



PROPERTY INSPECTION REPORT

Prepared For : **Fidelity Inspection & Consulting Services**

(Name of Client)

Concerning: 5226 Kiam Street # 1003 Houston, TX 77007 FICS file # 3052907

(Address or Other Identification of Inspected Property)

By: Art Byrd 1171 09/13/2023

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

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

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

- **Paint, Floor Coverings, and other Cosmetic Items are SPECIFICALLY EXCLUDED from this report.**
- **Building Code issues above and beyond TREC guidelines are SPECIFICALLY EXCLUDED from this report.**
- **This report cannot and does not represent the operation or condition of any items after the date and time of this inspection.**
- **These items should not be considered a complete list of all defects with the house. This list is Limited to those items that are Readily Accessible and noted by inspector(s) at the time of the inspection.**

Time of Inspection: 9:00 AM Approximate Age of Home: 9 Weather: Clear Temp: 88

Dwelling Type: Detached Single Family Townhouse Condominium Modular/Mobile Other

Occupied: Yes No Additions/Modifications: Yes No Permits: Yes No Unknown

People Present: Homeowner

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

I	NI	NP	D	
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I. STRUCTURAL SYSTEMS				
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
				Type of Foundation(s): Pier and Beam
				Comments:
				Limitations of inspection? Finishings
				Is there a crawl space present? Yes
				Were all crawl space areas able to be inspected/fully accessed? Yes
				Method used to inspect the crawl space: Limited evaluation of the structure due to finishings (50% visible).
				Viewed from Opening - Limited evaluation of the crawl space due to height (49% visible).
				Limitations of inspection? Finishings/Height
				Visible evidence of foundation or structural concerns, past/present excessive differential movement, or visible cracks in foundation? No
				Visible evidence of ongoing water penetration at foundation? No
				Visible evidence of mold/fungus at interior foundation/substructure? No
				Water relief system present? No Location if Yes:
				Any evidence of decay or insect damage? No

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading & Drainage
				Comments:
				Does sump pump appear to be functioning properly? N/A
				Visible evidence of negative grade towards foundation of home? No
				Does negative grade appear to adversely affect foundation?
				Do gutters/downspouts direct water away from foundation? Yes


<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Roof Covering Materials
				Type(s) of Roof Covering: (see below list of each distinct roof types for each distinct structure / building)
				Roof Type #1: Asphalt Shingle Approx. Age: 9 yrs. Design Life: 20 yrs.
				Roof Type #2: N/A Approx. Age: yrs. Design Life: yrs.
				Roof Type #3: N/A Approx. Age: yrs. Design Life: yrs.
				Comments: From Ground/Deck- Limited evaluation of the roof due to design/height (10% visible).
				Viewed from/Method of Inspection: From Eaves
				Limitations of inspection?: Design/Height
				Are skylights present? No Number present?
				Is a further evaluation by a roofer needed? No

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Roof Structures & Attics
				Viewed From: (see below method of inspection)
				Approximate Average Depth of Insulation: 6
				Comments:
				Viewed from/Method of Inspection: Entered - Limited evaluation of the attic due to ductwork/limited walkboards (75% visible).
				Visible evidence of water / moisture penetration? No
				Visible evidence of mold/fungus at interior of attic? No
				Insulation Type: Fiberglass Batts
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Walls (Interior & Exterior)
				Comments: Not evaluated-See separate Stucco/Stone report.
				Composition siding - The manufacturer has not been determined. At the time of inspection, no abnormal deterioration was noted. Wear and tear can be expected as a result of weather conditions. This type of siding requires regular maintenance.
				Exterior Cladding Type: Fiber Cement Board/Full Dimensional/Stacked Stone/Stucco
				Stucco Type: Undetermined
				Note: <i>Stucco/stone type is based on generalist knowledge only. Technical determination by a specialist is recommended.</i>
				Composition Siding Type: Panel
				Visible signs of cracks or settlement? No
				Visible evidence of water / moisture penetration? No
				Visible evidence of mold / fungus at interior walls? No
				Fire separation breached between house & attached garage? No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Ceilings & Floors
				Comments:
				Visible signs of cracks or settlement? No
				Visible evidence of moisture / mold at interior ceilings / floors? No
				Fire separation breached between house/attic & attached garage? No
				Are there any popcorn ceilings present within the home? No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Doors (Interior & Exterior)
				Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows
				Comments: The window in the front bedroom does not close/latch properly.
				Any visible failed thermal pane windows? No

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Window Not Latching/Closing Properly		

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior and Exterior)
				Comments:
				Do stairs have uneven risers that pose a safety hazard?
				Are handrails missing where needed for safety? No
				Does baluster spacing exceed recommended standard? No

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	J. Fireplaces and Chimneys
				Comments:
				Number of Fireplaces: 1 Fuel: Is fireplace direct vent?
				Type(s):
				Does the fireplace have a flue?
				Limitations of chimney inspection?:
				Do any fireplace/stoves share flues with another unit or heating system?
				Are the Flues properly lined?
				Any indication of inadequate clearances, improper insulation or heavy creosote buildup in the flue?
				<i>Note: Inspection of flue(s) / liner(s) is limited to visually accessible areas at the time of inspection only.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
				Comments: Limited evaluation of the garage due to storage/vehicle (40% visible).
				Is there a Garage/Carport present? Yes
				Limitations of inspection? Storage Vehicle

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. Other
				Comments:
				Are any retaining walls on the entire property showing any evidence of movement? No

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II. ELECTRICAL SYSTEMS

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
				Comments: Anti-oxidant gel is missing at the service cable wire in the panel.
				Amps: 200 Volts: 120/240 Type of Panels: Breakers
				Number of Electrical Panels: 1 Locations of Panels: Garage
				Is the electrical service adequate to meet the needs of the dwelling? Yes



Missing Anti-Oxidant Gel

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures
				Type of Wiring: Copper
				Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Other
				Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS


<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment
				Comments:
				Type of Systems/Energy Sources: (see heat type below)
				Heat Type #1: Forced Air Approx Age: 9 yrs. Design Life: 20 yrs. Energy Source(s): Gas
				Heat Type #2: Forced Air Approx Age: 9 yrs. Design Life: 20 yrs. Energy Source(s): Electric
				Are there any fuel tanks present on the property? No
				Is CSST (Corrugated Stainless Steel Tubing) piping present? No
				<i>Note: Evaluation of heat exchangers requires dismantling of the equipment and is beyond the scope of inspection.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Cooling Equipment
				Comments:
				Type of Systems: (see A/C type below)
				A/C Type #1: Central Air Approx Age: 9 yrs. Design Life: 15 yrs. Energy Source(s): Electric


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				A/C Type #2: Central Air Approx Age: 9 yrs. Design Life: 15 yrs. Energy Source(s): Electric The ambient temperature did not allow for safe testing of the air conditioning system (less than 60 degrees). No Supply Air Temp #1 (degrees): 50 Return Air Temp #1 (degrees): 70 Supply Air Temp #2 (degrees): 51 Return Air Temp #2 (degrees): 70 Are temperature differentials within normal range of 15-20 degrees? Yes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct Systems, Chases, and Vents
				Comments: Are there any visible suspect asbestos containing materials observed anywhere in the home (ex: Vermiculite, popcorn ceilings, pipe wrap, floor tiles, insulation, etc.)? No
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Other
				Comments:
IV. PLUMBING SYSTEM				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Plumbing Supply, Distribution Systems and Fixtures
				Location of water meter: Street
				Location of main water supply valve: Street
				Static water pressure reading: 60
				Comments:
				Water Source: Public How verified: Locale
				Type of Incoming Service Supply Line: PVC
				Type of Water Supply Pipes throughout home (excluding fixture connectors): CPVC
				Is plastic piping present (e.g. PB or PEX)? No
				Any evidence of plumbing leaks not reported above, including shower pan? No
				Any water treatment equipment present? Yes water treatment system
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Drains, Wastes, and Vents
				Comments:
				Sewage Service: Public How verified: Locale
				Type of Drain Piping Material: PVC
				Type of Vent Pipes: PVC
				Are ABS drain pipes present? No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Water Heating Equipment
				Comments:

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				Energy Source(s)/Capacity: (see unit section below) Unit 1: Location: Attic Capacity: 50 gal. Approx Age: 1 yrs. Design Life: 10 yrs. Unit 2: Location: Attic Capacity: gal. Approx Age: yrs. Design Life: yrs. Energy Source(s): Gas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
				Comments: Please note: An access to the hydro-therapy equipment is not present. Recommend installing. Access panel is absent or inaccessible for area under tub. Yes, see above.
				
Hydro Therapy Tub				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Gas Distribution Systems and Gas Appliances
				Comments: Location of Gas Meter: Unknown Type of Gas Distribution Piping Material: Black Steel
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
				Comments:
V. APPLIANCES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A Dishwashers
				Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
				Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems
				Comments: Type: Vented

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops, and Ovens
				Comments: The oven was not tested due to storage. Recommend confirming proper operation.
				Oven: Electric Elements Range: Gas Burner
				Was oven temperature within 25 degrees of 350 degree setting? Yes
 <p>Storage in Oven</p>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
				Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
				Comments:
				Location of exhaust fan termination: Exterior
				If no exhaust, is there an operable window? N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
				Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
				Comments:
				Does dryer vent properly terminate at exterior of home? Yes
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other
				Comments:
VI. OPTIONAL SYSTEMS				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
				Comments:

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I	NI	NP	D	
				Is the sprinkler system winterized?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
				Type of Construction:
				Comments:
				Pool Type: Pool winterized?
				Spa / Hot Tub Type: Spa / Hot Tub winterized? Is spa attached to pool?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
				Comments:
				Describe type of structure and location:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended.)
				Type of Pump:
				Type of Storage Equipment:
				Comments:
				Any special water testing required by county or township?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
				Type of System:
				Location of Drain Field:
				Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other Built-in Appliances
				Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Other
				Comments:
				Is there any evidence of decay, insect damage or plumbing leakage not already listed in this report?

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I	NI	NP	D	
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SUPPLEMENTAL DISCLOSURE

1. A representative sample of property components such as windows, doors, outlets, light and wall switches are evaluated on a "best efforts" basis to ascertain if the property components have failed. Often, such conditions cannot be determined during the assessment due to limited and/or restricted access as well as varying weather conditions and humidity. Therefore, no representations are made as to the condition of every property component. **No responsibility is assumed for items not observed or accessed during the property assessment.**
2. The assessment is a recording of conditions on the given date and time of the assessment. Future condition changes are outside the scope of the assessment.
3. **The photos sent with this report may NOT reflect all defects and/or location of needed repairs noted within the body or summary of the report. Please review the report in its entirety.**
4. Product and manufacturer recalls are beyond the scope of this assessment.
5. If this home was built prior to 1978, this could indicate the potential for the presence of lead-based paint.
6. Determination of the presence or absence of Chinese or other defective drywall materials and related conditions or risks is outside the scope of this assessment. See <http://www.cpsc.gov/info/drywall/index.html> for more information.

TREC PROPERTY INSPECTION REPORT SUMMARY

This inspection report was solely intended for use by FICS specific relocation client who may decide to provide to other interested parties for disclosure purposes only. The information contained within this report is NOT intended to be used or relied upon by any other interested party. All interested parties should obtain their own independent inspections.”

DEFECTIVE

The findings noted below are in need of repair. It is recommended that all repairs are completed by the appropriate certified/licensed repair contractors. Detailed itemized receipts for repairs are recommended.

Report Category / Items / Remarks

I. STRUCTURAL SYSTEMS

(I) H. Windows: The window in the front bedroom does not close/latch properly.

Recommendations: Window contractor to correct the window in the front bedroom which does not close/latch properly.

II. ELECTRICAL SYSTEMS

(II) A. Service Entrance and Panels: Anti-oxidant gel is missing at the service cable wire in the panel.

Recommendations: Licensed electrician to install anti-oxidant gel at the service cable wire in the panel.

LIMITED ACCESSIBILITY/NOT ASSESSED
Variables such as construction type, conditions at the time of the assessment, safety, potential damage/liability and/or inspector discretion have limited the evaluation of this item at the time of this assessment. If applicable, further assessment should be considered.
Report Category / Items / Remarks
I. STRUCTURAL SYSTEMS
(I) A. Foundations: Limited evaluation of the structure due to finishings (50% visible). Viewed from Opening - Limited evaluation of the crawl space due to height (49% visible).
(I) C. Roof Covering Materials: From Ground/Deck- Limited evaluation of the roof due to design/height (10% visible).
(I) D. Roof Structures & Attics: Entered - Limited evaluation of the attic due to ductwork/limited walkboards (75% visible).
(I) E. Walls (Interior and Exterior): Not evaluated-See separate Stucco/Stone report. Composition siding - The manufacturer has not been determined. At the time of inspection, no abnormal deterioration was noted. Wear and tear can be expected as a result of weather conditions. This type of siding requires regular maintenance.
(I) K. Porches, Balconies&, Decks, and Carports: Limited evaluation of the garage due to storage/vehicle (40% visible).
IV. PLUMBING SYSTEMS
(IV) D. Hydro Massage Therapy Equipment: Please note: An access to the hydro-therapy equipment is not present. Recommend installing.
V. APPLIANCES
(V) D. Ranges, Cooktops, and Ovens: The oven was not tested due to storage. Recommend confirming proper operation.

PHOTOS



Crawl Space



Roof Viewed From Ground



Roof Viewed From Deck



Roof Viewed From Deck



Storage in Oven



Attic



Attic



Attic



Attic



Attic



Address



Side Elevation