

Cornerstone Inspection Service

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8126 Clover Leaf Drive
Rosenberg, Texas 77469

PROPERTY INSPECTION REPORT

Prepared For: Brittany Ford
(Name of Client)

Concerning: 8126 Clover Leaf Drive, Rosenberg, TX 77469
(Address or Other Identification of Inspected Property)

By: Kenneth K Kerby, Lic #21565 08/22/2022
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer’s installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

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

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

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

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

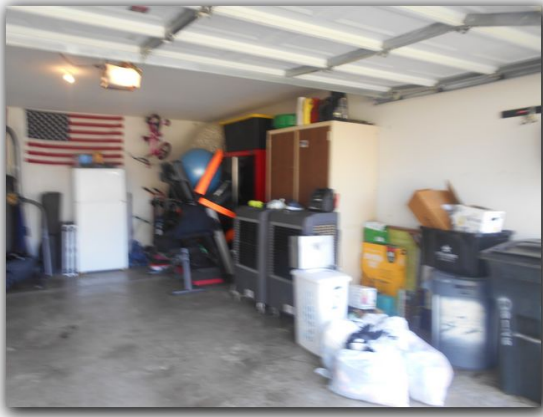
INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

It is understood and agreed that the Inspector is not an insurer, that the payment for the inspection is based solely on the value of the service provided by the Inspector in performing the limited visual inspection and producing written Inspection Report as described herein; that it is impracticable and extremely difficult to fix the damages, if any, which may result from a failure to perform the services undertaken, and in case of such failure to perform, the resulting loss. Inspector's liability hereunder shall be limited and fixed in an amount equal to three times the inspection fee paid. Such sum shall constitute liquidated damages, and not a penalty. The liability for liquidated damages shall be Client's sole and exclusive remedy.

Note:

** The garage for the home was full of clutter at the time of the inspection and was not able to be fully inspected.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

* There is various cracking in the concrete of the driveway, etc. of the home - this cracking is fairly common but need to monitor as this could be a sign of ground movement.



* There are corner pops on the foundation of the home such as the left rear corner, etc. of the foundation - these corner pops are common but need to monitor.



* There is some cracking in the concrete of the garage floor of the home - this cracking is fairly common but need to monitor as this could be a sign of ground movement.

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* There are cable ends on the foundation that are not sealed such as on the left side, etc. of the home – all cable ends on the foundation should be sealed to prevent rusting of the cables and the cables possibly turning loose, need to seal the cable ends on the foundation of the home with concrete.



** The foundation is showing evidence of movement such as the widening in the expansion joints of the brick cladding, various stress cracks, etc. - this movement appears to be above normal for the age of the foundation, it is recommended to have further evaluation and possible repair of the foundation by a qualified technician/foundation repair specialist.

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B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles:

Viewed From: Edge of roof on ladder

Comments:

Note:

** There is some wear on the shingles of the home but this wear does not appear to be above normal for the age of the roof, it is recommended to have normal maintenance of the roof such as sealing of the vent boots/flashings, etc. on a yearly basis.

Note:

** The shingles on the roof of the home were not able to be fully inspected due to solar panels.

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D. Roof Structures and Attics

Viewed From: Attic Platform

Approximate Average Depth of Insulation: 9-11 inches

Comments:

Note:

** This is a truss roof system and the trusses appeared to be working as designed at the time of the inspection.

E. Walls (Interior and Exterior)

Comments:

* There is various damage and deteriorated areas in the exterior siding and trim of the home such as on the rear, etc. of the home – need to repair the damage to the siding and trim of the home and seal with caulking and paint.



F. Ceilings and Floors

Comments:

* There are various stress cracks in the sheetrock ceilings of the home such as in the garage – this cracking is fairly common from settlement but need to monitor as this is a sign of movement.

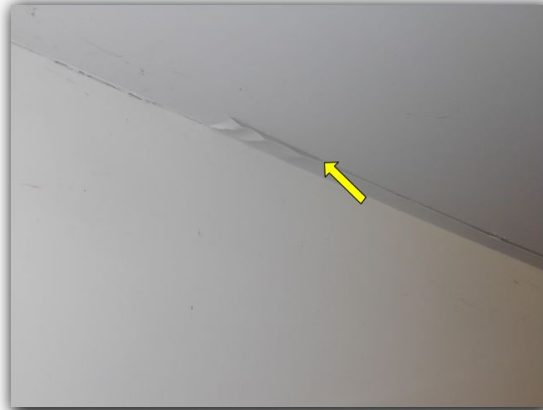
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* There is cracking in the tile flooring of the home such as in the entry, the hallway, the master bathroom, etc. - need to repair/replace the damaged tile flooring in the home.



G. Doors (Interior and Exterior)

Comments:

* The door for the closet in the front bedroom of the home is missing the top ball catch - need to repair the door to close and latch properly.

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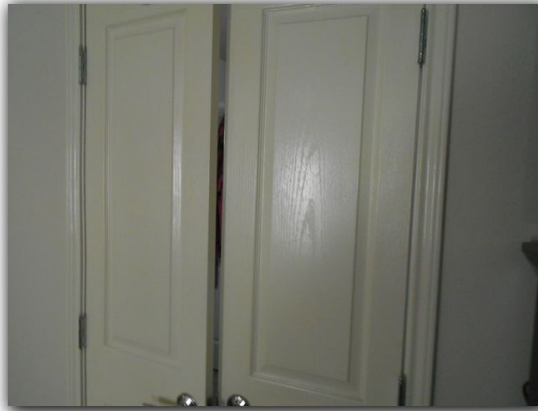
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* The doors for the master bathroom of the home hit each other when closing - need to adjust the doors to open and close properly.



H. Windows

Comments:

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* There are windows in the home that appear to have broken window pane seals such as in the left side bedroom, in the living room, etc. – recommend further evaluation and replacement of these damaged window panes in the windows of the home by a qualified technician to assure no further damage will occur.



* There is a window in the dining area of the home with a broken window pane - need to replace the broken pane for the window.



Note:

** There were windows in the home that were not able to be tested or fully inspected due to furniture.

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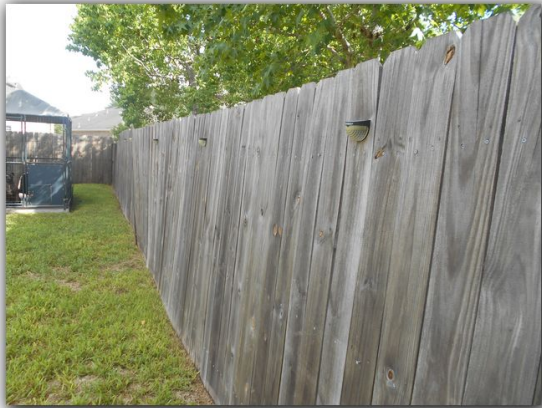


I. Stairways (Interior and Exterior)
Comments:

J. Fireplaces and Chimneys
Comments:

K. Porches, Balconies, Decks, and Carports
Comments:

* The wood fencing for the back yard of the home has is leaning in areas - need to secure the fencing.



L. Other
Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Note:

** The solar panel system for the home was not tested at the time of the inspection.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Note:

* The reset for the GFCI electrical receptacles in the hall bathroom of the home is located in the master bathroom of the home.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

Energy Sources: Gas

Comments:

B. Cooling Equipment

Type of Systems: Central

Comments:

* The pan for the evaporator coil of the cooling equipment located in the attic of the home was holding water at the time of the inspection, this could be from a blockage in the main drain for the coil or a leak in the coil – recommend having further evaluation and repair of the coil and drainage system for the coil by a qualified HVAC contractor.

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Notes:

** The measured differential temperature for the cooling system of the home between the intake (70 degrees) and supply vents (54 degrees) was 16 degrees.

C. Duct Systems, Chases, and Vents

Comments:

Note:

** There is a 20x25x4 inch filter at the heating and cooling equipment in the attic of the home that will need to be replaced at least 2 times per year.



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Left side front yard

Location of main water supply valve: Appeared to be in the left side interior wall of the garage under items.

Static water pressure reading: 57 Lbs

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Comments:

B. Drains, Wastes, and Vents

Comments:

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50 Gallon Tank

Comments:

* The exhaust for the water heater located in the garage of the home is not secure and sealed - recommend further evaluation and securing and sealing of the exhaust for the water heater by a qualified technician to assure no further damage will occur.



* The measured hot water temperature at the kitchen sink was 145.2 degrees - this is very high and can scald skin, recommend lowering the temperature at the water heater of the home to prevent scalding of skin and to prolong the life of the water heater.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

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B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

* The exhaust fan in the master bathroom toilet area of the home vibrates when in operation - this vibration is a sign the fan is nearing the end of its useful life.



G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: [Pool Construction Types](#)

Comments:

C. Outbuildings

Comments:

Note:

** The outbuilding on the left side of the home was locked and not fully inspected.

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: [Water Pump Types](#)

Type of Storage Equipment: [Water Storage Equipment](#)

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System: [Septic Systems](#)

Location of Drain Field:

Comments:

F. Other

Comments:

Please find below a portion of the items found during the inspection, for a more complete list of the items found along with photos please review the entire report.

** The foundation is showing evidence of movement such as the widening in the expansion joints of the brick cladding, various stress cracks, etc. - this movement appears to be above normal for the age of the foundation, it is recommended to have further evaluation and possible repair of the foundation by a qualified technician/foundation repair specialist.

* There are windows in the home that appear to have broken window pane seals such as in the left side bedroom, in the living room, etc. – recommend further evaluation and replacement of these damaged window panes in the windows of the home by a qualified technician to assure no further damage will occur.

* There is a window in the dining area of the home with a broken window pane - need to replace the broken pane for the window.

* The exhaust for the water heater located in the garage of the home is not secure and sealed - recommend further evaluation and securing and sealing of the exhaust for the water heater by a qualified technician to assure no further damage will occur.

* The pan for the evaporator coil of the cooling equipment located in the attic of the home was holding water at the time of the inspection, this could be from a blockage in the main drain for the coil or a leak in the coil – recommend having further evaluation and repair of the coil and drainage system for the coil by a qualified HVAC contractor.