

Punch Inspection Services

Property Inspection Report



5150 Wisteria Lane, The Woodlands, TX 77XXX

Inspection prepared for:

Date of Inspection: 10/22/2014 Time: 9:00 am

Age of Home: 2014-2015 Size: 3380 sq/ft

Weather: Clear

House faces: East

Temperature at arrival: 69 Degrees

Present at inspection: Client

Inspector: Michael Missler

TREC License #8902

Phone: 281-802-6567

Email: mike@punchtexas.com

www.punchtexas.com (under construction)



PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

5150 Wisteria Lane, The Woodlands TX, 77XXX

(Address or Other Identification of Inspected Property)

By:

Michael Missler, TREC License #8902

10/22/2014

(Name and License Number of Inspector)

(Date)

(Name and 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 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 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.

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.

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

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; 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 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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

I. STRUCTURAL SYSTEMS

| | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|----------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Foundations |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|----------------|

Type of Foundation(s): Post Tension Foundation

A visual inspection was performed on the foundation forms and make up (dimensions[if plans available]/cables/fasteners/moisture barrier) during inspection.

Comments:

- "Cat Heads" are not installed on the post tension cable ends. Installation recommended to prevent potential for the cables to pull back into the form during concrete install.
- Underpinning is missing in some locations, most notably in the right elevation near the water line. Repairs are typically undertaken during concrete install.
- Form floats for the porches and garage are not installed during this inspection. Repairs required prior to concrete install.
- Brick ledge form boards are not installed during this inspection. Repairs required prior to concrete install.
- Minor voids are present in the poly joints. Repairs recommended.
- Minor amounts of debris and clumps of mud are present in the base of some beams, most notably in the far right beam. Removal recommended prior to concrete install.
- The left elevation form boards do not appear to be installed at the proper length. The beam detail indicates the forms should measure 62' 10 1/2" from front to rear. The measurement observed during the inspection is 62' 7 1/2". Further evaluation recommended and repairs as needed.
- Upper reinforcement rebar in the rear elevation of the form (right of the bay window) has become unsecured and one end is resting in the base of the beam. Repairs recommended.
- The beam depths of the porches and garage slopes do not appear to be correct. The beam detail indicates beams to be 30" in depth. Further evaluation recommended and repairs as needed.



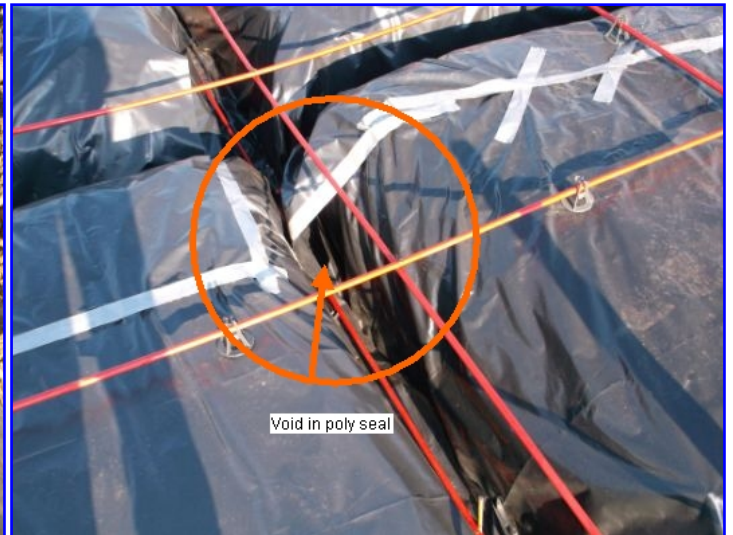
I=Inspected

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

| I | NI | NP | D |
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- B. Grading and Drainage
- C. Roof Covering Materials
- D. Roof Structures and Attics
- E. Walls (Interior and Exterior)
- F. Ceilings and Floors
- G. Doors (Interior and Exterior)
- H. Windows
- I. Stairways (Interior and Exterior)
- J. Fireplaces and Chimneys
- K. Porches, Balconies, Decks, and Carports
- L. Other

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels
- B. Branch Circuits, Connected Devices, and Fixtures

Comments:

• Note: A concrete encased grounding electrode (UFER) is installed. These systems are only applicable when the foundation concrete is in direct contact with bare earth. Further evaluation recommended and repairs as needed as this installation has been know to cause serious damage to foundations when lightning makes contact with the earth in close proximity to foundations.

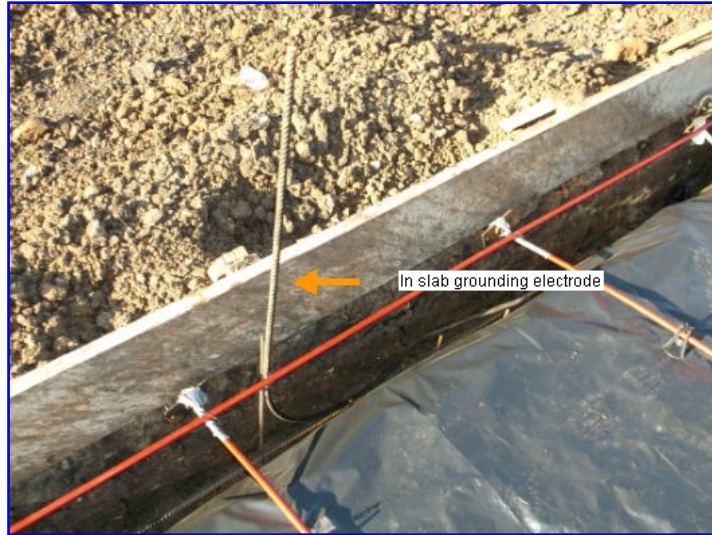
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| I | NI | NP | D |
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- A. Heating Equipment
- B. Cooling Equipment
- C. Duct System, Chases, and Vents

IV. PLUMBING SYSTEMS

- A. Water Supply System and Fixtures
- B. Drains, Wastes, and Vents
 - Comments:
 - All drains, wastes, and vents appear to be properly installed for the plan at time of inspection.
- C. Water Heating Equipment
- D. Hydro-Massage Therapy Equipment

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| I | NI | NP | D |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | E. Other |
|--------------------------|--------------------------|-------------------------------------|--------------------------|----------|

V. APPLIANCES

| | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|----------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A. Dishwashers |
|--------------------------|--------------------------|-------------------------------------|--------------------------|----------------|

| | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. Food Waste Disposers |
|--------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------|

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|--------------------------|--------------------------|-------------------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | C. Range Hood and Exhaust Systems |
|--------------------------|--------------------------|-------------------------------------|--------------------------|-----------------------------------|

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|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. Ranges, Cooktops, and Ovens |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | E. Microwave Ovens |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Mechanical Exhaust Vents and Bathroom Heaters |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | G. Garage Door Operators |
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|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | H. Dryer Exhaust Systems |
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|--------------------------|--------------------------|-------------------------------------|--------------------------|----------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I. Other |
|--------------------------|--------------------------|-------------------------------------|--------------------------|----------|

VI. OPTIONAL SYSTEMS

| | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A. Landscape Irrigation (Sprinkler) Systems |
|--------------------------|--------------------------|-------------------------------------|--------------------------|---|

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|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. Swimming Pools, Spas, Hot Tubs, and Equipment |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--|

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|--------------------------|--------------------------|-------------------------------------|--------------------------|-----------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | C. Outbuildings |
|--------------------------|--------------------------|-------------------------------------|--------------------------|-----------------|

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

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

E. Private Sewage Disposal (Septic) Systems

F. Other

Report Summary

| STRUCTURAL SYSTEMS | | |
|--------------------|-------------|--|
| Page 3 Item: A | Foundations | <ul style="list-style-type: none"> • "Cat Heads" are not installed on the post tension cable ends. Installation recommended to prevent potential for the cables to pull back into the form during concrete install. • Underpinning is missing in some locations, most notably in the right elevation near the water line. Repairs are typically undertaken during concrete install. • Form floats for the porches and garage are not installed during this inspection. Repairs required prior to concrete install. • Brick ledge form boards are not installed during this inspection. Repairs required prior to concrete install. • Minor voids are present in the poly joints. Repairs recommended. • Minor amounts of debris and clumps of mud are present in the base of some beams, most notably in the far right beam. Removal recommended prior to concrete install. • The left elevation form boards do not appear to be installed at the proper length. The beam detail indicates the forms should measure 62' 10 1/2" from front to rear. The measurement observed during the inspection is 62' 7 1/2". Further evaluation recommended and repairs as needed. • Upper reinforcement rebar in the rear elevation of the form (right of the bay window) has become unsecured and one end is resting in the base of the beam. Repairs recommended. • The beam depths of the porches and garage slopes do not appear to be correct. The beam detail indicates beams to be 30" in depth. Further evaluation recommended and repairs as needed. |