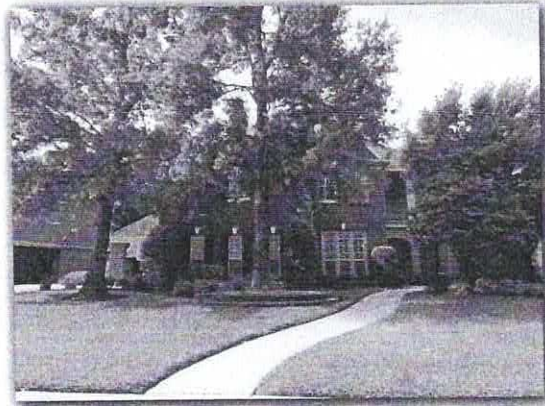


A-BETTER INSPECTION INC.

Houston, Texas 77084

281-905-3742



Residence is a two-story wood frame structure.
For the purpose of this report, residence faces north.
Residence was occupied at the time of the inspection.

22615 Arbor Stream Dr
Katy, TX 77450

A-Better Inspection, Inc.
18600 S. Park View Dr.
#1313
Houston, TX 77084

Phone: (281)905-3742
Fax: (281)944-9490
Email: davidterry2007@gmail.com

PROPERTY INSPECTION REPORT

Prepared For: Fernando Donatti
(Name of Client)

Concerning: 22615 Arbor Stream Dr, Katy, TX 77450
(Address or Other Identification of Inspected Property)

By: David Terry, Lic #10562 05/14/2018
(Name and License Number of Inspector) (Date)

(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

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

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, bathroom, 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 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

A-BETTER INSPECTION INC.

Houston, Texas 77084

281-905-3742

Pre Inspection Agreement

The purpose of this inspection is to perform a primarily visual, but not technically exhaustive inspection of the primary structure and its components; this inspection is intended to cover only general issues and should not be considered specific of the various current HVAC, Plumbing or Electrical codes. The scope of the inspection is limited to those accessible portions of the structure and its components. Furniture and built in appliances will not be moved for access for inspection purposes. Foundations are carefully checked above ground level, opinions on below ground supports cannot be made without further laboratory investigation and testing. Judgments of adequacy of any system (electric, HVAC, plumbing) are based on standard demands. We do not check underground utilities, burglar or fire alarms, water softeners or termites. We do not make environmental assessments or check for pollutants. We do not specifically check various building materials used in the construction of the building as to the manufacturer of said materials nor do we acknowledge any type of class action lawsuits pending against the manufacturer of said material, this is a matter for a specific litigation inspection. We are not to be held responsible for any damage resulting from the normal operation of items required to be inspected. We furnish the foregoing inspection report at your request in strict confidence as your employee and agent for your use in determining the present physical condition of the subject premises. It should be noted that although the said premises and/or equipment may be in satisfactory operating or functional condition at the time of inspection, these items are not to be considered nor are they warranted or guaranteed for any expressed period of time. A-BETTER Inspection, Inc. is not to be held responsible for any items that have been cosmetically hidden, concealed or undisclosed by seller in order to conceal defects on the property. This inspection was performed in compliance with the Standards of Practice 22TAC, Section 535.222 set forth by the Texas Real Estate Commission. Licensed contractors should be retained to give monetary estimates for costs of repairs called for and including any repairs which may be needed in addition to those called for in order to comply with local codes prior to closing on the transaction. Copies of all repair work performed should be retained by the buyer for future considerations.

I have read and understand the scope and intention of this inspection. I agree that should a discrepancy concerning the information or content provided in this inspection arise, I will contact A-BETTER Inspection Inc. within 90 days from the date of this inspection to voice my concerns. A-BETTER Inspection Inc. will then act on your behalf to address the concerns in a capacity that is amicable to both parties. Should an agreeable solution fail to satisfy the concerns voiced, both parties will agree to abide by a third party arbitration.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post-tension slab on grade

Comments:



The residence was observed as having a concrete post-tension slab on grade foundation. The foundation appears to be functioning as designed and intended at this time. The structure did not exhibit visible indications of excessive shifting or settlement damage typically associated with foundation problems. No structural shifting cracks on interior or exterior walls were observed or visible at the time of the inspection. The structural members and load bearing walls appeared unremarkable at this time. The foundation appears to be reasonably level.

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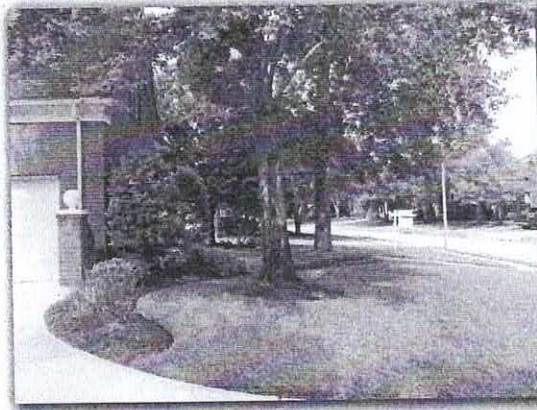
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B. Grading and Drainage

Comments:



The grading on the property appears satisfactory at this time. The slope and drainage was considered typical and normal. It is recommended that 3-5" of foundation exposure be kept around the perimeter of the foundation and that a consistent moisture content be maintained. Improper grading and moisture control can lead to possible foundation problems.

It is recommended to lower the soil level of the flower beds along the perimeter of the foundation, as needed, to expose 3-5" of the foundation wall and provide proper drainage away from the foundation.

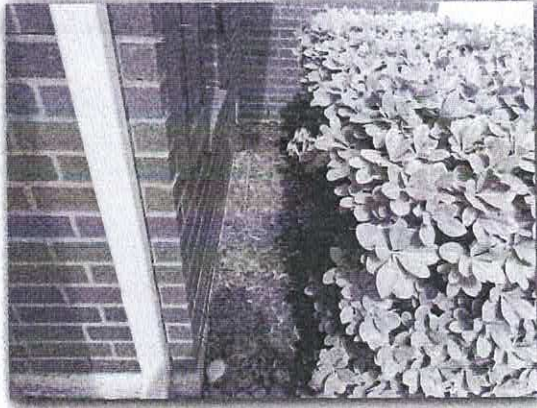
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Recommend installing splash blocks or other means of erosion control at gutter downspouts as needed.



C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Ground level

Comments:



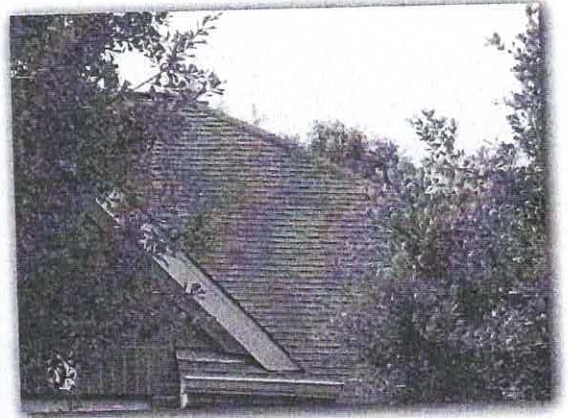
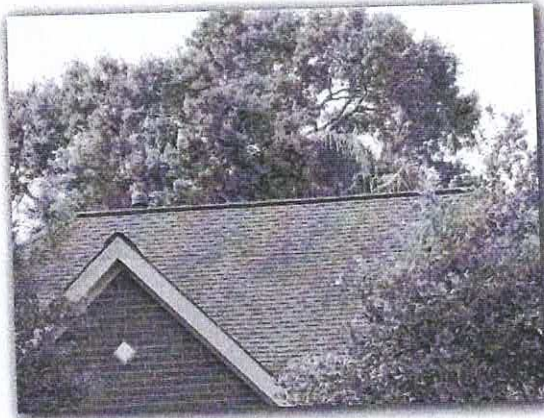
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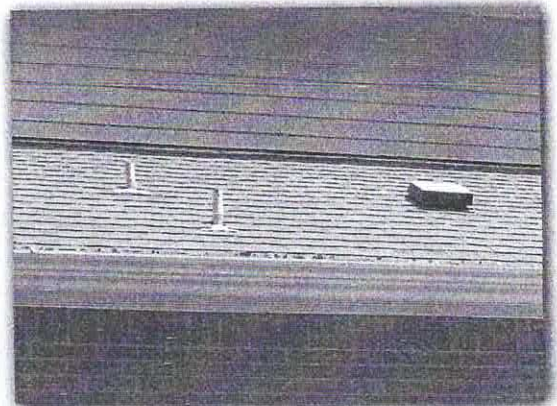
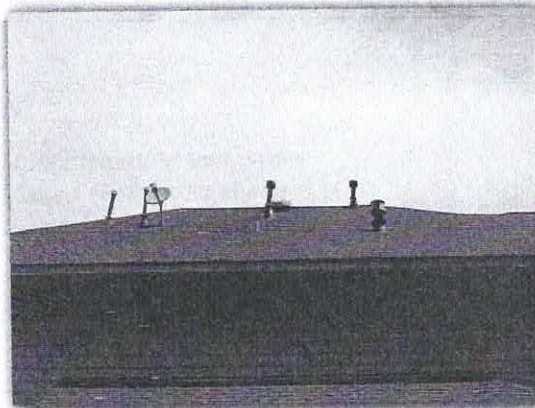
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The residence was observed as having a hip and gable framed roof with a composition shingle cover. The roof was observed and inspected from ground level using visual aids. The overall visible shingle cover, associated flashing, and roof venting jacks appeared in satisfactory condition at this time with no physical damage noted. No water penetration was observed from the visible areas of the interior roof or interior ceilings. The typical life expectancy for a similar shingle roof system is approximately 15-20 years.

Recommend necessary repairs be made to secure and seal the base flashing above the lower roof on the northeast and southeast areas of the residence.

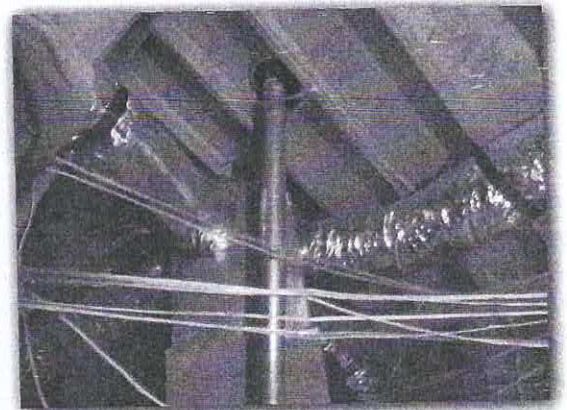
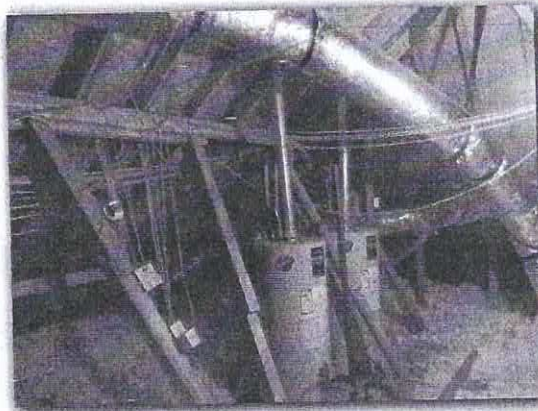
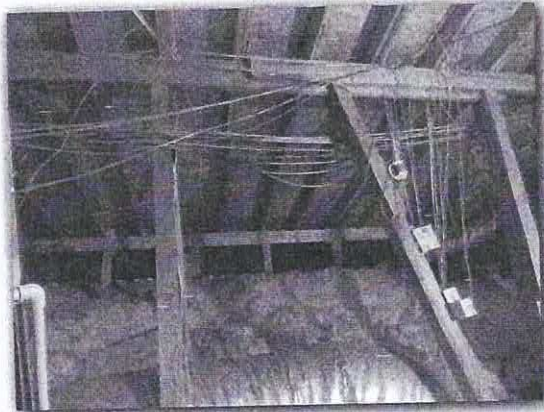
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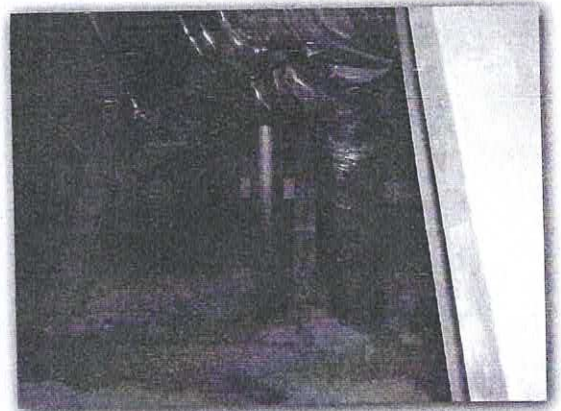
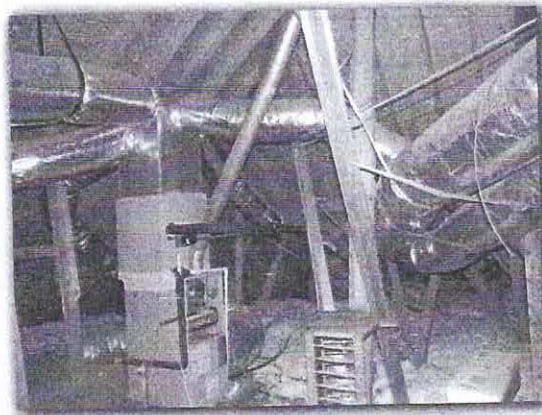
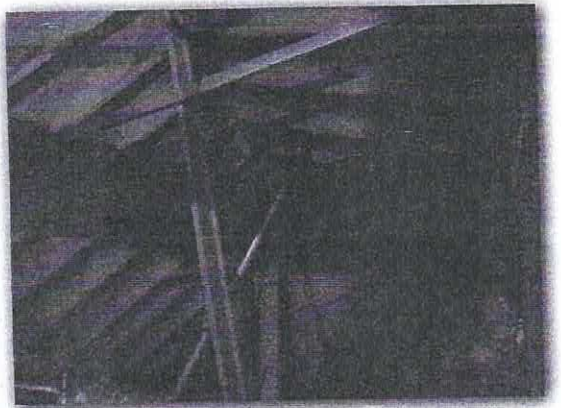
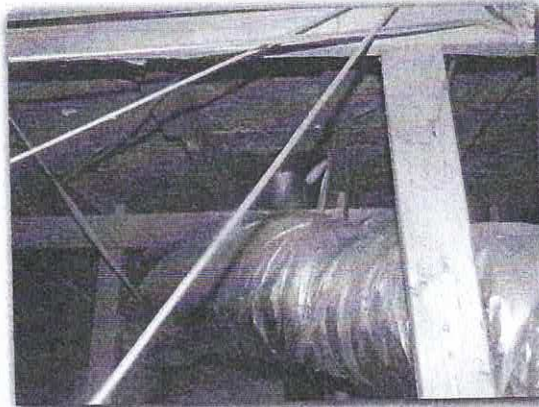
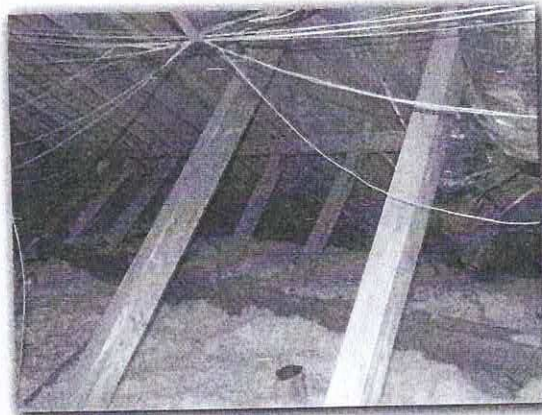
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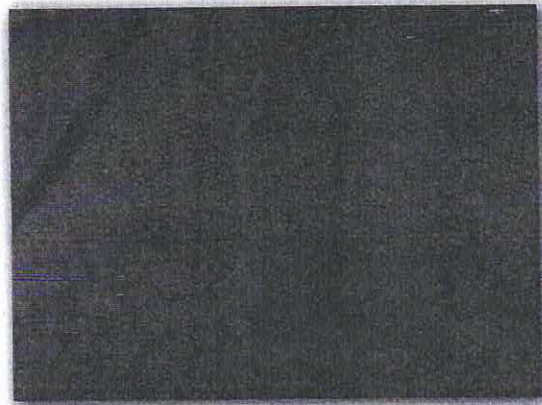
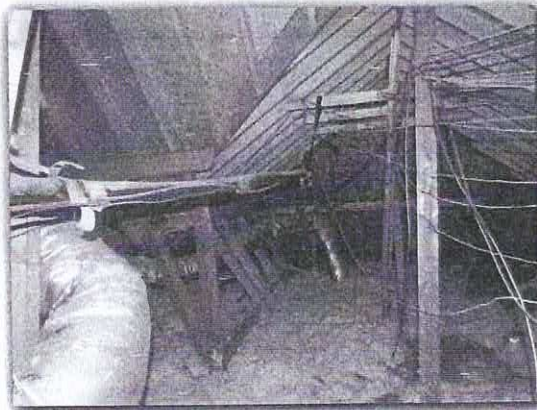
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The accessible portions of the attic area of the residence was visually inspected. The overall condition of the visible interior rafters, framing, supports and radiant barrier painted decking appear sound at this time. Insulation in the attic area was observed at a depth of approx. 10-12". Attic ventilation was observed to be soffit vents at the roof edge with power and ridge vents at the ridge. Attic ventilation appears to be adequate at this time.

The power vents were not in operation at the time of the inspection. Recommend further investigation and any necessary repairs be performed by a licensed HVAC contractor.

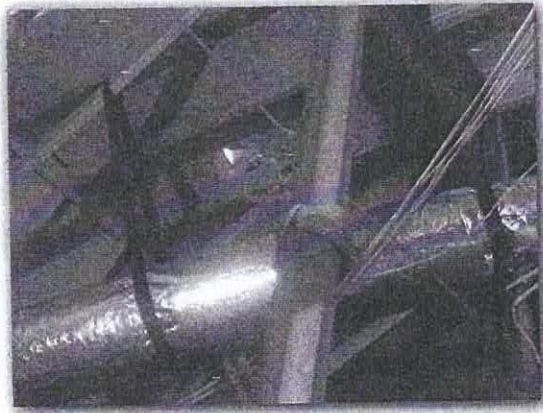
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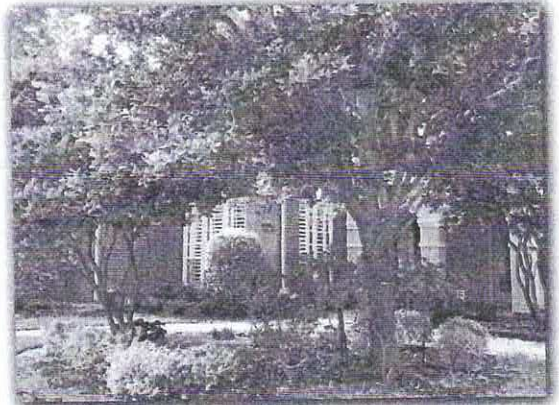
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E. Walls (Interior and Exterior)

Comments:



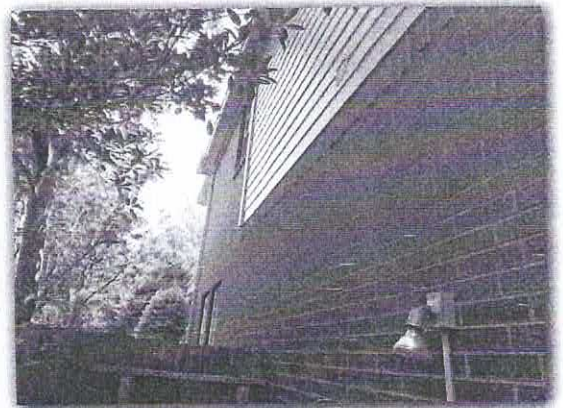
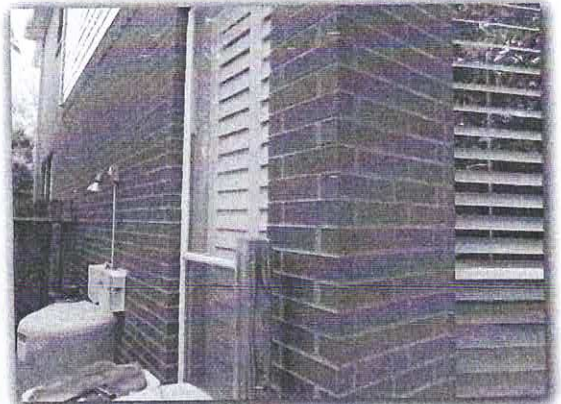
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The masonry wall areas with stucco, composition wood and fiber cement sided walls on frame construction were observed to be in overall good condition at this time. Interior and exterior walls showed no indication of shifting and no settlement cracks to wall areas were observed at this time.

F. Ceilings and Floors

Comments:

Visible flooring and ceiling areas looked unremarkable at this time.

I=Inspected

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D=Deficient

I NI NP D

G. Doors (Interior and Exterior)

Comments:

Interior and exterior entry doors were operational. Closing and latching was considered normal.

Make necessary closure/fit adjustments to the master bedroom entry door.

Recommend ball/catch adjustments be made to the master bath entry doors.

H. Windows

Comments:

The accessible windows in the residence were operated and found to be functional and aligned at this time.

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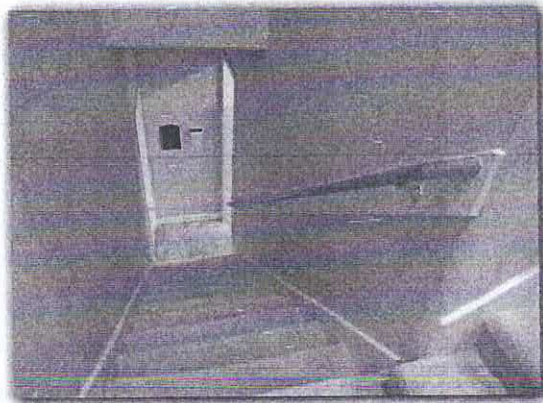
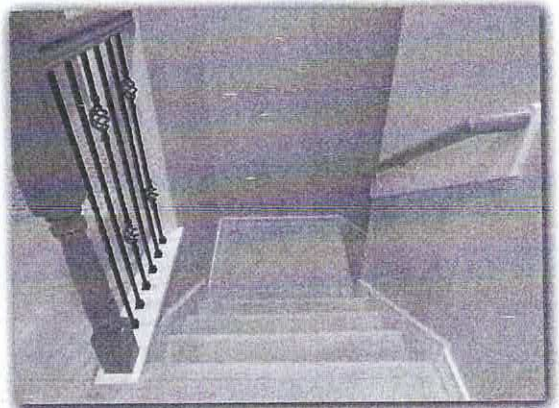
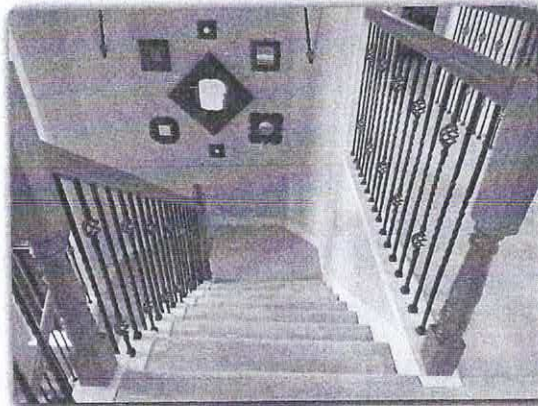
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D=Deficient

I NI NP D

I. Stairways (Interior and Exterior)

Comments:



The carpeted stairways and handrails were observed to be in good condition and compliant with stair construction regulations.

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J. Fireplaces and Chimneys

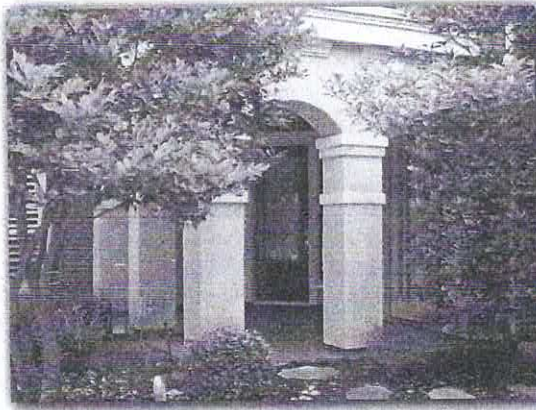
Comments:

The gas assisted sealed fireplace failed to ignite using manual controls. Recommend necessary repairs be performed by a qualified contractor to restore normal operations.



K. Porches, Balconies, Decks, and Carports

Comments:



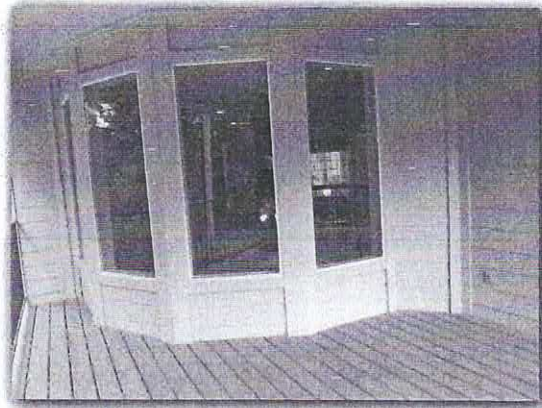
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The front porch, patio and balcony areas looked unremarkable at this time.

-
-
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L. Other

Comments:

- Replace the defective smoke detector in the upstairs southwest bedroom.

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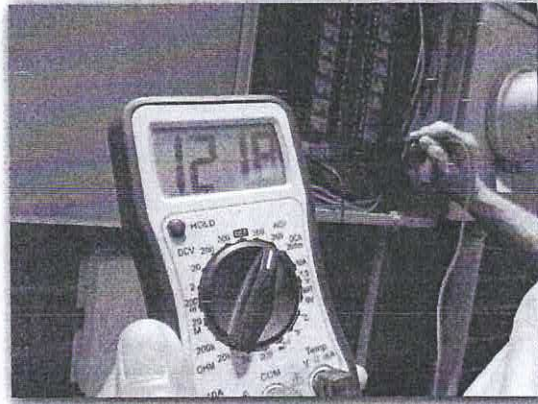
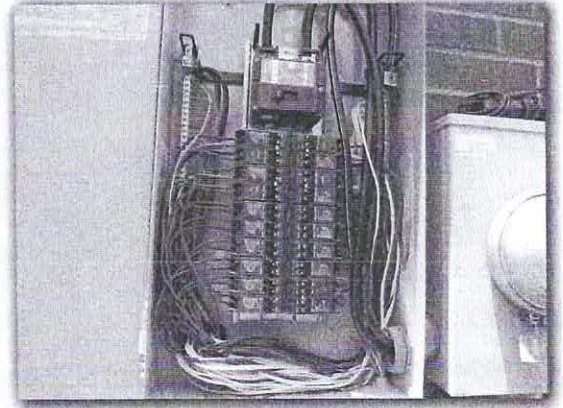
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A. Service Entrance and Panels

Comments:



200amp service panel-150amp main- 120/240v copper wired breaker service. Breaker wiring, buss bar shields and breakers showed no indications of over heating or arcing and were observed to be in good condition at this time.

Voltage readings of 120+v were measured on all breaker lugs at the service panel and were considered normal.

The aluminum main leads and ground wire in the service panel are required to be protected with an anti-oxidant inhibitor per the electrical code. The electrical grease is not present and should be installed on the leads connected to the main breaker and buss bar.

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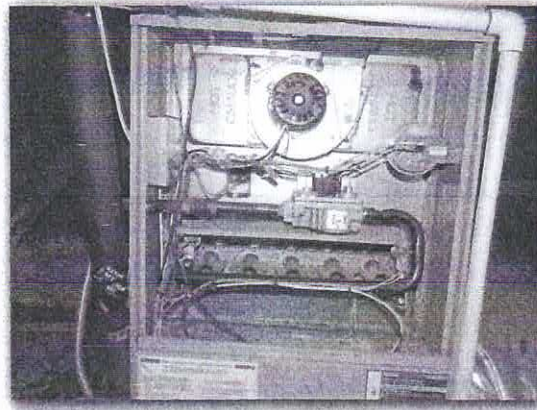
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Gas fired forced air

Energy Sources: Gas

Comments:



Dual 2014 model TRANE gas fired forced air furnaces with electric ignition. The lower zone is controlled by a 100,000 BTU furnace MOD.# TUE100A960K2, the upper zone is controlled by a 80,000 BTU furnace MOD.# TUE080A948K2. Both of the furnace systems were operated using the standard manual controls, the furnace operations were deemed satisfactory. Burner compartments were relatively free of rust or scale deposits and the flame color was consistent, furnace installation was also considered satisfactory at this time.

The mechanical gas piping code (2608.2.2) requires a sediment trap (drip leg) be incorporated into the gas line downstream of the gas valve. The sediment trap shall be either a tee fitting with a capped nipple in the bottom outlet or other device recognized as an effective sediment trap. The trap or drip leg is not present on the gas piping at this time and is recommended to be installed.

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IV. PLUMBING SYSTEMS

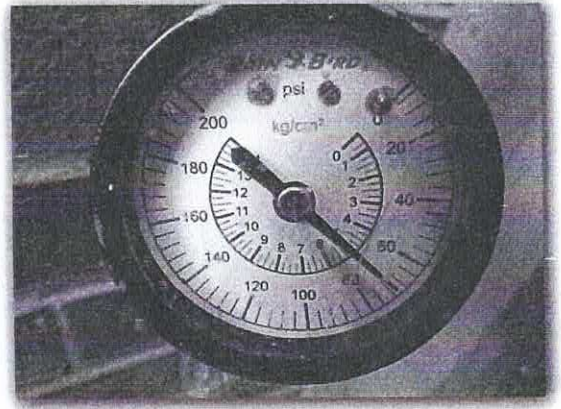
A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: NW corner property

Location of main water supply valve: Inside garage

Static water pressure reading: 70 psi

Comments:



The plumbing in the residence appears to be constructed of COPPER piping. No plumbing leakage from the visible or accessible piping was observed at this time. While no piping leakage was observed, it should be noted that the majority of the piping is concealed by interior walls and insulation in the attic and is not visible.

Recommend installing backflow prevention on the exterior hose bibbs as needed.

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B. Drains, Wastes, and Vents

Comments:

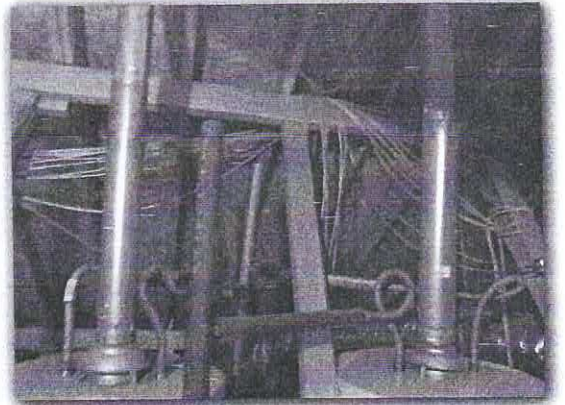
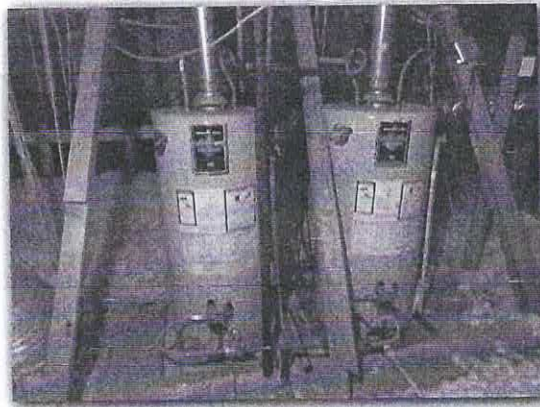
The plumbing fixtures in the residence were operated simultaneously for an extended period of time in an effort to determine the condition of the drainage system. No drainage problems were observed during the operation of the fixtures at this time. It should be noted that no underground leak testing of the drainage pipes were performed at this time.

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 80 gallons

Comments:



Dual BRADFORD-WHITE 40 gallon gas fired water heaters MOD. #M4403S6FBN, both units were observed to be functional and properly installed at this time. Water temperature was measured at 122 degrees, temperature controls on the water heaters can be adjusted for comfort levels.

The mechanical gas piping code (2608.2.2) requires a sediment trap (drip leg) be incorporated into the gas line downstream of the gas valve. The sediment trap shall be either a tee fitting with a capped nipple in the bottom outlet or other device recognized as an effective sediment trap. The trap or drip leg is not present on the gas piping at this time and is recommended to be installed.

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D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:



The BOSCH dishwashing unit was found to be operational, no leakage or cycling problems were observed at this time.

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B. Food Waste Disposers

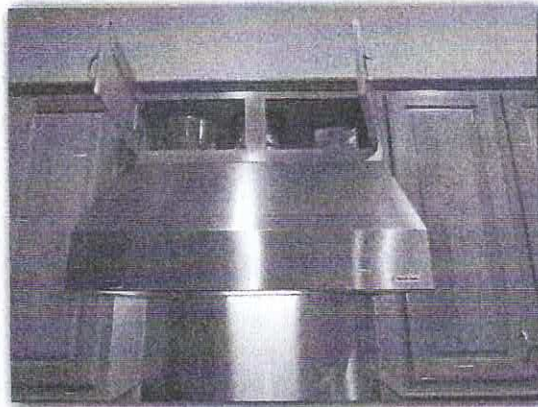
Comments:



Disposal was operational at the time of the inspection.

C. Range Hood and Exhaust Systems

Comments:



The VENT-A-HOOD range hood is operational and vented properly to the exterior.

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D. Ranges, Cooktops, and Ovens

Comments:



The VIKING gas cooktop was observed to be operational. The THERMADOR electric oven was also observed to be operational. Oven temperature was consistent with oven settings.

E. Microwave Ovens

Comments:



The GE microwave oven was observed to be operating properly. No microwave leakage was detected at the time of the inspection.

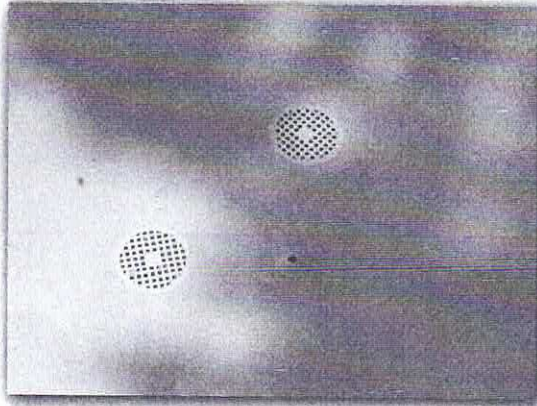
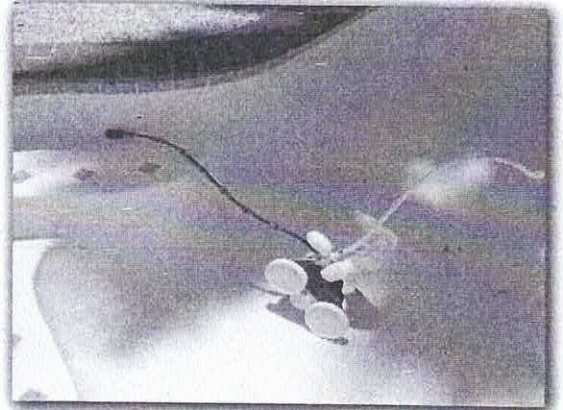
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



In-ground gunite constructed pool was observed to be structurally sound, no visible cracks in the surfacing or tiling was present at this time. The pool equipment was operated using the timer controller at the equipment area.

The 2HP main pump appeared to be seized and inoperable at the time of the inspection. Repairs are called for to replace the pump.

Summary

GRADING AND DRAINAGE

It is recommended to lower the soil level of the flower beds along the perimeter of the foundation, as needed, to expose 3-5" of the foundation wall and provide proper drainage away from the foundation.

Recommend installing splash blocks or other means of erosion control at gutter downspouts as needed.

ROOF COVERING MATERIALS

Recommend necessary repairs be made to secure and seal the base flashing above the lower roof on the northeast and southeast areas of the residence.

Recommend pruning the tree limbs near, or in contact with, the roof covering and provide a minimum 3' clearance from the roof surface. Branches contacting the roof can cause excessive wear and decrease the life expectancy of the roof covering.

ROOF STRUCTURES AND ATTICS



The power vents were not in operation at the time of the inspection. Recommend further investigation and any necessary repairs be performed by a licensed HVAC contractor.

DOORS (INTERIOR AND EXTERIOR)



Make necessary closure/fit adjustments to the master bedroom entry door.

Recommend ball/catch adjustments be made to the master bath entry doors.

FIREPLACES AND CHIMNEYS

The gas assisted sealed fireplace failed to ignite using manual controls. Recommend necessary repairs be performed by a qualified contractor to restore normal operations.

OTHER

Replace the defective smoke detector in the upstairs southwest bedroom.

Recommend trimming the bottom of the yard gate to allow unobstructed open/close operations of the gate.

Recommend securing the loose hinges at the upper cabinet doors in the living room.

SERVICE ENTRANCE AND PANELS

The aluminum main leads and ground wire in the service panel are required to be protected with an anti-oxidant inhibitor per the electrical code. The electrical grease is not present and should be installed on the leads connected to the main breaker and buss bar.

Double lugging was observed on the neutral wiring at the neutral buss bar. Double lugging is not permitted and the neutral wires should be placed separately in the buss bar.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Inoperable lights were observed at the stairs and living room areas. Lights failed to illuminate using the local switches. Recommend necessary repairs be made to restore illumination to the affected fixtures.

HEATING EQUIPMENT

The mechanical gas piping code (2608.2.2) requires a sediment trap (drip leg) be incorporated into the gas line downstream of the gas valve. The sediment trap shall be either a tee fitting with a capped nipple in the bottom outlet or other device recognized as an effective sediment trap. The trap or drip leg is not present on the gas piping at this time and is recommended to be installed.

DUCT SYSTEMS, CHASES, AND VENTS

Some of the flexible ducts were observed making contact. This can cause static and condensation possibly resulting in decreased performance. Recommend installing batt insulation between flexible ducts making contact.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Recommend installing backflow prevention on the exterior hose bibbs as needed.

WATER HEATING EQUIPMENT

The mechanical gas piping code (2608.2.2) requires a sediment trap (drip leg) be incorporated into the gas line downstream of the gas valve. The sediment trap shall be either a tee fitting with a capped nipple in the bottom outlet or other device recognized as an effective sediment trap. The trap or drip leg is not present on the gas piping at this time and is recommended to be installed.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

Sprinkler system not equipped with a rain sensor. The TREC requires inspectors to report sprinkler systems not equipped with rain sensors as being deficient.

SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT

The 2HP main pump appeared to be seized and inoperable at the time of the inspection. Repairs are called for to replace the pump.

The pool lights were inoperable at the time of the inspection. The GFCI protection tripped when the pool lights were switched on suggesting a possible short. Recommend further investigation and any necessary repairs be made by a qualified pool contractor.

The booster pump ceased operations during the inspection. The faulty operations appear to be related to the timer controls. Recommend further investigation and any necessary repairs be made by a qualified pool contractor.