

Concerning the Property at

5354 Town Park Blvd.

Section 9. Seller  has  has not attached a survey of the Property.

Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?  yes  no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector		No. of Pages
12/24/2021	Property	Chris Blanks	SUMMARY	9
12/24/2021	WDT Termite Inspect (c)	(ii)	CLEAR REPORT	SEE LISTING AGENT

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead
- Senior Citizen
- Disabled
- Wildlife Management
- Agricultural
- Disabled Veteran
- Other: \_\_\_\_\_
- Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?  yes  no

Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?  yes  no If yes, explain: \_\_\_\_\_

Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?  unknown  no  yes. If no or unknown, explain. (Attach additional sheets if necessary): \_\_\_\_\_

*\*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

*A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.*

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_

Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_

Printed Name: Colin Wood

Printed Name: \_\_\_\_\_



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Prepared For: Dane Rowe  
Property Inspected:  
5354 Town Park Blvd  
Katy, TX 77493  
Inspection Date: December 24, 2021  
Prepared By: Chris Blanks - License # 23710





**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

**Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.**

**This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.**

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**

Present at Inspection:  Buyer     Buyer's Agent     Seller's Agent     Occupant     No One  
Building Status:     Vacant     Owner Occupied     Tenant Occupied     Other  
Weather Conditions:     Fair     Cloudy     Rain    Temp: degrees  
Utilities On:     Yes     No Water     No Electricity     No Gas  
Special Notes: \_\_\_\_\_

**INACCESSIBLE OR OBSTRUCTED AREAS**

- Sub Flooring     Attic Space is Limited - Viewed from Accessible Areas
- Floors Covered     Plumbing Areas - Only Visible Plumbing Inspected
- Walls/Ceilings Covered or Freshly Painted     Siding Over Older Existing Siding
- Behind/Under Furniture and/or Stored Items     Crawl Space is limited - Viewed From Accessible Areas

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.  
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

## Inspection Report Summary

(Please review the inspection report in its entirety, this summary is for your convenience only and does not contain all of the observations made during the inspection.)

### FOUNDATIONS

- At the time of inspection, minor foundation movement and/or settling was observed; however, in this inspector's opinion, the foundation appears to support the structure as intended.
- Cracking was identified within the brick/mortar on exterior walls.
- Cracks are present on the sides/edges of the slab.
- Soil has eroded from beneath the porch foundation.
- The foundation's post tension cables are exposed at locations around the perimeter of the foundation. These should be sealed to prevent deterioration of the cable and it's anchor system.

### GRADING AND DRAINAGE

- Improper drainage conditions are present adjacent to the foundation. The grading adjacent to the structure should slope away from the structure a minimum of 6 inches in the first 10 feet.
- Low spots are present around the home. The grade around the home should drain all water without ponding.
- \* ● Gutters are present that are draining too close to the structure. Gutters ideally should discharge through downspout extensions to a distance of 5 to 6 feet from the foundation, but at a minimum, they should drain onto splash blocks angled away from the foundation.

### ROOF COVERING MATERIALS

- Gutters need to be leveled and secured to the structure.
- Kick-out flashing is required at the intersection of a sloped roof's eave and any adjacent wall. This flashing is not present and water penetration in the wall or roof system could result.
- Gutters are leaking.
- Lifted flashing was observed. This should be corrected to prevent wind driven rain from penetrating the the roof structure.
- Holes are present in the porch roof.
- Gutter downspouts have cut/alterd to accommodate the porch addition.
- The roof's drip edge flashing is inappropriately installed. On the roof rakes and gables the drip edge flashing should be installed over the roof underlayment. At the bottom, horizontal termination of the roof, the drip edge should be installed under the roof underlayment. This will help prevent wind and weather driven moisture penetration into the roof system.
- The porch roof is not flashed where tied into the existing roof/fascia/wall. As a result, this area depends on sealant to keep water from penetrating the area where the two roof structures meet. This should be monitored.
- From inside the attic, there is evidence of past roof leakage. It was ~~not~~ <sup>leaking</sup> today.

## ROOF STRUCTURES AND ATTICS

- Notable deflection is present in the porch additions roof line, both inside and out.
- Deflection is present in the eave line above the kitchen window and on the rear of the home.
- Deflection was observed on the roof surface.

From inside the attic this appears to be due to a purlin support that stops short in its support of this portion of the roof.

- The attic access door transitions from a conditioned space to the unconditioned attic. The door lacks weather stripping and insulation. This can result in heating and cooling losses.
- Attic insulation was observed to be missing/disturbed in areas.

## WALLS (INTERIOR AND EXTERIOR)

- Trim above doors is not level on the back porch.
- Cracks were observed in the walls within the home.
- Wall damage was observed in the home.
- Cracking was identified within the brick/mortar on exterior walls.
- Soffit vent covers are damaged/missing and are in need of replacement.
- Trim/siding/fascia/soffit boards are present that are showing signs of deterioration/rot and are in need of replacement.
- The siding is physically damaged in several areas.
- Caulking sealants around the garage door are deteriorating/failing. These areas should be re-sealed to prevent moisture and pest intrusion into the wall system.
- Caulking sealants where siding boards meet have separated in some areas and need to be re-sealed to prevent moisture and pest intrusion into the wall system.
- Trim boards on the home need re-caulking to prevent rot and water intrusion into the wall system.
- Loose siding boards were observed.
- There are penetrations present in exterior wall systems that should be sealed to prevent water intrusion into the home.
- Trim is loose on porch screens.
- Caulking sealants around window penetrations in the exterior walls are deteriorating/failing. These penetrations should be re-sealed to prevent moisture and pest intrusion into the wall system.
- In areas where wall siding meets the roof's surface, a one inch or greater gap is recommended to prevent the wall material from wicking up water, thus facilitating moisture intrusion and building material deterioration.

## CEILINGS AND FLOORS

- Cracks were observed in the ceilings.
- Infrared camera images indicate a thermal anomaly located within ceilings. This could be due to omitted insulation or insulation that is not performing.

## DOORS (INTERIOR AND EXTERIOR)

- Doors are present that rub, stick or hit the door framing, preventing proper closure.
- The door between the garage and residence should be equipped with a self closing device. This is to prevent carbon monoxide created by cars/gas powered machinery from entering the home.
- Weather stripping is missing around exterior door(s). This can result in significant energy loss and potential moisture intrusion into the home.

## WINDOWS

- Window screens are damaged or missing.
- Plastic muntins are damaged or missing on windows.

## FIREPLACES AND CHIMNEYS

- The firebrick or manufactured firebox lining is damaged and in need of repair/replacement/re-pointing.

## PORCHES, BALCONIES, DECKS, AND CARPORTS

- See roof and foundation section regarding the back porch.

## SERVICE ENTRANCE AND PANELS

- The grounding electrode is not secured to a ground rod.
- Certain Challenger panels and components have recently been subject to safety warnings and recalls due to potential overheating and poor connections. A licensed electrician should evaluate this panel to ensure it is not subject to any of these warnings, recalls or conditions.
- The branding of the breakers utilized in a panel box must match the brand of panel box in which they are installed. The Challenger panel box contains breakers of a different brand (GE). Mismatched breakers and panels can lead to poor electrical connections, posing a safety danger. This should be corrected.
- Grommets/conduit bushings are missing in service panel knockout holes / conduit entries, allowing for potential chaffing and damage to wiring.
- White wires connected to breakers are not marked with red or black tape as an indicator they are "hot" conductors.
- Significant debris was observed inside the panel. Panels should be kept clean and free of debris.

↑  
Electrician  
↓  
correct

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Electrical Code

- Ground fault circuit interrupter (GFCI) receptacles are not present as required. GFCI receptacles are necessary for branch circuits with outlets in kitchens, bathrooms, within 6 feet of non-kitchen sinks, garages and accessory buildings, outdoor areas and crawl spaces. This is a recognized safety hazard.
- GFCI receptacles are not operating properly in all of the required locations.
- Romex/NM wiring is exposed outside the structure. Romex is not typically rated for outdoor exposure and may deteriorate over time. It should be enclosed in conduit.
- Missing face plates were observed on receptacles/switches.
- Loose receptacles were observed.
- Unsecured wiring is present above an attic entry.
- A test indicates an open ground condition within receptacle(s). This should be corrected.
- A nonoperable receptacle is present.
- Hot and ground are reversed on a receptacle.
- Light fixtures are loose/inoperable and are in need of repair or bulb replacement.
- Ceiling fans were observed that are not properly balanced and are excessively noisy when in operation.
- All of the required smoke/fire detectors appear to be present in the appropriate locations and are functional.

## HEATING EQUIPMENT

- The furnace exhaust vent flue is too close to combustibles. A "B-vent" requires 1 inch of clearance. Single wall vent flues require 6 inches of clearance.

## COOLING EQUIPMENT

- The condenser airflow is restricted by excessive dirt and debris and should be cleaned and serviced by a licensed HVAC technician.
- The primary condensate line is not fully insulated. Without proper insulation, the cold water in the drain line can cause condensation to form on the piping that could drip and damage attic surfaces.

## DUCT SYSTEMS, CHASES, AND VENTS

- The guest bathroom duct/register is obstructed by paper.
- Duct work was observed to resting on and compressing attic insulation. These ducts should be suspended from the roof structure.

Service



## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- The gas lantern in the front of the home is inoperable. The gas line to the light appears to have been disconnected.
- Capped copper piping is exposed on the exterior of the home. Its purpose is not clear.
- The drain cleanout lid is not secure.
- Copper and Pex piping are present in the home.
- Uninsulated water piping was observed in the attic.
- Corrosion was noted on washing machine hose bibs.
- The faucet on the kitchen sink is loose.
- In the shower(s), caulking/grout is missing or damaged, allowing for potential water leakage. It is possible water damage is present that cannot be observed during a visual inspection.
- The master tub is chipped.
- The exterior hose bibs do not have back-flow prevention devices, allowing for the potential of cross contamination of the home's water supply. A potentially hazardous cross connection occurs every time someone uses a garden hose sprayer to apply fertilizer or herbicides to their lawn without a back-flow prevention device. Without a back-flow prevention device between your hose and the spigot, the contents of the hose and anything in it can back-flow into the home's water system and contaminate your drinking water.
- Hose bibs are not secured in the walls and move freely.

## DRAINS, WASTES, AND VENTS

- Plumbing vents are partially obscured by their roof jacks.

## WATER HEATING EQUIPMENT

- A watertight drain pan and associated drain line are required if water heater leaks would cause damage to surrounding surfaces. Such a drain pan is not present.
- There is no sediment trap present on the gas line prior to its entry into the water heater. A sediment trap is necessary to capture matter or debris in the gas line that could foul the gas valve or burner system.
- The water temperature at faucets / showers was observed to be in excess of 120° F. Water above this temperature creates a burn hazard for its occupants. The water heater thermostat should be adjusted downward accordingly.

## GAS DISTRIBUTION SYSTEMS AND GAS APPLIANCES

- Rust observed on the gas service line from the meter entering the structure. This should be prepped and painted to prevent further deterioration.

## RANGES, COOKTOPS, AND OVENS

- The oven is not properly anchored in the cabinet with an anti-tip device, creating a safety hazard should someone lean, step or fall on the oven door when in the open position. This creates a safety hazard.

## GARAGE DOOR OPERATORS

- The garage door locking mechanism is not blocked and is fully operable. When a garage door opener is installed, garage door locks should be rendered inoperable. Rendering the lock inoperable prevents potential damage to the garage door opener during operation.