



**INSPECTX**

## **Inspection Report**

**Property Address:**

2000 Bagby St

Unit 13432


Houston TX 77002



**InspeTX Home Inspections PLLC**

**Clete Pfeiffer TREC# 21002  
23754 Hiddenbriar Loop  
Tomball, TX 77375  
281-635-1648**

# PROPERTY INSPECTION REPORT FORM

	4/6/2026
Name of Client	Date of Inspection
2000 Bagby St, Unit 13432, Houston, TX 77002	
Address of Inspected Property	
Clete Pfeiffer	TREC# 21002
Name of Inspector	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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

<b>In Attendance:</b> Vacant (inspector(s) only), Inspector(s), Client's agent	<b>Type of building:</b> Condominium	<b>Approximate age of building:</b> Over 25 Years, Over 30 Years
<b>Home Faces:</b> North	<b>Temperature:</b> Over 65 (F)	<b>Weather:</b> Clear

Year Built: 2004  
Square Footage: 993  
Rooms: 1 Bedrooms, 1 Bathrooms, 1 Half Bathrooms  
Property is Vacant  
Utilities On: Water, Electricity, Gas  
People Present at Inspection: Buyer Agent

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I   NI   NP   D

## I. Structural Systems

**A. Foundations**

**Type of Foundation:** high rise above parking garage

Comments:

This a two story unit on the 13th floor of a high rise building over a parking garage. No evidence of foundation movement was observed at the time of the inspection. The foundation appears to be performing normally at the time of the inspection.

Proper drainage and moisture maintenance are very important for performance of the foundation due to the expansive nature of the load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes.

This is not a structural engineering survey nor was any specialized testing done of any sub slab plumbing systems during this limited visual inspection. In the event that structural movement is noted, client is advised to consult with a structural engineer who can isolate and identify causes and determine what corrective steps, if any, should be considered to correct and / or stop structural movement.

**B. Grading and Drainage**

Comments:

This a two story unit on the 13th floor of a high rise building over a parking garage.

**C. Roof Covering Materials**

**Types of Roof Covering:** Built-up

**Viewed roof covering from:** Walked roof

Comments:

This a two story unit on the 13th floor of a high rise building over a parking garage.

**D. Roof Structures and Attics**

**Attic Ventilation:** None

**Type of Insulation:** Unknown

**Approximate Average Depth of Insulation:** none

**Radiant Barrier Present:** No

**Attic viewed from:** n/a

Comments:

This a two story unit on the 13th floor of a high rise building. There is no attic space.

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

**Siding Material:** Brick veneer, Masonry Stucco

Comments:

(1) There are no cracks or defects were observed at the interior walls at the time of the inspection.

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**I   NI   NP   D**

The exterior walls were not inspected.

(2) Portions of the exterior cladding on the home are conventional masonry stucco. Inspection of the stucco is limited to observations made of visual evidence, and is not a complete and thorough evaluation of the stucco system. The presence and performance of the flashings, locations of the control joints, the integrity of the sealants around windows and other penetrations were not inspected. The existence of past or present water penetration could not be determined, nor any possibility of future water penetration. The stucco application is not an EIFS system. Recommend further evaluation of the stucco by a qualified stucco contractor.

**F. Ceilings and Floors**

Comments:

Floor coverings are in good condition.

No cracks or water stains were observed in ceilings.

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

Comments:

(1) All doors open, close and latch normally, except as noted below...

(2) One of the doors to the laundry room closet will not latch at the top.

(3) The upstairs closet door will not latch.

**H. Windows**

Comments:

(1) The windows appear to be in good condition.

(2) There is no fire egress from this unit (proper openable windows in the bedroom, etc), this unit is located 13 floors + from the street.

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

Comments:

(1) The railings at the stairway are horizontal. They should be vertical that can not be climbed.

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(2) The risers at the staircase are not uniform in height. Current building standard require all risers to be uniform within 3/8 of an inch and a maximum riser height of 7 3/4 inches.

**J. Fireplaces and Chimneys**

Comments:

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

Comments:

**L. Other**

Comments:

An infrared camera was used to perform a thermographic scan of the interior of the house and the electrical panel to detect water penetration, electrical overheating, and insulation issues. No defects were observed with the infrared camera at the time of the inspection.

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## II. Electrical Systems

**A. Service Entrance and Panels**

**Electrical Service Conductors:** Unknown

**Main Breaker Size:** Unknown

**Panel Capacity:** Unknown

**Main Panel Location:** Unknown

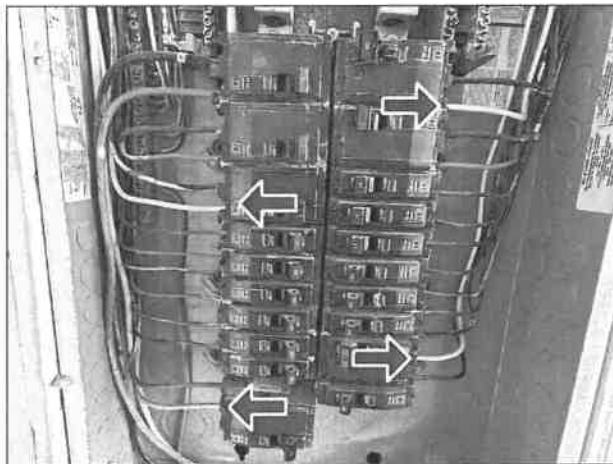
**Number of sub-panels:** 1

Comments:

(1) The main panel is centrally located and is not accessible for inspection.

The subpanel is located just inside the front entry door.

(2) There are white wires used as hot conductors connected to one or more of the 240 volt breakers. Normally, the white wires are neutral. When used as a hot conductor, the white wires should be color coded.



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

**Type of wiring:** Copper

Comments:

(1) Some or all of the power receptacles in the following areas are not GFCI protected. Current building standards require GFCI protection for all receptacles in these areas but may not have been required when this house was built.

- Under Kitchen Sink
- Laundry room
- Cooktop / Range circuit (when within 6' of sink) (2020 NEC 210.8(A))
- Dryer circuit (2020 NEC 210.8(A))

(2) There is no cover on the receptacle at the washer / dryer space in the utility room. This receptacle is loose in the wall.

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(3) The light above the sink in the downstairs bathroom and some of the undercabinet lights in the kitchen did not come on.

(4) The three-way switches for the lights above the stairs is not wired correctly.

C. Other

Comments:

Two smoke detectors were tested.

The fire water sprinkler system was not inspected.

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### III. Heating, Ventilation and Air Conditioning Systems

**A. Heating Equipment**

**Type of Systems (Heating):** Electric heat

**Energy Sources:** Electric

**Number of Heat Systems:** Two

Comments:

**Downstairs: Supply air temp: 77   Return air temp: 88   Temperature rise: 11 degrees F**

**Upstairs: Supply air temp: 75   Return air temp: 106   Temperature rise: 31 degrees F**

**Temperature rise for an electric heating system is normally between 30 and 50 degrees.**

The temperature differential for the downstairs heating system is lower than expected. Recommend further evaluation and repair by a licensed heating contractor.

**B. Cooling Equipment**

**Type of Systems (Cooling):** Air conditioner unit

**Number of AC Units:** Two

**Size of AC condenser:** 1.5 tons, 2 tons

**Date of manufacture:** 2000

**Type of coolant used:** R-22 (Freon)

Comments:

(1) Downstairs: Condensing unit: 1.5 tons   Manufactured: 2000

**Supply air temp: 44   Return air temp: 66   Temperature drop: 22 degrees F**

**Upstairs: Condensing unit: 2 tons   Manufactured: 2000**

**Supply air temp: 50   Return air temp: 72   Temperature drop: 22 degrees F**

**Temperature drop is normally between 15 and 22 degrees.**

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(2) The data-plate on the AC condenser indicates the use of R22 (Freon) refrigerant. This is not unusual for this age of unit but R-22 (Freon) has become scarce because the U.S. has completely phased out the production, import and use of this refrigerant.

(3) The insulation has pulled away from a portion of the primary drain at the upstairs cooling system. Recommend reinsulating.



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

**Filter Type:** Disposable

**Comments:**

No loose or damaged ducts were observed.

**D. Other**

**Comments:**

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#### IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

**Water Source:** Public utility

**Location of water meter:** unknown

**Location of main water supply valve:** in the laundry room

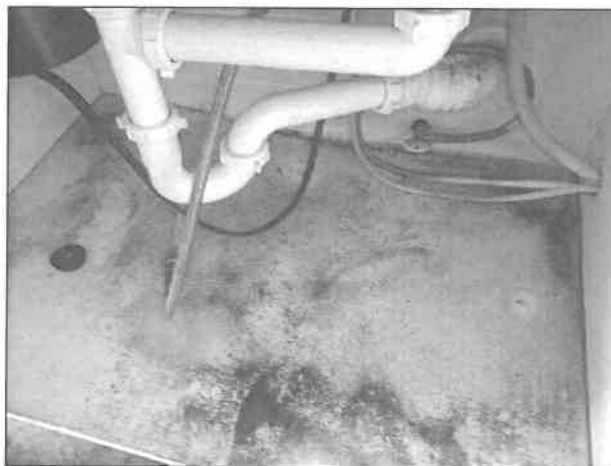
**Static water pressure reading:** Not accessible for testing

**Water Filters:** None

**Plumbing Water Distribution (inside home):** Copper

Comments:

(1) There is a leak from the faucet at the kitchen sink. This water is draining into the cabinet below. The cabinet is damaged and there appears to be mildew / mold in this area. Recommend repair and replacement of all affected materials.



(2) The faucet at the half bathroom sink will not completely shut off. The valves under the kitchen sink were closed after testing.

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I   NI   NP   D



(3) There have been previous repairs to the tiles at the shower surround in the upstairs bathroom. There are gaps in the grout between these tiles. Recommend repairs to reduce water penetration behind the tiles.



(4) The hand-held sprayer at the kitchen sink is disconnected.

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

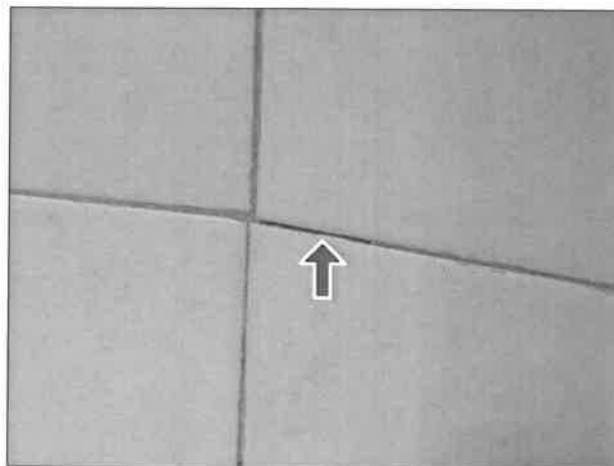
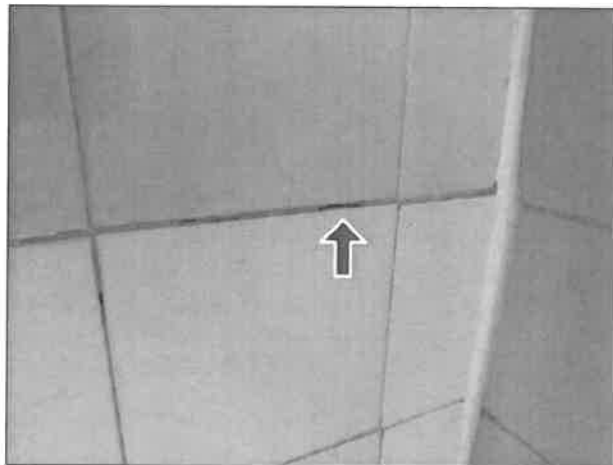
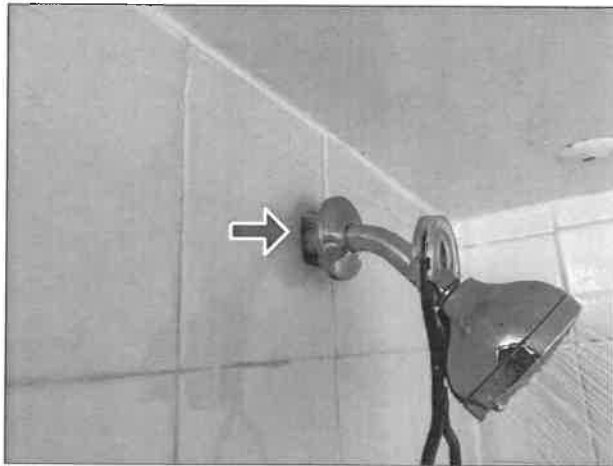
I   NI   NP   D



(5) There are cracks and gaps around tubs, shower pans, tub spouts, and faucets. Recommend cleaning and caulking to reduce water penetration.

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

I   NI   NP   D



(6) The plumbing head for the upstairs shower is loose in the wall.

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

I	NI	NP	D
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**B. Drains, Waste and Vents**

**Plumbing Waste (Drains):** PVC, Galvanized Steel

Comments:

(1) All drains appear to flow normally at the time of the inspection.

(2) There is no stopper in the half bathroom sink.



**C. Water Heating Equipment**

**Water Heater Energy Source:** Electric

**Water Heater Capacity:** 38 Gallon

**Water Heater Date of Manufacture:** 2021

**Water Heater Location:** Laundry Room

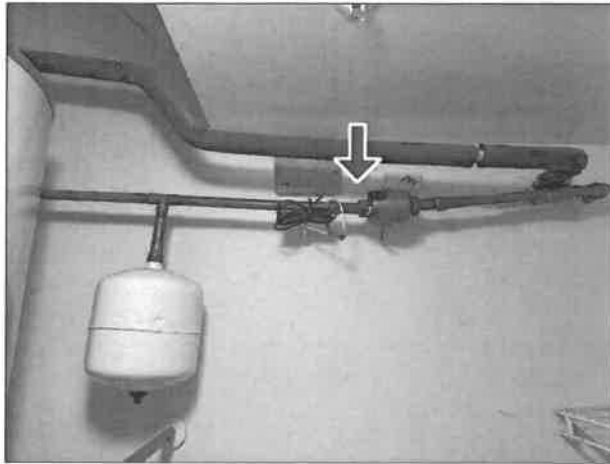
Comments:

(1) The water heater should be flushed annually to prevent build up of hard water deposits in the heat exchanger and to extend the life of the water heater. Assuming that this has not been done by the previous home owner, recommend that a licensed plumber flush the water heater soon after closing and annually thereafter.

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(2) The water supply pipe and pressure compensator to the water heater are not properly supported and sagging in the middle. Recommend repair / supporting by a licensed plumber.



(3) There is no manual electrical disconnect for the water heater.

**D. Hydro-Massage Therapy Equipment**

Comments:

**E. Gas Distribution Systems and Gas Appliances**

Comments:

The plumbing connections to the gas appliances were tested for leaks and no leaks were detected at the time of the inspection.

**F. Other**

Comments:

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I   NI   NP   D

## V. Appliances

**A. Dishwasher**

Comments:

(1) The dishwasher was operated through a normal cycle and appears to operate normally.

(2) There is rust on the dishtrays.



**B. Food Waste Disposers**

Comments:

(1) The garbage disposal appears to operate normally.

(2) There is debris in the garbage disposal. Recommend cleaning.

**C. Range Hood and Exhaust System**

**Exhaust/Range hood:** Not present

Comments:

No draft hood or ventilation hood was present above the cooktop. A properly installed vent hood helps remove heat, moisture, grease, and combustion byproducts from the cooking area. The installation of an approved vent hood that is properly ducted to the exterior is recommended.

**D. Ranges, Cooktops and Ovens**

Comments:

(1) Electric cooktop and electric oven.

Three of the four burners were tested on high / medium / low.

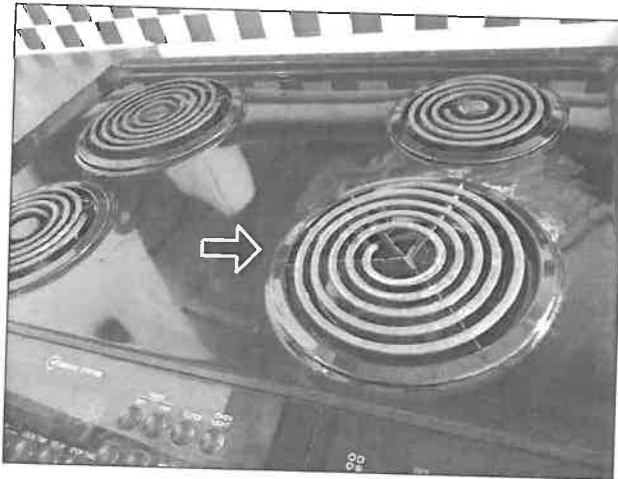
The oven was tested at 350 degrees on a setting of 350 degrees.

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The light and the timer for the oven were tested.

(2) The front right burner is not connected and does not heat.



(3) The anti-tip device will not engage.

**E. Microwave Ovens**

Comments:

The microwave was tested by heating some water and it appears to operate normally.

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

Comments:

All bathroom exhaust fans appear to operate normally.

**G. Garage Door Operator(s)**

Comments:

**H. Dryer Exhaust System**

**Dryer vent:** Unknown

Comments:

The location of the dryer vent termination could not be determined at the time of the inspection. Recommend ensuring that the dryer vents to the outside.

**I. Other**

Comments:

The refrigerator, washing machine and dryer are outside the scope of this inspection and were not tested.

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## VI. Optional Systems

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

Comments:

**B. Swimming Pools, Spas, Hot Tubs and Equipment**

Comments:

**C. Out Buildings**

Comments:

**D. Private Water Wells (a coliform analysis is recommended)**

Comments:

**E. Private Sewage Disposal System**

Comments:

**F. Other Built-in Appliances**

Comments:

**G. Other**

Comments:



**INSPECTX**

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## Report Attachments

**ATTENTION:** This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Homes Services Contractor List](#)

**Bayou City Aire, LLC**  
 P.O.Box 30420  
 Houston, TX 77249 US  
 +17135689437  
 admin@bayoucityac.com  
 www.bayoucityac.com TACLA28539E

# Invoice

**BILL TO**

Chris Mortellaro  
 2000 Bagby St. #13432  
 Houston  
 TX  
 77002

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
BCA1027733-218	04/10/2026	\$300.00	04/10/2026	Due on receipt	

**SALES REP**

Silvestre

ACTIVITY	QTY	RATE	AMOUNT
<b>A/C Check Up- \$150 Per System</b> Check compressor amps and operations: ✓ U/S: RLA: 4.29amps LRA: 22.21amps D/S: RLA: 5.0amps LRA: 4.9amps Check outdoor fan motor amps and operations: ✓ U/S: 0.55amps D/S: 0.5amps Check indoor blower motor amps and operations: ✓ U/S: 1.2amps D/S: 1.06amps Check pressures, superheat and subcool: ✓ ***Temperature Differential is in Spec Check electrical wiring and relays: ✓ Check capacitor ratings: ✓ U/S: 40/5MFD D/S: 25/4MFD Check t-stat for accuracy and operations: ✓ Check temperature drop: ✓ U/S: 18 D/S: 19 Check and flush drain lines if accessible: ✓ Check filters: ✓ 12x24x1 pleated filter  Upstairs: Check AC operation and verified its working and its within spec at this time. No mechanical issues found  Downstairs: Check AC operation and verified its working and its within spec at this time. No mechanical issues found.	2	150.00	300.00

Local taxes included (where applicable)

Estimates are valid for 30 days.

Generac - Kohler - Cummins Generators - Authorized Dealer

The Company's Standard Terms & Conditions are hereby expressly incorporated by reference and can be found at <https://www.bayoucityac.com>

BALANCE DUE

**\$300.00**

\*Regulated by the Texas Department of Licensing and Registration  
POBox 12157 Austin, TX 78711 800-803-9202

Pay invoice