

PROPERTY INSPECTION REPORT

Prepared For:

Ahmad Elsaleh

(Name of Client)

Concerning:

2568 Bering Drive Houston, Texas 77057

(Address or Other Identification of Inspected Property)

By:

Scott R. Arnold TREC. # 5468

(Name and License Number of Inspector)

08/09/21

(Date)

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, and 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 warrant ability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards. In this report, the inspector 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.

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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.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

The townhome is a 2-story single family dwelling of 1979 construction with brick and vinyl siding/wood exterior, and detached 2 bay garage. The approximate square footage is 1,935 according to the HAR. The construction quality appears to be typical for the industry with some more recent upgrades and custom features. The buyer should follow manufacturer guidelines for safe and familiar operation as well as maintenance of different systems related to this property. The sellers should provide warranty information and or manuals for these systems and provide operational instructions to the new homeowners. Note: several items might be brought up in this report as in need of repair. Although not necessarily a code issue when the home was originally constructed, none the less, are safety/energy issues now that would be required if the home were built today and need to be brought up to the buyer's attention. Some of the additions and upgrades will have to be considered held to the standards at their time of construction/manufacture dates while others would be grandfathered at the time they were originally constructed or installed. The weather at the time of the inspection was partly cloudy, and in the mid 90's. For purposes of directional orientation, we will say that the main entry door faces mostly in a southward direction towards the walkway. Note: the scope of this inspection excludes inspecting for pollutants or fungi in any form or nature, rated walls, security systems commercial sprinkler systems and includes only areas that were safely or readily accessible. (DNF) = did not function/flash, (DNI) = did not illuminate and (Inc) = incomplete (WDI) = wood destroying insects. Note: representative photos only were taken of various deficiencies but do not necessarily cover each and every one present. A separate WDI was offered but respectfully declined at this time.



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

I NI NP D

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I. STRUCTURAL SYSTEMS

X X X A. Foundations

Type of Foundation(s): PST/monolithic slab on grade.

Comments: Recommend requesting disclosures as to any prior foundation repairs as to what has been performed previously and any related Engineering documentation as well. some of the foundation was obstructed visually by the siding being all the way to the ground. There were cracks observed in the concrete in the garage and walkways. No significant phenomena appeared to be visible at the time of inspection that would tend to be suggestive of significant differential movement of the foundation. There was evidence of prior pier installs.

Disclaimers, limitations and important information:

- 1.) Absolutely no representation, no warranties, or no implied warranties are made as to the presence or absence of cracks, other phenomena in the structure of the foundation or near the structure of the foundation unless otherwise expressly noted. The client agrees to contact a specialist in order to make further evaluations of any expressly noted items if the client intends to rely on this report in any way. It is essential to maintain a consistent foundation-watering program around the entire perimeter of the structure in order to help minimize any future foundation movement. Failure to properly maintain soil moisture levels can and probably will result in future foundation movement and possible structural damage to the foundation.**









Evidence of prior pier installs.



Cracks in the garage concrete.

X □ □ X B. Grading and Drainage

Comments: Recommend maintaining a minimum of 3-5 inches of slab exposure and grading the soil at a five-degree angle away from the structure and out towards the street or a drop of six inches in ten foot of soil. If planting any future trees maintain a minimum 15 feet from the structure preferably 20. There was a large hardwood off the exterior s/wall that was too close to the structure. Elsewhere there were areas that the siding was obstructing visual access to the foundation as it was installed flush to the concrete and ground.



X X □ X C. Roof Covering Materials

Types of Roof Covering: Gable composition roof 30 year style shingles with ridge vents was inspected with 8x42 Steiner binoculars from ground level.

Viewed From: Ground level. Not all areas were visually accessible.

Comments: "See" sellers/CAM/HOA, in re: age/warranty. There were lifting up shingles along the drip edge and main upper roof off the north exposure side.



X □ □ □ D. Roof Structures and Attics

Viewed From: Safe accessible walkway only in the attic space from hideaway door. It is noted that the attic light (DNI).

Approximate Average Depth of Insulation: 4-6 inches blown-in cellulose.

Comments: Framing is Engineered Truss with various cross supports and gusset tie-ins. There is typical wear and tear that might be expected for a home of this age.

X □ □ X E. Walls (Interior and Exterior)

Comments: There were some brick settling cracks and repairs observed around the various sides of the home more predominately off the s/exp/side. There was sheet rock cracks repairs and damage in several walls of the garage.









X X F. Ceilings and Floors

Comments: There was general wear and tear that would be expected for a home of this age. The flooring up creaks and pops when walked upon and has some sunken areas in it i.e. in the upstairs hallways to the bedrooms.

X X G. Doors (Interior and Exterior)

Comments: The doors exhibit typical wear and tear for a home of this age. The glass sliding door to the west of (2) on the n/ext wall was hard to open.

X H. Windows

Comments: Most of the windows were double paned insulated and removable for cleaning. Others were horizontal sliders.

X X I. Stairways (Interior and Exterior)

Comments: The vertical metal balusters were spaced > the max allowable 4 inches a child safety issue. Childproof.



X □ □ XJ. Fireplaces and Chimneys

Comments: The wood burning fire box lacks the side screens safety clips.



K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

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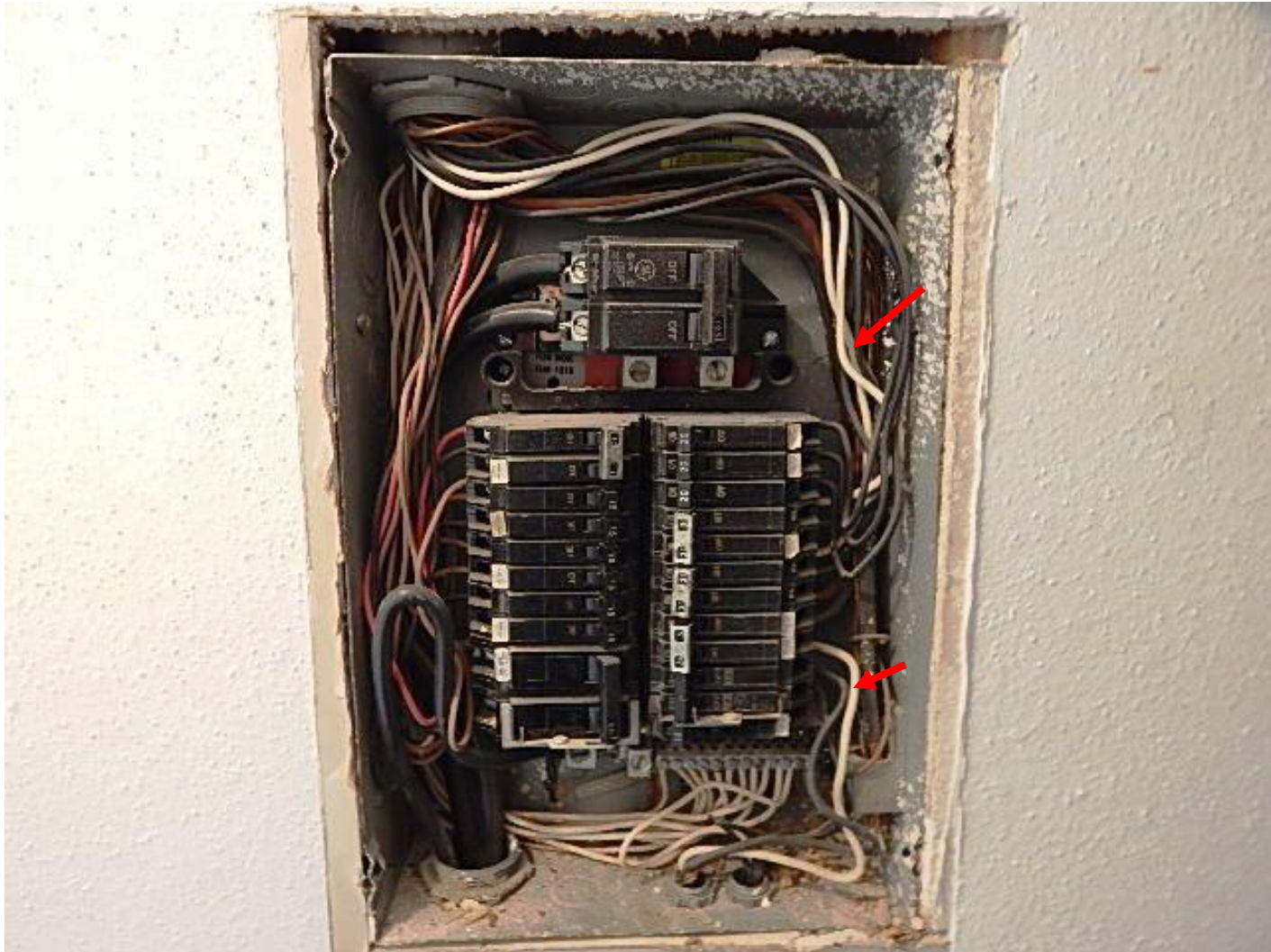
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II. ELECTRICAL SYSTEMS

X X A. Service Entrance and Panels

Comments: G. E. 125-A max rated on int/under stairwell closet/n/wall.

Recommend a qualified, professional, and licensed, electrician verifies ampacities, grounding, polarity, over-current protection, and ground-fault protection and arc-fault so as to otherwise meet the current standards and repairs any found deficiencies. There was a complete lack of arc-fault protection and GFCI protection inside and outside of the home (outside only as far as GFCI protection goes). White wires that are hot should be black tape wrapped.



Red arrows indicate hot wires that should be black electricians tape wrapped to indicate that they are “hot” not neutral as they appear.

X □ □ X B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Mostly copper.

(DNI)=Did not illuminate. (DNF)=Did not function.

Comments: Recommend a qualified, professional, licensed, electrician, verifies/installs arc-fault protection, ampacities, grounding, polarity, over-current protection, and ground-fault protection so as to otherwise meet the current standards. There was a lack of arc-fault protection inside and outside of the home as well GFCI protection on the exterior of the home. Some of the closet light bulbs lack globe covers which can be a fire hazard. Several of the closet and laundry room light fixtures (DNI) and some lack globe covers. The attic light



Not GFCI protected.



Missing globe cover.



DNI.



And another.



DNI.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X A. Heating Equipment

Type of Systems: 208/240 VAC heater in closet located.

Energy Sources: 208/230 VAC supplied system.

Comments: Not knowing their maintenance histories, I would recommend any needed repairs and a complete cleaning and servicing of the system by a qualified, licensed, professional HVAC professional. The system functioned okay at this time. At the return air the temp read 65 deg. F. and at the supply sides they read 102-106 deg. F.

XX □ X B. Cooling Equipment

Type of Systems: Cond. rooftop NI age unknown “see” seller for age/maintenance of unit. The evaporator was in the closet. A typical life expectancy is approx 15 yrs. Evap. in attic.

Comments: At the return air the temp read 73 deg. F. and at the various supply sides they read 50-55 deg. which is acceptable Delta T drops across the coil. Not knowing the maintenance histories of the HVAC systems I would recommend a thorough cleaning and servicing of the systems as well as any needed repairs to both HVAC systems by a qualified, licensed, professional HAVC person. The suction line insulation was weather rotted and needs replacing.





X C. Duct Systems, Chases, and Vents

Comments: Appear okay where visually accessible.

IV. PLUMBING SYSTEM

X X A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Unknown, "see" CAM/HOA.

Location of main water supply valve: Ext/s/wall, needs to be re-insulated.

Static water pressure reading: 46 PSI.

Comments: Most of the plumbing pipes were galvanized where visible others were CPVC. The following deficiencies were observed: The exterior plumbing supply pipes from the walls outward were not insulation wrapped. The clothes washer hose bib connects appear to be leaking. The hot water side pressure for the downstairs ½ bathroom was low. Recommend a qualified, licensed, professional plumber, hydrostatic tests the plumbing system for leaks and checks for obstructions with a camera scope. Note: the shower and tub pans were not leak tested.



Main shut off.







Low water pressure hot side.

X B. Drains, Wastes, and Vents

Comments: Recommend a qualified, licensed, professional plumber, hydrostatic tests the plumbing system for leaks and checks for obstructions with a camera scope. Note: the shower and tub pans were not leak tested.

X X C. Water Heating Equipment

Energy Sources: 208/230 VAC in the attic.

Capacity: 40 gal.

Comments: Rheem. 2018. The following deficiencies were observed: There was a lack of a power disconnect at the unit (hardwired). The water lines were not insulated at the tank top. The water lines were not bonded and at least (2) of the connection fittings were badly corroded.



X □ □ X D. Hydro-Massage Therapy Equipment

Comments: The left side door was the only accessible one. There was no GFCI on/off switch for the system.



X E. Other
Comments:

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V. APPLIANCES

X X A. Dishwashers

Comments: Maytag. There was a lack of an air gap at the sink. The unit was hard wired (no off/on wall switch).

X B. Food Waste Disposers

Comments: ISE.

X X C. Range Hood and Exhaust Systems

Comments: The exhaust was an integral part of the microwave oven.

X X D. Ranges, Cook tops, and Ovens

Comments: The stand alone G. E. oven when set at 350 deg. F. it actually read 352 deg. F. which is almost perfect temperature-wise and is well within the + or – allowable 25 deg's F. The unit lacks an anti-tip bracket/device a child safety issue.

X E. Microwave Ovens

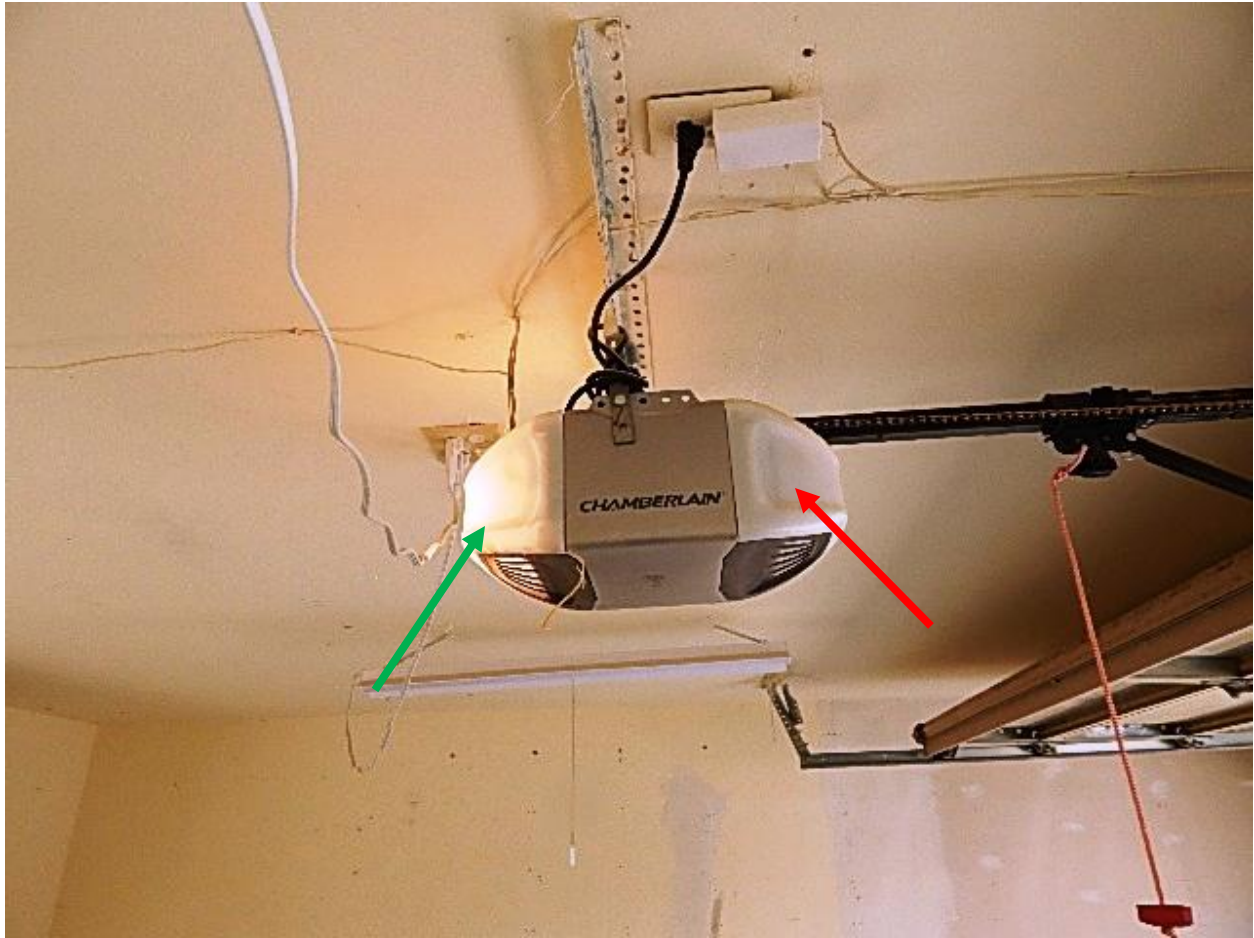
Comments:

X X F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: The bathroom ex. fans were vented into the attic space rather than through the roof as required.

X X G. Garage Door Operators

Comments: Chamberlain chain driven system. The n/half of the motor head DNI/DNF when tested the s/half worked as it should.



X H. Dryer Exhaust Systems

Comments: Recommend a routine thorough professional cleaning of the ducts and related vents as lint/dust are flammable.

X X I. Other

Comments: The attic plumbing pipes were not insulated.



VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments: NI, were a part of the CAM/HOA.

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

Type of Construction:

Comments:

C. Outbuildings

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

F. Other

Comments:

G. Fire Protection Equipment

Comments: Recommend a reputable, licensed fire protection and safety-company makes sure the system conforms to NFPA 72 standards. Recommend replacing the back-up batteries to the smoke alarms at a minimum of at least annually. The location and number of smoke alarms do not meet present day standards, however the ones present worked when tested.

Brief Summary of Inspection overall:

Property is in average condition overall considering its age with many improvements i.e. counter tops, bathrooms and some flooring.

Slab exposure visibility issues need some work around the perimeter.

Any and all possible safety issues are always a priority repair-wise.

Electrical issues are a priority especially safety related ones.

All bathroom plumbing issues need addressing, especially water pressure and leaking hose bibs etc.

SRA (Scott Ryan Arnold TREC # 5468.

