



TREC REI 7-6  
732 Allston St  
Houston, TX 77007



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# PROPERTY INSPECTION REPORT FORM

Amy Marvin & Rob Marvin <i>Name of Client</i>	07/01/2022 9:00 am <i>Date of Inspection</i>
732 Allston St, Houston, TX 77007 <i>Address of Inspected Property</i>	
Dan Richter <i>Name of Inspector</i>	TREC#21351 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

### 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 (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

*In Attendance:* Buyer Agent, Owner

*Occupancy:* Occupied

*Type of Building:* Single Family

*Weather Conditions:* Cloudy, Hot, Humid, Light Rain

*Inspection Information - BE Inspected, LLC:*

THIS INSPECTION AND REPORT WERE PREPARED FOR YOUR (ORIGINAL PURCHASING PARTY) EXCLUSIVE USE. USE OF THIS REPORT BY, OR LIABILITY TO THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT BUYERS IS SPECIFICALLY EXCLUDED. RELIANCE ON THIS REPORT BY THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT OWNERS IS AT THEIR PERIL. NO WARRANTIES OR GUARANTIES TO THIRD PARTIES, PRESENT OWNERS OR FUTURE OWNERS ARE IMPLIED OR SHOULD BE ASSUMED. Use of this report by third parties is unauthorized and unintended. Opinions of the inspector are subjective based on his education and experience and should not be considered conclusive.

This inspection is not intended to be an exhaustive evaluation of all the systems and appliances in the structure, nor is it intended to be a total list of defects, existing or potential. Items marked as inspected mean that, at a minimum, all parts and components of that section or item listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. Items noted as not inspected in the following report are not covered by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by lack of notation. The term No Comments indicates that the unit was performing the function for which it was intended without the apparent need of immediate repair at the time of the inspection. No verbal statements by the inspector are to be considered a part of the inspection or of this report.

This inspection report is made under prevailing conditions of the items indicated at the time of the inspection, and no warranty or guarantee of subsequent performance of condition of said items is being made by the inspector. This inspection report does not

guarantee concurrence with city building and electrical codes. This inspection is limited to observations of only those components of the structure and those portions of the roof framing and surface readily accessible and visible without moving or the removal of any item or object that would obstruct visual observation. Any item not capable of being seen at the time of the inspection, that is concealed by objects, vegetation or the finishes of the structure is specifically excluded as being beyond the scope of this inspection. Conditions not readily and visually apparent at the time of the inspection, were not considered in reaching the conclusions or rendering the opinions contained in this report.

Specifically excluded from the inspection and this report are:

- 1) boring, digging or probing the soil or structure
- 2) location or effects of geological faults or of any underground structure or object
- 3) location of gas lines and/or systems
- 4) presence of asbestos and/or radon gas
- 5) lead based paint and/or products made from or containing lead
- 6) adequacy of site drainage
- 7) opinions relating to compliance with any specifications, legal and/or code requirements or restrictions of any kind, and
- 8) determination of the presence or health effects of molds, mildew, etc.
- 9) additional testing included for environmental factors such as, but not limited to: air quality, mold, insects, foreign or chinese or defective drywall or foreign or chinese or defective building materials.

NOTE: No environmental inspections of any kind were performed during this inspection. If you have any concerns over the presence or possible future growth of any of these type items, you should, as part of your due diligence, have the environmental inspections of your choice performed on the house prior to closing.

The inspector does not take care, custody or control of the structure at any time. If the structure is occupied at the time of the inspection, it is possible that visible defects may have been concealed or covered by furniture, fixtures, appliances and/or clothing, etc. Once the owner/occupant vacates the property, any visible defect that becomes apparent should be reported to you via an updated sellers disclosure form. The photographs included in this report are intended to be used to illustrate some, but not all, of the defects and to clarify the text information in the report. All photographs taken at the subject property may not be included in the report. The photographs are not intended to be all inclusive or to describe all conditions noted on the property.

By acceptance of this inspection report, the client paying for the inspection waives any and all claims for damages, costs, expenses, repairs, or other liabilities against BE Inspected, LLC (the company) or the inspector rising out of or in any way related to this inspection and the failure to report any defects in the items inspected unless caused by gross and willful negligence. Our intent is to reduce the clients risk associated with this transaction however we cannot eliminate all risk nor will the company assume the clients risk. An inspector is a generalist and does not claim to be an expert in any one area or field. The inspection is to provide an opinion on specific items and their function during the time of the inspection only. In the event that a qualified licensed contractor or expert disagrees with statement(s) in this report, it is suggested they provide written documentation supporting their opposition and sign their name to it. Recovery for any claim arising from this inspection for whatever cause is strictly limited to the total amount of the fee paid to the inspector or this company by you, our client.

The client should notify the company within 24 hours of discovery, of any items or items in question considered to have been overlooked, underreported, etc. due to gross and willful negligence by the inspector. If a repair is needed for the item in question the repair must be delayed to give the company time to reexamine the item(s) or the item(s) will not be considered as a valid complaint and render this contract null and void between the client and the company. If the repair item(s) in question must be resolved prior to an inspector from the company being present then a minimum of 5 different, clear, digital photos must be taken, including a time and date stamp affixed to the photos, of each item in question or the terms in this inspection contract agreement will be considered violated. If any term(s) in this agreement is/are violated this contract is null and void and the company assumes no responsibility for the home listed in this inspection report. Notwithstanding any provision in this agreement to the contrary, any dispute, controversy, or lawsuit between any of the parties to this agreement about any matter arising out of this agreement shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association (AAA) pursuant to the Texas General Arbitration Act and in accordance with this arbitration agreement and the Commercial Arbitration Rules of the AAA. To the extent that any inconsistency exists between this arbitration agreement and such statutes and rules, this arbitration agreement shall control. Judgment upon the award rendered by the arbitrators may be entered in, and enforced by, any court having jurisdiction and in accordance with the practice of such court.

In any dispute, controversy, or lawsuit arising from this agreement, the prevailing party shall be entitled to recover from

the unsuccessful party, reasonable and necessary attorneys fees incurred in connection with such dispute, controversy, or lawsuit. This agreement is entered into in Harris County, Texas and shall be construed and interpreted in accordance with the laws of the State of Texas. Venue for any action brought to enforce this agreement shall lie in Harris County, Texas. IF THERE IS A NEED TO CANCEL THIS INSPECTION, PLEASE INFORM US IN WRITING AT LEAST 24 HOURS IN ADVANCE. A CANCELLATION FEE OF \$150 WILL BE CHARGED IF THE INSPECTION CAN NOT BE PERFORMED FOR ANY REASON AND HAS NOT BEEN CANCELLED IN ADVANCE.

*No Sellers Disclosure:*

No sellers disclosure was located.

*Heavy Rain:*

There was heavy rain during/toward the end of the inspection. Some imperfections may not have been visible.

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## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Block and Beam

*Comments:*

About Foundations:

Two common Foundation types are a concrete slab or a pier and beam foundation. Foundations are designed to provide a base for the framing and structural components of a dwelling as well as transfer the weight of the dwelling to the ground. Foundation movement can have a negative impact on the structural systems of the house. Most parts of the foundation are not visually accessible. Inspectors' opinions are limited to the visible interior and exterior structural components. Imperfections can be obstructed or hidden behind wall and floor coverings, behind walls, landscaping and other items. Inspectors do not take engineering measurements or perform any tests that would indicate the exact condition of any foundation. We always recommend further evaluation by a qualified foundation company if there are any concerns with the condition or future performance of the foundation. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Foundation Opinion - Good:*

Opinion: Foundation appeared to be a block and beam foundation with a crawlspace. It is our opinion that no evidence existed to indicate recent excessive foundation settlement. The overall degree of foundation settlement was acceptable for a house of this age and type of construction. After a thorough visual inspection it appeared that the foundation was acceptable at the time of inspection.

*Differential Measurements - Normal:*

Floor differential measurements were taken around the home with the front door area used as the reference point. Measurements were 0, -.2, .2, 0, 0, 0, .2, and .4. Floor coverings and original construction should be considered when reviewing floor differential readings. In our opinion, differentials did not appear to be excessive.

*Foundation Pics:*

Reference Pics/Crawlspace



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*Framing Not Visible:*

Floor framing and sub flooring was not visible due to installed foam insulation.

*Crawl Space Not Completely Accessible:*

Some areas of the crawl space were not completely accessible due to plumbing, electrical wiring, moisture, debris, and/or clearances.

**1: Corner Cracks**

🔴 Recommendation

Corner cracks were present on some corners. Most notably at the garage right rear corner. These should be properly sealed and monitored. A small chunk of concrete was missing at the garage rear corner. Recommend this area be properly repaired.

Recommendation: Contact a qualified professional.



**2: Honeycombing**

🔴 Recommendation

Right side

There were some areas around the foundation that showed signs of honeycombing. It did not appear to be affecting the structural integrity of the foundation and no exposed steel was observed. These areas should be properly repaired.

Recommendation: Contact a qualified professional.

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**3: Improper Crawl Space Grading**

Recommendation

Soil appeared to be improperly graded underneath the home in some areas. In our opinion, soil should be better graded under the home to ensure proper drainage from the crawl space and away from the home.

Recommendation: Contact a qualified professional.

**4: Exposed Steel**

Recommendation

Garage rear

Steel was exposed around the perimeter.

Recommendation: Contact a qualified professional.



**B. Grading and Drainage**

*Comments:*

About Grading and Drainage:

Proper grading and drainage away from the structure is vital to the performance of the foundation. Water intrusion can cause wood rot, attract insects and encourage mold growth. As a general rule gutter down pipes should drain away from the house and terminate at least 5 feet from the foundation and the ground should slope 6" in the first 10' away from the house. Clearance to wall siding should be at least 4" for brick and 6" for siding. Grading and drainage is inspected visually around the site. Flood plain research, soil and topographical studies are not performed as a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Yard Grading:*

Grade in yard did not appear to slope 6" in the first 10' away from the house in all areas. Did appear to be engineered. Drainage patterns were not observed.

*Drainage System:*

Drainage system was installed. System was not inspected or tested.

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### 1: Siding Exposure

🚩 Recommendation

Garage

Siding exposure at some areas should be corrected. Common building code calls for 4" exposure to brick and 6" exposure to siding.

Recommendation: Contact a qualified professional.



### 2: Excess Vegetation

🚩 Recommendation

Front, Rear, Garage

Excessive vegetation was noted in some areas of the home. In our opinion vegetation should be cleared at least 12" from the exterior walls.

Recommendation: Contact a qualified professional.



### 3: Cracked Flatwork

🚩 Recommendation

There were some cracks on flat work in the garage.

Recommendation: Contact a qualified professional.



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**C. Roof Covering Materials**

*Types of Roof Covering:* Asphalt Composite

*Viewed From:* Ground With Binoculars

*Comments:*

About Roof Coverings:

The roof consists of many different systems and layers that come together to keep water from penetrating the structure. These systems include the actual roof covering, underlayment, metal flashing, sheathing and rafters. The roof is inspected visually and is limited to visual and accessible areas of the roof. Many elements of the roof are hidden and there is no guarantee that all damage, installation defects and leaks can be detected. We always recommend consultation with a qualified roofing professional if there are any concerns or a need to determine insurability, life expectancy or the potential for future problems. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Limited Visibility:*

Much of the roof surface was not visible from any area around the home due to lot lines and the height of the structure.

*Roof Not Walkable:*

The roof was not safely walkable due to slope, height, weather conditions and/or the possibility of damaging shingles.

**1: Deteriorated Shingles**

👉Recommendation

Shingles showed low degree of deterioration and age. Roof appeared to be functioning as intended at the time of inspection.

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**2: Siding on Roof**

👉Recommendation

Front

Siding/trim was too close to the roof surface.

Recommendation: Contact a qualified professional.



**D. Roof Structures and Attics**

*Viewed From:* Floored Area

*Viewed From Floored Area:*

Attic was observed from the floored area of the attic only. Much of the attic was not accessible.

*Approximate Average Depth of Insulation:* Foam insulation was present in the attic. Depth of the foam was not determined. Inches

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*About Roof Structure and Attic:*

The attic of a house is important for many different reasons. In warm moist climates the attic is the key to having an energy efficient house. Insulation in the attic should be sufficient. There should be sufficient air flow or some sort of humidity control in all confined areas of a home. Net attic venting should be approximately 1/150th of vented area, however, no measurements were taken as a part of the inspection. Also visible in the attic are the structural components and decking of the roof. Inspectors can visibly inspect these components in areas that are accessible and safe to enter. Many elements of the roof and attic are hidden or inaccessible and there is no guarantee that all damage, installation defects and leaks can be detected. Inspections are limited to accessible areas. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Attic Access Ladder:*

Attic access ladder was rated for 350 lbs.

*Spray Foamed:*

Attic was spray foamed at the roof decking and framing. Most of the framing and decking concealed and not visible in the attic. Some imperfections may have been concealed.



*Personal Items:*

Some areas were not visible or accessible due to personal items.

**1: Access Door Not Insulated**

🔴Recommendation

Access door was not sealed.

Recommendation: Contact a qualified professional.



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**E. Walls (Interior and Exterior)**

*Comments:*

About Interior and Exterior Walls:

Walls will be visually inspected for moisture penetration and general structural performance. Condition of wall finishes and cosmetic imperfections that do not indicate a more serious problem are not noted. Any area that is enclosed within the wall and is not visible cannot be inspected. Areas that are obstructed by things such as furniture, decorations, personal items and landscaping will be considered inaccessible and are not a part of the inspection. There is no additional testing included for environmental factors such as, but not limited to: air quality, mold, insects, excessive moisture, foreign or defective drywall or foreign or defective building materials. If there are any concerns regarding environmental factors the client should consult with a certified professional in these areas. Texas law does not allow an inspector to identify and report on things such as mold, insects or other environmental factors. This inspection is NOT a pest or wood destroying insect inspection and we do not assume any responsibility for damage to the dwelling caused by pests or insects. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Exterior Wall Material:* Brick, Fiber Cement, Wood

*Interior Wall Finishes:* Drywall

*Personal Items:*

Some areas were not accessible or visible due to personal items and/or furniture. Garage was partially inaccessible.

*Garage Finishes:*

Garage walls were finished out. Garage framing was not visible or accessible.

*Fountain Not Inspected:*

Rear exterior fountain was not inspected.



*Cabinets And Closets:*

Many areas in cabinets and in closets were not completely accessible.

**1: Wall Gaps**

👉 **Recommendation**

Right side, Left side, Garage

exterior wall gaps were observed. All exterior wall penetrations, changes of materials and direction should be properly sealed to prevent water and pest intrusion.

Recommendation: Contact a qualified professional.

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**2: Siding Not Sealed**

🔴Recommendation

Exterior wall gaps were observed. Most notably at siding seams and/or nail heads. Fiber cement siding manufacturers recommend all gaps be sealed. All exterior wall penetrations, changes of materials and direction should be properly sealed to prevent water and pest intrusion.

Recommendation: Contact a qualified professional.



**3: Loose Siding**

🔴Recommendation

Possible loose siding was observed at the left side exterior wall.

Recommendation: Contact a qualified professional.

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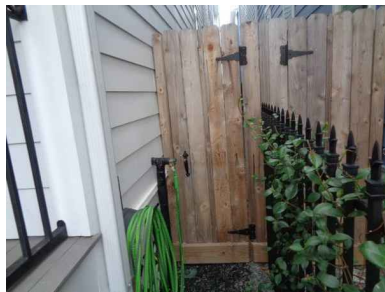
#### 4: Fence on Walls

🔴 Recommendation

Right side, Left side, Garage

Wood fence was contacting the exterior walls. This could be conducive condition for wood destroying insects.

Recommendation: Contact a qualified professional.



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#### 5: Fence Damaged

🔴 Recommendation

Yard fence was damaged on the left side exterior.

Recommendation: Contact a qualified professional.



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#### 6: Uneven Siding

🔴 Recommendation

Left side

Siding appeared to be uneven in some areas.

Recommendation: Contact a qualified professional.

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#### 7: Possible Previous Moisture Intrusion

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🔴 Recommendation

Evidence of possible previous moisture was observed on the interior trim above the left side window in the dining room area. No significant moisture was detected at the time of inspection. Recommend this area be further evaluated and monitored.

Recommendation: Contact a qualified professional.



**F. Ceilings and Floors**

*Comments:*

About Ceilings and Floors:

Ceilings and floors will be visually inspected for moisture penetration and general structural performance. Condition of surface finishes and cosmetic imperfections that do not indicate a more serious problem are not noted. Any area that is enclosed or inaccessible and is not visible cannot be inspected. Areas that are obstructed by things such as furniture, decorations and personal items will be considered inaccessible and are not a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Ceiling Type:* Drywall

*Floor Type:* Wood, Tile

*Wood Floors Covered:*

Wood floors were covered and not visible in some areas.

**1: Ceiling Stains**

🔴 Recommendation

Upstairs front bathroom

Ceiling stains were observed around the home. No significant moisture was detected at the time of inspection.

Recommendation: Contact a qualified professional.

**2: Drywall Repairs**

🔴 Recommendation

Upstairs front bathroom

Evidence of possible drywall repairs were observed around the home.

Recommendation: Contact a qualified professional.

**G. Doors (Interior and Exterior)**

*Comments:*

About Doors:

Interior and exterior doors are inspected for functionality. Doors should open and close properly. Locks and

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latches should work as well. Garage doors should operate smoothly and safely. Automatic reversing devices and photo eyes are checked as a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

**1: Door Stoppers**

🔴Recommendation

Garage exterior

Some doors were missing stoppers.

Recommendation: Contact a qualified professional.

**2: Doors Not Latching**

🔴Recommendation

Utility room entry door

Doors were not latching properly.

Recommendation: Contact a qualified professional.

**H. Windows**

*Window Type:* Vinyl

*Comments:*

About Windows:

Accessible windows are inspected for general functionality. Windows are examined for broken seals, weather stripping and safety glass in proper locations. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Inaccessible Windows:*

Several windows were inaccessible due to window coverings and/or personal items/furniture around the home.

*Window Coverings Not Inspected:*

Window coverings were not inspected.

**1: Exterior Window Seals**

🔴Recommendation

Some windows were not completely sealed around the exterior framing.

Recommendation: Contact a qualified professional.

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**2: Missing Screen(s)**

Recommendation

Not all window screens were present. TREC requires we report on this.

Recommendation: Contact a qualified professional.

**I. Stairways (Interior and Exterior)**

Comments:

About Stairs:

Stairs are inspected for functionality and compliance with common building practices. Safety concerns of risers, steps and rails are noted in the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

**1: Handrails Not Continuous**

Recommendation

Handrail was not continuous to the walls/end on the rear exterior stairs.

Recommendation: Contact a qualified professional.



**J. Fireplaces and Chimneys**

Comments:

About Chimneys:

Visible and accessible portions of the chimney are inspected. Any observed defects are noted in the

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inspection report. Examples of inspected parts include the firebox, flue, lintel, fuel source, combustion air, hearth extension, combustibles and attic penetration. Exterior parts include the chimney extension, spark arrestor, chimney cap and crown. Drafting of the chimney is not tested. We always recommend a complete examination and cleaning (if needed) by a qualified and licensed chimney sweep prior to using the fireplace or any of its accessories. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

Location(s): Living Room

Type: Sealed Combustion

Gas Logs:

Gas logs were present.

Unit Operated:

Fireplace was operated with the wall switch. Appeared to be functioning as intended at the time of inspection.



**K. Porches, Balconies, Decks, and Carports**

Comments:

About Porches, Balconies, Decks and Carports:

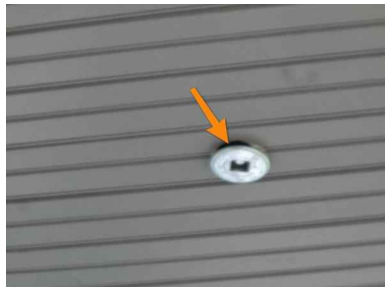
Any porch, balcony, deck or carport that attaches or abuts to the main structure and is used for ingress and egress is included in the inspection. Detached structures and out buildings are not included. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

**1: Ceiling Gaps**

➡ Recommendation

Ceiling gap was observed at the front porch.

Recommendation: Contact a qualified professional.



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## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

About Electric Panels: Visible and accessible portions of the electrical service system are included in the inspection. The electrical service system includes components such as the service drop, mast, meter and service panel. Branch and service wiring can be partially observed in the service panel. Inspectors may attempt to remove the cover if deemed safe by the inspector to do so. Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector in no way assesses the present or future capacity of the electrical system or accuracy of the device labeling. The inspector also does not verify the effectiveness of or operate any over current devices. We always recommend further assessment by a licensed electrician if the client has any concerns with the electrical system or its insurability. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Panel(s) Location:* Exterior, Garage

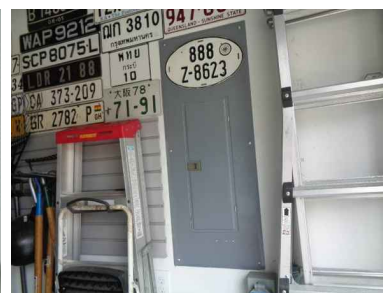
*Wiring Type and Amp Rating:* Copper, Aluminum, 200 amp

*Service Panel(s) Description:*

3 wire 120/240v service drop feeds electrical main panel(exterior) with 4/0 AWG aluminum wire which is rated for 200 amps. The main disconnect breaker was 200 amps. The main cabinet (rated for 225 amps) appeared to be grounded and neutrals/grounds bonded. The electrical distribution panel(garage) appeared to be fed by 4/0 AWG aluminum wire which is rated for 200 amps. The main disconnect breaker was 200 amps. The distribution cabinet(rating not determined) appeared to be grounded. No trip ties were present. It appeared that AFCI circuits were properly installed.



Main panel



Distribution panel

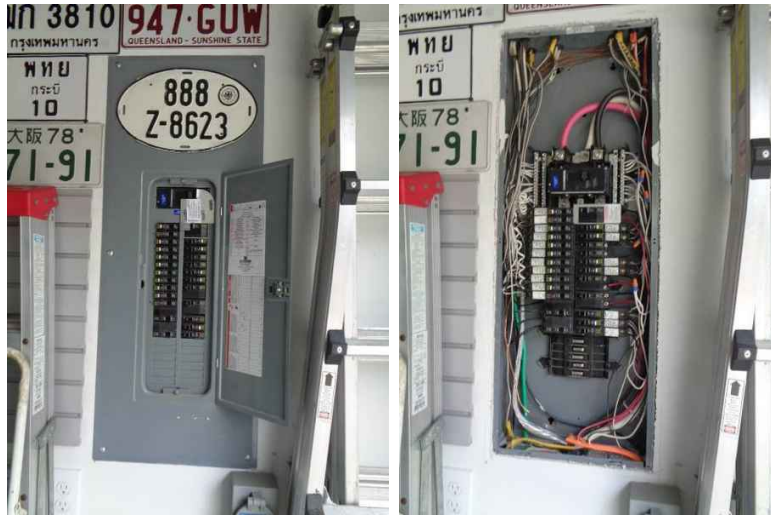
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



*Visible Bonding Was Observed:*

Proper grounding/bonding was not completely visible or verifiable on all metal water/gas piping and appliances. Many areas were concealed and not accessible or visible. Visible bonding was observed at the exterior gas meter. We recommend proper grounding/bonding of applicable systems, water heater and appliances be verified by a qualified licensed electrician.

*AFCI Breakers Not Tested:*

AFCI breakers are not tripped or tested in homes that are occupied at the time of inspection.

*Generator Outlet:*

Standby generator outlet and breaker were not inspected/tested.

**1: Panel Not Labeled**

🔴Recommendation

Distribution panel was not completely labeled.

Recommendation: Contact a qualified professional.

**2: Debris in Panel**

🔴Recommendation

There was debris on the interior of the distribution panel.

Recommendation: Contact a qualified professional.

**3: Panels Not Sealed**

🔴Recommendation

It did not appear that the electrical panels were properly sealed on the exterior.

Recommendation: Contact a qualified professional.

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**4: Grounding Rod Below Grade and Not Visible**

**Recommendation**

Garage rear exterior grounding rod was buried below grade and not visible. Rod should be driven to grade level and fitted with a proper connector.

Recommendation: Contact a qualified professional.



**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

*Comments:*

About Branch Circuits, Connected Devices and Fixtures:

Visible and accessible portions of the electrical system are included in the inspection. The electrical system includes components such as wiring, switches, outlets and fixtures. Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. GFCI and AFI protection devices are inspected and reported by the inspector. Though general locations and power sources for smoke alarms are noted; their effectiveness, interconnectivity or suitability for the hearing impaired are not inspected. Low voltage systems and disassembly of mechanical appliances are not included in the inspection. We always recommend further assessment by a licensed electrician if the client has any concerns with the electrical system or its insurability. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*GFCI Were Present:*

GFCI outlets were present and functioning at the accessible outlets on the exterior, bathrooms, garage, utility room, and kitchen.

*Smoke Alarms Were Present:*

Smoke alarms were present and functioning on all levels and in all bedrooms and adjacent areas. Test buttons were activated and alarms sounded.

*Carbon Monoxide Detector(s) Were Present:*

I=Inspected

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I	NI	NP	D
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Carbon monoxide detectors were located. Carbon monoxide detectors are recommended outside of sleeping areas in homes that have gas appliances and/or an attached garage.

*Outlets Not Accessible:*

Some outlets were not accessible due to furniture and personal items.

*Sensored Lights Not Tested:*

Sensored lights were not tested.

*Upper Exterior Outlets:*

Some of the upper exterior outlets were not reachable.

*Alarm System:*

Alarm system was not inspected.

**1: Wiring Not Properly Supported**

**🔴Recommendation**

Wiring was not properly supported in the crawlspace under the home. Wiring was observed running along the ground. The wiring appeared to possibly be for the sprinkler system. Recommend further evaluation by a qualified licensed electrician.

Recommendation: Contact a qualified professional.



- 

**C. Other**

Comments:

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I NI NP D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

*Type of Systems:* Gas Fired

*Location:* Attic

*Comments:*

About Heating Equipment:

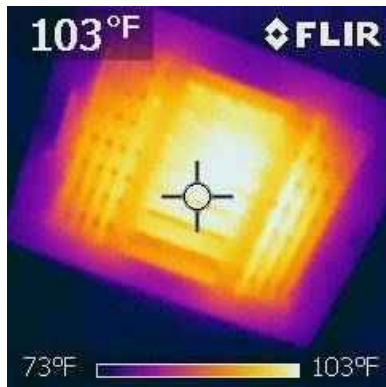
The heating unit is designed to heat and circulate the inside air. Central heating units often work in conjunction with central cooling systems. The inspector will operate the heating equipment if it is safe to do so. Inspectors will visually inspect the heating unit for general operation and safety issues. Inspectors do not disassemble heating or cooling units. Inspectors do not verify compatibility of components, accuracy of the thermostat, integrity of the heat exchanger, sizing of the unit, uniformity of the air supply or types of insulation. We always recommend an annual evaluation and cleaning by a qualified HVAC professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Furnaces Description:*

Both furnaces appeared to be manufactured by Carrier in 2020. Both furnaces were operated, access panels were removed and interiors were observed. Both appeared to be functioning as intended.



Left attic



Right attic



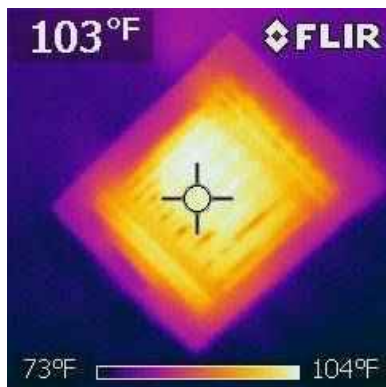
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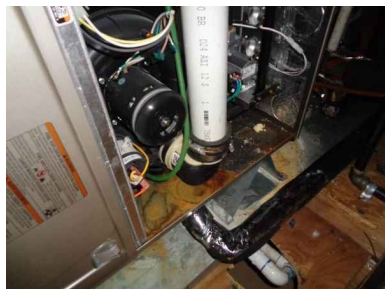


**1: Rust in Casing**

**Recommendation**

There was some visible rust observed on the interior of the left attic furnace. Recommend further evaluation by a qualified licensed HVAC professional.

Recommendation: Contact a qualified professional.



**B. Cooling Equipment**

*Comments:*

About Cooling Equipment:

The cooling unit is designed to cool and circulate the inside air throughout the house. Central air conditioning units often work in conjunction with central heating systems. The inspector will operate the cooling equipment if it is safe to do so and it is greater than 60 degrees outside. Inspectors will visually inspect the cooling unit for general operation and safety issues. Inspectors are not authorized to disassemble heating or cooling units. Inspectors do not verify compatibility of components, accuracy of the thermostat, sizing of the unit, uniformity of the air supply, types of insulation, proper refrigerant charge or leaks in the system. We always recommend an annual evaluation and cleaning by a qualified HVAC professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Location:* Attic, Exterior

*Condensing Unit Description:*

Condensing unit appeared to be manufactured by Carrier in 2020. Unit appeared to be 3 ton. Per the manufacturer's label, max amps on breaker should be 30. Per the labeling on the electrical panel, AC was connected to a 30 amp breaker.

Right front

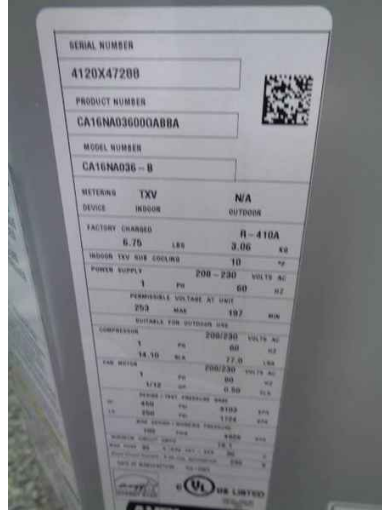
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*Condensing Unit Description:*

Condensing unit appeared to be manufactured by Carrier in 2020. Unit appeared to be 3.5 ton. Per the manufacturer's label, max amps on breaker should be 40. Per the labeling on the electrical panel, AC was connected to a 40 amp breaker.

Right rear



*Evaporator Unit Description:*

Evaporator unit appeared to be manufactured by CARRIER IN 2020. Unit appeared to be 3 ton.

Right attic



I=Inspected

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D=Deficient

I NI NP D

*Evaporator Unit Description:*

Evaporator unit appeared to be manufactured by Carrier in 2020. Unit appeared to be 3.5 ton.

Left attic



*Coils Not Accessible:*

Evaporator coils were not visible or accessible.

*Drain Lines Not Accessible:*

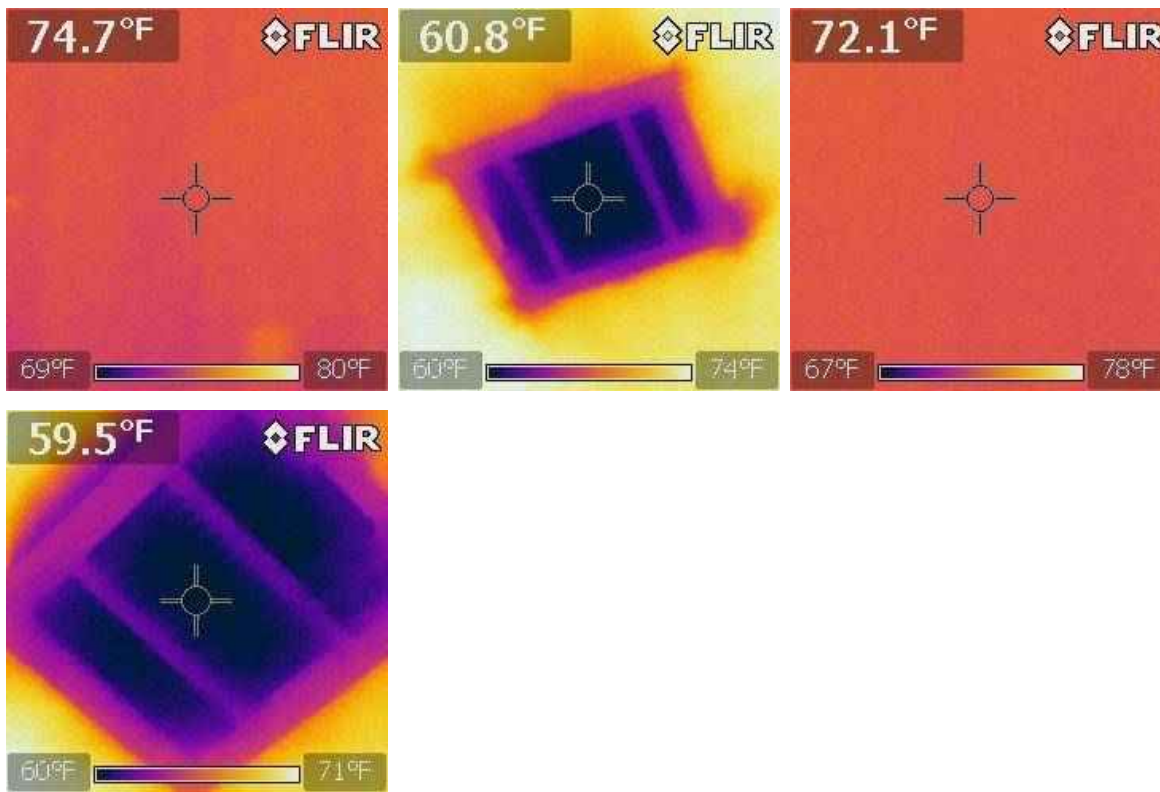
AC drain line terminations were not completely visible or accessible.

**1: AC Temperature Drop - Out of Range**

**Recommendation**

Both AC's did not appear to be cooling properly. Temperature differential measured only 14 degrees downstairs and 13 degrees upstairs between air supply and registers. Typical range should be 15 to 20 degrees. Recommend units be further evaluated and serviced by a qualified licensed HVAC professional.

Recommendation: Contact a qualified professional.



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**2: Water/Rust Stains**

🔴Recommendation

Evidence of possible water/rust stains were observed in the left attic evaporator secondary evaporator drain pan. This could be a sign of improper drainage of the main drain line. Recommend that unit be evaluated and serviced by a qualified, licensed HVAC professional.

Recommendation: Contact a qualified professional.



**3: Debris in Pan(s)**

🔴Recommendation

Debris was located in both secondary drain pans. This should be cleared to allow for proper drainage.

Recommendation: Contact a qualified professional.



**C. Duct Systems, Chases, and Vents**

*Comments:*

About Duct Systems, Chases and Vents:

Inspector will observe air ducts, and absence of air flow at accessible registers. Any visible deficiencies in the duct system, chases or vents will be reported. Overall ventilation in the house and attic is very important for the overall health of the structure. Proper ventilation can help control moisture levels and vent out harmful gases. This inspection is not a mold or air quality inspection. Texas law does not allow an inspector to identify and report on things such as mold or insects. Environmental and mold investigations should only be conducted by certified and trained professionals in this area. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

**1: Unsupported/touching Ducts**

🔴Recommendation

Some air ducts did not appear to be properly supported and were laying on insulation/framing and/or contacting other ducts.

Recommendation: Contact a qualified HVAC professional.

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### 2: Spray Foam on Ducts

🔴 Recommendation

Some air ducts appeared to be in contact with the spray foam insulation in the attic. Typically manufacturer's require air gaps on the exterior all the way around the ducts. Manufacturer's recommendations should be consulted.

Recommendation: Contact a qualified professional.



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### 3: Air Filters Were Dirty

🔴 Recommendation

Air filter(s) were dirty.

Recommendation: Contact a qualified professional.

**D. Other**

*Comments:*

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### IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution Systems, and Fixtures**

*Location of Water Meter:* Front Exterior  
*Location of Main Water Supply Valve :* Side Exterior  
*Static Water Pressure Reading:* 43 PSI  
*Type of Supply Piping Material:* Unknown  
*Supply Line Material:* PEX

*Comments:*

*About Plumbing Systems:*

The plumbing system of a home includes water supply, plumbing drains, plumbing vents and fixtures. Much of the plumbing system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. Drainage is visually inspected for functional drainage. No additional testing is done to determine exact condition of drains or water supply. Inspector does not operate any shutoff valves or sump pumps. Inspector is not required to inspect numerous other systems such as swimming pools, sprinkler systems, water wells, filter systems, fire sprinklers or backflow devices. Functionality of clothes drains, floor drains and freestanding appliances is not tested. Water volume, potability or quality is not tested. Water testing should only be done by qualified professionals in this field. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.



*Missing Access Panels:*

There were missing access panels for the bath tub(s). Interior plumbing of the tub(s) were not inspected.

*Filtration/Softener Not Inspected:*

Water filtration and/or softening systems were not inspected.

*No Shower Pan Testing:*

No specialized shower pan testing or inspection was performed. Fixtures are operated in the enclosures during the inspection, however, regular use may reveal deficiencies that are not discoverable at the time of inspection.

**1: Rust on Gas Line**

**Recommendation**

Gas lines showed signs of rust near exterior meter.

Recommendation: Contact a qualified professional.

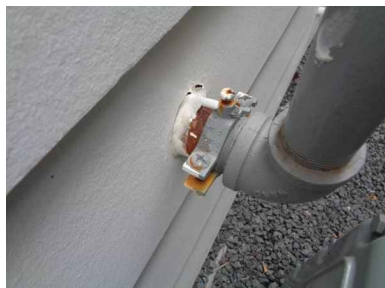
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**2: Gas Line Not Sleeved**

➔ Recommendation

Gas line was not sleeved at the exterior wall as a part of the original construction.

Recommendation: Contact a qualified professional.



**B. Drains, Wastes, and Vents**

*Type of Drain Piping Material:* Stainless Steel, PVC

*Comments:*

*No Underground Testing:*

No hydrostatic or underground pipe testing was performed. We recommend testing by a qualified licensed plumbing professional if there are concerns.

*Identification of Drain Lines:*

Drain line materials were identified from visible drain lines only.

**C. Water Heating Equipment**

*Energy Sources:* Electric, Gas

*Capacity:* Tankless Tankless

*Water Heater Information:*

Water heater appeared to be manufactured by Navien in 2020. Appeared to be functioning as intended at the time of inspection.

Attic

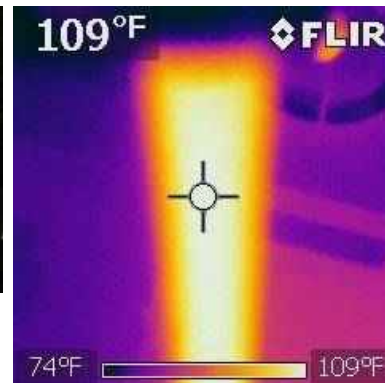
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*Comments:*

About Water Heaters:

Water heaters are designed to heat the water in the home. The report will include the energy source and capacity of the water heating unit. General installation and safety issues are addressed in the inspection. Water heaters should be equipped with a temperature and pressure relief valve that is designed to relieve back pressure in the unit if the pressure or temperature exceeds the units capacity. Most of these valves are not tested as a part of the inspection as they could cause unforeseen damage to persons or property. We recommend that annual maintenance be performed to water heaters as suggested in the owners manual. If the client is not comfortable with general water heater maintenance we recommend consultation with a qualified professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*TPRV Information:*

Manufacturers of most Temperature and Pressure Relief Valves (TPRV) state that the TPRV should be replaced and/or evaluated by a licensed plumbing professional every two to three years.

*TPRV Not Tested:*

Temperature and pressure relief valve was not tested due to age, corrosion and/or general condition. We recommend the valve be checked by a qualified plumbing professional.

**1: Stains in Pan(s)**

🔴Recommendation

Drain pan showed signs of possible water stains.

Recommendation: Contact a qualified professional.



**2: Moisture**

🔴Recommendation

Excessive moisture was observed at the right exterior of the home. There was an unidentified 3rd drain line that appeared to possibly come from the water heater. Moisture/water was dripping from the drain line. If this

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is normal drainage/condensation, We recommend it be piped and routed to the plumbing or further away from the home. Recommend this be further evaluated by a qualified professional.

Recommendation: Contact a qualified professional.



**D. Hydro-Massage Therapy Equipment**

*Comments:*

**F. Gas Distribution Systems and Gas Appliances**

*Location of Gas Meter:* Side Exterior

*Type of Gas Distribution Piping Material:* Black steel

*Comments:*

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## V. APPLIANCES

**A. Dishwashers**

*Comments:*

Dishwasher appeared to be functioning as intended at the time of inspection.

**1: No Anti-Siphon Device**

🔴 **Recommendation**

There was no anti-siphon device or high loop on the dishwasher drain. This would prevent water flowing back to the dishwasher in the event the sink backed up.

Recommendation: Contact a qualified plumbing contractor.



**B. Food Waste Disposers**

*Comments:*

Disposal appeared to be functioning as intended at the time of inspection.

**C. Range Hood and Exhaust Systems**

*Comments:*

Range vent appeared to be functioning as intended at the time of inspection. Appeared to vent to the exterior.

**D. Ranges, Cooktops, and Ovens**

*Range/Cook Top Type:* Gas, Electric, Combo Unit

*Comments:*

*Oven Operation:*

Oven was measured at or near 350 degrees when set at 350 degrees.

*Cooktop Operation:*

Cook top operated normally.

**E. Microwave Ovens**

*Comments:*

Microwave appeared to be functioning as intended at the time of inspection.

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

Mechanical exhaust vents appeared to be functioning as intended at the time of inspection. Vents terminations were not determined.

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**G. Garage Door Operators**

*Door Type:* Sectional

*Comments:*

Garage door opener appeared to be functioning as intended at the time of inspection.

**1: Auto Reverse Inoperable**

**▲Safety Hazard**

Garage door opener auto reverse feature was not functioning.

Recommendation: Contact a qualified professional.

**2: Door Noisy**

**🔴Recommendation**

Grage door opener operation was noisy. We recommend lubricating door, tracks, and rollers for quieter operation.

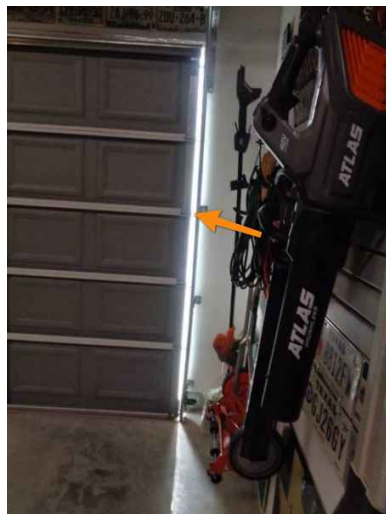
Recommendation: Contact a qualified professional.

**3: Gap Around Door**

**🔴Recommendation**

Gaps were observed around the garage door when fully closed.

Recommendation: Contact a qualified garage door contractor.



**H. Dryer Exhaust Systems**

*Comments:*

*Dryer Vent Not Accessible:*

Dryer was present in utility room. Dryer vent was not accessible.

*Not Visible:*

Dryer vent was not visible or accessible in the attic space. Vent was not viewed.

**1: Termination Not Located**

**🔴Recommendation**

**I=Inspected**

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**NP=Not Present**

**D=Deficient**

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Dryer vent termination was not visibly located on the exterior. Proper termination should be verified by a qualified licensed HVAC professional prior to dryer use.

Recommendation: Contact a qualified professional.

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## VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

*System Components:*

Sprinkler system controller was located in the garage. vacuum break valve was at the right exterior. rain sensor was at the left fence. There appeared to be 2 zones. Both zones appeared to be functioning as intended at the time of inspection.



*Comments:*

About Sprinkler Systems: Sprinkler system zones are operated and observed. Any surface leaks, deficient valves, abnormal spray head patterns or deficiencies in flow are noted. Control panels and lack of backflow devices, rain sensors or shutoff valves are noted. Inspectors are not required to note or test lack of effective coverage, automatic function of the timer or control box, effectiveness of the rain or freeze sensors or sizing and effectiveness of the anti-siphon or backflow preventers. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

**G. Other**

*Comments:*

No additional appliances were inspected.

*No Additional Systems Inspected:*

No additional systems were inspected.