



Inspection Report

Hebel Campos

Property Address:
18527 Haughland Drive
Cypress TX 77433



Sandstone Inspections

Mario Sandoval TREC # 22730
4742 Hidden Springs Drive
Houston, TX 77084
8329807690

PROPERTY INSPECTION REPORT FORM

Hebel Campos	5/1/2023
<i>Name of Client</i>	<i>Date of Inspection</i>
18527 Haughland Drive, Cypress, TX 77433	
<i>Address of Inspected Property</i>	
Mario Sandoval	TREC # 22730
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, 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:

Type of building:

Single Family (2 story)

In Attendance:

Client and client's agent

Year Built:

1983

Approximate age of building:

40 years

Garage:

Two car attached

House Faces:

North

Temperature:

Over 80 °F

Weather:

Clear

Ground/Soil surface condition:

Wet

Year Built: 1983

Square Footage: 1345

Rooms: 3 Bedrooms, 2 Bathrooms

Property is Occupied

Utilities On: Water, Electricity, Gas

People Present at Inspection: Inspector

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

I NI NP D

I. Structural Systems

A. Foundation

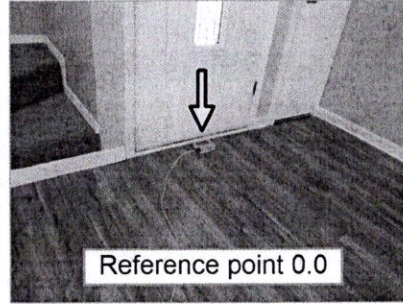
Type of Foundation(s): Slab

Comments:

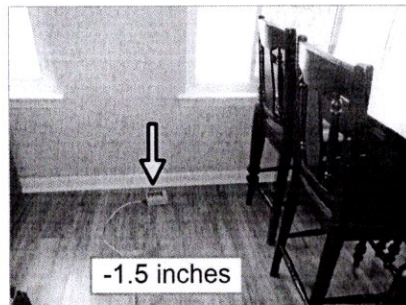
Foundation elevation measurements were taken during the inspection using a PRO 2000 Zip Level and adjusting for floor covering differences between different types of floor covering material. The reference point was located at the front door. The greatest variance from the point of reference was -2.1 inches (2 inches plus 1/10 of an inch) at the southwest corner of the house/kitchen area.

FOUNDATION ELEVATION SURVEY:

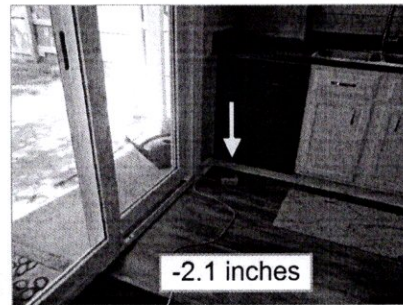
The diagram on this foundation elevation survey is not made to scale, not meant to replace the original blueprint of the house. It represents a visual aid crated by the inspector on the spot using a digital app for the client to better visualize and understand the condition of the foundation at the time of the inspection.



Front door



Dining area



Kitchen area

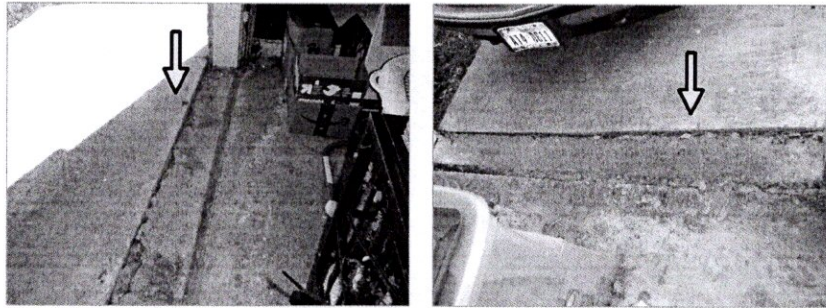
Significant differential movement / settlement observed: indicated by elevation readings, cracks in brick veneer and/or foundation, cracks in sheetrock over doors and windows, uneven floors, and doors that are not square in jamb.

In my opinion the foundation is not performing its intended function; the distress patterns observed at the time of the inspection are/were severe enough to recommend further evaluation and/or repair by a licensed engineer/foundation company.

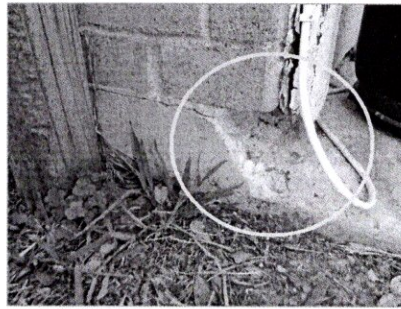
Observed uneven driveway; the driveway is higher than the garage slab; rain may pond against th garage doors.

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I NI NP D



Spalling (i.e., corner pops) at one or more corner(s). Corner spalling is common to slab foundations, it is caused by expansion and contraction of building materials, and does not affect the structural integrity of the foundation.



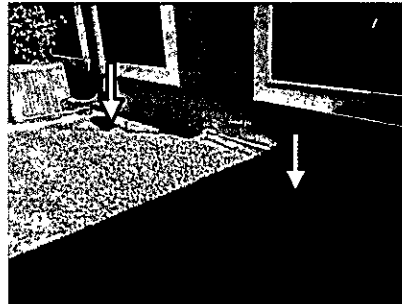
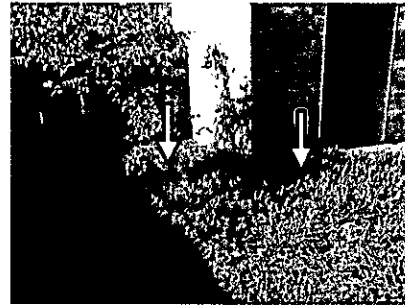
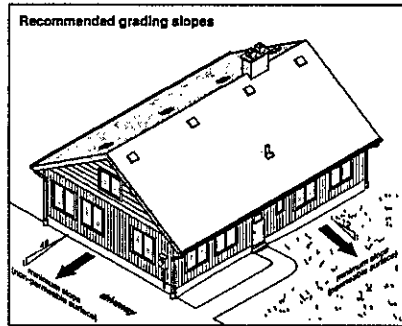
B. Grading and Drainage

Comments:

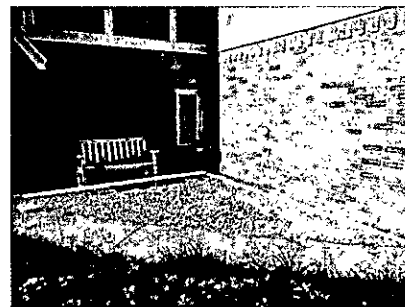
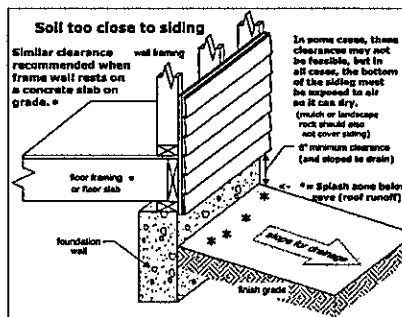
Soil grade and drainage patterns around some areas of the house do not appear to properly direct water away from the foundation to aid in controlling run off water. Water may pond/accumulate against the foundation. This condition may cause differential movement of the foundation and/or water penetration during heavy rains. Recommend filling in yard with soil to reach a grade slope away from the foundation of at least one inch per foot, and/or creating a drainage swale to help divert water away from the foundation.

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Soil level too high around areas with brick and/or cement board siding. Common industry practice requires a clearance of at least 4 inches from bottom of brick/stone veneer to soil and at least 6 inches to siding. High soil level near brick/ siding promotes wood rot and is considered a conducive condition to termite activity and water penetration.



Recommend addition of rain gutters to help improve drainage and/or prevent wood rot around the house.

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C. Roof Covering Materials

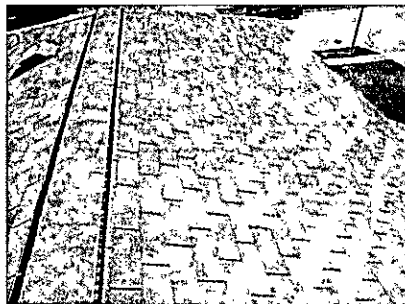
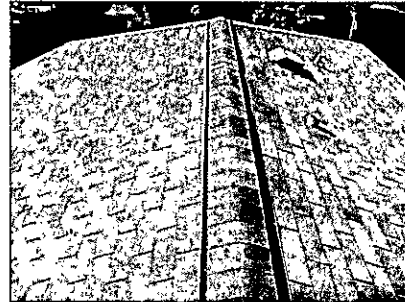
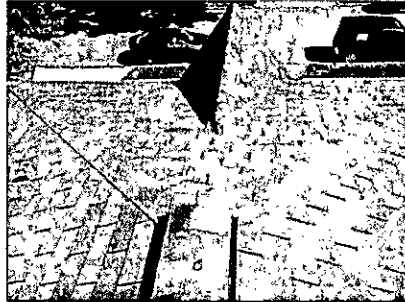
Types of Roof Covering: Asphalt shingle

Viewed roof covering from: Roof surface

Comments:

The inspector is not required to render an opinion as to the remaining useful life expectancy of the roof covering materials. If concerned, the client is encouraged to hire the services of a roofing contractor.

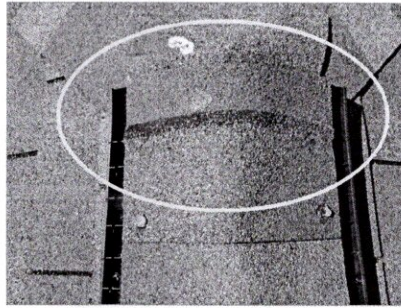
VIEW of ROOF SURFACE



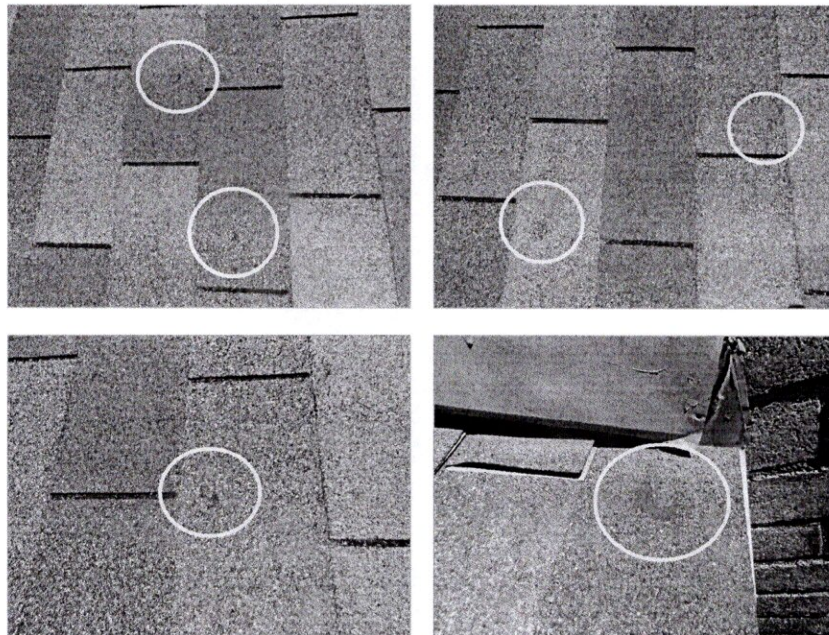
Missing roof shingle and exposed nail heads observed on roof ridge at south side of the house. recommend replacement to prevent water entry.

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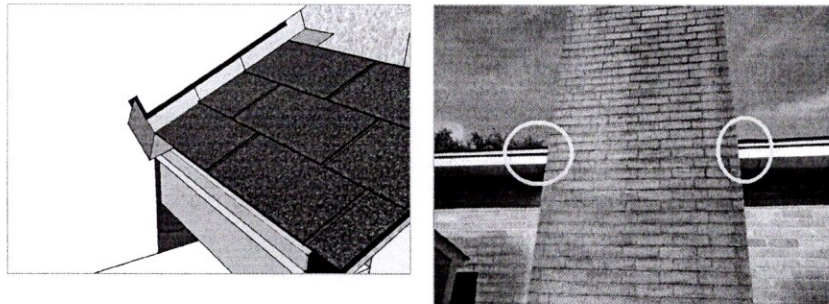
I	NI	NP	D
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Marks on the roof observed at various locations suggest slight ice impact damage or similar damage.



No "kick out" flashing observed where a roof terminates along a vertical wall. Kick out flashing is needed to encourage rain water running down roof to be diverted / "kicked out" away from vertical wall and reduce water running down vertical wall.



D. Roof Structures and Attics

Method used to observe attic: Safely accessible areas inside the attic

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I NI NP D

Roof Structure Type: 2 X 4 Rafters
Type of attic insulation: Fiberglass
Approximate Average Depth of Insulation: 4 inches
Attic access: Pull down stairway
Attic Ventilation: Ridge, Soffit

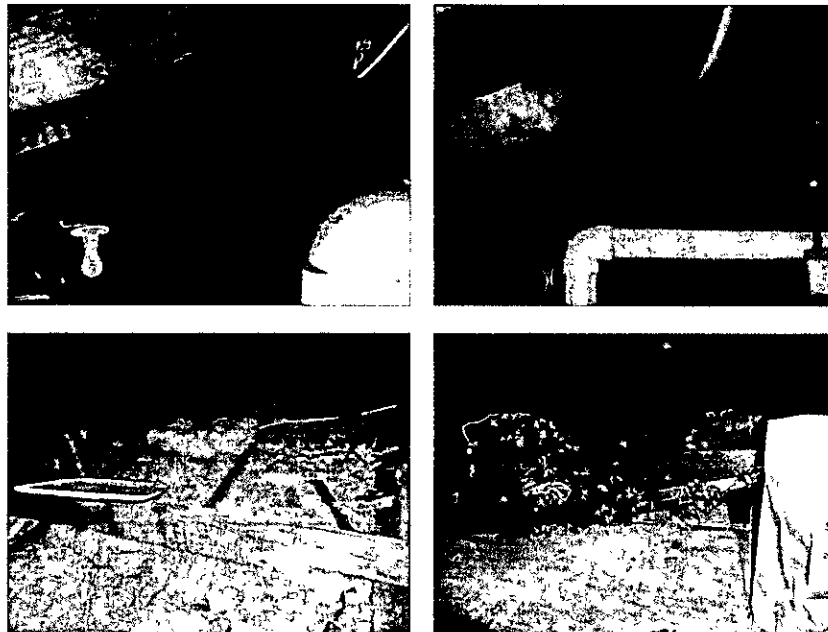
Comments:

This section includes the attic access, roof framing and decking, attic insulation, and attic ventilation.

Sandstone inspections does not test for the presence of insulation containing asbestos fibers. We are not required and not qualified to render opinions of any kind of environmental or other bio-hazards. If this is a concern, the client is recommended to contact a professional in the area to conduct further investigations.

R-value is the resistance of heat transfer. An inch of fiberglass insulation has an R-value of about 3.5. The amount of cooling required depends on many factors including, outdoor temperature and humidity, level of insulation, type of windows, direction that the house faces, etc. In southern states common industry practice requires an R-value of 30 to 38; which can be achieved with 10 to 12 inches of fiberglass insulation.

VIEW of ROOF DECKING and INSULATION

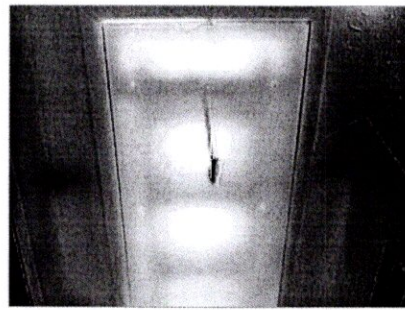
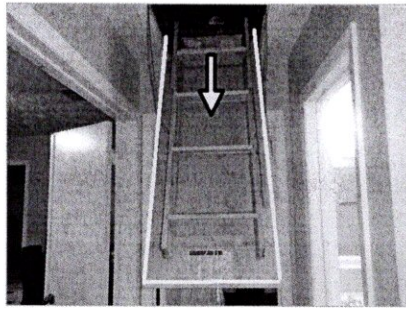


No fire rated label observed at attic access door. Attic access doors from living areas should be fire rated to maintain code fire rated separation between the attic to the house.

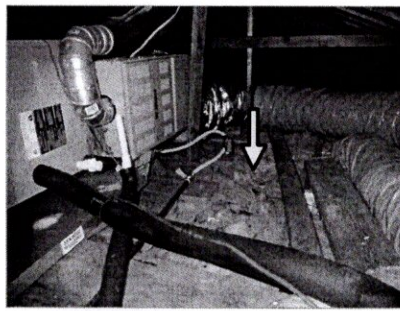
The attic access stairway is not sealed with weather stripping to prevent loss of conditioned air to the attic and/or sucking attic air into the house and/or is missing insulation on stairway. The infrared image to the right reveals area of energy loss. Recommend repair to save on energy bills.

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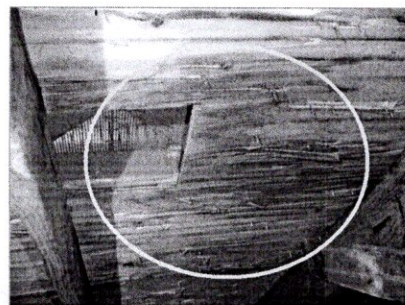
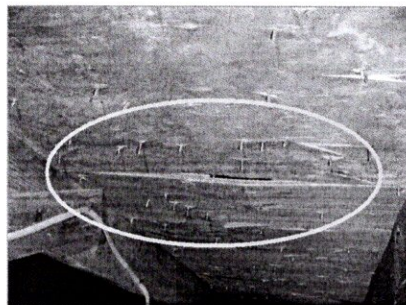
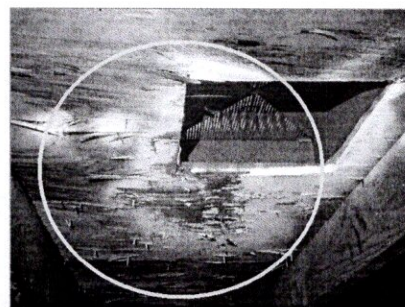
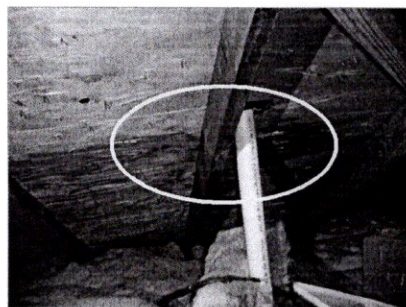


Inadequate attic walkway and/or platform to mechanical equipment in attic. Current standards require 30 inch head clearance and a minimum 24 inch wide SOLID (no gaps or obstructions), floor to equipment for servicing and a 30 inch deep solid platform in front of equipment.



Water damaged roof decking and uneven roof decking observed at various locations in the attic is an indication of previous water penetration.

Uneven roof decking may cause sagging of exterior roof shingles.



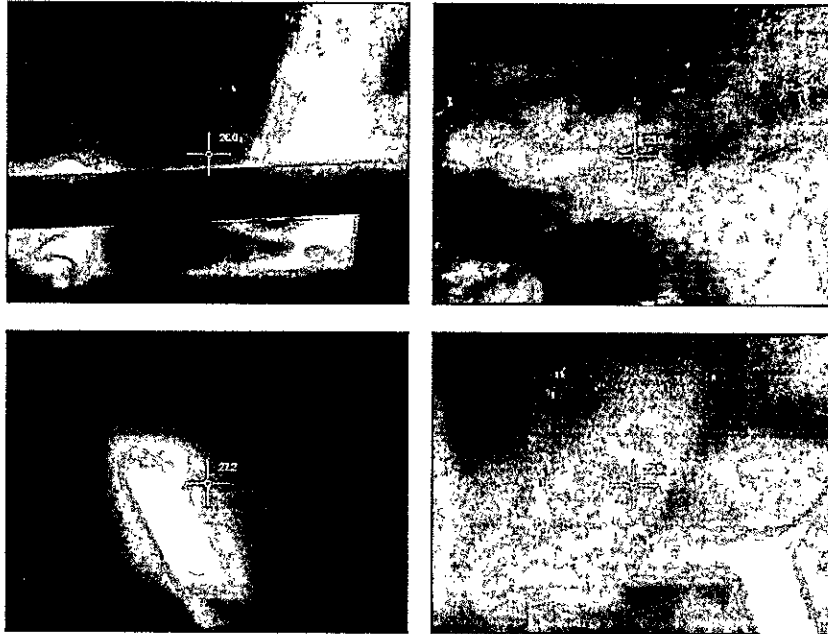
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Attic insulation was not visible (covered by plywood) at various locations.



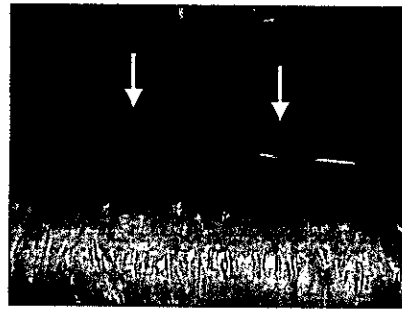
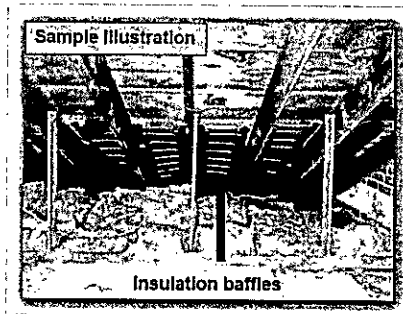
An infrared scan revealed various areas of deficient attic insulation. Recommend adding more insulation to help insulate your home and lower your electricity bills.



Observed inadequate amount of soffit venting to allow proper ventilation of attic, appears soffit vents are covered with attic insulation, owner incurs larger utility bills as well as shortened roof life with poor attic ventilation. Recommend installing insulation baffles. Whenever possible, attics should have ventilation openings high and low on the roof.

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E. Walls (Interior and Exterior)

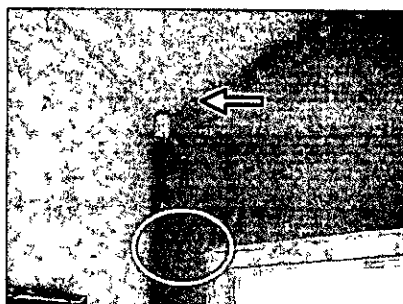
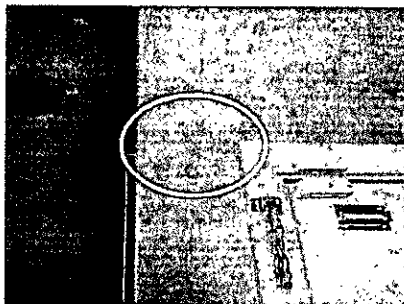
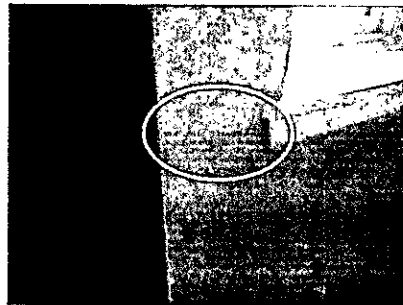
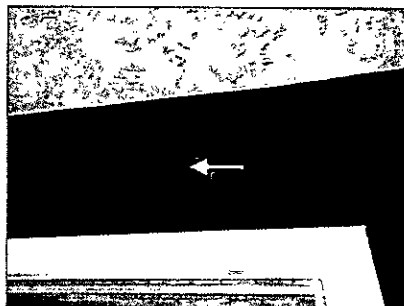
Siding Material: Brick, Wood

Comments:

No moisture, mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified/ certified for such evaluations or studies. If concerned, the client is advised to contact a qualified IAQ professional for further evaluations of this property.

Sandstone Inspections does not inspect for lead, bio-hazards or any other pollutants.

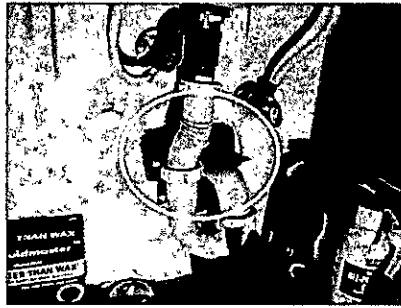
Cracks in sheetrock observed over door and window corners at various locations may have been caused by foundation settlement movement.



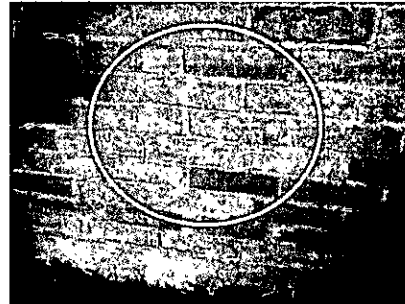
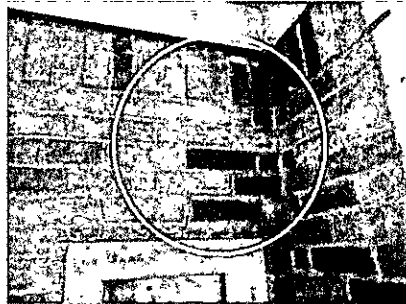
Damage to wall sheetrock observed under the secondary bathroom sink.

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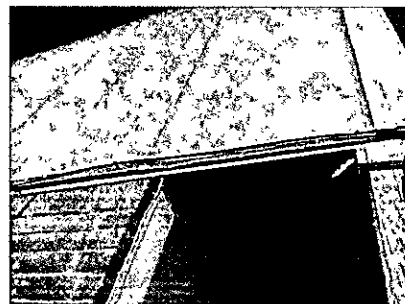
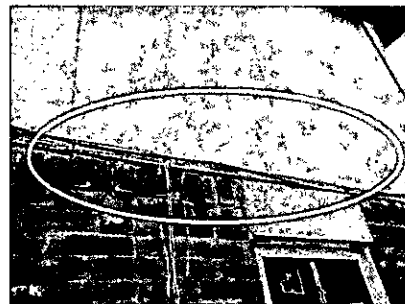
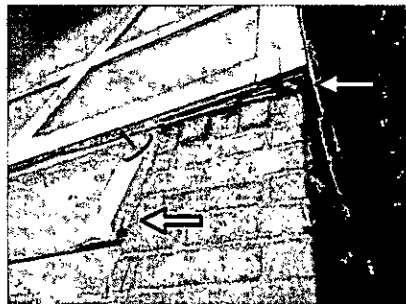
I NI NP D



Cracks in brick veneer observed at front of the house. Recommend tracking movement of cracks if any by taking pictures and recording width.



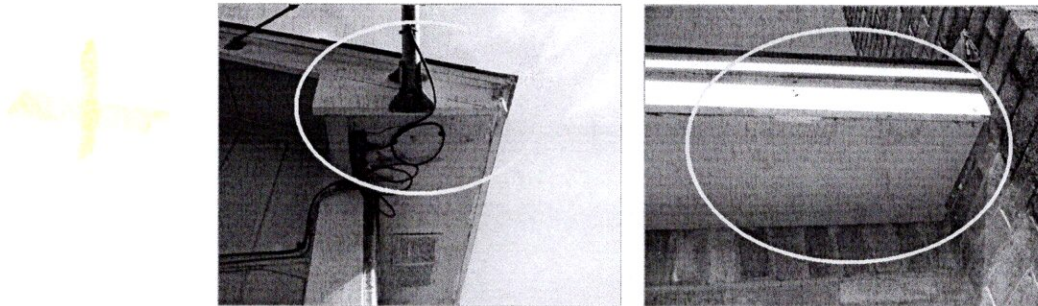
Observed exterior siding material is significantly damaged/deteriorated and will allow water penetration at various locations around the house including around window and/or door frames. The inspector can not determine the condition of wood structural members behind wall covering materials.



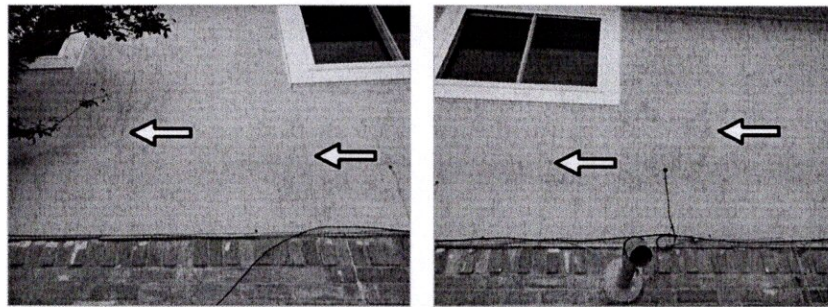
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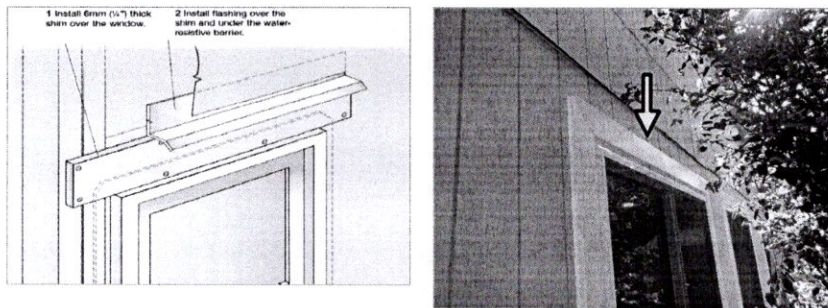
Wood damage observed around exterior fascia and/or soffit at various locations.



Sealing/caulking missing and/or deficient at vertical trim boards and at vertical joints in siding; causes siding damage and may allow wind driven rain entry. The inspector can not determine the condition of wood structural members behind the wall covered by building materials.



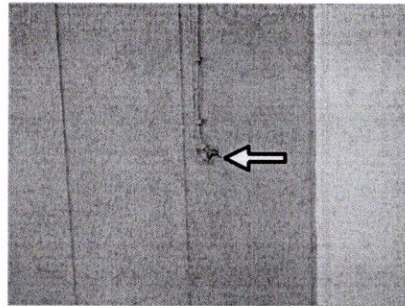
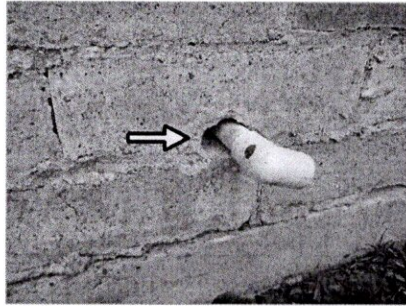
Head flashing missing over exterior windows. Head flashing helps prevent water penetration. Without head flashing windows/ sealing must be maintained as the only defense against water penetration.



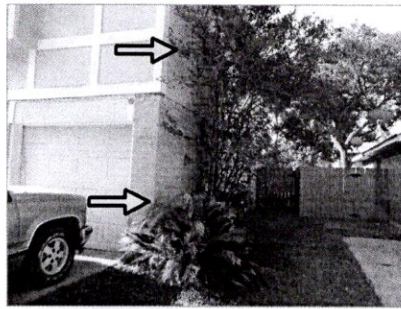
Sealing/caulking needed around all holes and exterior siding penetrations on top and both sides. (leave bottom open) to prevent water entry. including but not limited to light fixtures, electrical outlets/disconnects, service panels, dryer, bath vents, etc.

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Bushes / trees / foliage should not contact siding of house to prevent wood rot, insect access and excessive moisture. Recommend removing tree stumps/roots close to the house foundation as they represent a source of wood destroying insect activity.



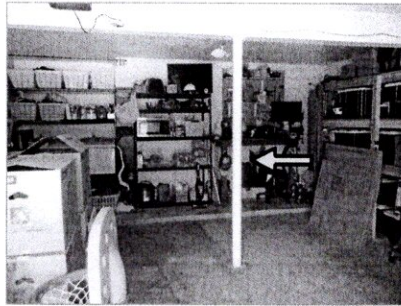
Foreign items too close or in contact with exterior walls is a conducive condition to excessive moisture, water accumulation against the foundation, wood destroying insect activity, and wood rot. Recommend moving storage shed away from the house.



Support steel column observed in the garage. Recommend consulting seller about reason for installation or whether this column was installed when the house was built or after. No sagging observed at this area. If client is concerned, I recommend further evaluation by a building engineer.

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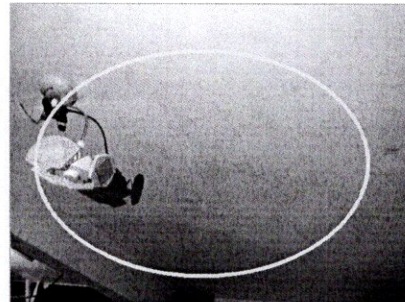
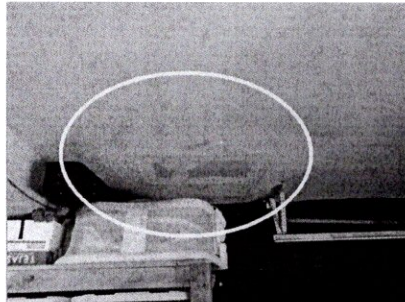


F. Ceilings and Floors

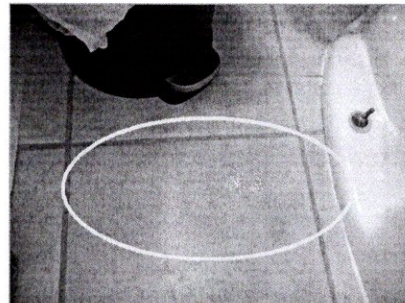
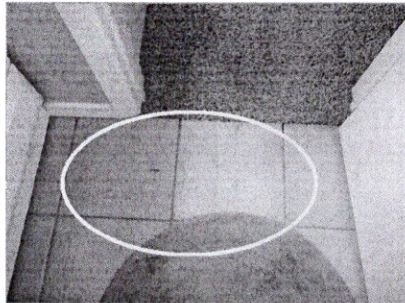
Floor Covering(s): Carpet, Tile, Laminated

Comments:

Evidence of previous moisture and/or evidence of previous repairs to the ceiling observed in the garage.
No excessive moisture observed at the time of the inspection



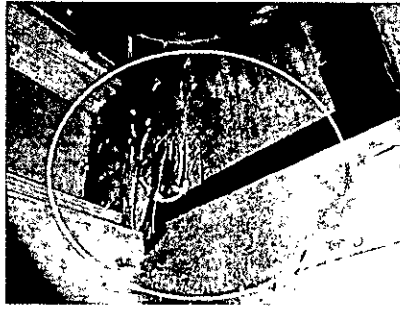
Cracks and/or loose floor tiles observed in the bathrooms.



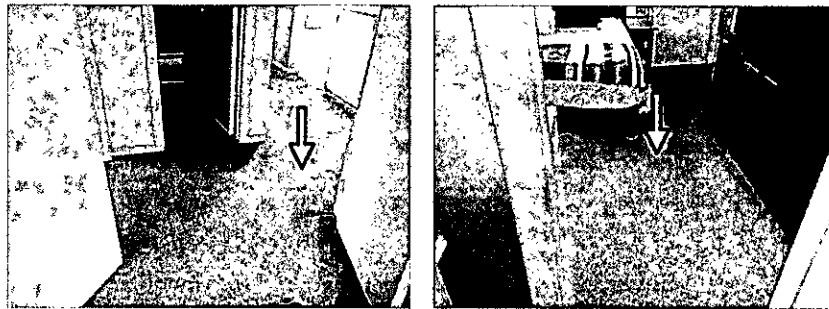
Damaged wood and evidence of previous water damage observed under the secondary bathroom tub. No excessive moisture observed at the time of the inspection.

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I NI NP D



Floor squeaks observed at various locations throughout the second floor; the subfloor is probably loose.



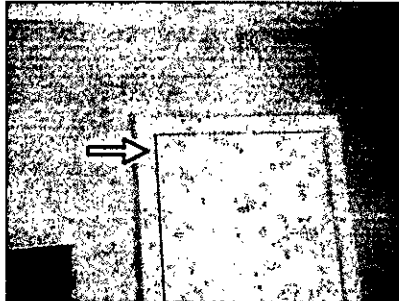
G. Doors (Interior and Exterior)

Garage Door Type: One manual, One automatic

Garage Door Material: Metal

Comments:

One or more doors in the house are not plumb or stick when closed; including but not limited to



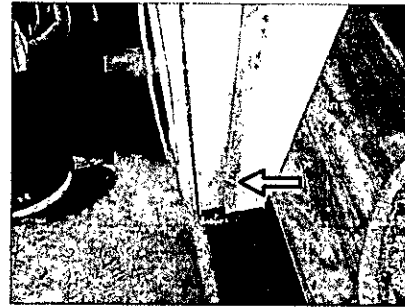
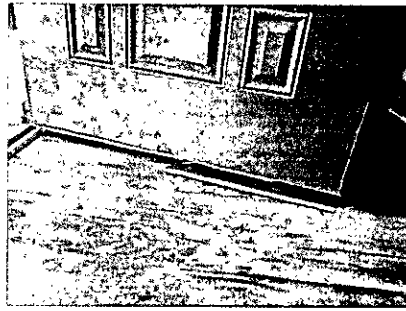
Primary bathroom

Observed lower weather stripping torn/damaged at front door.

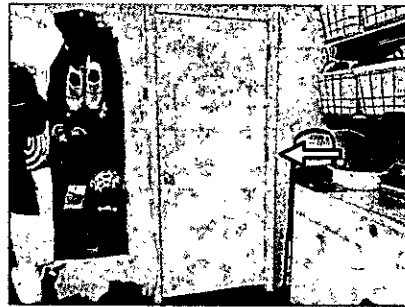
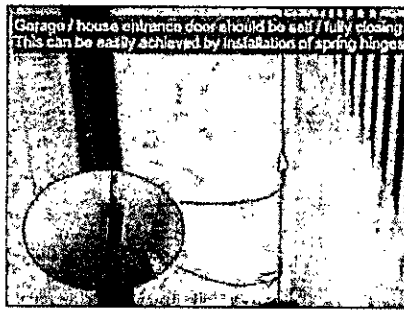
The garage pedestrian door weather stripping is damaged.

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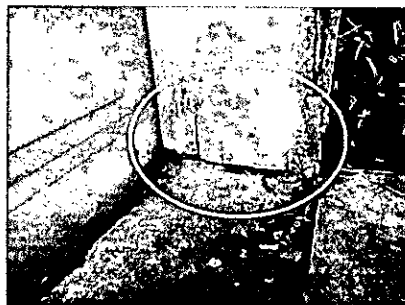
I NI NP D



The door between the house and the garage does not have operational auto / self closing device as required by code, reference UBC 302.4 ex.3. Recommend installing a self closing device or self closing hinges to prevent car fumes from entering the living space.



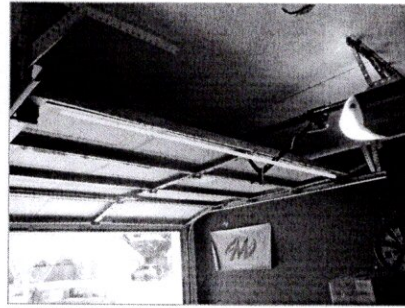
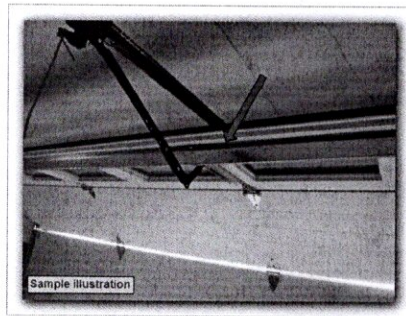
Observed wood rot at lower section of garage door vertical frame and/or trim board(s).



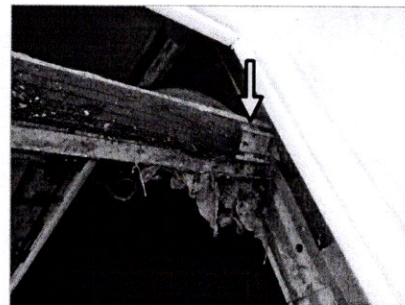
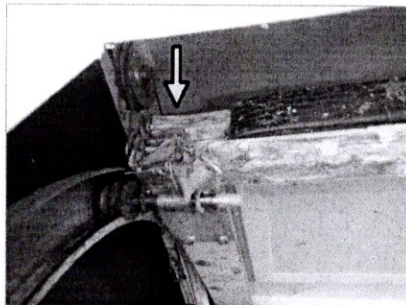
The garage door is missing additional bracing at the top. When a garage door operator is installed, the door should have the manufacture's required additional bracing at the top installed to prevent damage to the door from the automatic opener.

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Garage door weather stripping is damaged at both doors. Recommend repair/replacement to prevent water/insect/critter entry.



H. Windows

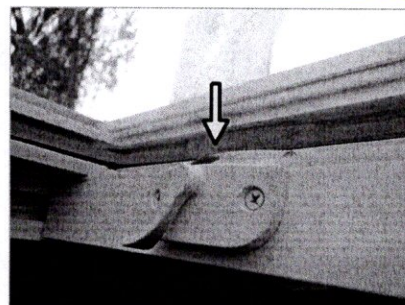
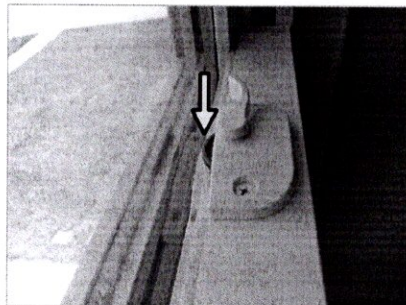
Window Types: Double pane

Comments:

Double pane windows installed in the house.

A visual, non intrusive inspection of the condition of the window seals was conducted; limited by sunlight, interior light conditions, installed screens, dirt on surfaces and/or rain at the time of inspection.

One or more windows, including the primary bedroom, do not latch or latch with difficulty.



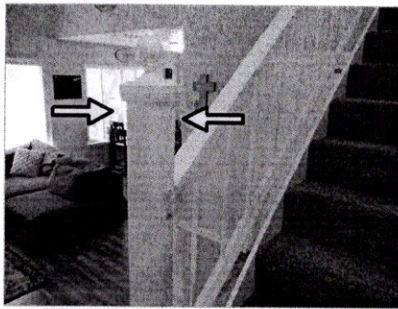
I. Stairways (Interior and Exterior)

Comments:

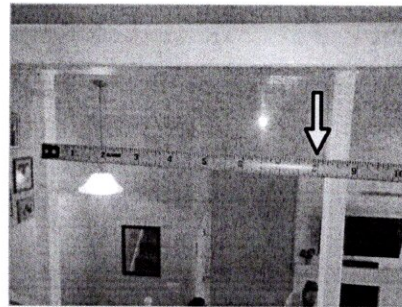
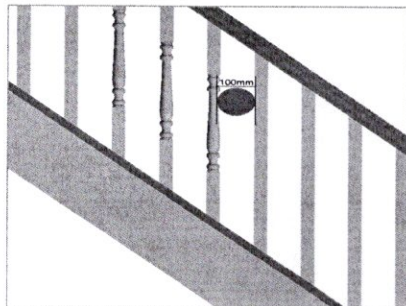
Guard rail deflects with moderate force. Does not appear to be capable of withstanding 200 lbs of force as required by current building standards. (Ref IRC 2003 Section R301.5 live Loads).

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Space between railings does not comply with current industry standard, (code) UBC 421.1.1 & CABO D105.2.1. Requires spacing between intermediate rails do not allow passage of an object four inches in diameter. Recommend covering large openings in stair rails with temporary type nylon netting if small children are present in house to prevent injury.



J. Fireplaces and Chimneys

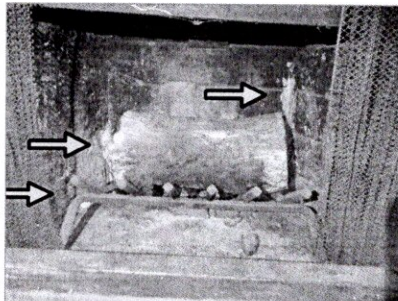
Chimney (exterior): Brick

Types of Fireplaces: Wood burning

Operable Fireplaces: One

Comments:

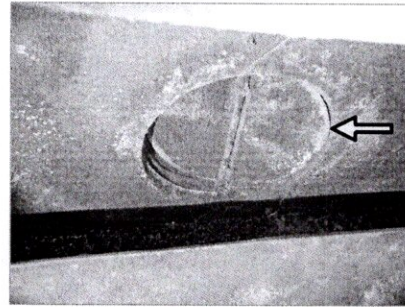
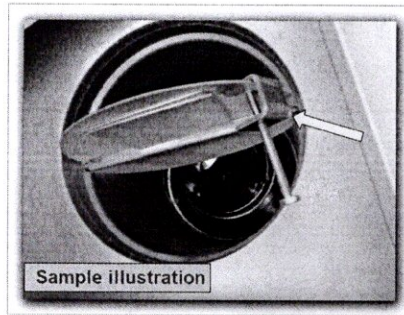
Cracks observed at the back wall of the fireplace hearth need to be repaired as a safety measure to prevent sparkles from reaching the wood behind the fireplace.



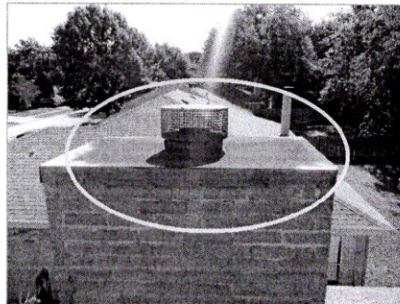
Observed fireplace damper is missing the required bracket/weight to keep the damper from fully closing when the fireplace is equipped with fire logs to prevent combustion gasses from entering the residence.

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I NI NP D



Metal chimney crown is excessively rusted and holding water. Recommend painting with rust protective coating to prevent further damage.

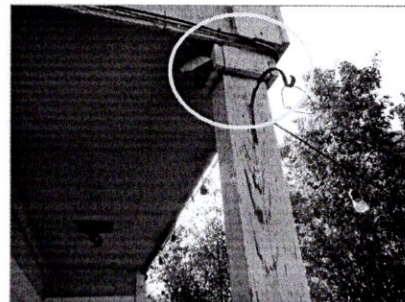
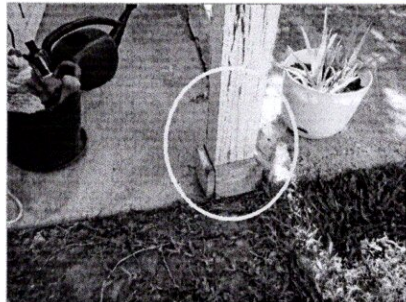


K. Porches, Balconies, Decks and Carports

Driveway: Concrete

Comments:

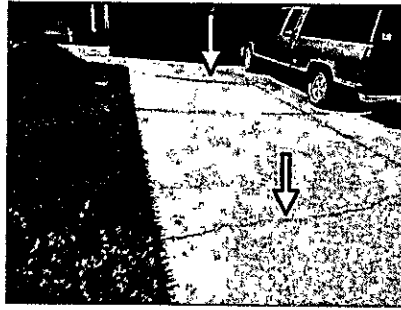
Wood damage/deterioration observed at rear porch wood column.



Cracks in walkways, driveway and/or garage concrete observed. This type of cracks are typical and not related to foundation movement.

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I NI NP D

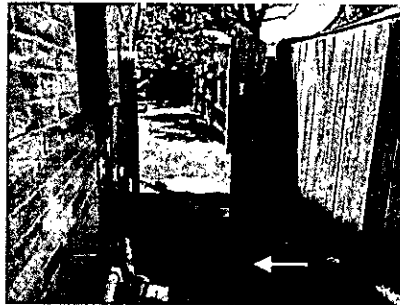


L. Other

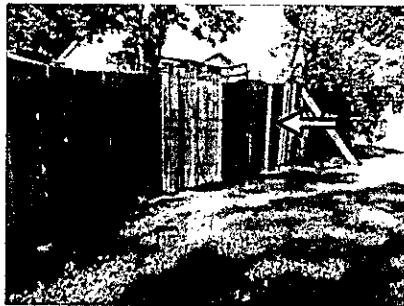
Comments:

EXTERIOR FENCE

The exterior fence gates rub the ground and can not be closed/latched properly.



The exterior fence is not properly secured/leaning over at various locations.

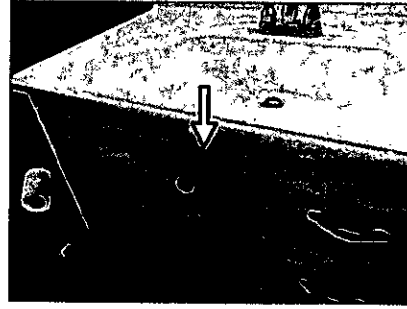
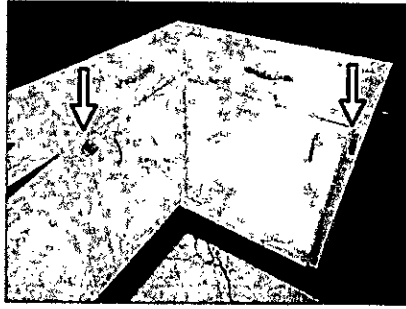


KITCHEN and BATHROOM FURNITURE

Observed kitchen cabinet to the left of the cooking range and second floor secondary bathroom vanity were locked (with padlocks). Plumbing, drainage, and other items not accessible for inspection.

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II. Electrical Systems

A. Service Entrance and Panels

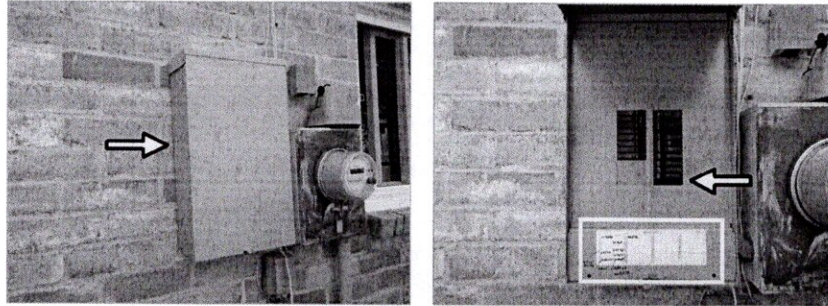
Type of Electrical Service: Underground
Electrical Service Conductors: Copper
Electrical Panel Location: At west side of the house
Electrical Panel Capacity: 125 AMP
Electrical Panel Type: Circuit breakers
Electrical Panel Manufacturer: General Electric

Comments:

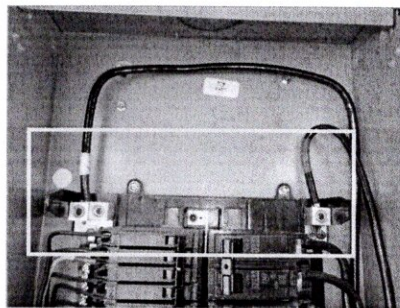
Observed electrical panel is not sealed on top and both sides. (leave bottom open) to prevent water/moisture entry and rust on electrical connections.

Not all breakers at the electrical panel are properly labeled.

The electrical panel is missing a bushings/knock out cover.



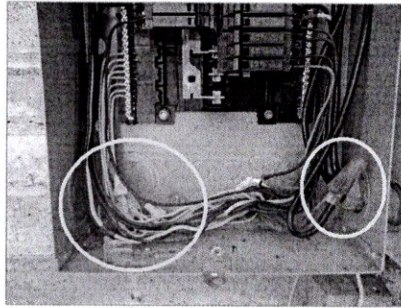
Main disconnect breaker appears to be oversized for feeder wiring used; reference NEC 310-16 note 3. Replace breaker or feeder wiring with proper size. Recommend further evaluation and repair by a licensed electrician.



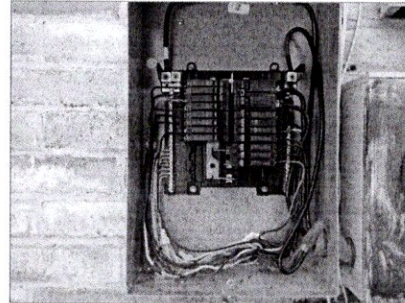
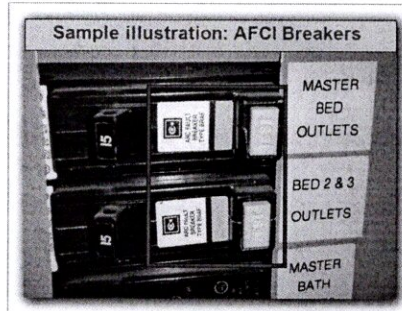
Pig-tail connections observed at the interior of the electrical panel box need to be further evaluated by a licensed electrician.

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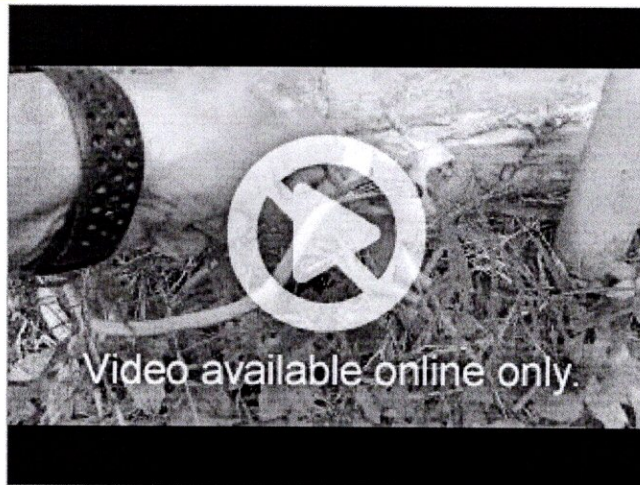
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Observed no Arc Fault Circuit Interrupter (AFCI) device protection for all 15 and 20 amp receptacle outlets at family rooms, dinning rooms, living rooms, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms around the house. AFCI devices are intended to protect against fires caused by electrical arcing faults in the house wiring. Current TREC Standards of Practice requires inspectors to indicate that a hazardous or deficient condition exists regardless of the time the house was constructed.



The ground wire/wire clamp is loose from the ground rod; this condition represents a safety hazard: recommend repair.



B. Branch Circuits, Connected Devices and Fixtures

Type of Branch Circuit Wiring: Copper

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I NI NP D

Wiring Methods: Romex Cable

Comments:

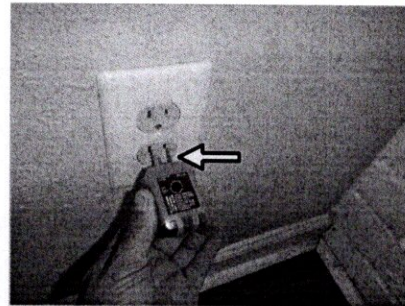
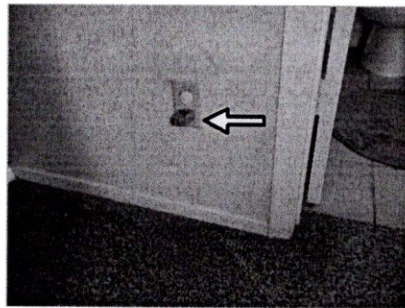
OUTLETS

Various electrical outlets are not properly secured to the wall.

Older style 3-prong outlet for dryer observed. Will not fit newer 4 prong corded electric dryer (NEC requirement since 1996).

Outlet not working/with no power observed in the primary bedroom.

The electrical outlet in the living room (by the fireplace) is damaged: can not be plugged in.



GROUND FAULT CIRCUIT PROTECTION (GFCI)

A GFCI (Ground Fault Circuit Interrupter) is designed to prevent electrical shock and is typically located in damp or outdoor locations where a ground fault could occur.

As per NEC code 210.8(A)(1) through (11), GFCI protection is required in all 125-volt through 250-volt receptacles located in bathrooms, kitchens, sinks, garages, laundry rooms, outdoors (including accessory buildings), crawl spaces, basements, and boathouses, and all indoor damp or wet locations.

NEC code changes effective 09/01/2020 require GFCI protection of 240/250-volt circuits for electric ranges where the receptacle is within six feet of the outside edge of a sink, for 240/250-volt receptacles for electric clothes dryers, and for 240/250-volt service for A/C condensers. (Note that the State of Texas has delayed implementation of the requirement for protection of the A/C condenser circuit.) Authority Having Jurisdiction may require protection of additional circuits, including food waste disposer, microwave and refrigerators served by water supply line.

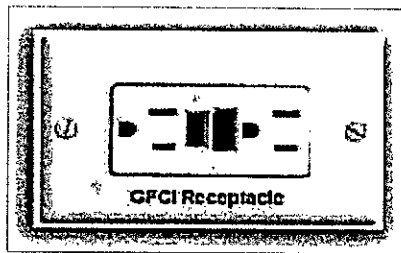
Existing Ground-Fault Circuit Interrupter (GFCI) Reset Locations:

Bathrooms: 2

Kitchen: 1

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No GFCI protection observed in the exterior and in the garage.

Insufficient GFCI protection observed in the kitchen.

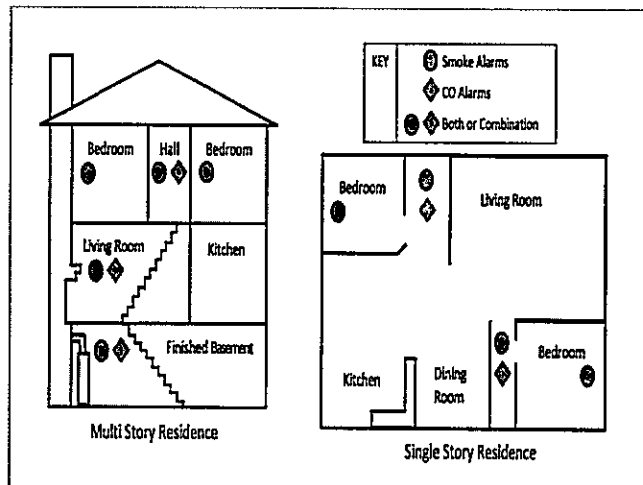
SMOKE DETECTORS

Smoke detectors are tested using the manufacturer supplied test button only. Smoke detectors are required in each bedroom, outside each separate sleeping area, and on each story of the building.

The installation of carbon monoxide (CO) detectors is required in homes with fuel fired appliances at every floor elevation and in any areas where fuel fired equipment is located.

Test all alarms and detectors weekly or monthly as per manufacturer's instructions. The installation of type ABC fire extinguishers at the kitchen, laundry, and garage is also advised. Smoke alarms and detectors can save lives. Test all of these devices monthly; install new batteries semi-annually. Have escape and protection plans for all occupants of the house in case of an emergency. Failure to replace and/or properly maintain safety equipment represents an immediate serious safety hazard.

For more information you may consult the United States Product Safety Commission website at www.cps.gov/CPSPUB/PUBS/



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Observed a smoke detector is second floor south side bedroom.

Smoke Alarms Life Expectancy: About 10 years according to The U.S. Fire Administration for Homeland Security, the National Fire Protection Association (NFPA), the National Electrical Manufacturers Association (NEMA) and the Red Cross.

Carbon Monoxide (CO) Alarms Life Expectancy: 7 years according to the manufacturers. Beginning in March 2007, UL 2034, the standard for single and multi-station CO alarms, required that all CO alarms have an audible "end of life" warning.

End-of-life warning alerts you that the unit has reached its expiration and should be replaced. Any CO alarm manufactured after April 2007 with a UL listing must include an end-of-life warning."

Recommend replacing existing smoke detectors upon taking possession of the property.

FIXTURES and other ELECTRICAL OBSERVATIONS

Inspection of exterior lights equipped with dusk to dawn sensors, motion sensors or timer controls is out of the scope of this inspection.

Low voltage wiring systems, which may include garden lights, alarm systems, video/audio media conductors including intercom systems, and HVAC control conductors, are specifically excluded from this inspection by the Texas Real Estate Commission's Standards of Practice.

Light fixtures not working or missing the light bulb observed at various locations. Including, but not limited to the exterior and the attic space.

The doorbell was in working condition at the time of the inspection.

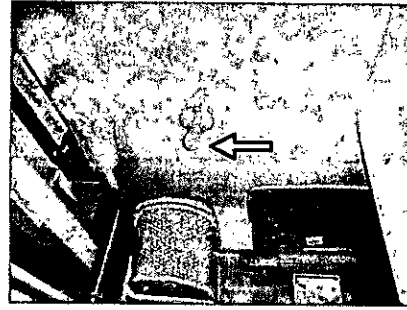
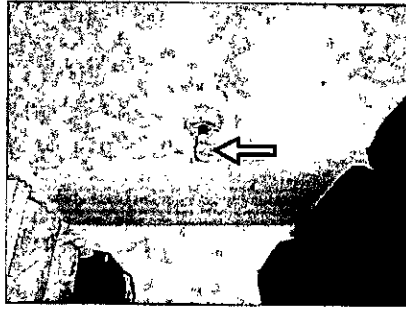
Observed extension cord used as a permanent wire connection in the garage and in the backyard. This condition represents a safety hazard; recommend repair.



Observed open incandescent type light fixtures in the closets, which are considered a potential fire hazard by today's standards (CODE IRC 3903.11).

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III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of Systems (Heating): Furnace

Energy Sources: Gas

Number of Heat Systems (excluding wood): One

Heating unit(s) location: In the attic

Comments:

This section includes the house air heating unit, the heating unit exhaust vent, and the blower motor.

HEATING UNIT

TRANE manufactured in 2018

Age: 5 years

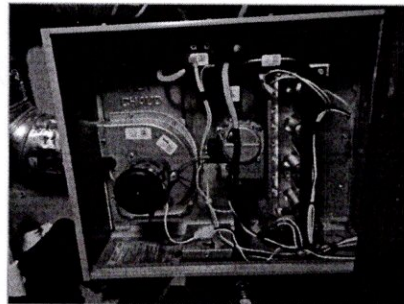
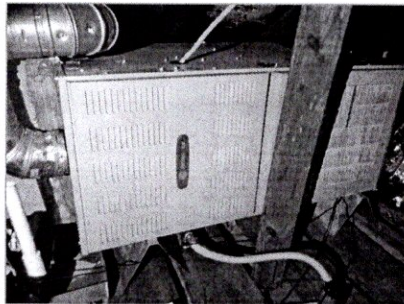
Typical life expectancy: between 15 - 25 years

Capacity: 80,000 BTUs

WHAT IS BTU?

BTU stands for British thermal unit. According to the U.S. Energy Information Administration, a single BTU is the amount of energy it takes to heat 1 pound of water by 1 degree Fahrenheit. One BTU, for example, is about the same amount of energy that's released from burning a single match.

The amount of heating required depends on many factors including, outdoor temperature and humidity, level of insulation, type of windows, direction that the house faces, etc. While there is no specific formula for this, the general rule of thumb is 20 BTUs per square foot you are cooling. So, if your home is 1,500 square feet, you'll need an air conditioner with at least 30,000 BTUs



Although no excessive rust or scale was found at heat exchanger or burner areas, full evaluation of heat exchanger integrity requires dismantling of the furnace, which is beyond the scope of this visual inspection.

Dismantling unit for inspection of blower is out of the scope of this visual inspection. Recommend a

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licensed HVAC technician evaluate condition of unit upon taking possession of the property and at least once every year there after.

The heating equipment appeared to be working as intended at the time of the inspection.

B. Cooling Equipment

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: One

Type of Systems (Cooling): Central AC

Condensing Unit(s) Location: In the backyard

Evaporator Coil(s) Location: In the attic

Comments:

This section includes the condensing unit, the evaporator coil, the condensation drain lines, and the thermostat.

To extend the life of the units and save energy, an HVAC system maintenance service is recommended upon taking possession of the property and at least once every year there after.

CONDENSING UNIT

TRANE manufactured in 2018

Age: 5 years

Capacity: 4 tons approximately

40 MAX Amp Breaker

Typical life expectancy: between 8 - 20 years

EVAPORATOR COIL

TRANE manufactured in 2018

Age: 5 years

Capacity: 3.5 tons approximately

Refrigerant: R-410A

Typical life expectancy: between 15 - 20 years

It appears that the coils are under sized for the condenser outside. Observed a (4 ton condensing unit) and the coil IS (3.5 ton). It is common to go up a size (1/2 ton) on the coils, however going down (1/2 ton)

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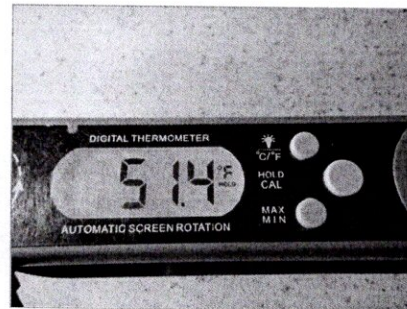
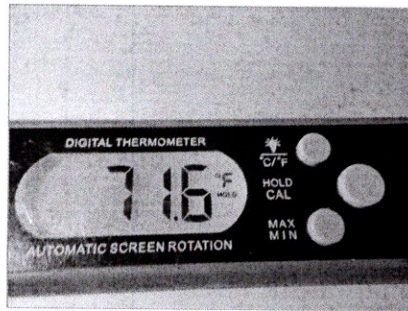
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is not common. Recommend consulting seller about warranty of HVAC equipment is available. If problems are experienced, I recommend having a licensed HVAC technician evaluate the system's efficiency

Temperature differential: 20.2 °F

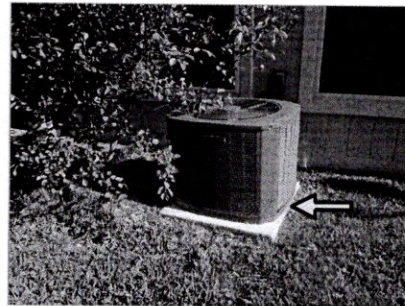
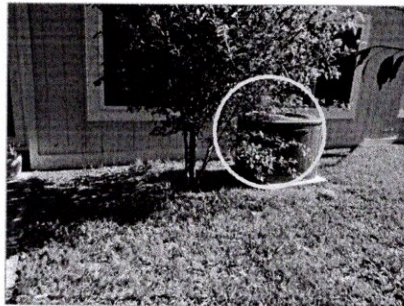
(Average temperature drop across the coil should be between 15°F and 22°F)

Return Temperature: 71.6 °F Supply Temperature: 51.4 °F



Observed bushes in contact with condensing unit. This condition will block air flow through the coils, and it will bring moisture and damage to the coils/unit.

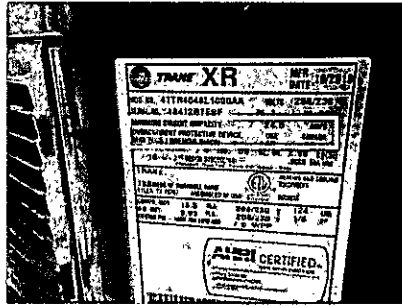
The condensing unit is too close to the ground. Equipment and appliances supported from the ground shall be level and firmly supported on a concrete slab or other approved material extending not less than three inches above the adjoining ground (CODE M1305.1.4.1).



Observed improper sizing of breaker to condensing unit may void manufacture's warranty. Data plate on unit states maximum breaker size to be 40 amps, observed size in service panel is 50 amps.

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C. Duct Systems, Chases and Vents

Ductwork: Flexible insulated

Filter Type: Disposable

Comments:

Sandstone inspections does not inspect the interior of the Heating, Ventilation, and Air Conditioning (HVAC) system. Home inspectors are not required and not qualified to render opinions of any kind of environmental or other bio-hazards. If this is a concern, the client is recommended to contact a professional in the area to conduct further investigations.

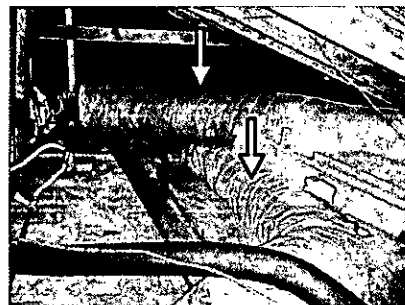
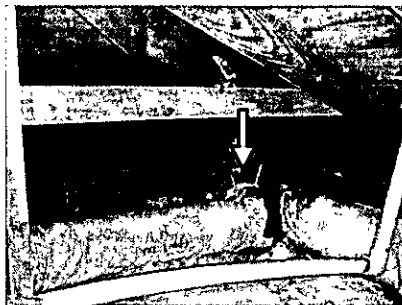
The inspector is not required to determine balanced air flow of the conditioned air to the various parts of the building. If the client is concerned, we recommend an "Air Balancing" by a licensed HVAC technician.

Observed flexible insulated air ducts

Recommend replacing/cleaning air conditioning filters once every month.

The recommendation for air duct cleaning is every three to five years, but it depends on various factors including location, climate, and HVAC use among others.

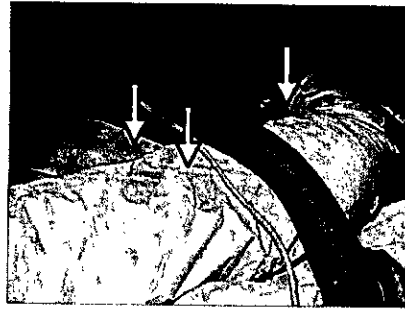
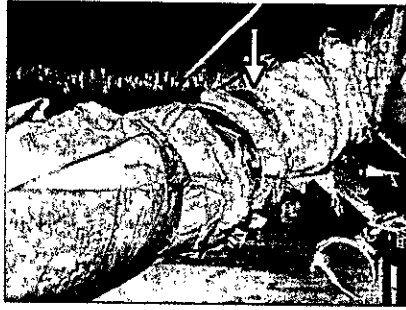
Observed ducts are not properly supported with 1 and 1/2 inch nylon to prevent cutting or restricting flex duct as required by manufacture of duct. Ducts laying on the attic decking or insulation are prone to damage and leakage from condensation.



Observed plastic gray duct wrapping damaged on ducts in attic at various locations. This type of material was recalled/no longer produced many years ago due to deterioration of exterior vapor barrier when exposed to light, recommend replacement.

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IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Water Source: Public

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): Copper

Location of Water Meter: Front of the house

Location of Main Water Supply Valve: In the garage

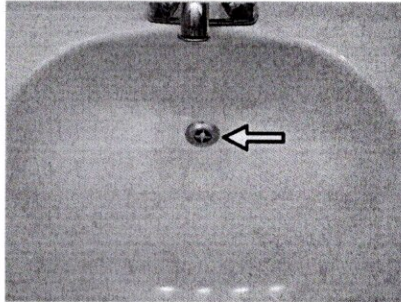
Static Water Pressure Reading: 70 psi approximately

Comments:

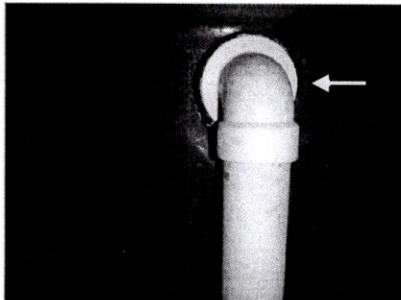
This section includes plumbing lines, connections and valves, bathtubs, showers, sinks, lavatories, commodes, faucets, laundry connections, and exterior hose bibs.

A 24 hour shower pan test has been excluded as it can not be performed during a home inspection. If the client is concerned, recommend a licensed plumber conduct a 24 hour shower pan test to determine serviceability of shower pan and repair as/if needed.

The drain stopper or pop-up lever assembly of secondary bathroom sink is missing.



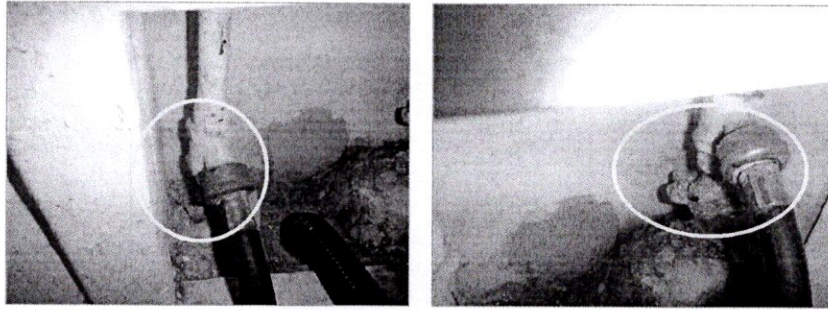
Observed secondary bathroom bathtub is damaged/rusted at overflow gasket. Recommend repair before bathtub is filled with water.



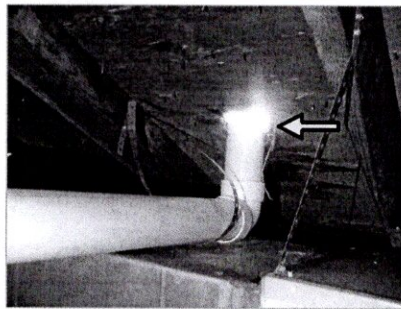
The laundry water supply valves are significantly rusted.

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

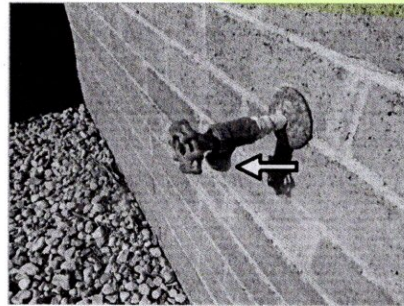
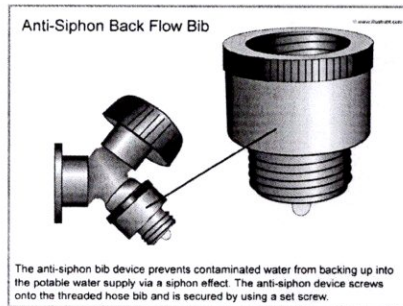
I NI NP D



Observed bathroom plumbing waste vent not properly connected to vent to the exterior.



Exterior hose spigot(s) do not have code approved anti-back flow devices installed.



B. Drains, Waste and Vents

Visible Plumbing Waste: PVC

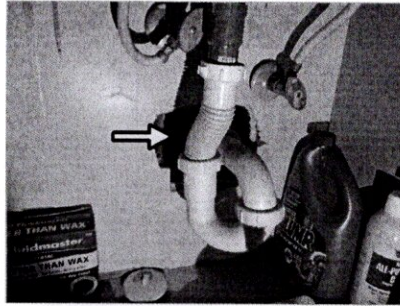
Type of Visible Drain Piping Material: PVC

Comments:

Improper drain material observed at secondary bathroom sink. Flexible material at sink P-traps is not allowed by current plumbing standards.

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

I NI NP D



The inspector conducted a standard test to check the functionality of the drainage system, which appeared to be working properly at the time of the inspection; however only a video scan of the interior of the drain pipes and drain lines can fully confirm their actual condition. Future condition, performance, and maintenance can not be determined.

If the client is concerned a hydrostatic test and/or video scan of sewer lines by a licensed plumber costs several hundred dollars and may uncover / find problems that can easily cost thousands of dollars to fix.

Acceptance of present and future condition rests solely on the buyer.

A hydrostatic test is a separate inspection consisting of simulating/creating a stoppage of the house sewer lines using a code approved stoppage ball and filling all the underground pipes with water to see if there is any leakage of the sewer lines. A video scan uses a special "snake" camera to observe the condition of the sewer lines.

C. Water Heating Equipment

Water Heater(s) Energy Source: Gas
Water Heater(s) Capacity: 50 Gallons
Water Heater(s) Location: In the garage
Comments:

WATER HEATING UNIT

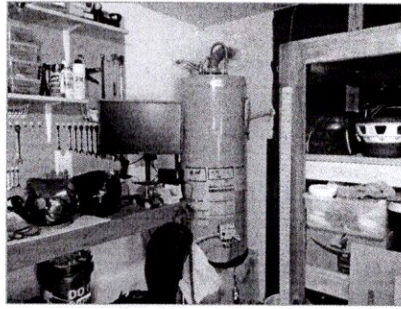
GENERAL ELECTRIC manufactured in 2016

Age: 7 years

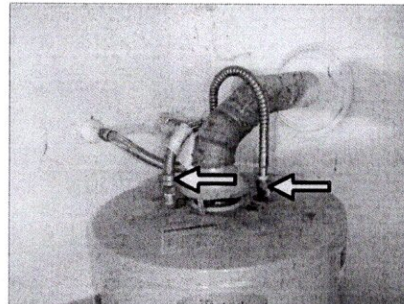
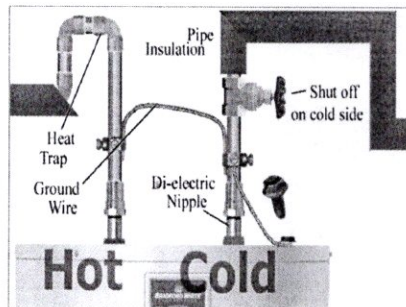
Typical life expectancy: Between 8 and 12 years

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

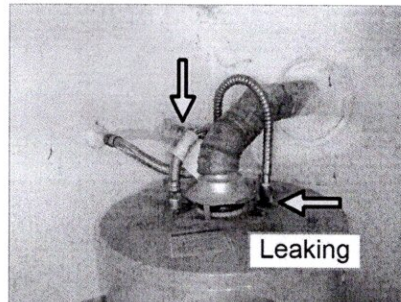
I NI NP D



Observed gas line and hot/cold water lines are not properly bonded near water heater. The inspector was unable to verify proper bonding of metal water pipe lines.



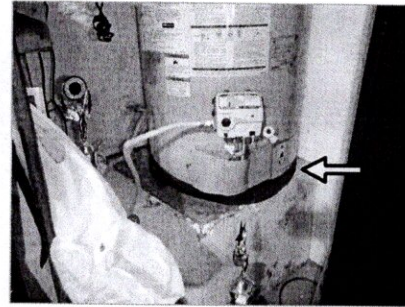
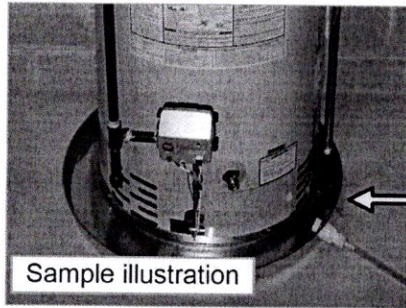
Rust and leakage was observed at water heater tank and plumbing connections.



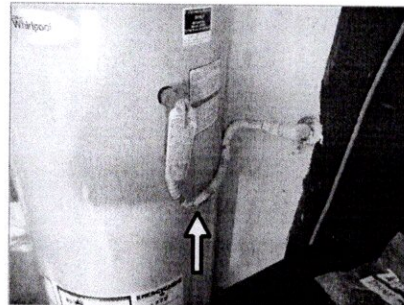
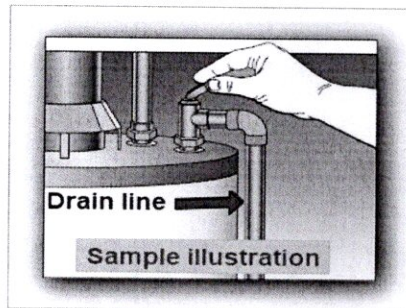
Observed water heater is missing a drain pan. Where a storage tank type water heater is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a galvanized steel pan (CODE IRC P2801.6). Recommend installing drain pan to prevent damage to wall, floor, and/or objects around the water heater should there be a leak.

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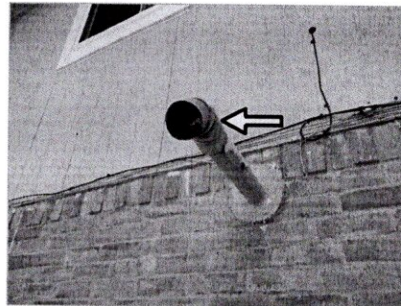
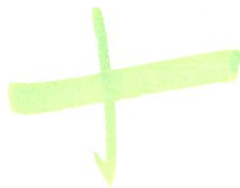
I NI NP D



Water heater temperature and pressure relief valves should be installed in a way that flows by gravity (IRC CODE P2804)



Observed improper water heater exhaust vent termination. Normally water heater exhaust vents have screens and terminate at the wall without extensions. Recommend further evaluation and repair by a licensed plumber.



D. Hydro-Massage Therapy Equipment

Comments:
Not present

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: At west side of the house

Type of Gas Distribution Piping Material: Galvanized and/or black iron

Gas Appliance Connections: CSST Flexible Corrugated Pipe

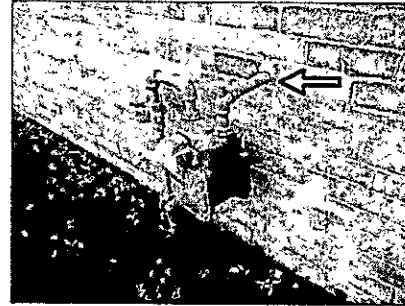
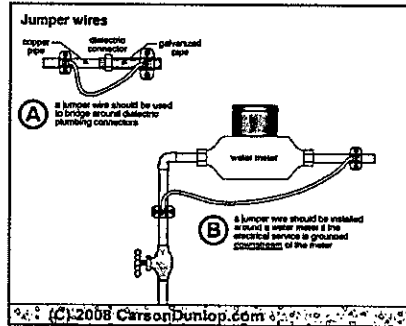
Comments:

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

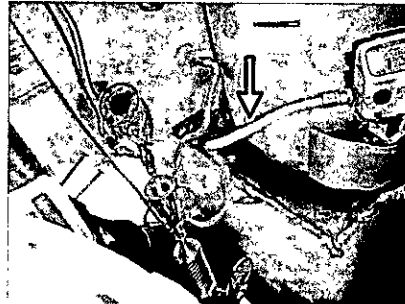
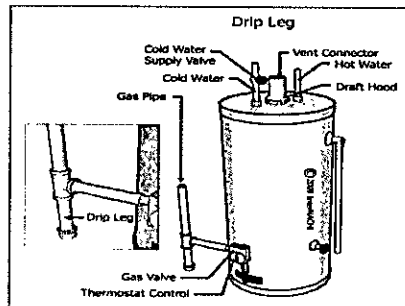
I NI NP D

Pressure test of gas lines has been specifically excluded.

Observed ground rod/wire is missing at gas meter. The inspector did not see/could not verify proper bonding of gas lines CSST (corrugated stainless steel tubing). Current standards require CSST to be bonded to minimize the risk of damage to the building materials from a nearby lightning strike.



No drip leg observed on house heater and/or gas water heater. A drip leg is called for in the manufactures installation instructions.



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I NI NP D

V. Appliances

A. Dishwasher

Dishwasher Brand: Hotpoint

Comments:

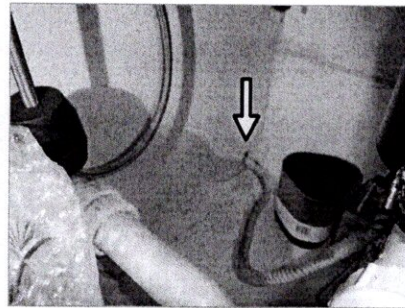
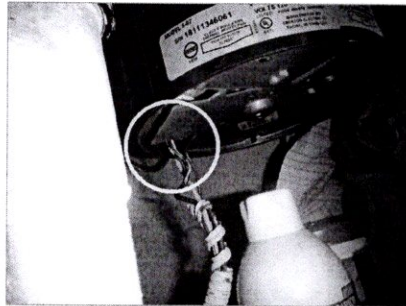
The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection.

B. Food Waste Disposers

Comments:

Observed electrical connections are loose/exposed under the garbage disposal. This condition represents a safety hazard; recommend repair.

The garbage disposal unit is hardwired/ can not be plugged or unplugged from an outlet for easy access by service personnel.



C. Range Hood and Exhaust System

Exhaust/Range hood: Re-circulate

Comments:

The recirculating vent hood does not vent the appliance to the exterior.

The vent hood appeared to be in serviceable condition at the time of the inspection.

D. Ranges, Cooktops and Ovens

Range/Oven: Kenmore

Comments:

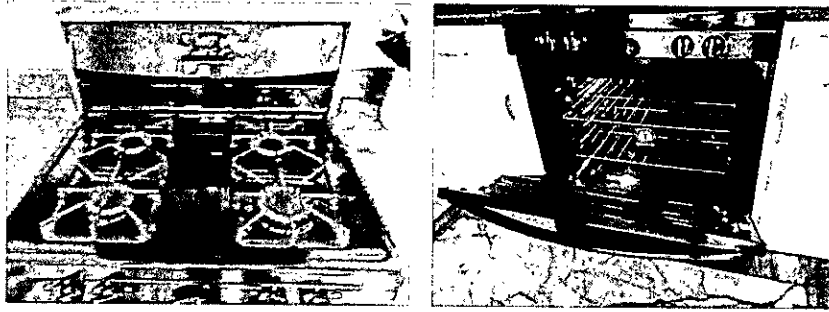
The gas range and oven were operated using normal controls and typical settings at the time of the inspection.

Oven timer and cleaning cycles not checked

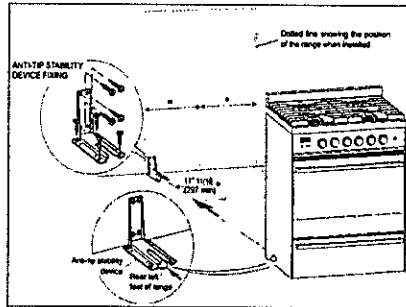
The oven door handle is loose.

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

I NI NP D



Observed cooking range is missing an anti-tip device, which is recommended as a safety measure to prevent the the appliance from tipping over when being used.



E. Microwave Ovens

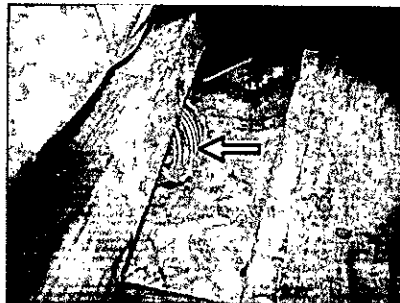
Comments:
Not present

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

No mechanical exhaust vents observed in the primary bathroom. When the house was built bathrooms equipped with an operable window were probably not required to have a mechanical exhaust vent installed.

Observed mechanical exhaust vent from the secondary bathroom not properly terminated through roof to vent outdoors. Ducts that leak or terminate in attics can cause problems from condensation. Warm, moist air will condense on cold attic framing, insulation and other materials.



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

I NI NP D

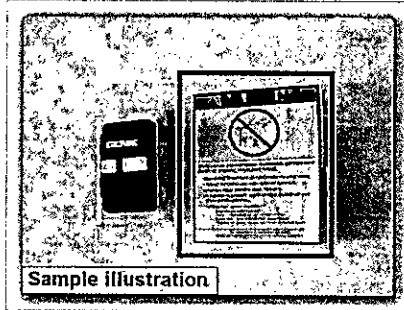
G. Garage Door Operator(s)

Comments:

One garage door operator observed installed on left side garage door.

Remote control hand held units were not checked/inspected.

The equipped safety sticker / decal next to operator button is missing.



H. Dryer Exhaust Systems

Comments:

As a safety measure to reduce the risk of fire, I recommend cleaning the dryer exhaust vent system upon taking possession of the property.

The recommendation for dryer vent duct cleaning is every year, but it depends on how much the appliance is used based on the number of adults and children living in the household.

The dryer exhaust vent appeared to be in serviceable condition at the time of the inspection.



New Leaf Pest Control LLC
 19 Briar Hollow Lane, Suite 230
 Houston, Texas 77027
 TDA TPCL No 0727993
 Tel: 713.926.9999
 Email: mhiggins@newleaftexas.com



DATE: 5-1-2023

Wood-destroying	Insect Report	$ \begin{array}{r} 125^{00} \\ 9031 \\ \hline 135^{31} \end{array} $
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1.		
2.		
3.		
4.		
5.		

AMOUNT PAID <u>125⁰⁰ Discount PAID is Full</u> <input type="checkbox"/> CASH <input type="checkbox"/> CHECK NO. _____ <input type="checkbox"/> VS <input type="checkbox"/> MC <input type="checkbox"/> AMEX CC# _____ EXP. _____	<input checked="" type="checkbox"/> I hereby acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.
--	---

Michael Higgins #0559860

Manuel Higgins #0766801

CUSTOMER NAME: Hebel Campos
 ADDRESS: 18527 Haughland Drive, Cypress, TX 77433
 PHONE: 521-409-9220

EMAIL: Agent - Margie Esquivel + habe11665@gmail.com
Maria-Home Inspector

www.newleaftexas.com

Licensed and Registered by the
 Texas Department of Agriculture
 P.O. Box 12847 - Austin, Texas 78711-2847 - Telephone No. 866-918-4481

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

15827 Haughland Drive, Cypress, TX 77433
Inspected Address City State 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). The warranty should 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.

15827 Haughland Drive Cypress TX 77433

Inspected Address City Zip Code
1A. New Leaf Pest Control 1B. 0727993
Name of Inspection Company SPCS Business License Number

1C. 19 Briar Hollow Lane #230, Houston, TX 77027 713-926-9999
Address of Inspection Company City State Zip Telephone No.

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

1F. 5-1-2023
2. Habel Campos Inspection Date
Name of Person Purchasing Inspection Seller Agent Buyer Management Co. Other

3. N/A
Owner/Seller
4. REPORT FORWARDED TO: Title Company or Mortgagee 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.

5A. (1) House with Garage
List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction:
Foundation: Slab Pier & Beam Pier Type: _____ Basement Other: _____
Siding: Wood Fiber Cement Board Brick Stone Stucco Other: _____
Roof: Composition Wood Shingle Metal Tile Other: _____

6A. 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 Limited Bait Other
If treating for drywood termites or related insects, the treatment was: Full

6B. _____
Date of Treatment by Inspecting Company Common Name of Insect Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects:
Yes No List insects: None
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had (presently have, or contemplate having any interest in the purchase or sale of this 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 real estate transaction.

7A. _____
Inspector (Technician or Certified Applicator Name and License Number) CA # 0559840

Others Present: N/A
7B. _____
Apprentices, Technicians, or Certified Applicators Name(s) and Registrations/License Number(s)

Notice of Inspection Was Posted At or Near:
8A. Electric Breaker Box
Water Heater Closet
Beneath the Kitchen Sink
8B. Date Posted: 5-1-2023

9A. Were any areas of the property obstructed or inaccessible? Yes No
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. 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 Slab Joints Crawf Space
Soil Grade Too High Heavy Foliage Eaves Weepholes
Other Specify: _____

10A. Conditions conducive to wood destroying insect infestation: Yes No
(Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. 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: _____

15827 Haughland Drive, Cypress TX

77433

Inspected Address

11. Inspection Reveals Visible Evidence in or on the structure:

- 11A. Subterranean Termites
- 11B. Drywood Termites
- 11C. Formosan Termites
- 11D. Carpenter Ants
- 11E. Other Wood Destroying Insects

Active Infestation

Yes No

Yes No

Yes No

Yes No

Yes No

Previous Infestation

Yes No

Yes No

Yes No

Yes No

Yes No

Previous Treatment

Yes No

Yes No

Yes No

Yes No

Yes No

Specify:

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

N/A

11G. Visible evidence of:

N/A

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)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 11. (Refer to Part G, H, and I, Scope of Inspection)

Yes No

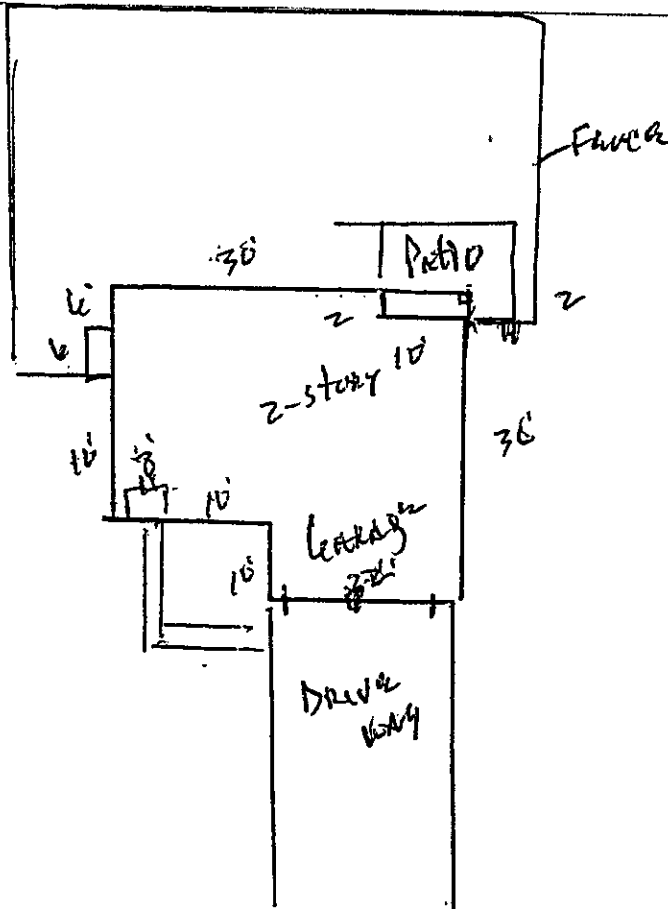
12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes No

Specify reason:

Refer to Scope of Inspection Part J

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

No visible evidence of wood-destroying insects this date, past or present

15827 Haughland Drive Cypress TX 77433

Inspected Address

City

Zip Code

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.

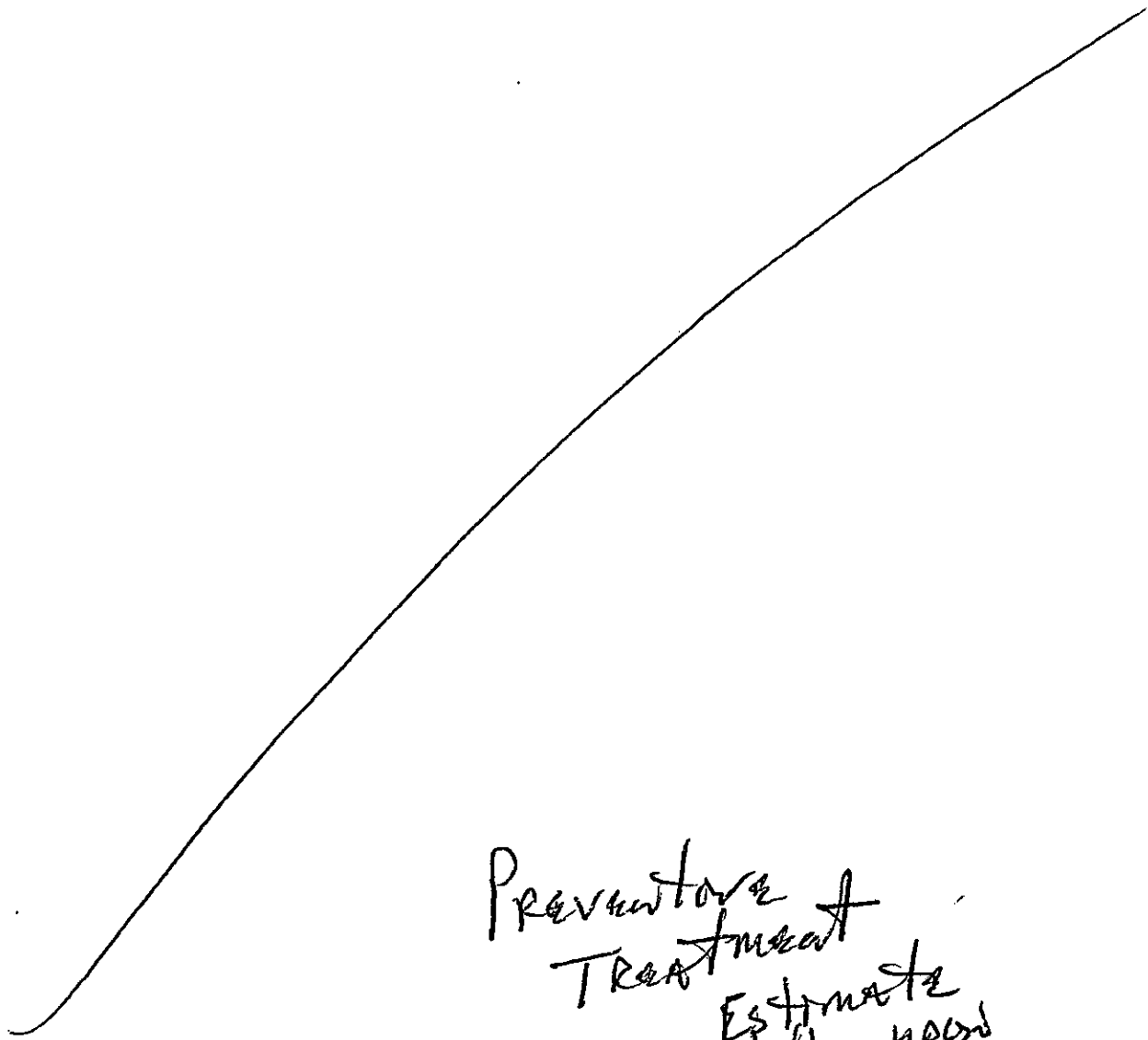
If additional information is attached, list number of pages: 0 pages 5-1-2023

Signature of Purchaser of Property or their Designee

Date

Customer or Designee Not Present

Buyer's Initials



Preventive
Treatment
Estimate
Available upon
Request