

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 to 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 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

This inspection is visual only. A representative sample of building components is viewed in areas that are accessible
No destructive testing or dismantling of building components is performed

This is an inspection only of the Rough in framing and component's





Buyers Teddy Botouma Vocka

FRAMING INSPECTION

Builder Name: MZ Homes Builder # Keagan Bear
 Address of Inspected Home: 29335 Sagwood City: Katy State: 77494
 Legal Description: Arbor Ln Inspection Date: 9-23-2020
 Type of home: Single Family Townhouse Other jbear@mzhomes.com

FOUNDATION TYPE On grade or piers Crawl Space Basement Other _____
 HEIGHT One Story Two Story Three Story

Floor 1st floor joists Solid sawn Species _____ Size _____ Grade(s) # _____
 Engineered
 2nd floor joists Solid sawn Species _____ Size _____ Grade(s) # _____
 Engineered
 Cuts/notches in flanges/ends of engineered lumber... P... F... N/A
 Holes cut through solid sawn lumber per code... P... F... N/A
 Notches in solid sawn lumber per code... P... F... N/A
 Floor joist spacing... P... F... N/A
 Spans per code... P... F... N/A
 Proper bearing... P... F... N/A

Roof Trussed L.L. _____ psf D.L. _____ psf
 Manufacturer/Engineer _____
 Stick framed 2 x 6 @ 24 O.C.
 Species S Pine Onch(s) # 3
 Rafters meet code requirements... P... F... N/A
 Purlins same size as rafters... P... F... N/A
 Struts unbraced length does not exceed 8 ft... P... F... N/A
 Brick on wood conditions handled properly... P... F... N/A
 Hips, ridges & valleys supported at roof changes... P... F... N/A
 Hips, ridges & valleys are one size larger than rafters... P... F... N/A
 Roof sheathing has clips between studs... P... F... N/A
 Shingles/flashing appear to meet code... P... F... N/A

Subfloor Oriented strand board Plywood
 Floor feels level when walked on... P... F... N/A
 Joists are tight... P... F... N/A
 Soft or weak spots in subflooring... P... F... N/A
 Proper crawl space ventilation... P... F... N/A

Ceiling Joists Species S Pine Grade(s) # 2
 Joint hangers or pressure blocks are in place... P... F... N/A
 Boring and notches are per code... P... F... N/A
 Proper bearing... P... F... N/A
 Beams are proper size with camber properly oriented... P... F... N/A
 Joist spans meet code requirements... P... F... N/A

Walls Exterior walls (Min. spacing & type)
2x4's 16" O.C. 2x4's 24" O.C. 2x6's 24" O.C.
 Walls appear to be square and plumb... P... F... N/A
 Proper wall bracing... P... F... N/A
 Headers above doors & windows are correct size... P... F... N/A

Electrical Installed properly... P... F... N/A
 Electrical service in correct location... P... F... N/A
 Switch and receptacles are per code... P... F... N/A
Plumbing Installed properly... P... F... N/A
 Water source... L. Wall... Public
 Waste... Septic... Public Sewer
HVAC Installed properly... P... F... N/A

Are there any signs of foundation movement? Yes No

Pass Correct and Proceed Fail

Comments: NO BRICK TIES - 3 upstairs Windows not finished correctly
Yope has seams Right + Left - Exposed Rafter ground
MASTER BR Door entry move stud - Entry left Re-align stud
Broken Window - up - Right
BOI Joist -

Note: This report is generated as a part of Bonded Builders Warranty Group's underwriting the subject home for enrollment and warranty consideration purposes only. Approval, acceptance and/or rejection of this report by Bonded Builders Warranty Group does not constitute compliance or noncompliance with any state or local building codes and does not represent actual warranty coverage. This report should not be relied upon by either the buyer and/or homeowner(s) for any purpose whatsoever.

Inspector's Signature: Paul D. Brown Insp. # TREC 8972 Date: 9-23-20

Bonded Builders Warranty Group - 6000 Interstate 20 West - Arlington, TX 76017 - Phone: 800-749-0381 - Fax: 817-561-5474

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