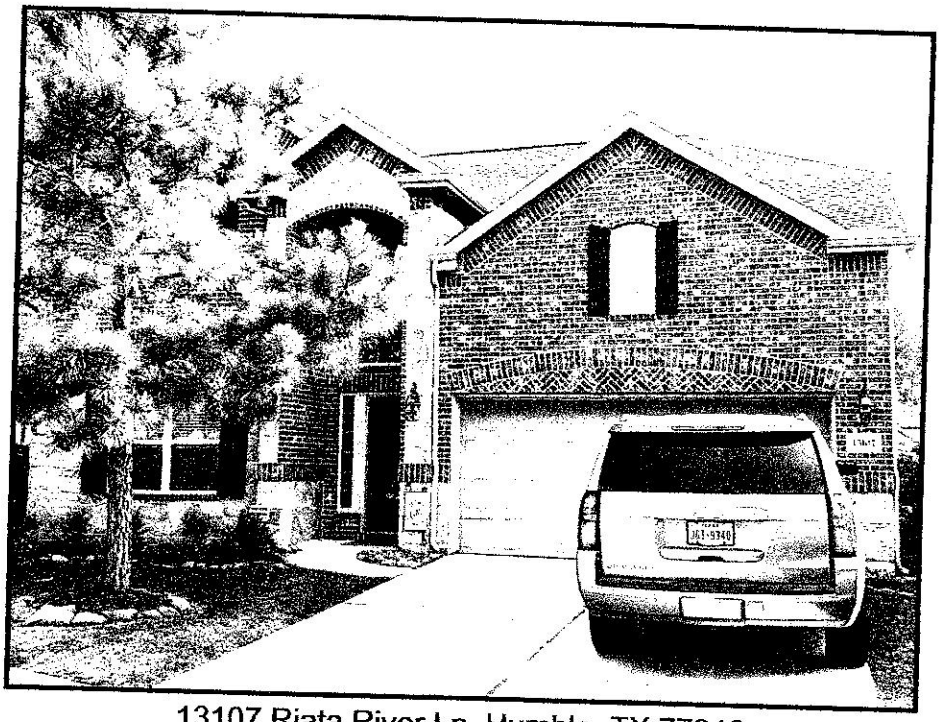


13107 Riata River Ln, Humble, TX 77346
Inspection prepared for: Garrett Joshua DeMilia
Real Estate Agent: Maureen DeMilia - United Real Estate

Date of Inspection: 7/9/2020 Time: 8:30 AM
Age of Home: 2013 Size: 3300
Order ID: 15506

Inspector: David Philp
License #21284
9630 Cannock Chase, Houston, TX 77064
Phone: 832-567-5791
Email: clientcare@1strateinspections.com
1stRateInspections.com

PROPERTY INSPECTION REPORT

Prepared For: Garrett Joshua DeMilia
(Name of Client)

Concerning: 13107 Riata River Ln, Humble TX, 77346
(Address or Other Identification of Inspected Property)

By: David Philp, License #21284 7/9/2020
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions

you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

I. STRUCTURAL SYSTEMS

[X] [ ] [ ] [ ] A. Foundations

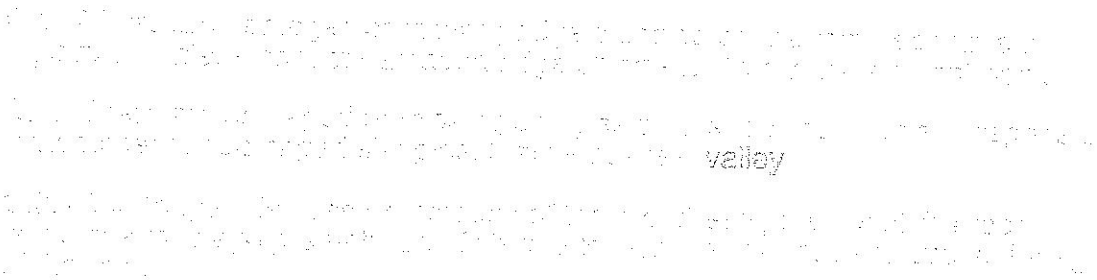
Type of Foundation(s):
• -Post Tension
• -There are no significant settlement cracks or movement noted at this time.
Comments:

[X] [ ] [ ] [ ] B. Grading & Drainage

Comments:

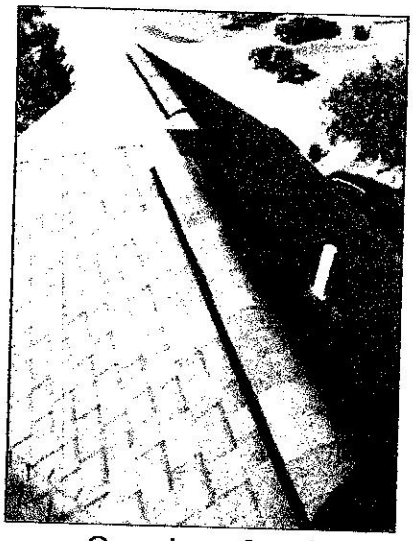
[X] [ ] [ ] [X] C. Roof Covering Materials

Type(s) of Roof Covering:
• -Architectural composition shingles. The nailing pattern for this installation is beyond the scope of a home inspection as lifting the shingles would break the shingles bond.
Viewed From:
• -The roof surface was inspected by walking on roof, however every portion of the roof may not be accessible and some areas may be viewed from a distance so some defects may not be visible. Water can enter through very small areas and may not be found until heavy rain storms occur, wind driven rains can cause leaks in a roof even though the roof is installed properly. Roofs are designed to shed water and are not waterproof.
Comments:

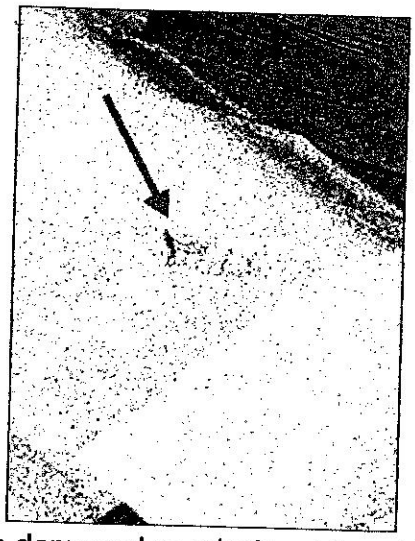


I=Inspected NI=Not Inspected NP=Not Present D=Deficient

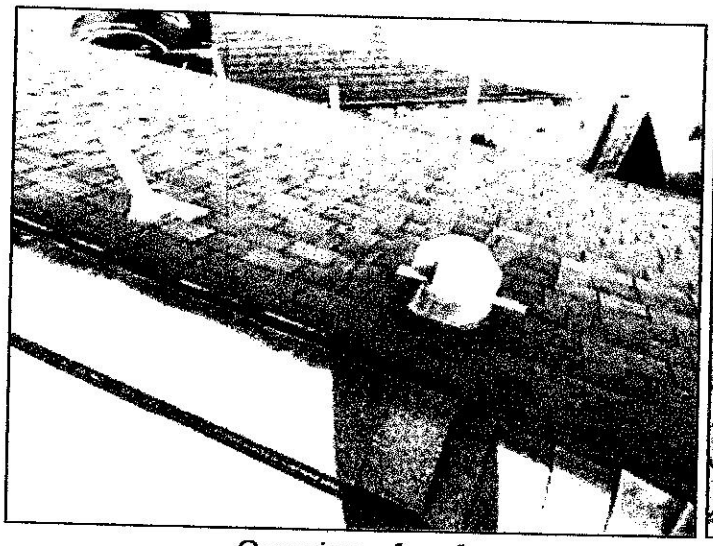
I	NI	NP	D



Overview of roof



-There are damaged or missing ridge shingles on the roof, recommend repairs or replacement of damaged ridge shingles. Mainly at - left front peak

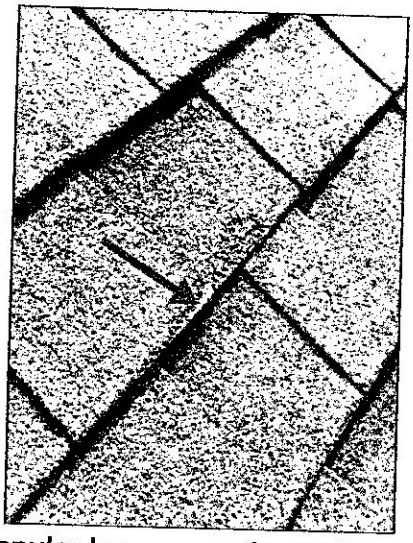


Overview of roof

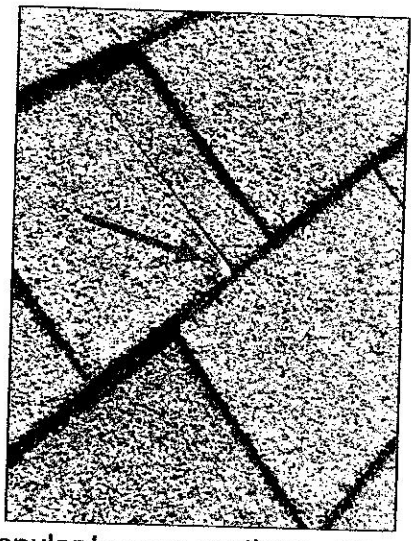
Overview of roof

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

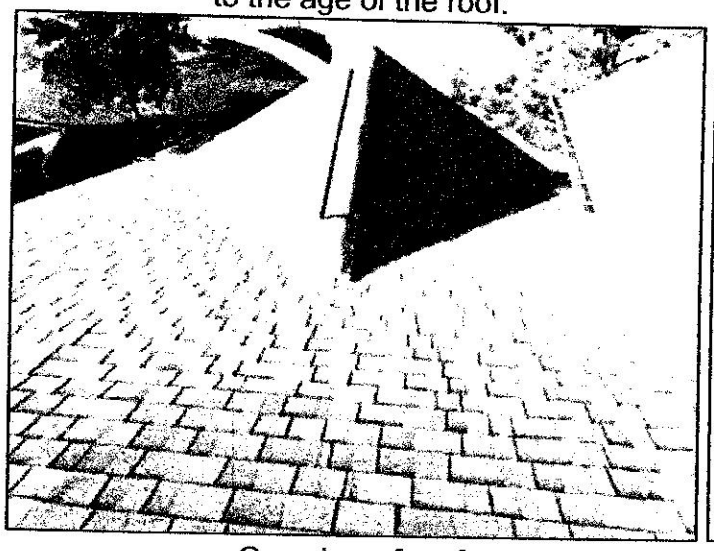
I	NI	NP	D



-Due to granular loss on portions of the roof these portions of the roof coverings may age prematurely. This is often due to normal wear due to the age of the roof.



-Due to granular loss on portions of the roof these portions of the roof coverings may age prematurely. This is often due to normal wear due to the age of the roof.

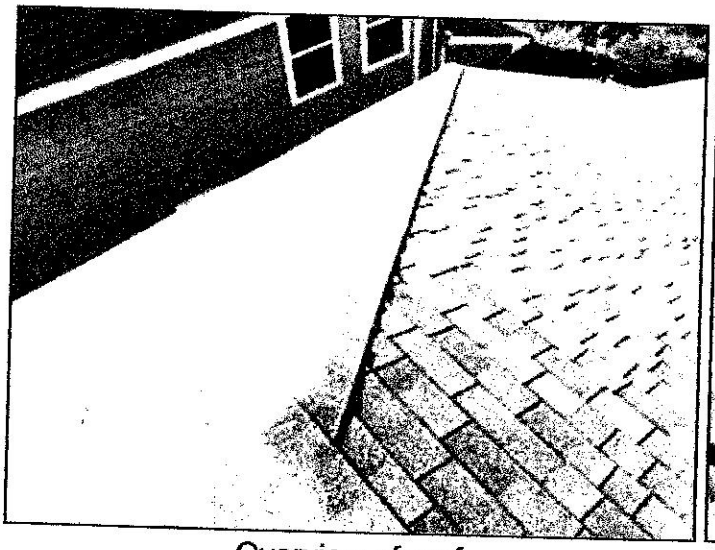


Overview of roof

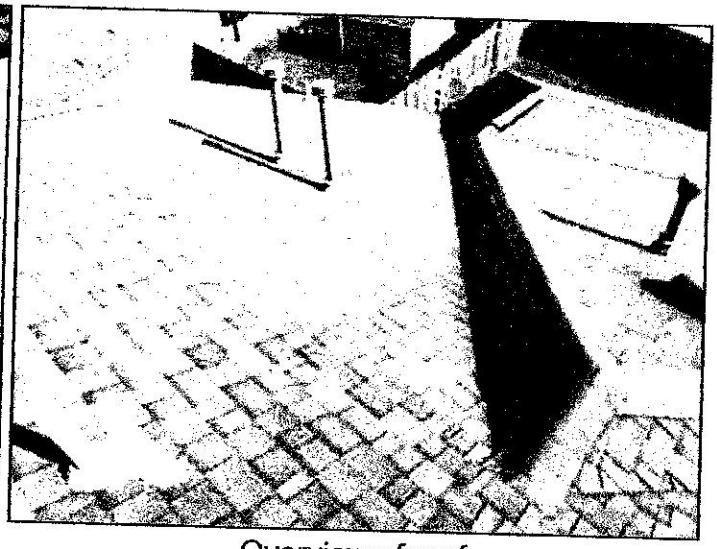
Overview of roof

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

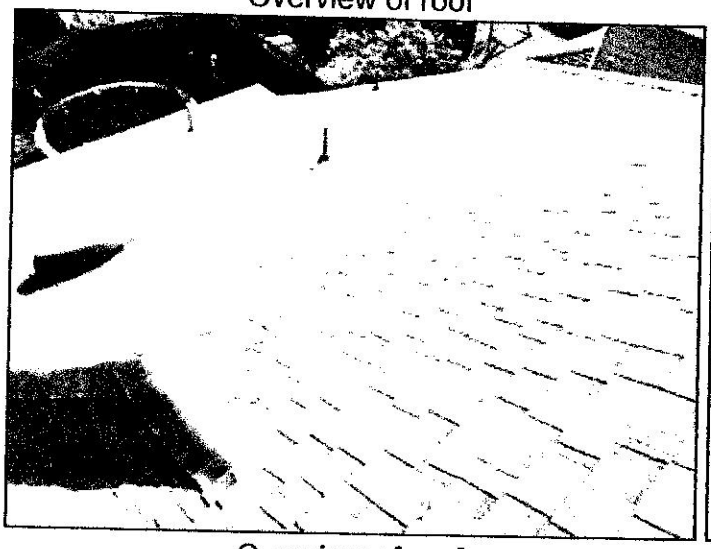
I	NI	NP	D



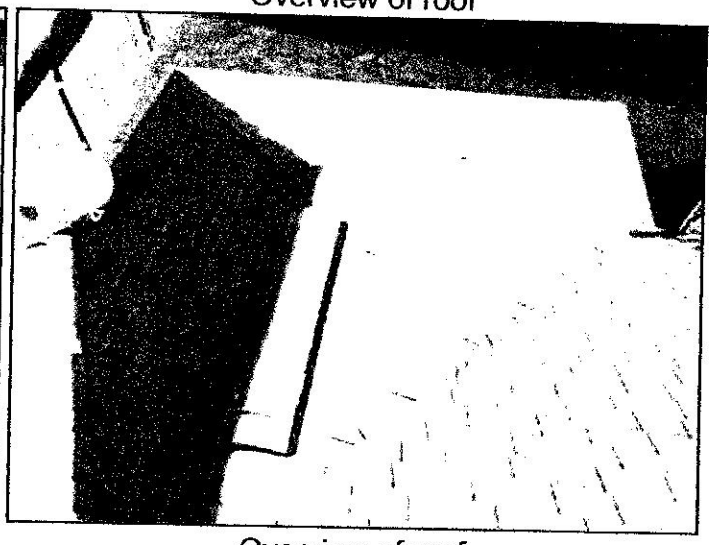
Overview of roof



Overview of roof



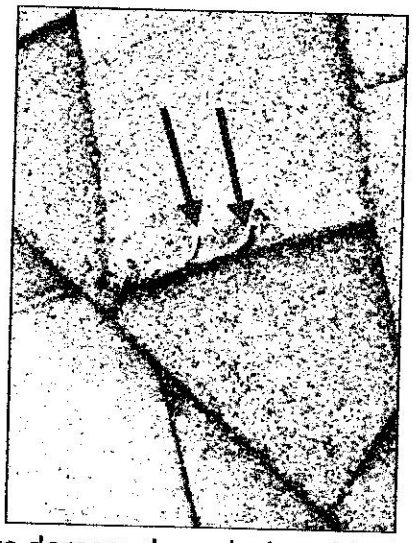
Overview of roof



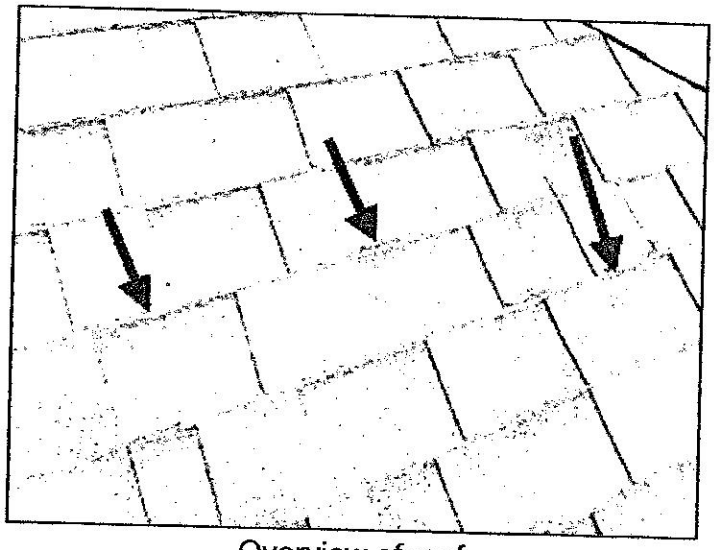
Overview of roof

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D



-There are damaged or missing shingles on the roof, recommend repairs or replacement of damaged shingles. Mainly at - rear valley



Overview of roof

[X] [ ] [ ] [ ] D. Roof Structure and Attic

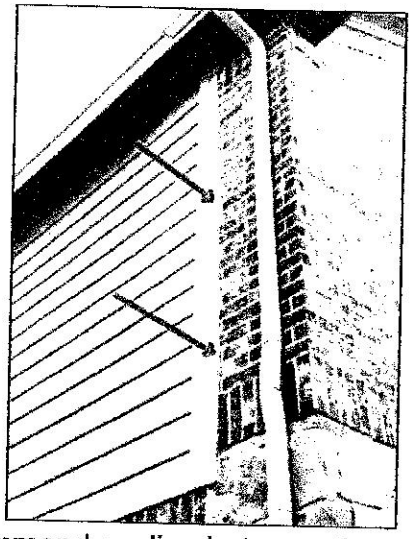
Viewed From:
• -The inspector entered all floored accessible areas of the attic only. Inspector does not walk areas were beams are covered with insulation or low profiled areas were damage could be caused, therefore some areas of the attic inspection may be limited.
• -The type of roof system is conventional.
• -The type of attic ventilation is ridge vents, eave vents.
Approximate Average Depth of Insulation:
• -The ceiling insulation is blown fiberglass.
• -Ceiling insulation is approximately 12-14 inches in depth.
• -Vertical insulation is thermo ply - unable to verify insulation behind.
Comments:

[X] [ ] [ ] [X] E. Walls (Interior and Exterior)

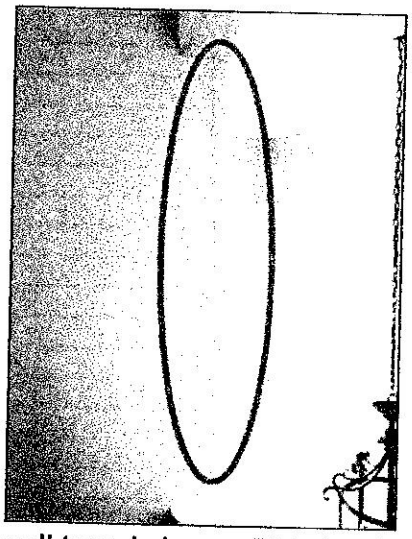
Wall Materials:
• -Prevalent exterior siding is made of brick , stone, concrete fiber board.
Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D



-Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - left



-The drywall tape is loose. This is often due to higher humidity or improper installation. Mainly at - gameroom

X				F. Ceilings and Floors

Comments:

X			X	G. Doors (Interior and Exterior)

Comments:

X				H. Windows

Window Types:
• -Windows in the home are double pane.
Comments:

X				I. Stairways (Interior and Exterior)

Comments:

		X		J. Fireplace and Chimney

Locations:
Types:
Comments:

X				K. Porches, Balconies, Decks, and Carports

Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	
☐	☐	☒	☐	L. Other

Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

II. ELECTRICAL SYSTEMS

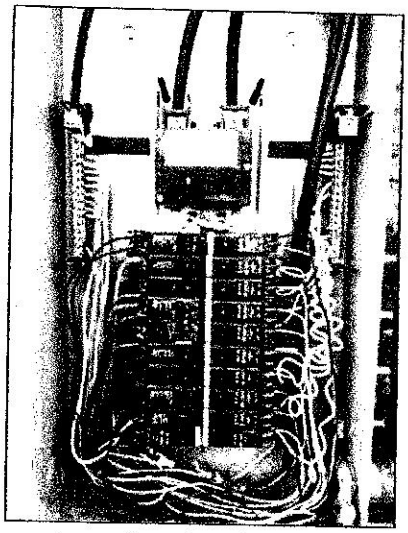
I	NI	NP	D
X			X

A. Service Entrance and Panels

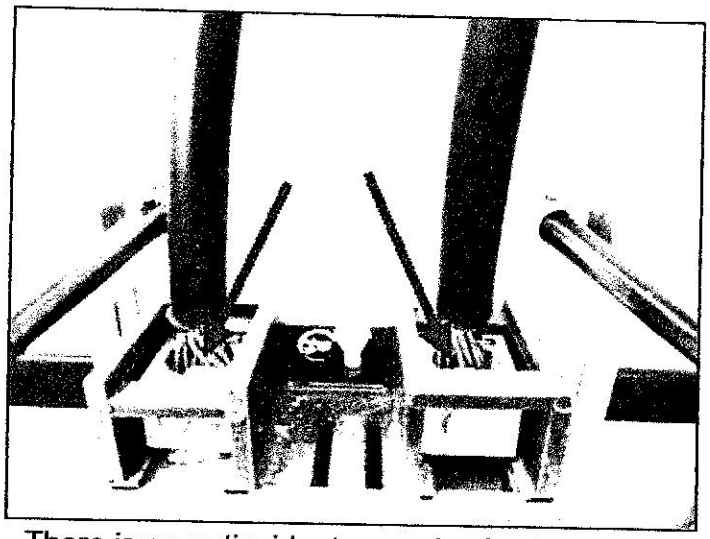
Panel Locations:
- -Main electrical panel is on the left exterior.
- -Unable to inspect underground services.

Materials,Amp Rating & Brand:
- -Main Panel aluminum wiring 125 Amp Eaton

Comments:



Overview of main electrical panel



-There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

-There is a ground wire that is not connected to the grounding rod, it is recommended that ground wires be secured with the proper acorn style clamp for proper protection.

X			

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
- -Branch circuits are copper wiring.
- - GFCI/Arc-Fault Circuit Interrupters (AFCI's) were noted in all of the recommended areas as is required at this time.
- -GFCI's locations - kitchen, Jack and Jill bath, garage

Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I	NI	NP	D	
X				A. Heating Equipment

Type of Systems:
- -Central Forced Air - Zoned system
- -There is one A/C & heating unit for this property.
- -AC/Heating unit #1 is located in the main attic and covers the entire home.

Energy Sources:
- -Heating unit(s) is natural gas.
- -Automatic Igniter(s) were noted.

Comments:

Overview of furnace burner compartment.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

[X] [ ] [ ] [X] B. Cooling Equipment

Type of Systems:
• -Central Forced Air - Zoned system
• -A/C unit #1 High/Low differential should fall between 16 an 21 degrees at the unit for proper cooling. The differential for this unit :14 degrees. It is recommended that all A/C and furnace units especially those more than 10 years of age be evaluated by a licensed A/C and heating specialist as the home inspector is not licensed to open up the units to check evaporators or manifolds. A/C and heating units are checked for proper operation only at the time of inspection and is no guarantee of future performance.
• -A/C compressor(s) is electric.
Comments:

-There is rust noted in the drain pan. Indications are that the pan is operating as intended at time of inspection.

[X] [ ] [ ] [ ] C. Duct system,Chases, and Vents

Comments:

C.1. -There is a media filter installed for the air conditioning unit. It is installed at the unit usually in the attic and should be changed approx. every six months to a year depending on use, on new construction it is recommended to change more often until construction dust in area subsides.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

IV. PLUMBING SYSTEM

[X] [ ] [ ] [X] A. Water Supply System and Fixtures

Location of Water Meter:
• -The water meter is located at the right curb.
• -The water meter was checked for any movement to check for possible leaks and no movement was noted at time of inspection.
• -The gas meter is located on the right.
Location of Main Water Supply Valve:
• -Water supply lines are made of pex tubing.
• -The main water shutoff is located on the right interior wall of garage.
• -Static Water Pressure Reading:60
Comments:

A.1. -Appliances are connected therefore the laundry supply valves and drain may not have been tested, unable to verify drain. Sometimes when units are installed the inspector may not have been able to see behind the units and fully test electrical and plumbing connections due to access.

[X] [ ] [ ] [X] B. Drains, Wastes, and Vents

Comments:

B.1. -Drain and waste pipes are made of plastic.

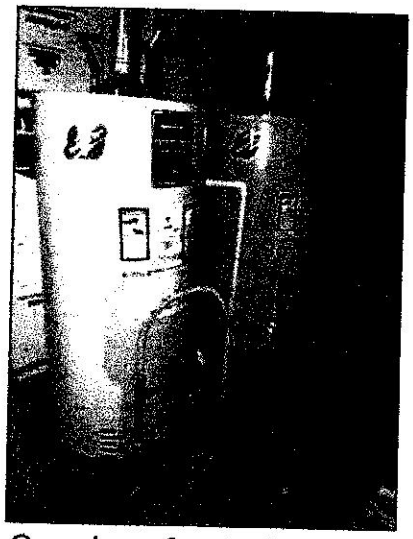
B.2. -Overflows are not tested.

[X] [ ] [ ] [ ] C. Water Heating Equipment

Energy Source:
• -Unit #1 water heater is gas.
• -Unit #2 water heater is gas.
Capacity:
• -The water heater #1 is 40 gallon capacity.
• -The water heater #2 is 40 gallon capacity.
• -Water heater(s) is/are located in the attic for the entire home.
Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D



Overview of water heater(s)

☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment

Comments:

☐ ☐ ☒ ☐ E. Other

Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

V. APPLIANCES

I	NI	NP	D	
X			X	A. Dishwashers

Comments:

-Dishwasher drain line missing high loop or air gap in drain line. This helps prevent water from siphoning back into dishwasher from disposal or drain line.

I	NI	NP	D	
X				B. Food Waste Disposers

Comments:

B.1. -Garbage disposal is operating as intended.

I	NI	NP	D	
X				C. Range Hood and Exhaust Systems

Comments:

C.1. -The range vent is vented to the exterior.

C.2. -The range vent is operating as intended.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

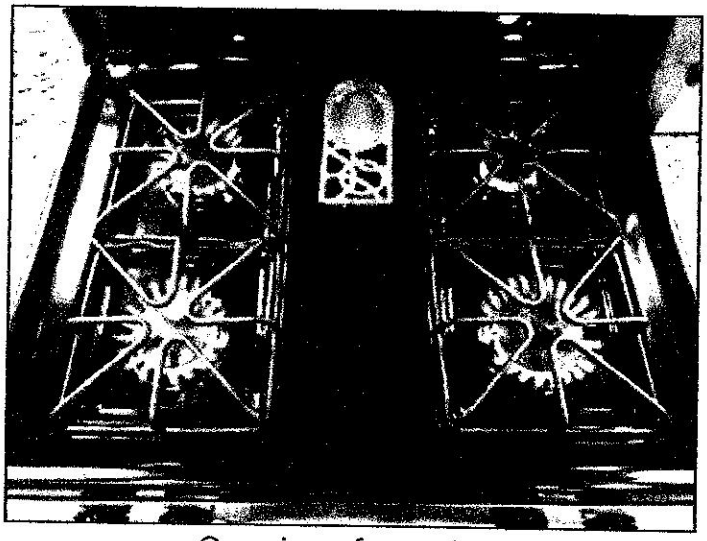
I	NI	NP	D	
X				D. Ranges, Cooktops, and Ovens

Comments:

D.1. -Range is gas

D.2. -Oven Thermostat to Temperature Reading: 350F / 345-350F

D.3. -The range is operating as intended.



Overview of rangetop.

I	NI	NP	D	
X				E. Microwave Ovens

Comments:

E.1. -The microwave is operating as intended.

I	NI	NP	D	
X				F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

F.1. -Bath and/or laundry exhaust fans operated as intended.

I	NI	NP	D	
X				G. Garage Door Operators

Comments:

G.1. -Garage door is operating as intended.

I	NI	NP	D	
X				H. Dryer Exhaust Systems

Comments:

H.1. -Indications are that the dryer vent is operating as intended.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	
☐	☐	☒	☐	I. Other

Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

VI. OPTIONAL SYSTEMS

I	NI	NP	D	
☐	☐	☒	☐	A. Landscape Irrigation (Sprinkler) Systems

Comments:

I	NI	NP	D	
☐	☐	☒	☐	B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

I	NI	NP	D	
☐	☐	☒	☐	C. Outbuildings

Materials:
Comments:

I	NI	NP	D	
☐	☐	☒	☐	D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

I	NI	NP	D	
☐	☐	☒	☐	E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

I	NI	NP	D	
☐	☒	☐	☐	F. Other

Comments:

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURAL SYSTEMS		
Page 4 Item: C	Roof Covering Materials	valley
Page 8 Item: E	Walls (Interior and Exterior)	
Page 9 Item: G	Doors (Interior and Exterior)	
ELECTRICAL SYSTEMS		
Page 11 Item: A	Service Entrance and Panels	
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 14 Item: B	Cooling Equipment	A/C
PLUMBING SYSTEM		
Page 15 Item: A	Water Supply System and Fixtures	

Page 15 Item: B	Drains, Wastes, and Vents	
APPLIANCES		
Page 17 Item: A	Dishwashers	air gap