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INSPECTED FOR

John Raines
6575 Rambler Ct
Spring, TX 77386

April 1, 2021

PROPERTY CONDITION REPORT

Prepared For: John Raines
(Name of Client)

Concerning: 6575 Rambler Ct, Spring, TX 77386
(Address of Inspected Property)

By: Matthew Brading, Lic #TREC # 22654 04/01/2021
(Name of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property condition 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.

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 inspection does NOT imply insurability or warrantability of the structure or its components.

This inspection is not an exhaustive inspection of all of the systems or components and is intended to help discover major defects. The inspection may not reveal all deficiencies. An inspection helps to reduce some of the risk involved in building a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance.

When a deficiency is reported, it is the client's responsibility in having the repairs performed by those parties reasonable for the repairs. Any such follow-ups or repairs should take place before the project progresses to a point that make the repairs impossible or unpractical. Evaluations by other qualified tradesmen may lead to the discovery of additional deficiencies.

The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not

This confidential report is prepared exclusively for John Raines on 04/01/2021.

represented with digital imaging.

Building Orientation (For Purpose Of This Report Front Faces): **West**
Weather Conditions During Inspection: **Sunny**
Outside temperature during inspection: **60 ° to 70 ° Degrees**
Parties present at inspection: **Buyer**

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY; John Raines. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

STRUCTURE TYPE: Two Story

FOUNDATION TYPE: Slab on Ground

FRAMING

Bottom Plate Anchorage Type: **Straps and Bolts**
Does the bottom sill plate have decay preservative treated?: **Yes**
Exterior walls double platted and joints offset?: **No**
Type of exterior wall bracing: **Structural Sheathing**
Baring wall stud size: **2 x 4 and 2 x 6**
Baring Wall Stud Spacing: **24-inch on center**
Do notching & boring of load baring walls meet requirements?: **Yes**
Lintels properly installed above windows and doors?: **No**
Exterior masonry in place at the time of this inspection. **No**
Is the exterior wall flashing properly installed?: **No**

Non-Bearing walls Size: **2 x 4**
Non-Bearing wall Spacing: **24-inch on center**
Do drilling & notching of non-load walls meet requirements?: **Yes**
Are windows and doors framed with Jack Studs and Trimmers?: **Yes**

ROOF STRUCTURE DESIGN TYPE: Rafter Assembly

RAFTER:

Size: **2 x 8**
Spacing: **24-inch on center**

PURLINS

Size: **2 x 8**
Purlins properly supported: **Yes**

RIDGE BOARD

Size: **2 x 10**

HIP RIDGE BOARD

Size: **2 x 10**

CEILING JOISTS

Size: **2 x 6 and 2 x 10**
Spacing: **24-inch on center**

ROOF SHEATHING

Material Type: **Ply-wood Sheathing with Radiant Barrier**
Thickness: **1/2-inch**

ATTIC VENTILATION

Does roof ventilation meet current building standards?: **Yes**

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ROOFING MATERIAL TYPE: Composition

FLASHING

Drip edge flashing in place?: **Not in all areas**
Drip edge flashing properly installed under felt?: **Yes**
Rack flashing details properly installed over the felt?: **Yes**

ELECTRICAL

Service provided to structure by: **Underground Wire Service**
Service Size: **Inaccessible at the time of the inspection**
Panel Box Location: **Garage**
Number of Panels: **1**
Are the branch service wires properly separated in the wall cavity?: **Yes**
Are the branch wires properly entering into the panel box?: **Yes**

HEATING, COOLING AND VENTILATION COMPONENTS

Heating Equipment

Energy Source: **Gas**
Number of Units: **1**
Location of units: **Attic**

Central Cooling:

Condenser / Coil in place: **No**

Attic mounted: Walkway decked to unit (Min. 22" Wide): **Yes**
Attic mounted: 30" work clearance on control side of unit: **Yes**
Attic mounted: Service Light & Receptacle: **Yes**

Ductwork

Type: **Flexible Duct System**
Is the ductwork properly installed?: **Yes**

PLUMBING

Water Supply: **Public Supply**
Waste: **Public System**

Water distribution material: **CPVC - Chlorinated Polyvinyl Chloride**
Plumbing Properly Vented: **Yes**
Are roof level vent stacks painted to help protect from UV breakdown?: **No**
Water lines properly secured to studs or ceiling joists to help prevent knocking and banging?: **Yes**
Water lines and waster pipes properly protected from fastener "nail" damage?: **Yes**

WATER HEATING EQUIPMENT

Energy Source: **Gas**
Number of units: **2**
Size: **40 Gallons**
Location: **Attic**

MECHANICAL EXHAUST SYSTEM

Are bathroom and utility mechanical exhaust vents terminated to the exterior of the house?: **Yes**

DRYER EXHAUST SYSTEM

Does the dry exhaust system meet current mechanical installation standards?: **Yes**

I. STRUCTURAL SYSTEMS

A. Grading and Drainage

- **Reminder: IRC Foundation Drainage - R401.3 Drainage.**
Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).
Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be provided to ensure drainage away from the structure.
- Poor to negative site drainage was observed on various locations around the structure. Proper drainage is needed to help prevent water from standing and/or pooling next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.

B. Foundations

- The poly bond breaker / flashing detail for the foundation veneer ledge does not properly cover the veneer edge on the front and back sides of the structure.



- There are not enough anchor bolts or straps in place in the hall bathroom, dining room, breakfast area and master bedroom closet. Under current code requirements bottom plates shall be anchored to the foundation with anchor bolts or strap spaced a maximum of 6 feet on center. There should be a minimum of two bolts or straps per plate section with one bolt or strap located not more than 12 inches or less than seven bolt diameters from each end of the plate section.



C. Roof Covering Materials

General Photos of Roof



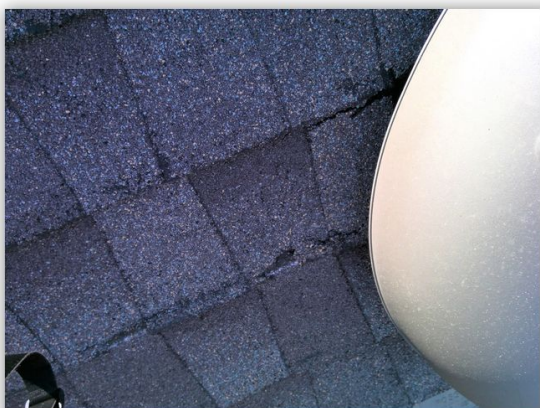
Note: When D (**D=Deficient**) is marked. It is recommended that all of the roofing material and its components be fully evaluated by a Qualified Roofing Specialist, prior to the expiration of any time limitations such as option or warranty periods.

- Damaged shingles were observed on the front side of the roof structure.





- Damaged shingles were observed on the back side of the roof structure.
- One or more of the shingles were observed to be lifting on the back side of the roof structure.



- Poorly adhered ridge cap shingles observed at the back side of the roof structure.



- **Note:** Roof fasteners (nails and/or staples) were observed to be exposed and should be properly sealed at the ridge caps and flashing areas.



- A toe board was observed to be nailed to the shingles at the back side of the structure. Recommend removing the toe board and repairing any damaged shingles.



Flashing Details

- Poorly installed drip edge flashing observed at the back side of the structure.



- Missing drip edge flashing observed at the front and back sides of the structure.



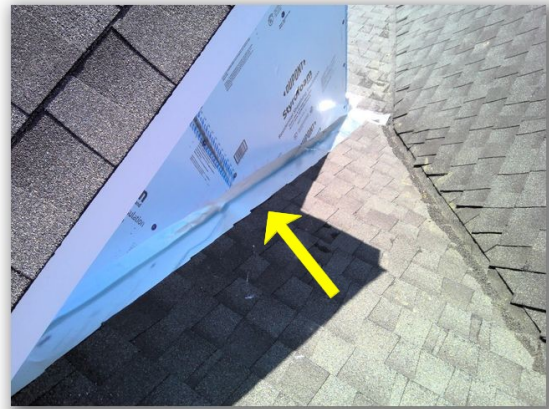
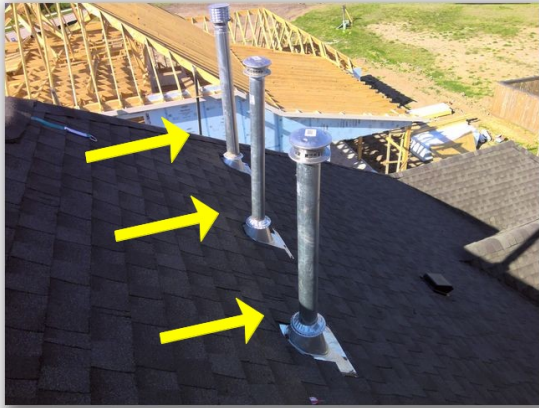
- Poorly installed flashing observed at the front and back sides of the structure.



- One or more of the flashing detail flanges are not properly set into the roofing material. This condition needs to be corrected to help prevent water intrusion at this points.



- Recommend painting all metal flashing & flues to help prevent rust/deterioration.



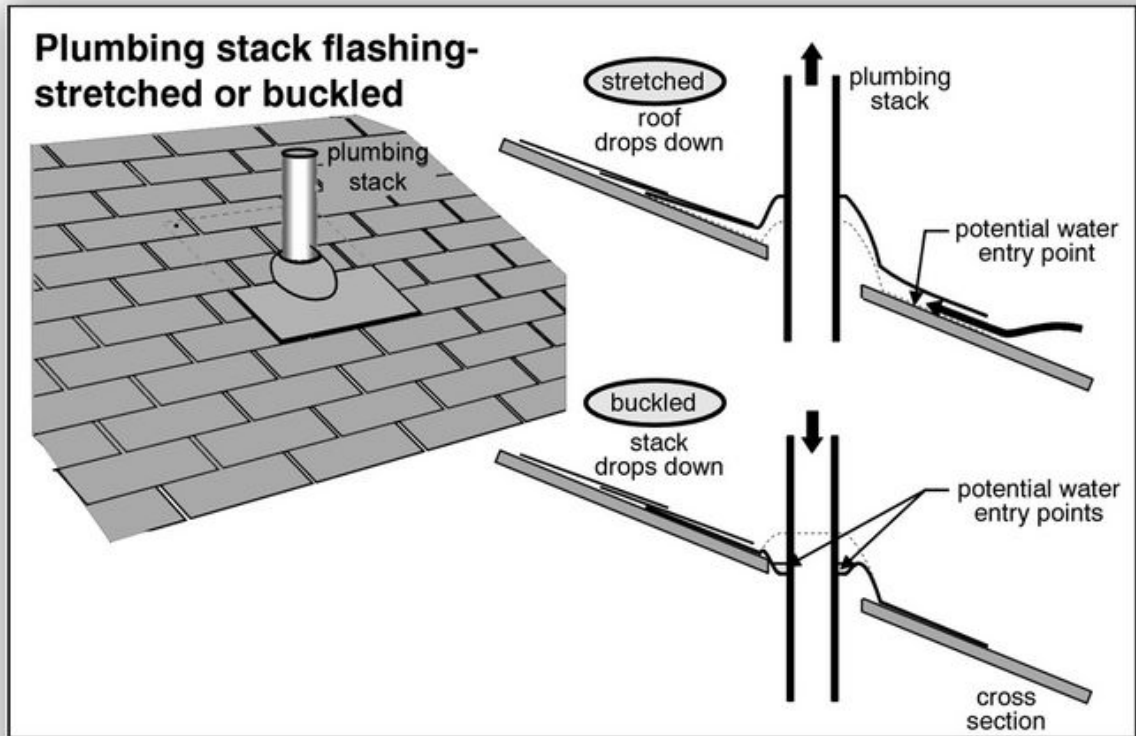
- The flashing is lifting and/or pulling loose and should be re-secured on the left side of the roof structure.

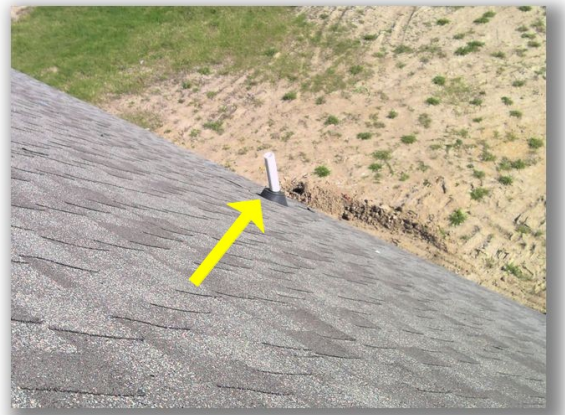


- The storm collar(s) at the roof level gas equipment vent pipe(s) need to be properly sealed to help prevent water intrusion into the structure.



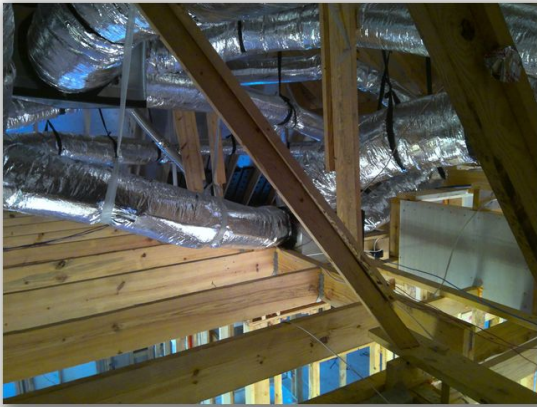
- One or more of the roof level plumbing vent stack flashing details are buckled downward around the plumbing stack. This condition could allow water penetration at this point and corrective measures are recommended.





D. Roof Structure and Attics

General Photo(s) of Roof/Attic Structure



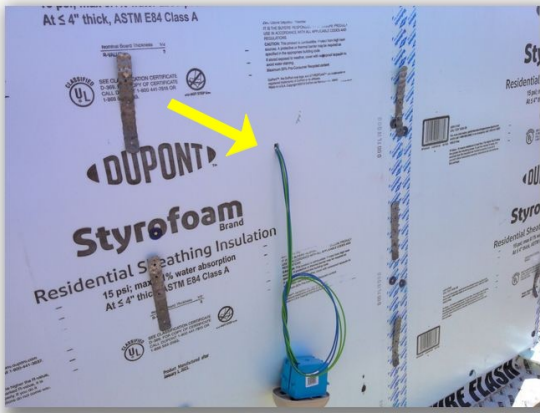
Roof Sheathing

- Some roof sheathing (decking) deterioration and/or damage was observed in one or more locations.

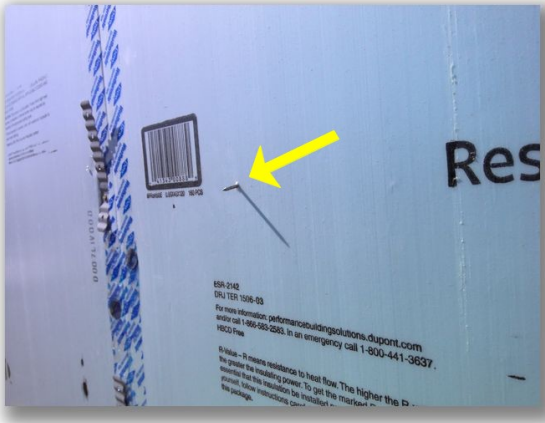


E. Exterior Surfaces

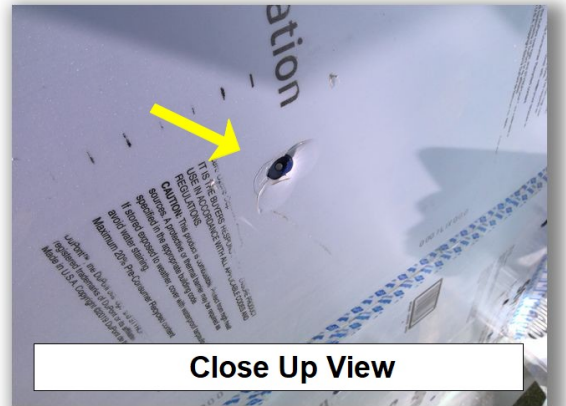
- No tape flashing observed for one or more wall penetrations at the front, right & left sides of the structure.



- The holes and/or openings (utility, doors, windows, etc.) in the exterior sheathing / weather barrier should be properly sealed (mastic or tape) on the right and left sides of the structure.



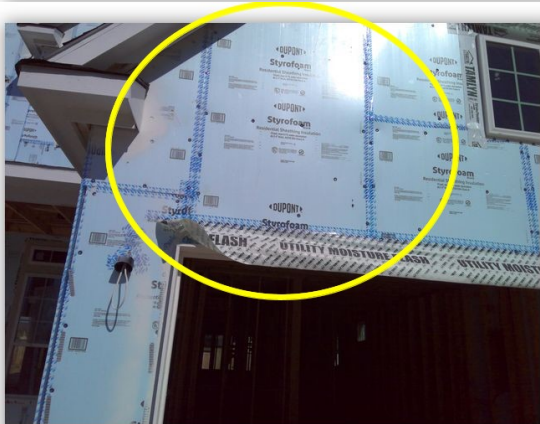
- The over driven nails in the exterior sheathing / weather barrier should be properly sealed (mastic or tape) on the above front garage area of the structure.



Damaged frieze board observed at the front of the structure.



- There are not enough veneer ties “brick-ties” in place on various locations of the structure. Under current building standards, each tie shall support not more than 2.67 square feet of wall area and shall be spaced not more than 32 inches on center horizontally and 24 inches on center vertically.





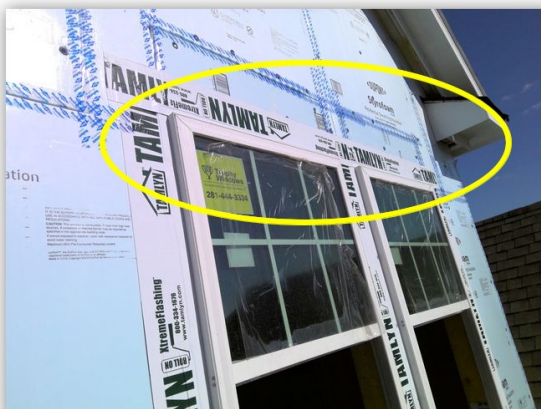
Missing sheathing and/or blocking observed at the front and back sides of the structure.



- There is no visible through wall "head" flashing details install above the exterior doors on the front and back sides of the structure. Under current building standards, through wall "head" flashing is required to be installed to help prevent water intrusion from occurring at this point.



- There is no visible through wall "head" flashing details install above the exterior windows on the front side of the structure. Under current building standards, through wall "head" flashing is required to be installed to help prevent water intrusion from occurring at this point.

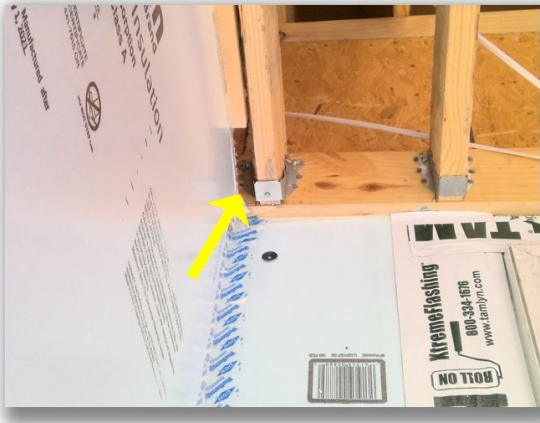


Poorly installed Z flashing observed over the windows in att the back of the structure.



F. Framing

- One or more joist hanger(s) do not have enough fasteners (nails) installed in the front porch area.



- One or more joist hanger(s) do not have enough fasteners (nails) installed in the laundry room.



- One or more joist hanger(s) do not have enough fasteners (nails) installed in the kitchen.



- One or more joist hanger(s) do not have enough fasteners (nails) installed in the under under stairway closet.



- Missing cripple stud observed in the living room.



- One or more of the wall studs was observed to be bowed in the living room. This condition should be corrected prior to installing the drywall finish.



- Missing or gaps in the insulating foam were observed in the upstairs front middle bedroom.
- Missing or gaps in the insulating foam were observed in the living room.



G. Windows

- Cracked and/or broken window glass was observed in the master bathroom.



- The tape flashing is not properly installed at and around one or more of the windows on the front side of the structure above front entry door.



H. Stairways

All components were found to be performing and in satisfactory condition on the day of the inspection.



II. ELECTRICAL SYSTEMS

A. Service Entrance Components

General Photo(s) of Grounding & Bonding



- No secondary grounding rod was observed at the time of inspection. This does not meet current building standards. Further evaluation is recommended.
- No concrete encased grounding electrode (Ufer ground) was observed at the time of inspection. This does not meet current building standards. Further evaluation is recommended.



B. Panels / Electrical Cabinets



- The panel box does not properly set out 1/2-inch from the wall stud in the gameroom.



C. Branch Circuit Wiring / Boxes / Devices

- Striker plates are needed to help protect the electrical branch circuit wiring from fastener (nail or screw) damage in various locations throughout the structure. Bored holes in framing members for wiring shall be located not less than 1 ¼ inches from the edge of the framing member or shall be protected with a minimum 0.0625-inch steel plate or sleeve, a listed steel plate or other physical protection.
- Striker plates are needed to help protect the electrical branch circuit wiring from fastener (nail or screw) damage in the upstairs front middle bedroom.



- The electrical junction box does not properly set out 1/2-inch from the wall stud in the gameroom.



General Photo(s) of Smoke & Carbon Monoxide Locations





III. MECHANICAL SYSTEMS

A. Heating & Cooling Equipment

General Photo of AC Condenser Location.

Note: Condenser not installed at the time of inspection.



General Photo of Heating System

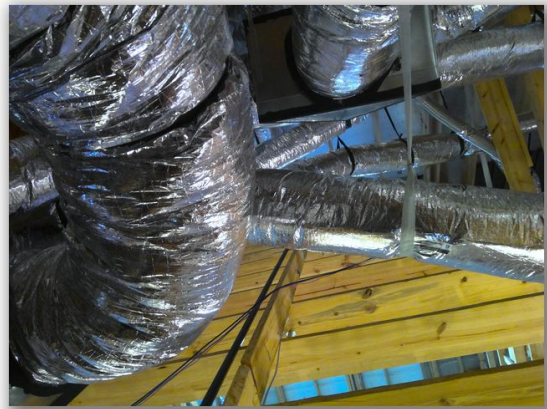
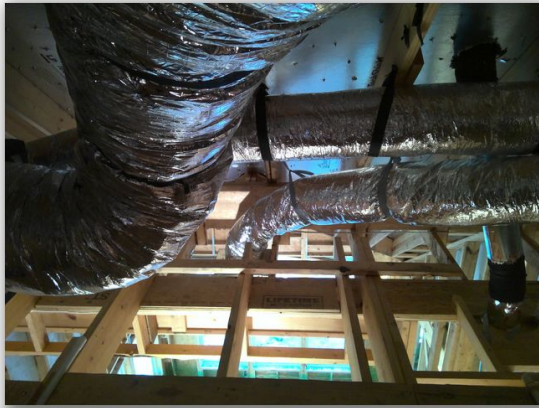


B. Duct System, Chases, and Vents

- Ducts that are touching should be separated by insulation to help prevent condensation.



General Photo(s) of duct work



C. Mechanical Exhaust Systems

General Photo(s) of Mechanical Exhaust System





- No mechanical exhaust fan was observed in the laundry room area.



D. Range Exhaust Systems

General Photo(s) of Range Exhaust System



E. Dryer Exhaust System

General Photo(s) of Dryer Exhaust System



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems, Drains, Waste and Vents

General Photo(s) of Water Main & Main Plumbing Cleanout



General Photo(s) of Laundry Connections



Note: No shower pans were installed at the time of inspection.



- One or more of the plumbing stacks are capped at the roof level termination.



B. Water Heating Equipment

Note: Although not considered deficient, CPVC valves used at the water heater have a history of failure and replacement with a metal valve is recommended.



Water Heater – Energy Source: Gas
Location: Attic
Approximate Capacity: 40 Gallons
Approximate Age: 2021 Approximate Design Life: 15 years
Brand Name: Rheem

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



Water Heater – Energy Source: Gas

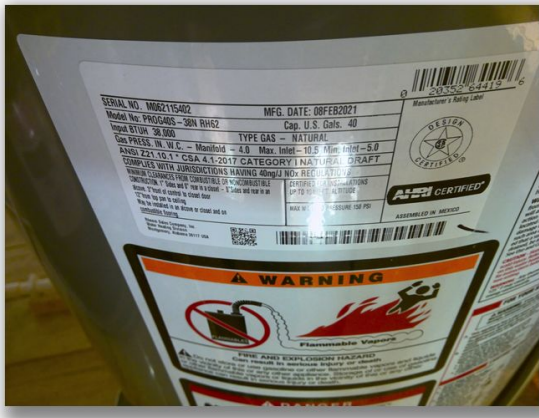
Location: Attic

Approximate Capacity: 40 Gallons

Approximate Age: 2021 Approximate Design Life: 15 years

Brand Name: Rheem

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. SCOPE OF SERVICES

1. In exchange for the Inspection Fee paid by John Raines, the Inspector agrees to provide the Client with an property condition report setting out the Inspector's professional opinions concerning the condition of the property further described in the report. The inspection will be performed with the use of Generally Accepted Trade Practices, the International Residential Code for One- and Two-Family Dwellings (IRC), and National Electrical Code (NEC) NFPA-70. The Inspector will attempt to identify major defects and problems with the property. However, Client acknowledges that the property condition report may not identify all defects or problems.
2. It is Client's duty to exercise reasonable care to protect himself or herself regarding the condition of the subject property, including those facts which are known to or within the diligent attention and observation of Client. The inspection is based upon the inspector's training, experience and professional judgment. Every building is different and the inspectors must rely upon their skills as inspectors to make decisions taking into account field conditions, which may include, but not limited to, completeness of the construction at the time of the inspection, site conditions, uniqueness of special architectural designs or construction, type of construction and visual accessibility.
3. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector, without hazard or harm to the inspector, at the time of the inspection as set out in the property condition report. The Inspector will not remove walls, floors, wall coverings, floor coverings, insulation or other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the property condition report are excluded.
4. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
 - The item is performing its intended function at the time of the inspection;
 - The item is in need of replacement or repair; or
 - Further evaluation by an expert is recommended.

II. PROPERTY CONDITION REPORT

1. The property condition report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. By accepting the property condition report, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or 100% compliance with all codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
2. The property condition report is not a substitute for disclosures by builders or sub-contractors. Said disclosure and statements should be carefully considered for any material facts that may influence or effect the desirability and/or market value of the Property.
3. As noted above, the property condition report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By excepting this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. DISCLAIMER OF WARRANTIES

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

By accepting the property condition report, The Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing phase inspection services if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. Client acknowledges being given the opportunity to have this Agreement reviewed by counsel of his or her own choosing and further acknowledges the opportunity of hiring a different Inspector to perform the Inspection. By accepting this Agreement,

This confidential report is prepared exclusively for John Raines on 04/01/2021.

Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

V. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

Excluded from this inspection are any of the building's systems, structure, or components, which are inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of the inspector, or the Client(s) have agreed to not be inspected. The following are excluded from the scope of this real estate inspection unless specifically agreed otherwise between the Inspector and Client(s).

1. Determining compliance with: installation guidelines, manufacturers' specifications, 100% code compliance, local ordinances, zoning regulations, Americans With Disabilities Act, covenants, or other restrictions, including local interpretations thereof.
2. Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers information, (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, vendors, consultants, homeowner or similar association, attorneys, agents or brokers.
3. Geotechnical, engineering, structural, architectural, design, geological, hydrological, seismic, land surveying or soils-related examinations.
4. Examination of conditions related to animals, birds, rodents, insects, wood destroying insects, organisms, bio-organic growth, mold, and mildew or damage caused thereby.
5. Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties or neighbors.
6. Certain factors relating to any systems, structures, or components of the building, including, but not limited to: adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, applicability, marketability, quality, or advisability of purchase.
7. Environmental hazards or conditions, including, but not limited to, the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; or toxic, reactive, combustible, corrosive contaminants, wildfire, windstorm, geologic, floods or damage caused thereby.
8. Examining or evaluating inaccessible fire resistive/proofing, damp/waterproofing or weather-protection characteristics of any system, structure or component of the building.
9. Systems, structures, or components not specifically identified in the written inspection report.
10. Negotiating with builders, contractors or any other person acting as the owner's representative unless specifically contracted and incorporated into a separate agreement and fees schedule for such service.

VI. DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

VII. ATTORNEY FEE'S

The Inspector and John Raines agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

VIII. EXCLUSIVITY

The Property Condition Report is to be prepared exclusively for John Raines and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with the builder, sub-contractor, real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Property Condition Report may be released with written consent of both contractual parties.