



PROPERTY INSPECTION REPORT FORM

Lucy A. Evei Name of Client	5/26/2022 Date of Inspection
1806 Nantucket Dr, Houston, TX 77057 Address of Inspected Property	
Quinnon Yu Name of Inspector	24428 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I. STRUCTURAL SYSTEMS



A. Foundations

Type of Foundation(s): Slab

Comments: The foundation was performing as intended during time of inspection. The inspector makes no claims as to the future performance of the foundation.

The foundation is typically inspected by first observing the levelness of the structure and floor. Uneven dips and cracks indicate possible signs of differential settlement. Less alarming signs as such as a parging coat, exposed rebar, and minor cracks are often observed. In severe cases, this can adversely affect the structural integrity of the house. It is important to remedy any issues identified in a timely fashion.

Normal settlement cracks were observed throughout the structure. Corner cracks and chips were also observed. These are typical for homes constructed on slab of almost any time period. Most commonly, the uneven drying process of newly poured concrete and shifting soils are the culprits behind the cracking and chips in the corner of the foundation.

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B. Grading and Drainage

Comments: : In this part of the inspection, the sloping of the land around the structure (grading) is observed as well as drainage methods, including downspouts, gutters, and water flow direction in the exterior. This is important to notate because it determines how much water will collect around the structure.

Grading appears to NOT slope away from the structure. A grade that slopes away is important to prevent water from ponding near the structure, increasing the chance of water damage. It is recommended to have a drop of about 6 inches every 10 feet.



A downspout at the 3rd to 2nd level roof transition of the structure did not terminate properly. Downspouts should terminate with a splash block or assisted tubing in order to divert water away from the structure. Water exiting a downspout has high force and can damage and erode shingles over time.

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C. Roof Covering Materials

Types of Roof Covering: Shingles

Viewed From: Ground, ladder, and extension pole.

Comments: The roof coverings were performing as intended during time of inspection. The inspector makes no claims as to the future performance of the roof.



More than 2 layers of shingles were observed at the back roof. It is recommended to have no more than 2 layers of shingle roofing installed. Excessive layers of roof covering put unnatural stress on the structure and can weaken future performance.

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The patio roofing was observed to be cluttered with debris. This should ideally be cleared out as debris can trap moisture against the exterior surface.



D. Roof Structures and Attics

Viewed From: Attic hatch, entered attic

Approximate Average Depth of Insulation: ~6-8 inches

Comments: Insulation was observed in appropriate areas of the building during time of inspection. Insulation should be maintained in order to prevent heat and cooling loss. This is especially important on the ceilings above the living space. Places that are not meant for habitation, such as the garage, often do not require insulation.



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Insufficient fireproofing was observed in the attic between this home and the neighboring unit. Per today's standards, dividing walls between housing units should be protected with fireproof sheathing in order to give occupants of both sides more time to react to fire hazards.



E. Walls (Interior and Exterior)

Comments: Cosmetic imperfections were noted throughout the exterior and interior walls.

Two types of stucco exterior cladding were identified: Exterior insulation and finishing system (EIFS) and traditional hardcoat. The EIFS was observed in the front and sides of the house through hollow tapping and mirror viewing at the lower edge. The hardcoat was observed at the very rear. EIFS cladding has a relatively known history of water penetration behind the outer surface. During time of inspection, both the EIFS and hardcoat were observed to be dry, even after a recent rain. Recommend to monitor the exterior regularly in order to observe for water penetration.

EIFS



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Hardcoat



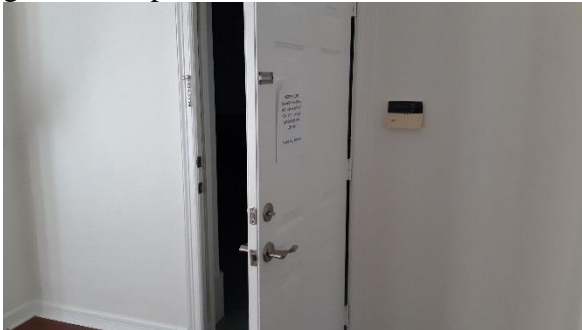
F. Ceilings and Floors

Comments: Cosmetic imperfections were noted throughout.

G. Doors (Interior and Exterior)

Comments: Functioned as intended during time of inspection.

The garage entry door was not self-closing. Doors that open directly into a living space from the garage need to be fire-rated and self-closing. The rationale behind this is to prevent fires from traveling to the living space quickly and to prevent the accidental exposure of exhaust gases from parked vehicles.



H. Windows

Comments: Windows were operated with normal force. Care is taken not to over exert in order to prevent the damaging of the material.

Single pane windows were observed. This is not a deficiency, but a point of interest. Double pane windows are the new recommendation for today's standards. They provide much better noise and temperature insulation.

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I. Stairways (Interior and Exterior)
Comments:

J. Fireplaces and Chimneys

Comments: The inspector does not attempt to light fireplaces due to liability reasons. The chimney flue was inspected and was generally found to be clear during time of inspection. It is recommended to have a chimney sweep certify the system before initial use.



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

L. Other
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: The panel was functioning as intended during time of inspection. The service panel is the main electrical “brain” of the house. This is often the control center for electrical power. The occupant is encouraged to be familiar with the panel so that they can learn how to shut off power when the need arises.

The main service panel was identified as manufactured by General Electric with a 200 amp main.

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White wires were observed going into the breakers. Per electrical standards, only wires that are covered in red or black colors should be going into the breakers. This reasoning is to properly identify which wires are “hot” or live. White sheathed wires are reserved for neutral conductors.



Recommend an electrician to evaluate and remedy any potential problems as necessary.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: GFCI outlets are designed to protect occupants from electrical shock. These are recommended to be placed in all areas that are exposed to or within 6 feet of moisture. These areas include, but are not limited to the exterior, garage, kitchen, bathrooms, and laundry areas.

GFCI outlets were NOT appropriately placed throughout the house. The exterior and laundry outlets were not GFCI protected.



Recommend an electrician to evaluate and remedy as necessary.

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C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air furnace

Energy Sources: Gas

Comments: The heating equipment typically consists of a furnace or air handler in residential construction. The heating equipment is visually inspected for signs of malfunction and is tested for performance under normal operating procedures. **Heating units were operating as intended during time of inspection.**

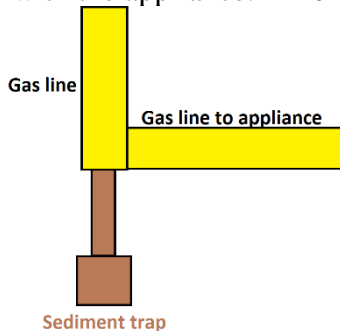
2nd and 1st floor furnace



3rd floor furnace



There was an observed lack of a sediment trap in the gas supply line. A sediment trap is a piece of piping that serves to change the direction of flow before the gas reaches the appliance. This acts as a filter for the natural gas. Natural gas can have foreign contaminants that can pollute the appliance. A sediment trap prevents those contaminants from interfering with the appliance. **An example of a sediment trap is provided below.**



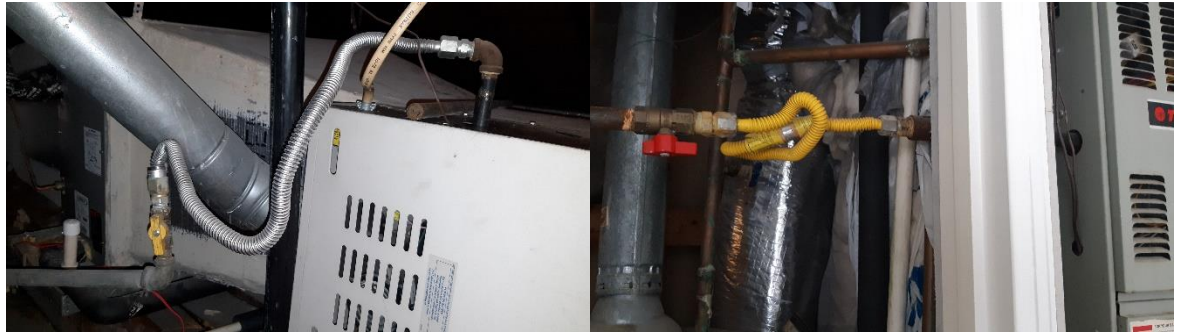
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Temperatures over 90 degrees are considered adequate for heating. **Temperatures of over 100 degrees Fahrenheit were measured.**



Recommend a licensed HVAC professional to evaluate any problems and remedy as necessary.



B. Cooling Equipment

Type of Systems: Central air conditioning

Comments: R410A units are the new standard in cooling during the time of this inspection. R22 units are largely discontinued and continued maintenance will likely be expensive due to a shortage of materials. If identified as an R22 unit, most HVAC contractors will recommend to eventually upgrading to an R410A.

This system runs on R410A refrigerant.

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An overfusing situation has been observed. Per the manufacturer's label, the MAXIMUM fuse that can be installed in conjunction with the small and big unit is 15 and 35 amps. The breakers that correspond to the AC units are 40 amp breakers. This means that in the rare case of electrical failure, the service panel's breakers will not catch the situation before a fire risk has manifested.

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Various rooms were tested for temperature differentials. The thermostat was set to “60 degrees Farenheit” for at least 30 minutes before measuring the vents. It is recommended to have a temperature differential of between 14-22 degrees Farenheit. **About 19-22 degrees of difference was observed today.**

In the following series of pictures showing the thermometer:

The first picture of the high temperature reading is the return vent. It shows the temperature of the air going back into the system. The following picture(s) is the supply vent. This shows the temperature of the air that is being blown into the room.

3rd floor AC



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2nd and 1st floor AC



C. Duct Systems, Chases, and Vents

Comments: Ducting was observed to be properly elevated during time of inspection. Ductwork should ideally not be lying on the attic floor. If condensation occurs, there is an increased chance of mold and mildew formation.



D. Other

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

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Location of water meter: Street

Location of main water supply valve: Rear, next to AC condenser

Static water pressure reading: ~56 psi

Type of supply piping material: Steel

Comments: Static water pressure should ideally be between 40 and 80 pounds per square inch (PSI). Water pressure that is too low can be an inconvenience, while pressure that is too high can be damaging for the plumbing system.



Recommend a licensed plumber to evaluate and remedy as necessary.

B. Drains, Wastes, and Vents

Type of drain piping material: Plastic

Comments: All plumbing fixtures and drains were inspected for leaks and drain performance. Water is run under normal operating procedures and is allowed to drain unobstructed.

I=Inspected

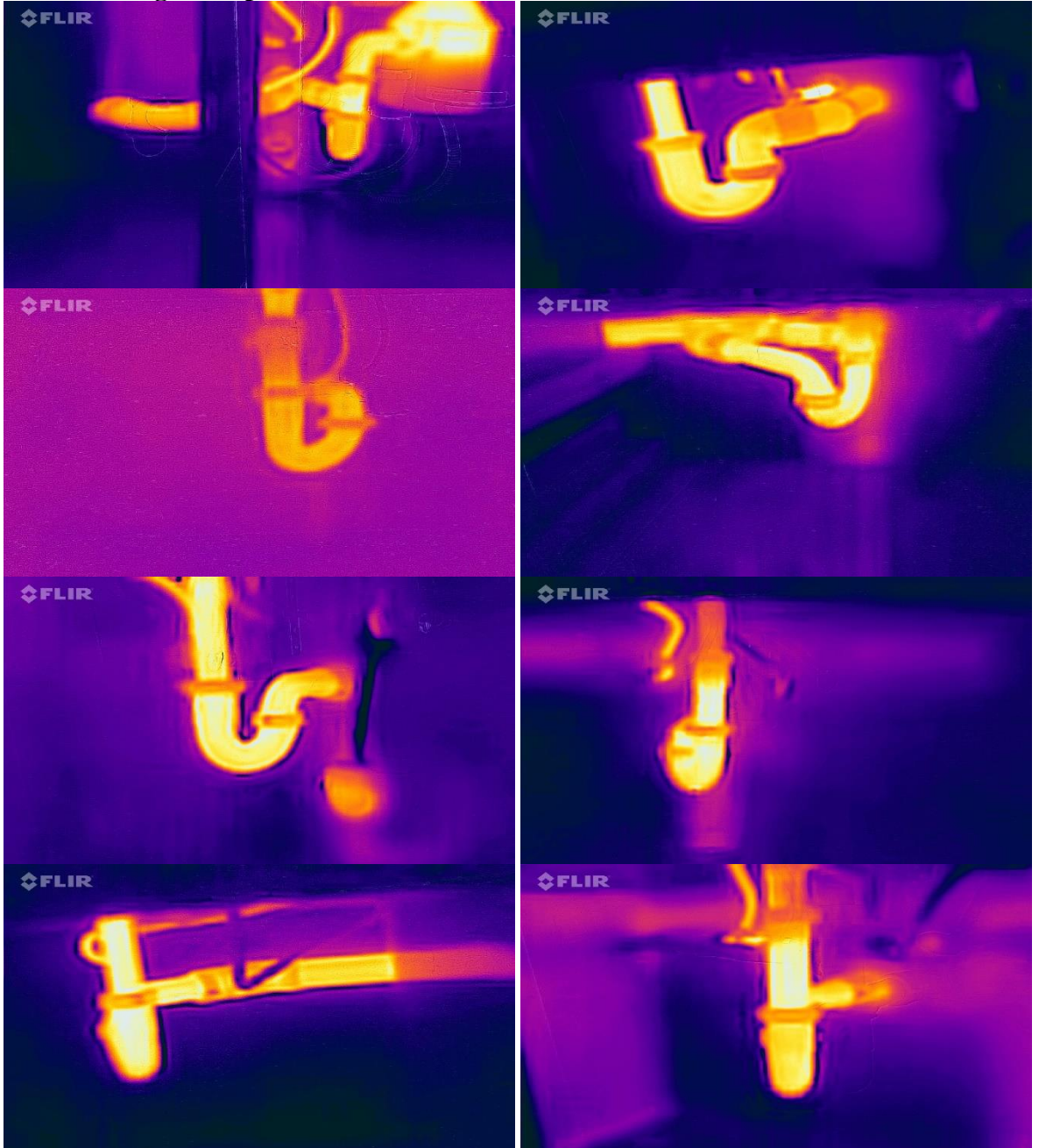
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An infrared camera is used to assist in the detection of leaks in the plumbing drain system. Hot water is typically run down the drain pipes. The yellow and orange markings in the pictures represent hot temperatures. The dark spots represent cool temperatures. In a leaking drain, a dark spot will usually form directly under the plumbing fixture, identifying the leak. **The following set of pictures do NOT show leaks.**



C. Water Heating Equipment

Energy Sources: Electric

Capacity: 50 gallons

Comments: **Hot water was observed at all applicable fixtures.**

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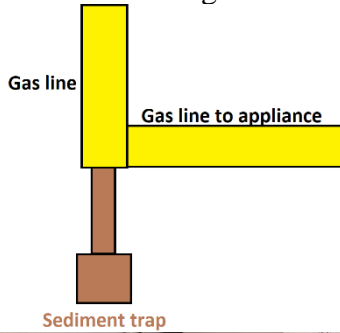
3rd floor water heater



2nd floor water heater



There was an observed lack of a sediment trap in the gas supply line for both units. A sediment trap is a piece of piping that serves to change the direction of flow before the gas reaches the appliance. This acts as a filter for the natural gas. Natural gas can have foreign contaminants that can pollute the appliance. A sediment trap prevents those contaminants from interfering with the appliance. **An example of a sediment trap is provided below.**



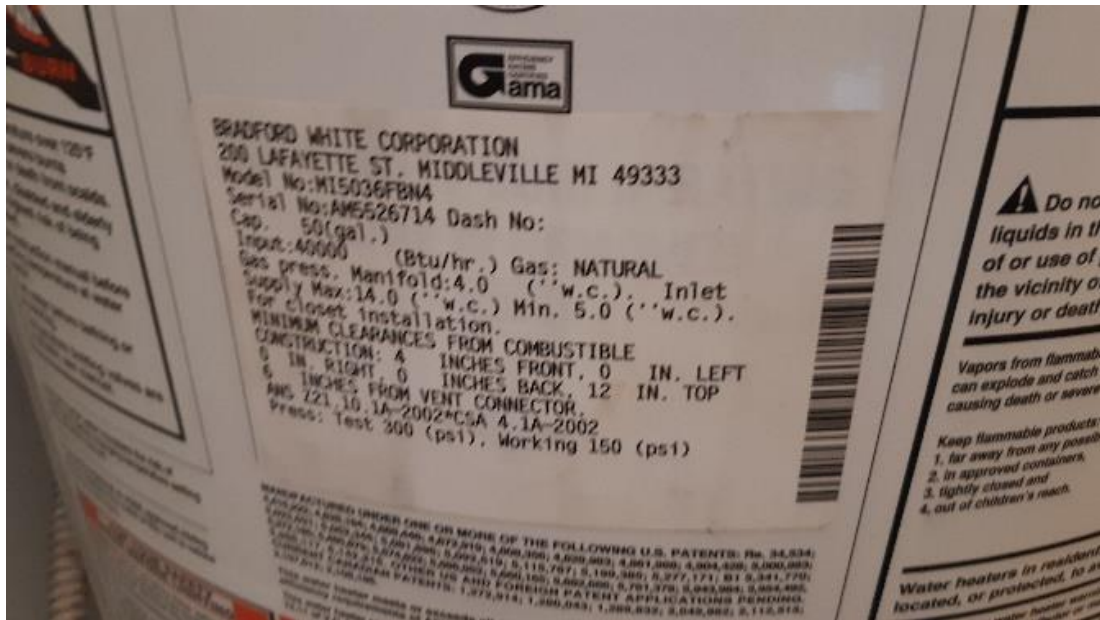
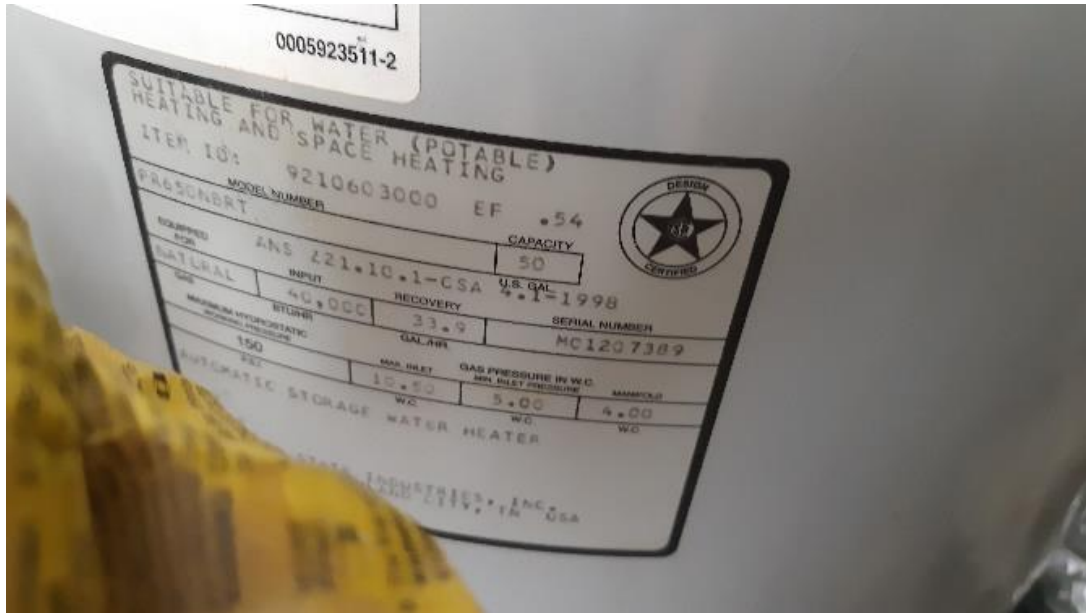
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Patina was noticed on the copper piping for the 3rd floor water heater. This is most common on older heaters due to corrosion from age. While not immediately harmful, it is recommended to have a plumber evaluate for any leaks or improper piping.



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The TPR (temperature pressure relief) valve is not plumbed properly. The temperature and pressure relief (TPR) valve is a safety device that is used to quickly and safely release water within the tank when either temperature or pressure exceeds manufacturer standards. This is done in order to prevent accidental explosions. The valve should ideally be plumbed **DOWNWARDS** to a **READILY VISIBLE** location so that any activation of the valve is immediately noticeable for the building occupant. This allows any issues to quickly be identified and addressed.



D. Hydro-Massage Therapy Equipment

Comments:

There was no access panel observed. An access panel provides an easy way to fix the mechanics of the system. In order to perform maintenance on the hydro massage equipment, the tub must be damaged.



E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Right

Type of gas distribution piping material: Iron

Comments:



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V. APPLIANCES

A. Dishwashers

Comments: Functioning as intended during time of inspection.



B. Food Waste Disposers

Comments: Functioning as intended during time of inspection.



C. Range Hood and Exhaust Systems

Comments: Functioning as intended during time of inspection.



D. Ranges, Cooktops, and Ovens

Comments: Functioning as intended during inspection.

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E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments: Functioning as intended during time of inspection.

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:



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

Type of Construction: In ground
Comments:

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal Systems

Type of System:
Location of Drain Field:
Comments:

F. Other Built-in Appliances

Comments:

G. Other

Comments: