



MEER INSPECTIONS

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<https://www.meerinspections.com>



TREC REI 7-6 HOME INSPECTION (MEER INSPECTIONS)

10515 Logger Pines Trail  
Houston, TX 77088



Inspector

**Danny Herbrich**

Professional Inspector 20932

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# PROPERTY INSPECTION REPORT FORM

Michael Klein

*Name of Client*

03/13/2024 1:00 pm

*Date of Inspection*

10515 Logger Pines Trail, Houston, TX 77088

*Address of Inspected Property*

Danny Herbrich

*Name of Inspector*

Professional Inspector 20932

*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 (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**

*Occupancy:* Occupied, Furnished

*In Attendance:* Buyer, Owner

*Temperature (approximate):* 78 Fahrenheit

*Weather Conditions:* Cloudy

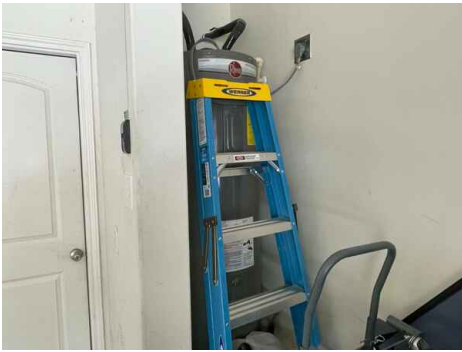
*Air Conditioner Manufactured Year::* 2017

Label Indicates

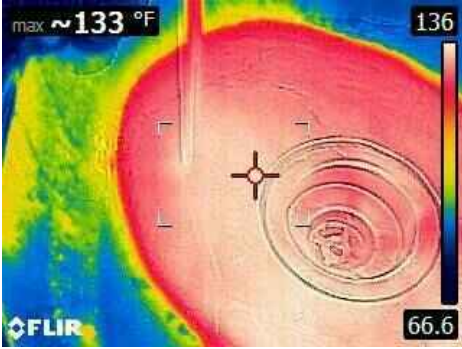


*Water Heater Manufactured Year::* 2017

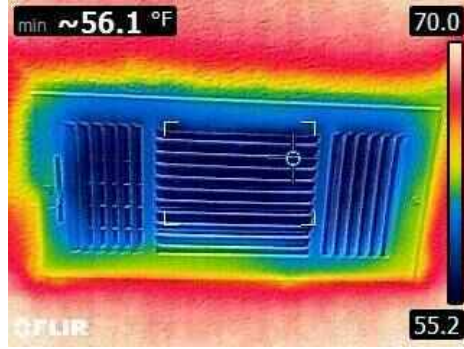
Label Indicates



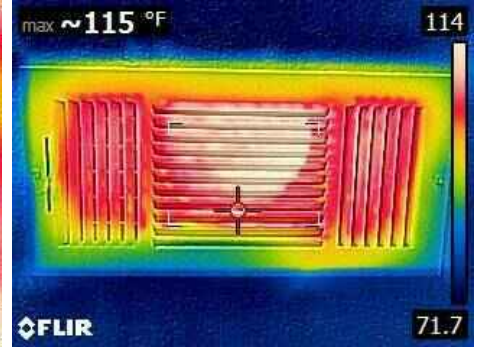
*Thermal Imaging Pictures: Water Temperature, Air Conditioner, Furnace, Breaker Panel*



Water Temp



AC Temp



Furnace Temp



Breaker Panel

*General View Of Roof:*





*General View Of Attic Framing:*



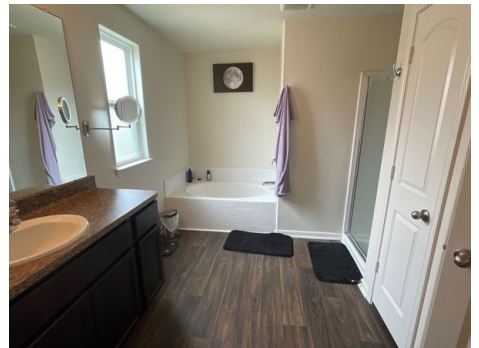
*General View Of Attic Insulation:*



*General View Of Exterior:*



*General View Of Interior:*



*Home Inspection Is Not A Warranty:*

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY that the items inspected are defect-free, or that concealed defects do not or will not exist. Problems may exist even though signs of such may not be present during the inspection. No representation is made as to how long any equipment will continue to function.

*Storage/Furnishings In Home:*

The inspection was limited due to furniture and storage items, which may prevent identifying concealed or latent defects. Examples include but are not limited to furniture and or storage may have prevented inspection of outlets, windows, walls, flooring, closets, cabinets, water valves and drains under sinks, water valves to washing machine, gas valve to dryer, 240 volt outlet to dryer. Inspectors do not move storage and or furniture or unplug items from outlets. We make every attempt to provide a thorough inspection to the best of our abilities without causing damage to the owners possessions.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation:* Slab on Grade

*Foundation Performance Opinion:* Performing as Intended

*Comments:*

No General Comments

**B. Grading and Drainage**

*Hairline Cracks:*

Hairline cracking (if present) is common, as concrete ages hairline cracks will appear and are considered normal.

Garage, Driveway And Walkways

*Comments:*

No General Comments

*Below grade drainage:*

The inspector does not determine the outlet, effectiveness or condition of any below grade drainage systems.

**1: Grading - Soil erosion under valley**

🔴 **Recommendation**

Soil erosion observed. Address as needed.



Right side of home

**C. Roof Covering Materials**

*Types Of Roof Covering:* Composition Shingles

*Viewed from:* Drone, Ladder at Edge of Roof

*Comments:*

No General Comments

*Roof too high to access:*

The roof was too high to access so it was inspected by drone.

Upper roof

*Leak testing:*

Leak testing is not performed under the scope of this inspection. This is a visual inspection only.

*Method of roof fastening :*

The inspector does not verify the method of roof fastening. It is reasonably determined that by doing so it may cause damage to the roofing shingles.

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I NI NP D

**1: Shingles - Damaged**

🔴 Recommendation

Damaged shingles may allow moisture intrusion. Recommend a qualified roofer to evaluate and address as needed.

Recommendation: Contact a qualified roofing professional.



Ladder damage front porch



Close up ladder damage front porch

**2: Shingles - Loose shingles**

🔴 Recommendation

Shingles are not properly secured down, which may result in wind uplift or damage to shingles in windy conditions. Recommend qualified roofing contractor to evaluate and address as needed.

Recommendation: Contact a qualified roofing professional.



Bottom row around home

**3: Flashing - Rusted**

🔴 Recommendation

Rusted flashing may allow moisture intrusion. Evaluate and address as needed.



Above garage

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I	NI	NP	D
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**D. Roof Structures and Attics**

*Attic Viewed From:* Entering Attic  
*Approximate Average Depth Of Insulation:* 12 Inches  
*Insulation Material:* Blown Fiber Glass  
*Type Of Attic Venting:* Ridge and Soffit Vents  
*Comments:*  
No General Comments

*Only accessible areas entered:*  
Only accessible areas of the attic were inspected. The inspector does not walk in areas without attic decking for safety.

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

*Comments:*  
No General Comments

*Cosmetic defects:*  
Cosmetic defects and normal wear and tear are outside the scope of this inspection.

**1: Interior - Water stain on wall**

 **Recommendation**

Water stain on wall indicates moisture intrusion. The area tested dry with a surface moisture meter. The cause was not determined. Evaluate and address as needed.



Half Bathroom right of sink

**2: Exterior - Missing/cracked caulk**

 **Maintenance Item**

Missing or cracked caulk at openings in the wall and items mounted to or pass through the wall. It is recommended that any penetrations through exterior walls should be sealed (caulked) to prevent moisture intrusion. Address as needed.



Right wall

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

**3: Exterior masonry - Rusted lintels**

🔴 Recommendation

Cleaning of lintels and repainting is recommended. Address as needed.



Above garage door

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

No General Comments

**1: Ceiling - Typical flaws / Imperfections**

🔧 Maintenance Item

This is considered cosmetic. Address as needed.



Left rear bedroom

**2: Ceiling - Tape joint cracks**

🔧 Maintenance Item

Hairline texture cracks along ceiling drywall tape joints are normally associated with normal settlement and are considered cosmetic. Address as needed



Master Bedroom

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

**3: Floors - Squeaky subfloor**

🔴Recommendation

Squeaky sub flooring when walked on. Evaluate and address as needed.



Random Areas

**4: Flooring - Lifted flooring**

🔴Recommendation

The flooring is slightly lifting or loose. This may indicate prior moisture contact. Evaluate and address as needed.



Half Bathroom at seam



Master Bathroom toilet closet



2nd Floor Hall Bathroom right of tub



2nd Floor Hall Bathroom left of tub

**5: Flooring - Slight unevenness**

🔴Recommendation

The flooring is just slightly uneven. This does not appear to be causing any structural side effects.

I=Inspected

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D=Deficient

I	NI	NP	D
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Rear left bedroom

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

*Comments:*

No General Comments

**1: Missing or ineffective self closer**

**▲Safety Hazard**

The self closing door hinge is missing or ineffective between the home and the attached garage. Current building standards recommend a self closer in this location to ensure the door stays closed to prevent hazardous combustion products from entering home.



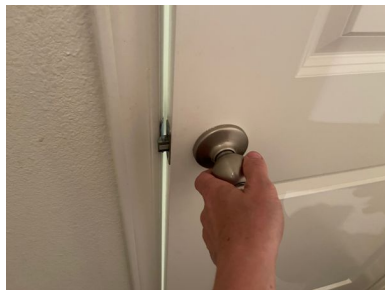
Door to garage

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**2: Door not latching**

**🟡Recommendation**

The door can be pulled open without turning the knob. Address/Adjust as needed.



2nd Floor Hall Bathroom

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**3: Door swings open/closed by itself**

**🟡Recommendation**

This may be due to the door not being installed perfectly vertical or from structural settling. Adjust as needed

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Half Bathroom



Left master closet

**4: Damaged door**

🔴 Recommendation

Address as needed.



Door to garage

**H. Windows**

*Comments:*

No General Comments

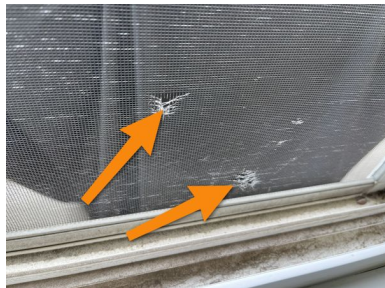
*Failed window seals:*

Failed window seals may not be visible during the inspection due to dirty windows, exterior temperature or weather conditions.

**1: Missing and/or damaged screens**

🔴 Recommendation

This may allow pests to enter home. Address as needed.



Random Windows

**2: Water stain/water damage near window**

🔧 Maintenance Item

I=Inspected

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D=Deficient

I	NI	NP	D
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Water stains or water damage on the window sill or drywall at windows may be from windows condensating. Address as needed.

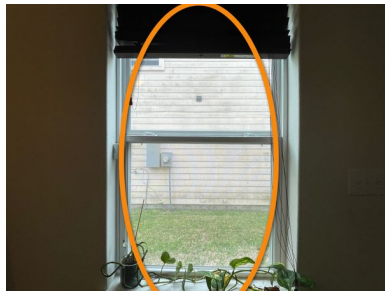


Random Windows

### 3: Failed thermal seal

🔴 Recommendation

Window appears hazy or has condensation between the window panes, which indicates a failed seal. Once the thermal seal has failed the window is no longer as energy efficient as it was. Over time the window may become less transparent.



Foyer

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

*Comments:*

No General Comments

**J. Fireplaces and Chimneys**

*Comments:*

No General Comments

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

*Comments:*

No General Comments

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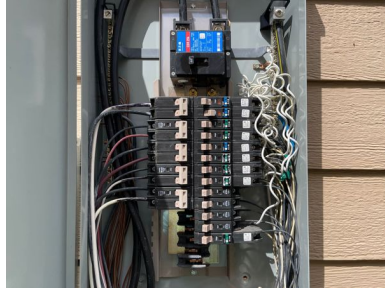
D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*General View Of Breaker Panel:*



*Type Of Wiring:* Service Wires-Aluminum, Branch Wires-Copper

*Service Size:* 150 Amps

*Breaker Panel Location:* Exterior Left Wall

*Comments:*

No General Comments

**1: Dryer GFCI not present**

👉 Recommendation

Current building standards call for the dryer outlet to be GFCI (Ground Fault Circuit Interrupter) protected. Address as needed.

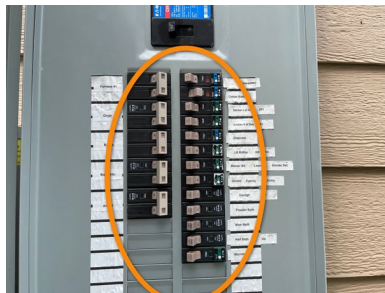


Breaker Panel

**2: Surge protection not present**

👉 Recommendation

Current building standards call for surge protection for the electrical system. Address as needed.



Breaker Panel

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**3: Anti-oxidant missing on aluminum wires**

🚩Recommendation

Missing anti-oxidant paste on aluminum service wires. This is a current building standard.

Recommendation: Contact a qualified electrical contractor.



Breaker Panel

**4: Breaker tripped**

🚩Recommendation

The breaker is tripped off. If reset, it trips off again. This indicates an issue either with the breaker or wiring or outlet. Recommend further evaluation by an electrician.

Recommendation: Contact a qualified electrical contractor.



Washing machine breaker

**5: Dishwasher breaker shows to be tripped**

🚩Recommendation

The dishwasher breaker shows to be tripped off but the dishwasher worked. So the breaker may not be functioning correctly. Recommend further evaluation by an electrician.

Recommendation: Contact a qualified electrical contractor.



Dishwasher breaker

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**B. Branch Circuits, Connected Devices, and Fixtures**

*Comments:*

No General Comments

*Landscape lighting not inspected:*

Landscape lighting, if present, is outside the scope of this inspection and was not inspected.

*Exterior lights not inspected:*

Our experience is the majority of exterior lights only work at night because they are on a photo sensor. This makes it difficult to test during an inspection.

**1: Outlets - No power**

🟡 **Recommendation**

No power at receptacle. Recommend evaluation by electrician to determine the best method of remedy.

Recommendation: Contact a qualified electrical contractor.



Washing machine outlet

**C. Other**

*Comments:*

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

I   NI   NP   D

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

**A. Heating Equipment**

*General View Of Furnace :*



*Type Of Systems:* Furnace

*Energy Sources:* Electric

*Comments:*

No General Comments

*Furnace covers not removed:*

Furnace covers are not removed for internal inspection. That is beyond the scope of this inspection.

**B. Cooling Equipment**

*General View Of Air Conditioner:*



*Type Of Systems:* Central Air Conditioner

*Temperature Differential :* 15 Degrees

*Comments:*

No General Comments

**1: Service due to age and limitations of inspection**

[Maintenance Item](#)

At the time of inspection HVAC system was performing as intended, although due to age of the air conditioner and the limitations of this inspection it is recommended to have a general annual service and cleaning performed on the air conditioner by an HVAC technician.

Recommendation: Contact a qualified HVAC professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



6 years old

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## 2: Damaged/missing insulation on refrigerant line

🔴Recommendation

Missing or damaged insulation on the refrigerant line can cause energy loss and condensation that may drip and cause water damage if in the attic. Address as needed.



Evaporator housing



Condensing unit

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## 3: Water stain at HVAC equipment

🔴Recommendation

Water stain indicates evidence of condensation dripping onto the attic floor. Recommend further evaluation by an HVAC technician.

Recommendation: Contact a qualified HVAC professional.



Left of furnace

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## 4: Microbial growth on HVAC system

🔴Recommendation

Microbial growth was observed on the HVAC system. This indicates condensation build up on the exterior of the unit and will not impact air quality passing through the system. Recommend evaluation by a qualified HVAC company.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified HVAC professional.



HVAC system

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

*Comments:*

No General Comments

*Duct-work interior not inspected:*

The inspector does not inspect the interiors of the ductwork. This requires partially disassembling the system and is beyond the scope of this inspection.

**1: Vents - Closed air register**

[Maintenance Item](#)

Closed air register observed. Recommend opening all closed registers for best air circulation.



Right rear bedroom

**2: Ducts - Outer layer of duct is torn**

[Recommendation](#)

Address as needed.



Left of furnace

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**D. Other**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## IV. PLUMBING SYSTEMS

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

*Location Of Water Meter:* Front Near Street

*Location Of Main Water Supply Valve :* Garage



*Static Water Pressure Reading:* PSI 58



*Type of Supply Piping Material:* PEX



*Comments:*

No General Comments

*Water filters, purifiers and softeners are not inspected:*

Water purifiers, filters and softeners (if present) are outside the scope of the home inspection.

*Interior water valves are not operated:*

Water valves often will start leaking after being operated. Valves for items such as for washing machines and refrigerators are not tested.

*Bidet feature not tested:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Master Bathroom

**1: Faucet - Missing/deteriorated caulk**

 Maintenance Item

Missing or deteriorated caulk may allow moisture intrusion into the wall. Recommend caulking to prevent moisture intrusion. Evaluate and address as needed.



Master Bathroom tub



2nd Floor Hall Bathroom tub

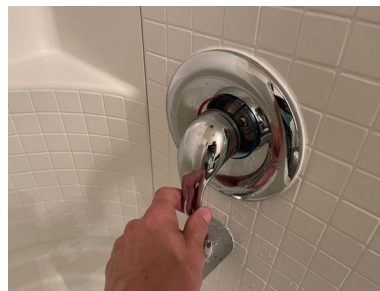
**2: Faucet - Loose**

 Maintenance Item

The faucet or handle is not mounted securely. Tighten as needed.



Master Bathroom tub



2nd Floor Hall Bathroom tub

**3: Shower - Water leaking out of shower**

 Recommendation

Evaluate and Address as needed.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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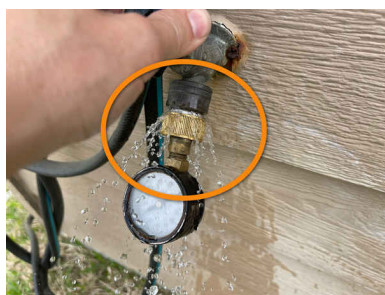


Master Bathroom

**4: Hose bibb - Backflow prevention is leaking**

🔴 Recommendation

The backflow prevention device leaks when the water is turned on. Address as needed.



Both hose bibbs

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

Type of Drain Piping Material: PVC



Comments:

No General Comments

*Drainpipe material under home not verified:*

During the inspection we try to verify the drainpipe material. We are limited to only viewing the drainpipes where they are visible such as under sinks or exterior drain clean outs. These locations may not tell the whole story if some of the drainpipes were changed to a different pipe material. The drainpipe material under the home cannot be seen during a home inspection.

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**C. Water Heating Equipment**

General View Of Water Heater:

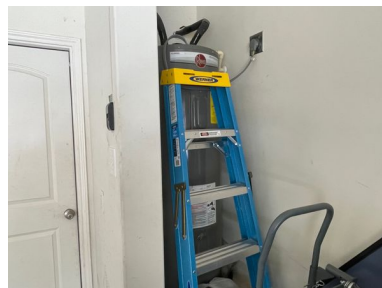
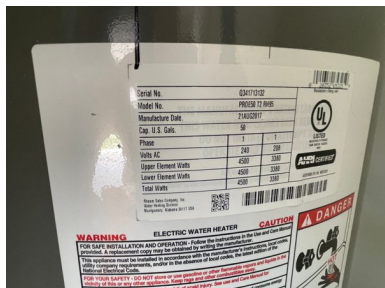
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NP=Not Present

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I NI NP D



Water Heater Capacity: 50 Gallons

Energy Sources: Electric

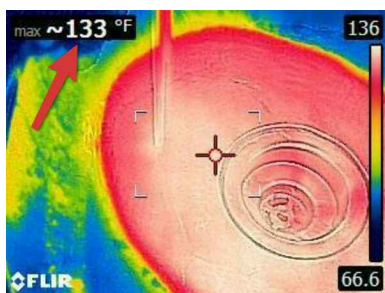
Comments:

No General Comments

**1: Tank - Water temperature too hot**

**▲ Safety Hazard**

The water heater is adjusted above the recommended temperature of 120 degrees. Scalding hazard. The temperature can be adjusted at the water heater. There is a round dial that can be turned to the desired temperature. Adjust temperature as needed.



Water Temp

**D. Hydro-Massage Therapy Equipment**

Comments:

No General Comments

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

Location of Gas Meter: Not Present

Type of Gas Distribution Piping Material: Not Present

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## V. APPLIANCES

**A. Dishwashers**

*Comments:*

No General Comments

*Dishwasher Functioned As Intended:*

**1: Rust/missing tines on dish rack**

🔴 Recommendation

Rust and/or missing tines were observed on the dish racks. Address as needed.



Dishwasher

**B. Food Waste Disposers**

*Comments:*

No General Comments

*Waste Disposal Functioned As Intended:*

**1: Rust inside waste disposal**

🔴 Recommendation

Evaluate and address as needed.



Waste disposal

**C. Range Hood and Exhaust Systems**

*Comments:*

No General Comments

**1: Light inoperative**

🔴 Recommendation

The range exhaust light is inoperative. Evaluate and address as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Range exhaust

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

*Comments:*

No General Comments

**1: Temperature inaccurate**

🔴 Recommendation

The oven was not within 25 degrees of 350, which is the tested temperature. Adjust as needed.



Oven



Oven

**E. Microwave Ovens**

*Comments:*

No general comments

*Microwave Functioned As Intended:*

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

*Comments:*

No General Comments

*Exhaust Fans Functioned As Intended:*

**G. Garage Door Operators**

*Comments:*

No general comments

*Garage Opener Functioned As Intended:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**H. Dryer Exhaust Systems**

*Comments:*

No General Comments

*Washer/dryer/refrigerator not inspected:*

Washer, dryer and refrigerators are not in the scope of this inspection and are not inspected.

**1: Recommend cleaning dryer vent**

 Maintenance Item

It is recommended to clean out the dryer vent annually to prevent lint build up. Address as needed.