

JP's Real Estate Inspections

227 West Airtex Drive Houston, Texas 77090

Phone: 713-906-7302 / Email: joe@jpsrei.com

www.jpsrei.com



LICENSED PROFESSIONAL INSPECTOR'S CERTIFIED REPORT

For

Andrew & Dora Iremhinmhen

(Client's Name)

MISSION STATEMENT

JP's Real Estate Inspections mission is to provide comprehensive inspection services to expand the buyer's knowledge of potential home ownership prior to the purchase of residential/commercial property. This is accomplished through:

- A diverse company that accommodates ALL ethnicity of life that will be fair in all fees to any potential owner regardless of nationality or gender.
- Our core **value** which is to educate a potential buyer to become aware of (1) the importance of getting an inspection prior to purchasing any properties, and (2) bringing to the buyer's attention any deficiencies noted during the initial inspection.
- **Honesty** – our primary goal is to **reassure the buyer** that the inspection will be performed based on the TREC Rules and Regulations, and the buyer can be reassured that they can call on JP's Real Estate Inspections at any time for assistance in locating a repair person or company if needed.

To better serve our customers, we are committed to assisting you with your potential property investment(s). If you cannot afford some of the (maybe) hidden purchasing costs that could be involved in your purchase, or if you are interested in a career in real estate, please consider JP's Real Estate Inspections to be a part of your new purchasing endeavors.

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INTRODUCTION

INSPECTION PURPOSE

The purpose of the inspection was to view the structural, plumbing and electrical components of the house and give a subjective, professional opinion on whether these specific items were performing their intended function at the time of the inspection or needed repair. This report is provided for the use of the client and is in no way intended to be used by a third party who may have a different requirement.

The main structural components that were viewed included the foundation, exterior veneer, primary load carrying framing members, and the roof surface. The mechanical components include air conditioning and heating systems, the water heaters, and the built-in-appliance. The plumbing components include the water and gas supply lines, sinks, toilets, tub showers, entrance conductor, the meter and distribution panels, visible wiring, and fixtures and devices. Items specifically excluded from this inspection include pressure testing of underground gas lines, telephone systems security alarm, systems fire alarm systems and water purifying devices. Also excluded are any items related to major geological conditions such as faults, or any environmental hazards, and/or carcinogens, including but not limited to radon gas lead formaldehyde, or asbestos. If you desire information for inspections concerning the items listed above, or any other item not specifically listed on the Property Condition Addendum to your contract, it is recommended that you contact the appropriate service companies.

Upon request, we provide "**ballpark**" repair estimates for items that require repairs. These estimates are only approximate and therefore should, in no way, be relied upon as a bid for the actual performance of the work. Also, since we are not a party to the contract governing the sale of this property, the "ballpark" estimates should not be relied upon as the only source of cost information in determining whether the required repairs listed in the report fall within the dollar amount specified on the contract as the repair(s) limit the seller is obligated to repair. The cost of the actual repairs can vary significantly from the estimates, and it is your responsibility to see that the scope of the work required, and actual cost of the repairs are confirmed by two or three qualified service companies. This report may also contain items listed as "information" for items, which are performing their intended function and do not require repair but are listed as a courtesy to help you become aware of the condition of the property.

TEXAS Consumer Protection Notice

<http://www.trec.texas.gov>

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Inspection Scope

The scope of the inspection included limited visual observations of the interior and exterior structure, and the roof as viewed from the ground. Only those items readily visible and accessible at the time of the inspection were viewed and are included in this report. Any item causing visual obstruction, including but not limited to furniture, furnishing, floor, or wall coverings, foliage, soil, etc., we will not move. Only those electrical outlets that were readily accessible were operationally checked.

The basis of subjective opinions will be the apparent performance of the portion of the property visible at the time of inspection. Disassembly or removal of any portion of the structure, mechanical equipment, plumbing equipment or electrical equipment is beyond the scope of this inspection.

Appliances and mechanical equipment were operated in at least one, but not necessarily all, of the operation modes. Equipment and materials that are not visible, including structural components, underground plumbing and gas lines, and all other items not normally available for ready viewing, are not included in the scope of this inspection. No electrical circuit or load analysis was performed of the electrical system.

Although this report may include observations for some code violation, total compliance with structural, mechanical, plumbing electrical codes, specifications, and/or legal requirements are specifically excluded. In addition, I am not certified in plumbing, HVAC, and appliance repair. However, I am a certified electrician. If you conclude that there was an oversight during the inspection of your home in areas mentioned above that I am not certified in, I will not be responsible for said oversights based on my licensure certification. The inspection and report are opinions only, based upon visual observation of existing conditions of the inspected property at the time of the inspection. **THE REPORT IS NOT INTENDED TO BE, OR TO BE CONSTRUED AS, A GUARANTEE, WARRANTY, OR ANY FORM OF INSURANCE.** The Inspector will not be responsible for any repairs or replacements about the property of the contents thereof.

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(TREC) Texas Real Estate Commission

PROPERTY INSPECTION REPORT FORM

Prepared For: Andrew & Dora Iremhinmhen
(Name of Client)

Report Identification#: 10122022

Concerning 12727 Braewood Glen Ln.

(Address or Other Identification of Inspected Property)
Houston TX 77072
(City) (State) (Zip)

By: Joe N. Poole, Owner TREC# 6868
(Name & License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read **ALL** of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection.
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection.
- indicate whether each item was inspected, not inspected, or not present.
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form. The inspector IS

NOT required to:

- identify all potential hazards.
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance.
- climb over obstacles, move furnishings or stored items.

- prioritize or emphasize the importance of one deficiency over another.
- provide follow-up services to verify that proper repairs have been made, Or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies.
- an inspection to verify compliance with any building codes.
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms.
- malfunctioning carbon monoxide alarms.
- excessive spacing between balusters on stairways and porches.
- improperly installed appliances.
- improperly installed or defective safety devices.

- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless-steel tubing (CSST).

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Direction: The front of the property is facing North and the rear of the house is facing South

Client(s) Address:

Inspection Date: 10/12/2022 **Time:** 12:30 P.M.

Environment Temperature: 74 Degrees Sunny, Soil Conditions Dry

Utilities Available: Electric and Water

Additional Comments: The property is a pre-owned two-story single-family dwelling, built in 1977 on a slab on grade foundation with brick veneer, hardi plank siding with trim and composition shingle roof. The house has 2,069 Square of total living space with three bedrooms, two full and a half bathroom with a two-car attached garage. The house was vacant during the time of inspection. The buyer's son was present during the time of inspection.



I= INSPECTED	NI=NOT INSPECTED	NP=NOT PRESENT	D= DEFICIENT
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I	NI	NP	D	Inspection Item
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STRUCTURAL SYSTEMS
A. Foundation

FYI Comments: (If all crawl spaces are not inspected, provide an explanation). An opinion on performance is mandatory.

See overflow comment addendum: Type of Foundation(s): Slab on Grade

(FYI) if you have any concerns based on the inspector’s closing comment prior to closing, the foundation should be inspected by a license qualified structural engineer or a foundation company that is familiar with the soil and construction methods of the region, to determine is permanent repairs are required.

Inspectors’ Closing Comment: I recommend the foundation to be checked by a foundation company because it shows signs settlement conditions. The tree in the back yard needs to be removed, because the roots are causing damage.



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B. Grading and Drainage

Comments: Water spots evident: No
No signs of water penetration observed at this time: No

(FYI) Advise/Recommended if the soil level is too high in the closing comments from the inspector. Further evaluation by a landscape specialist or irrigation specialist recommended in order modify the drainage deficiencies.

Inspectors’ Closing Comment: The grading and drainage around the house appeared to be in good condition during the time of inspection, but the soil level is too high in front of the house, and it needs to be removed to allow the weep holes to be exposed.

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B. Roof Covering Materials (If the roof is inaccessible, report the method used to inspect).

Type of Roof Covering: Composition
 Viewed From: From the ground level with binoculars and inside the attic
 Composition: Asphalt
 Metal:
 Built up Roof:
 The roof has reached the end of its useful life: No

FYI Comments: (Note this inspection does not warrant against future roof leaks or the age of the shingles. Client should have a roofing company inspect the roof for further evaluation if the Client so chooses)

Inspectors' Closing Comment: The shingles on the roof appeared to be functioning as intended during the time of inspection, but I recommend them to be evaluated by a roofing company because they show signs of deterioration.

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C. Roof Structure & Attics (If the attic is inaccessible, report the method used to inspect)

Viewed From: Inside the attic

FYI Comments: Entered Attic Area: Upstairs
 Some Areas Obstructed from View: Yes
 The Attic Entry Stairs Are: Fair
 Bathroom/Kitchen Vent terminating in attic: Yes
 Damaged or Missing Vent Screens/Soffits: No
 FYI Note: Attic insulation is no longer considered to be adequate by today's energy efficiency standards if the house has no insulation and dept of the insulation that is present during the time of inspection. Current standards are between 10-14 inches depending on the R value: (base on the inspector's closing comment)

Inspectors' Closing Comment: The roof structure appeared to be in good condition during the time of inspection, but there needs to be new insulation installed inside

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the attic because the insulation that is present is below the rafters and not energy efficient. The attic door needs to be repaired because it is not closing properly.



E. Walls (Interior and Exterior)

Comments: See overflow comment addendum.
Signs of structural settling: Yes

Inspectors' Closing Comment: The exterior walls appeared to be in good condition during the time of inspection, but the interior walls show signs of settlement showing.

F. Ceilings and Floors

Comments: Signs of ceiling cracks in some areas: Yes
Signs of structural settling: Yes
Water stains on ceiling: No
Floor cracks: No

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Inspectors' Closing Comment: The ceiling in the bedroom upstairs needs to be repaired. The tile floors throughout the house downstairs appears to be in fair condition during the time of inspection.



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G. Doors (Interior and Exterior)

Adopted Since 2009
Self-Closing Doors Present: No

Inspectors' Closing Comment: All doors appeared to be in good condition during the time of inspection while opening and closing them during the time of inspection.

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H. Windows

Comments: **(Note: Insulated Window Seals can fail at any time preventing clear visibility)**

Single pane: Yes Double pane:

Inspectors' Closing Comment: All windows appeared to be in good condition while opening and closing them during the time of the inspection.

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I. Stairways (Interior and Exterior)

Inspectors Closing Comments: The stairway railing needs to be made sturdier because it shows signs of weakness.

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J. Fireplace and Chimneys

Comments: **Type of Fireplace**

Wood: Yes **Gas:** **Gas Convection:**

Inspectors' Closing Comment: The fire bricks inside the fireplace needs to be repaired because they are loose. I recommend the fireplace not to be used until it has been repaired by chimney company. (It is unsafe)

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K. Porches, Balconies, Decks and Carports

Inspectors' Closing Comment: Appeared to be in good condition during the time of inspection.

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L. Other

Inspectors' Closing Comment: There appeared no growth inside the house during the time of inspection such as damp, wet, dark or steamy areas inside bathrooms, underneath kitchen sinks/cabinets, attic or inside the garage which can produce micro fungus that was checked by using a moisture meter.

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II. ELECTRICAL SYSTEMS

Comments: Service Entrance and Panels
Panel located: On the side of the house

Overhead Service: Underground Service: Yes

Brand Name: Federal Pacific

Amps: 125

Service Conductors

Wire Type: Aluminum (Yes) Copper ()

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Inspectors' Closing Comment: It is mandated by the National Electrical Code to replace an electrical panel if it has been in service for 30 years or more. I recommend an electrical company to inspect it and make a determination if it needs to be replaced soon.



- A. Branch Circuits, Connected Devices and fixtures Exits Signs:

Comments: Three Prong Outlets: Yes or Two Prong: Wire Type: Copper

FYI (Notice) If Aluminum Wiring

Deficiencies Found: If this home has aluminum wiring present for all the branch circuits. There did not appear to be any upgrades to the connection with approved components, pig tailing or antioxidant present. There is some controversy regarding aluminum wiring as to insurability and safe operations. Recommend having the electrical outlets and switches further evaluated by a licensed electrician.

The client can read further about aluminum wiring issues at "Aluminum Wiring US Consumer Publication #516" at www.inspect-ny.com/aluminum/awrepair.htm

Inspectors' Closing Comment: There are several outlets need to be replaced throughout the house because the tension is very weak. There need to be GFCI outlets installed in all wet locations such as on the front and rear porch, on the counter near the kitchen sink, bathrooms and inside the garage because there are none present during the time of inspection. The ceiling fan inside the bedroom upstairs needs to be replaced because it did not work during the time of inspection.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Comments: Heating Equipment

Type and Energy Source: Electric Heating Types: Central
Brand Name: Ameristar *Thermostat Location:* Upstairs

(FYI) The furnace was inspected by using normal operating controls such as the thermostat. While doing the inspection, I inspect for material and mechanical defects. This inspection is not a warranty or guarantee. I am not a licensed professional. Based on the inspector's closing comment, please ask the Seller to have the system to be inspected and certified by a license HVAC professional prior to closing.

Inspectors' Closing Comment: The furnace inside the attic was operated for a short period and appeared to be functioning as intended during the time of inspection.



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B. Cooling Equipment

Comments: *Type and Energy Source:* Electric

Cooling Types: Central *Brand Names:* Goodman

(FYI) The HVAC System was inspected by using normal operating controls such as the thermostat. While doing the inspection, I inspect

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for material and mechanical defects and normal range of temperature 15-21 degrees between the discharge vent and the return register. This inspection is not a warranty or guarantee. I am not a licensed professional. Based on the inspector's closing comment, please ask the Seller to have the system to be inspected and certified by a license HVAC professional prior to closing.

Inspectors' Closing Comment: The ac unit appeared to be functioning as intended during the time of inspection, but I recommend it to be checked by a license HVAC repair person because the rooms upstairs were very warm.



C. Duct Systems, Chases and Vents

Inspectors' Closing Comment: There are several ducts inside the attic need to be replaced because they are very old, and there are rooms upstairs with no air flow coming from the vents.



IV. Plumbing Supply, Distribution Systems and Fixtures

Comments: Water Supply System and Fixtures: In good condition

- A. Location of Water Meter: In front of the house near the curb
- B. Location of Main Water Supply Valve: Not Present
- C. Static Water Pressure Reading: 60 PSI
- D. Water supply line: CPVC
- E. Mechanical Drain Stops Present: Yes
- F. Water Source: Public: Yes Private:

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FYI Notice: CSST (Corrugated Stainless-Steel Tubing) Piping is an approved manufactured product for the supply of gas at single and multi-unit residences when it is installed properly. CSST piping is a thin, flexible, stainless tube covered with a yellow or black coating which is prone to lightning damage and electrical arching. Manufacturer’s installation instructions declare improper installation of CSST to be a hazard, but also say that there is no completely safe way to electrically bond.

Notice: Galvanize and Copper pipes are subject to deterioration caused by several factors including the age of the pipes. Because the deterioration begins inside the pipe, a leak is the conclusive evidence of a problem, not the first. Buried pipes, pipes within walls, inaccessible or concealed attic spaces including those pipes covered with insulation cannot be inspected. We recommend a qualified, licensed plumbing contractor further evaluated the plumbing system, during your option period, for recommendations for repair and replacement. Otherwise, you are accepting this piping on “as is” basis and may find repairs necessary in the future.

Notice: If your water lines are PEX, a crossed-linked polyethylene material, developed in the 1960s, PEX tubing has been in use in many European countries for plumbing, radiant heating and snow melt applications since in the early 1980s. It was accepted by American building codes in the early 1980s. It is impossible to determine whether all fittings/connections are accessible and have been evaluated by this inspector. Serviceability of this water supply system cannot be guaranteed, and no warranty is provided by this inspector.

Inspectors’ Closing Comment: The plumbing system appeared to be in good condition during the time of inspection, but the faucet on the bathtub needs to be repaired inside the master bathroom because the shower is not working properly. The toilet inside the half bathroom needs a new flush kit installed because it is not flushing.



- A. Drains, Wastes, Vents

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FYI Comments: (Flex pipe used where smooth rigid plumbing is recommended. A drain line must maintain a certain pitch to work correctly, which can sometimes be difficult with flex pipe. Also, the corrugations in most flex lines may cause a resistance to flow causing debris and grease to become trapped.

FYI Notice: While some water was run down drains, this cannot simulate the waste flows characteristic of full occupancy. Unless specific, fixtures and vessels were not filled-to capacity for leaks testing to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing, including hydrostatic testing, is available from qualified, licensed plumbers. Further testing and inspection of the drain and sewer line is recommended in older homes (40+ years), homes with previous foundation repair, and homes with evidence of poor foundation performance. Otherwise, you are accepting this drain waste system on an "as is" basis and may find repairs necessary in the future.

Inspectors' Closing Comment: The waste drains are vents appeared to be in good condition during the time of inspection.

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C. Water Heating Equipment (report as in need of repair those conditions specifically listed as recognized hazards by TREC rules).
Comments: Energy Source: Gas
 Water Brand Name: AO Smith Location: Inside the garage Gallons: fifty
 MFG Date Was:

Inspectors' Closing Comment: The water heater appeared to be functioning as intended during the time of inspection, but it needs to be properly sitting inside a drain pan. There needs to be a 3/4-inch PVC pipe installed on the T&P valve on the side of the water heater and terminated outside because there is not one present.



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B. Hydro-Massage Therapy Equipment
Comments: Access panel to motor is accessible:
 Ground Fault Circuit Interrupter present:

Inspectors' Closing Comment:

V. Gas Distribution Systems and Gas Appliances
Location of gas Meter:
Type of distribution piping material:

Inspectors' Closing Comment:

B. Dishwasher:
Comments: Soap Tray defective: No

Inspectors' Closing Comment: **The dishwasher needs to be repaired because it did not work during the time of inspection.**



C. Food Waste Disposals

Inspectors' Closing Comment: The food disposal appeared to be functioning as intended during the time of inspection.

D. Ranges/Ovens Cook Tops

Comments: Type of Range/Cooktop: Gas Electric Cooktop & Oven
 Location of gas valve shutoff:

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Anti-Tip Device Present: Yes

Inspectors' Closing Comment: The oven appeared to be functioning as intended during the time of inspection, but the cooktop needs to be cleaned and evaluated by an appliance repair person because it was not operated because of the white solution that was present.



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E. Microwave Cooking Equipment

Inspectors' Closing Comment: The microwave appeared to be functioning as intended during the time of inspection.

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F. Range Hood and Exhaust Systems

Comments: Damaged Switches: No Filter Missing: No Noisy: No

Inspectors' Closing Comment: **The vent hood in the kitchen** appeared to be functioning as intended during the time of inspection.

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G. Mechanical Bathroom Exhaust Fans and Bathroom Heaters

Comments: Noisy: No Cover Missing: No Damaged: No Heat Light Present: No

Inspectors' Closing Comment: All bathroom exhaust fans appeared to be functioning as intended during the time of inspection.

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I. Garage Door Operators

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Comments: Auto reverse block test acceptable: Yes
 Electric eye reverse test acceptable: Yes
 Improper sensor height: (More than six inches above garage floor) Yes

Inspectors' Closing Comment: The garage door operator appeared to be functioning as intended during the time of inspection, but the motion sensors need to be lowered because they are too high off the garage floor.



J. Doorbell and Chimes

Doorbell and Chime Present: Yes

Inspectors' Closing Comment: The doorbell system appeared to be functioning as intended during the time of inspection.

K. Dryer Exhaust Systems

Inspectors' Closing Comment: Appeared to be in good condition during the time of inspection.

L. Smoke Detectors & Fire Extinguisher

FYI, I recommend a Carbon Dioxide Detector to be installed inside the room of the fireplace or common area upstairs hallway.

Inspectors' Closing Comment: There need to be battery operated smoke detectors installed in all bedrooms and through out the house because there are none present during the time of inspection.

M. Others

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Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler System)

Inspectors' Closing Comment:

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

Type of Construction: Above Ground: _____ Inground: _____

Inspectors' Closing Comment:

C. Outbuildings:

Inspectors' Closing Comment:

D. Outdoor Cooking Equipment

Energy Source:

Inspectors' Closing Comment:

D. Gas Supply System

Inspectors' Closing Comment:

F. Private Water Well (A Coliform Analysis is Recommended)

Type of System:

Information: If this property utilizes a private sewage disposal system which is considered an Optional System and is outside of the expertise and experience of this inspector. We recommend that this system be further evaluated by the supplier or service company which has maintained or is expected to maintain the system. A history of previous service may be available.

Texas septic system owners are required, by law, to properly maintain their septic systems because system failure or improper procedures could cause pollution or other hazardous conditions. The Texas Natural Resource Conservation Commission enforces the Texas septic system laws as they pertain to licenses of certified installers, site evaluators, apprentices and other representatives.

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Information from the Texas Commission on Environmental Quality offers information about On-site Sewage Facilities (Septic Systems) available online at Texas Commission on Environmental Quality.

Location of Drain Field:

Inspectors' Closing Comment:

Property Inspection Report Overflow Comment Addendum

- 1. I recommend the foundation to be checked by a foundation company because it shows signs settlement conditions. The tree in the back yard needs to be removed, because the roots are causing damage.**

- 2. The soil level is too high in front of the house, and it needs to be removed to allow the weep holes to be exposed.**

- 3. The shingles on the roof appeared to be functioning as intended during the time of inspection, but I recommend them to be evaluated by a roofing company because they show signs of deterioration.**

- 4. There needs to be new insulation installed inside the attic because the insulation that is present is below the rafters and not energy efficient. The attic door needs to be repaired because it is not closing properly.**

- 5. The ceiling in the bedroom upstairs needs to be repaired.**

- 6. The stairway railing needs to be made sturdier because it shows signs of weakness.**

- 7. The fire bricks inside the fireplace needs to be repaired because they are loose. I recommend the fireplace not to be used until it has been repaired by chimney company. (It is unsafe)**

- 8. It is mandated by the National Electrical Code to replace an electrical panel if it has been in service for 30 years or more. I recommend an electrical company to inspect the breaker box and to make a determination if it needs to be replaced soon.**

- 9. There are several outlets need to be replaced throughout the house because the tension is very weak. There need to be GFCI outlets installed in**

all wet locations such as on the front and rear porch, on the counter near the kitchen sink, bathrooms and inside the garage because there are none present during the time of inspection. The ceiling fan inside the bedroom upstairs needs to be replaced because it did not work, and the ceiling fan inside the family room make noise during the time of inspection.

10. The ac unit appeared to be functioning as intended during the time of inspection, but I recommend it to be checked by a license HVAC repair person because the rooms upstairs were very warm.

11. There are several ducts inside the attic need to be replaced because they are very old, and there are rooms upstairs with no air flow coming from the vents.

12. The faucet on the bathtub needs to be repaired inside the master bathroom because the shower is not working properly. The toilet inside the half bathroom needs a new flush kit installed because it is not flushing.

13. The water heater appeared to be functioning as intended during the time of inspection, but it needs to be properly sitting inside a drain pan. There needs to be a 3/4-inch PVC pipe installed on the T&P valve on the side of the water heater and terminated outside because there is not one present.

14. The dishwasher needs to be repaired because it did not work during the time of inspection.

15. The cooktop needs to be cleaned and evaluated by an appliance repair person because it was not operated because of the white solution that was present.

16. The garage door operator appeared to be functioning as intended during the time of inspection, but the motion sensors need to be lowered because they are too high off the garage floor.

17. There need to be battery operated smoke detectors installed in all bedrooms and throughout the house because there are none present during the time of inspection.

The property at 12727 Braewood Glen Ln. was found to be in fair condition during the time of inspection with items on this report that needs to be repaired by licenses individuals or a qualified repair person.

Thank you, Andrew & Dora Iremhinmhen once again for allowing my company to be a part of your purchase. If you should have any problems regarding the inspection, please feel free to give me a call.

Please feel free to to share full report with Listing Agent. If there are any questions or concern, please contact Joe Poole.

TEXAS Consumer Protection Notice
(<http://www.trec.texas.gov>)

NOTICE TO CONSUMERS AND SERVICE RECIPIENTS

A recovery fund is available for aggrieved persons
through the Texas Real Estate Commission
P.O. Box 12188, Austin, TX 78871-2188
800-250-8732 or 512-459-66544
<http://www.trec.state.tx.us>

JP'S Real Estate Inspections

Joe N. Poole

713-906-7302

Inspection Agreement/Limitation and Disclaimer This Agreement Limits Our Liability and Is Intended to be a Legally Binding

Please read carefully

Subject Property: **12727 Braewood Glen Ln. Houston, TX 77072**

Client(s) Name(s) and address: **Andrew & Dora Iremhinmhen**

Inspection Fee: \$ **450.00** Additional Fee: \$ Total Fee: \$ **450.00**

Client (named above) request a limited visual inspection of the subject property to be conducted by a licensed real estate inspector with JP'S Real Estate Inspections. The real estate inspector, company, agents and owners are jointly referred to herein as the "inspector." The purpose of the inspection is to inform the client of visually observable major deficiencies in the condition of the inspected systems and items at the time of the inspection. Client represents and warrants that client has secured all approvals necessary for inspectors' entrance onto the subject property for the purpose of conducting the inspection. Client warrants that they will carefully read the entire inspection report (herein called report) when they receive it and will promptly call the inspector with any questions they may have. Client and inspector understand that they are bound by all terms of this agreement.

Fee: Client agrees to pay the fee stated above for the performance of the inspection. This amount shall be paid in full prior to the completion of the inspection. Should client fail to timely pay the agreed upon fee, client shall be responsible for paying all fees associated with collection, including but not limited to attorney's fees and costs. The parties agree that the fee agreed to here in is not contingent on the reporting of any specific, predetermined condition of the subject property. The inspector has not and will not accept a fee or other valuable consideration in this transaction from any person other than the client. The inspector has not and will not pay any portion of the fee received herein to any participant in this real estate transaction.

Scope of Inspection: The inspection to be performed for client is a non-invasive visual examination of the inspected systems and items of the subject property. Major visible defects as they exist on the date of the inspection will be noted on the report, which will be prepared by the inspector during and after the actual inspection. The report will be furnished to the client with in two business days after completion of the inspection. The inspection will be performed in accordance with the Standards of Practice set forth by the Texas Real Estate Commission (TREC) and the inspector will use the TREC Property Inspection Report to report the findings. The TREC Standards of Practice and property inspection report set forth by TREC can be viewed at <http://www.trec.state.tx.us>.

The scope of the Inspection is limited to a standard Inspection and the optional items initialed by the Client and are visual in nature. The Report will include those items that the Inspector both observed and deems material. Design problems are not within the scope of this Inspection. The Inspection is not intended to be technically exhaustive. Inspector does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the Inspection is taking place, unless the Inspector holds a valid occupational license, in which case he/she may inform the Client that he/she is so licensed, and is therefore qualified to go beyond this basic home Inspection and for an additional fee, perform additional inspections beyond those within the scope of the basic home inspection. The Report may not include minor settlement and minor cracks in concrete, brick veneer and walls that do not impair the structural function of the building. The Report may not include

cosmetic defects: minor cracks, scrapes, dents and scratches on, or soiled or faded surfaces of the structure. This includes soiled, faded, torn or dirty floor, wall or window coverings. The Report is not to be construed as a total list of defects, existing or potential.

No test samples will be taken from any part of the structure unless specifically requested by Client and agreed to by Company.

Client agrees that Company may use subcontractors to complete any of the inspection items. Any item other than those listed in the standard TREC property inspection report or those included for additional fees paid, shall be considered outside of the scope of the Inspection Agreement.

Inspector may offer comments as a courtesy, but these comments will not compromise the bargained- for report. The Report is only supplementary to the seller's disclosure.

Asbestos, lead paint/pipes/solder, radon, mold, urea formaldehyde, toxic wastes, polluted water, gas line leaks, water line leaks, contaminants and all pollutants and hazardous material are not part of this inspection.

Exclusions: This inspection is limited to the real property and does not include movable property unless so indicated in the report. Inspector will not inspect or report on systems and items that are not included or that are specifically excluded in the TREC Standards of Practice unless otherwise agreed to in writing and signed by both parties. Inspector is not required to inspect anything identified in the TREC Standards of Practice as limitations or exclusions specific to the systems and components inspected. No representation is made as to how long any equipment will continue to function. Maintenance conditions may be discussed but they are not a part of this inspection. The inspection to be performed is a visual inspection only. The inspection does not include areas or items that are inaccessible, concealed and not in plain view. Latent and concealed defects and deficiencies are excluded from the inspection. Inspector shall have no liability for conditions that are concealed from view or inaccessible to the inspector. A system or component is not accessible if inspection requires moving personal property, dismantling, destructive measures, or any action that will, in the opinion of the inspector, involve risk to person or property. Anything not readily observable because it is concealed or inaccessible due to obstructions including (but not limited to) floor coverings, suspended ceiling tiles, insulation, furniture or other personal property, soil, vegetation, water, ice or snow cannot be inspected. Inspector is not required to move or disturb such items to diminish or eliminate the obstruction.

Limitations: No warranty is expressed or implied, as to the fitness for use, condition, performance or adequacy of any inspected structure, item, component or system. This agreement is not a home warranty, guarantee, insurance policy or substitute for transfer of disclosure, which may be required by federal, state or municipal statutes. The Report is the property of the Company and the Client and shall not be used by or transferred to any other person or company without both the Company and Client written consent. The Client assumes all risks for any/all conditions, which may be concealed from view or inaccessible at the time of the inspection. The inspection will not involve any destructive testing or dismantling.

The following specific limitations apply:

a) The company will have no liability for defects that cannot be observed by a normal inspection or cannot be determined by normal operation and it is specifically agreed and understood that; Mechanical devices, electrical, and structural components may be functional one moment and later fail or malfunction; therefore, the Company liability is specifically limited to those situations where it can be conclusively shown that the mechanical device, electrical or structural component inspected was inoperable or in immediate need of repair or not performing the function for which it was intended at the time of inspection.

b) The Company does not take responsibility for reporting noncompliance with any building, electrical, mechanical or plumbing codes established by municipal ordinances on any existing structure.

c) Company liability for the Inspection and Report are limited to a refund of the fee paid for this Inspection and Report ("Limited Liability"). The Limited Liability of the Company's principals, agents and associates is also limited to the fee paid by Client. This limitation applies to anyone damaged, or expenses of any kind incurred due to errors or omissions in the Inspection and Report.

This Limited Liability limitation is binding on Client, Client's spouse, heirs, principals, assigns and all others who may otherwise claim through Client. Client assumes the risk of all losses greater than the fee paid for the Inspection and Report. Client agrees to accept a refund of the fee as full settlement of any kind and all claims, which may arise from this Inspection and Report. In no event shall any liability arising under this Agreement or in connection with the Inspection exceed the amount of the fee charged for the Inspection.

d) The Inspection and Report issued pursuant to this Agreement are intended for the sole use and benefit of the Client and Company. The Inspection and Report are performed and prepared for the use of Client, who gives Inspector permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. Inspector accepts no responsibility for use or misinterpretation by third parties.

Statute of Limitations: The parties agree that no claim, demand, or action, whether sounding in contract or in tort, may be brought to recover damages against the inspector, any officers, agents or employees more than one year after the date of the inspection. Time is expressly of the essence herein. Client understands that this time may be shorter than otherwise provided by law.

Acceptance of Report: If the client has not signed this agreement, then acceptance of the report shall constitute agreement with all terms of this agreement. The report to be prepared by inspector shall be considered the final and exclusive findings of the inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the inspector prior to issuance of printed report. Client further understands and agrees that the Inspector reserves the right to modify the Report for a period that shall not exceed forty-eight (48) hours after the Report has been first delivered to Client

Statute of Limitations: The parties agree that no claim, demand, or action, whether sounding in contract or in tort, may be brought to recover damages against the inspector, any officers, agents or employees more than one year after the date of the inspection. Time is expressly of the essence herein. Client understands that this time may be shorter than otherwise provided by law.

Dispute Resolution: In the event a discrepancy or dispute develops regarding the services provided to the Client, the Client agrees to notify the Company of the problem by telephone, or otherwise, within five (5) business days and to allow the Company five (5) business days to respond. If the problem or dispute is not resolved satisfactorily and the Client desires to make a formal complaint, the Client shall send a written complaint to the company by certified mail, fully explaining the items involved and the

nature of the complaint. desires to make a formal complaint, the Client shall send a written complaint to the company by certified mail, fully explaining the items involved and the nature of the complaint.

The Client agrees not to disturb, repair or have repaired anything that may constitute evidence relating to the complaint, except in the case of an emergency.

The Client agrees to allow the Company to examine the items involved in the written complaint and to allow the Company thirty (30) days from that date to reach an agreement and resolve the matter. Failure to comply with the above conditions will release Inspector, Company and its agents from all obligations.

Should the matter not be resolved, the parties agree to abide by the ruling of a mutually agreed upon arbitrator who is knowledgeable and familiar with the professional home inspection industry and who is knowledgeable and familiar with the Texas Real Estate Commission Standards of Practice for real estate inspection. Judgment on any award may be entered in any courts having authority and the arbitration decision shall be binding on all parties. Disputed property and equipment must be made accessible for re-inspection during the settlement process. Secondary or consequential damages are specifically excluded. All claims must be presented within one year of the date of the Inspection. Client shall have no cause of action against Inspector after one year from the date of the Inspection.

In the event the Client commences with arbitration and is not successful in it, the Client will bear all the Company's expenses incurred in connection therewith including but not limited to, attorney's fees and reasonable fees to the contractors employed by the Company and/or Company employees to investigate, prepare for or attend any proceeding or examination.

Choice of Law and Venue: This agreement shall be construed and enforced in accordance with the laws of the state of Texas, and venue shall be in Harris County, Texas.

Acceptance of this agreement: This agreement represents the entire agreement between Company and Client. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by both Company and Client. If any court declares any provision of this agreement invalid or unenforceable, the remaining provisions will remain in effect.

By agreeing to this document, I acknowledge that I have read and understand this entire Agreement. This Agreement shall be construed and enforced in accordance with the laws of the State of Texas. Client acknowledges receipt of a copy of this agreement.

I/We have read, understand and agree to all the above terms and conditions