

# *Arsenal Inspection Services*

## Property Inspection Report



18435 Gardens End Lane, Houston, Texas 77084  
Inspection prepared for: Rachel Droll  
Date of Inspection: 4/24/2018 Time: 10:00  
Age of Home: 2018  
House under construction, pre drywall phase

Inspector: Abner Brown  
License #20495  
2319 Cobbdale, Houston, TX 77014  
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Email: [damu1968@mac.com](mailto:damu1968@mac.com)  
[www.arsenalinspections.com](http://www.arsenalinspections.com)

## PROPERTY INSPECTION REPORT

Prepared For: Rachel Droll  
(Name of Client)

Concerning: 18435 Gardens End Lane, Houston Texas, 77084  
(Address or Other Identification of Inspected Property)

By: Abner Brown, License #20495 4/24/2018  
(Name and License Number of Inspector) (Date)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://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 manufacturers' installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

**THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS.** The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

**ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION.** When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- 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.

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

"Items not specifically noted as "inspected" in the following report are not covered by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by the lack of notation. No verbal statements by the inspector are to be considered a part of the inspection or of this report. It is again emphasized that this is a limited visual inspection made in a limited

amount of time. Some defects may not be apparent during the time of the inspection. This is not intended to be an exhaustive evaluation of the structure, nor is it intended to be a total list of defects, existing or potential. If the house is occupied at the time of the inspection, it is possible that visible defects may have been concealed or covered by furniture, fixtures, appliances and/or clothing, etc. Once the owner/occupant vacates the property, any visible defect that becomes apparent should be reported to you via an updated seller's disclosure form."

"The photographs included in this report are intended to be used to illustrate some, but not all, of the defects and to clarify the text information in the report. All photographs taken at the subject property may not be included in the report. The photographs are not intended to be all inclusive or to describe all conditions noted on the property."

***NOTICE: This limited visual inspection is not a certification or warranty, expressed or implied. Simply viewing any system in a general manner does not give a specific diagnosis of any possible internal issues within said system. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made, a copy of the contractors and manufacturer warranty to see if any warranty can be transferred or is available. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability.***

**"NOTE: No environmental inspections of any kind were performed during this inspection. Even if comments are made regarding certain aspects or issues, inspections and/or any determination of the presence or possible dangers of materials organisms or microbial organisms including, but not limited to asbestos, lead, formaldehyde, mildew, molds, fungi, etc. are specifically excluded from the inspection and from this report. If you have any concerns over the presence or possible future growth of any of these type items, you should, as part of your due diligence, have the environmental inspections of your choice performed on the house prior to closing."**

**"INSPECTIONS OF GAS LINES AND/OR SYSTEMS OR FOR THE PRESENCE OF ASBESTOS, LEAD PAINT, PRODUCTS CONTAINING LEAD, RADON GAS OR OTHER ENVIRONMENTAL HAZARDS, INCLUDING MOLDS, MILDEWS OR FUNGI, ARE SPECIFICALLY EXCLUDED"**

Orientation Directions: All directional references in the report as to right, left, front, back/rear are from a front view perspective of the home.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS





I=Inspected

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I NI NP D

## A. Foundations

Type of Foundation(s):

- Post Tension Slab Foundation

Comments:

NOTICE: This report of the foundation is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Foundation comments: (Slab on Grade)

Homes built with slab construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection. Because some structural movement is tolerated in the Houston area, evaluation of foundation performance is, largely, subjective. Expansive soil conditions are common in this area and can adversely affect the performance of a foundation. Geological evaluations are beyond the scope of this inspection. A professional Structural Geo-Tech Engineer should be consulted prior to closing if client is concerned by conditions listed in this report. Our evaluation of the foundation is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. Inspectors do not have access to information on how the home was constructed or if an engineered analysis of the underlying soils was performed. If more information is required on the type of soil in correlation to the type of foundation or future stability of the foundation, then the services of a Professional Structural Geo-Tech engineer would be required.

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I	NI	NP	D
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Note that observed evidence of movement may be perceived differently by your Buyer or Inspector at the time of resale. You have the option of having this foundation further inspected by a licensed structural engineer. His report may serve as a baseline against further observations of movement. Otherwise you are accepting this foundation on an "as is" basis and may find repairs necessary in the future.

In examining the foundation and other components that make up the structural system, it is the opinion of the inspector that the foundation appeared to function without the need for immediate remedial leveling, providing adequate support for the structure based on a limited, visible observation. At the time of this inspection, there did not appear to be any evidence that would indicate the presence of significant movement in the foundation. This opinion is not to be applicable to future changing conditions. No accurate prediction can be made of future foundation movement.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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B. Grading and Drainage

Comments:

Grade around the structure has not been finished/ structure under construction.

I=Inspected

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I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering:

- Composition shingles noted.

Viewed From:

- Arial Drone

Comments:

NOTICE: This report of the roof covering is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the roof exterior structure. This inspection may not reveal all deficiencies. The inspector, by simply viewing a roof surface from any angle cannot tell if it leaks or not. We would have no knowledge if this roof leaks or not under a limited visual inspection. Roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the roof covering may change due to effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

For the purposes of providing a non exhaustive inspection report as required by the Texas Real Estate Commission, the inspector will use any safe and available methods of investigation for the inspection of the roof. While walking the roof is the preferred method of investigation, sometimes that is not possible. The Texas Real Estate Commission states that the inspector is not required to: inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector: cannot safely reach or stay on the roof; or significant damage to the roof covering materials may result from walking on the roof. The inspector can inspect the roof covering by using binoculars from the ground level, by aerial drone or by placing a ladder at edge of the roof and viewing with binoculars. The client should be aware that these methods may not allow the inspector to adequately view some deficiencies like exposed nails, broken shingles, granule loss, any area behind the chimney or the top edge of skylights. The inspector suggests that further consultation with a qualified roofing professional be considered for more information.

Due to the height, poor vantage point, lack of an adequate access point, and steep pitch of the roof, the inspector finds that the roof could not be safely walked and has partially inspected the roof through the use of aerial drone. This method, however, could more than likely not reveal smaller issues like exposed nails or



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other smaller deficiencies. The inspector does strongly recommend that for additional information about roof condition, maintenance and repairs that the builder or a roofing contractor be contacted.

Important: Research your property casualty insurance (home insurance) carefully. Many insurance providers offer actual cash value (ACV) instead of replacement cash value (RCV) policies. ACV means they deduct their estimate of depreciation from the settlement and this shifts more cost to you. Google "what is ACV versus RCV" and understand the differences. If a hail storm destroys the roof you might be paid only the depreciated value less the deductible. This can be a significant expense. Additionally, many providers include policy limitations that exclude their opinion of damage to cosmetic items (dented gutters for example). Be aware of your deductible amount, it can be expensive. Lastly, know that some companies will cancel coverage if they think your roof is more than 15 to 20 years old (a variable number). All of these considerations can mean your roof may have very little insurance coverage. This home inspection does not determine the age of the roof or its insurability. You should have your insurance company approve the roof to their underwriting standards and be aware of the policy language. Also be aware that they can change policy language and coverage; do not take them for granted.

Missing kick out **flashing**

Recommend a roofing contractor to repair listed items and evaluate for any other possible hidden or unseen issues.



Missing kick out flashing



Missing kick out flashing

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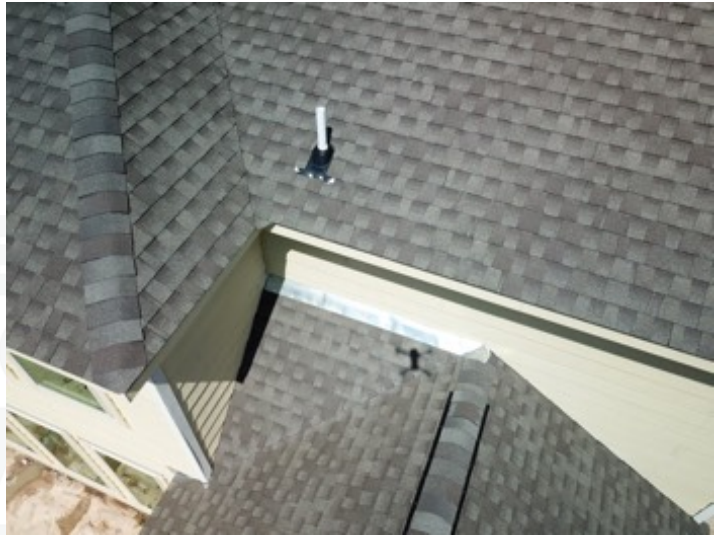
NP=Not Present

D=Deficient

I	NI	NP	D
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Roof Covering Materials



Roof Covering Materials



Roof Covering Materials



Roof Covering Materials

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D=Deficient

I	NI	NP	D
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Roof Covering Materials



Roof Covering Materials





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D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Roof Structure and Attics
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Viewed From:

- Attic

Approximate Average Depth of Insulation:

- No insulation in the attic/under construction
- Radiant barrier present

Comments:

NOTICE: This report of the roof structure is not a certification or warranty, expressed or implied. This property inspection is not a technically exhaustive inspection of the structure, systems or components. The inspection may not reveal all deficiencies. There are many situations where parts of the attic's roof structure may not be accessible due to certain obstructions. We would have no knowledge if this roof leaks or not under a limited visual inspection. Roof leaks can occur at any time regardless of the apparent condition of the roof and the performance of the roof structure and systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

In examining roof structure, there did not appear to be any visible damage or other notable deficiencies of any type.

This finding is not to be applicable to future changing conditions. No accurate prediction can be made of future conditions. Structure under construction.

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In examining roof structure, there did not appear to be any visible damage or other notable deficiencies of any type. This finding is not to be applicable to future changing conditions. No accurate prediction can be made of future conditions. Structure under construction.

Roof Structures and Attic space



Roof Structures and Attic space



Roof Structures and Attic space



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I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior)
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## Wall Materials:

- Exterior walls are made of concrete fiber board

## Comments:

NOTICE: This report of the walls, is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Special note: distance between **framing member**s change from 16 inches on center to 24 inches in some rooms.

Cracked framing member (multiple areas)

Missing steel reinforcement

Damaged king stud in the master bathroom

Less than quality material used for framing members.

Broken framing member

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I	NI	NP	D
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Special note: distance between framing members change from 16 inches on center to 24 inches in some rooms.



Cracked framing member



Cracked framing member



Cracked framing member

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I	NI	NP	D
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Cracked framing member



Missing steel reinforcement



Damaged king stud in the master bathroom



Less than quality material used for framing members.



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Missing steel reinforcement



Broken framing member

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Ceilings and Floors
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Ceiling & Floor Materials:  
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Doors (Interior & Exterior)
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Comments:

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D=Deficient

I NI NP D

    H. Windows

Window Types:

- Stationary style windows
- Windows are made of vinyl

Comments:

NOTICE: This report of the windows is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

All windows are functional



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D=Deficient

I	NI	NP	D
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All windows are functional

X			
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I. Stairways (Interior & Exterior)

Comments:

NOTICE: This report of the stairways is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Functional, all treads and risers are of equal measurement according to current standards.

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D=Deficient

I	NI	NP	D
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Functional, all treads and risers are of equal measurement according to current standards.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	J. Fireplaces and Chimneys
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Locations:  
Types:  
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	L. Other
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Materials:  
Comments:

I=Inspected

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D=Deficient

I	NI	NP	D
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## II. ELECTRICAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Service Entrance and Panels
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Panel Locations:  
Materials & Amp Rating:  
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures
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Type of Wiring:  
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Smoke and Carbon Monoxide Detectors
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Materials:  
Observations:



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D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment
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Type of Systems:

- Gas fired forced hot air.

Energy Sources:

- Furnace located in attic

Comments:

NOTICE: This report of the heating equipment is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: it is recommended that the heating system be evaluated periodically by a qualified HVAC technician for proper maintenance to prevent future issues from occurring that often take homeowners by surprise.

The evaluation of the HVAC system is an operational test of the equipment. The equipment is not disassembled, which means that in most cases heat exchangers are not fully accessible.

The rule of thumb for estimating heating capacity is 35 BTU/square foot for a new home and 55 BTU/square foot for an older home with 8-foot ceilings. For a complete evaluation, consult a licensed HVAC company.

The average life span of a gas heater is between 12-18 years, under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information.

Units should be serviced annually, heat exchanger inspected, burners inspected, blower motor, etc..

Carbon monoxide detectors have been proven to save lives. Client is advised to



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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install carbon monoxide detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.  
 For any problem noted under issues, a complete evaluation of the HVAC system should be performed prior to close.

System being installed at the time of inspection.

Physical condition of the furnace/air handler appears to be satisfactory. System was being installed at the time of inspection.



Physical condition of the furnace/air handler appears to be satisfactory. System was being installed at the time of inspection.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Cooling Equipment
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Type of Systems:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct Systems, Chases, and Vents
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Comments:

NOTICE: This report of the ducts and vents is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Ductwork being installed at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEM



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D





## A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- North side
- Front of structure
- Exterior of structure
- Near the street

Location of Main Water Supply Valve:

- North side
- Front of structure
- Parking area

Comments:

Static Water Pressure Reading: 0 PSI

NOTICE: This report of the plumbing supply system is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Note: it is recommended that the plumbing system, especially the water heater, be evaluated periodically by a qualified plumber for proper maintenance to prevent future issues from occurring that often take homeowners by surprise.

MAN-A-BLOC distribution manifold present and appears to function as intended. Inspector strongly recommends a periodic inspection by a licensed plumber of this manifold system as the manifold has been known to possibly develop leaks over time. This finding is not to be applicable to future changing conditions. No accurate prediction can be made of future conditions.

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D=Deficient

I	NI	NP	D
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Structure under construction/plumbing supply is not active at the time of inspection.



water meter



Location of water meter



Main water shut off valve



location of main water shut off valve



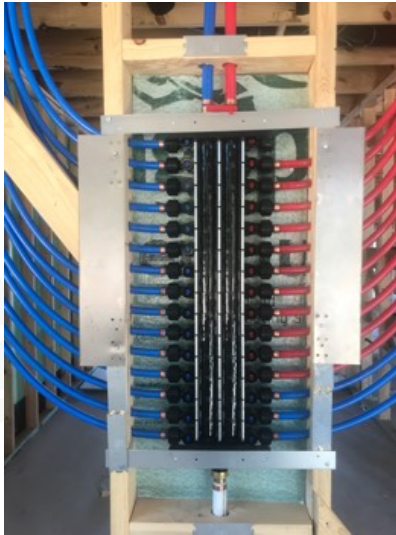
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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MAN-A-BLOC distribution manifold present and appears to function as intended. Inspector strongly recommends a periodic inspection by a licensed plumber of this manifold system as the manifold has been known to possibly develop leaks over time. This finding is not to be applicable to future changing conditions. No accurate prediction can be made of future conditions.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Drains, Wastes, and Vents
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Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

    C. Water Heating Equipment

## Energy Source:

- Water heater(s) gas powered
- Water heater(s) located in the attic

## Capacity:

- Unit(s) 40 gallons

## Comments:

NOTICE: This report of the water heater is not a certification or warranty, expressed or implied. 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. 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, electrical components can fail in time, and the performance of the structure and the systems may change due to changes in use or effects of weather. 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. 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. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability. All findings are as of the date and time of the inspection.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

## Shut Off Valve

Since shut-off valves are operated infrequently, it is possible for the valve to become frozen with corrosion over time. The valve will often leak or break when operated after a period of inactivity. For this reason, shut-off valves are not tested during a home inspection. In some homes, the bathtub and showers are equipped with a pressure balance/thermostatic mixing control valve type of faucet. This type of faucet controls the temperature to prevent scalding. To avoid scalding water on contact, the high limit stops should be set for a maximum temperature of 120 degrees F. For new homes, check with the builder to ensure this was done. Shower pans are not visible to an inspector, therefore we are unable to determine if a proper shower pan has been installed. A leak test will be performed unless there is evidence of cracks or missing grout, which might allow water to leak and damage to surrounding area. Check sellers disclosure for any known problems.

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NP=Not Present

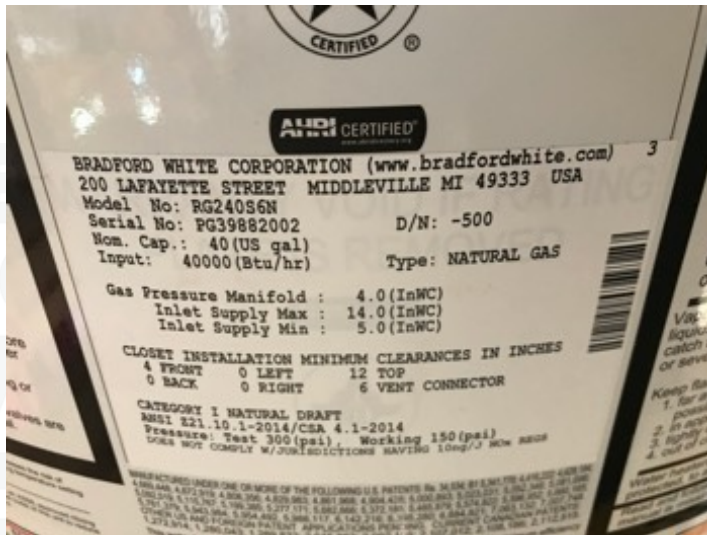
D=Deficient

I	NI	NP	D
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Physical condition of the water heaters appear to be in good condition.



Water Heater(s)



Water heater specifications



Water heater specifications



water heater drain pan

I=Inspected

NI=Not Inspected

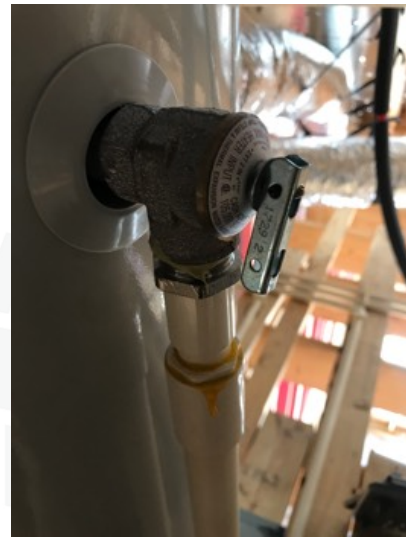
NP=Not Present

D=Deficient

I	NI	NP	D
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water heater drain pan



Temperature pressure relief valve



Temperature pressure relief valve

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Hydro-Massage Therapy Equipment

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Other

Materials:  
Comments:



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I	NI	NP	D
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V. APPLIANCES

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
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Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems
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Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops, and Ovens
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Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
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Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
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Door Type:  
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other
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Observations:

## Glossary

Term	Definition
Flashing	refers to thin pieces of impervious material installed to prevent the passage of water into a structure from a joint or as part of a weather resistant barrier (WRB) system.
Framing Member	Any stud, joist or rafter used as part of the structural frame.



Report Summary

STRUCTURAL SYSTEMS		
Page 8 Item: C	Roof Covering Materials	<p>Missing kick out <b>flashing</b></p> <p>Recommend a roofing contractor to repair listed items and evaluate for any other possible hidden or unseen issues.</p>
Page 13 Item: E	Walls (Interior and Exterior)	<p>Cracked <b>framing member</b> (multiple areas)</p> <p>Missing steel reinforcement</p> <p>Damaged king stud in the master bathroom</p> <p>Less than quality material used for framing members.</p> <p>Broken framing member</p>

