



PROPERTY INSPECTION REPORT

Prepared For: Sam Weiss

(Name of Client)

Concerning: 7 Craven Park Court, The Woodlands, TX 77354

(Address or Other Identification of Inspected Property)

By: Todd Goodwin : TREC# 21218

10/16/2019

(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 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

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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;
- the lack of fire safety features such as smoke and carbon monoxide alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Weather Conditions: Overcast

Visual Property Inspection

7 Craven Park Court
The Woodlands, TX 77354

Prepared for :

Sam Weiss



Inspected by :

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete

Comments:

The concrete slab foundation corners were spalled at the front right and back left. This is caused by thermal expansion of the walls and the tight connection between the veneer and concrete surface. The expanding veneer in the hot sun exerts a force sufficient to shear the corner from the foundation. This is common and is not considered a significant structural defect. Should the crack open beyond one-sixteenth of an inch, the corners should be repaired, to avert deterioration of the veneer at the corner and to prevent access by wood destroying insects. Concrete repair specialists and some masons in your area are equipped for these repairs.

Tree in close proximity. Tree roots may cause damage to the foundation - Recommend to consult a tree contractor to install a root barrier.

Steel reinforcing is exposed on the right side of the home. Exposed reinforcing is not considered a significant structural defect. Recommend scraping the steel with a wire brush, applying a rust inhibitor and sealing with a fine sand mortar.

The following areas were inaccessible or not visible, and this limited the extent of our foundation inspection: Most of the foundation system and slab.

The house has a concrete slab foundation. The type and amount of steel reinforcing in the slab cannot be determined by a visual inspection. However, it is most likely conventionally reinforced with steel reinforcing bar or cable spaced uniformly throughout the slab. Grade beams under load bearing portions of the house provide the homes foundation.

The grade beams are deeper than the rest of the slab and they contain additional steel reinforcing. Based on visible evidence, the structural condition of this foundation is average. We consider the home structurally sound. With normal care, and attention to maintenance of a stable moisture content in the soil surrounding the foundation, the slab should continue to be structurally sound for the foreseeable future.

Soil conditions in this area are known to be unstable. No warranty against future movement can be made.

I. STRUCTURAL SYSTEMS



Tree in close proximity



Spalled at front right



Spalled at back left



Exposed reinforcing at right side

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B. Grading and Drainage

Comments:

Extend leaders on downspouts and add splash blocks so water run off from roof is directed to drain away from the foundation. We mention this because poor drainage is a frequent contributor to differential movement.

Fill hole in the yard at the right side of the back patio for safety reasons.

Top of tree at the right side of the home appears dead. Recommend having the tree evaluated by a qualified tree company.

Topography of the lot is generally level and drains from back to front. Drainage of the property and surrounding area was relatively good. Some gutters and downspouts

I. STRUCTURAL SYSTEMS

installed, soil levels are within the recommended height to the foundation.



Dead tree at right side



Fill hole at right of back porch



Extend leaders

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C. Roof Covering Materials

Types of Roof Covering: Asphalt

Viewed From: Roof Top

Comments:

The drip edge has been installed improperly. The drip edge should be installed in a shingle like fashion. Recommend qualified roofing company evaluate and correct as needed.

Several areas on the back slope of the home show evidence of possible hail damage. Recommend qualified roofing company evaluate.

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I. STRUCTURAL SYSTEMS

Outside light was noted around the furnace flue vent. Recommend securing the vent to prevent water intrusion and related damage.

The decking is too thin where it meets the ridge. Recommend qualified roofing company evaluate and correct as needed.

Secure and seal the nail that has backed out at the flashing above the front porch to prevent water intrusion and related damage.

Damaged shingles noted above the front porch. Recommend qualified roofing company evaluate and correct as needed.

Improper flashing on the back slope above the back patio cover. Recommend qualified roofing company evaluate and correct as needed.

The roof is a system that must work well together to provide weather protection for the house. The major elements in this system include the roofing or roof covering (shingles, tile, membrane), the underlayment (impregnated felt or paper, ice and water shield), metal flashing (lead, copper, aluminum, galvanized steel), sheathing (plywood, wafer board, dimensional lumber boards), and the roof rafters themselves.

The roof covering is asphalt composition shingle. The roofing is in good to fair condition. No determination of remaining life expectancy or insurability is implied. Roofs of this type typically last about 20-25 years or more before major roofing repairs or replacement is required. From our observations of the ceiling and attic, there is no evidence of past leaks.

With any roof, regardless of age, minor leakage should be expected from time to time, especially during periods of heavy rain. This can occur along the edges of the roof, at joints between different roof surfaces, and around penetrations through the roof. Normally, these repairs are easily accomplished.



Drip edge is not properly installed



Outside light is visible around furnace flue vent

I. STRUCTURAL SYSTEMS



Deck board is too small at the ridge



Condition of shingles



Shingles are still pliable



Secure and seal flashing nail above front porch

I. STRUCTURAL SYSTEMS



Damaged shingle above front porch



Improper flashing at back slope above patio cover



Possible hail damage at back slope



Possible hail damage in back

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D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 12+ in

Comments:

Rafter has pulled away from the ridge board in the pull down attic. Recommend consulting with a qualified carpenter to evaluate and correct as needed.

Roof structure is conventional wood framed rafter system. The roof framing is supported by interior and exterior bearing walls and beams. This is a standard method of construction. Ventilation is roof vents and soffit vents and appears to be adequate, and there is no evidence of excessive moisture in the attic. Insulation in the attic is blown-in and batt type and appears to be adequate.

I. STRUCTURAL SYSTEMS

Areas in the attic that do not have safe access from a platform are not inspected. There may be hidden defects due to inaccessibility, HVAC equipment and duct work restricting access and the view of certain areas.



Insulation levels



Rafter has pulled away from ridge board

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E. Walls (Interior and Exterior)

Comments:

Missing weep holes / weep screed above windows and doors, and at the bottom of exterior walls at the front porch. Recommend adding weep holes / weep screed to allow moisture an avenue to escape the wall cavity.

With the exception of weep holes above windows, doors and at the bottom of exterior walls, all openings, penetrations, cracks, etc., in the exterior veneer or siding, or in any location on the exterior envelope of the building, should be caulked or otherwise sealed to prevent water or pest from entering the building.

Secure and seal the nail that has backed out of the siding at the left side of the home that is close to the front porch.

Secure and seal the trim board at the back right of the home.

The exterior walls of this house appear to be standard wood frame construction. The visible exterior is brick and composite concrete veneer that has been installed over the wood framing. These walls and the veneer appear to be in good condition. The interior walls are covered with drywall and are also in good condition.

Note: The walls are inspected for structural performance and water penetration. Specifically excluded from this report is the presence of cosmetic concerns such as paint, minor cracks, scuffs and dings.

I. STRUCTURAL SYSTEMS



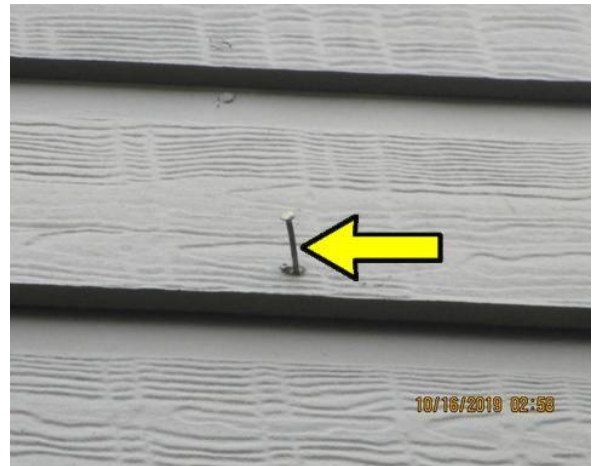
Seal around penetrations (Irrigation wire)



Seal mortar at right of front door

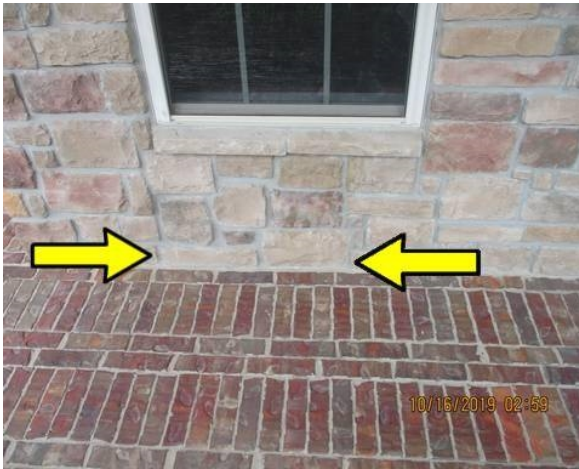


Seal where siding meets

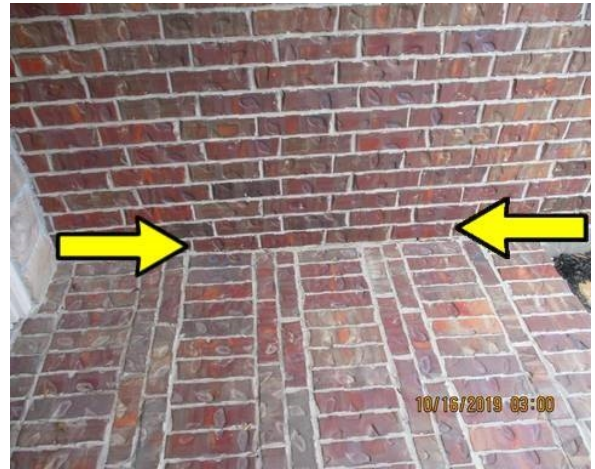


Nail has backed out of siding at left side

I. STRUCTURAL SYSTEMS



Missing weep screed / weep holes at entry



Missing weep holes at entry



Secure and seal trim piece at back patio

F. Ceilings and Floors

Comments:

Ceiling finish is drywall. floor surfaces are tile, wood and carpet. Floor structure is concrete slab on the first floor and standard wood framing on the upper floors. All appear to be in good condition. No problems were found.

Note: The ceilings and floors are inspected for structural performance and water penetration. Specifically excluded from this report is the presence of cosmetic concerns such as minor cracks, scuffs and dings.

G. Doors (Interior and Exterior)

Comments:

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I. STRUCTURAL SYSTEMS

Finish is deteriorating at the front door. Recommend refinishing the door to prevent further deterioration.

Repair caulk around overhead garage door to prevent water intrusion and related damage.

Door leading to the garage should have self closing hinges installed for safety reasons.

Doors were opened and closed and locks tested.



Finish on front door is deteriorating



Repair caulk around overhead garage door frame



Door leading to the garage should have self closing hinges

H. Windows

Comments:

I. STRUCTURAL SYSTEMS

The caulking compound around the window frames is generally serviceable. However, some touch-up work is needed in places, not limited to the left side of the home.

The windows in this house are vinyl framed, single hung, fixed and sliding, double pane windows. They are generally in good operating order. The windows in this home are good quality. While some maintenance and repairs will be needed from time to time, these windows should be serviceable for many years to come.



Repair caulk around windows

I. Stairways (Interior and Exterior)

Comments:

Baluster is loose at the railing over looking the living room. Recommend securing for safety reasons.

The stairs, stairwell and railings were inspected.



Baluster not attached

I. STRUCTURAL SYSTEMS

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

Weep hole / weep screed missing at front porch column. Recommend adding to allow moisture an avenue to escape the wall cavity.

Deteriorated trim around back patio column. Recommend replacing the trim.

Deterioration noted to the back patio cover post. Recommend repairing / replacing all deteriorated wood.

The entry stoop is generally in good condition with no structural problems indicated.

The patio at the rear is concrete slab-on-grade and in good condition. Minor cracking was noted, typical of a concrete patio in this area.

The driveway and walkway are in good condition. Some cracking was noted, typical of driveways and walkways in this area.



Missing weep holes at front porch column



Deteriorated trim around back porch post

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I. STRUCTURAL SYSTEMS



Deteriorated wood at back patio cover post

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L. Other

Comments:

Countertops and a representative number of cabinets were inspected and found to be in good condition and functioning properly.

II. ELECTRICAL SYSTEM

A. Service Entrance and Panels

Comments:

Aluminum service wires should be coated with anti-oxidant at the connection to the lugs.

Several of the AFCI breakers did not trip under test. Recommend licensed, qualified electrician evaluate and correct as needed.

Ground wire is not attached to the ground rod. Recommend correcting.

Double tapping noted. This is when two or more wires are connected to one breaker in the panel and is considered unsafe. Recommend having electrician evaluate system.

There is a loose connection to the top left 20 amp breaker. Recommend licensed, qualified electrician evaluate and correct as needed.

Main distribution panel is 125 amp, 120/240 volt, aluminum service wires utilizing breakers and is located on the back side of the home. Service is provided underground from the utility company. Copper type wiring exists for branch circuits. The A/C disconnect box is located on the back side of the home and appears to be secured.

A typical electrical system consists of two distinct components: (1) The electric service entrance, and (2) The electric circuits. The service entrance determines the capacity of the electric power available to the home. The electric circuits distribute the power throughout the home. Electrical devices in a home typically use either 120 or 240 voltage electricity. The major appliances, such as clothes dryers, kitchen ranges, water heaters, air conditioners and electric heating units require 240 volts. General purpose circuits (lighting, outlets, ect.) require 120 volts. At the time of inspection, there were no signs of arcing, sparking or overheating present.



Ground wire is not attached



Panel is labeled

II. ELECTRICAL SYSTEM



Overview



No antioxidant on service wires



Double tapped breaker

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper
Comments:

Secure exposed wire at the back patio cover for safety reasons.

Light is out at the master toilet. Recommend changing bulb. If the bulb is okay, then further evaluation will be needed.

Add cover plate to junction box in the attic at the top of the stairs for safety reasons.

Secure the speaker wire at the ceiling in the upstairs game room.

Branch circuit wiring is copper. All appears to be in good condition. All accessible plugs,

I NI NP D

II. ELECTRICAL SYSTEM

lights, ceiling fans and GFCI outlets were tested.

Only visible and accessible parts of the electrical system are inspected. Items and wiring that are not visible and accessible are excluded from this report.



Secure exposed wire at back patio cover



Add cover plate to junction box in attic access at top of stairs



Secure speaker wires in ceiling at upstairs game room

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

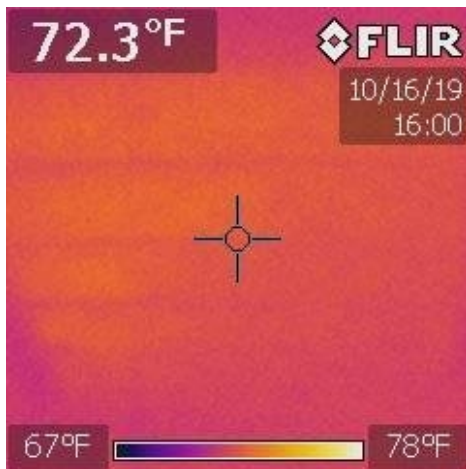
A. Heating Equipment

Type of Systems: Forced Air
Energy Sources: Natural Gas
Comments:

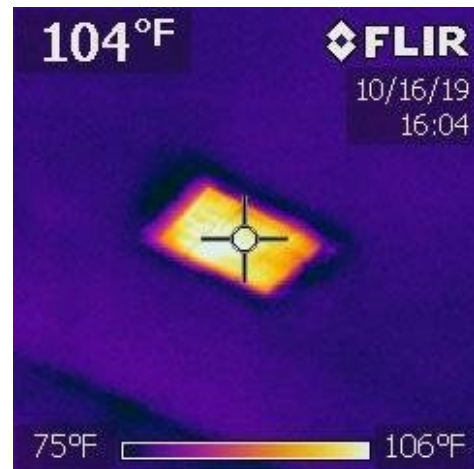
The furnace is located inside the attic. The equipment is installed properly and in good condition relative to the age of the equipment. The system was operated and appears to be operating properly, delivering sufficient heat to all areas.

Please be aware that the heat exchanger (which is the central and most critical part of a hot air furnace) could only be viewed to a limited extent. Those areas that were visible appeared to be serviceable. You should understand that this is a very limited examination and not a conclusive evaluation of the heat exchanger. A conclusive evaluation can only be done either visually by at least a partial dismantling of the furnace or by a smoke test or other test that would identify combustion products in the heated air.

The unit should be serviced by a licensed, qualified HVAC technician prior to each heating season.



Return air temperature



Supply air temperature

B. Cooling Equipment

Type of Systems: Forced Air
Comments:

The left side panel at the outside unit rattles when the system is operating. This does not appear to be interfering with the performance of the system.

The evaporator coil is located inside the attic. The compressor is located on the back side of the home. The equipment is installed properly and in good condition relative to the age of the equipment.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

In the cooling mode, this system, when operating properly, can produce approximately 4 tons of cooling. According to our calculations, this will be adequate for this size house. It should be kept in mind that the average life for an air conditioner compressor/condensor is approximately 12 to 15 years. According to the data plate, this unit was manufactured in April 2009. It should be determined from the present owner if any compressor/condensing system components have been recently repaired or replaced.

Our visual inspection of the air conditioning system does not check for proper refrigerant charge or test the system for leaks. The evaporator coil needs cleaning and maintenance periodically. The coil should be inspected, cleaned and serviced if the owners records do not indicate that this service has been performed within the last year. The system should be serviced by a licensed, qualified HVAC technician prior to each cooling season.

The system was operated and tested. The general standard for room air differential should be 16-22 degrees. Supply air temperature is 54 and return air temperature is 76 (22 degree differential). At the time of inspection the system appears to be functioning properly.

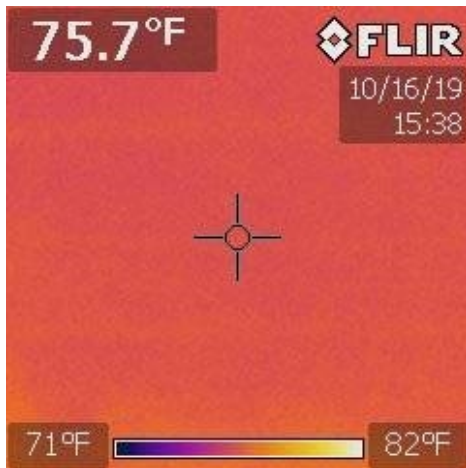


Overview

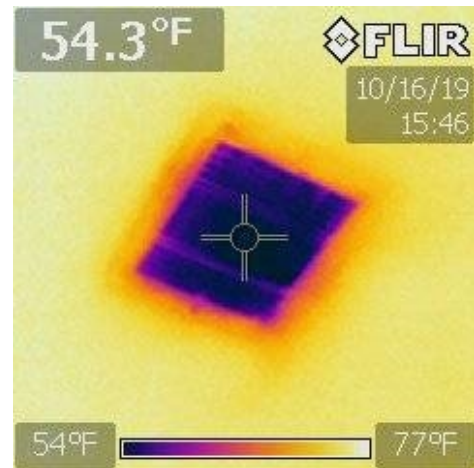


Data plate for unit

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



Return air temperature



Supply air temperature

C. Duct Systems, Chases, and Vents

Comments:

Install batt insulation between ducts that touch each other to prevent condensation build up and premature wear of the ducts.

This unit utilizes a media filter that is at the unit in the attic. Filters should not be installed at the return air grilles. Recommend removing these filters.

All visible ductwork in the attic appears to be connected, in good condition and functioning properly at the time of inspection.



Add batt insulation between ducts that touch



Remove filters out of return air grilles

IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front left by street

Location of main water supply valve: Inside garage

Static water pressure reading: 70 psi

Comments:

Repair insulation at the water main at the right side of the home to prevent possible freezing.

The shower diverter at the upstairs bath leaks. Recommend repairing / replacing this fixture.

The master bath faucet is loose. Recommend securing.

City water supply system. Supply system appears to be PEX. All fixtures inside and outside the home were tested and have good functional flow. Where visible, this system was in good condition at the time of inspection.

Most pipes are concealed and therefore are unable to be inspected. Only visible and accessible pipes of the plumbing system are inspected. Plumbing pipes that are not visible and accessible are excluded from this report.



70 psi



Repair insulation on water main shut off

IV. PLUMBING SYSTEM



Diverter leaks at upstairs bath



Faucet is loose at master tub



Overview of manifold

- B. Drains, Wastes, and Vents

Comments:

There is a leak at the kitchen sink at the disposer. Recommend licensed, qualified plumber evaluate and correct as needed.

Seal the grout at the upstairs tub / shower to prevent water intrusion and related damage.

Remove the caulk around the weep holes at the master shower pan.

The main sewer system is city. Clean-outs are located at the right side of the home. The drain, waste and vent system appears to be PVC pipe. All drains were tested with water running for approximately 10 minutes. Where visible, this system was in good condition at

IV. PLUMBING SYSTEM

the time of inspection with no slow drains detected.

Most pipes are concealed and therefore are unable to be inspected. Plumbing pipes that are not visible and accessible are excluded from this report. A leaking sewer pipe can contribute significantly to the instability of the supporting soils by introducing excessive moisture into the soils, thus weakening them, resulting in foundation problems. Problems with the plumbing waste pipes under the slab can only be detected by an under slab plumbing leak test.

24 hour shower pan test was not completed.



Seal grout around tub at upstairs bath



Remove caulk around weep holes at master shower pan

C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 40 gallons

Comments:

A gas fired water heater, located in the attic at the top of the stairs, provides domestic hot water to the home and was in operation at the time of inspection. According to the data plate, the water heater has a capacity of 40 gallons and was manufactured on April 23, 2009. The capacity of the hot water system appears adequate for the normal needs of this size house.

The water heater is installed properly and in good condition relative to the age of the equipment.

A water heater is equipped with a temperature/pressure relief valve. This is an important safety device that is required by most codes and should be tested annually. Appropriate discharge piping is installed on this device to direct the discharge from any blow-off to a safe location. The T&P valve was not tested as property damage may occur.

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IV. PLUMBING SYSTEM



D. Hydro-Massage Therapy Equipment

Comments:

There is no access to the motor. Recommend providing access.

Spa tub was working as designed, GFCI was tested.



Operational



No access to the motor

V. APPLIANCES

A. Dishwashers

Comments:

Dishwasher was operated in normal mode, run through a complete, normal cycle. Function and operation appear to be normal. Lower access panel not removed. At the time of the inspection the dishwasher did not leak.



B. Food Waste Disposers

Comments:

There is a leak at the kitchen sink at the disposer. Recommend licensed, qualified plumber evaluate and correct as needed.

Waste disposer is secure and appears to be in good condition. Disposer operates as designed.

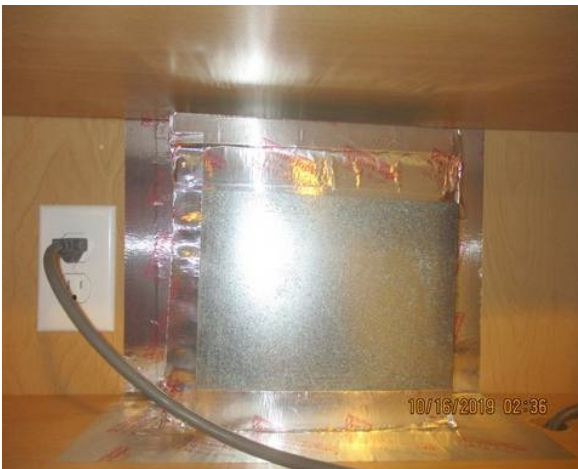
V. APPLIANCES



C. Range Hood and Exhaust Systems

Comments:

Kitchen range hood exhaust and light are in good condition and operate satisfactorily.



D. Ranges, Cooktops, and Ovens

Comments:

Gas cook top and gas oven are in good condition. All burners on cook top were checked and oven set at 350. actual temperature was 357. No problems found.

V. APPLIANCES



E. Microwave Ovens

Comments:

Microwave oven is in good condition. It was tested by heating water and appears to function properly. Microwave not tested for radiation leak.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Mechanical exhaust vent fans appear to vent to the outside and operate satisfactorily.

V. APPLIANCES



Vents outside as required

G. Garage Door Operators
Comments:

The garage door is equipped with an electric garage door opener. It was operating at the time of the inspection and reversed when resistance was encountered. The opener should be tested regularly to be sure it stops or reverses when the door strikes an obstruction or when a person or object passes beneath it while closing.

H. Dryer Exhaust Systems
Comments:

Dryer vent appears to be functional. Vents to the outside as required.

I. Other
Comments:

Door bell was operating at time of inspection.

V. APPLIANCES



VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems

Comments:

Controller was unplugged at the time of inspection. Inspector did plug it in and an error code came up. Inspector attempted to clear the code and operate the system, but the error code stayed. Recommend qualified irrigation company evaluate the system and correct as needed.

Handle is damaged at the backflow preventer valve. Recommend replacing this valve handle.

Rain Bird ESP-6TM automatic sprinkler control box.



Backflow preventer installed



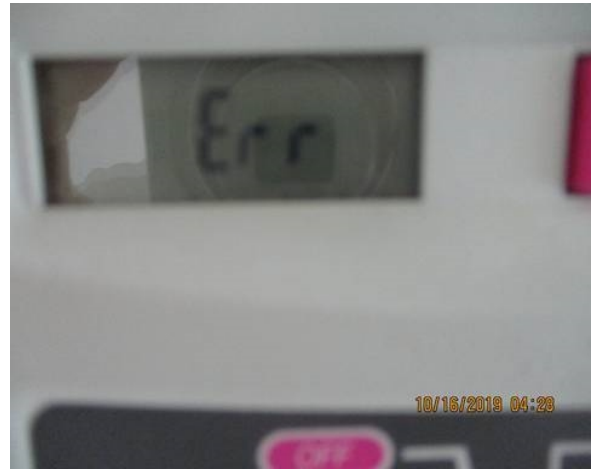
Handle is broke on backflow preventer valve

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VI. OPTIONAL SYSTEMS



Rain Bird ESP-6TM controller



Error code flashing (System did not work)

F. Other

Comments:

Main gas shut off valve was located at the right side of the house. Gas lines are black steel. All gas appliances were tested at the connections for gas leaks. No leaks were found.

Most pipes are concealed and unable to inspect. Only visible and accessible pipes of the plumbing system are inspected. gas pipes that are not visible and accessible are excluded from this report.



Date: 16-Oct-2019

7 Craven Park Court, The Woodlands, TX 77354

General Comments about this
Inspection

General Comments

Home is located in a desirable neighborhood.

Supplementary Comments

There was no evidence at the time of inspection that this home has sustained damage from Hurricane Harvey. However, it should be further investigated with statements from the sellers, neighbors, and insurance companies to verify.



Report Summary

Date: 16-Oct-2019

7 Craven Park Court, The Woodlands, TX 77354

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 I. STRUCTURAL SYSTEMS

A. Foundations

The concrete slab foundation corners were spalled at the front right and back left. This is caused by thermal expansion of the walls and the tight connection between the veneer and concrete surface. The expanding veneer in the hot sun exerts a force sufficient to shear the corner from the foundation. This is common and is not considered a significant structural defect. Should the crack open beyond one-sixteenth of an inch, the corners should be repaired, to avert deterioration of the veneer at the corner and to prevent access by wood destroying insects. Concrete repair specialists and some masons in your area are equipped for these repairs.

Tree in close proximity. Tree roots may cause damage to the foundation - Recommend to consult a tree contractor to install a root barrier.

Steel reinforcing is exposed on the right side of the home. Exposed reinforcing is not considered a significant structural defect. Recommend scraping the steel with a wire brush, applying a rust inhibitor and sealing with a fine sand mortar.

B. Grading and Drainage

Extend leaders on downspouts and add splash blocks so water run off from roof is directed to drain away from the foundation. We mention this because poor drainage is a frequent contributor to differential movement.

Fill hole in the yard at the right side of the back patio for safety reasons.

Top of tree at the right side of the home appears dead. Recommend having the tree evaluated by a qualified tree company.

C. Roof Covering Materials

The drip edge has been installed improperly. The drip edge should be installed in a shingle like fashion. Recommend qualified roofing company evaluate and correct as needed.

Several areas on the back slope of the home show evidence of possible hail damage. Recommend qualified roofing company evaluate.

Outside light was noted around the furnace flue vent. Recommend securing the vent to prevent water intrusion and related damage.

The decking is too thin where it meets the ridge. Recommend qualified roofing company evaluate and correct as needed.

Secure and seal the nail that has backed out at the flashing above the front porch to prevent water intrusion and related damage.

Damaged shingles noted above the front porch. Recommend qualified roofing company evaluate and



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1.0 I. STRUCTURAL SYSTEMS

correct as needed.

Improper flashing on the back slope above the back patio cover. Recommend qualified roofing company evaluate and correct as needed.

D. Roof Structures and Attics

Rafter has pulled away from the ridge board in the pull down attic. Recommend consulting with a qualified carpenter to evaluate and correct as needed.

E. Walls (Interior and Exterior)

Missing weep holes / weep screed above windows and doors, and at the bottom of exterior walls at the front porch. Recommend adding weep holes / weep screed to allow moisture an avenue to escape the wall cavity.

With the exception of weep holes above windows, doors and at the bottom of exterior walls, all openings, penetrations, cracks, etc., in the exterior veneer or siding, or in any location on the exterior envelope of the building, should be caulked or otherwise sealed to prevent water or pest from entering the building.

Secure and seal the nail that has backed out of the siding at the left side of the home that is close to the front porch.

Secure and seal the trim board at the back right of the home.

G. Doors (Interior and Exterior)

Finish is deteriorating at the front door. Recommend refinishing the door to prevent further deterioration.

Repair caulk around overhead garage door to prevent water intrusion and related damage.

Door leading to the garage should have self closing hinges installed for safety reasons.

H. Windows

The caulking compound around the window frames is generally serviceable. However, some touch-up work is needed in places, not limited to the left side of the home.

I. Stairways (Interior and Exterior)

Baluster is loose at the railing over looking the living room. Recommend securing for safety reasons.

K. Porches, Balconies, Decks, and Carports

Weep hole / weep screed missing at front porch column. Recommend adding to allow moisture an avenue to escape the wall cavity.

Deteriorated trim around back patio column. Recommend replacing the trim.



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1.0 I. STRUCTURAL SYSTEMS

Deterioration noted to the back patio cover post. Recommend repairing / replacing all deteriorated wood.

2.0 II. ELECTRICAL SYSTEM

A. Service Entrance and Panels

Aluminum service wires should be coated with anti-oxidant at the connection to the lugs.

Several of the AFCI breakers did not trip under test. Recommend licensed, qualified electrician evaluate and correct as needed.

Ground wire is not attached to the ground rod. Recommend correcting.

Double tapping noted. This is when two or more wires are connected to one breaker in the panel and is considered unsafe. Recommend having electrician evaluate system.

There is a loose connection to the top left 20 amp breaker. Recommend licensed, qualified electrician evaluate and correct as needed.

B. Branch Circuits, Connected Devices, and Fixtures

Secure exposed wire at the back patio cover for safety reasons.

Light is out at the master toilet. Recommend changing bulb. If the bulb is okay, then further evaluation will be needed.

Add cover plate to junction box in the attic at the top of the stairs for safety reasons.

Secure the speaker wire at the ceiling in the upstairs game room.

3.0 III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

The left side panel at the outside unit rattles when the system is operating. This does not appear to be interfering with the performance of the system.

C. Duct Systems, Chases, and Vents

Install batt insulation between ducts that touch each other to prevent condensation build up and premature wear of the ducts.

This unit utilizes a media filter that is at the unit in the attic. Filters should not be installed at the return air grilles. Recommend removing these filters.



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4.0 IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Repair insulation at the water main at the right side of the home to prevent possible freezing.

The shower diverter at the upstairs bath leaks. Recommend repairing / replacing this fixture.

The master bath faucet is loose. Recommend securing.

B. Drains, Wastes, and Vents

There is a leak at the kitchen sink at the disposer. Recommend licensed, qualified plumber evaluate and correct as needed.

Seal the grout at the upstairs tub / shower to prevent water intrusion and related damage.

Remove the caulk around the weep holes at the master shower pan.

D. Hydro-Massage Therapy Equipment

There is no access to the motor. Recommend providing access.

5.0 V. APPLIANCES

B. Food Waste Disposers

There is a leak at the kitchen sink at the disposer. Recommend licensed, qualified plumber evaluate and correct as needed.

6.0 VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Controller was unplugged at the time of inspection. Inspector did plug it in and an error code came up. Inspector attempted to clear the code and operate the system, but the error code stayed. Recommend qualified irrigation company evaluate the system and correct as needed.

Handle is damaged at the backflow preventer valve. Recommend replacing this valve handle.

7.0 General Comments about this Inspection

Home is located in a desirable neighborhood.

There was no evidence at the time of inspection that this home has sustained damage from Hurricane Harvey. However, it should be further investigated with statements from the sellers, neighbors, and



Report Summary

Date: 16-Oct-2019

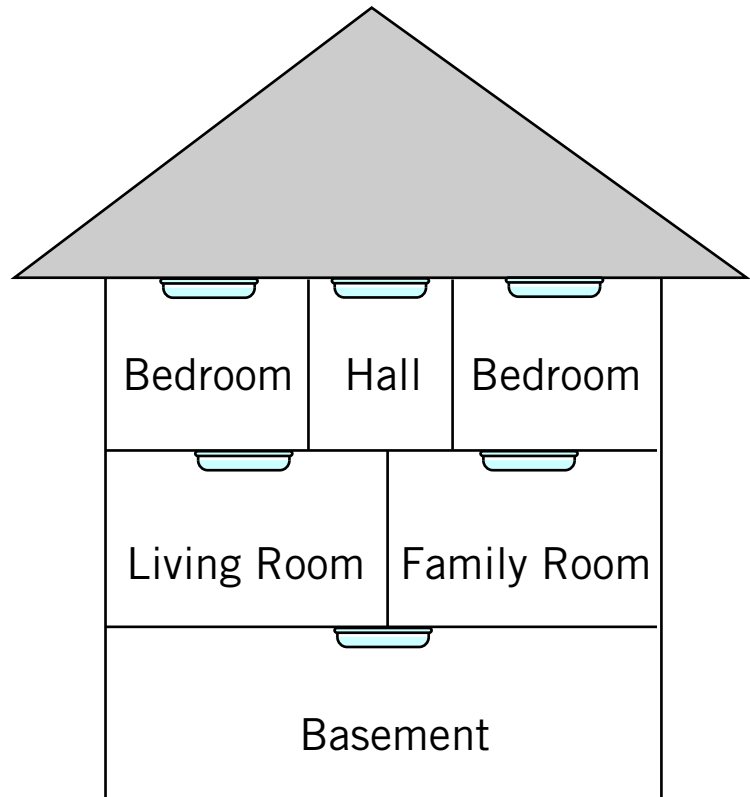
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7.0 General Comments about this Inspection
insurance companies to verify.

Smoke Alarms

Smoke alarms are an incredible success story. Once the concept took hold in the 1970s, it wasn't long before the fire death rate was cut in half! Now, more than three decades later, most homes have at least one smoke alarm but we still have a problem – the smoke alarms aren't working! In one quarter of the homes with smoke alarms, the smoke alarms don't work. The cause is missing, dead or disconnected batteries (National Fire Protection Association). Pillar To Post® would like to encourage you to pay more attention to your smoke alarms.



The two key goals of smoke alarms are –

- To wake you up. You can't sense smoke and flame when you are asleep.
- Early warning. The sooner you know about a fire the better the possible outcome

Placement of Smoke Alarms

While you should consult the instructions provided with the smoke alarm, here are some general guidelines. We do not address local bylaws and codes here.

- There should be at least one smoke alarm per floor including the basement.
- Smoke alarms should be placed outside every separate sleeping area. Many authorities suggest an alarm inside each bedroom as well.
- The alarm can be placed on the ceiling or high up on the wall. If the alarm is on the ceiling, it should be at least four inches away from any walls. If the alarm is on the wall, it should be at least four inches but not more than twelve inches from the ceiling.
- Peaked ceilings have stagnant air at the top. The smoke alarm should be three feet from the highest point.
- Do not place the smoke alarm where it could be affected by drafts such as next to a window or air vent.

Maintaining

Test the smoke alarm once per month by pressing the test button until the alarm sounds then release the button. If the smoke alarm is battery operated, replace the battery every year. If you hear a chirping sound from the smoke alarm, change the batteries. Dust or vacuum the surface periodically. Replace the entire unit if it is older than 10 years or if you are not sure how old it is. Print the installation date inside the cover.

False Alarms

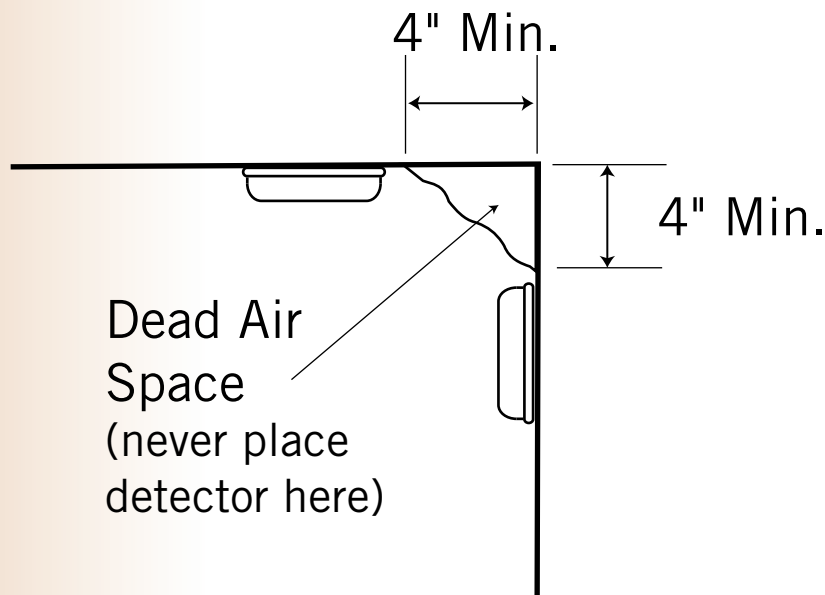
Nuisance tripping of your smoke alarm is bound to happen occasionally. Unfortunately, many people remove the battery to silence the alarm with the good intention of replacing it after the smoke clears. Here are some better ways to deal with nuisance tripping: Use an alarm with a 'hush button'. Move the smoke alarm a little further from the kitchen area. Try a different type of alarm. Some experts say that a photoelectric smoke alarm is a little less sensitive to common causes of false alarms.

Hard Wired Alarms

Many homes today have smoke alarms wired right into the household electrical system. In addition, some homes have interconnected smoke alarms. This means if one alarm in the home sounds then the others sound as well.

Escape Plan

Smoke and flame can spread quickly so you need to react quickly. It is vital that you and your family know what to do on hearing a smoke alarm. You should plan an escape route from every area of the home and identify a safe area to meet outside the home. You should rehearse the escape plan with your family. Walk through and identify obstacles that may slow you down such as windows that are jammed or exits that are crowded with storage etc.



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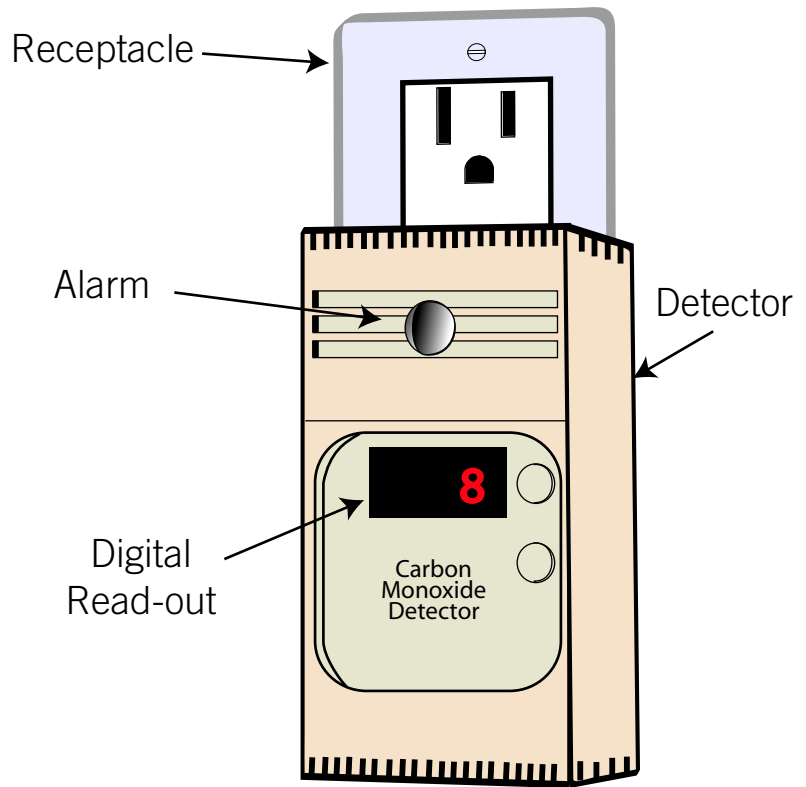
We welcome your comments and suggestions for future Information Series topics
info@pillartopost.com 1-800-294-5591 www.pillartopost.com

Carbon Monoxide

Carbon monoxide, or CO, a byproduct of incomplete combustion of fossil fuels, is a colorless, odorless gas. Breathing CO reduces the blood's ability to carry oxygen. In severe cases, CO can cause death.

Defective or malfunctioning fossil fuel appliances, or inappropriate use of appliances that burn fossil fuel close to or inside the home can pose a serious health hazard. Here are a few examples of dangerous operations:

- Running an automobile or gas lawn mower inside the garage
- Operating a barbeque inside the home
- A gas or oil burning furnace with a blockage in the chimney
- Kerosene space heaters
- Operating a generator in the home during a power failure



Symptoms of Carbon Monoxide Poisoning

Symptoms of carbon monoxide poisoning include headache, dizziness, nausea, vomiting, weakness, chest pain, confusion, and loss of consciousness. Carbon monoxide poisoning can lead to death. Low level poisoning may go unnoticed because it may be mistaken for the flu.

Carbon Monoxide Detector

You should have at least one carbon monoxide detector in your home. In some geographic areas, a CO detector is required by law. The CO detector should be placed where you can hear it if it goes off when you are asleep. A CO detector does not have to be placed on the ceiling, since unlike smoke, CO has approximately the same weight as air so it mixes

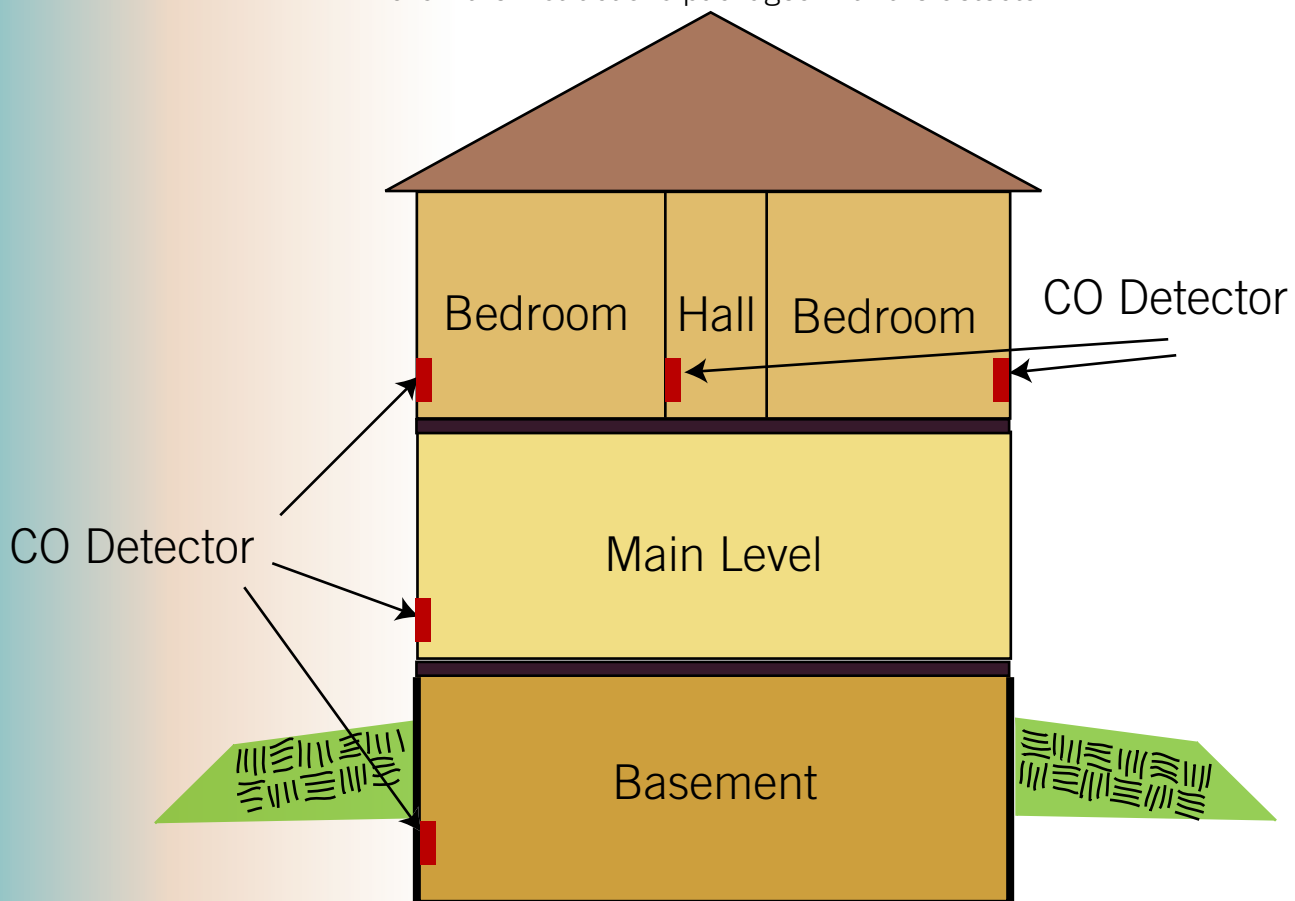
uniformly throughout the room rather than floating up to the ceiling. To avoid false alarms, do not install the detector next to heating and cooking appliances, vents, flues, or chimneys. Make sure you read and follow the operating, placement, and testing instructions that come with the detector.

If the carbon monoxide detector alarms, take it seriously.

Avoiding CO Poisoning

- Have your heating systems serviced every year by a qualified technician.
- Have your fireplace chimney cleaned and inspected every year.
- Install at least one CO detector in your home and replace the batteries twice per year.
- Open the garage door prior to starting your car; drive the car out promptly. Do not leave it idling in the garage. Do not use a remote car starter when the car is in the garage.
- Do not use a charcoal or propane barbeque in the home.

If you are installing only one carbon monoxide (CO) detector, it should be located where you can hear it if it goes off when you are sleeping. For greater safety, multiple CO detectors can be installed throughout the home. Follow the instructions packaged with the detector.



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We welcome your comments and suggestions for future Information Series topics
info@pillartopost.com 1-800-294-5591 www.pillartopost.com



Invoice

Invoice#: 521091 - 1566	Date: Oct/16/2019
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Todd Goodwin Inspections
 Todd Goodwin
 6606 FM 1488, Ste. 148-327, Magnolia, Texas, 77354
 Email :todd.goodwin@pillartopost.com

Client	Sam Weiss TX
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Property	7 Craven Park Court, The Woodlands, TX, 77354
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Services	Service Name	Service Cost
	Visual Inspection	\$420.00
	Landscape Irrigation	\$45.00

SubTotal:	\$465.00
Tax @ 0.00%	\$0.00

Total :	\$465.00
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Thank you for your business



Receipt

Receipt#: 521091 - 1566

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PAID IN FULL	Balance Outstanding:	\$0.00
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Thank you for your business