



PROPERTY INSPECTION REPORT

Prepared For: Jerry Rock

(Name of Client)

Concerning: 5118 Bur Oak Dr, Pasadena TX 77505

(Address or Other Identification of Inspected Property)

By: John Landry - TREC #21080, TPCL #0698991

(Name and License Number of Inspector)

11/26/2019 9:00 am

(Date)

Greg Bryan TREC#3608

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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 may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This 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

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 ACTIONS, 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188
(<http://www.trec.texas.gov>)

(512) 936-3000

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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.

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:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

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 license holders 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 require 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.

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

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In Attendance: Buyer

Occupancy: Furnished

Weather Conditions: Cloudy

Temperature (approximate): 70 Fahrenheit (F)

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Thank you for choosing Bryan & Bryan Inspections

Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.

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I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Foundation Inspected with Digital Level:

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation. At the time of this inspection the measured areas did not indicate any variations that, in this inspector's OPINION, indicated any need for invasive repairs to the foundation.

1: Slab: Shear Cracks

 Maintenance Item/Note

Note: Shear cracking ("corner pops") observed at foundation corners is not normally associated with structural movement or deficiencies.

Recommendation: Contact a handyman or DIY project



B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Walking the roof surface

Roof fastening not verified:

The roof fastening method was not verified as determining this may have caused damage to the roofin material.

1: Exposed fasteners

 Recommendation

- Repaired by IVARD

Exposed fasteners were observed. Seal as needed to prevent moisture intrusion.

Recommendation: Contact a qualified roofing professional.



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2: Roof covering overview - Repaired by IYARD
 - Recommendation

Roof covering has some wear and tear including some exposed fasteners, some granular loss, some potential impact marks, and some pitting of the shingles. If further evaluation is desired consult with a roofing contractor for any repair costs or replacement cost estimates.

Recommendation: Contact a qualified professional.



D. Roof Structure and Attic

Viewed From: Attic

Approximate Average Depth of Insulation: 12 Inches, 10 Inches

Comments:

Attic Access Method: Pull down ladder(s)

Type of Attic/Roof Ventillation: Roof and soffit vents, Ridge vent

Type of Insulation Material: Blown Fiberglass

E. Walls (Interior and Exterior)

Comments:

1: Exterior: Trim missing, loose, or damaged

- Recommendation

Some damage observed at trim at base of rear porch posts

Sections of exterior trim were either missing, loose, or damaged. Remedy as needed.

Recommendation: Contact a qualified professional.



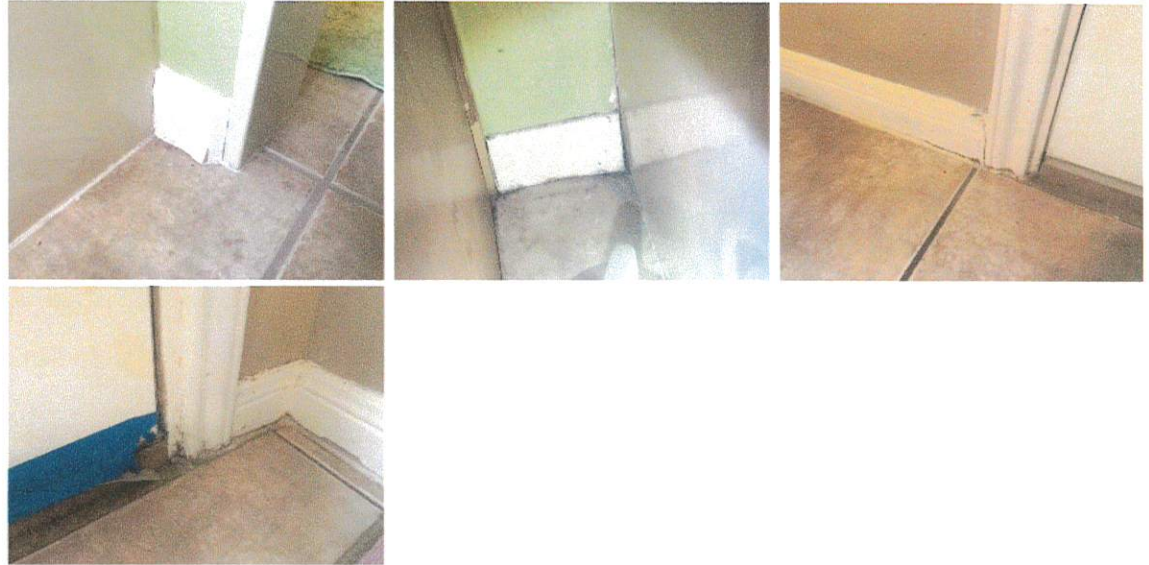
possible prior water contact. NO moisture was detected using a surface moisture meter at the time of inspection.

Recommendation: Recommend monitoring.

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3: Exterior masonry, siding, and trim

➔ **Recommendation** - *Repaired by me*

For example, around exterior lights, gap above garage door, siding right side
Seal any gaps or openings in exterior masonry, siding, and trim to prevent any moisture intrusion.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

Comments:

1: Ceiling: "Popped" Nails

➔ **Maintenance Item/Note** - *Repaired by me*

For example, living room

"Popped" (loose) drywall nails are observed on the ceiling. This condition is typically considered cosmetic. Re-seat and seal as needed.

Recommendation: Contact a handyman or DIY project



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2: Flooring: Tiles Cracked/Chipped

➔ Recommendation

For example, near front door
Floor tiles were cracked or chipped.

Recommendation: Contact a qualified professional.



G. Doors (Interior and Exterior)

Comments:

1: Door: Wood Rot at Base of Frame

➔ Recommendation - *Repaired*

Garage doors
Wood rot was observed at the base of a door frame. Remedy as needed.

Recommendation: Contact a qualified handyman.



2: Door: Weatherstripping Missing or Damaged

➔ Recommendation - *Repaired by me*

Front and rear doors
Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Recommendation: Contact a qualified door repair/installation contractor.





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3: Door: Damaged

🔴 **Recommendation** - *Repaired by owner*

Rear door at base
Evaluated and remedy as needed

Recommendation: Contact a qualified door repair/installation contractor.



4: Door: Swings Open/Closes on its Own

🔴 **Recommendation**

2nd Floor Front Right Bedroom
Recommendation: Contact a qualified professional.

5: Door Hardware: Missing Doorstops

🔵 **Maintenance Item/Note**

Various locations
One or more missing doorstops were observed. Replace any missing doorstops to prevent damage to t
drywall.

Recommendation: Recommended DIY Project

H. Windows

Comments:

1: Window ballasts/springs are broken

🔴 **Recommendation**

For example, middle window master bedroom, 2nd Floor game room rear left window
Window ballasts (or guidesprings depending on the window style) were detached or damaged. These
mechanisms serve to hold the window sash up , and if they are damaged the window may not stay
open. Remedy as needed.

Recommendation: Contact a qualified window repair/installation contractor.



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2: Low-e coating imperfections

 Maintenance Item/Note

For example, dining room window

The low-e coating inside the window showed signs of imperfections.

Note: This condition primarily affects window clarity. It can appear as streaks on the glass or as bronzed colored flecks and can (but not necessarily) be indicative of a failed seal.

Recommendation: Recommend monitoring.



3: Hardware: Missing or Damaged

 Recommendation

Latch broken middle window Master Bedroom

Window hardware was missing or damaged. Remedy as needed.

Recommendation: Contact a qualified window repair/installation contractor.



I. Stairways (Interior and Exterior)
Comments:

J. Fireplaces and Chimneys
Comments:
Fireplace :





1: Hairline cracks fireplace façade

Maintenance Item/Note

Recommendation: Contact a qualified professional.

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K. Porches, Balconies, Decks, and Carports

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main disconnect/service box type and location: Breakers -exterior wall

Service entrance cable location: Underground (cable material type not visible)

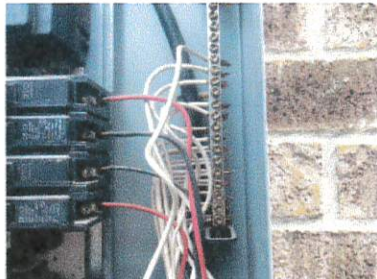
Service size: 200 Amps

1: Double Lugged Neutral Wires

Recommendation

Double lugged neutral wires were on the neutral bus bar inside the distribution panel. One neutral wire per lug is recommended. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.



2: White Wires Not Marked

Recommendation

White wires connected to breakers are not marked with black or red electrical tape to indicate that they are "hot". Remedy as needed.

Recommendation: Contact a qualified electrical contractor.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Detectors not tested:

The smoke detectors were not tested due to possible interconnectivity with the house security system.

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1: Smoke Detector Defective

➔ Recommendation

Old/Past life expectancy -

Smoke detectors are required in all bedrooms, hallways to bedrooms, and living areas on every level of the home. These devices should be changed every 10 years for safety. Evaluate the units in the home and remedy as needed.

Note: The inspector does not disassemble devices to check for expiration dates.

Recommendation: Contact a qualified professional.

2: Carbon Monoxide Detector Defective

➔ Recommendation

Not present in required location -

A carbon monoxide detector was not present or not functioning as intended. As gas appliance(s) were installed in the living portion of the home, installation of carbon monoxide detectors is recommended for safety. Remedy as needed.

Note: The inspector does not disassemble devices to check for expiration dates.

Recommendation: Contact a qualified professional.

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Furnace

Energy Source: Natural Gas

Comments:

Heating System was Functioning:

The Heating System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.

Note: Routine service due to age:

Note: Due to age of the furnace, routine maintenance is recommended.

Maintenance performed by STAGNER A/C CO.

1: Cabinet: Loose cover

➔ Recommendation

The furnace cabinet cover was loose/detached. Remedy as needed.

Recommendation: Contact a qualified professional.



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-
-

B. Cooling Equipment

Type of System: Central Air Conditioner

Comments:

Older Equipment: Cooling:

Note: Operation of the units show the units were cooling at the time of the inspection. Due to the age of the systems, routine maintenance should be considered.

MAINTENANCE performed by STAGNER A/C

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Temperature difference (delta) - First Floor: 15°

Temperature difference (delta) - Second Floor: 15°

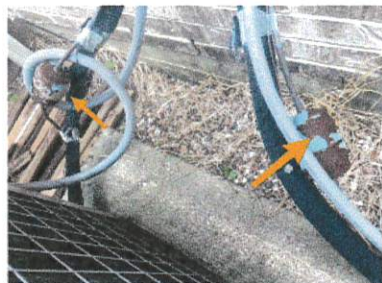
1: Condenser: Rusted Filter Drier

➔ Recommendation

Both units

The filter drier was rusted. Evaluation and remediation by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.



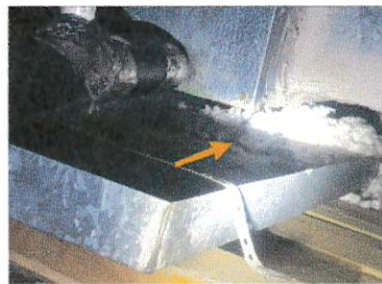
- both condensers/driers replaced by STAGNER A/C

2: Condensate system: Debris in emergency pan

➔ Recommendation

Debris was in the emergency overflow pan which will prevent proper drainage. Remedy as needed.

Recommendation: Contact a qualified HVAC professional.



performed by STAGNER A/C

-
-
-
-

C. Duct System, Chases, and Vents

Comments:

IV. PLUMBING SYSTEMS

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-
-
-

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of water meter: Front yard near street

Location of main water supply valve: Not observed

HALL BATHROOM SINK, MASTER BATHROOM BOWL SINKS, 2ND FLOOR BATHROOM SINK

Drain stops had issues that prevented them from working properly (holding water). Remedy as needed

Recommendation: Contact a qualified plumbing contractor. *repaired by owner*

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2: Fixtures: Dripping

⊖ Recommendation

repaired by owner

Front hose bibb at left

A faucet was dripping. Evaluation and/or repair by a qualified handyman or licensed plumber is recommended. Fixtures:

Recommendation: Contact a qualified plumbing contractor.



3: Fixtures: Stem Leaking

⊖ Recommendation

- sink faucet replaced by owner

Kitchen

The faucet stem leaked when operated. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



Recommendation: Contact a qualified professional.

5: Shower: Missing/Deteriorated Caulking or Grout

➔ Recommendation *repaired by owner*

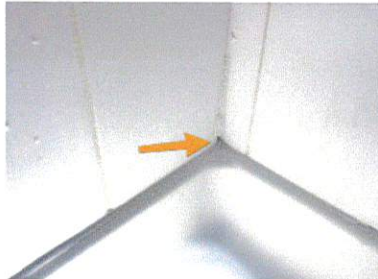
Master Bathroom

Recommendation: Contact a qualified professional.

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6: Toilet: Not securely Mounted to Floor

➔ Recommendation *repaired by BelKNAP Plumbing*

2nd Floor Bathroom

Recommendation: Contact a qualified professional.

7: Tub: some Caulk/grout Deteriorated/Missing

➔ Maintenance Item/Note *repaired by owner*

2nd Floor Bathroom

Deteriorated or missing caulk/grout was present at tub. Remedy as needed to maintain an optimal moisture barrier.

Recommendation: Contact a handyman or DIY project



8: Tub: Surface Defects

➔ Recommendation *- repaired by owner*

2nd Floor Bathroom

Defects were observed on the tub surface. Remedy as needed.

Recommendation: Contact a qualified professional.



Comments:

- C. Water Heating Equipment**
Energy Source: Gas, 2019 unit
Capacity: 40 Gallons
 Comments:

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Location: Garage

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

V. APPLIANCES

- A. Dishwashers**
 Comments:

- B. Food Waste Disposers**
 Comments:

1: Wire clamp not installed

🟡 **Recommendation**

No wire clamp had been installed at the base of the unit. Remedy as needed.

Recommendation: Contact a qualified professional.

- C. Range Hood and Exhaust Systems**
 Comments:

Exhaust Hood Type: Re-circulate

1: Exhaust Light Out

🟡 **Recommendation**

- repaired by Big Country Appliances

The light did not function at the kitchen exhaust. This may be the result of a bad bulb. Replace and test or remedy as needed.

Recommendation: Contact a qualified professional.

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

Range/Oven Energy Source: Gas

1: Missing Anti-Tip Device

▲ **Safety Hazard**

There was no anti-tipping device installed on the oven/range to prevent tipping if the door is climbed on while opened. This is a possible safety hazard. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

- E. Microwave Ovens**
 Comments:

- replaced with a new one upon moving in.

- F. Mechanical Exhaust Vents and Bathroom Heaters**

H. Dryer Exhaust Systems

Comments:

REI 7-5 (5/4/2015)

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