



KELLY INSPECTION SERVICES

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TREC REI 7-6

611 Walnut Branch Dr
Mont Belvieu, TX 77523



Inspector

Andy Marcinkowska

TREC #25412

281-378-2501

andy@kellyinspectionsservices.com



PROPERTY INSPECTION REPORT FORM

Kelsey Stewart <i>Name of Client</i>	04/07/2023 2:00 pm <i>Date of Inspection</i>
611 Walnut Branch Dr, Mont Belvieu, TX 77523 <i>Address of Inspected Property</i>	
Andy Marcinkowska <i>Name of Inspector</i>	TREC #25412 <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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Style: Traditional

In Attendance: Owner

Occupancy: Occupied

Temperature (approximate): 60 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Cloudy, Humid, Recent Rain

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(s): Slab on Grade

Comments:

Foundation Performing Appropriately :

The foundation appeared to be performing appropriately at the time of the visual inspection. This opinion was based on that there were no visible signs of binding, out-of-square, non-latching doors. There were no apparent framing or frieze board separations, or sloping floors. There was no visible signs of failure windows, walls, or floors as they relate to the foundation. Ceiling cracks or separations were not witnessed, and rotating, buckling, cracking, or deflecting masonry cladding was not apparent either.

B. Grading and Drainage

Comments:

1: Negative Grading

👉 **Recommendation**

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation: Contact a qualified landscaping contractor



East

2: Drainage block improperly placed

👉 **Recommendation**

The concrete drainage block below the outlet of the gutter spout is incorrectly placed. This is preventing water from draining as intended, as well as creating an environment conducive to pest.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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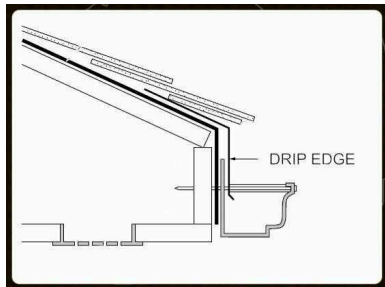


3: Gutter improperly installed

🔴 Recommendation

The gutters are presently installed over the drip edge and potentially voids any warranty. The current configuration can allow water behind the gutter along the fascia. Installation as per manufacturer's instruction and best practices will have the drip edge installed over the gutter as shown in the diagram.

Recommendation: Contact a qualified professional.



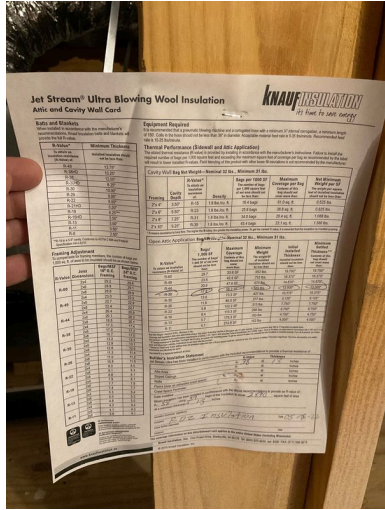
- C. Roof Covering Materials**
Types of Roof Covering: Asphalt
Viewed From: Ground, Roof, Ladder
Comments:

- D. Roof Structures and Attics**
Viewed From: Attic, Ladder

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Approximate Average Depth of Insulation: 38 R-value



Comments:

E. Walls (Interior and Exterior)

Comments:

F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments:

H. Windows

Comments:

1: Failed Seal

👉 Recommendation

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation: Contact a qualified window repair/installation contractor.

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South

- I. Stairways (Interior and Exterior)**
Comments:

- J. Fireplaces and Chimneys**
Comments:

- K. Porches, Balconies, Decks, and Carports**
Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:



1: Antioxidant paste missing

🟡 Recommendation

Aluminum service wires should have antioxidant paste at the terminal connections in panel.

Recommendation: Contact a qualified professional.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper, Romex

Comments:

1: No GFCI Protection

🟡 Recommendation

No GFCI protection present in a location. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation: Contact a qualified electrical contractor.

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Kitchen



Hallway Bathroom

C. Other
Comments:

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I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air



Energy Sources: Natural Gas

Comments:

1: Uneven distribution of conditioned air

➔ Recommendation

One or more HVAC registers had a varying temperature of 10 or more degrees from the majority of the other registers. Have a HVAC technician check to ensure the system is properly balanced.

Recommendation: Contact a qualified professional.



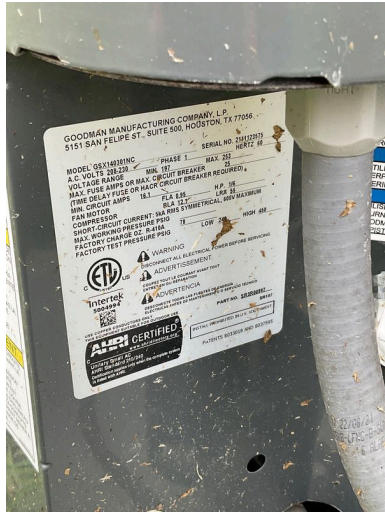
Living Room

B. Cooling Equipment

Type of Systems: Central Air Conditioner

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I	NI	NP	D
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Comments:
 Location of AC Condensate Drain Line: Interior Drain



Manufacturer: Goodman
Tonnage of Unit: 2.5
Return Air Temperature: .
Supply Air Temperature : .
AC Temperature Differential : .
Low Temperature:

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

1: Solar cover for insulation missing

🔴Recommendation

IECC-2018 C403.11.3.1 Protection of piping insulation (Mandatory)

“Piping insulation exposed to the weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance, and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted.”

Recommendation: Contact a qualified professional.

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C. Duct Systems, Chases, and Vents
Comments:

D. Other
Comments:

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I	NI	NP	D
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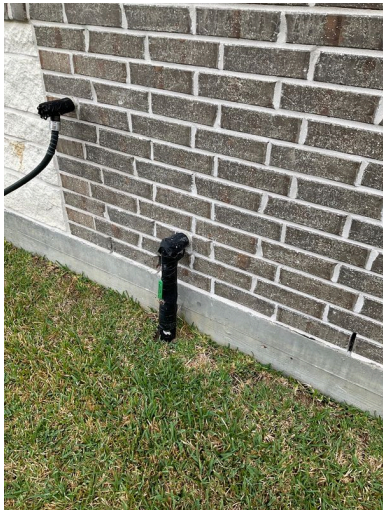
IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Exterior



Location of Main Water Supply Valve : Main Level



Static Water Pressure Reading: 64

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I	NI	NP	D
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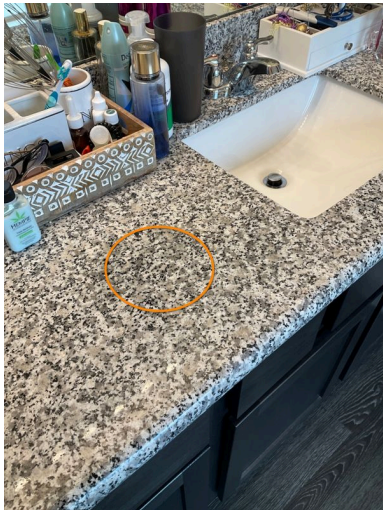
Type of Supply Piping Material: PEX
Comments:

1: Granite countertops not sealed

👉 Recommendation

Granite countertops need to be sealed to prevent liquids from staining.

Recommendation: Contact a qualified countertop contractor.



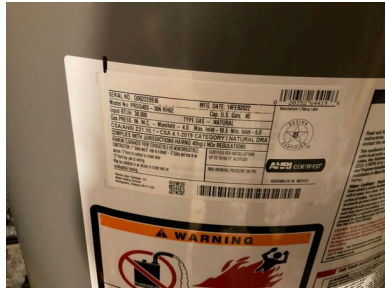
Master Bathroom

B. Drains, Wastes, and Vents
Type of Drain Piping Material: PVC
Comments:

C. Water Heating Equipment
Energy Sources: Gas

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Capacity: 40 Gallons

Comments:

1: Daylight observed at roof penetration of vent

➡ Recommendation

Roof penetrations need flashings and to be sealed.

Recommendation: Contact a qualified roofing professional.



- D. Hydro-Massage Therapy Equipment**

Comments:

- F. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter: Main Level

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

I	NI	NP	D
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Type of Gas Distribution Piping Material: Black Steel Pipe
Comments:

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

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

Obstructed by dishes:

The dishwasher could not fully be inspected due to a large amount of dishes in the dish washer. A functional test cycle was ran to ensure water came in and could drain. But we were unable to properly examine all aspects of the dishwasher due to the state it was left in.

1: Dishwasher drain line improperly installed

🔴Recommendation

It is recommended that the drain line for the dishwasher be installed with a loop near the top of the counter. This is to prevent unnecessary back flow of waste water from the sink into the dishwasher. I recommend having a qualified professional evaluate this and repair properly.

Recommendation: Contact a qualified professional.



B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

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E. Microwave Ovens
Comments:



F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

G. Garage Door Operators
Comments:

1: Pressure sensor on door set to high

🟡 **Recommendation**

Pressure sensor on door should be set to auto reverse if met with too much resistance.

Recommendation: Contact a qualified professional.

H. Dryer Exhaust Systems
Comments:

1: Dryer vent pipe needs cleaning

🟡 **Recommendation**

At the time of the inspection, the vent appeared to have an excessive amount of lint built up. This could lead to a fire, and needs to be cleaned out.

Recommendation: Contact a qualified handyman.