



5816
Petty Street
Houston, Texas

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PROPERTY INSPECTION REPORT

Report I.D. # 072720-A

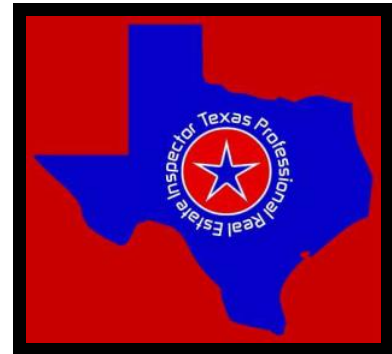
Prepared for: Devon Yeager

Concerning: 5816 Petty Street
Houston, Texas 77007

By:



Clear View Inspections
Lee Fasbinder, T.R.E.C. #7507
713.409.4631 or cvi@att.net



Sign/Date:  07.27.2020

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

<p>Date of Inspection.....07.27.2020</p> <p>Weather Conditions.....overcast, 84°</p> <p>Dwelling:</p> <p>a. <input type="checkbox"/> occupied, <input checked="" type="checkbox"/> not occupied, <input type="checkbox"/> furnished, <input type="checkbox"/> unfurnished, <input checked="" type="checkbox"/> staged</p> <p>b. <input checked="" type="checkbox"/> Pre-owned, approximate age 14 year(s) - 2006 , <input type="checkbox"/> New construction</p> <p>c. <input type="checkbox"/> 1 story, <input checked="" type="checkbox"/> 2 story, <input type="checkbox"/> 3 story, <input type="checkbox"/> 4 story</p> <p>d. Square footage (H.A.R. or A.D.)2275</p> <p>e. Exterior finishstucco, cement board siding/trim</p> <p>f. Front of home faces South .</p> <p>g. Utilities on.....<input checked="" type="checkbox"/> gas, <input checked="" type="checkbox"/> electric, <input checked="" type="checkbox"/> water,</p> <p>h. Garage.....<input checked="" type="checkbox"/> attached, <input type="checkbox"/> detached 2 car</p> <p>Present at Inspection:</p> <p><input type="checkbox"/> client, <input type="checkbox"/> seller, <input type="checkbox"/> buyers agent, <input type="checkbox"/> listing agent, <input checked="" type="checkbox"/> none</p>

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed deficient or in need of repair or replacement.

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I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficiency

I **NI** **NP** **D**

Inspection Item

I. STRUCTURAL SYSTEMS **A. Foundations**

Type of foundation(s):

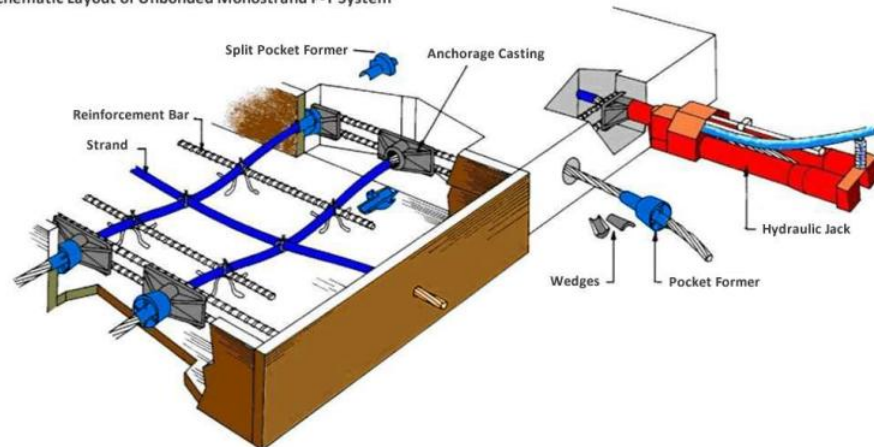
Comments:

The purpose of the inspection was to observe and provide an opinion as to whether or not the foundation is performing the intended and designed purpose, or if repairs may be required.

This is a engineered, post tension, (one piece, concrete) slab on grade.

Post tension cables are added to the foundation with tension to increase the integrity of the slab. The tension cables are cut off at the sides of the foundation wall (right and left side of the home) and the ends of the cables are sealed with exterior caulking or epoxy to prevent the tension ends from corrosion (rusting).

Schematic Layout of Unbonded Monostrand P-T System



My evaluation of the foundation was based on the inspection and overall condition of the home, which included:

- Interior floors
- Interior and exterior walls(separations/splits/cracks, etc...)
- Windows (operation)
- Interior ceilings (separations/splits/cracks, etc...)
- All doors (interior/exterior)
- Attic

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Inspection Item

- Roof structure (from inside the attic)
- Visual portion of foundation wall on all sides

After my examination of the foundation and the components listed, it is in my opinion that the foundation is structurally sound and is not in need of repair or remedial leveling. The foundation is functioning as intended.

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

Comments:

- The grading at the front of the home leads to the front street.
- The grading on the right side of the home is directed to a swale (trench) between the neighboring home that leads out to the front street.
- The grading at the left side of the home leads to the swale (trench) between the neighboring home that leads out to the front street.
- The grading at the back of the home leads to an underground drainage system.

The open cut out in the backyard synthetic turf needs to be properly filled in and leveled out. Cover repaired grade with synthetic turf.

Open area is a breeding ground for insects.



Drainage:

All gutters, down spouts and discharge elbows are properly attached and connected to an underground drainage pipe system that channels the water away from the home.

Underground drainage is located in the back and the right side of the home under the grading. This channels water away from the home.

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Inspection Item

 C. Roof Covering Materials

(Type(s) of Roof Covering and Viewed From:)

Comments:

The roof covering was examined on all sides at roof edge level with binoculars.

The composition shingles, single layer, is on top of underlayment (vapor barrier) with metal drip edge guards (this keeps the water from going under the shingles at the edge of the roof). This was properly installed.

This roof covering (shingles) appear to be original (14-15 years in age). The shingles are showing normal wear for its age. At the time of this inspection, the covering is functioning as intended. I estimate that this covering will need to be replaced within the next 4 years.

All flashing noted has been properly installed per age of original construction.

There was no evidence of any water intrusion inside the attic or the home due to failure of the roof covering.



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Inspection Item

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D. Roof Structure, Attic and Insulation (Viewed From)*Comments:***Roof Structure:**

This is a gable/hip designed roof.

The ridge boards, rafters, supports and joists are solid and properly installed (noted from accessible viewing inside the attic).

The roof decking is Oriented Strand Board (OSB). This is a type of manufactured wafer board. Attached to the OSB decking is "TechShield®" radiant barrier.

TechShield® is a radiant barrier installed on the OSB decking to minimize radiant heat gain in summer, and to minimize radiant heat loss in winter.

There were no signs (evidence) of any water stains or penetration of the roof decking. This decking is in very good condition.

Attic:

The attic is in excellent condition. All flooring in the attic leading to and at the mechanical equipment (HVAC system and water heater) is solid and secure. Proper attic lighting is present.

Attic Ladder/Hatch/Door:

The attic pull down ladder in the upstairs middle bedroom is secured properly and the inside of the hatch/door is insulated.

Attic Insulation and Ventilation:

Insulation is loose fill fiberglass for the ceiling (noted from the attic space).

A small area of attic ceiling insulation is missing on the sheetrock in the upstairs middle bedroom. Insulation needs to be installed with a minimum of an R-30 rating (12"-13" loose fill fiberglass or equivalent).

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The remaining insulation is fiberglass batt and blanket for the ceiling (noted from the attic space).

Remaining coverage measures 12" to 13" in depth (ceiling insulation) with the soffit vents clear to allow ventilation through the ridge vents.

Approximate value of the ceiling insulation is R-30.

NOTE:

R-30 is the recommendation (minimum amount) of insulation in ceilings (below attic space) for homes in the Gulf Coast (zone 2) set by the (2009) International Energy Conservation Code (IECC).

E. Walls (Interior and Exterior)

Comments:

Interior:

The grout in the right angle corners (vertical and horizontal) in the master shower enclosure are cracked. The corners must be water tight sealed with silicone type caulking.

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All remaining interior walls, visually exposed (not obstructed/blocked by personal furnishings) are in very good condition. No structural defects are noted.

Exterior:

The exterior of the home is stucco and, cement board siding/trim.

A weep screed (opening) needs to be properly installed on the underside of the garage door overhand. Contact a professional stucco contractor for repairs.

Weep screed is missing.



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This is weep screed properly installed on the home to the right. Same builder, same type design.



Caulk in and around following exterior protrusions:

- ***Coach light base.....right side of the home***
- ***The electric meter box....right side of the home***



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Inspection Item

All remaining exterior walls are in very good condition. No structural defects are noted.

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F. Ceilings and Floors

Comments:

Ceilings:

All ceilings are in excellent condition. No structural defects noted.

Floors:

All flooring, visually exposed (not obstructed/blocked by personal furnishings) is in excellent condition. No structural defects are noted.

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G. Doors (Interior and Exterior)

Comments:

Interior:

The upstairs middle bedroom door is out of alignment/warped and does not latch closed. In need of repair.

The right side closet door in the upstairs front bedroom does not latch closed. The spring ball at the does not seat into the catch plate. In need of repair.

All remaining interior doors function properly and are in very good cosmetic condition.

All hardware (handles, hinges, locks) is properly installed and functioning as intended.

Exterior:

The back door has a double cylinder dead bolt lock. This (lock) needs to be changed out for a single cylinder lock that uses a manual turn handle rather than a key to operate from the interior side. You must be able to exit your home in case of an emergency with the use of one hand and not having to look for a key. This is a fire code.

All exterior doors function properly and are in very good cosmetic condition.

Garage Passage Door:

The garage passage door is solid core, self closing. This is considered a "fire" rated door.

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I	NI	NP	D	Inspection Item
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Stairways/Handrails/Guardrails
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*Comments:***Stairways:**

The steps are secured properly with correctly sized risers and treads.

Handrails:

Properly secured and installed to current code requirements.

Guardrails:

Secured and properly spaced.

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

Not present.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, Carports, Driveway, Sidewalk and Porte-Cachere
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*Comments:***Porches:**

The front porch and the walk leading to the front door/porch area is in very good condition.

Balconies:

Not present.

Decks/Patio:

The backyard patio is in very good condition.

Carport:

Not present.

Driveway:

The driveway is in good condition.

Sidewalk:

The sidewalk is in good condition.

Porte-Cachere:

Not present.

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I NI NP D Inspection Item

L. Other

Comments:

The top hinge on the cabinet, under the master bathroom right side sink, is not attached. In need of repair.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Amperage rating.....125 amps
- Brand.....Square D
- Location of panel.....inside garage
- Panel secured..... yes, no
- Main panel type..... breakers, fuses
- Knockouts..... present, missing
- Main disconnect(s)..... breaker(s) - 1
- Color coded (blk/red and wht wires).. yes, no
- Entry service cable.....aluminum (AL)
- Antioxidant applied to AL..... yes, no, not applicable
- Voltage rating.....120/240 volt
- Connected ground rod.....yes, acorn style clamp
- UFER ground rod..... yes, no
- Bond connection..... yes, no
- Service entrance..... underground, overhead
- Labeled breakers..... yes, no

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A/C breaker size.....40 amps (correct size)
 Furnace breaker size.....gas unit
 Dryer breaker size.....30 amps (correct size)
 Range breaker size.....gas unit
 H²O heater breaker size.....gas unit

All accessible components of the service panel were examined and found to be installed correctly per original age of construction.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Branch Circuits - Connected Devices and Fixtures:*Comments*

Branch wiring..... Copper, Aluminum, Pig tail copper
 Wiring type..... 3 wire, grounded, 2 wire, not grounded
 Outlet type..... 3 pin, grounded, 2 pin, not grounded
 GFCI..... Bath, Kitchen, Garage, Outside

GFCI..... Laundry room, Dishwasher, Disposer
(new construction as January 1, 2015)

AFCI..... Bedrooms (new construction between Jan. 2002 -Dec 2008)

AFCI..... Bedrooms, Family room/Den, Living room,
 Breakfast room, Dining room, Laundry room,
 Foyer/Hall/Balcony (interior) (Jan. 2009 - Dec 2013)

AFCI..... Bedrooms, Family room/Den, Living room,
 Breakfast room, Dining room, Laundry room,
 Foyer/Hall/Balcony (interior), kitchen,
 Hallways, or similar areas (after Jan. 1, 2014)

All (accessible) devices and fixtures were examined and tested and found to be installed properly and correctly working.

NOTE:

The outlet (weatherproof) covers on the exterior of the home are metal "flip" style. These are not to today's standards. If the outlets are ever replaced or a new cover needs to be installed, replace with plastic "box" style exterior rated covers.

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C. Smoke Alarms*Comments:*

Smoke alarms.... hard wired with battery backup
 battery only

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NOTE:

There is no sediment trap/drip leg on the gas line for the furnace. Due to age, this was not required when this unit was installed. The code to install a sediment trap went into effect in 2006, however, The City of Houston building permit division operated under 2002 codes.

NOTE:

The technical information was taken off the manufactures I.D. label on or inside the cabinet. The date on the I.D. label is the date of (original) manufacturing. Components inside the equipment cabinet may have been repaired, replaced or updated after original manufacturing.

 B. Cooling Equipment:

Type:

Comments:

Condensing Unit

Type.....Central
 Brand.....Trane
 Serial #.....6093MR2F
 Model #.....2TTR3048A1000AA
 Year.....2006
 BTU.....48,000
 Tons.....4.0
 Energy source.....Electric
 Max amp breaker.....40 amps
 Min circuit (amps/breaker)...25.0 amps
 Suction line insulated... yes, no
 Disconnect switch..... yes, no
 GFCI outlet..... yes, no
 Condition.....good
 Operation.....smooth
 Unit level and on pad... yes, no
 Refrigerant..... R-410A (Puron®), R-22 (Freon®)

Evaporator Coil

Brand.....Trane
 Serial #.....63541LG7H
 Model #.....2TXFH054AS3HHAA
 Primary drain..... yes, no
 Secondary drain (pan)..... yes, no
 Year.....2006

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IV. PLUMBING SYSTEM

A. Plumbing Supply System, Distribution Systems and Fixtures

Comments:

Water supply:

The water is supplied underground from a public (local) water company and distributed throughout the home in CPVC piping.

Water Pressure:

Pressure measurements were taken from an exterior hose bib. This registered 56 psi. The average range in Houston and the surrounding areas is 40 psi. to 70 psi. from public water supply (ie: City of Houston, M.U.D., etc...).

NOTE:

Water pressure will vary depending on the usage in that district, subdivision/area or the time of day.

Secondary Water (shut off) Valve:

The main water shut off valve is located on the right side of the home (exterior). Everyone should know where this is located in case of any emergency.



Water Meter Location:

The water meter, with primary shut off valve is located at the curb side.

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Fixtures:**NOTE:**

1. Primary water shut off valves (under sinks, commodes, main water shut, etc...) were not tested.
2. The hose bibs (hot and cold) for the washing machine were not tested.

Install back flow prevention devices on all exterior hose bibs. These are available at Home Depot/Lowes in the plumbing department (about \$8.00 ea) and are very easy to install (common pliers only).



Caulk in the tub spout against the tile inside the upstairs hall bathroom.



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I NI NP D Inspection Item

The gas line inside the laundry room needs to be capped off.



All remaining fixtures (interior/exterior) were examined and tested and found to be in proper working condition.

B. Drains, Wastes, Vents

Comments:

Drains:
Functioning as intended.

NOTE:
The drain for the washing machine was not tested.

Wastes:
Functioning as intended.

Vents:
Functioning as intended.

C. Water Heating Equipment

Comments:

Brand.....A.O. Smith
Location.....attic
Serial #.....J06T000011
Model #.....GVRA 40 100
Size (U.S. gallons).....40
Energy Source.....gas
Vent stack.....properly connected and secured

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V. APPLIANCES **A. Dishwasher***Comments:*

The dishwasher functions as intended and the drain line has been properly looped up before going into the side of the garbage disposer as to create an anti-siphon (so food from the disposer will not back up into the dishwasher).

 B. Food Waste Disposer*Comments:*

Functions as intended.

 C. Range Hood and Exhaust Systems*Comments:*

The range hood vent is functioning as intended and is properly vented to the exterior of the home.

 D. Ranges, Cook Tops, and Oven(s)*Comments:***Range (free standing):**

The built in range was tested and is functioning as intended.

 E. Microwave Oven(s)*Comments:*

Not present.

 F. Trash Compactor*Comments:*

Not present.

 G. Mechanical Exhaust Vents and Bathroom Heaters*Comments:***Exhaust Fans:**

Functioning as intended and vented to the exterior of the home.

Heaters:

Not present.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Garage Door Operators
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*Comments:***Operator(s):**

The automatic opener is fully operational and both safety devices (automatic reverse features) are functioning as intended.

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Comments:

Functioning as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Dryer Exhaust System
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Comments:

The dryer vent appears to be properly plumbed to the exterior of the home. The exterior (dryer vent) cover is in good condition and properly attached.

NOTE:

The inside of the vent pipe from dryer or wall connection to termination point was not examined. No access.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Outdoor Cooking Equipment
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*Energy Source:**Comments:*

The outdoor kitchen is in new condition.

- Gas grill.....brand new, all components properly installed
- Side burner...brand new, all components properly installed
- Sink, drain, faucet...brand new
- Hot water tank...brand new, electric, 4 gallon capacity, all components properly installed.

Continued, next page

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Inspection Item

Summary Page of Defect/Deficiencies

This is for itemization only

Please **read** the report in it's entirety.

Refer to the "report" for a detailed explanation of the defect or deficiency.

	<i>Defect/Deficiency</i>	<i>Pg #</i>
1	<i>The open cut out in the backyard synthetic turf needs to be properly filled in and leveled out. Cover repaired grade with synthetic turf.</i>	6
2	<i>A small area of attic ceiling insulation is missing on the sheetrock in the upstairs middle bedroom. Insulation needs to be installed with a minimum of an R-30 rating (12"-13" loose fill fiberglass or equivalent).</i>	8
3	<i>The grout in the right angle corners (vertical and horizontal) in the master shower enclosure are cracked. The corners must be water tight sealed with silicone type caulking.</i>	9
4	<i>A weep screed (opening)needs to be properly installed on the underside of the garage door overhand. Contact a professional stucco contractor for repairs.</i>	10
5	<i>Caulk in and around following exterior protrusions:</i> <ul style="list-style-type: none"> ■ <i>Coach light base.....right side of the home</i> ■ <i>The electric meter box....right side of the home</i> 	11
6	<i>The upstairs middle bedroom door is out of alignment/warped and does not latch closed. In need of repair.</i>	12
7	<i>The right side closet door in the upstairs front bedroom does not latch closed. The spring ball at the does not seat into the catch plate. In need of repair.</i>	12
8	<i>The back door has a double cylinder dead bolt lock. This (lock) needs to be changed out for a single cylinder lock that uses a manual turn handle rather than a key to operate from the interior side.</i>	12
9	<i>The top right box window, over the garage, in the front bedroom, is in need of repair. The vapor seal is compromised.</i>	13

Continued, next page

Houston Pest

P.O. Box 2490, Cypress, Texas 77410
832.653.7560 (office) 832.236.9726 (mobile)
www.houpest.com



Wood Destroying Insect Report Summary

An inspection has been conducted of the structure, where accessible, including the grading at the foundation walls or piers and beams.

For more detailed information on the actual inspection, see the WDI Report attached.

Date: 07.27.2020

At: 5816 Petty Street

Houston, Texas 77007

No activity or evidence of Wood Destroying Insects on the home.

Wood Destroying Insects

- Active Subterranean Termites
 - Active Drywood Termites
 - Active Formosan Termites
 - Active Carpenter Ants
 - Other _____
- Recommendation _____

Evidence of Wood Destroying Insects. No live activity.
Type _____
Location _____
Recommendation _____

Robert Cook, Owner/Operator,

Houston Pest
SPCB Business License #12875
Certified Applicator License # 558564

Evidence of prior treatment

- YES
- NO
- Drill holes in substrate
- Pest Control Tag

Date and Chemical Used _____

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

5816 Perry St
Inspected Address

Houston
City

77067
Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment; label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

1A. Houston Pest Name of Inspection Company 1B. 12875 SPCS Business License Number

1C. P.O. Box 2490 Address of Inspection Company Cypress City TX State 77410 Zip 832-653-7560 Telephone No.

1D. Robber Cook Name of Inspector (Please Print) 1E. Certified Applicator (check one) Technician

2. N/A Case Number (VA/FHA/Other) 3. 7-27-2020 Inspection Date

4A. CUE INSPECTIONS Name of Person Purchasing Inspection Seller Agent Buyer Management Co. Other

4B. N/A Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgage Purchaser of Service Seller Agent Buyer
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. N/A
List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

6A. Were any areas of the property obstructed or inaccessible? Yes No
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

6B. The obstructed or inaccessible areas include but are not limited to the following:
 Attic Insulated area of attic Plumbing Areas Planter box abutting structure
 Deck Sub Floors Stab Joints Crawl Space
 Soil Grade Too High Heavy Foliage Eaves Weepholes
 Other Specify: _____

7A. Conditions conducive to wood destroying insect infestation: Yes No
(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

7B. Conducive Conditions include but are not limited to:
 Debris under or around structure (K) Wood to Ground Contact (G) Formboards left in place (I) Excessive Moisture (J)
 Planter box abutting structure (O) Footing too low or soil line too high (L) Wood Rot (M) Heavy Foliage (N)
 Insufficient ventilation (T) Wood Pile in Contact with Structure (Q) Wooden Fence in Contact with the Structure (R)
 Other (C) Specify: _____

8. Inspection Reveals Visible Evidence in or on the structure:
 8A. Subterranean Termites Active Infestation: Yes No Previous Infestation: Yes No Previous Treatment: Yes No
 8B. Drywood Termites Active Infestation: Yes No Previous Infestation: Yes No Previous Treatment: Yes No
 8C. Formosan Termites Active Infestation: Yes No Previous Infestation: Yes No Previous Treatment: Yes No
 8D. Carpenter Ants Active Infestation: Yes No Previous Infestation: Yes No Previous Treatment: Yes No
 8E. Other Wood Destroying Insects Active Infestation: Yes No Previous Infestation: Yes No Previous Treatment: Yes No
 Specify: NOT AT THIS TIME

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: NONE

8G. Visible evidence of: NONE has been observed in the following areas: N/A

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company:

If "Yes," specify corrections:

N/A Yes No

N/A

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H, and I, Scope of Inspection):

Yes No

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows:

Yes No

Specify reason:

N/A

Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects:

N/A

If treating for subterranean termites, the treatment was:

Partial Spot Bait Other

If treating for drywood termites or related insects, the treatment was:

Full Limited

10B.

Date of Treatment by Inspecting Company

N/A

Common Name of Insect

N/A

Name of Pesticide, Bait or Other Method

N/A

This company has a contract or warranty in effect for control of the following wood destroying insects:

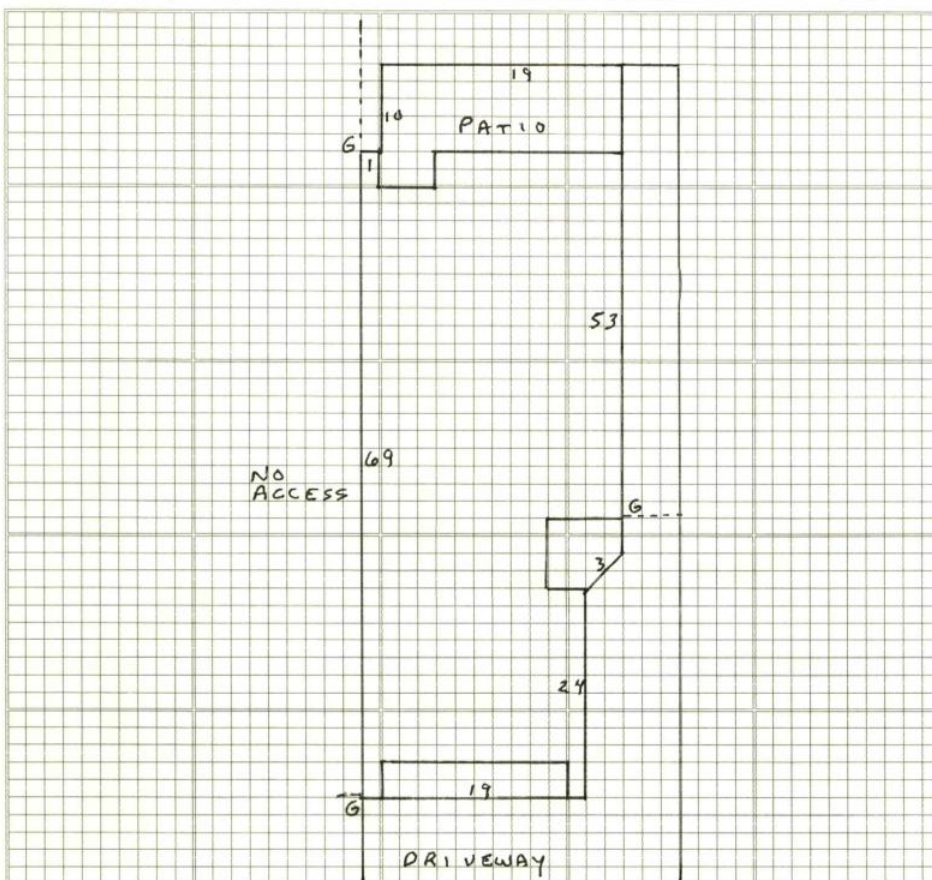
Yes No List insects:

N/A

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of Infestation, A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants, Other(s) - Specify



Additional Comments 198 LIN. FT.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.

Signatures:

11A.

[Signature]

Inspector

Approved:

11B.

ROBERT COOK #558564

Certified Applicator and Certified Applicator License Number

12A. Notice of Inspection Was Posted At or Near:

- Electric Breaker Box
- Water Heater Closet
- Bath Trap Access
- Beneath the Kitchen Sink

12B. Date Posted

7-27-2020

Date

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages:

Signature of Purchaser or Property or their Designee:

Date:

[Signature] 7/27/2020