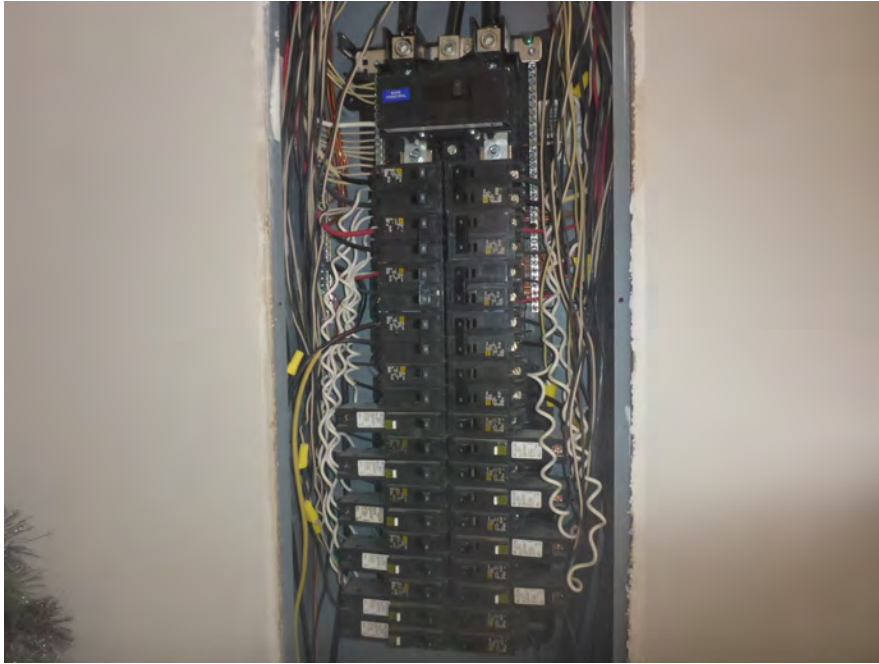
Description:

Main Electrical Panel.



Line Item #: **II.A.**

Description:
Main electrical panel with cover off.



Line Item #: **II.B.**

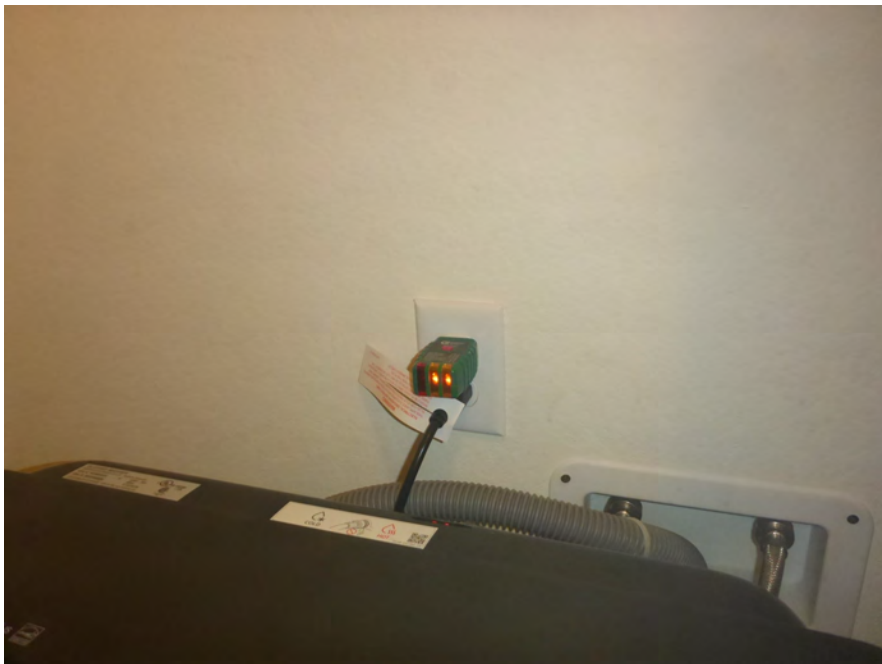
Description:
**Missing GFCI protection at the outlets in
the upper and lower utility rooms.**



Line Item #: **II.B.**

Description:

Missing GFCI protection at the outlets in the upper and lower utility rooms.



Line Item #: **III.A**

Description:

Air Handler Unit #1.



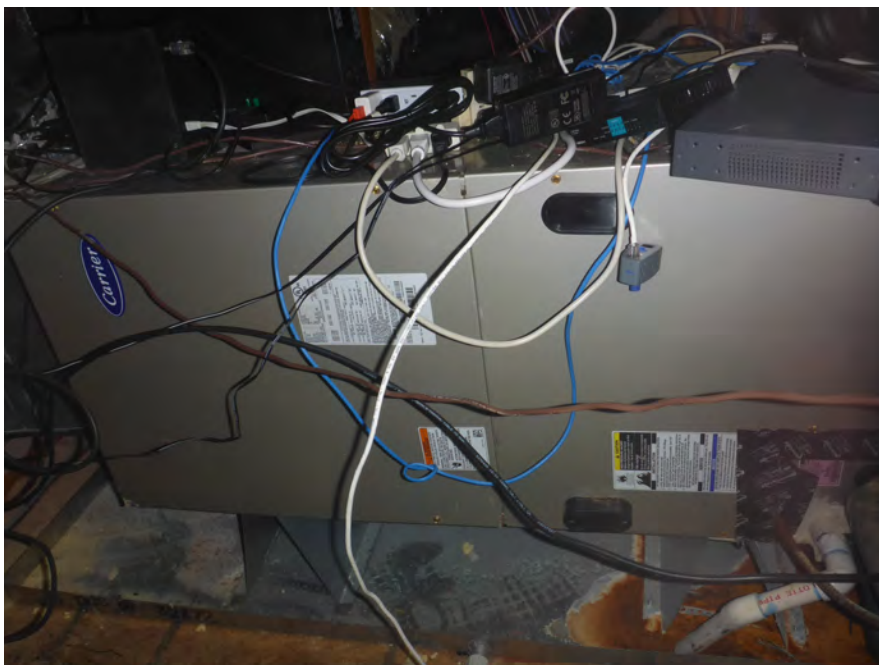


Line Item #: **III.A**

Description:
Air Handler Unit #1 data plate

Line Item #:

Description:
Air Handler Unit #2.





Line Item #:

Description:
Air Handler Unit #2 data plate

Line Item #: **III.B.**

Description:
A/C unit #1.

Line Item #: **III.B.**

Description:
A/C unit #2.



Line Item #: **III.B.**

Description:
Rust in the emergency drain pan.



Line Item #: **III.B.**

Description:
Rust in the emergency drain pan.



Line Item #: **IV.A.**

Description:
No positive stop on the hall bathtub faucet.



Line Item #: **IV.A.**

Description:

Missing anti-siphon devices at the exterior hose bibs.



Line Item #: **IV.A.**

Description:

Nibco PEX piping with plastic fittings.



Line Item #: **IV.C.**

Description:
Water Heater Unit #1.



Line Item #: **IV.C.**

Description:
Water Heater Unit #2.

