

Jay Hicks Inspection Service

COVER PAGE

"STRUCTURAL & MECHANICAL INSPECTION REPORT"

(832) 867-6253

Alan Harper

Texas Real Estate Commission Professional License # 21133

<input type="checkbox"/> Property Occupied
<input checked="" type="checkbox"/> Vacant
<input type="checkbox"/> Other

<input type="checkbox"/> Client Present
<input type="checkbox"/> Owner Present
<input checked="" type="checkbox"/> Agent Present

<input checked="" type="checkbox"/> Slab on Grade
<input type="checkbox"/> Pier and Beam
<input type="checkbox"/> Raised Foundation

<input type="checkbox"/> New Construct
<input checked="" type="checkbox"/> Existing Property
<input type="checkbox"/> Historical Home

Client: **Chris James**

Property Address: **2750 Holly Hall # 1006**

City: **Houston**

State **Texas**

Zip **77054**

Pin # **203235A**

Inspection Type: Structural Mechanical Structural/Mechanical

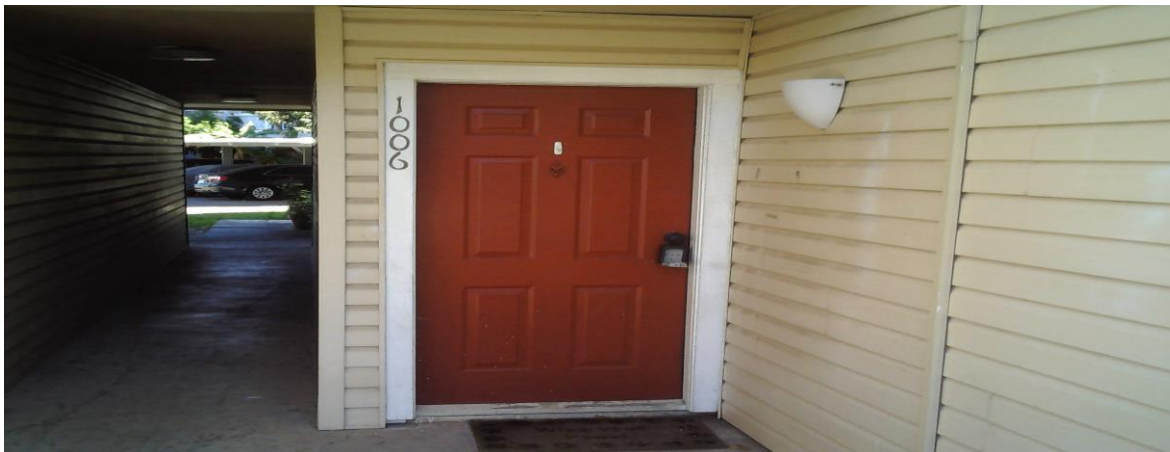
House is a **1** story dwelling. Supra Key Equipped: Yes No

Date of Inspection: **November 18, 2020** Time **9:30** AM PM Term

Weather Conditions: Sunny Cloudy Windy Raining Thunder/Lightening

Reference:

Agent: **Kathryn Peters 713-598-0547**



Returned Checks \$50 plus all bank charges

Repair reinspection 1/2 inspection fee or \$100 minimum

THIS REPORT IS TO BE USED SOLELY FOR THE BENEFIT OF THE PROSPECTIVE CLIENT (ONLY) LISTED IN THIS REPORT. THIS REPORT IS NOT TRANSFERABLE TO ANY OTHER FUTURE CLIENTS OR INDIVIDUALS WITHOUT WRITTEN PERMISSION FROM JAY HICKS INSPECTION SERVICES.

This report is not a warrantee or guarantee of any kind. Consult your agent about warrantee companies.

Important Notice:

All directions are front the street facing the house (*Front door*)

Future performance can ***not*** be determine on ***any*** item.

"if any concerns - You "***the buyer***" should contact technical personnel to evaluate any and all items or comments."

It is understood that my opinion and testing methods may differ from the opinion of other inspectors or licensed technicians.

ATTENTION CLIENTS:

Detailed limitations regarding scope of this report are outlined in the following (attached):
INSPECTION AND LIABILITY LIMITATION AGREEMENT, and "FOUNDATION INFORMATION" sheet. Please call our office if any of these items are not enclosed with this report.
We shall forward you copies immediately.

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

PROPERTY INSPECTION REPORT

Jay Hicks Inspection Services

Prepared For: **Chris James**
 Concerning: **2750 Holly Hall # 1006** **203235A** **Texas** **77054**
 By: **Alan Harper**
TREC Licensed # 21133

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 the information. This report may not be complete without the attachments.

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 which 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 a manufacturer's installation instructions. The inspection does NOT imply insurability or warrant ability 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 as Deficient 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 repair 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; and
- lack of electrical bonding and grounding.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I	NI	NP	D	INSPECTED ITEM
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I. STRUCTURAL SYSTEMS

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A. Foundations

Comments: *Home Owner Association's- responsibility*

Type: concrete pier and beam block and beam
 Vantage Point not accessible crawled from sides using flashlight

Foundation is performing as intended - Can not determine future performance
"Normal Settlement Indicated"

Previous foundation repairs indicated - see warranty for details:

Binding, out of square, non-latching twisted doors or

Wall, floor , or ceiling cracks:

Separation of walls from ceilings or floors:

Differential movement of walkways, driveways, and patios:

Inadequately ventilated crawl space:

Deteriorated materials:

Damaged blocking:

Non-supporting piers/posts:

Important Notice >>> The condition of the foundations is reported on the day of inspection. This report is of the general condition (Not an engineers report), Future performance can not be determined after that day. If you have any concerns. You should contact a structural engineer. It is always recommended to get a second opinion on the foundation performance

FOUNDATION INFORMATION:

The following evidence and consequences are generally associated with foundation differential movement: the structure and loss and gain of moisture content of framing lumber. It is not uncommon for foundations to reveal some systems of differential movement. At the time of inspection, this inspector may have observed evidences and consequences of differential movement. Unless noted otherwise, these evidences and consequences may not be excessive and do not indicate the immediate presence of significantly deflected foundation or foundation failure. Therefore, if indicated, any discrepancy should be evaluated by a Structural Engineer or foundation repair company. Expansive soils that are common in the "Gulf Coast" area can dramatically adversely affect the performance of a foundation. Variations in moisture content produces swelling and shrinkage of the soil which can result in differential heaving and settlement of a foundation. The opinion rendered in this report does not apply to future changing conditions and structural consequences affected by thermal/climatic conditions, moisture or any other conditions that affect foundation movement. Differential movement in the foundation can occur rapidly under certain conditions and the future performance or stability of the foundation cannot be predicted. If in-depth information is desired on the foundation, soil stability or any part thereof, a Structural Engineer should be consulted.

Foundation movement may not necessarily be the cause of cracks in the home gypsum board (sheetrock) and brick veneer. Expansion and contraction of the home's framing may cause the following: 1) Horizontal cracking of sheetrock at the inside corners of windows is due to thermal expansion/contraction of the window framing. 2) Cracks in corners of raised ceilings are most commonly the result of thermal expansion/contraction in attic framing. 3) Minor separations in brick/sheetrock connections are commonly due to different expansion/contraction rates of different materials. 4) Cracks in top "soldier brick" rows are commonly caused by framing movement. 5) Foundation corners that chip off are caused from improper removal of foundation wooden form boards or by frictional forces from the movement between the brick veneer and concrete foundation. 6) Minor cracks may appear in brick veneer due to normal structural movement of walls installed without brick expansion joints or at the weak areas of brick walls under windows.

I NI NP D INSPECTED ITEM

B. Grading and Drainage

Comments Home Owner Association's- responsibility

- High soil level:
 Erosion:
 Missing downspout splash blocks
 Low area next to slab:

There should be approximately 4 " of slab exposed between the bottom of the brick or siding and the ground. This allows the early detection of ants, termites, and etc....

C. Roof Covering

- Field Glasses Walked on roof
 Metal Asphalt shingles Wood shake Tile

Levels or surfaces not accessed:

Comments: Home Owner Association's- responsibility

- Aging (NOTED) Deficient fastening of roof covering material:
 Curling: Damaged skylights:
 Remove Debris: Remove Debris:
 Roof covering not appropriate for slope: Loose shingles:
 Nails pushing up shingles: Previous repairs
 A professional roofer should inspect the roof and make the appropriate recommendations.

This inspection is neither intended nor implied to certify that the roof assembly is free of active leaks.

D. Roof Structure and Attic

- Access: Good Very Limited Not Accessible
Insulation Type: Blanket Loose Fill

Approximate Depth: inches Thickness: inches

Comments:

- Water damaged roof decking:
 Attic structure bracing not properly attached :
 Missing section(s) of attic insulation:
 Improper/Deficient attic ventilator/ventilation:

A professional roofer should inspect the roof and make the appropriate recommendations.

Important Notice Roofs are inspected only from the ground/ we do not walk on the roof(s). The condition of the roof is reported on the day of the inspection. The report is a general condition of the roof material. Future performance can NOT be determined after today. If you have ANY concerns, you should contact a roofing company for an evaluation. This company does not issue WPI-8 certificates. It is always recommended to get a second opinion on the roofs performance.

Alan Harper T.R.E.C. # 21133

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I NI NP D **INSPECTED ITEM**

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Walls (Interior and Exterior)

NOTE: Items marked " not inspected" may not be installed yet.
NOTE: Bed rooms are numbered front to back and from left to right(front street facing).

Interior Walls:

Comments:

Type: Sheetrock

- Fresh paint:
- Repairs/patching
- Cracks
- Holes
- Discolorations
- Water penetration:



Nails pushing through sheetrock:

Exterior Walls: Home Owner Association's- responsibility

- Brick
- Hardy Plank
- Wood
- T-111
- Vinyl
- Aluminum Siding
- Cinder Block
- Masonite

Comments: **Damaged vinyl near front door, left side of front porch - above photo**

- Cracks in Mortar/Bricks
- Fascia boards/trim

-
-
-
-

F. Ceilings and Floors

Ceilings:

Comments:

- Fresh paint:
- Cracks:
- Holes:
- Discolorations:
- Repairs:
- Water penetration:
- Nails pushing through sheetrock:

Floors: Ceramic Tile: Vinyl Carpet: Wood laminate:

- Floor is uneven
- Floor is not level
- Vinyl flooring is ripped/torn:
- Tile is missing:
- Ceramic tile is cracked:
- Carpet is damaged/stained:
- Wood floor is warped/discolored/damaged:

**We do Not do invasive moisture penetration tests. The inspection is visual only.
Some cracks and separations are caused by structural or foundation movement.**

I NI NP D INSPECTED ITEM

G. Doors (Interior and Exterior)

Comments:

Damaged and / or missing door stops: **hallway closet, hall bath, master closet - photo**

Missing Doors:

Door sticks in frame:

laundry room

Door knobs damaged/missing

Door not square in frame:

Warped Door:

Door hinge damaged or loose:

Adjust door striker plate

laundry room

Wood rot indicated to exterior doors:

Missing and /or damaged door screens:

Garage Doors

Present

Not Present

Door Type:

Metal

Wood

Other

Door is bent or damaged:

Glass is broken or damaged:



H.

Windows

All sleeping rooms MUST be equipped with emergency escape and rescue openings. Recommend removal of all bars on windows and doors.

Comments: **re caulk around interior of all windows-right photo**

Single pane aluminum windows

Missing and / or damaged screens:

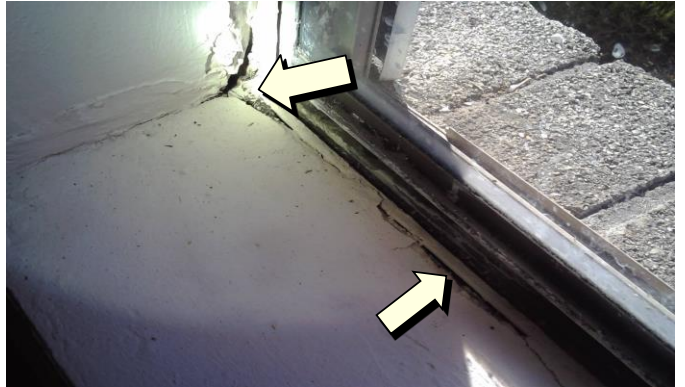
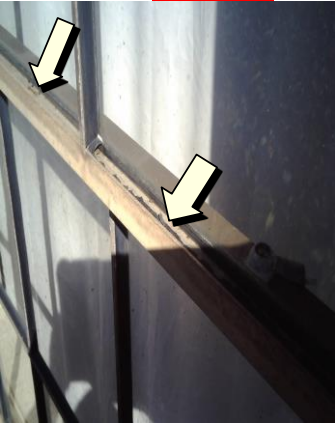
Damaged window springs:

Insulated windows are fogged

Damaged or missing locks:

Damaged window glazing/weather stripping:

master bedroom - left photo



I.

Stairways: Interior and Exterior

Baluster/spindle spacing: Should have a maximum opening of 4" (TREC Guidelines)

Stairway: Missing hand railing if over 4 steps / Improper:

Missing stair stringer (step supports):

J

Fireplace / Chimney

Not all areas of the flue liners are accessible for inspection.

Chimneys should be cleaned annually.

Crown / Cap is not accessible for inspection.

Wood burning

Gas Only

Combination gas and wood:

Comments:

Build up indicated in flue liners / should be cleaned:

Remove combustible material near firebox:

Missing fire blocking at attic level:

Loose firebricks and or cracks indicated in firebox:

Damper does not operate properly:

Inoperative circulating fan:

Improper lintel and hearth extension:

Improper location for gas log lighter valve:

Improper/missing combustion air vents:

Improper chimney structure:

Improper chimney termination:

Improper coping, crown cap, spark arrester:

K

Porches, Decks and Carports (Attached)

Comments:

Baluster/spindle spacing: Should have a maximum opening of 4" (TREC Guidelines)

Not Secured and / or wobbles:

Wood rot and / or water damaged indicated:

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I	NI	NP	D	INSPECTED ITEM
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II. ELECTRICAL SYSTEMS

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A. Service Entrance Panel

- Wiring Type:** Copper Aluminum Copper/Aluminum mixed
Location: Front Back Right Side Guest Bedroom



Panel is not fully labeled: [photo](#)

Recommend licensed electrician inspect and repair entire electrical system as needed.

Note: Only items visually accessible at the time of inspection are commented on

Note: This inspection does NOT address electrical design, capacity, wiring / breaker adequacy

-
-
-

B. Branch Circuits - Connection Devices and Fixtures

Comments: *light in kitchen is low and loose from ceiling*

Plugs:

- Damaged:
- Inoperable:
- Open ground:
- Incorrect polarity:

hall bath - photo

Painted over plugs - improper: **all**

Missing junction box covers

Exposed /uncapped wiring:



The following receptacles are NOT GFCI protected

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Kitchen 2 front plugs | <input type="checkbox"/> Master Bath Room | <input type="checkbox"/> Half Bath |
| <input type="checkbox"/> Wet Bar | <input type="checkbox"/> Jacuzzi | <input type="checkbox"/> Crawl Space |
| <input type="checkbox"/> Garage | <input type="checkbox"/> Hall Bath | <input type="checkbox"/> Swimming pool/Spa light |
| <input type="checkbox"/> Exterior | <input checked="" type="checkbox"/> Hall Bath faulty | <input type="checkbox"/> Laundry/utility |

Recommend a licensed electrician inspect and repair the entire electrical system as

Smoke Alarm(s)

- Hard wired system Present Not present
- Missing smoke alarm(s): Individually installed
- Improperly located:
- Damaged/deficient:

Note: Only accessible branch circuits, connected devices and fixtures are commented on.

Texas Real Estate Commission memorandum effective January 1, 2009 requires the following: "The inspector shall report as deficient the absence of, improper installation or improper operation of Ground Fault Circuit "GFCI" devices in all bathrooms, all exterior, garages, kitchens (all kitchen counter areas) crawl spaces, unfinished basements, or in laundry, utility and wet bar areas. (TREC inspectors can not grandfather GFCI's)

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment See Cooling Equipment
Comments:

Unit # 1 N/A
 Unit is heating as intended: Gas Unit is heating as intended: Gas
 Unit is NOT heating as intended: Electric Unit is NOT heating as intended: Electric
Supply Air: 113
Return Air: 79
Differential: 34

Unit # _____ N/A
 Unit is heating as intended: Gas Unit is heating as intended: Gas
 Unit is NOT heating as intended: Electric Unit is NOT heating as intended: Electric
Supply Air: _____
Return Air: _____
Differential: 0

Proper operating differential temperature is between 30 and 40 degrees Fahrenheit

Gas Systems:

- Improper gas line in use. (MUST be yellow flex)
- Missing drip leg (gas trap):.
- Lack of protection from physical damage:
- Recommend removal of space heater from wall
- Recommend a licensed HVAC technician inspect and repair the entire HVAC system as needed.

Electric Systems:

- Deficient operation of heating element:
- Missing emergency shut off switch :
- Recommend licensed A/C Heat technician inspect and repair entire A/C heat system as needed

The following applicable components of the heating system are commented on:
Unit performance, thermostat controls/limit controls, burner assembly/compartments, condition of flame, vent pipe clearance and routing, combustion/draft air, and gas supply lines and shut off valves. Heat exchangers are **NOT** disassembled to inspect internal parts. Testing for carbon monoxide performed but a definitive condition of the heat exchanger can not be determined without disassembly of the unit by a licensed HVAC company. Electrical heat strips are not accessible to evaluate. If an in depth evaluation of the heating system is desired, consult a licensed HVAC company.

See section C (page 10) for information on furnace vent(s)

I NI NP D INSPECTED ITEM

B. Cooling Equipment See Heating Equipment

Central Air Conditioning Unit(s): 1

Approximate ambient temperature: 70

Comments:

Unit # 1 AMPS 30

- Unit is cooling as intended:
 Unit is NOT cooling as intended:

Return Air: 71

Supply Air: 55

Differential: 16

Unit # AMPS

- N/A Unit is cooling as intended:
 Unit is NOT cooling as intended:

Return Air:

Supply Air:

Differential: 0

Proper operating differential range is between 15 and 20 degrees Fahrenheit



Dirty condensing coils: photo

- Recommend licensed A/C Heat technician inspect and repair entire A/C heat system as needed
If the filter is missing, the evaporator should be cleaned. Air conditioning systems are not tested if the ambient temperature is less than 60 degrees Fahrenheit. Evaporator casings, plenums, and transitions are not disassembled and tape is not removed. Inaccessible components are not inspected.

C. Ducts, Chases, and Vents

Comments: not accessible

Ducts:

- Damaged A/C ducts or insulation A/C duct is not secured to the plenum
 Improper routing of ducts Improper duct material in use
 Improper or inadequate clearance from the ground A/C ducting is not suspended in attic

Chases:

- Gas pipes, electrical wiring, junction boxes, or sewer vents in chase - Improper

Vents:

- Reseal around all vents at roof level Re-Seal around dryer vent pipe at roof level
 Improper vent pipe on gas water heater: Re-seal around water heater vent pipe at roof level
 Improper vent pipe on gas furnace: Reseal around kitchen vent pipe at roof level
 Improper vent cap on gas water heater: Reseal around bath room vent pipe(s) at roof level
 Improper vent cap on gas furnace Re-seal around furnace vent pipe at roof level
 Missing filters: Improper return air location:
 Deficient air register Inadequate air flow at supply register(s)
 Missing/damaged grills:
 Recommend licensed A/C Heat technician inspect and repair entire A/C heat system as needed

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IV. PLUMBING SYSTEM

A. Water Supply System And Fixtures

- Static water pressure reading: 58 psi. Must be between 40-80 psi.
- Water meter location: Front Back Left side Right side N/A
- Main shut off location: Front Back Left side Right side N/A
- Water pipe material: Copper Galvanized PVC PEX Hoses
- Gas meter location: Front Back Left side Right side N/A
- Water pressure is low when more than 1 faucet is in use at a a time.
- Recommend licensed plumber inspect and repair entire plumbing system as needed.

a. Kitchen:

- Comments:
- faucet: Stem packing leaks:
- supply pipes/valves: Missing/leaking shut off valve(s):
- spray attachments: Does not operate properly:
- Recommend licensed plumber inspect and repair entire plumbing system as needed.

b. Wet Bar:

- Comments:
- faucet: Stem packing leaks:

c. Laundry Connections / Sink(s):

- Comments: Drain lines are not physically tested
- Hot/cold faucets are not marked

d. Master Bath

- Comments:
- Lavatory(s):
- faucet: Stem packing leaks: Hot/cold faucets are not marked
- supply pipes/valves: Missing waste stop: Broken waste stop:
- sink(s): Damaged/cracked sink: Unit is loose from wall - improperly
- Tub/Shower(s):
- faucet: Stem packing leaks Hot/cold faucets are not marked
- supply pipes/valves: Missing tub drain plug: Broken tub drain plug
- enclosure(s): Open joints indicated / re-caulk or re-grout:
- Damaged tub Shower diverter does not work properly
- Commodes:
- supply pipes/valves: Shut off valve leaks:
- bowl / tank: Tank is loose from Commode Base:
- anchorage: Commode Base is not secured to floor:
- Toilet runs

- Recommend licensed plumber inspect and repair entire plumbing system as needed.

f. Hall Bath

- Comments: shower faucet handle is extermly loose
- Lavatory(s):
- faucet: Stem packing leaks: Hot/cold faucets are not marked
- supply pipes/valves: Missing waste stop: Broken waste stop:
- sink(s): Damaged/cracked sink: Unit is loose from wall - improperly
- Tub/Shower(s):
- faucet: Stem packing leaks Hot/cold faucets are not marked
- supply pipes/valves: Missing tub drain plug: Broken tub drain plug
- enclosure(s): Open joints indicated / re-caulk or re-grout:
- Damaged tub Shower diverter does not work properly
- Commodes:
- supply pipes/valves: Shut off valve leaks:
- bowl / tank: Tank is loose from Commode Base:
- anchorage: Commode Base is not secured to floor:
- Other: Toilet runs

- Recommend licensed plumber inspect and repair entire plumbing system as needed.

I	NI	NP	D	INSPECTED ITEM
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IV. PLUMBING SYSTEM (Cont'd)

Water Supply System And Fixtures (Cont'd)

e. Hall Bath

Comments:

Lavatory(s):

- faucet: Stem packing leaks: Hot/cold faucets are not marked
- supply pipes/valves: Missing waste stop: Broken waste stop:
- sink(s): Damaged/cracked sink: Unit is loose from wall - improperly

Tub/Shower(s):

- faucet: Stem packing leaks: Hot/cold faucets are not marked
- supply pipes/valves: Missing tub drain plug: Broken tub drain plug
- enclosure(s): Open joints indicated / re-caulk or re-grout:
- Damaged tub Shower diverter is not operating properly

Commodes:

- supply pipes/valves: Shut off valve leaks:
- bowl / tank: Tank is loose from Commode Base:
- anchorage: Commode Base is not secured to floor:
- Other:* Toilet runs

Recommend licensed plumber inspect and repair entire plumbing system as needed.

f. Hall Bath

Comments:

Lavatory(s):

- faucet: Stem packing leaks: Hot/cold faucets are not marked
- supply pipes/valves: Missing waste stop: Broken waste stop:
- sink(s): Damaged/cracked sink: Unit is loose from wall - improperly

Tub/Shower(s):

- faucet: Stem packing leaks: Hot/cold faucets are not marked
- supply pipes/valves: Missing tub drain plug: Broken tub drain plug
- enclosure(s): Open joints indicated / re-caulk or re-grout:
- Damaged tub Shower diverter is not operating properly

Commodes:

- supply pipes/valves: Shut off valve leaks:
- bowl / tank: Tank is loose from Commode Base:
- anchorage: Commode Base is not secured to floor:
- Other:* Toilet runs

Recommend licensed plumber inspect and repair entire plumbing system as needed.

g. Half Bath

Comments:

Lavatory(s):

- faucet: Stem packing leaks: Hot/cold faucets are not marked
- supply pipes/valves: Missing waste stop: Broken waste stop:
- sink(s): Damaged/cracked sink: Unit is loose from wall - improperly

Commodes:

- supply pipes/valves: Shut off valve leaks:
- bowl / tank: Tank is loose from Commode Base:
- anchorage: Commode Base is not secured to floor:
- Other:* Toilet runs

Recommend licensed plumber inspect and repair entire plumbing system as needed.

I NI NP D INSPECTED ITEM

IV. PLUMBING SYSTEM (Cont'd)

Water Supply System And Fixtures (Cont'd)

h. Other

Comments:

Water supply line (s): Water leaks indicated:

Outside faucet (s): Missing handles:

Faucet Drips:

Recommend licensed plumber inspect and repair entire plumbing system as needed.

B. Drains, Waste, and Vents

Comments:

Kitchen:

Hall Bath:

Laundry Room: Drain lines are not physically tested

Hall Bath:

Master Bath:

Half Bath:

Hall Bath: tub drains extermly slow

Wet Bar:

Recommend licensed plumber inspect and repair entire plumbing system as needed.

C. Water Heating Equipment

Energy Source: Gas Electric

Number of units

Location: Attic Garage Laundry room Other

Type: Tankless Standard _____ Gallon Tank

Comments:

- Lack of protection from physical damage to unit located in a garage: T&P drain line is improperly sized
- Electric or Gas Water heater should be raised 18" off of garage Drain pan drain line is missing
- Corrosion noted on pipe connections; Corroded T&P valve
- Temperature & Pressure valve does not turn - inoperable: Obstructed T&P valve
- Temperature & Pressure valve drain lines runs uphill: Damaged T&P valve
- Temperature & Pressure valve drain line is missing - Improper: Leaking T&P valve
- Temperature & Pressure valve drain line should terminate to Broken or missing parts or controls
- Power wire- Romex type wiring should be in conduit Damaged drain pan
- Rusted tank case Missing drain pan
- CO/Gas leak detected (TIF 8800) Unsafe location
- Improper flexible gas line in use (should be yellow flex) Inappropriate location
- Missing gas shut off valve: Inadequate access and clearances
- Gas line is missing drip leg (to catch moisture & sediment) Improper drain line material
- Lack of a burner shield Inadequate/improper flame
- Cold water supply valve handle is broken
- Recommend licensed plumber inspect and repair entire water heating system as needed:

See section C (page 10) for information on water heater vent system

Water temperature should be max. temperature of 130 degrees

Temperature and Pressure relief (T&P) valves may or may NOT be tested due to the possibility the the valve may not re-seat (causing a water leak).The valve should be tested by the home owner annually.

D. Hydro - Therapy Equipment

Comments:

- Unit does not operate Recaulk or regrout around unit
- Vacuum switch does not operate Access panel is not accessible
- Ports and /or valves do not work properly Faucet Drips:
- Warning: THIS UNIT IS NOT GFCI PROTECTED. Inaccessible pump/motor

Alan Harper T.R.E.C. # 21133

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

I	NI	NP	D	INSPECTED ITEM
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V. APPLIANCES

a. Dishwasher

Comments:

Deficient control panel:

photo

Rusted dish racks:

Damaged door springs:

Visible leaks indicated:



b. Food Waste Disposal

Comments:

Unit is inoperable:

Romex wiring should be in conduit:

Visible leaks indicated:

Damaged rubber splash guard:

Unusual vibrations or noises:

Deficient grinding component:

Damaged exterior casing:

Unit is not properly secured:

c. Range Exhaust Vent

Terminates outside

Recirculating vent

Comments: *vent terminates into bottom side of cabinet - improper*

Unit is inoperable:

Vent pipe does not terminate outside:

Inadequate vent pipe material:

Unusual sounds or vibrations:

Improper/damaged/missing vent pipe:

Blower does not operate on all speeds::

Missing/damaged filter:

Unit is not properly secured:

Deficient switches:

Light is out:

See section C (page 10) Ducts, Chases, and Vents for more vent information

d. Range / Cook tops

Comments:

Range Type: Electric Gas

Element on range does not operate properly:

Indicator lights are inoperable or damaged:

Unit is inoperable:

Missing Anti-Tip Device

Missing gas shut off valve:

Control panel/knobs are damaged:

Ovens

Oven type: Electric Gas

Door does not open/close properly

Light is out

Improper flexible gas line in use (should be yellow flex)

OVEN TEMPERATURE (see below - unit should be within +/- 25 degrees to be operable)

All units are tested on bake setting at 350 degrees.

Single unit	<u>338</u> degrees	Broiler O.K.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Upper Unit	<u> </u> degrees	Broiler O.K.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Lower Unit	<u> </u> degrees	Broiler O.K.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

If temperature variance is not within 25 degrees, calibration is recommended.

e. Microwave Cooking Equipment

(Built-in only. Counter top units are NOT tested.)

Comments: *microwave is extremely low*

Unit is inoperable:

Inside light is out:

Inside damage indicated:

Handle is broken:

Door seal is damaged:

Glass panel is broken:

Turn table doe not turn:

Missing/damaged lights /lenses;

Unit is not properly secured:

f. Trash Compactor

Comments:

Unit is inoperable:

Unusual sounds or vibrations:

I NI NP D INSPECTED ITEM

V. APPLIANCES (cont'd)

g. Bathroom Exhaust Fans and / or Heaters

Comments:

- Unit is inoperable Heat lamp
 Exhaust fan vent should terminate to atmosphere (Not Attic Area): Unit is noisy:
 Unit is loose at ceiling or wall: Missing cover(s):
 Individual components do not work: Vent / Light / Heat Lamp Remove wall unit:

h. Garage Door Operators

Comments:

- Unit does Not reverse - Recommend Adjustments: Tested Not Tested
 Unit is inoperable:

i. Door Bell and Chimes

Comments:

- Unit does Not operate:
 Missing cover:

j. Dryer Vent

Comments:

- Damaged louver cover: Inadequate vent pipe material:
 Missing louver cover: Improper/routing length of vent pipe
 Dryer exhaust line should terminate to atmosphere: Damaged louver cover:

VI. OPTIONAL SYSTEMS

An additional fee is charged for the inspection of the following systems.

A. Lawn Sprinkler System

Number of Stations: _____

Comments: Home Owner Association's- responsibility

- Surface water leak detected: Missing rain or freeze sensor:
 Missing shut off valves:: Deficiencies in control panel::
 Damaged sprinkler heads Unit is inoperable::

B. Swimming Pools and Equipment Home Owner Association's- responsibility

Comments: If checked - Refer to separate POOL REPORT (attached):

C. Outbuildings

Comments: Home Owner Association's- responsibility

- Roof leaks: Plugs are not GFCI protected:
 Compromised structure: Heat /cool does not work (if applicable)

D. Outdoor Cooking Equipment

Energy Source: Natural gas: Propane: Other:

Comments:

- Unit is inoperable: Damaged controls:
 Pedestal is not secured/damaged: Unit is rusted:

Additional Comments

Attached is a "Liability Limitation Agreement". Please read carefully. Acceptance and reliance upon this inspection report is contingent upon acceptance and understanding of this liability agreement.

Important Inspection and Liability Limitation Agreement

Agreement

We are a general real estate inspection company. We are licensed and regulated by the Texas Real Estate Commission. Our inspection and inspection forms are designed to adhere to guidelines in the 'Rules of the Texas Real Estate Commission' for home inspectors effective January 1, 2018 and all subsequent amendments. {This Report complies with the January 1, 2009 requirements from the T.R.E.C.}

(1) What We Do:

We perform a visual inspection of accessible areas and items and report to you the general conditions of inspected areas and/or items. Our inspection is limited to items specifically listed in this report only. We inspect and report to you if an item is performing the function for which it was designed or is deficient. We will explain our report to you or your designated agent. We perform our inspection in a professional and workmanlike manner. Our report of the inspection and its contents are based solely on the condition and appearance existing at the time of inspection. We do not address or comment on the condition or functional abilities of any item past the date and time of inspection. If we report that an item is not functioning or is deficient and is in need of replacement, we urge you to have the item examined by a specialist prior to making the final purchase of the property. We also advise you to re-check the functional ability of systems to insure no defects have occurred after the date of our inspection and prior to closing. If a structure has been unoccupied for an extended period of time, it is not uncommon for defects to occur, particularly in plumbing joints or HVAC systems.

We are not liable for damage or defects which may have been cosmetically masked or altered or are not completely visual and apparent under normal conditions. Weather conditions may affect the Inspector's ability to detect defects. Example: Minor areas of moisture penetration may not be visible at different times of the day or with low levels of humidity.

The information contained in this report is the sole possession of the buyer.

(2) What We Do Not Do:

We do not offer guarantees, warranties or insure the future performance or condition of any item, whether inspected or not. If you desire a guarantee, warranty, insurance policy or certification you must obtain such products and information from a company in that business endeavor. We do not inspect any item we cannot see in a normal manner of inspection.

We do not move furniture, rugs, carpet, paintings or any other furnishings or stored items in the course of our inspection.

We do not enter areas with less than proper clearance space needed, or areas, which in the opinion of the Inspector, is unsafe

We do not walk on wood shake, wood shingle, tile or any roof areas we may damage or any roof area which the Inspector considers unsafe to walk. These areas will be viewed either from the attic or ground or both, whichever is applicable.

We do not dismantle any item or system to check component parts, including gas fired heat exchangers.

We do not inspect for building codes, soil analysis, design adequacy, capacity, efficiency, sizing, value, flood plain location, pollution, environmental hazards or habitability.

We do not inspect for termites or any other insect infestation. We do not inspect security systems.

We do not inspect for, nor comment on, cosmetic damage.

We do not operate equipment or systems outside the parameters of manufacturers recommendations.

We do not re-inspect repair work (all repairs are to be done by licensed professional repair tradesman)

(3) What You Do:

You agree not to allow any third party not associated with the negotiations and consummation of the sale of the inspected property to have access to or rely on information contained in this report. You agree to notify the Inspector within sixty days from the date of this inspection of any items disputed in this report and to allow a re-inspection of the disputed item prior to any repairs. You agree to limit any liabilities incurred by us and/or our associates which pertain to this inspection to the amount of the fee paid for this inspection and release our company and its associates from any further liability. You are to put into writing to our company any disputes. Communications must be consistent in that the party originally accompanying the inspector will be the party resolving the problem.

DISPUTE RESOLUTION: In the event of a dispute between the parties relating to this agreement, the parties or their representatives will meet promptly in an effort to resolve the dispute amicably. Upon the request of any party to this agreement, all unresolved disputes (not limited to breach of contract action), shall be submitted for binding arbitration in accordance with the Better Business Bureau Rules of Arbitration then in effect, and then neither party shall have a right to bring a suit in court. You agree to pay any and all fees incurred by all parties concerned. Any and all litigation, arbitration, or third party dispute resolution of any kind must take place in Galveston county, Texas.

You agree any payment made for inspection services that are subsequently dishonored will result in an additional \$100.00 fee.

RE-INSPECTION FEE \$100.00. (To come back and finish job / due to utilities not on or outside temperature too low for A/C.)

You attest that the inspector performing this inspection has made no oral representation that differ from the contents of this agreement.

You agree to the provisions and limitations of this contract and report by your reliance upon it whether you sign it or not.

You agree to pay a \$75.00 (seventy five dollars) billing fee for inspections not paid for at the time/day of inspection.

These inspections are visual only and structure and equipment is determined operable (unless otherwise indicated) at the time of inspection only.

Any use of this report constitutes acceptance of the above listed terms and conditions.

No warranties or guarantees are offered for inspected components.

I HAVE READ THIS AGREEMENT AND I UNDERSTAND AND ACCEPT THESE CONDITIONS:

Address: 2750 Holly Hall # 1006

Report # 0

Date: November 18, 2020

Client's Signature

Real Estate Inspector

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//

Professional Inspector

