

Big Tex Home Inspection LLC

Property Inspection Report



Inspector: James Hyde

22392

1253 County Road 2297, Cleveland, TX 77327

Email: bigtexhomeinspection@outlook.com

1126 Manatee Ln, Houston, Texas 77090

Inspection prepared for: HAnnah Frank

Date of Inspection: 9/8/2023 Time: 9:30am

Age of Home: 1970 Size: 3164sqft

Weather: Clear



PROPERTY INSPECTION REPORT FORM

| | |
|--|--|
| <u>Hannah Frank</u> <i>Name of Client</i> | <u>9/8/2023</u> <i>Date of Inspection</i> |
| <u>1126 Manatee Ln, Houston, Texas 77090</u> <i>Address of Inspected Property</i> | |
| <u>James Hyde</u> <i>Name of Inspector</i> | <u>22392</u> <i>TREC License #</i> |
| <u></u> <i>Name of Sponsor (if applicable)</i> | <u></u> <i>TREC License #</i> |

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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

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

| | | | |
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| I | NI | NP | D |
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s):

- Slab foundation

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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B. Grading and Drainage

Comments:

- Drainage appears to be adequate

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Composition Roofing Material

Viewed From:

- Ground with binoculars

Comments:

- NOTE: This inspection does not warrant against future roof leaks.(This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the Client so chooses)
- Roof should be evaluated by qualified roofing company
- Damage to roof area over Poole Quitman on back side of garage at time of inspection
- Shingles appear to be lifting up at the front left corner of second story at time of inspection



Damage to roof area over Poole Quitman on back side of garage at time of inspection

Fixed



Shingles appear to be lifting up at the front left corner of second story at time of inspection

Fixed

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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D. Roof Structure and Attics

Viewed From:

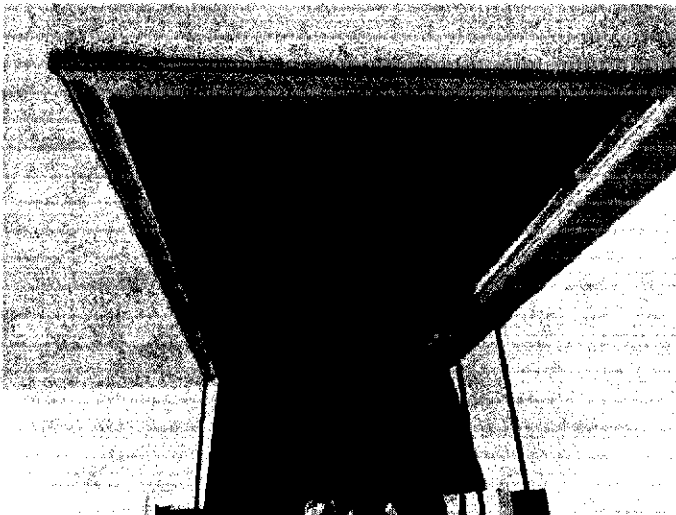
- Walked deck or safe areas

Approximate Average Depth of Insulation:

- Insulation is 10" to 12" deep loose fill

Comments:

- Gable Vents
- Roof Vents
- The pull down attic ladder inside house is not weather stripped.
- Decayed wood on soffit at rear left hand corner of house
- Soffit appears to be loose by chimney at left rear corner on second story at time of inspection
- Roof structure going from house to garage is sagging at time of inspection



The pull down attic ladder inside house is not weather stripped.

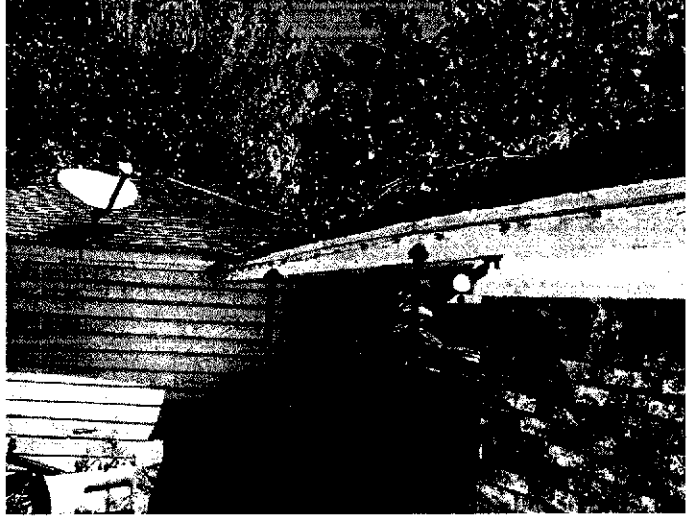


Decayed wood on soffit at rear left hand corner of house

fixed

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Soffit appears to be loose by chimney at left rear corner on second story at time of inspection

Roof structure going from house to garage is sagging at time of inspection

E. Walls (Interior and Exterior)

fixed

- Wall Materials:
- Brick Veneer / Wood Type Veneer
 - Vinyl Siding

fixed

- Comments:
- NOTE: Vegetation growing on, over or around the exterior walls. The vegetation may limit the Inspectors visual observation of the existing surfaces.
 - Damage to wall in staircase area
 - Damage to wall in upstairs front left bedroom at time of inspection
 - Decayed wood on right and backside of siding on garage area
 - Hole in the wall on right side, a house, recommend ceiling hoe to prevent vermin
 - Damage to wood columns at front porch area at time of inspection
 - Damage, siding and soffit on front left corner of house at time of inspection
 - Damaged vinyl at Ridge line on the left-hand side of house at time of inspection

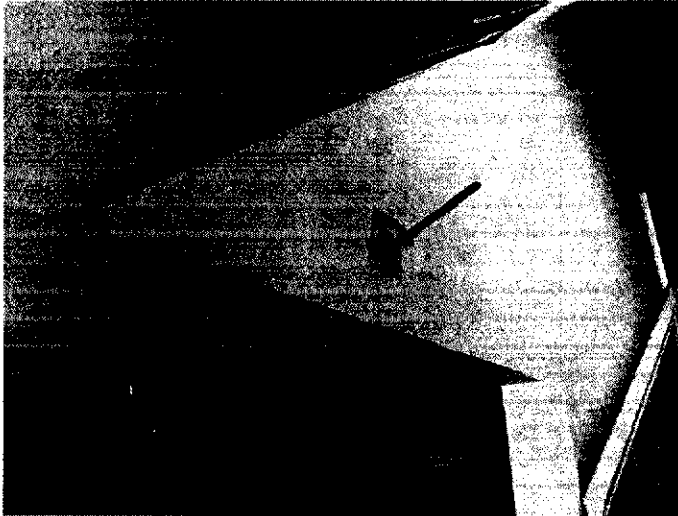
I=Inspected

NI=Not Inspected

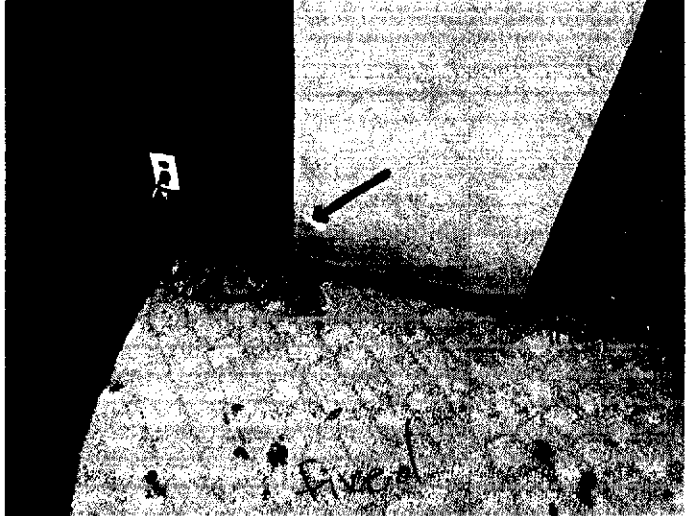
NP=Not Present

D=Deficient

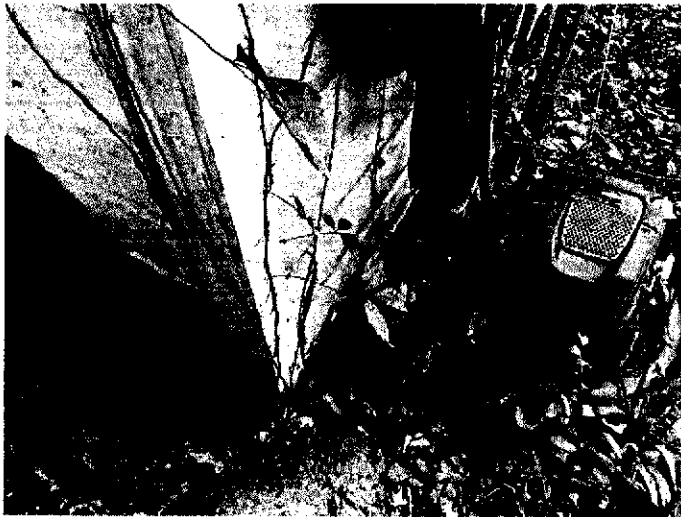
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Damage to wall in staircase area *fixed*



Damage to wall in upstairs front left bedroom at time of inspection



Decayed wood on right and backside of siding on garage area

fixed



Decayed wood on right and backside of siding on garage area

fixed

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NOTE: Vegetation growing on, over or around the exterior walls. The vegetation may limit the Inspectors visual observation of the existing surfaces.

Hole in the wall on right side, a house, recommend ceiling hoe to prevent vermin



Damage to wood columns at front porch area at time of inspection

Damage to wood columns at front porch area at time of inspection

fixed

—

fixed

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| | | | |
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| I | NI | NP | D |
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Decayed wood on front left hand side house at time of inspection

fixed



Damage, siding and soffit on front left corner of house at time of inspection

fixed



Damaged vinyl at Ridge line on the left-hand side of house at time of inspection

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F. Ceilings and Floors

fixed

Ceiling and Floor Materials:

Comments:

- Cracked tile in Kitchen Area at time of inspection
- No floor covering on master bath flooring
- Moisture stain on ceiling in master closet at time of inspection
- No floor covering in common area upstairs carpet damage severely in upstairs area

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Cracked tile in Kitchen Area at time of inspection

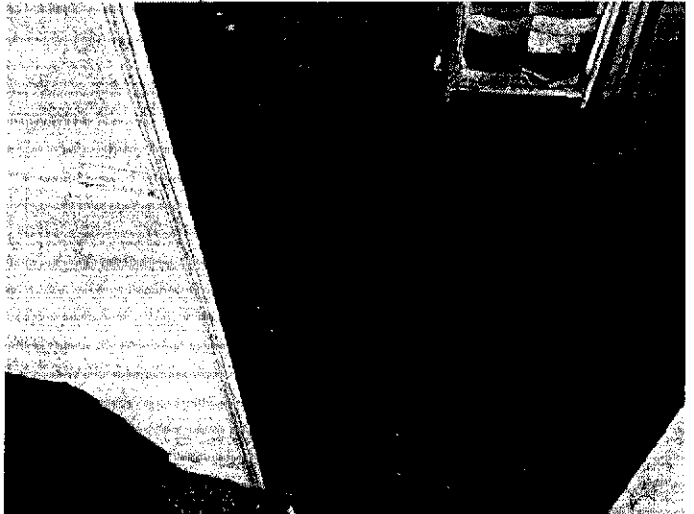


No floor covering on master bath flooring



Moisture stain on ceiling in master closet at time of inspection

fixed



No floor covering in common area upstairs carpet damage severely in upstairs area

Fixed

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fixed

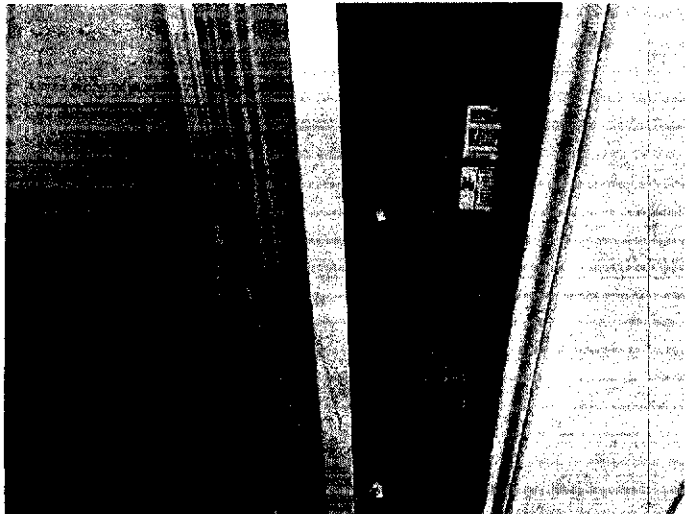
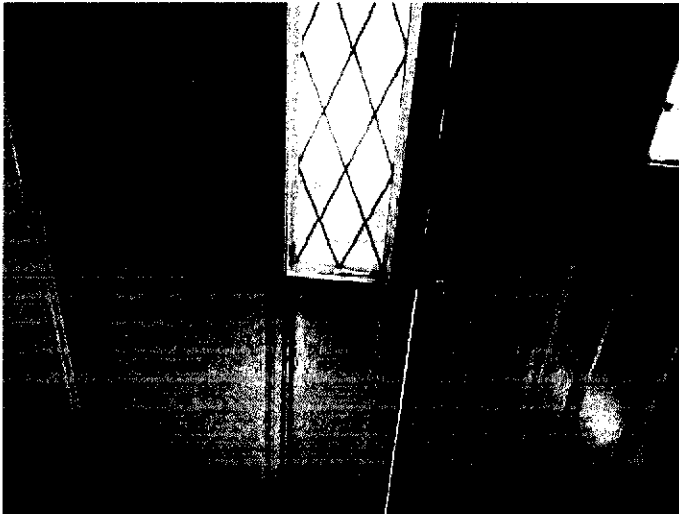
No floor covering in common area upstairs carpet damage severely in upstairs area

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G. Doors (Interior and Exterior)

Comments:

- Exterior doors at one or more locations were observed to need proper weatherstripping and/or bottom sweep
- Door to water heater closet does not close at time of inspection



Exterior doors at one or more locations were observed to need proper weatherstripping and/or bottom sweep

Door to water heater closet does not close at time of inspection

fixed

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Exterior doors at one or more locations were observed to need proper weatherstripping and/or bottom sweep

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H. Windows

Window Types:

- Windows are single pane type

Comments:

- (Note) At the time of the inspection; I was unable to visually inspect or operate some of the windows due to height, window treatments, personal effects, large, heavy or fragile storage and/or furniture
- One or more of the window screens were observed to be damaged and/or missing
- Decayed trim around bay window in Kitchen Area at time of inspection



(Note) At the time of the inspection; I was unable to visually inspect or operate some of the windows due to height, window treatments, personal effects, large, heavy or fragile storage and/or furniture



(Note) At the time of the inspection; I was unable to visually inspect or operate some of the windows due to height, window treatments, personal effects, large, heavy or fragile storage and/or furniture

fixed All

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Decayed trim around bay window in Kitchen Area at time of inspection

fixed

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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I. Stairways (Interior and Exterior)

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the living room

Types:

- Fireplace is a masonry gas/wood burning

Comments:

- Chimney is recommended to have qualified Chimney sweep clean chimney before use due to age.
- Cracks in brick and mortar on back side of chimney

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Cracks in brick and mortar on back side of chimney



Cracks in brick and mortar on back side of chimney



Cracks in brick and mortar on back side of chimney

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K. Porches, Balconies, Decks, and Carports

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection
- The porch was observed to have one or more loose and/or damaged support columns

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L. Other

Materials:

Comments:

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| I | NI | NP | D |
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

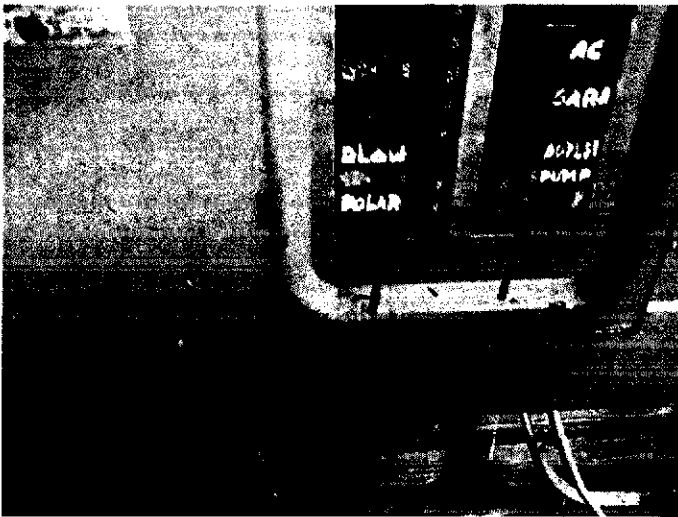
- Electrical Service Panel is located in Garage

Materials and Amp Rating:

- Copper wiring
- 150 amp

Comments:

- No ARC fault breakers {AFCI} were observed at the service panel for living room, dining rooms and bedrooms at the time of the inspection; although this may not have been a requirement when the home was built. Beginning in 2008; AFCI breakers are required in the panel for 15A/20A branch circuits providing power to habitual rooms
- The service panel is NOT properly labeled
- There was observed to have ground wires and neutral wires on a common busbar, they should be separated on different bus bars
- There are open breaker slots in the panel which presents a Safety Hazard



There are open breaker slots in the panel which presents a Safety Hazard



The was observed to have ground wires and neutral wires on a common busbar, they should be separated on different bus bars

fixed

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- Not all outlets could be checked due to furniture obstructions
- GFCI receptacles were not observed at the time of the inspection in Kitchen
- GFCI receptacles were not observed at the time of the inspection in bathrooms
- GFCI receptacles were not observed at the time of the inspection in Garage
- GFCI receptacles were not observed at the time of the inspection on exterior of home
- One or more protective globe covers missing
- The doorbell was NOT functional at the time of the inspection
- Smoke Detector missing or non-operational in one or more bedrooms
- Smoke Detector missing or non-operational outside one or more bedrooms
- Carbon Monoxide Detector missing or non-operational in home
- I want to light fixture on ceiling fan in dining room area was non-operational at time of inspection
- Ceiling fan in the master bedroom was non-operational at time of inspection
- GFCI outlet in master bath was not operational at of time inspection outlet did not trip when ground fault was simulated
- Light fixture in upstairs rear left bedroom closet was non-operational the time of inspection
- Open box above laboratories in hall bathroom
- Light fixture above the toilet was nonoperational the time of inspection
- Open boxes in garage area with open-ended wiring
- Plate covers missing in one or more places in garage area



Not all outlets could be checked due to furniture obstructions



Not all outlets could be checked due to furniture obstructions

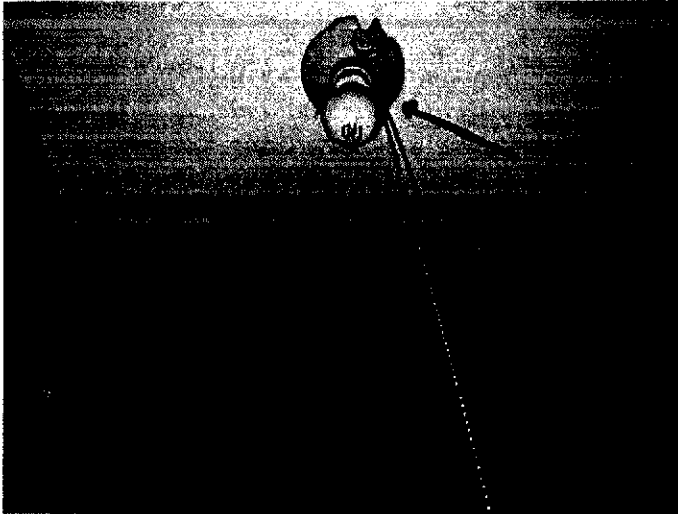
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One or more protective globe covers missing



Light fixture on ceiling fan in dining room area was non-operational at time of inspection **fixed**



Not all outlets could be checked due to furniture obstructions



Not all outlets could be checked due to furniture obstructions

I=Inspected

NI=Not Inspected

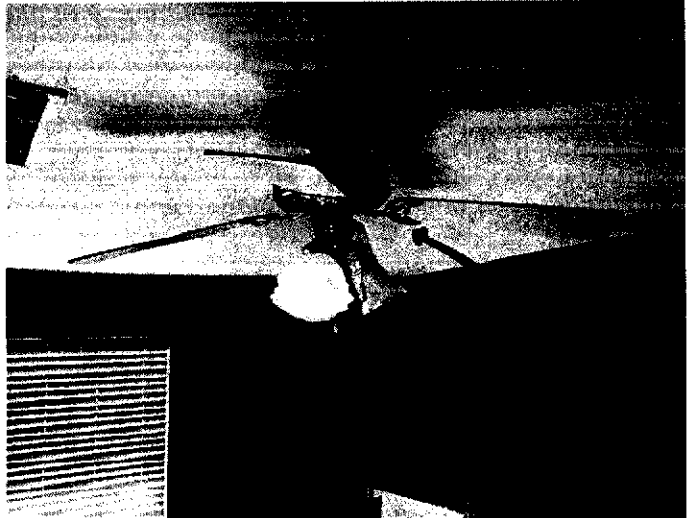
NP=Not Present

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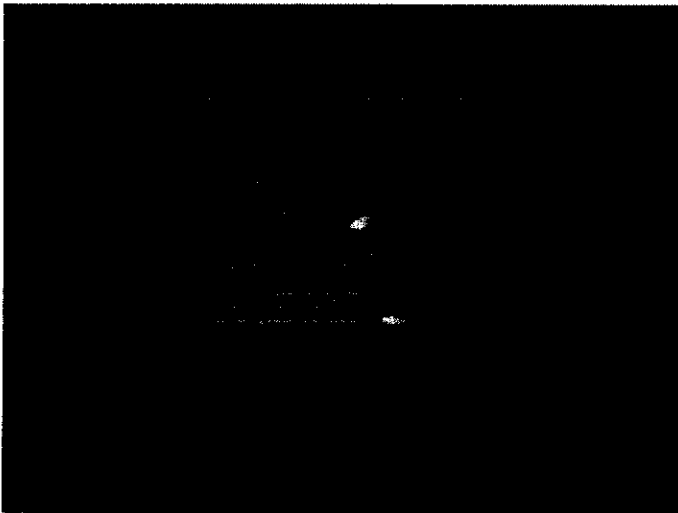
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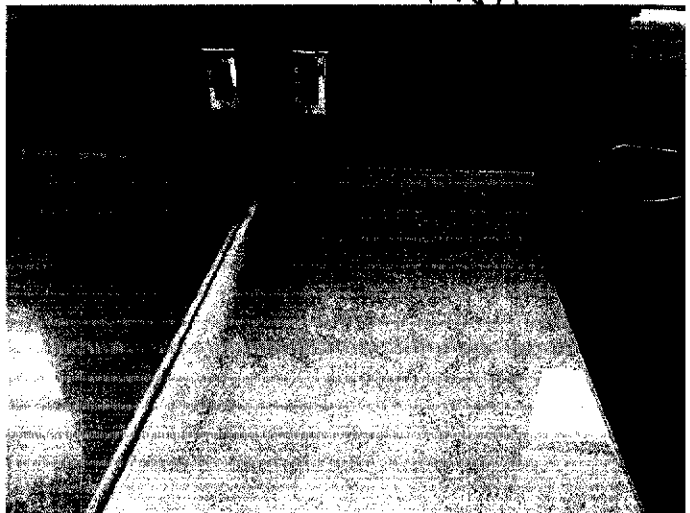
Not all outlets could be checked due to furniture obstructions



Ceiling fan in the master bedroom was non-operational at time of inspection *fixed*



One or more protective globe covers missing



GFCI outlet in master bath was not operational at of time inspection outlet did not trip when ground fault was simulated

fixed

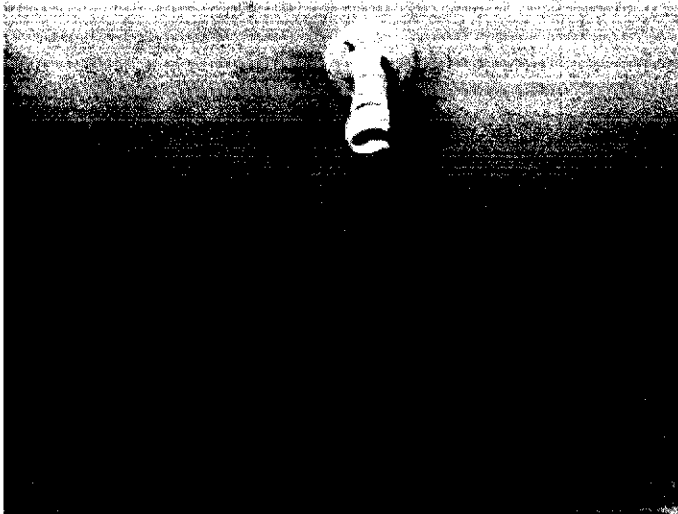
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Light fixture in upstairs rear left bedroom closet was non-operational the time of inspection



Open box above laboratories in hall bathroom Fixed



Light fixture above the toilet was nonoperational the time of inspection

fixed



One or more protective globe covers missing

fixed

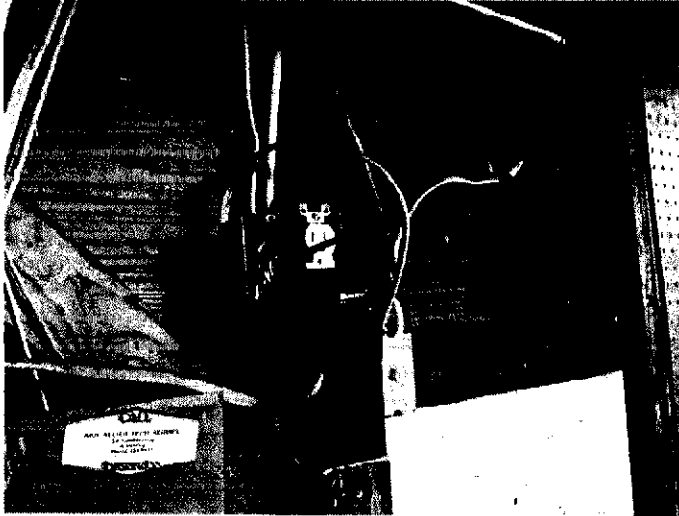
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Open boxes in garage area with open-ended wiring

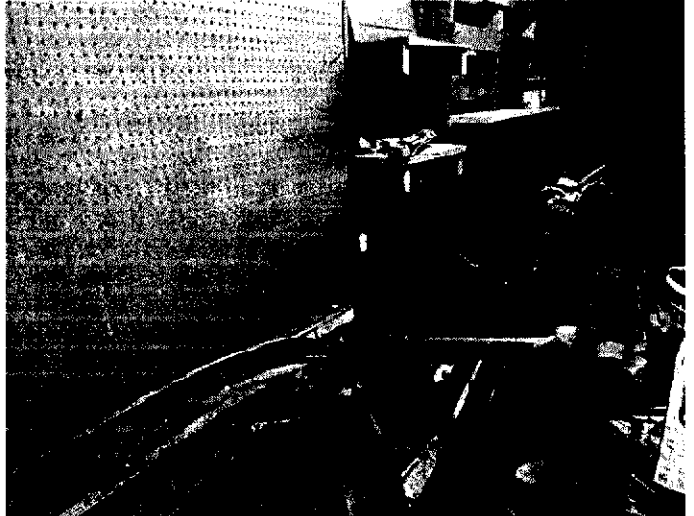


Plate covers missing in one or more places in garage area

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- Forced Air System

Energy Sources:

- Gas

Comments:

- The unit appeared to be functioning as intended at the time of the inspection
- Note: Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.
- (Note) Recommend for best practice that the client obtain a licensed HVAC professional to perform a maintenance check of the system and its components.
- Thermostat was located in stairway
- Normal Δ range 30° - 50°
- Differential 35°

I=Inspected

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I NI NP D

B. Cooling Equipment

Type of Systems:

- Forced Air System

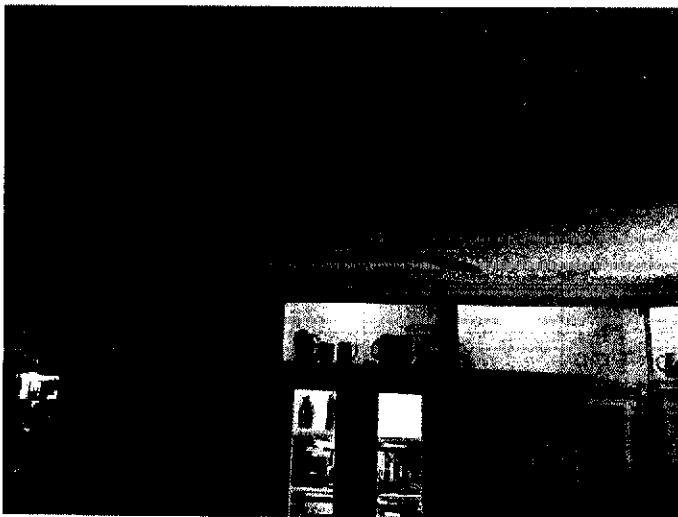
Comments:

- (Note) Recommend for best practice that the client obtain a licensed HVAC professional to perform a maintenance check of the system and its components.
- Normal Δ range 15° - 21°
- Differential was 15°
- Primary drain line is not insulated per current building requirements at time of inspection
- Due to defects observed, recommend service by qualified H.V.A.C Service Company

C. Duct Systems, Chases, and Vents

Comments:

- Filter is Fiberglass
- Filter is Acceptable
- Vent cover in living room area was loose on ceiling at time of inspection
- Vent Cover missing and upstairs front left bedroom at time of inspection
- Ductwork is leaking air into attic space at time of inspection. Also, insulation is not properly covering metal duct work which is causing condensation at time of inspection.



Vent cover in living room area was loose on ceiling at time of inspection

fixed



Vent Cover missing and upstairs front left bedroom at time of inspection

fixed

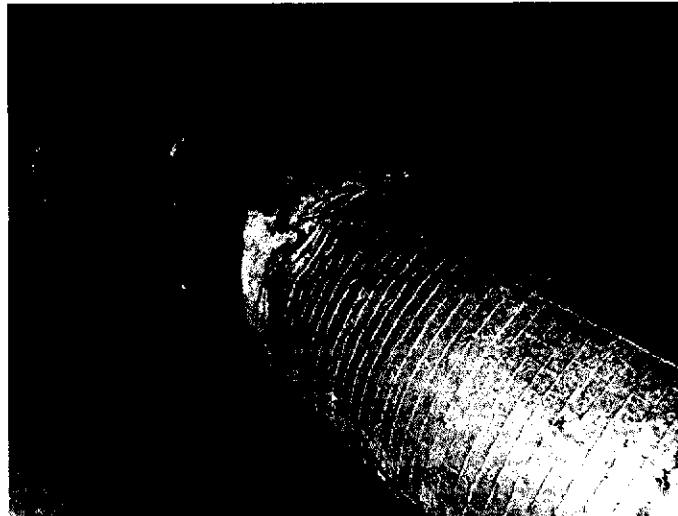
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| | | | |
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| I | NI | NP | D |
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Ductwork is leaking air into attic space at time of inspection. Also, insulation is not properly covering metal duct work which is causing condensation at time of inspection.

| | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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D. Other

fixed

Comments:

IV. PLUMBING SYSTEMS

| | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front of structure

Location of Main Water Supply Valve:

- Front of structure
- Supply lines are PVC/CPVC

Comments:

- Crack in porcelain tub in master bath at time of inspection
- Shower enclosure needs to be cleaned and restocked and sealed to prevent moisture damage at time of inspection
- Water pressure on master bath lavatory sink was low at time of inspection possible diffusion is clogged and needs replacing

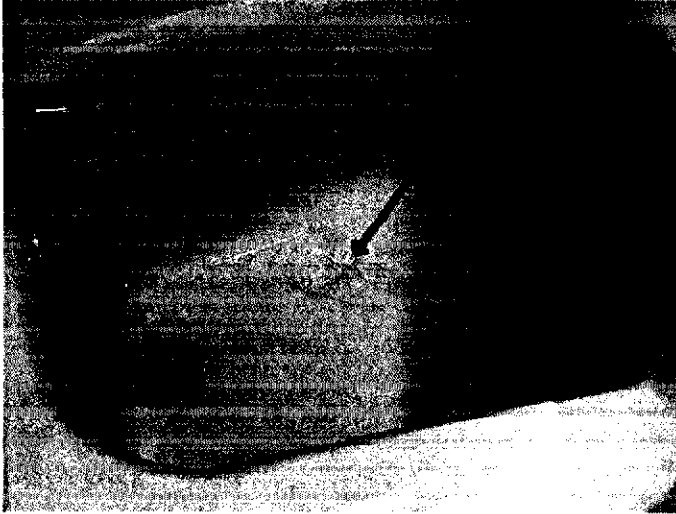
I=Inspected

NI=Not Inspected

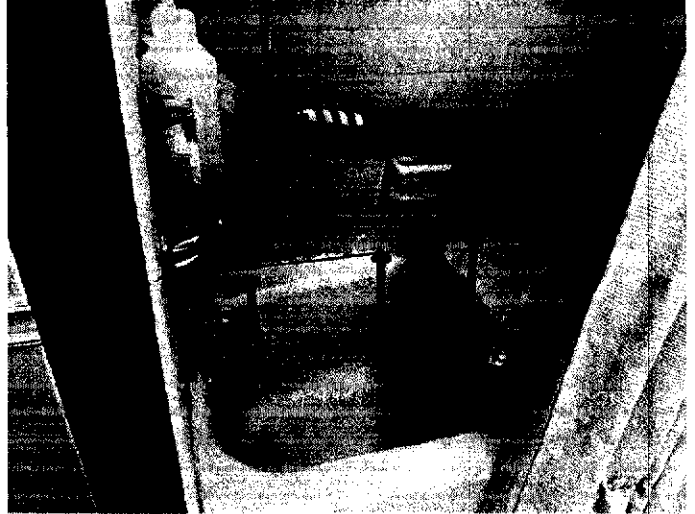
NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

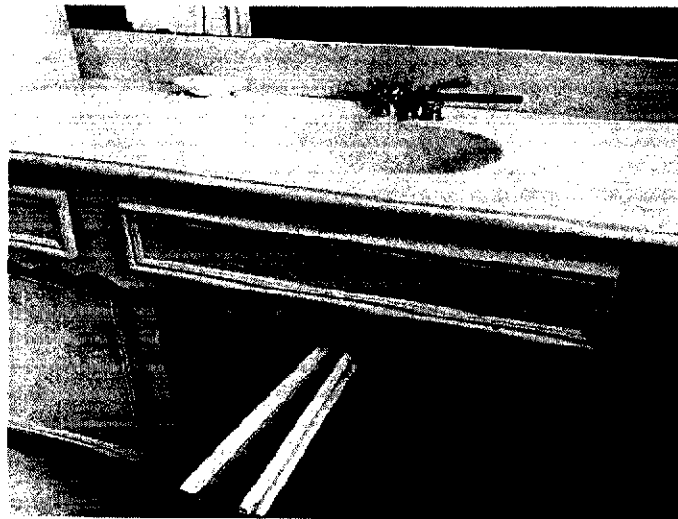


Crack in porcelain tub in master bath at time of inspection



Shower enclosure needs to be cleaned and restocked and sealed to prevent moisture damage at time of inspection

Been Seal with kit



fixed

Water pressure on master bath lavatory sink was low at time of inspection possible diffusion is clogged and needs replacing

| | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|

B. Drains, Wastes, and Vents fixed

Comments:

- Drains are noted as PVC
- Vent pipes are noted as PVC
- Original drain stopper on lavatory sink in master bathroom was damaged at time of inspection
- No drain stoppers in hall bathroom upstairs in lavatory sinks at time of inspection

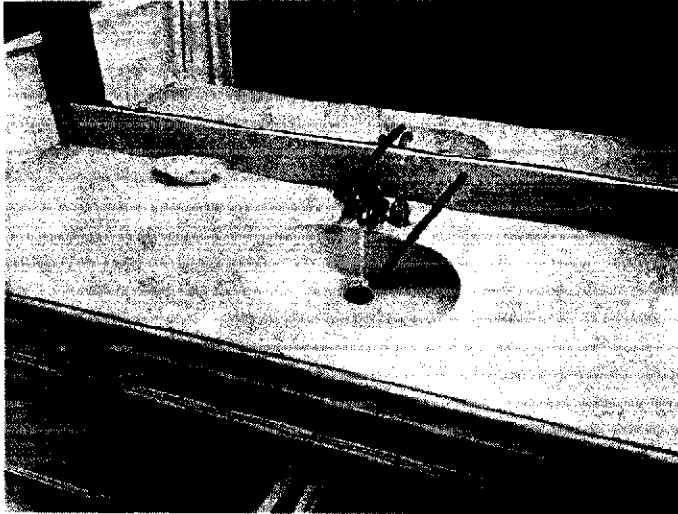
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



Original drain stopper on lavatory sink in master bathroom was damaged at time of inspection. *fixed*



No drain stoppers in hall bathroom upstairs in lavatory sinks at time of inspection

C. Water Heating Equipment

fixed

Energy Source:

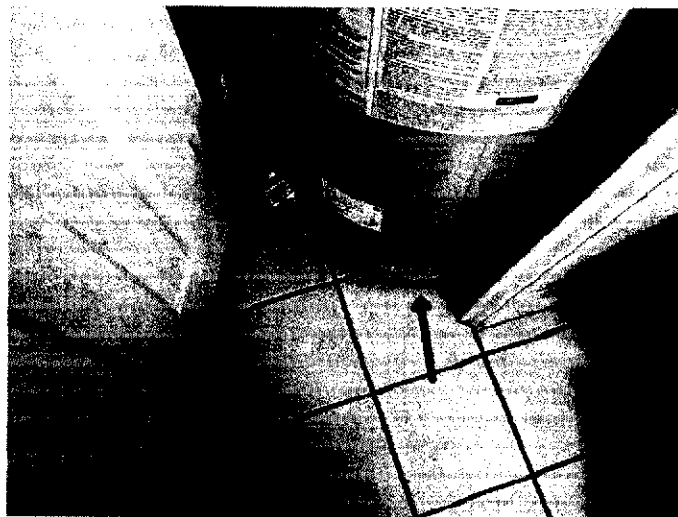
- Water heater is natural gas
- Water heater is located in the laundry room

Capacity:

- Unit is 50 gallons

Comments:

- It was noted that the water heater was not equipped with a corrosion resistant drain pan to discharge on the exterior



It was noted that the water heater was not equipped with a corrosion resistant drain pan to discharge on the exterior

D. Hydro-Massage Therapy Equipment

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter

- Rear of house

Type of Gas Distribution Piping Material

- Steel

Comments

- Natural Gas
- Cook Top
- Water Heater
- Furnace

F. Other

Materials:

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

- The dishwasher was found to be performing and satisfactory condition at the time of the inspection

B. Food Waste Disposers

Comments:

- Operational and functional at the time of the inspection

C. Range Hood and Exhaust Systems

Comments:

- One or more of the light bulbs was burned out

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



One or more of the light bulbs was burned out

| | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|

D. Ranges, Cooktops, and Ovens

Comments:

- Oven(s): Electric
- Thermostat set at 350°F Achieved: 352°F upper unit
- Thermostat set at 350°F Achieved: 325°F lower unit
- Cooktop was non-operational at time of inspection



Cooktop was non-operational at time of inspection

fixed

| | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|

E. Microwave Ovens

Comments:

- Microwave checked and tested

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

I NI NP D

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan {s} were functioning as intended at the time of inspection

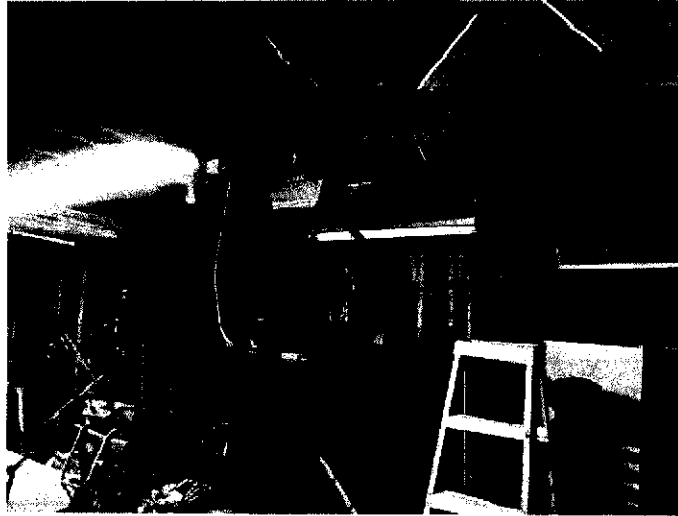
G. Garage Door Operators

Door Type:

- One {16'} upgraded steel/Aluminum door

Comments:

- Garage door opener was non-operational and time of inspection



Garage door opener was non-operational and time of inspection

H. Dryer Exhaust Systems

Comments:

- The dryer vent has either a damaged and/or missing exterior cover

fixed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



The dryer vent has either a damaged and/or missing exterior cover

I. Other

fixed

Observations:

- Trash compactor was operational at time of inspection

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

C. Outbuildings

Materials:

Comments:

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

E. Private Sewage Disposal Systems

Type of System:
Location of Drain Field:
Comments:

F. Other

Comments:

Glossary

| Term | Definition |
|------|--|
| AFCI | Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected. |
| GFCI | A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system. |
| PVC | Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines. |

**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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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

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

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms 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.

Report Summary

STRUCTURAL SYSTEMS

| | | |
|-----------------|-------------------------------|---|
| Page 4 Item: C | Roof Covering Materials | <ul style="list-style-type: none"> • Damage to roof area over Poole Quitman on back side of garage at time of inspection • Shingles appear to be lifting up at the front left corner of second story at time of inspection |
| Page 5 Item: D | Roof Structure and Attics | <ul style="list-style-type: none"> • The pull down attic ladder inside house is not weather stripped. • Decayed wood on soffit at rear left hand corner of house • Soffit appears to be loose by chimney at left rear corner on second story at time of inspection • Roof structure going from house to garage is sagging at time of inspection |
| Page 6 Item: E | Walls (Interior and Exterior) | <ul style="list-style-type: none"> • Damage to wall in staircase area • Damage to wall in upstairs front left bedroom at time of inspection • Decayed wood on right and backside of siding on garage area • Hole in the wall on right side, a house, recommend ceiling hoe to prevent vermin • Damage to wood columns at front porch area at time of inspection • Damage, siding and soffit on front left corner of house at time of inspection • Damaged vinyl at Ridge line on the left-hand side of house at time of inspection |
| Page 9 Item: F | Ceilings and Floors | <ul style="list-style-type: none"> • Cracked tile in Kitchen Area at time of inspection • No floor covering on master bath flooring • Moisture stain on ceiling in master closet at time of inspection • No floor covering in common area upstairs carpet damage severely in upstairs area |
| Page 11 Item: G | Doors (Interior and Exterior) | <ul style="list-style-type: none"> • Exterior doors at one or more locations were observed to need proper weatherstripping and/or bottom sweep • Door to water heater closet does not close at time of inspection |
| Page 12 Item: H | Windows | <ul style="list-style-type: none"> • One or more of the window screens were observed to be damaged and/or missing • Decayed trim around bay window in Kitchen Area at time of inspection |
| Page 13 Item: J | Fireplaces and Chimneys | <ul style="list-style-type: none"> • Cracks in brick and mortar on back side of chimney |

ELECTRICAL SYSTEMS

| | | |
|-----------------|--|--|
| Page 15 Item: A | Service Entrance and Panels | <ul style="list-style-type: none"> • No ARC fault breakers {<u>AFCI</u>} were observed at the service panel for living room, dining rooms and bedrooms at the time of the inspection; although this may not have been a requirement when the home was built. Beginning in 2008; AFCI breakers are required in the panel for 15A/20A branch circuits providing power to habitual rooms • The service panel is NOT properly labeled • The was observed to have ground wires and neutral wires on a common busbar, they should be separated on different bus bars • There are open breaker slots in the panel which presents a Safety Hazard |
| Page 16 Item: B | Branch Circuits, Connected Devices, and Fixtures | <ul style="list-style-type: none"> • <u>GFCI</u> receptacles were not observed at the time of the inspection in Kitchen • GFCI receptacles were not observed at the time of the inspection in bathrooms • GFCI receptacles were not observed at the time of the inspection in Garage • GFCI receptacles were not observed at the time of the inspection on exterior of home • One or more protective globe covers missing • The doorbell was NOT functional at the time of the inspection • Smoke Detector missing or non-operational in one or more bedrooms • Smoke Detector missing or non-operational outside one or more bedrooms • Carbon Monoxide Detector missing or non-operational in home • I want to light fixture on ceiling fan in dining room area was non-operational at time of inspection • Ceiling fan in the master bedroom was non-operational at time of inspection • GFCI outlet in master bath was not operational at of time inspection outlet did not trip when ground fault was simulated • Light fixture in upstairs rear left bedroom closet was non-operational the time of inspection • Open box above laboratories in hall bathroom • Light fixture above the toilet was nonoperational the time of inspection • Open boxes in garage area with open-ended wiring • Plate covers missing in one or more places in garage area |

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

| | | |
|-----------------|-------------------|--|
| Page 21 Item: B | Cooling Equipment | <ul style="list-style-type: none"> • Primary drain line is not insulated per current building requirements at time of inspection • Due to defects observed, recommend service by qualified H.V.A.C Service Company |
|-----------------|-------------------|--|

| | | |
|-----------------|---------------------------------|---|
| Page 21 Item: C | Duct Systems, Chases, and Vents | <ul style="list-style-type: none"> • Vent cover in living room area was loose on ceiling at time of inspection • Vent Cover missing and upstairs front left bedroom at time of inspection • Ductwork is leaking air into attic space at time of inspection. Also, insulation is not properly covering metal duct work which is causing condensation at time of inspection. |
|-----------------|---------------------------------|---|

PLUMBING SYSTEMS

| | | |
|-----------------|---|--|
| Page 22 Item: A | Plumbing Supply, Distribution System and Fixtures | <ul style="list-style-type: none"> • Crack in porcelain tub in master bath at time of inspection • Shower enclosure needs to be cleaned and restocked and sealed to prevent moisture damage at time of inspection • Water pressure on master bath lavatory sink was low at time of inspection possible diffusion is clogged and needs replacing |
| Page 23 Item: B | Drains, Wastes, and Vents | <ul style="list-style-type: none"> • Original drain stopper on lavatory sink in master bathroom was damaged at time of inspection • No drain stoppers in hall bathroom upstairs in lavatory sinks at time of inspection |
| Page 24 Item: C | Water Heating Equipment | <ul style="list-style-type: none"> • It was noted that the water heater was not equipped with a corrosion resistant drain pan to discharge on the exterior |

APPLIANCES

| | | |
|-----------------|--------------------------------|---|
| Page 25 Item: C | Range Hood and Exhaust Systems | <ul style="list-style-type: none"> • One or more of the light bulbs was burned out |
| Page 26 Item: D | Ranges, Cooktops, and Ovens | <ul style="list-style-type: none"> • Cooktop was non-operational at time of inspection |
| Page 27 Item: G | Garage Door Operators | <ul style="list-style-type: none"> • Garage door opener was non-operational and time of inspection |
| Page 27 Item: H | Dryer Exhaust Systems | <ul style="list-style-type: none"> • The dryer vent has either a damaged and/or missing exterior cover |