
Prepared For: Shan Li

(Name of Client)

Concerning: 13600 Breton Ridge Street unit 31, Houston, TX 77070

(Address or Other Identification of Inspected Property)

By: Murray Campbell TREC #22455 / BPG Inspection, LLC 11/18/2020

(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 standard 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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

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, bathrooms, 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 require 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:

Style of Home: Town home	Age Of Home: 2009	Home Faces: East
Vacant or Occupied: Vacant	Utilities Active: All	Client(s) Present: No
Weather: Clear	Temperature: Over 70	Rain in last 3 days: No
Ground/Soil Condition: Dry	Ancillary Services: None	Recommended Professionals: Roofer, Licensed Electrician, Licensed Plumber, Appliance, General Labor, Door, Window


Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 853049
 - Client's Last Name: Li
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action / Consideration Items

STRUCTURAL SYSTEMS

Roof Covering Materials

- 1. There were vent, counter or step flashings observed to be raised and improperly sealed. A qualified roofer should reseal and seal these roofing components as needed to prevent any future water penetration.

Walls (Interior and Exterior)

- 2. Seal (grout/caulk) around the tub and shower tile to wall abutment joints in the master bath.

Doors (Interior and Exterior)

- 3. The occupant door leading from the attached garage into the house is not self closing. I recommend installing/ adjusting self closing hinges on the door leading from the garage to the living space as a safety feature to prevent exhaust gases (car, appliance) from entering the house.
- 4. Door does not close/latch properly into strike plate at the master bedroom, upstairs right rear guest bedroom door(s).

Windows

- 5. The glazing between glass panes are failing at some windows located upstairs rear right window (condensation/ fogging between panes). Double-pane windows have a layer of gas -- usually, argon or air -- trapped between the two panes of glass and should be insulated enough to prevent the accumulation of condensation. If this type of window appears misty or foggy, it means that its seal has failed and the window needs to be replaced. Evidence of a failed insulated glass seal varies daily with changes in temperature and atmospheric conditions which can make it difficult to identify all actually failed window seals at day of inspection.

Why Double-Paned Windows Fail: Solar (Thermal) Pumping

Although double-paned windows appear to be stable, they actually experience a daily cycle of expansion and contraction caused by thermal pumping. This process occurs when sunlight heats the air space between the panes and causes the gas there to heat up and pressurize. Expanding gas cannot leave the chamber between the panes, and causes the glass to bulge outward during the day and contract at night to accommodate the changing pressures. This motion acts like the bellows of a forge, pumping minute amounts of air in and out of the air space between the panes. Over time, the constant pressure fluctuations caused by thermal pumping will stress the seal and challenge its ability to prevent the flow of gas in and out of the window chamber. If it is cold enough, incoming humid air has the potential to condense on the window's surface.

Stairways (Interior and Exterior)

- 6. Railing post is loose. Additional support or repair is recommended.

ELECTRICAL SYSTEMS

Service Entrance and Panels

- 7. The main service panel does not have a main disconnect breaker as called for by today's standards in service panels with more than 6 breakers

Branch Circuits, Connected Devices, and Fixtures

- 8. There are no GFCI (Ground Fault Circuit Interrupt) protected outlets in locations called for by today's standards: laundry. I recommend updating to current standards.
- 9. Some lights were not functioning. These are usually just a case of burned out bulbs. Recommend replacing bulbs before closing as needed. If fixtures are still not functioning, then a licensed electrician should diagnose for deficiencies.

Action / Consideration Items

PLUMBING SYSTEM

Plumbing Supply, Distribution Systems and Fixtures

- 10. Supply pipes in on wall must be properly insulated. Current condition will not protect piping during hard freeze periods

Water Heating Equipment

- 11. The flue from water heater as it terminates through roof is not strapped to rafters. Recommend properly securing flue to rafters with metal straps at rafters.
- 12. Galvanized to copper pipe connections are present with no di-electric union to prevent electrolysis.

APPLIANCES

Food Waste Disposers

- 13. Appliance was not functional at time of inspection. Average life expectancy - 12 years: Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.

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Legend

X No Action Items Found

Action Item

Consideration Item

STRUCTURAL SYSTEMS			
A.	Foundations	X	
B.	Grading and Drainage	X	
C.	Roof Covering Materials		<input checked="" type="checkbox"/>
D.	Roof Structures and Attics	X	
E.	Walls (Interior and Exterior)		<input checked="" type="checkbox"/>
F.	Ceilings and Floors	X	
G.	Doors (Interior and Exterior)	X	<input type="checkbox"/>
H.	Windows		<input checked="" type="checkbox"/>
I.	Stairways (Interior and Exterior)		<input checked="" type="checkbox"/>
J.	Fireplaces and Chimneys	X	
K.	Porches, Balconies, Decks, and Carports	X	
L.	Other	X	
ELECTRICAL SYSTEMS			
A.	Service Entrance and Panels		<input checked="" type="checkbox"/>
B.	Branch Circuits, Connected Devices, and Fixtures		<input checked="" type="checkbox"/> <input type="checkbox"/>
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS			
A.	Heating Equipment	X	
B.	Cooling Equipment	X	
C.	Duct Systems, Chases, and Vents	X	
PLUMBING SYSTEM			
A.	Plumbing Supply, Distribution Systems and Fixtures		<input checked="" type="checkbox"/>

B.	Drains, Wastes, and Vents	X	
C.	Water Heating Equipment		<input checked="" type="checkbox"/> <input type="checkbox"/>
D.	Hydro-Massage Therapy Equipment	X	
E.	Other	X	
APPLIANCES			
A.	Dishwashers	X	
B.	Food Waste Disposers		<input checked="" type="checkbox"/>
C.	Range Hood and Exhaust Systems	X	
D.	Ranges, Cooktops, and Ovens	X	
E.	Microwave Ovens	X	
F.	Mechanical Exhaust Vents and Bathroom Heaters	X	
G.	Garage Door Operators	X	
H.	Dryer Exhaust Systems	X	
I.	Other	X	
OPTIONAL SYSTEMS			
A.	Landscape Irrigation (Sprinkler) Systems	X	
B.	Swimming Pools, Spas, Hot Tubs, and Equipment	X	
C.	Outbuildings	X	
D.	Private Water Wells (A coliform analysis is recommended)	X	
E.	Private Sewage Disposal (Septic) Systems	X	
F.	Other	X	

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post-tension slab

Foundation method of inspection: Visual inspection of exterior

Foundation performance: Performing as intended. No significant problems observed

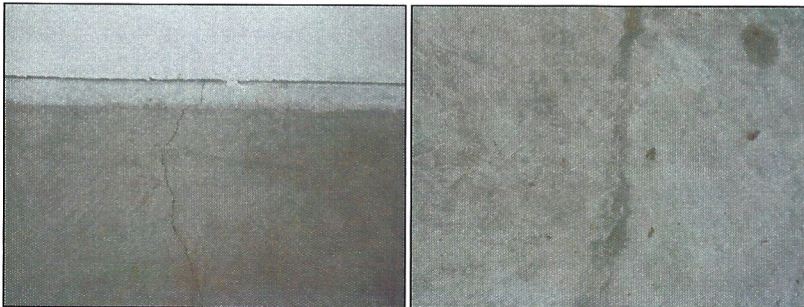
Comments:

The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". The client should understand that inspectors are not professional engineers. This inspection is neither an engineering report or evaluation, nor should it be considered one. Our inspection is based on general observation of the foundation, the inspector's personal experience with similar structures, and is performed without the use of specialized tools or procedures. If any cause for concern is noted on this report, or if you want further evaluation, you should consider contracting a structural engineer of your choice.

Expansive clay soils are common in central Texas. The soil can expand in volume (swell) when wet and can decrease in volume (shrink) when dry. This change in volume in the supporting soil can cause a corresponding reaction to a house foundation. Ensuring a consistent moisture level in the soil should help in maintaining stability of the foundation.

The foundation appeared to provide adequate support for the structure at time of inspection. There was no readily apparent evidence that would indicate adverse performance or significant deficiencies. No significant unlevelled conditions were observed when walking on the ground floor.

Cracks were observed in the parging layer on the garage side(s) of the home. These cracks appear to be typical cracks with no visible displacement. Seal and repair to prevent further flaking and deterioration. (Parging is a surface coat of cement which will not only improve the foundation appearance but will also help keep out moisture and prevent further cracking).



B. Grading and Drainage

Comments:

It is advisable to maintain at least 6 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

The grading surrounding the structure appears adequate to properly drain runoff away from foundation.

C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass/asphalt

Approximate Age of Roof: Estimated, 10-12 Years Old

Roof Viewed From: Walked roof, Ground, Ladder, Viewed from ladder at Eave, Limited Access Due To Roof Height (2 Story)

Comments:

The inspector does not speculate on the remaining life expectancy of the roof covering. Inspection of fastening system at shingle tabs are not inspected as lifting shingles or tiles could damage the covering.

Inspection of the roof surface, attic, and interior spaces should not be interpreted as a certification that this roof is or will be free of leaks, or of its insurability.

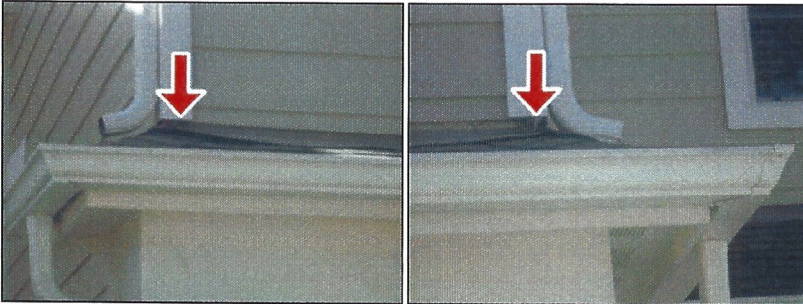
The roof covering appeared in fair condition. No leaks were active at time of inspection. Shingles appeared to be properly fastened.



Tree limbs that are in contact with roof or hanging near roof should be trimmed back 3-5' to prevent any damage to the roof covering.



There were vent, counter or step flashings observed to be raised and improperly sealed. A qualified roofer should reseal and seal these roofing components as needed to prevent any future water penetration.



D. Roof Structures and Attics

Method used to observe attic: Entered attic and performed a visual inspection

Roof Structure: 2 X 4 Rafters

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Roof Ventilation: Ridge vents, Soffit Vents

Attic Access Info: Pull Down stairs

Attic Insulation: Approximate, 7-8 Inches

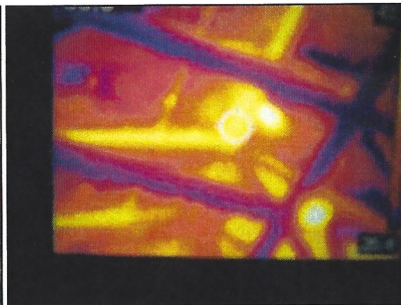
Comments:

Only areas of the attic determined accessible by the inspector are inspected.

The structure was in good condition. No leaks were active or apparent at time of inspection. Insulation determined to be at acceptable levels/depths. At accessible areas inspected.



Fire wall in place.



E. Walls (Interior and Exterior)

Wall covering/siding type: Stone, Wood, Cement fiberboard

Comments:

Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include cosmetic damage. It is recommended that all surfaces be kept well sealed. If the home has stucco cladding the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspectors visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that EIFS stucco clad homes be further evaluated by a qualified EIFS or stucco repair contractor. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew, fungus, etc.

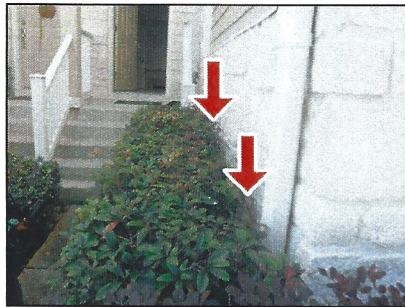
Noted areas of siding trim and edges that have missing or deteriorated caulking. These areas can be a point of water infiltration if not addressed. Noted no evidence at interior sides of home areas with previous water infiltration at time of inspection. Recommend fully and properly sealing all areas affected.



There are joint cracks on the walls in various locations. These cracks appear to be typical settlement/shifting joint cracks with no other visible displacement. Recommend sealing (mortar) crack to prevent moisture incursion and monitor for further settlement/separation



Trim all hedges, ivy and trees away from exterior wall surfaces. Heavy foliage against walls may be conducive to insect, rub or moisture damage. (Limited view of surfaces in these locations)



Seal (grout/caulk) around the tub and shower tile to wall abutment joints in the master bath.



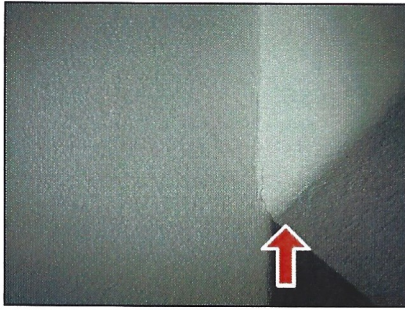
F. Ceilings and Floors

Ceiling Structure: 2X6

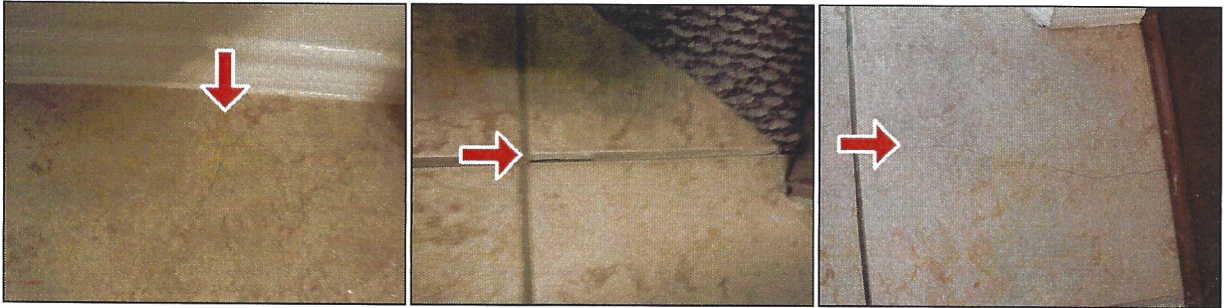
Comments:

Observation of floors are related to structural performance and water penetration only. The inspection does not include obvious damage to carpets, tiles, wood, laminate or vinyl flooring

Cracks on ceiling in various areas, consistent with structural settling. Repair as needed.



Cracks were observed in the tiles of the kitchen guest bath floor. This is common with foundation settling especially during dry months or drought. See foundation section for any maintenance recommendations.



G. Doors (Interior and Exterior)

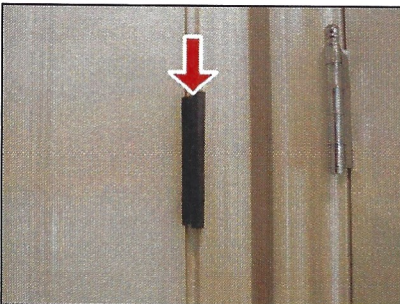
Comments:

Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or the latches may need adjustment.

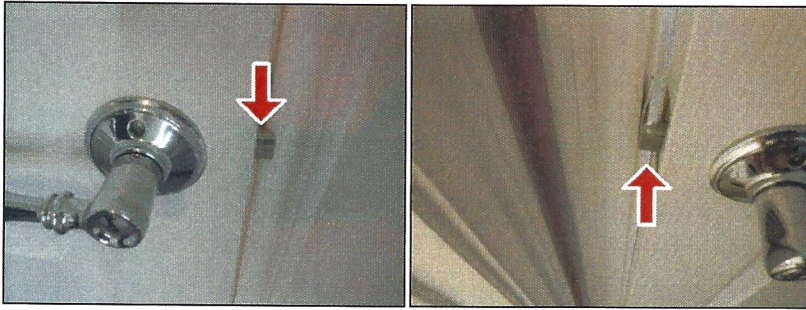
All accessible doors were operated and found to be functional. Doorbell system present and operational with concerns noted.

Recommend replacing all missing door stops.

The occupant door leading from the attached garage into the house is not self closing. I recommend installing/adjusting self closing hinges on the door leading from the garage to the living space as a safety feature to prevent exhaust gases (car, appliance) from entering the house.



Door does not close/latch properly into strike plate at the master bedroom, upstairs right rear guest bedroom door(s).



Noted in the master bedroom door is not plumb. Door attempts to close with no assistance and has door wedge currently holding door open. Recommend having door properly re-hung and aligned to operate as designed.



H. Windows

Window Type: Aluminum Frame, Double Pane

Comments:

All accessible windows are operated normally to determine functionality. Windows that are blocked by occupant storage/furnishings are not lifted. Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection.

All accessible windows were opened and found to be in operable condition.

The glazing between glass panes are failing at some windows located upstairs rear right window (condensation/fogging between panes). Double-pane windows have a layer of gas -- usually, argon or air -- trapped between the two panes of glass and should be insulated enough to prevent the accumulation of condensation. If this type of window appears misty or foggy, it means that its seal has failed and the window needs to be replaced. Evidence of a failed insulated glass seal varies daily with changes in temperature and atmospheric conditions which can make it difficult to identify all actually failed window seals at day of inspection.

Why Double-Paned Windows Fail: Solar (Thermal) Pumping

Although double-paned windows appear to be stable, they actually experience a daily cycle of expansion and contraction caused by thermal pumping. This process occurs when sunlight heats the air space between the panes and causes the gas there to heat up and pressurize. Expanding gas cannot leave the chamber between the panes, and causes the glass to bulge outward during the day and contract at night to accommodate the changing pressures. This motion acts like the bellows of a forge, pumping minute amounts of air in and out of the air space between the panes. Over time, the constant pressure fluctuations caused by thermal pumping will stress the seal and challenge its ability to prevent the flow of gas in and out of the window chamber. If it is cold enough, incoming humid air has the potential to condense on the window's surface.