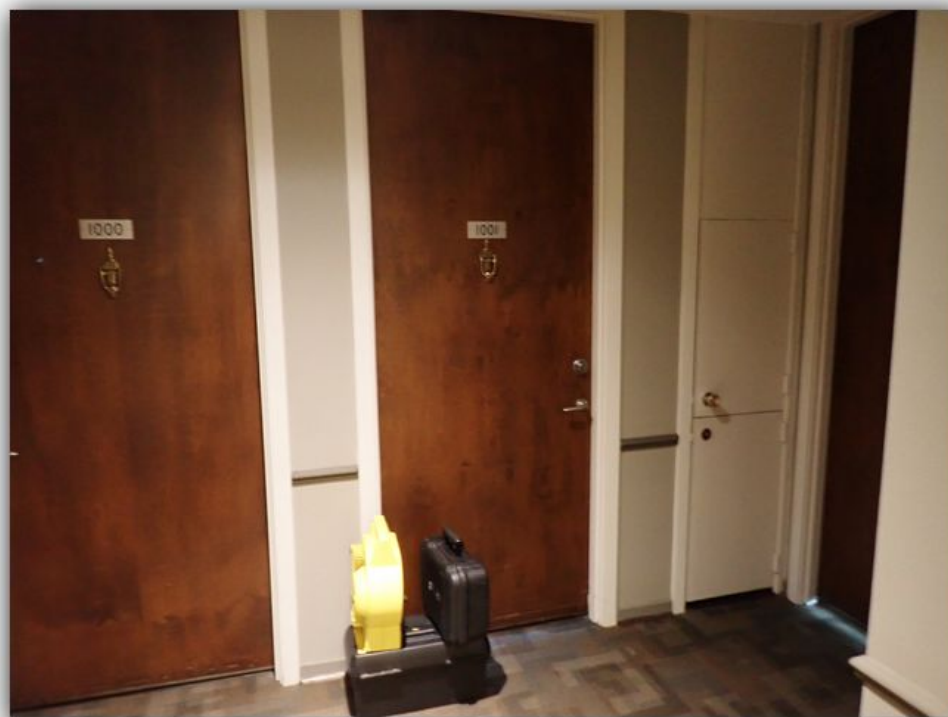




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INSPECTED FOR

Chris & Kristin Cothran
3614 Montrose Blvd Unit 1001
Houston, TX 77006

March 19, 2026



PROPERTY INSPECTION REPORT FORM

Chris & Kristin Cothran

Name of Client

03/19/2026

Date of Inspection

3614 Montrose Blvd Unit 1001, Houston, TX 77006

Address of Inspected Property

Joshua Gibson

Name of Inspector

23054-PI

TREC License #

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.*

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

Inspection Time In: **9 am** Time Out: **11:45 am** Property was: **Vacant**
Building Orientation (For Purpose Of This Report Front Door Faces): **South**
Weather Conditions During Inspection: **Sunny**
Outside Temperature During Inspection: **60 ° to 70 ° Degrees**
Parties Present at Inspection: **Buyers Agent**

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Chris & Kristin Cothran. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or
- (vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or

- similar devices;
- (F) designate conditions as safe;
 - (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
 - (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
 - (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
 - (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
 - (K) operate recirculation or sump pumps;
 - (L) remedy conditions preventing inspection of any item;
 - (M) apply open flame or light a pilot to operate any appliance;
 - (N) turn on decommissioned equipment, systems or utility services; or
 - (O) provide repair cost estimates, recommendations, or re-inspection services.

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 inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

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.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

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. ***This report is not to be used by or for any property and/or home warranty company.***

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

I=Inspected

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Highrise / Tower / Multi-Story Structure

Comments:

Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to contain no significant unlevelness.

Additional Observations and/or Comments:

Note: Due to the nature of this property (condominium, apartment, or multi-story structure), a comprehensive evaluation of the entire foundation is beyond the scope of this inspection. If there are any concerns regarding the foundation or structural performance, it is recommended to consult a licensed structural engineer for a full assessment.

Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

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B. Grading and Drainage

Comments:

Note: The grading/drainage was not inspected due to the type of structure and property.

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C. Roof Covering Materials

Type(s) of Roof Covering: N/A

Viewed From: N/A

Comments:

Note: The roof covering is inaccessible and was not viewed or inspected due to the type and location of the property. It is recommended to have the roof fully evaluated by a certified roofing contractor prior to the end of any option/warranty period.

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This

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inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

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D. Roof Structures and Attics

Viewed From: No attic space due to roof structure design.

Approximate Average Depth of Insulation: N/A

(**Note:** Generally recommended depth of attic floor insulation is approximately 10+ inches to achieve a R30 rating.)

Insulation Type: N/A

Description of Roof Structure: Rafter Assembly , Unable To Determine

Attic Accessibility: Partial

Comments:

Note: There is no attic access due to the type and location of the property.

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E. Walls (Interior and Exterior)

Comments:

Description of Exterior Cladding: Wood Type Veneer, Hard Coat Stucco

Interior Walls & Surfaces

- Wall surface damage was observed in several locations.
- Several locations of cosmetic repair (texture, caulk, paint) are recommended.
- Damage to the cinder block wall was observed in the secondary bedroom closet.
- Water stains and damage were observed on the wall finishes in the bedroom hallway closet, primary bedroom. It is recommended to investigate the source of moisture and make necessary repairs to prevent further deterioration (If necessary).
- Water stains were observed on the walls in the primary and secondary bedroom. It is recommended to identify and address the source of moisture (if necessary) to prevent further damage.
- The closet shelf support is loose in the guest bedroom closet.

Note: There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

Notice: Due to the property being built prior to 1978, it is possible the interior walls contain lead based paint, which is known to cause health problems. Testing for lead based paint is beyond the scope of a general home inspection. If any concerns exist as to whether lead based paint is present in the home, it is recommended to obtain any documentation from the seller/homeowner or have a lead based paint test performed.

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Stucco (Hard Coat or EIFS) Observation and Opinions

There is a stucco type product installed as the exterior veneer / cladding for this structure. Due to the known general misapplication of residential stucco products, associated deficiencies and water intrusion problems; full evaluation of this product requires a specialty inspection from a Properly Certified Third Party Stucco Inspector.

At this time a general limited visually based survey of the accessible exterior stucco veneer / cladding will be performed without the use of any specialized tools or procedures. The Inspectors findings will be listed below but all possible deficiencies will not be limited to the following:

- Some discoloration and/or staining of the stucco type veneer/cladding was observed on the north side of the structure.
- The stucco finished wall on the north side of the structure lacks a continuous drainage plane behind the cladding. This omission can impede the proper drainage of incidental moisture that may penetrate the cladding, increasing the risk of water damage to the underlying sheathing and framing. A drainage plane or drainage material is required between the water-resistive barrier and the exterior cladding in certain climate zones when wood-based sheathing is used. In Climate Zones A and C, which include moist and marine climates, this requirement is mandatory for structures clad with cement plaster (stucco) over wood-based sheathing .



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F. Ceilings and Floors

Comments:

Ceilings

- Water stains were observed on the ceiling(s) in the front entrance area, living room, primary bedroom closet, guest bedroom, living room closet and guest bedroom closet. It is recommended to identify and address the source of moisture (if necessary) to prevent further damage.

Note: There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.



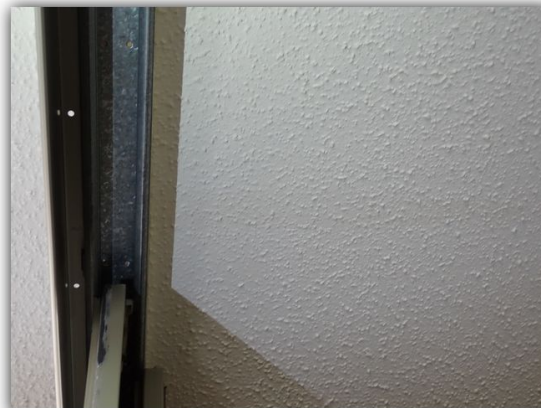
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Floors

- The floor tile(s) were observed to be cracked and/or damaged in the kitchen.
- The floor covering is worn and/or damaged in one or more locations of the home.
- The floor covering is stained in one or more locations of the home.
- Buckling was observed in the carpet material at one or more locations throughout the home. This condition may present a trip hazard and can worsen over time if not addressed. For safety and appearance, it is recommended that the carpet be professionally re-stretched and secured.



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G. Doors (Interior and Exterior)

Comments:

Interior Doors

- Several locations of cosmetic repair (texture, caulk, paint) are recommended.
- The door at the following location(s): bedroom hallway, is not latching properly. This may be due to misalignment, worn hardware, and/or damage to the latch mechanism, which can affect functionality.
- The door at the following location(s): guest bedroom, is sticking, making it difficult to open or close smoothly. This issue may be caused by swelling due to moisture, misalignment, or worn hardware.
- Surface damage was observed to the door in the several locations.
- The door hardware is loose to the primary bedroom, primary bedroom closet.
- The closet door is off track in the guest bedroom closet.
- The glass in the guest bedroom closet door(s) were observed to be cracked and/or damaged.
- The door frame is damaged to the primary bathroom.

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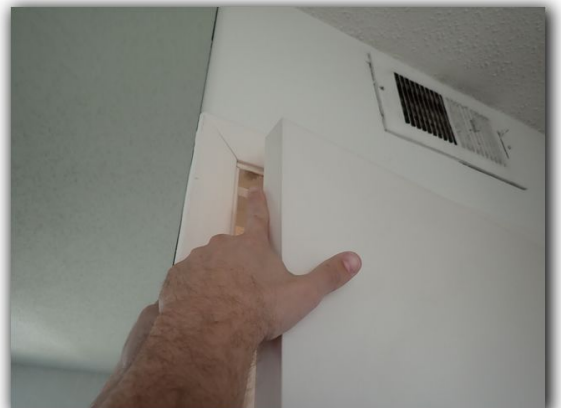
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Exterior Doors

- Surface damage was observed to the door in the front entry door.

Note: There is no screen on the balcony sliding glass door.



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H. Windows

Comments:

Window Screens

- There are no window screens in place at the time of this inspection.

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Windows

- Water stains were observed at and/or around the window(s) in the following area(s): primary and guest bedroom. This may indicate past or ongoing moisture intrusion. The source of the staining should be investigated by a qualified professional, and appropriate repairs made to prevent further damage and ensure the area remains dry.
- The window sill(s) in the following area(s): primary and guest bedroom, show signs of deterioration and/or damage. This may be due to moisture intrusion, age, or general wear and tear. Repairs or replacement by a qualified contractor are recommended to restore proper function and appearance and to prevent further deterioration.
- One or more windows in the following area(s): guest bedroom, are stiff and difficult to operate. This may be due to issues such as swelling, damaged hardware, or lack of maintenance. It is recommended to have the windows inspected and serviced by a qualified professional to restore smooth and safe operation.



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I. Stairways (Interior and Exterior)

Comments:

Note: There are no stairways present on the structure at the time of inspection.

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J. Fireplaces and Chimneys

Comments:

Note: There is no fireplace present on the structure at the time of inspection.

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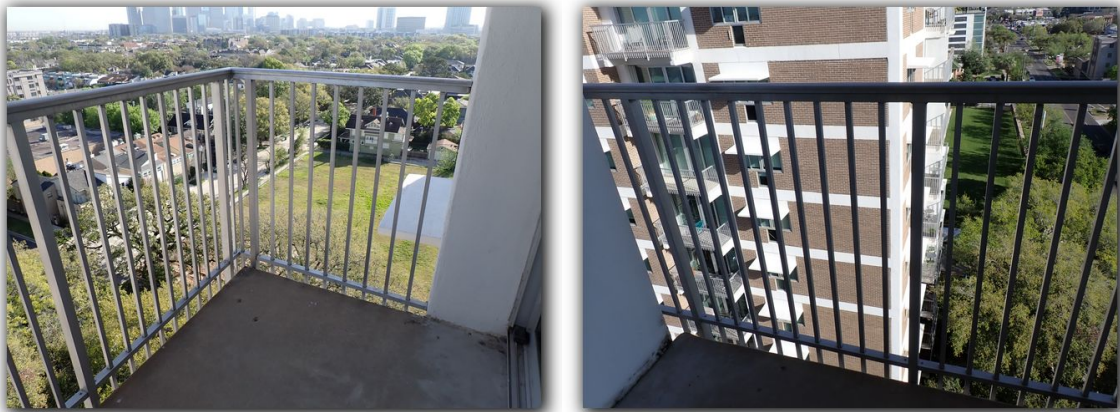
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K. Porches, Balconies, Decks, and Carports

Comments:

Balcony

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



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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

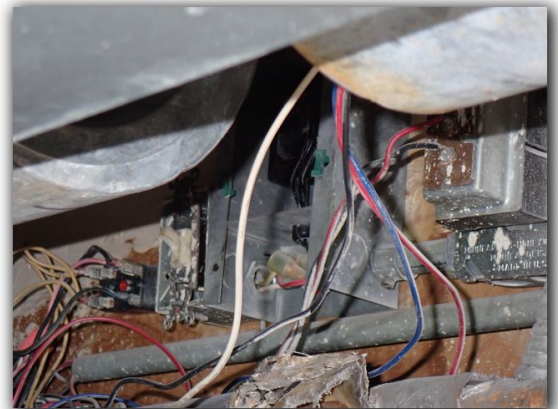
Comments:

Panel Box

Note: There is no panel box installed in the unit inspected.

Distribution Wiring

- Open end wires were observed in the kitchen. For safety, all open end wires should be properly enclosed within approved junction boxes.
- Spliced electrical wires were observed in the HVAC access area. For safety, all spliced wires should be properly enclosed within approved junction boxes.



Arc-Fault Circuit Interrupter Protection (AFCI)

- None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. AFCI devices were first required under the 1999 National Electrical Code and under the 2014 NEC, all living space, kitchen and laundry room devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.

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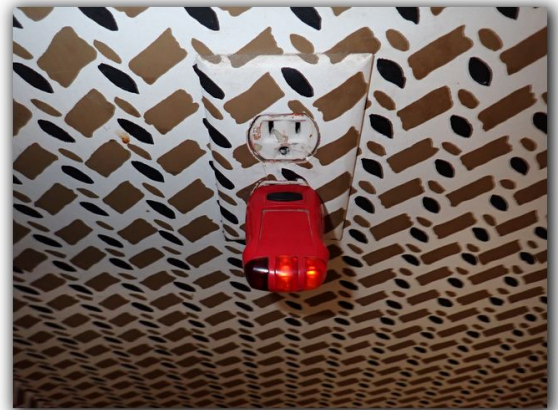
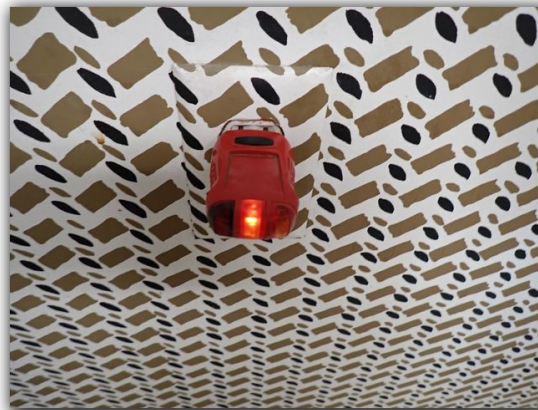
B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

- There are no tamper resistant receptacles installed at the time of inspection. Under current building standards, all receptacles that are less than five and a half feet above the floor should be tamper resistant. This is an "as built" condition, but per TREC standards of practice, we are required to report this condition as deficient. Tamper Resistant outlets are required per the 2008 National Electric Code. You may consider corrective measures for improved safety.
- The receptacles in the wet/damp areas do not have ground fault circuit interrupter (GFCI) protection. Under current electrical standards all of the exterior/accessory building receptacles, all crawl space receptacles, all kitchen counter top receptacles, all bathroom receptacles, all attic receptacles, all laundry room receptacles, all garage receptacles, dishwasher receptacle, receptacle in cabinet under kitchen sink, any receptacle within 6-feet of the sink, all wet bar area receptacles and pool equipment should have GFCI protection.
- One or more of the receptacles were observed to be loose at the wall mount in the living room.
- Several outlets in the unit were observed to have loose connections: open ground and no power observed unless the outlet tester was pressed more firmly and held. Repairs are recommended to repair or replace the affected outlets by a licensed electrician.



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Arc-Fault Circuit Interrupter Protection (AFCI)

- None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. AFCI devices were first required under the 1999 National Electrical Code and under the 2014 NEC, all living space, kitchen and laundry room devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.

Switches

- The switch in the hall bathroom is not functioning properly. Recommend evaluation and repair or replacement by a qualified electrician.
- The hall bathroom heat light has damaged the door. This condition should be closely monitored and corrected if necessary.



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Fixtures

- One or more of the light fixtures are inoperative in the front entry hallway. This may be due to an inoperative bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.



Smoke and Carbon Monoxide Alarms

- The smoke alarms present at the time of inspection are older. Most manufacturers recommend replacing smoke alarms every 10 years for safety. It is recommended to replace these alarms to ensure protection.
- There are not enough smoke alarms installed in the home. For safety, smoke alarms should be located inside each sleeping room, outside each separate sleeping area near the sleeping rooms, and on every additional story of the dwelling.

Note: It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems:

Energy Sources:

Comments:

Central Heating System – Energy Source: Electric

Brand Name: Unable To Determine

- The air filter is dirty and should be replaced to ensure optimal system performance and air quality.
- The thermostat in place is not programmable. This does not meet current building standards.

Notice: It is the opinion of this inspector that although this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

Note: Due to the location of the access panel, the panel could not be fully removed during the inspection. Anyone wanting full access to the HVAC equipment will need to remove the shower rod from the wall mount.



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B. Cooling Equipment

Type of Systems:

Comments:

Central Cooling System

Today's Temperature Differential (Delta-T): 15

Approximate System Age: **Unable To Determine**

Approximate System Size: **Unable To Determine**

Brand Name: **No Access To Unit**

Freon Type: **Unable to Determine**

Humidity % ~46%

- The air filter is dirty and should be replaced to ensure optimal system performance and air quality.
- The thermostat in place is not programmable. Current standards generally recommend or require the use of programmable thermostats for improved efficiency. Recommend upgrading to a programmable unit

Notice: Although this component appears to be functioning as intended or may require some repairs, its remaining lifespan cannot be accurately determined. Continued use and routine maintenance are recommended until replacement becomes necessary.

Note: Due to the location of the access panel, the panel could not be fully removed during the inspection. Anyone wanting full access to the HVAC equipment will need to remove the shower rod from the wall mount.



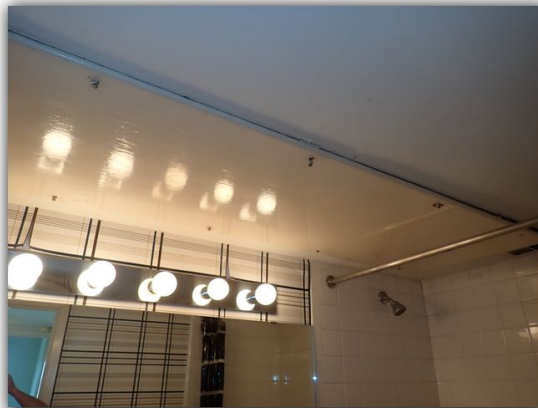
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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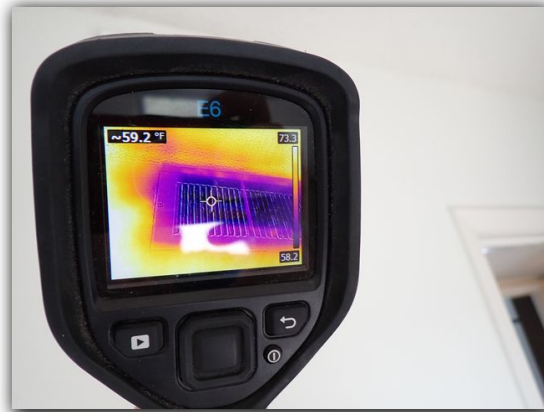
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Notice: Temperature differential readings (Delta-T) are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.**

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C. Duct Systems, Chases, and Vents

Comments:

- Cleaning of the duct system is recommended to help maintain good indoor air quality throughout the home.
- There is visible dust and/or possible mildew on the air registers in several locations. The cause and remedy should be further evaluated. It is recommended to have the air registers and duct system professionally cleaned to help improve indoor air quality.
- The air-return chase for the HVAC system is dirty and should be cleaned to help maintain good air quality and proper system performance. Regular cleaning can also help reduce dust circulation and improve overall efficiency.
- The return air intake register for the heating and cooling system is not properly sealed. This condition can reduce system efficiency and may negatively affect indoor air quality. It is recommended to properly seal the return air intake to help ensure the HVAC system performs as intended.

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IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Within 5-feet of Front Curb

Location of main water supply valve: Unable to Locate a Main Supply Valve

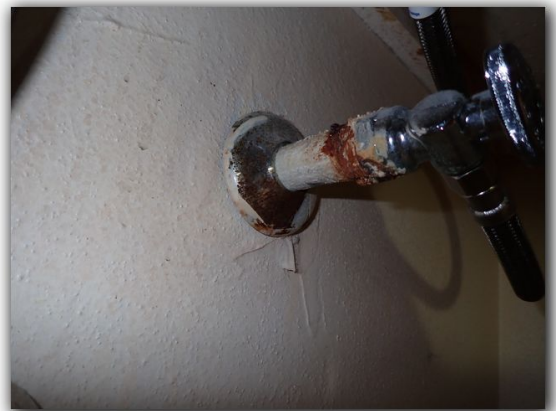
Static water pressure reading: 40 to 50 psi

Type of supply piping material: Galvanized

Comments:

Water Supply System

- Rust and corrosion were observed on the exterior surfaces of the galvanized water lines at the time of inspection. This is an older, obsolete water supply system that is prone to leaks and potential failure, and the condition of the lines indicates they may fail in the near future. Full evaluation of all galvanized water line components and their integrity is beyond the scope of this inspection. You are strongly encouraged to have a qualified plumber assess all galvanized water line components prior to the expiration of any option or warranty period. All plumber-recommended repairs should be completed. It is also advisable to budget for eventual replacement of the entire galvanized water supply system and to upgrade to a modern type of water supply system as soon as financially feasible.



Kitchen Sink

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

Note: Evidence of previous repairs to the kitchen sink drain components was observed. I was unable to determine the extent or quality of these repairs. It is recommended that the homeowner be consulted regarding the repairs performed and any applicable warranty information.

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Primary Bathroom

Lavatory / Sink

- Cracked, deteriorated, or missing sink caulking should be repaired or replaced as necessary to prevent water damage.

Bathtub

- Cracked, deteriorated, or missing grout and/or caulking should be repaired or replaced as necessary to prevent water intrusion and damage.
- Some of the enclosure tiles were observed to be cracked.
- The tub spout is not properly sealed at the wall. This condition could allow water to leak into the wall cavity and should be repaired by a qualified professional.
- The faucet assembly is not properly sealed at the wall. This condition could allow water to leak into the wall cavity and should be repaired by a qualified professional.
- The bathtub has some rust and/or surface damage. Evaluation and repair or refinishing by a qualified professional is recommended.
- The shower spout is leaking at the neck connection. Evaluation and repair or replacement by a qualified plumber is recommended.

Commode / Toilet

- The commode flapper does not function properly. Evaluation and repair or replacement by a qualified plumber is recommended.



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Hall Bathroom

Lavatory / Sink

- The shelf in the cabinet under the sink is damaged. Repair or replacement is recommended to restore functionality and support.

Bathtub

- Cracked, deteriorated, or missing grout and/or caulking should be repaired or replaced as necessary to prevent water intrusion and damage.
- Some of the enclosure tiles were observed to be cracked.
- The tub spout is not properly sealed at the wall. This condition could allow water to leak into the wall cavity and should be repaired by a qualified professional.
- The faucet assembly is not properly sealed at the wall. This condition could allow water to leak into the wall cavity and should be repaired by a qualified professional.



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Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.**

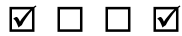
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B. Drains, Wastes, and Vents

Type of drain piping material: PVC, ABS, Cast Iron

Comments:

- Cast iron piping was observed in the drain, waste, and vent system. Full evaluation of the integrity of this material is beyond the scope of this inspection. Due to known age-related and latent defects commonly associated with cast iron piping, further evaluation by a qualified plumber is recommended. A hydrostatic test and a camera (sewer scope) inspection of the inaccessible and buried piping should be performed as part of this evaluation. These assessments should be completed prior to the expiration of any option or warranty periods.

Note: Prior repairs to the drain system were observed. The inspector is unable to verify the extent or quality of these repairs. The homeowner should be consulted regarding the nature of the repairs performed and any applicable warranty information.

Notice: The home is equipped with ABS (Acrylonitrile Butadiene Styrene) plastic waste lines. While commonly used in residential construction due to its lightweight and cost-effective properties, ABS piping has some potential downsides. These include susceptibility to cracking from impact or stress, especially at joints, and degradation from prolonged UV exposure (if improperly stored before installation). Additionally, certain batches of ABS manufactured in the 1980s and 1990s were subject to class-action lawsuits due to premature failure. While no immediate defects were observed, ongoing monitoring is recommended. Repairs or replacement should be performed by a licensed plumber if issues arise.



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Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

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C. Water Heating Equipment

Energy Sources:

Capacity:

Comments:

Water Heater – *Energy Source:* **Could Not Determine**

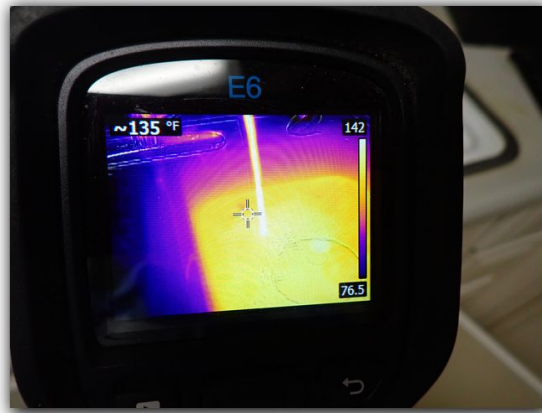
Location: **Could Not Determine**

Approximate Capacity: **Could Not Determine**

Approximate Age: **Unable To Determine**

Brand Name: **Unable to determine.**

Note: The water heater was inaccessible at the time of inspection and was not viewed or evaluated. Verification of its condition by a qualified plumber is recommended.



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D. Hydro-Massage Therapy Equipment

Comments:

Note: There is no hydro-massage therapy equipment present at the time of inspection.

I=Inspected

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D=Deficient

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: There is no gas service to the property.

Type of gas distribution piping material: There is no gas service to the property.

Comments:

Note: There is no gas service to the property.

Notice: The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions.

The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.

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V. APPLIANCES

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A. Dishwashers

Comments:

- The dishwasher was inoperative at the time of this inspection. It has been disconnected from the water supply and drain system. This condition should be further evaluated and corrected as necessary.
- The dishwasher has reached the end of its expected service life. Continued operation is possible; however, replacement should be anticipated.
- Some rusting was observed on the dishwasher's interior components. This condition may affect performance and longevity and should be monitored or further evaluated as needed.

Notice: In the opinion of this inspector, although this component may be functioning as intended or may only require minor repairs, it is an older component and its remaining service life cannot be determined. The component may continue to be used and serviced until replacement becomes necessary.



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B. Food Waste Disposers

Comments:

Note: This appliance was not present or not installed at the time of inspection.

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C. Range Hood and Exhaust Systems

Comments:

Note: This appliance was not present or not installed at the time of inspection.

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D. Ranges, Cooktops, and Ovens

Comments:

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

Note: The range has reached the end of its serviceable life expectancy.

Notice: It is the opinion of this inspector that although this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.



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E. Microwave Ovens

Comments:

Note: This appliance was not present/not installed at the time of inspection.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- One or more of the bathroom or laundry areas were not equipped with a mechanical exhaust fan. While this may reflect the original “as-built” design, it does not meet current manufacturer recommendations or modern mechanical ventilation standards. Installation of properly sized and vented exhaust fans is recommended to reduce moisture accumulation and associated risks.

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G. Garage Door Operators

Comments:

Note: This appliance was not present/not installed at the time of inspection.

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H. Dryer Exhaust Systems

Comments:

Note: There is no dryer exhaust system installed at the time of inspection.

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D=Deficient

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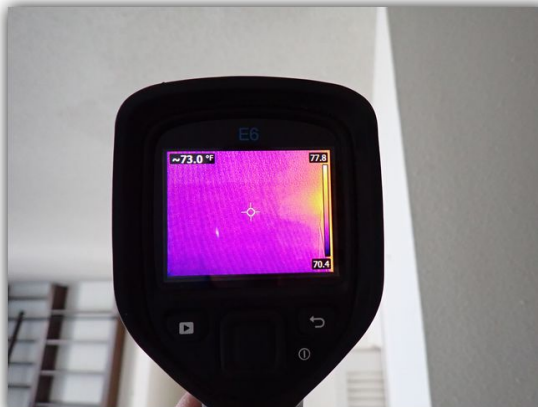
VI. OPTIONAL SYSTEMS

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A. Thermal Imaging / Infrared

Comments:

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



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B. Refrigerator / Built-In

Refrigerator / Built-in

- Rust/damage was observed to the side of the refrigerator.



INSPECTION AGREEMENT
PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

This Inspection Agreement (herein after known as the Agreement) is entered into on this day, 03/19/2026, between Chris & Kristin Cothran (herein known as the Client) and A-Action Houston (herein known as the Inspector) for the purpose of performing a general property condition inspection concerning 3614 Montrose Blvd Unit 1001 (herein known as the property).

I. SCOPE OF SERVICES

- A. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the Client with information regarding the general condition of the Property at the time of inspection.
- B. In exchange for the inspection fee (\$531.00) paid by the Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.
- C. The inspection is limited to those items which are easily accessible, seen, viewed or capable of being approached, entered and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. The Inspector will not climb over obstacles, move furnishings or large, heavy, or fragile objects, remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. The inspector will not turn on decommissioned equipment, systems, utility services. Systems, components and conditions which are not specifically addressed in the Inspection Report are excluded.
- D. The Inspection Report may indicate one of the following opinions of the Inspector regarding a particular item:
 - 1. The item is performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection;
 - 2. The item is in need of replacement, maintenance or repair; or
 - 3. Further evaluation by an expert is recommended.

II. INSPECTION REPORT

- A. The Inspection 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 signing this Agreement, 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.**
- B. **Unless specifically stated, the report WILL NOT INCLUDE and should not be read to indicate OPINIONS AS TO:**
 - 1. the presence, absence, or risk of environmental conditions such as asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, poison, presence of toxic or hazardous waste or substances;
 - 2. presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - 3. **COMPLIANCE WITH compliance with any ordinances, statutes or restrictions, CODE, listing, testing or protocol authority, utility sources, property association guidelines or requirements, manufacturer or regulatory requirements;**
 - 4. insurability, efficiency warrantability, suitability, adequacy, compatibility, capacity, durability, quality reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, age, energy efficiency; or
 - 5. anticipate future life or future events or changes in performance of any item inspected.
- C. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully investigated for any material facts that may influence or effect the desirability and/or market value of the Property.
- D. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing 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. Any such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods.

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 SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS 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 SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT. \$531.00

V. 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 reinspection 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.

VI. ATTORNEY'S FEES

The Inspector and the Client 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.

VII. EXCLUSIVITY

The Inspection Report is to be prepared exclusively for the Client and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the buyers Real Estate Agent.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THAT THE INSPECTOR DID NOT COERCE, PRESSURE OR RUSH ME TO EXECUTE THIS CONTRACT WITHOUT OPPORTUNITY TO FULLY REVIEW THE CONTRACT AND IF NECESSARY HAVE THE CONTRACT REVIEWED BY AN ATTORNEY; THAT INSPECTOR AGREED TO RESCHEDULE THE INSPECTION IN THE EVENT I REQUIRED ADDITIONAL TIME TO REVIEW THE CONTRACT; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

Client Signature: _____

Date: 03/19/2026

Inspector: Joshua Gibson