Harry H. Jones Inspection Service

3806 Country Road
Pasadena TX 77505

INSPECTION AGREEMENT

Harry H. Jones, herein after known as the Inspector, agrees to conduct a Real Estate Inspection for the purpose of informing the Client of visible deficiencies in the condition of the property at the address contained herein. **THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENT'S CONSENT.**

1) This inspection of the subject property shall be performed by the Inspector for the Client in accordance with the Standards of Practice for Real Estate Inspectors published by the Texas Real Estate Commission.

2) The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. **No repair actions will be initiated by the Inspector.**
The inspector can not be held responsible for hidden defects. Detached buildings are not included.

3) This inspection is not intended to be technically exhaustive nor is it considered to be a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH**. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Company is neither a guarantor or insurer. Client agrees that the Inspector's liability shall in no event be greater than the amount of money paid for the inspection and the report. Whether by reason of negligence, or any claim of negligence, or any claim under any legal act, the total liability to the Inspector shall in no event exceed the amount of money paid by client for the inspection and report.

4) THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, SOIL CONTAMINATION, MOLD, AND OTHER INDOOR AND OUTDOOR SUBSTANCES. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.

5) Any matter concerning the interpretation of this Agreement, of the Inspection Report, or any claim based upon either of them shall be resolved by binding arbitration. The arbitrator shall be selected in the following manner: the client shall select a person who is a Professional Inspector licensed by the State of Texas with at least five (5) years of Home Inspection experience and who is acceptable to Harry H. Jones. It is expressly understood that the arbitrator's decision is final and binding upon both parties and both parties shall abide by the arbitrator's decision.

6) The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the Inspector and the Client. Any particular concern of the Client should be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any structure with any reporting

system. Thus, it is recommended that the client attend the inspection.

ACCEPTANCE AND/OR USE OF THE REPORT AND/OR PAYMENT OF THE INSPECTION FEE CONSTITUTES ACCEPTANCE OF THE ABOVE AGREEMENT BY THE CLIENT AND/OR CLIENT'S REPRESENTATIVE.

Harry H. Jones Real Estate Inspections
6027 Coachgate Dr.
Spring, TX 77373

Phone: 832-256-2508
Fax:
Email:
harry@thetexashomeinspector.com

PROPERTY INSPECTION REPORT

Prepared For: Omar & Catie Ayala
(Name of Client)

Concerning: 3806 Country Road, Pasadena, TX 77505
(Address or Other Identification of Inspected Property)

By: Harry H Jones, Lic #3615 04/08/2020
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or

changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

The residence was a one-story structure with brick veneer siding and vinyl siding and trim.
No items are moved during the inspection. No items, components and/or systems are inspected that are not reasonably and safely accessible and/or not visible to the naked eye.

Weather conditions at the time of the inspection: cloudy, temperature approximately 77 degrees Fahrenheit.

In all instances where deficiencies are noted, appropriate repairs should be performed by a properly licensed contractor.

Directions referred to in the report should be interpreted as follows: all directions assume the reader is standing at the front of the residence. Thus, the reader's left side indicates the left side of the residence, right side indicates right side of residence, and the rear of the residence is generally straight ahead

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Concrete slab-on-grade

Comments: **GENERAL FOUNDATION INFORMATION:**

The foundation appeared to be a slab-on-grade concrete foundation. The foundation appeared to be performing it's intended function at the time of the inspection.

NOTE: this structure has had previous foundation repairs. Please be sure to obtain any and all information pertaining to the repairs, including any warranty information.

Soils in the Greater Houston area are generally considered to be "active" soils. An active soil swells when wet and shrinks when dry and it is this soil movement which may cause structural problems. These soils exist throughout the Houston area, and appear to be present at this structure. Thus, it is likely that some degree of movement may be experienced over the service life of the structure. Under certain conditions, settlement can happen very rapidly, even in a structure reflecting no evidence or only a small degree of movement. **Therefore, it is not possible to predict the future performance of a foundation.** Please see "Foundation Addendum", attached.

NOTE: there were one or more observed "corner cracks" at the foundation grade beam. These are usually the result of thermal expansion of the brick veneer wall exerting pressure on the foundation grade beam corners where there is little or no reinforcing steel. This is typically not a structural problem, but should be monitored.

No visual conditions observed that would indicate the need for structural foundation repairs at the time of the inspection.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **B. Grading and Drainage**

Comments: **GENERAL GRADING AND DRAINAGE INFORMATION:**
Grading around the accessible perimeter of the residence is inspected to determine if drainage is proper (i.e., water drains away from rather than towards the residence). Improper grading is reported as well as water standing in pools. The landscaping is observed to determine if there is proper clearance between the surface of the ground and the top of the foundation grade beam. Insufficient clearance may result in moisture penetration into the residence, as well as providing conditions conducive for wood destroying organisms (check with a licensed Pest Control Operator regarding wood destroying organisms).

No conditions observed that would indicate the need for repairs.

☑ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: Composition shingles
Viewed From: Ground level
Comments: **GENERAL ROOF COVERING INFORMATION:**
The visible roof covering is inspected for proper installation, damaged/missing materials, proper flashing including drip edge flashing, debris on surfaces, etc.
Please note that it is not possible to predict remaining life of roof covering.

The roof covering consisted of composition shingles. The roof covering appeared to be in generally fair condition. The shingles exhibited granule loss and staining typical of exposure to weather conditions in the Greater Houston area. Not all areas of the roof covering could be inspected as they were not safely accessible..

No conditions observed that would indicate the need for repairs.

☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

Viewed From: Small floored area inside attic
Approximate Average Depth of Insulation: 2-3 inches
Comments:**GENERAL ROOF STRUCTURE AND ATTIC INFORMATION:**
The roof structure is inspected from inside the accessible attic area. The attic will not be entered, if, in the opinion of the inspector, there is no safe access or other unsafe conditions are present. The roof structure is inspected for proper framing, evidence of moisture penetration, and evidence of structural defects. Accessible framing components are inspected for damage and/or deterioration. The attic is observed for the presence of insulation. Gutters and downspouts are inspected for damage, leakage, sagging, presence of debris (if visible), and presence of splash blocks at downspout termination points.

NOTE: you may wish to consider adding insulation to bring the insulation R-value up to current recommended standards.

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

I	NI	NP	D

Access to the attic was via a pull-down stairway in the hallway.

THE FOLLOWING DEFICIENCIES WERE OBSERVED:

Collar tie not fastened at one end.

Attic pull-down stairway does not fit/close/seal properly. This will allow cooled or heated air from the residence to escape into the attic and/or allow hot air from the attic to enter the residence. This will also allow insects such as mosquitoes and wasps to enter the residence from the attic.

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

I	NI	NP	D

Splash block missing at one or more downspouts. The primary purpose of splash blocks is to direct rainwater at least 18" away from the foundation.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

Comments: **GENERAL WALL INFORMATION:**

The interior wall surfaces are inspected for damage and/or deterioration, including visible moisture penetration stains. Walls are also observed for obvious out of plumb conditions, racking, etc. Exterior brick veneer walls are observed for visible cracks in the brick veneer, voids and/or cracks in the mortar, damage and/or deterioration. Exterior wood or composition walls are observed for damage and/or deterioration including visible moisture penetration.

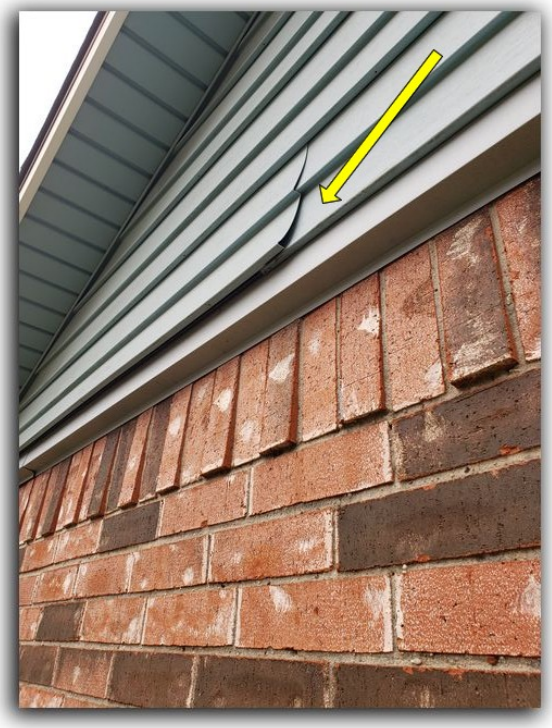
THE FOLLOWING DEFICIENCIES WERE OBSERVED:

One or more holes observed at wall surfaces (example, kitchen pantry).

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

I	NI	NP	D

Exterior siding loose.



☑ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments: **GENERAL CEILINGS AND FLOORS INFORMATION:**

The ceilings and floors are inspected for visible evidence of damage (drywall cracking, floor surface damage, floor unlevelness, moisture penetration, etc.). Floor coverings (carpets, rugs, etc.) are not removed. Inspection includes only those items that are readily visible to the naked eye.

NOTE: the family room flooring squeaks when walked on. This is often the result of improper installation, including not using underlayment.

No conditions observed that would indicate the need for repairs.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**

Comments: **GENERAL DOOR INFORMATION:**
Accessible doors are inspected for general condition, operation (open/close/latching), presence of hardware, etc. Doors that do not operate properly may also reflect structural issues.

THE FOLLOWING DEFICIENCIES WERE OBSERVED:
Door will not remain in open position: master bedroom.

Door damaged: front entry door.

☑ ☐ ☐ ☐ **H. Windows**

Comments: **GENERAL WINDOW INFORMATION:**
Accessible windows are inspected for general condition, operation, and presence of hardware items (latches, etc.) A selection of windows are opened and closed. Burglar bars at bedroom windows are checked to insure that they can be opened in the event of an emergency. Screens are checked for damage/deterioration.

No conditions observed that would indicate the need for repairs.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **I. Stairways (Interior and Exterior)**

Comments: **GENERAL STAIRWAYS (INTERIOR & EXTERIOR) INFORMATION:**
Stairways are inspected for proper spacing between intermediate balusters, spindles, or rails for steps, stairways, guards, and railings that permit passage of an object greater than 4 inches in diameter, except that on the open side of the staircase treads, spheres less than 4-3/8 inches in diameter may pass through the guard rail balusters or spindles. In addition, steps, stairways, landings, guardrails, and handrails and inspected for deficiencies.

THE FOLLOWING DEFICIENCIES WERE OBSERVED:
Attic pull-down stairway does not fit/close/seal properly. This will allow cooled or heated air from the residence to escape into the attic and/or allow hot air from the attic to enter the residence. This will also allow insects such as mosquitoes and wasps to enter the residence from the attic. **(also mentioned in Roof Structure and Attics section).**

☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**

Comments: **GENERAL FIREPLACE AND CHIMNEY INFORMATION:**
The fireplace is inspected for presence of a proper hearth, condition of the firebox, operation of the damper, creosote buildup, brick veneer (if present) damage, etc. Presence of gas is not checked. **The fireplace is NOT lighted.** The chimney (if accessible) is checked for visible damage and the presence of fire-stopping in the attic. Accessory items such as gas logs, andirons, glass doors and firescreens are not inspected.

Firestopping could not be observed as the chimney attic location was not safely accessible.

The chimney crown/cap was not inspected as it was not accessible. Given the age of the residence, it is likely that the cap is deteriorated and in need of repair.

NOTE: have the fireplace and chimney inspected and cleaned as needed (chimney sweep) prior to first use to ensure it is safe to use.

THE FOLLOWING DEFICIENCIES WERE OBSERVED:
The damper in fireplaces with gas logs or gas lighters should be altered to prevent closing completely. A simple remedy is a metal clamp installed at the edge of the damper.

☑ ☐ ☐ ☑ **K. Porches, Balconies, Decks, and Carports**

Comments: **PORCHES, BALCONIES, DECKS AND CARPORTS GENERAL INFORMATION:**
Porches, balconies, decks and carports are inspected for general condition, deterioration, damage, condition of support structures, visible footings and roof coverings (if present).

THE FOLLOWING DEFICIENCIES WERE OBSERVED:
The concrete deck flooring was deteriorated/damaged (large cracks).

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

I	NI	NP	D

☐ ☑ ☑ ☐ **L. Other**

Comments: None Present.

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Comments: **GENERAL ELECTRICAL SERVICE INFORMATION - SERVICE ENTRANCE AND PANELS:**

The service entrance (breaker) panel (when safely accessible) is opened and checked for proper installation of the inner cover, presence of "knockouts" at empty slots, presence of white wires used as "hot"; combustible debris, etc. Breakers that are observed to be tripped and/or turned "OFF" are NOT turned "ON".

The panel is located at the exterior right side of the structure.

The main breaker was labeled for 100-amp service.

The service entrance wiring consisted of aluminum wiring (typical electric company service drop). The visible feeder circuits consisted of copper wiring.

NOTE: the breaker panel and breakers were manufactured by Federal Pacific. Federal Pacific products were investigated by the Consumer Product Safety Commission and information is available at their Internet site (http://www.cpsc.gov). Additional information is available at this web site:

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

I	NI	NP	D

https://inspectapedia.com/fpe/FPE_Fires_Waiting_to_Happen.php

THE FOLLOWING DEFICIENCIES WERE OBSERVED:

The panel was excessively rusted.

There were no arc fault breakers present. An Arc Fault Circuit Interrupter (**AFCI**) is designed to help prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. Arc faults in a home are one of the leading causes for electrical wiring fires.

Inner panel not secured (bolt rusted).

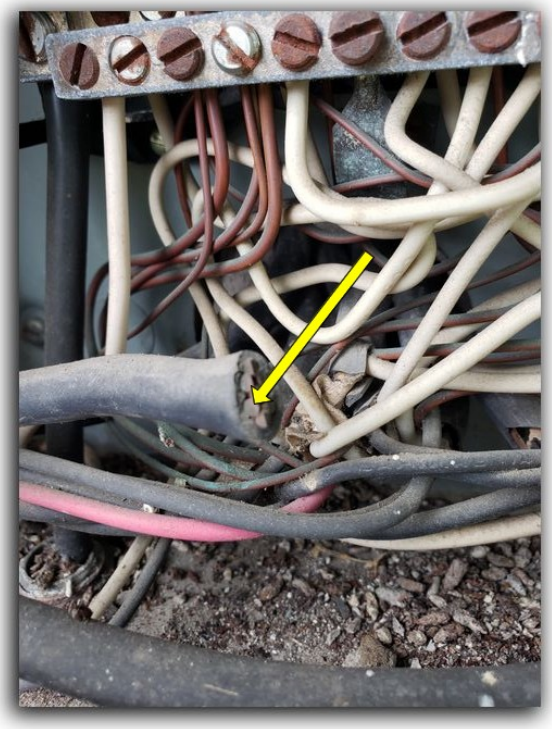
Circuit breakers not labeled.

"Double tagged" breaker(s). These are breakers with more than one circuit wire attached.

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

I	NI	NP	D

Abandoned wiring (national code says abandoned wiring should be removed from the panel).



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

I	NI	NP	D

☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments: **GENERAL BRANCH CIRCUIT INFORMATION:**

Accessible switches are checked for installation and operation. Accessible receptacles are checked for power, polarity, grounding and presence of Ground Fault Circuit Interrupt (GFCI) protection where required. GFCI receptacles are tested for proper operation. Light fixtures and ceiling fans are checked for installation and operation.

THE FOLLOWING DEFICIENCIES WERE OBSERVED:

GFCI (ground fault circuit interrupt) protection missing at receptacles at kitchen counter-tops. *NOTE: the National Electrical Code specifies that ALL receptacles at kitchen counter tops (including islands) must be protected by GFCI devices.*

Redundant GFCI devices (multiple GFCI devices in a circuit): kitchen and bathrooms (there is a GFCI breaker in the service entrance panel which appears to provide protection to these receptacles). ***Recommend that you consult with a licensed electrician regarding recommendations to resolve this situation.***

Receptacles with open ground: kitchen at right of sink; hall bathroom.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

Type of Systems: Forced air

Energy Sources: Natural gas

Comments: **GENERAL HEATING EQUIPMENT INFORMATION:**

There was a gas-fired heating unit located in the attic. If functional, the unit is operated via the wall mounted thermostat. The system is observed for flame ignition, operation of the blower fan, extinguishing of flame, and cessation of blower fan operation. The unit is NOT disassembled. The unit is checked for proper venting. If, in the opinion of this inspector, any unsafe condition is observed the heating system is NOT operated and will be reported as "non-functional". If there is no gas service or gas at the unit is "off" at the time of the inspection, the unit will be reported as "non-functional".

Temperature of heated air measured at approximately 108-114 degrees Fahrenheit at various registers throughout the residence.

THE FOLLOWING DEFICIENCIES WERE OBSERVED:

The flexible appliance gas connector (CSST) was not properly bonded/grounded.

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

I	NI	NP	D

The flexible appliance gas connector was inserted through the heating unit cabinet wall. This may damage the connector resulting in a gas leak.

There was no sediment trap (drip leg) for the gas supply piping. The sediment trap is designed to trap sediment and/or moisture in the gas stream and prevent it from entering the gas burner.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: Electric split-system

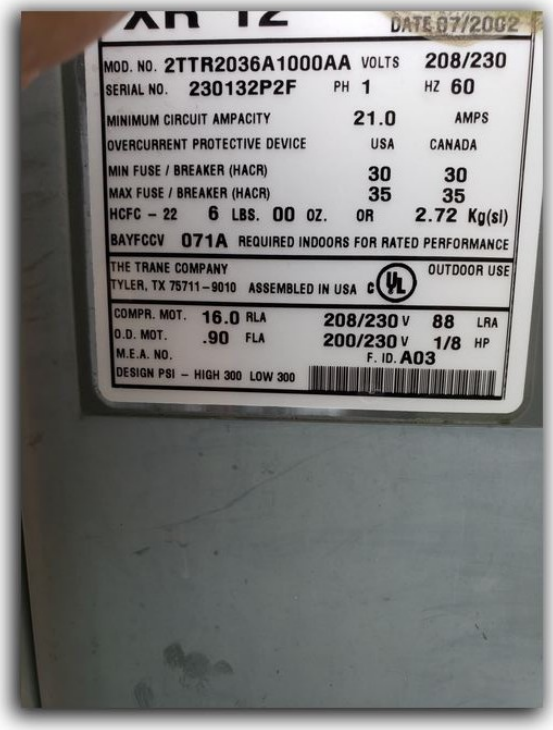
Comments: **GENERAL COOLING SYSTEM INFORMATION:**

The cooling system consisted of an evaporator unit mounted inside the furnace plenum and a compressor unit mounted on a pad at the exterior of the residence (split system). Components, when safely accessible, are checked for proper installation, physical damage, etc. The cooling system is tested by setting the thermostat to a temperature demanding cooling and measuring the temperature of the input air stream and the output air stream. The difference between these two is the temperature differential. A cooling system is considering to be operating properly (for the purposes of this inspection) when the temperature differential is in the range of 15-20 degrees Fahrenheit.

The exterior compressor unit was manufactured by Trane. The unit was manufactured July 2002 (18 years old). ***Per normal industry recommendations, this unit is likely at the end of its useful life and you should plan for replacement***.

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

I	NI	NP	D



THE FOLLOWING DEFICIENCIES WERE OBSERVED:
Improper temperature differential: 11 degrees Fahrenheit - (input air stream 72 degrees Fahrenheit, cooled air stream 61 degrees). The cooling system should be checked and serviced by a licensed air conditioning contractor.

☑ ☐ ☐ ☑ **C. Duct Systems, Chases, and Vents**

Comments: **GENERAL DUCTS AND VENTS INFORMATION:**
Accessible duct components in the attic are inspected for damage and/or deterioration, leaks, etc. Ducts that are not safely accessible and/or obstructed by framing, HVAC components, stored household items, etc. are not inspected. The return air ducts (plenums), when accessible, are inspected for sealing, proper covers and latches, filters (including condition of filter), and presence of electrical components and/or plumbing drains or vent stacks. A number of supply registers are checked for air distribution. No duct components are disassembled.

THE FOLLOWING DEFICIENCIES WERE OBSERVED:
Debris inside return air plenum.

The filter needs to be replaced.

Return air plenum(s) (return air chase) not sealed. Interior sealing is designed to prevent pulling unfiltered air from inside the walls or under the floor.

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: Front yard

Location of main water supply valve: Exterior left side

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

I	NI	NP	D

Static water pressure reading: 52 PSI at exterior faucet (hose bib)

The visible portions of the plumbing system consisted of ferrous supply piping and plastic (PVC) drain and waste piping.

*Comments***GENERAL WATER SUPPLY SYSTEM & FIXTURES INFORMATION:**
Sinks are tested by filling the sink with water and examining the drain piping and fittings while the sink drains. Faucets are tested for proper operation and proper orientation of hot and cold water. Commodes are tested by flushing the unit while examining the operation of the tank internal components, checking for proper flush action, and observing for leakage. The commodes are also checked for presence of an antisiphon ballcock valve and for proper anchoring.

THE FOLLOWING DEFICIENCIES WERE OBSERVED:
There was no backflow prevention provided for the exterior faucets.

Tub porcelain coating damaged: hall bathroom.

Shower diverter does not operate properly: both bathrooms.

Commode flush handle must be held to achieve proper flush: master bathroom.

Gas supply valve not properly capped: utility room.

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

I	NI	NP	D

Tub spout(s) and/or faucet trim should be sealed to back splash to prevent moisture penetration behind the wall.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents**

Comments: **GENERAL DRAINS, WASTES, AND VENTS INFORMATION:**
Sink drains are tested by filling the sink with water and examining the drain piping and fittings while the sink drains. Tub and shower drains are tested by running the water for a short time and observing the drain action. Where accessible, vent stacks are checked for proper installation and the vent-thru-roof (VTR) is inspected for leaks.

THE FOLLOWING DEFICIENCIES WERE OBSERVED:
Drain stopper non-functional: master bathroom sink.

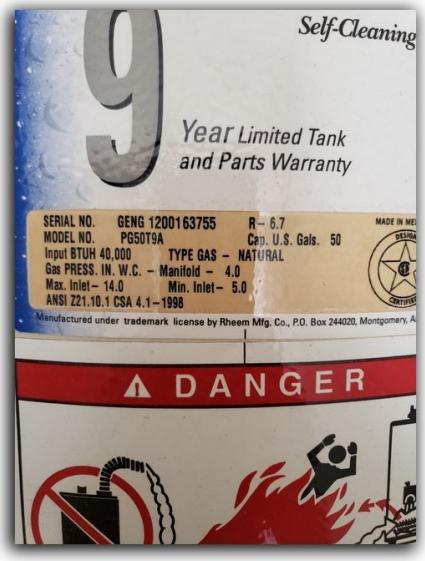
☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Sources: Natural gas
Capacity: 50 gallons
Comments: **GENERAL WATER HEATER INFORMATION:**
Water heaters, when accessible, are inspected for proper installation. Units in the garage or a room that opens off the garage are checked to insure that the unit is mounted on a stand at least 18 inches above the surface of the garage floor. The vent pipe is inspected for proper materials and proper installation. The unit is checked for installation of a temperature and pressure relief valve (T/P valve) and the test lever is operated. *The T/P test lever is NOT operated as operation of the test lever may result in damage to the structure or items stored near the water heater.*

NOTE: most manufacturers recommend that the homeowner test the temperature & pressure (T/P) relief valve each year and also recommend that the valve be inspected and/or replaced every three years by a professional (appliance service person, etc.) to

insure proper operation. This is an important safety feature.

The water heater was installed on a stand in the garage.



THE FOLLOWING DEFICIENCIES WERE OBSERVED:

The flexible appliance gas connector (CSST) was not properly bonded.

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

I	NI	NP	D

☐ ☑ ☑ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:Not present.

☐ ☑ ☑ ☐ **E. Other**
Comments: Not present.

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**
Comments: **GENERAL DISHWASHER INFORMATION:**
The dishwasher is tested by operating the unit through a short cycle. The unit (and visible fill/drain connections) is checked for leaks and proper installation. The interior surfaces and trays are checked for rust, deterioration and/or damaged. The drain line is checked for backflow prevention. Operation of the soap tray door is checked. The unit is NOT checked for effectiveness/efficiency of washing/cleaning.

THE FOLLOWING DEFICIENCIES WERE OBSERVED:
No backflow prevention. An anti-siphon device should be installed or the drain hose should be looped above the bottom surface of the sink to provide an anti-siphon loop. This helps to prevent dirty water from the sink from entering the dishwasher which may contain clean dishes, etc.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments: **GENERAL FOOD WASTE DISPOSER INFORMATION:**
The food waste disposer is tested by running the unit for a short time while inspecting for the presence of leaks and excessive vibration or noise. The unit is NOT tested for disposal and/or grinding of any substances.

No conditions observed that would indicate the need for repairs.

☑ ☐ ☐ ☑ **C. Range Hood and Exhaust Systems**

Comments: **GENERAL RANGE EXHAUST VENT INFORMATION:**
The range hood was tested by operating the blower fan switch and observing for operation of the blower fan. The vent pipe is observed for proper materials and, if accessible, for proper exterior venting. The light, if present, is also tested for proper operation. The filter is observed for the presence of grease build-up or debris. The unit is not tested for exhaust capabilities.

THE FOLLOWING DEFICIENCIES WERE OBSERVED:
The lights were non-functional.

☑ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

Comments: **GENERAL RANGE, OVEN, & COOKTOP INFORMATION:**
The oven is tested by placing a thermometer inside the oven and setting the controls to "bake" and "350 degrees" for a period of 20-30 minutes. The measured temperature is permitted to vary by 25 degrees. The gas cooktop is checked by lighting each burner via the control knobs and observing for the presence of flame at low and high settings.

Oven temperature measured at approximately 370 degrees Fahrenheit.

No conditions observed that would indicate the need for repairs.

☐ ☑ ☑ ☐ **E. Microwave Ovens**

Comments: Not present

☑ ☐ ☐ ☑ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments: **MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS:**
The bathroom exhaust fans are tested by switching the fans "ON" via the wall switch and observing for normal operating sounds and excessive noise and/or vibration. Accessible vent pipes are checked for proper ventilation to the exterior of the structure. *The units are NOT tested for exhaust function and/or capacity.*

THE FOLLOWING DEFICIENCIES WERE OBSERVED:

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

I	NI	NP	D

Bathroom exhaust fans vented into the attic. Exhaust fans should be vented to the exterior of the structure.

☑ ☐ ☐ ☑ **G. Garage Door Operators**

Comments: **GENERAL GARAGE DOOR OPERATOR INFORMATION:**

Garage door operators are tested by raising and lowering the door(s) by activating the button switch located inside the garage. The "electric eye" safety reverse function is tested by placing an object in the path of the "electric eyes" while the door was lowering. The door must stop and reverse direction (raise/open) to be considered to be functioning properly.

THE FOLLOWING DEFICIENCIES WERE OBSERVED:

The unit wiring was "extension cord" wiring.

The mechanical door lock installed on overhead doors controlled by a garage door operator should be removed or disabled.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments: **DRYER VENTS:**

Dryer vents are inspected for proper installation. Accessible items are checked for damage. Accessible vent pipes are checked for proper exterior termination.

No conditions observed that would indicate the need for repairs.

☐ ☑ ☑ ☐ **I. Other**

Comments: None present

FOUNDATION ADDENDUM

Purpose of the Foundation Inspection

The purpose of the foundation inspection is not to look for cracks in the foundation slab, or raised beams, but to render an opinion as to whether at the time of the inspection, the foundation is performing the function intended or is in need of repair. If we see a crack in a concrete slab-on-grade foundation, we may note it on the report for your information as we do with other symptoms of foundation movement. Unfortunately the term "cracked slab" has become synonymous in the minds of many with serious foundation problems. This is a misconception.

Cracks in foundation slabs, or raised beams, can be symptoms of foundation movement as can cracks in brick veneer, interior wallboard, separation between window and/or door jambs and the adjoining brick veneer, separation of the fascia board at the corners, misaligned door frames, binding doors and windows, variations in slab elevation, etc. The presence or absence of a crack or cracks in a foundation does not determine whether remedial action is required. Foundations can crack as a result of foundation movement (or other cause) and still adequately perform the function intended. Indeed there are many people who are living happily, comfortably and safely in homes that have experienced foundation movement resulting in cracks.

The function of a slab-on-grade foundation is not to remain crack free, but to provide a surface that will remain plane enough under the imposed loads and the variable soil conditions so the superstructure does not experience unacceptable distress. Distress can be unacceptable because 1)it is causing structural damage such as twisting and pulling the frame apart or 2)it can be unacceptable to the owner because he is tired of living with the cosmetic damage caused by the continuing movement. In the report any structural damage that is visible and that could be caused by foundation movement is identified; we also identify any cosmetic damage that we observe that is typical of the cosmetic damage caused by foundation movement. Virtually all houses that we inspect exhibit some evidence of past foundation movement. Normally the evidence is confined to cosmetic damage such as cracks in brick veneer, cracks in the interior wallboard around the openings and joints in the walls and ceilings or to minor functional problems such as misaligned doors, or uneven floors. When that is the case, we do not recommend remedial action beyond improving drainage or modifying landscaping where appropriate.

When Is Structural Repair Indicated?

If there is a significant structural problem with the frame structure resulting from foundation movement, or if the functional problems are such that they cannot be corrected without underpinning and releveling the foundation, we recommend remedial repair. Generally this action consists of constructing concrete piers at appropriate intervals around the perimeter of a slab or a pier and beam foundation and using these piers for support, leveling the foundation to as near a uniform plane as possible without creating other problems.

Often, after a slab has been underpinned and leveled, it is necessary to pump a soil/cement grout into the voids that are created under the foundation when the slab is raised. However, this leveling process is not always permanent in nature and subsequent adjustments are sometimes necessary. Also, if not performed by skilled and experienced mechanics, foundation leveling can create problems that did not exist before the work is performed.

Pier and beam and block and pad foundations are often easier to repair and level because of the existing piers and access to the support system under the superstructure.

We do not sell houses and therefore are not qualified to take into consideration in our evaluation the psychological effect that any of the symptoms of foundation movement might have on a future buyer.

Foundation Care Information

Differential movement of building foundations is a common problem in this area because of the highly expansive clay soil and changing weather conditions. This movement costs homeowners millions of dollars annually in repair bills. As a building ages, it is probable that the foundation will continue to experience differential movement, regardless of how well it was constructed or its present condition. This differential movement does not stop as buildings become older; older structures with a history of minimal differential movement have been known to develop foundation problems in a very short time due to changing conditions at the perimeter of the building foundation.

The primary reason for foundation problems is the highly expansive nature of the clay soil on which the building rests. The soil expands or contracts as its moisture content changes. Depending on the area, the amount of contraction or shrinkage ranges from minimal to upwards of 65% of the total wet volume. The average amount of shrinkage that can be expected in this region is approximately 35%, with wide variation depending on the location. For example, a sample of water-saturated clay will shrink up to 35% when dried completely. This shrinkage accounts for the large cracks that form in the soil after an extended dry period. The more expansive the soil, the larger the cracks.

Because of the highly expansive nature of the soil, trees and other large plants can significantly contribute to differential settlement of a foundation. The roots of trees and large plants consume the moisture from the soil, causing the soil to shrink much faster than other soil areas exposed to the weather. The soil where the moisture is lost more rapidly will shrink lower than the surrounding soil, causing evidences and consequences of differential settlement in the superstructure. Research studies indicate that a tree should be at least as far away from a building as the mature height of the tree to minimize the effect of drying caused by the tree.

Wet spots caused by dripping faucets, leaking drains, air conditioning condensate drains, leaking water pipes, leaking shower pans, etc. can cause differential settlement at the location where the soil has been kept wet. The foundation may sink into the soil at a wet area while the soil dries and shrinks at other locations because the drying soil allows the foundation to move downward and overload the wet area.

Water standing or running alongside a foundation after it rains may cause differential settlement of a foundation. If soil grading is such that water runs alongside a foundation during rains, the water will run under the edge of the foundation and can carry away soil supporting the foundation. The effect is much more pronounced if the soil was very dry prior to the rain. In addition, if the water is allowed to stand alongside a foundation, it will flow below the foundation and dissolve the clay supporting the foundation, carrying it into the cracks that develop in the yard outside the foundation area during extended dry periods. This problem is more severe if the soil in the general area has been very dry, but it is less severe if the soil has been maintained in a moist condition.

Foundation Maintenance Suggestions

The following may help to reduce the problems of differential settlement:

* Try to maintain a constant moisture content in the soil around the foundation by watering evenly and frequently (at least daily) around the entire foundation during dry periods (6 to 7-days in the summer). Should a gap open between the slab and the soil do not apply water directly into the gap. Instead, apply the water 1 to 2-feet away from the edge of the foundation.

* If there are trees growing closer to the foundation than the mature height of the tree, you may wish to prune the roots and install a root barrier. This will limit the consumption of water from the soil beneath the foundation and may prevent excessive differential settlement and cracks in the structure. It is recommended that a professional tree expert be used to prevent unnecessary damage to the trees. However, if a tree appears to be co-existing with the structure without apparent damage, it may be

preferable to monitor the situation.

* If a tree is too close to the foundation to allow cutting and capping the roots, it is may be advisable to remove the tree or make special provision for watering the soil below the foundation.

* The soil around the foundation should have any low spots filled in and the high spots leveled off so that the soil slopes gradually away from the foundation. A recommended slope is 1-inch per foot for a distance of 3 to 4-feet from the foundation.

* Soil erosion due to roof runoff may be controlled by using a gutter and down spout system. This is especially important if a building has no roof overhang or if the overhang is less than a foot wide.

* Take extra care to water trees and shrubs growing near a building during extended dry periods as they can cause shrinking of the soil due to their high water consumption. Large trees can consume hundreds of gallons of water from the soil every day.

The intent of the foundation maintenance program is to maintain a constant moisture content in the soil around and below the entire foundation and to prevent soil erosion that can result from water flowing off the roof or other large flat surfaces near the building.

Comments Concerning Geologic Faults

The buyer should understand that there are numerous active faults in the Greater Houston Area. This inspector is not qualified to inspect for the presence of geologic faults. It is my understanding that only a geologist would normally be qualified to determine if an active fault does or does not effect a given property. If this is a concern, I recommend that you obtain a copy of a map titled Principal Active Faults - Houston, Texas Area from the Soil Conservation Service of the U.S. Department of Agriculture. You may also wish to consult with a geologist or soils expert.