



1115
E. 27th Street
Houston, Texas

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PROPERTY INSPECTION REPORT FORM

Report I.D. # 041323-A

Prepared for: Lauren and Kyle Morris

Concerning: 1115 E. 27th Street
Houston, Texas 77009

By:



Clear View Inspections
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Sign/Date:  04.13.2023

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Date of Inspection.....04.13.2023

Weather Conditions.....clear, 75°

Dwelling:

- a. occupied, not occupied, furnished, unfurnished
- b. Pre-owned, approximate age 8 year(s) - 2015 , New construction
- c. 1 story, 2 story, 3 story, 4 story
- d. Square footage (H.A.R. or A.D.)2521
- e. Exterior finishcement board siding/trim, wood (frames on exterior doors)
- f. Front of home faces South .
- g. Utilities on..... gas, electric, water,
- h. Garage..... attached, detached 2 car

Present at Inspection:

- clients, seller, buyers agent, listing agent, not present

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed deficient or in need of repair or replacement.

Summary is on last pages(s) of the report

Report Identification: 041323-A

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I **NI** **NP** **D**

Inspection Item

I. STRUCTURAL SYSTEMS **A. Foundations**

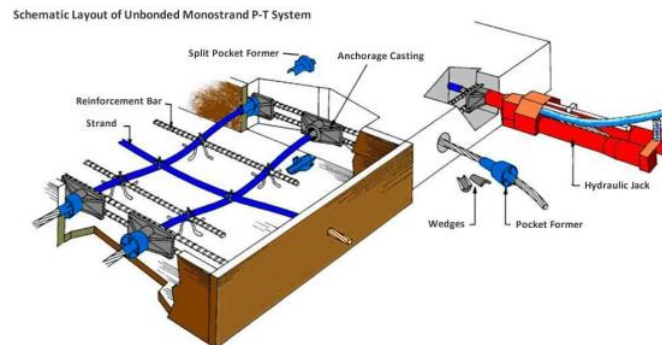
Type of foundation(s):

Comments:

The purpose of the inspection was to observe and provide an opinion as to whether or not the foundation is performing the intended and designed purpose, or if repairs may be required.

This is a engineered, post tension, (one piece, concrete) slab on grade.

Post tension cables are added to the foundation with tension to increase the integrity of the slab. The tension cables are cut off at the sides of the foundation wall (right and left side of the home) and the ends of the cables are sealed with exterior caulking or epoxy to prevent the tension ends from corrosion (rusting).



The perimeter wall of the foundation was not completely examined. The back patio decking covered the foundation (approximately 8').

Because of the limited view of the entire (exterior) perimeter wall of the foundation, my evaluation of the foundation was based on the overall condition of the home which included:

- Interior floors
- Interior/exterior walls(separations/splits/cracks, etc...)
- Windows (operation)
- Interior ceilings (separations/splits/cracks, etc...)

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- All doors (interior/exterior)
- Attic
- Roof structure (from inside the attic)
- Visual portion of foundation wall

The structure has experienced a range of only minor movement, which has caused minor “butt” joint sheetrock cracks and one “stairs step” crack in the brick mortar on the left side of the home. However, the evidence of such minor foundation movement is not within a range that would be indicative of a structural distress condition, or that would require foundation repair work. At the time of this inspection, the general condition of the residence indicates that the foundation framing and support beams are reasonably level and are functioning as intended, with no foundation or structural repairs recommended.

At the time of this inspection, the general condition of the residence indicates that the foundation is [reasonably] level and functioning as intended, with no foundation or structural repairs recommended or needed at this time.

□	□	□	■
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B. Grading and Drainage

Comments:

Grading:

All grading leads away from the home.

- The grading at the front of the home leads to the street.
- The grading on the right side of the home is directed to a swale (trench) between the neighboring home that leads out to the front street.
- The grading at the back of the home leads to an underground drain.
- The grading on the left side of the home is directed to a swale (trench) between the neighboring home that leads out to the front street.

Drainage:

Drainage off the roof is assisted by a gutter system.

All gutters, down spouts and discharge elbows are properly attached and directed away from the home.

Underground drainage is located in the back of the home under the grading. This channels water away from the home.

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There were no areas in the grading that appeared to hold or pool water at the foundation wall.

The gutters, down spouts and directional elbows (mostly at the back of the home need to be cleaned out.

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

C. Roof Covering Materials

(Type(s) of Roof Covering and Viewed From:)

Comments:

The roof covering was examined with the assistance of a drone.

The architectural composition shingles, single layer, is on top of underlayment (vapor barrier) with metal drip edge guards (this keeps the water from going under the shingles at the edge of the roof). This was properly installed.

All flashing noted has been properly installed per age of original construction.

There was no evidence of any water intrusion inside the attic or the home due to failure of the roof covering.

The roof covering, approximately 8 years in age, is in very good condition and is functioning as intended.

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

D. Roof Structure, Attic(s) and Insulation (Viewed From)

(Approximate average depth of insulation)

Comments:

Roof Structure:

This is a gable/hip designed roof.

The ridge boards, rafters, supports and joists are solid and properly installed (noted from accessible viewing inside the attic).

The roof decking is Oriented Strand Board (OSB). This is a type of manufactured wafer board. Attached to the OSB decking is radiant barrier.

Radiant barrier installed on the OSB decking to minimize radiant heat gain in summer, and to minimize radiant heat loss in winter.

There were no signs (evidence) of any water stains or penetration of the roof decking (as noted from accessible access). This decking is in very good condition.

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Attic:

The attic is in excellent condition. All flooring in the attic leading to and at the mechanical equipment (HVAC system and water heater) is solid and secure. Proper attic lighting is present.

Attic Ladder/Hatch/Door:

The attic pull down ladder in the upstairs hall ceiling is secured properly and the inside of the hatch/door is insulated.

Attic Insulation and Ventilation:

Insulation is loose fill fiberglass for the ceiling (as noted from accessible access).

Coverage is throughout measuring 13" to 14" in depth (ceiling insulation) with the soffit vents clear to allow ventilation through the ridge vents.

Approximate value of the ceiling insulation is R-38.

NOTE:

R-38 is the recommendation (minimum amount) of insulation in ceilings (below attic space) for homes in the Gulf Coast (zone 2) set by the (2015) International Energy Conservation Code (IECC).

I	NI	NP	D
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E. Walls (Interior and Exterior)

Comments:

Interior:

All interior walls, visually exposed (not obstructed/blocked by personal furnishings) are in very good condition. No structural defects are noted.

Exterior:

The exterior of the home is cement board siding/trim and wood trim/framing surrounding the doors.

The exterior frame surrounding the back door needs to be painted in order to preserve the wood. No decay present at this time.



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Inspection Item

All remaining exterior walls are in very good condition. No structural defects are noted.

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F. Ceilings and Floors

Comments:

Ceilings:

All ceilings are in excellent condition. No structural defects noted.

Floors:

The is very minor (wooden) floor separation between the baseboard and flooring located on the left wall front of the back door. Treat as a cosmetic repair. As noted, this is a very minor and easy repair, if you choose.

NOTE:

Picture of the deficiency do not come out.

All remaining flooring, visually exposed (not obstructed/blocked by personal furnishings) is in good condition. No structural defects are noted.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. Doors (Interior and Exterior)

Comments:

Interior:

All interior doors function properly and are in very good cosmetic condition.

Door stoppers are missing throughout the home. Repair as needed.

All remaining hardware is properly installed and functioning as intended.

Exterior:

The internal spring on the front door handle no longer has "action" in the mechanism. In need of repair/replacement.



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All exterior doors function properly and are in very good cosmetic condition.

All hardware (handles, hinges, locks) is properly installed and functioning as intended.

Garage Passage Door:

The garage passage door is solid core, self closing. This is considered a "fire" rated door.

The garage passage door needs a new weather seal/strip in the frame.



The garage passage door is solid core, with self closing hinges. This is considered a "fire" rated door.

Garage Door(s):

The garage door is in very good cosmetic and functional condition as well as properly installed hardware (tracks, springs, rollers, handle, lock).

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Windows

Comments:

These are double pane, metal framed windows. All accessible windows were examined and (operational windows) tested and found to be in very good cosmetic and functional condition. All have proper working locks.

The window screen over the kitchen window is missing.

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All remaining screens are present and are in good condition.

I. Stairways/Handrails/Guardrails (Interior and Exterior)

Comments:

Stairways:

The steps are secured properly with correctly sized risers and treads.

Handrails:

Properly secured and installed to current code requirements.

Guardrails:

Secured and properly spaced to current code requirements.

J. Fireplaces/Chimneys

Comments:

Type of fireplace:

Factory, Brick/Stone, Free standing,

Fireplace:

This is a gas only self contained system. The accessible components were examined and tested and found to be in proper working condition.

Chimney:

There is no chimney for this unit. This is a direct vent connected (properly) to the exterior of the home.

K. Porches, Balconies, Decks, Carports, Driveway, Sidewalk and Porte-Cachere

Comments:

Porches:

The front porch and the walk leading to the front door/porch area is in good condition.

Balconies:

The balcony and the components on the balcony are in good condition.

Decks/Patio:

The backyard (wooden) patio is in good condition.

Carport:

Not present.

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Energy source.....Electric
 Max amp breaker.....50 amps
 Min circuit (amps/breaker)...29.6 amps
 Suction line insulated... yes, no
 Disconnect switch..... yes, no
 GFCI outlet..... yes, no
 Condition.....good
 Operation.....smooth
 Unit level and on pad.... yes, no
 Refrigerant..... R-410A (Puron®), R-22 (Freon®)

Evaporator Coil, Zone 1: Home

Brand.....CAC/BDP (Carrier®)
 Serial #.....1820J18850
 Model #.....CNP6124ALAEAAA
 Primary drain..... yes, no
 Secondary drain (pan)..... yes, no
 Overflow detection device... yes, no
 Year.....2020
 Refrigerant..... R-410A (Puron®), R-22 (Freon®)
 Differential.....20.7° (return... 72.0°, supply... 51.3°)
 The "differential" is the measurement of the temperature difference between the return air and the supply air. Normal range is between 15-20 degrees in a Freon® (R-22) charged system and 15-25 degrees in a Puron® (R-410) system.

Condensing Unit, Zone 2: Garage

Type.....Central
 Brand.....Daikin
 Serial #.....K029554
 Model #.....RXB18AXVJU
 Year.....2020 (?)
 BTU.....18,000
 Tons.....1.5
 S.E.E.R.....N/A
 Energy source.....Electric
 Max amp breaker.....20 amps
 Min circuit (amps/breaker)...16.2 amps
 Suction line insulated... yes, no
 Disconnect switch..... yes, no
 GFCI outlet..... yes, no
 Condition.....good
 Operation.....smooth
 Unit level and on pad.... yes, no
 Refrigerant..... R-410A (Puron®), R-22 (Freon®)

Evaporator Coil, Zone 2: Garage

Brand.....Daikin
 Serial #.....K029554

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Inspection Item

NOTE:

The water meter also has a (main) water shut off valve.

Water Meter Location:

The water meter, with primary shut off valve is located at the curb side.

Fixtures:**NOTE:**

1. *Primary water shut off valves (under sinks, commodes, main water shut, etc...) were not tested.*
2. *The hose bibs (hot and cold) for the washing machine were not tested.*

Install a back flow prevention device on the exterior hose bib located on the left side of the home. These are available at Home Depot/Lowes in the plumbing department (about \$8.00 ea) and are very easy to install (common pliers only).



The left side sink faucet on the left side master bathroom sink is loose. In need of repair.



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I NI NP D Inspection Item



This unit is fully operational and all remaining accessible components of this unit have been inspected and found to be in proper working condition.

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D. Hydro-Massage Therapy Equipment (Whirlpool Type)

Comments:

Not Present.

-

E. Gas Distribution Systems and Gas Appliances

(Location of gas meter, gas distribution piping material)

Comments:

Location of gas meter.....right side of the home
Gas pipe material.....black steel

Appliances:

- Furnace(s)
- Water heater(s)
- Range/oven
- Cooktop
- Oven
- Fireplace..... gas only, Dual (gas or wood)
- Dryer..... gas only, Dual (gas or electric)

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F. Other

Comments:

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V. APPLIANCES

A. Dishwasher

Comments:

The dishwasher functions as intended and the drain line has been properly looped up before going into the side of the garbage disposer as to create an anti-siphon (so food from the disposer will not back up into the dishwasher).

B. Food Waste Disposer

Comments:

Functions as intended.

C. Range Hood and Exhaust Systems

Comments:

This exhaust vent is part of the microwave and is properly vented to the exterior of the home.

D. Ranges, Cook Tops, and Oven(s)

Comments:

Oven (built in):

The oven was tested and examined and found to be installed properly and functioning as intended.

Cooktop (built in):

The cooktop was examined and tested and found to be installed properly and functioning as intended.

E. Microwave Oven(s)

Comments:

Functioning as intended.

F. Trash Compactor

Comments:

Not present.

G. Mechanical Exhaust Vents

Comments:

Exhaust Fans:

Functioning as intended and vented to the exterior of the home.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Garage Door Operators
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*Comments:***Operator(s):**

The automatic opener is fully operational and both safety devices (automatic reverse features) are functioning as intended.

NOTE:

Get the remote control(s) from the current owner.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Doorbell and Chimes
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Comments:

- Conventional
 Video/audio type (Ring®, Arlo®, Blink®, SimpliSafe®, etc...)
 Knocker type

Functioning as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Dryer Exhaust System
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Comments:

The dryer vent appears to be properly plumbed to the exterior of the home. The exterior (dryer vent) cover is in good condition and properly attached.

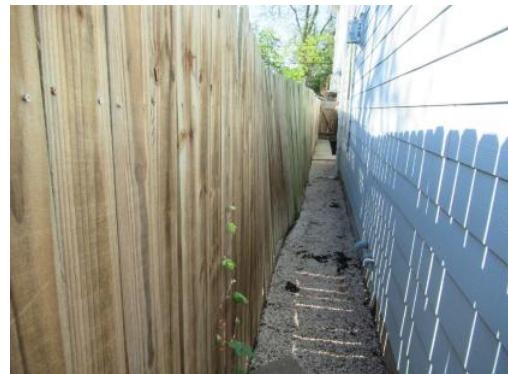
NOTE:

The inside of the vent pipe from dryer or wall connection to termination point was not examined. No access.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input style="background-color: red;" type="checkbox"/>	K. Fence and Gate(s)
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Comments:

The fence on the right side of the home is leaning. Requires additional support/repair.



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Inspection Item

Summary Page of Defect/Deficiencies

This is for itemization only

Please **read** the report in it's entirety.

Refer to the "report" for a detailed explanation of the defect or deficiency.

	<i>Defect/Deficiency</i>	<i>Pg #</i>
1	<i>The gutters, down spouts and directional elbows (mostly at the back of the home need to be cleaned out.</i>	7
2	<i>The exterior frame surrounding the back door needs to be painted in order the preserve the wood. No decay present at this time.</i>	8
3	<i>The is very minor (wooden) floor separation between the baseboard and flooring located on the left wall front of the back door. Treat as a cosmetic repair. As noted, this is a very minor and easy repair, if you choose.</i>	9
4	<i>The internal spring on the front door handle no longer has "action" in the mechanism. In need of repair/replacement.</i>	9
5	<i>Door stoppers are missing throughout the home. Repair as needed.</i>	9
6	<i>The garage passage door needs a new weather seal/strip in the frame.</i>	10
7	<i>The window screen over the kitchen window is missing.</i>	10
8	<i>The garage A/C condensing unit has the incorrect size circuit breaker in the panel box. The A/C unit requires a maximum breaker size of 20 amps (per Mfg). Currently, there is a 30 amp breaker installed. This breaker needs to be changed out for the correct size (20 amps) by a licenced electrician.</i>	12/ 13
9	<i>The outlets inside the upstairs hall bathroom and master bathroom need to be on GFCI (ground fault circuit interrupter) protection/devices. In need of repair by a licensed electrician.</i>	13
10	<i>Install a back flow prevention device on the exterior hose bib located on the left side of the home.</i>	19
11	<i>The left side sink faucet on the left side master bathroom sink is loose. In need of repair.</i>	19

Continued, next page

