# North Star Inspections 502 W. Montgomery # 265 Willis Texas, 77378 1-936-856-2776 936-524-4505 Cell jerronbrown936@live.com

# **PROPERTY INSPECTION REPORT**

Prepared For:	Teddy Batouma Vocka			
Concerning:	29335 Sagewood Arbor Ln. (Address or Other Identification of Inspected Property)			
By:	Jerald Brown TREC # 8978 TXI (Name and License Number of Inspector)	F # 513	September 23-2020 (Date)	
	(Name, License Number and Signature of Spo	nsorina Insp	ector. if required)	

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 <u>www.trec.state.tx.us</u>.

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 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 inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 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 confidential report is prepared exclusively for Teddy Batouma Vocka

I NI NP D Inspection Item
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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 inspection'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 addition 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

I NI NP D



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N FRAMING	INSPECTION
Address of Inspected Home: 29335 Sagtwood Logal Description: Arbor Ln	Builder # Keagan Bran City: Kary Inspection Date: 9-23-2020 Dear Ominances cam
FOUNDATION TYPE Vieb on grade or piers _ Crawl Span HEIGHT . One Story	e Basement Other
Pleor 1 <sup>4</sup> floor joints 11 Solid sawn Species U Engineered Size Grade(s) # 2 <sup>rd</sup> floor joints 11 Solid sawn Species 11 Solid sawn Species	Real Diressed LLpst DL ManufacturerFinglacer VStick framed 2 × 6 @ 24 Species S Prine Orashits) & 2
Cuta/orches is flasger/walk of engineered humber P. F. N/A Holes cat through solid serve humber per code P. F. N/A Notches is solid serve humber per code P. F. N/A Proce joist repath. P. P. N/A Spans per code P. F. N/A Prope bearing P. F. N/A	Parties same size as caffies Parties Parties   Porfine same size as caffies F N   Porfine same size as caffies F N   Struts unbraced length does not exceed \$ ft F N   Brick on wood conditions hamfied properly F N   Hips, ridges & valleys upported at soof changes F N   Risef does lay valleys are one size length these saffees F N   Shingles/Hashing appear to meet code F N
Subfloor Drimied stand board D Plywood	Celling Jates Species S-Rive anderes # 2
Ploor feels loval when walked on	Joid hangers or pressure blocks are in place.
Walls Exercice walls (Mart: specing & type)   V2x4's 16" O.C. 2x4's 24"s O.C.   Walls appear to be speare and phents. Page Kall   Proper wall bracing PNA   Readers above downe & windowns are current size PNA	Electrical Installal preparty P N   Electrical service in connect location P N   Switch and receptacles are per code P N   Planshing Tastalled property P N   Water source Vell P/Mill   Water source N Septic P/Mill
Are there any signs of foundation :	nuvement?
Comments NO BRICK TIES - 3 updars <u>Tope</u> kay socms Right + Left MASTER BR Poor entry move stud. Broken Window - Up - Right - BOT JOIST -	- Entry left Re-aisn stud
Note: This separat is generated as a part of Bonded Builders Warranty Group's m Approval, acceptance and/or rejociton of this report by Bonded Builders. Warra building codes and does and represent actual warranty coverage. This report al whatsoever.	nty frame does not constitute compliance or pascompliance with my state i
Inspector's Signature full & Bran	Insp. &TREC 8978 Date 9-23-20
	Artingson, TX 76017 - Phone: 800-749-0381 - Fax: 817-561-5474 ny Copy – Impustor - Pinh Copy – Buildur
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