

**Affordable Professional Inspections**  
**7310 N. Highway 146**  
**Baytown, Texas 77523**  
**Bus. 281-383-7044 Fax 281-303-9090**

## **PROPERTY INSPECTION REPORT**

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**Prepared For:** Justin Carlile  
(Name of Client)

**Concerning:** 806 Voyager Dr., Houston, TX 77062  
(Address or Other Identification of Inspected Property)

**By:** Michael Gann (TREC #7576) 05/08/2020  
(Name and License Number of Inspector) (Date)

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(Name, License Number and Signature of Sponsoring Inspector, if required)

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This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.state.tx.us](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time

limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**Inspection Type:** Residential

**Size:** 1757 +/- sq/ft

**Age:** 1969

**Persons Present:** Buyer and Owner

**Client Contact Info:** 832.267.8189

**Time Inspection Started and Ended:** 10:45 AM to 1:30 PM

**Home was occupied and furnished.**

**Weather:** Clear

**Temperature:** 95-100 deg F 88

**Soil Conditions:** Dry

**References:** Unless otherwise stated, all references used throughout this report are facing the front of the home from the front yard.

**Other:** The purpose of the pictures taken within this report is to show examples and clarify issues used in the main body of this report. Only some defects are shown with photos.

I	NI	NP	D	Inspection Item
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I	NI	NP	D	Inspection Item
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**I. STRUCTURAL SYSTEMS**

**A. Foundations**

*Type of Foundation(s):* Slab on grade

*Comments:*

The foundation is performing as intended at the time of the inspection

The foundation shows to have recent repairs. Obtaining the transferable warranty from the owner (if possible) is recommended.

In my opinion, the foundation appears to be performing adequate support for the structure based on a limited visible observation today. At this time, I did not observe significant evidence that would indicate the presence of significant deflection in the foundation. There were minimal notable functional problems resulting from previous foundation movement. The interior and exterior stress indicators showed no effects of movement and I perceived the foundation to contain no significant unevenness after walking the slab floors. This is a cursory and visual inspection of the conditions and circumstances present at the time of inspection. Opinions are based on observations made without sophisticated testing procedures. Therefore, the opinions expressed are one of apparent conditions and not absolute fact and are good for the time and date of inspection.

**B. Grading & Drainage *Comments:***

Soil or mulch bed levels in the front flowerbed is marginally high. High soil or mulch bed levels are contusive conditions for moisture entry and wood destroying insect invasion. Three or four inches of the exterior foundation wall is needed. In addition, positive drainage away from the foundation should be established.

**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Asphalt composition shingle / 30 year

*Viewed From:* Walked on roof

*Comments:*

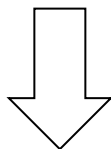
**GUTTERING / DOWNSPOUTS**

Downspout extensions have damage and are too short. Replacement of the downspout extension that have the proper length is needed.

**ROOF COVERING / FLASHING**

A few nail penetrations have started to back out near the ridge cap. Proper sealing is needed.

Three or more vent boot covers or roof jacks have squirrel damage on the left roof. This is common where squirrels are present. Replacement of the damaged roof jacks is needed to prevent roof leakage. Replacing with rubber boots is recommended when squirrels are present. If metal roof jacks are installed, they should be well painted to help prevent future squirrel damage. See photos below.



I	NI	NP	D	Inspection Item
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**D. Roof Structure & Attic**

*Viewed From:* Entered attic and viewed from decking  
*Approximate Average Depth of Insulation:* 10 inches / R30 Rating  
*Approximate Average Thickness of Vertical Insulation:* N/A  
*Comments:*

**ROOF STRUCTURE**

The roof structure shows some waviness on the rear roof. This is likely caused from previous foundation movement. I didn't find the roof structure unstable when walking the roof and I also didn't find unusual stress conditions in the attic (where viewed).

**ATTIC**

The roof or attic gable vents show to have damaged screens. The screens should be replaced to keep varmints out of the attic. See photo below.



**E. Walls (Interior & Exterior) Comments:**

**EXTERIOR WALLS**

Prior stress cracking was observed on the exterior walls near the midspans on the left and right walls. The stress cracks show minimal separations and no differential movement. Monitoring for future movement is recommended.

I	NI	NP	D	Inspection Item
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**F. Ceilings & Floors** *Comments:*

No obvious structural issues were observed.

**G. Doors (Interior & Exterior)** *Comments:*

Sticking doors were found in the master bathroom and left rear bedroom. Adjustments or repairs are needed for proper operation.

**H. Windows** *Comments:*

No obvious structural or functionality issues with the windows were observed. The windows have been upgraded with newer windows.

**I. Stairways (Interior & Exterior)** *Comments:*

Not •Present

**J. Fireplace/Chimney** *Comments:*

No structural issues were observed. Minimal creosote buildup was present.

Note: The electrical heater insert was non-operational. This component will need repair if this appliance is desired.

**K. Porches, Balconies, Decks, and Fences** *Comments:*

PORCHES

No structural issues with the porches were observed.

REAR FENCING

Some deteriorated or rotted wood planks was found on the rear wood fencing planking. Typical repairs and maintenance are needed.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels** *Comments:*

SERVICE / ENTRANCE

The service entrance is underground service. No visual problems were observed with external components.

BREAKER PANEL

Location: Left exterior wall      Condition: Good / newer

The breaker panel is rated for 150-amp service. It appears to be upgraded or recently replaced. The wire sizes were correctly sized for breaker ratings, no evidence of overheating or arcing was detected.

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

*Type of Wiring:* Copper

*Comments:*

I	NI	NP	D	Inspection Item
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**ELECTRICAL FIXTURES**

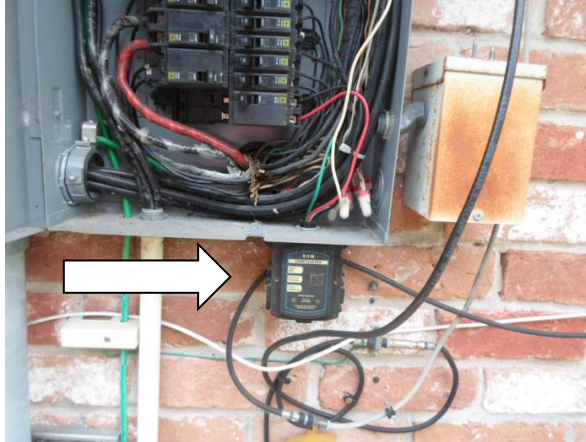
Missing smoke detectors was found in the bedrooms. Smoke detectors are needed in all the bedrooms.

**OUTLETS**

The ground fault detector outlet (GFCI) located on the rear porch by the door shows to have an open ground. A ground is needed for the GFCI outlet to function. A further investigation or repair is needed.

**BREAKERS**

There is a whole house surge suppresser located underneath the breaker panel that is not functioning or spent. Replacement is recommended. See photo below.



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

**A. Heating Equipment**

*Type of System:* Central Forced Air Furnace

*Energy Source:* Electric

*Comments:*

The central electric furnace was operated, temperature checked and checked at the vent registers. No problems were observed.

**B. Cooling Equipment**

*Type of System:* Central Forced Air System

*Make:* Trane

*Energy Rating:* 14 SEER

*Year:* 7/2013

*Size:* 4 ton

*Comments:*

The central AC system was checked for condensate leaks, differential temperature across the supply/returns (16 degrees measured out of a 14-20 degree range) and audible mechanical issues. No problems were observed.

**C. Duct System, Chases, and Vents *Comments:***

Ducts, plenums and vent supply registers were visually checked (where possible) in the attic. In addition, vent supply registers were temperature checked. No issues were found.

**IV. PLUMBING SYSTEM**

**A. Water Supply System and Fixtures**

*Location of water meter:* front yard at the right side of the driveway

I	NI	NP	D	Inspection Item
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*Location of main water supply valve:* at the exterior right garage wall  
*Static water pressure reading:* 56 psi  
*Comments:*

**SUPPLY PLUMBING**

Type: Mostly galvanized / PVC under kitchen sink

There is galvanized supply plumbing present. At the time of the inspection, there were no flow issues with multiple fixtures in service.

**FIXTURES**

Plumbing fixtures were operated, flow tested and visually checked. The fixtures were found to be in good working order.

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

Drains were flow tested and checked beneath fixtures. No problems were found.

**C. Water Heating Equipment**

*Energy Source:* Electric

*Location:* Laundry Area

*Capacity:* 50 gallon

*Year:* 2010?

*Comments:*

The T&P valve is piped with the discharge with an upward slope. The T&P line should always run down and never up. See photo below.

According to standards, the water heater should be on a platform 18 inches off the ground.

According to standards, the water heater should have a drain pan that discharges to the exterior.



**D. Hydro-Massage Therapy Equipment** *Comments:*

Not •Present

I	NI	NP	D	Inspection Item
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**V. APPLIANCES**

**A. Dishwasher** *Comments:*

No operational or plumbing issues were observed. The dishwasher was operated through normal cycle.

**B. Food Waste Disposer** *Comments:*

No operational or plumbing issues were observed.

**C. Range Exhaust Vent** *Comments:*

Type: Exterior discharge

The vent was operated and air flow was verified.

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

The anti-tipping bracket for the oven is not present. The anti-tipping bracket is a safety device that keeps the oven from tipping over when the door is open.

**E. Microwave Oven** *Comments:*

Operated and checked heating

**F. Trash Compactor** *Comments:*

Not •Present

**G. Mechanical Exhaust Vents** *Comments:*

All vent fans were operational

**H. Garage Door Operator(s)** *Comments:*

Not present

**I. Doorbell and Chimes** *Comments:*

Operated

**J. Dryer Vents** *Comments:*

No issues were found with dryer vent.

**VI. OPTIONAL SYSTEMS**

**A. Lawn and Garden Sprinkler Systems** *Comments:*

Not •Present

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



I	NI	NP	D	Inspection Item
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*Type of Construction:*

*Comments:*

ELECTICAL / LIGHTING

The swimming pool light was inoperative and appears to have water in the lighting. A swimming pool company should be contacted for this repair.

SALTWATER SYSTEM

The chlorine generator appears to be in alarm state "Check Cell" and shows low salt. These components will need servicing or repair if the chlorine generator is utilized. At the time of the inspection, chlorine was being dispensed with floating dispensers. See photos below.

TILES / DECKING / COPING

Tiles, coping and decking appears to be in good condition.



**C. Outbuildings** *Comments:*

Not •Present

**D. Outdoor Cooking Equipment**

*Energy Source:*

*Comments:*

Not •Present

**E. Gas Supply Systems** *Comments:*

Not present

**F. Private Water Wells** (A coliform analysis is recommended.)

*Type of Pump:*

*Type of Storage Equipment:*

*Comments:*

Not •Present

**G. Private Sewage Disposal (Septic) Systems**

*Type of System:*

*Location of Drain Field:*

*Comments:*

Report Identification: 806 Voyager Drive, Houston TX

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficiency**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>	<b>Inspection Item</b>
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Not •Present

**H. Whole-House Vacuum Systems** *Comments:*

Not •Present

**I. Other Built-in Appliances** *Comments:*

Alarm system

I	NI	NP	D	Inspection Item
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APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)  
P.O. BOX 12188, AUSTIN, TX 78711-2188

# TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC Form No. OP-I