

PROPERTY INSPECTION REPORT FORM

LRES CORP	07/20/2022			
Name of Client	Date of Inspection			
3300 Pebblebrook Drive 23, Seabrook, TX 77586 Address of Inspected Property				
Dan Romero	5674			
Name of Inspector	TREC License #			
Name of Sponsor (if applicable)	TREC License #			

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 systems or components 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.

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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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



Home Inspection Report

Prepared exclusively for LRES CORP



PROPERTY INSPECTED: 3300 Pebblebrook Drive 23 Seabrook, TX 77586 DATE OF INSPECTION: 07/20/2022 Inspection No. 521097-919

INSPECTED BY:

Dan Romero 2107 Plantation Dr. Richmond, TX 77406 dan.romero@pillartopost.com (832) 612-4349

INSPECTOR:

Dan Romero Lic.#: 5674 dan.romero@pillartopost.com (832) 612-4349

Each office is independently owned and operated

I = Inspected NI = Not Inspected NP = Not Present D = Deficient I NI NP D* REPORT SUMMARY I. STRUCTURAL SYSTEMS E. Walls (Interior and Exterior) Comments: INTERIOR WALLS Observed missing and damaged base boards at various areas. Observed hairline cracks at the left bedroom walls. Observed missing and damaged gypsum wall board at the laundry room and hall closet. Repairs and corrections are required and advised. Observed outside closet full of debris. In need of cleaning out. F. Ceilings and Floors Comments: CEILINGS Observed small hole at bedroom on right side. Repairs and corrections are required and advised. FLOORS Observed missing floor covering throughout home. Observed debris, furniture and trash along floors at various areas. Repairs, corrections and cleaning is required and advised. G. Doors (Interior and Exterior) Comments: EXTERIOR DOORS Observed damaged door casing around front entry door. The door was also sticking and hard to operate. The glass patio door lock was inoperable. The screen door was missing at patio door. Repairs and corrections are required and advised. $\checkmark \square \square \checkmark$ H. Windows Comments: • The windows were single pane glass units. Observed damaged window next to chimney Observed missing screen at left bedroom. Observed loose and weak spring supports at the right side bedroom window. Repairs and corrections are recommended and advised.

Report Identification: 521097-919, 3300 Pebblebrook Drive, 23, Seabrook, TX 77586 07/					
l = Inspected	d	NI = Not Inspected	NP = Not Present	D = Deficient	
I NI NF	D *				
	✓ J.	 Fireplaces and Chimneys Comments: The home was equipped with The spark screen was functioni The fire box appeared to be in s Hearth extension was adequate In need of cleaning and service specialist. 	ing as designed. satisfactory condition. e.	ney sweep	
	∀ K	 A. Porches, Balconies, Decks, a Comments: PATIO Observed stored debris and tra Corrections and cleaning are res 	sh along the patio area.		
	✓ L.	 Other Comments: FRONT ENTRY COVERING Observed damaged porch cover door area. Repairs and corrections are reconstructor specialist. 		-	
		II. ELE	CTRICAL SYSTEMS		
		A. Service Entrance and Panels Comments: • MAIN BREAKER PANEL NAME: FEDERAL PACIFIC LOCATION : EXTERIOR The main beaker distribution paunderground, 110-220 volt serv MAIN SHUT OFF DISCONNEC At the time of the inspection the deficiencies were observed incl The panel was a FEDERAL PA to fire hazards. The 6 awg. copper grounding c could not be verified. Panel board dead front cover w breaker slot as required. Observed missing Anti-oxidant Observed missing Anti-oxidant Observed missing screws at the Repairs and corrections are rec	anel has the service entrance vice with copper conductors u CT : 100Amps be breaker distribution box wa luding the following. CIFIC panel which are no low conductor to connected to the vas not labeled properly to id along the main lug terminals ctor at the main electrical sup ere not observed at the requi e dead front cover plate.	using breakers. Is located but Inger allowed due e grounding rod lentify each S. pply line. ired locations.	

l = Inspected				NI = Not Inspected	NP = Not Present	D = Deficient
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				 Branch Circuits, Connected Comments: NOTICE At the time if the inspection the branch circuits could not be pro Observed missing light fixture of Observed missing cover at ligh Observed missing covers at th Observed missing and smoker (As per manufacturer, Any det replaced heater they are functi Smoke detectors are required Further evaluation, Repairs an licensed electrician. 	e electrical utility was not conr operly inspected or tested. globe at the hall area. ting fixture in left bathroom e bathroom exhaust vents. detectors older than 10 years ector ten years or older is rec oning or not.) in every bedroom and hall are	s . juired to be eas.
				III. HEATING, VENTILATIO	ON, AND AIR CONDITIONING	SYSTEMS
				 A. Heating Equipment Comments: At the time of the inspection to the heating equipment could no Repairs and corrections are re 	ot be properly inspected or te	sted.
				 3. Cooling Equipment Comments: It appears that the condensin Not present. Not inspected. 	g unit had been removed and	l was missing.
				IV. PL	UMBING SYSTEMS	
				 A. Plumbing Supply, Distribution Comments: The plumbing system appear The supply water system appear At the time of the inspection th the water utility was not turned Therefore, the plumbing system inspected or tested. 	rs to be tied with the city wate ars to be Copper plumbing. e home appears to have beer on.	n winterized and
				Further evaluation, repairs and specialist.	corrections are required by a	alicensed
				 LAUNDRY ROOM No water Not inspected or tested, but ex Further evaluation, repairs and plumber specialist. 		
				 KITCHEN Observed missing knob and data Observed exposed plumbing under the second second	nder sink cabinet.	

I =

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				• LEFT SIDE BATHROOM No water, Not inspected or teste Observed damaged flooring und Observed missing shower head Further evaluation, repairs and contractor specialist.	der sink cabinet .	a qualified
				 RIGHT SIDE BATHROOM No water, not inspected, or tested Observed missing tub stopper. Observed chipped tub surface. Repairs and corrections are required 		or specialist.
				v.	APPLIANCES	
	✓		✓ A	. Dishwasher Comments:		
				 There was not water or electri properly inspected or tested. Observed standing water in the Further evaluation, repairs and 	unit.	
				specialist.		
			✓ C	. Range Hood and Exhaust Sy <i>Comments:</i>	stems	
				There was no electrical utilities inspected or tested.		be properly
				Observed standing water in the Further evaluation, repairs and specialist.		a licensed
✓			✓ D	Ranges, Cooktops, and Over Comments:	IS	
				There was no electrical utilities inspected or tested. Observed missing Handle at fro Observed missing anti tipping d Improper clearance was observ clearance from the edge of burr (Overheating and damage, with Further evaluation, repairs and	nt panel. evise behind unit as required ed to the right side of the un hers to combustible materials n a potential for fire to occur	d to avoid tip-over. it. (Minimum s is 6" inches.) is present.)
				specialist.		
			✓ H	. Dryer Exhaust Systems Comments:		

• Observed clogged and dirty exhaust dryer vent. In need of cleaning by a professional contractor.

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	INSPECTION REPORT
	I. STRUCTURAL SYSTEMS
	 A. Foundations <i>Type of Foundation(s): Slab on grade Comments:</i> PERFORMANCE: The serviceability and usability of the foundation were found to be satisfactory on the day of the inspection. No structural repairs or deficiencies were observed.
	NOTE: The inspection performed was a very limited visual inspection at accessible areas only. The foundation was part of a larger structure, where all areas were not visible. The inspection performed cannot predict future movement and settlement or warrant the stability of the foundation flooring from a single observation.

l = In	spec	ted		NI = Not Inspected	NP = Not Present	D = Deficient
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				 SLAB ON GROUND foundation in the Greater Houston Area for active or expansive soils, this ty to result in cosmetic damage (un floor tile cracking) and possibly sticking doors. Any owner of a be foundation should be prepared minor functional problems due to 	r residential foundations. Whe ype of foundation will frequen isually sheet-rock, brick vene some minor functional proble building founded on a slab-or to accept a degree of cosme	en supported by tly deflect enough er cracking and ems such as n-ground
				The foundation was inspected f movement or settling including was inspected for surface probl ends, cracks in corners and obs	items listed below. The exteri ems including exposed rebar	ior slab surface , exposed cable
				PERFORMANCE OPINION:		
				(An opinion on performance is a Note: Weather conditions, drain able to effect structures, and dif inspector's opinion is based on unobstructed areas of the structure	hage, leakage and other adve fferential movements are like visual observations of acces ture at the time of the inspect	ly to occur. The sible and tion. Future
				performance of the structure ca	innot be predicted or warrant	əd.
				SUGGESTED FOUNDATION M and moisture maintenance to a nature of the area load bearing sides of the foundation with gra and/or stored articles prevent re all but the most severe cases. I engineering survey nor was any plumbing systems during this lin specialized processes requiring In the event that structural move with a Structural Engineer who what corrective steps, if any, sh stop structural movement.	Il types of foundations due to soils. Drainage must be direc- ide slopes. In most cases, flo- ecognition of signs of settlem- t is important to note, this wa y specialized testing done of mited visual inspection, as the g excavation. ement is noted, client is advis can isolate and identify cause	the expansive cted away from all or coverings ent - cracking in s not a structural any sub-slab ese are sed to consult es, and determine
			B	 Grading and Drainage Comments: PERFORMANCE: Observed proper drainage esta and at least 4 to 6 inches below 		
				No repairs are recommended a	t this time.	
			□ C	 Roof Covering Materials Comments: Not present. Not inspected. Not applicable, since this unit w above it. 	vas located at the first level w	ith another unit

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E. Walls (Interior and Exterior)

Comments:

 $\checkmark \bigcirc \bigcirc \checkmark$

EXTERIOR WALLS

The exterior wall finish was stucco with wood board siding and trim. The wall structure was conventional wood framing. No structural deficiencies were observed.

NOTICE

The exterior wall structure was part of a larger building.



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I NI NP D*



INTERIOR WALLS

Observed missing and damaged base boards at various areas. Observed hairline cracks at the left bedroom walls.

Observed missing and damaged gypsum wall board at the laundry room and hall closet.

Repairs and corrections are required and advised.



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 - I NI NP D*



I = Inspected NI = Not Inspected NP = Not Present

I NI NP D*



• Observed outside closet full of debris. In need of cleaning out.

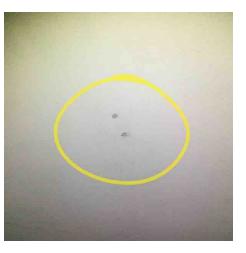


 $\checkmark \Box \Box \checkmark$

F. Ceilings and Floors

- Comments:
- CEILINGS

Observed small hole at bedroom on right side. Repairs and corrections are required and advised.



07/20/2022

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D = Deficient

I NI NP D*

I = Inspected

FLOORS
Observed missing floor covering throughout home.
Observed debris, furniture and trash along floors at various areas.

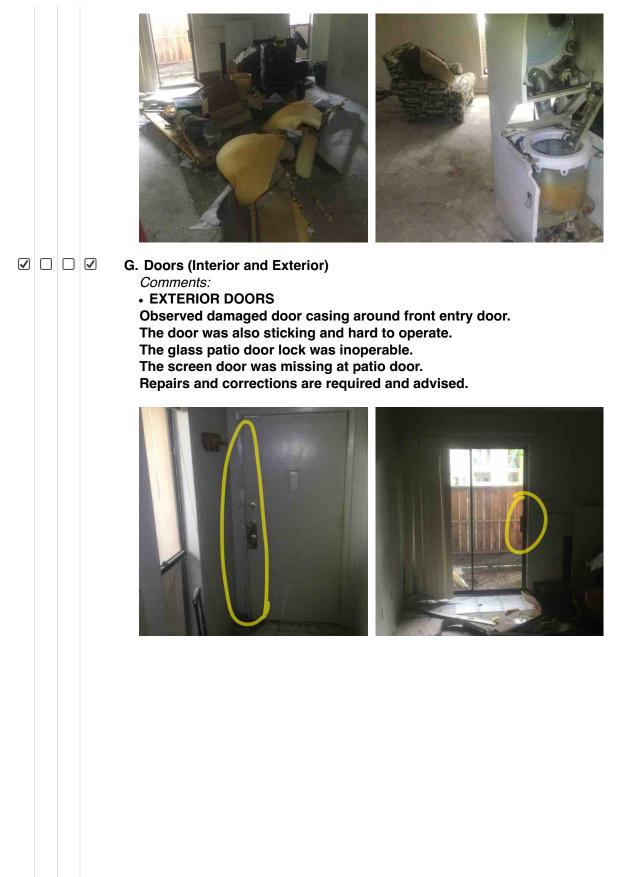
Repairs, corrections and cleaning is required and advised.

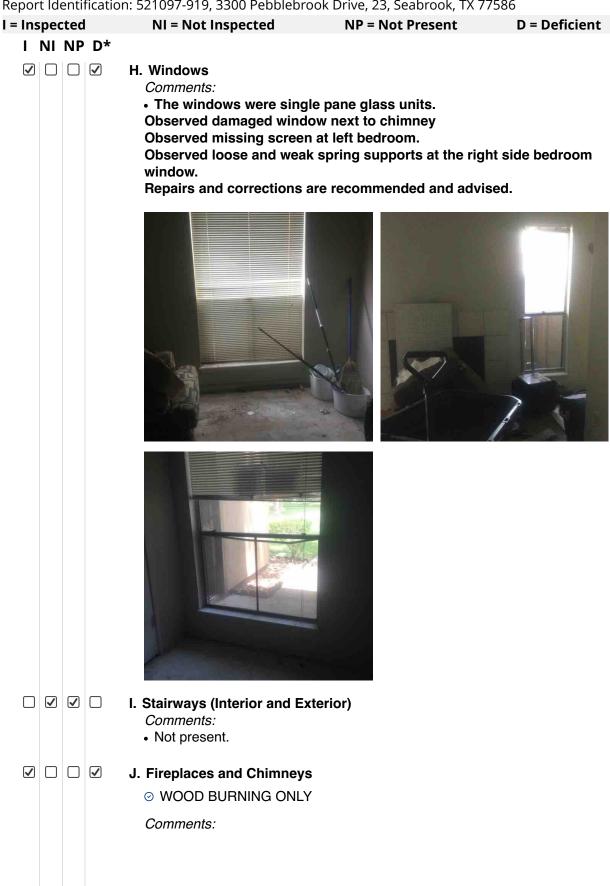


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I NI NP D*





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I NI NP D*

I = Inspected

• The home was equipped with a wood burning fireplace. The spark screen was functioning as designed. The fire box appeared to be in satisfactory condition. Hearth extension was adequate.

In need of cleaning and service checkup by a qualified chimney sweep specialist.



I = Inspected NI = Not Inspected NP = Not Present D = Deficient I NI NP D* $\checkmark \bigcirc \bigcirc \checkmark$ K. Porches, Balconies, Decks, and Carports Comments: PATIO Observed stored debris and trash along the patio area. Corrections and cleaning are required and advised. $\checkmark \bigcirc \bigcirc \checkmark \checkmark$ L. Other Comments: FRONT ENTRY COVERING Observed damaged porch covering structure from upstairs unit at the entry door area. Repairs and corrections are recommended and advised by a qualified contractor specialist. Close up view **II. ELECTRICAL SYSTEMS** $\checkmark \square \square \checkmark$ A. Service Entrance and Panels ⊘ COPPER Comments:

NI = Not Inspected

I NINP D*

I = Inspected

• MAIN BREAKER PANEL
NAME: FEDERAL PACIFIC

LOCATION : EXTERIOR The main beaker distribution panel has the service entrance wires routed underground, 110-220 volt service with copper conductors using breakers.

NP = Not Present

MAIN SHUT OFF DISCONNECT : 100Amps

At the time of the inspection the breaker distribution box was located but deficiencies were observed including the following.

The panel was a FEDERAL PACIFIC panel which are no longer allowed due to fire hazards.

The 6 awg. copper grounding conductor to connected to the grounding rod could not be verified.

Panel board dead front cover was not labeled properly to identify each breaker slot as required.

Observed missing Anti-oxidant along the main lug terminals.

Observed over exposed conductor at the main electrical supply line. Arc fault protection breakers were not observed at the required locations.

Observed missing screws at the dead front cover plate.

Repairs and corrections are required by a licensed electrician.







NI = Not Inspected

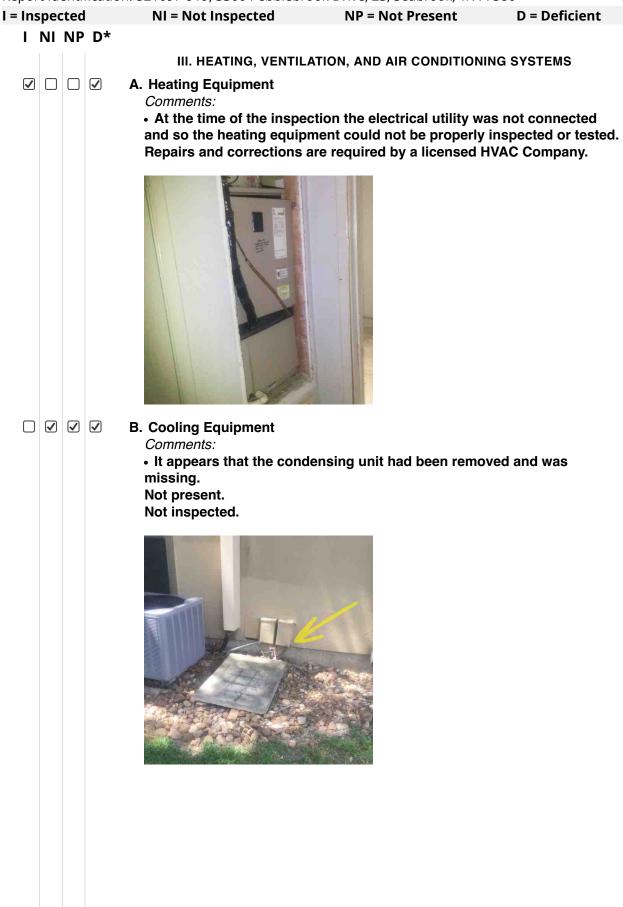
D = Deficient

- I = Inspected I NI NP D*
- B. Branch Circuits, Connected Devices, and Fixtures
 Comments: NOTICE

At the time if the inspection the electrical utility was not connected and so the branch circuits could not be properly inspected or tested. Observed missing light fixture globe at the hall area. Observed missing cover at lighting fixture in left bathroom . Observed missing covers at the bathroom exhaust vents. Observed missing and smoker detectors older than 10 years . (As per manufacturer, Any detector ten years or older is required to be replaced heater they are functioning or not.) Smoke detectors are required in every bedroom and hall areas. Further evaluation, Repairs and corrections are required and advised by a licensed electrician.

NP = Not Present





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07/20/2022

D = Deficient

NI = Not Inspected

I NI NP D*

I = Inspected

• LAUNDRY ROOM No water Not inspected or tested, but exposed plumbing was observed. Further evaluation, repairs and corrections are required by a licensed plumber specialist.

NP = Not Present



KITCHEN

Observed missing knob and damaged cabinet covers. Observed exposed plumbing under sink cabinet. Repairs and corrections are recommended and advised.



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I NI NP D*



LEFT SIDE BATHROOM
 No water, Not inspected or tested.
 Observed damaged flooring under sink cabinet .
 Observed missing shower head.
 Further evaluation, repairs and corrections are required by a qualified contractor specialist.







NI = Not Inspected NP = Not Present

I NI NP D*

I = Inspected

RIGHT SIDE BATHROOM
No water, not inspected, or tested.
Observed missing tub stopper.
Observed chipped tub surface.
Repairs and corrections are required by a qualified contractor specialist.



□ □ ☑ ☑ B.

B. Drains, Wastes, and Vents

Comments:

• The sewer clean-out was not located.

Notice: The clean-outs are necessary and serve as an access to allow for people to clean out blockage in the sewer piping lines.

Further evaluation and corrections are recommended and advised.

C. Water Heating Equipment

Comments:

- Not present.
- Not located.

The home appears to be using a larger shared water heating system that was not located with in the home.

Client should consult further with seller to determine functionality.

D. Hydro-Massage Therapy Equipment

Comments:

- Not present.
- E. Other
 - Comments:
 - Not present.

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	l = Inspected			NI = Not Inspected	NP = Not Present	D = Deficient
I	NI	NP	D*			
					V. APPLIANCES	
				 A. Dishwasher Comments: There was not water or eleptoperly inspected or teste Observed standing water i Further evaluation, repairs specialist. 	ed. n the unit.	
				 B. Food Waste Disposers Comments: Not present. 		
				 C. Range Hood and Exhaust Comments: There was no electrical u inspected or tested. Observed standing water i Further evaluation, repairs specialist. 	tilities, and so the unit cou n the unit.	

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l = Ins	-			NI = Not Inspected	NP = Not Present	D = Deficient	
I	NI	NP	D*				
				 D. Ranges, Cooktops, and Over <i>Comments:</i> There was no electrical utili properly inspected or tested. Observed missing Handle at Observed missing anti tippin tip-over. Improper clearance was obsecclearance from the edge of be inches.) (Overheating and damage, we Further evaluation, repairs ar specialist. 	ties on, and so the unit cou front panel. g devise behind unit as rec erved to the right side of th urners to combustible mate	quired to avoid e unit. (Minimum erials is 6" ccur is present.)	ı
				E. Microwave Ovens Comments:Not present.			
				 F. Mechanical Exhaust Vents an Comments: Not tested, not inspected. 	nd Bathroom Heaters		
				 G. Garage Door Operators Comments: Not present. 			

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=	Ins	pec	ted		NI = Not Inspected NP = Not Present D = Deficient
	I ✓	NI	NP	D* √	H. Dryer Exhaust Systems
					 Comments: Observed clogged and dirty exhaust dryer vent. In need of cleaning by a professional contractor.
					I. Other Comments: • NOT PRESENT.
					VI. OPTIONAL SYSTEMS
					A. Landscape Irrigation (Sprinkler) Systems
					B. Swimming Pools, Spas, Hot Tubs and Equipment
					C. Outbuildings
					D. Private Water Wells
					E. Private Sewage Disposal Systems
					F. Other
					G. Outdoor Cooking Equipment ⓒ NOT INSPECTED
					Ø NOT INSPECTED

