

Prepared For: Relo Direct

(Name of Client)

Concerning: 23502 Greenwood Springs Place, Katy, TX 77493

(Address or Other Identification of Inspected Property)

By: Art Byrd Inspections

(Name and License Number of Inspector)

Lic #: 21646FEBRUARY 23, 2024

Date of Inspection:

Lic #:(Name, License Number and Signature of Sponsoring Inspector, if required)

This property inspections 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.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include operability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. The inspector may provide comments 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, form OP-I.

This property inspection is not an 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 action, 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

This report is neither a representation of lender requirements nor is it a representation of the marketability or insurability of this property.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

* Cosmetic Items are SPECIFICALLY EXCLUDED from this report.

* The items contained in this report should not be considered a complete list of all defects. This report is limited to items that are **Readily Accessible** and the items the inspector(s) noted **at the time of the inspection**.

Transferee Name: Eric & Joanna Norman		Client Reference #: RL-7450-454	
Time: 09:00 a.m	Weather: Fair	Temp: 63	
Dwelling Type: Detached Single Family	Age of Home: 7	Occupied: Yes	
Who Present? Homeowner	Approx. Age of roof: 7		
Exterior Wall Surfaces: Brick & Stone Veneer			
Approx. Age of Heating System: 7/7		Approx. Age of Cooling System: 7/7	
Water Supply: Public Water		Water Supply On: Yes	
Sewage: Public Sewer			
Polybutylene Piping: No	ABS Piping: No	PEX Piping: Yes	
Sprinkler: Yes	Inground Pool: No	Spa / Hot Tub: No	
Termination Point of Bathroom Fans Exterior Dedicated Vent			
Operable Bathroom Windows: Unknown			
Suspected Fungal Growth: No		Suspected Asbestos: No	
Property AFCI Protected: Yes		AFCI breakers tested: No	

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ART BYRD REAL ESTATE INSPECTIONS

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PEARLAND, TEXAS 77588

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ART BYRD JR #1171

PROPERTY INSPECTION REPORT

Prepared For:

GlobeSpec/Relo Direct IL

(Name of Client)

Concerning:

23502 Greenwood Springs Place, Katy Texas 77493

(Address or Other Identification of Inspected Property)

February 23, 2024

(Date)



Fair Day Cloudy Day Intermittent Rain Raining
9:00 am Time of day OUT SIDE TEMP:63°

Age of house 7 House was occupied vacant

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ART BYRD REAL ESTATE INSPECTIONS



PROPERTY INSPECTION REPORT FORM

GlobeSpec /Relo Direct IL

Name of Client

February 23, 2024

Date of Inspection

23502 Greenwood Springs Place, Katy Texas 77493

Address of Inspected Property

Richard Lewis

Name of Inspector

26146

TREC License #

Name of Sponser (if applicable)

TREC License #

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

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

Please Take Note of the Following:

This is a report on the condition of the structure and appurtenances at the date and time of the inspection and includes only what is reported herein. This report does not treat nor are we responsible for defects which were latent or not apparent or visible at the date and time of the inspection. No Engineering or other scientific tests were performed and no examination was made to determine compliance with any governmental code or regulation; this is a visual inspection only. This report is in no way to be considered a warranty on this structure and appurtenances concerning future use, operability or suitability. ONLY the items checked (b) have been inspected and are considered to be included in this report. No surveys or assessments for environmental conditions such as asbestos, radon, lead, PCB's, or other environmental pollutants were performed.

ART BYRD INSPECTIONS may have an affiliation with third-party service providers ("TPSP") in order to offer value-added services to its Clients. The company may also arrange for these TPSP to send literature or make post-inspection contact with the Company's Clients. The company may also receive compensation from "TPSP"s

Report Identification: 23502 Greenwood Springs Place, Katy Texas 77493

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

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete Slab-on-Grade Pier & Beam Other

Comments: corner pops/cracks at front left, right rear, right rear, rear left. exposed cable ends at rear and left. have contractor seal corner pops and exposed cables.

Performing the function for which intended



Front left



right rear



right rear



Left rear



exposed cable ends rear



exposed cable ends rear



Exposed cable end left

B. Grading and Drainage

Comments: soil is above brick ledge at front. lower soil level.

Gutters/Downspouts

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- C. Roof Covering Materials**
 Types of roof covering: composition roof Age of roof 7
 Viewed from: Walked From Eaves from ground with binoculars
 Comments:
 Flashing, Skylights and Penetrations
 Checked for Visible Water Penetration
 Trees/Bushes

- D. Roof Structure and Attic** (if the attic is inaccessible, report the method used to inspect).
 Viewed from: Viewed from: entered other
 Approximate Average Depth of Insulation: 12 inches
 Comments:
 Full inspection of the attic was limited by Insulation duct work lack of walk boards stored items
 Attic Ventilation
 Roof Structure and Sheathing
 Cornice/Eaves/Soffit

- E. Walls (Interior and Exterior) –**
 Comments:
Exterior: Brick Stone Stucco cement fiber board wood other
 Interior:

- F. Ceilings and Floors –**
 Comments:

- G. Doors (Interior and Exterior) –**
 Comments:
 Is garage barrier door self-closing? Yes no N/A

- H. Windows –**
 Comments: front left bedroom window is fogged. have window contractor repair window.
 Fogged windows yes no

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I. Stairways (interior and exterior) –
Comments:

J Fireplaces and Chimneys
Comments:

- Interior Firebox and Visible Flue
 Type(s): Metal Box and Flue masonry/Brick Insert other
- Attic Flue Penetration Fire stopping
- Damper Operation Direct vent
- Gas Log Lighters & Valves (location)

NOTE: Inspection of Flue(s) / liner(s) is limited to visually accessible areas at the time of inspection only

K Porches, Balconies, Decks and Carports –
Comments:

L. Other
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Comments:

***NOTE* 220-volt outlets and non-accessible outlets were not tested**

- Service Entrance Panels (Amp) 150
- Visible Wiring Types(s): (Service)
 Copper Aluminum
- Wiring Condition(s)
- Service Drop/Weatherhead/Mast
- Grounding System (Electrode/Conductor(s))
- Panel board(s)
- Main Disconnect(s)
- Over current Protection

B. Branch Circuits, Connected Devices and Fixtures
 Type of wiring Copper Aluminum Other

Comments:

- Wiring/Boxes/Conduit/Gutters
- Grounding/Bonding
- Equipment Disconnects
- Improper use of extension cords
- Receptacle(s) & Switch (es) Lights, Fans, Etc.)
- Are receptacle(s) tamper resistant yes no (***if no, Install tamper resistant outlets***)

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- Lights, Fans, Etc.) light above jack and jill bathtub not working. repair light.
- Smoke detectors near kitchen in bedroom in halls to bedrooms
- Ark fault Circuit Interrupter(s) present yes no
- Ground Fault Circuit Interrupter(s)
- Bathroom(s) Kitchen Garage Exterior Pools Other



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment: -

(1) Type of System: **Forced Air** **Heat Pump** **other**
 Energy Source: **gas** **Electric** age 7

Comments:

- Thermostat/Controls/Limit Controls
- Burner Assembly/Compartment
- Vent Pipe: Clearance/Routing/Termination
- Combustion Air/Draft Air
- Is shut-Off Valve accessible yes no location is sediment trap present yes no

(2) Type of System: **Forced Air** **Heat Pump** **other**
 Energy Source: **gas** **Electric** age 7

Comments:

- Thermostat/Controls/Limit Controls
- Burner Assembly/Compartment
- Vent Pipe: Clearance/Routing/Termination
- Combustion Air/Draft Air
- Is shut-Off Valve accessible yes no is sediment trap present yes no

B. Cooling Equipment -

Type of System: Unit # 1 central wall unit other age 7

Comments:

Supply: 55.2 °F Return 72.1°F Temperature Differential: 16.9 ° Δ

- Condensate Drain (s)
- Piping Insulation
- Unit Clearances

Type of System: Unit # 2 central wall unit other age 7

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Comments:

Supply: 53 °F Return 70°F Temperature Differential: 17 ° Δ

- Condensate Drain (s)
- Piping Insulation
- Unit Clearances

C. Duct System, Chases, and Vents –

Comments:

- Ducts
- Supply Air Flow
- Supply/Return Plenums

IV. PLUMBING SYSTEM

A. Plumbing Supply, distribution System and Fixtures –

Location of water meter: near street

Location of main water supply valve: right side

Static water pressure reading 55 psi.

Comments:

Type of supply pipes: Copper Plastic PEX Ferris

Water connections to icemakers are not tested

Identification (Orientation) of Hot/Cold Faucets

- Kitchen Sinks
- Faucet Assembly(s)/Supply Pipes/Valves
 - Spray Attachment(s)
 - Drains/Pipes/Stops

- Laundry Connections/Sink(s)
- Faucet Assembly(s)/Supply Pipes/Valves

- Wet Bar Sink(s)
- Faucet Assembly(s)/Supply Pipes/Valves
 - Drains/Pipes/Stops

- Bath Room Group(s) primary 5
- Lavatory(s)
 - Faucet Assembly(s)/Supply Pipes/Valves
 - Drains/Pipes/Stops
 - Tub and Shower Units
 - Faucet Assembly(s)/Supply Pipes/Valve
 - Drains/Pipes/Stops
 - Enclosures(s)/Shower Pan
 - Commode(s)
 - Supply Pipes, Valves, Bowl, Tank, Anchorage

- Bath Room Group(s) Hall 3
- Lavatory(s)
 - Faucet Assembly(s)/Supply Pipes/Valves
 - Drains/Pipes/Stops
 - Tub/Shower Units

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- Faucet Assembly(s)/Supply Pipes/Valves
- Drains/Pipes/Stops
- Enclosures(s)/Shower Pan
- Commodes
- Supply Pipes, Valves, Bowl, Tank, Anchorage

- Bath Room Group(s) J&J 3**
- Lavatory(s)
- Faucet Assembly(s)/Supply Pipes/Valves
- Drains/Pipes/Stops
- Tub/Shower Units
- Faucet Assembly(s)/Supply Pipes/Valves
- Drains/Pipes/Stops
- Enclosures(s)/Shower Pan
- Commodes
- Supply Pipes, Valves, Bowl, Tank, Anchorage

- Exterior Faucets/Fixtures**
Backflow Prevention present absent

- B. Drains, Wastes, Vents –**
Comments :
Type: Fixtures Plastic Iron Other

- C. Water Heating Equipment**
Energy Source: Gas Is shut off valve accessible yes_ sediment trap present yes no
 Electric is a disconnect present yes no
Capacity 40 **gallons** 7 **age** 40 **gallons** 7 **age**
Comments:

(Report as deficient those conditions specifically listed as recognized hazards by TREC rules.)

- Tank & Fittings and Installation
- Temp & Pressure Relief Valve/Drain line
- Safety Pan & Drain and Location
 Attic garage (or room opening into garage) other
- Physical Protection yes no
- 18" Clearance from Ignition Source to Floor

- D. Hydro-Massage Therapy Equipment –**
Comments:
 Operation/Controls/Switches
 Ground Fault Protection yes no
 Valves/Ports
 Pump/Motor/Accessibility yes no

- E. Gas Distribution Systems and Gas Appliances–**
Location of gas meter: right side
Type of gas distribution piping materials: black steel
Are gas lines bonded yes no
Comments:

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F. Other

Comments:

V. APPLIANCES

A. Dishwashers -

Comments:

- Brand
- Operation
- Door Gaskets, Control Knobs
- Checked for Rust
- Discharge Hose or Piping
- Unit Mounting

B. Food Waste Disposers -

Comments:

- Operation
- Splash Guard, Grinding Components
- Checked for Mounting/Excessive Vibration
- Checked for Water Leaks

C. Range Hood and Exhaust system-

Comments:

- Vented recycling down draft
- Operation of Filter, Switches & Blower

D. Ranges, Cooktops, and Ovens –

Comments:

- Ranges Electric Elements Gas Burners
- Ovens Electric Elements Gas Burners
- Temperature: 325°F / 349°F@350 °F
- Knobs, Pans and Other Parts
- Anti-Tip Device
- Is gas shut off valve accessible yes no

E. Microwave Ovens

Comments:

Operation: No radiation leakage tests performed.
Operation in manual mode only

F. Mechanical Exhaust Vents and Bath room Heaters –

Comments:

G. Garage door Operators

Comments:

H. Dryer exhaust Systems

Comments:

- Vented to exterior not vented to exterior

I. Other

- *Comments:*

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VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems**
Comments:
 See Attachment

- B. Swimming Pools, Spas, hot Tubs, and Equipment-
Type of Construction**
Comments See Attachment

- C: Out Buildings:**
Comments:

- D: Private Water Well (A coliform analysis is recommended)
Type of Pump
Type of Storage Equipment**
Comments: See Attachment

- E: Private Sewage Disposal (Septic) Systems –
Type of System
Location of Drain Field**
Comments:
 See Attachment

- F: Other (water treatment systems)**
Comments:



Front elevation



address



front left bedroom window



J&J bathroom light



fireplace



attic

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Attic



attic



attic



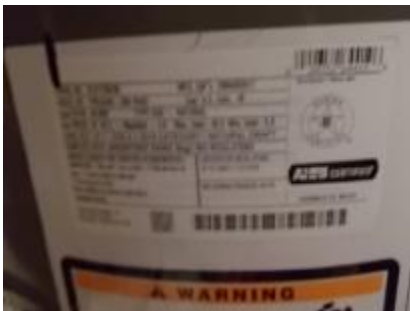
Water heater



wh tag



water heater



Wh tag



pex supply line



heater



Cover off



heater



cover off

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Attic



attic



garage



Garage



garage



garage



Service panel



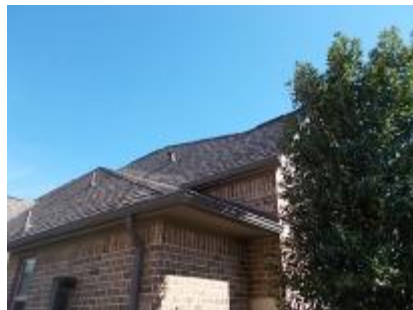
cover off



left



Roof



roof



front left corner pop

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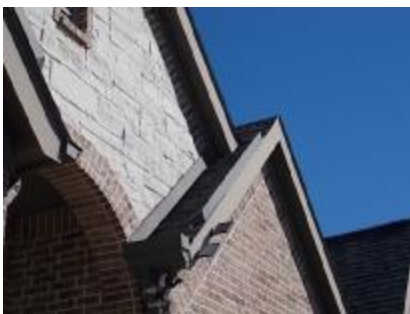
Front soil level



front soil level



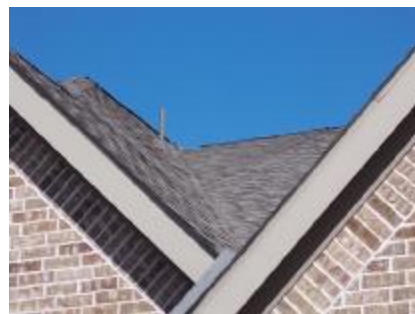
roof



Roof



roof



roof



Right



roof



roof



Gas meter



sprinkler backflow



right

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I NI NP D

Inspection Item



Roof



ac



ac tag



Ac



ac tag



sprinkler rain sensor



Roof



rear



roof



Rear right pop



exposed cable end



exposed cable end

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Rear right corner pop



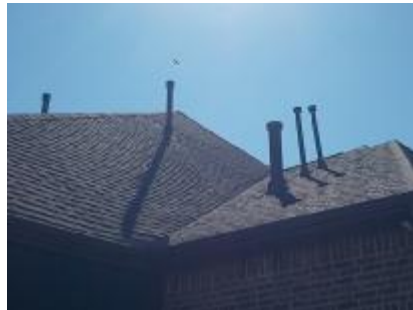
rear



roof



Rear



roof and fireplace flue



left



Roof



rear right pop



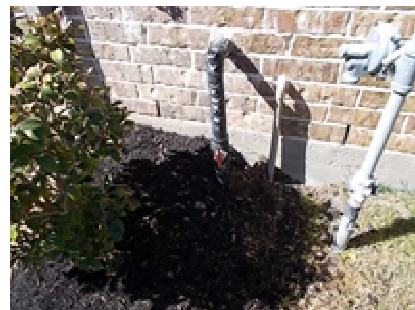
left side exposed cable end



Rear



rear



main water valve

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