



RESIDENTIAL INSPECTION REPORT

2 Regency Point
Conroe TX 77356

Ben Morris & Margaret Morris
JUNE 3, 2021



Inspector
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PROPERTY INSPECTION REPORT

Prepared For: Ben Morris & Margaret Morris

(Name of Client)

Concerning: 2 Regency Point, Conroe TX 77356

(Address or Other Identification of Inspected Property)

By: Keith Holderfield - TREC #24000

(Name and License Number of Inspector)

06/03/2021 9:00 am

(Date)

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 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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 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

(512) 936-3000

<http://www.trec.texas.gov>

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 CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of Building: Condominium

Access provided by:: Seller

In Attendance: Owner

Occupancy: Furnished, Occupied

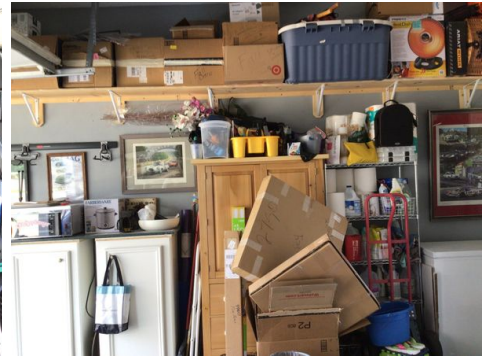
Weather Conditions: Clear, Dry

Temperature (approximate): 80 Fahrenheit (F)

Storage Items/Occupied Home:

The home was occupied at the time of inspection. The inspector does not move storage items or furnishings that prevent the visual

observation of components. Items blocked by storage/furnishing are not inspected.



Condominium Inspection:

This inspection covers interior components and private systems only. Shared systems, common elements, the need for capital improvements, elevators, and the buildings' exterior systems are typically the responsibility of the Home Owners Association (HOA) and are not a part of this inspection.

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 web-page 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. STRUCTURAL SYSTEMS

General Photos of Interior:



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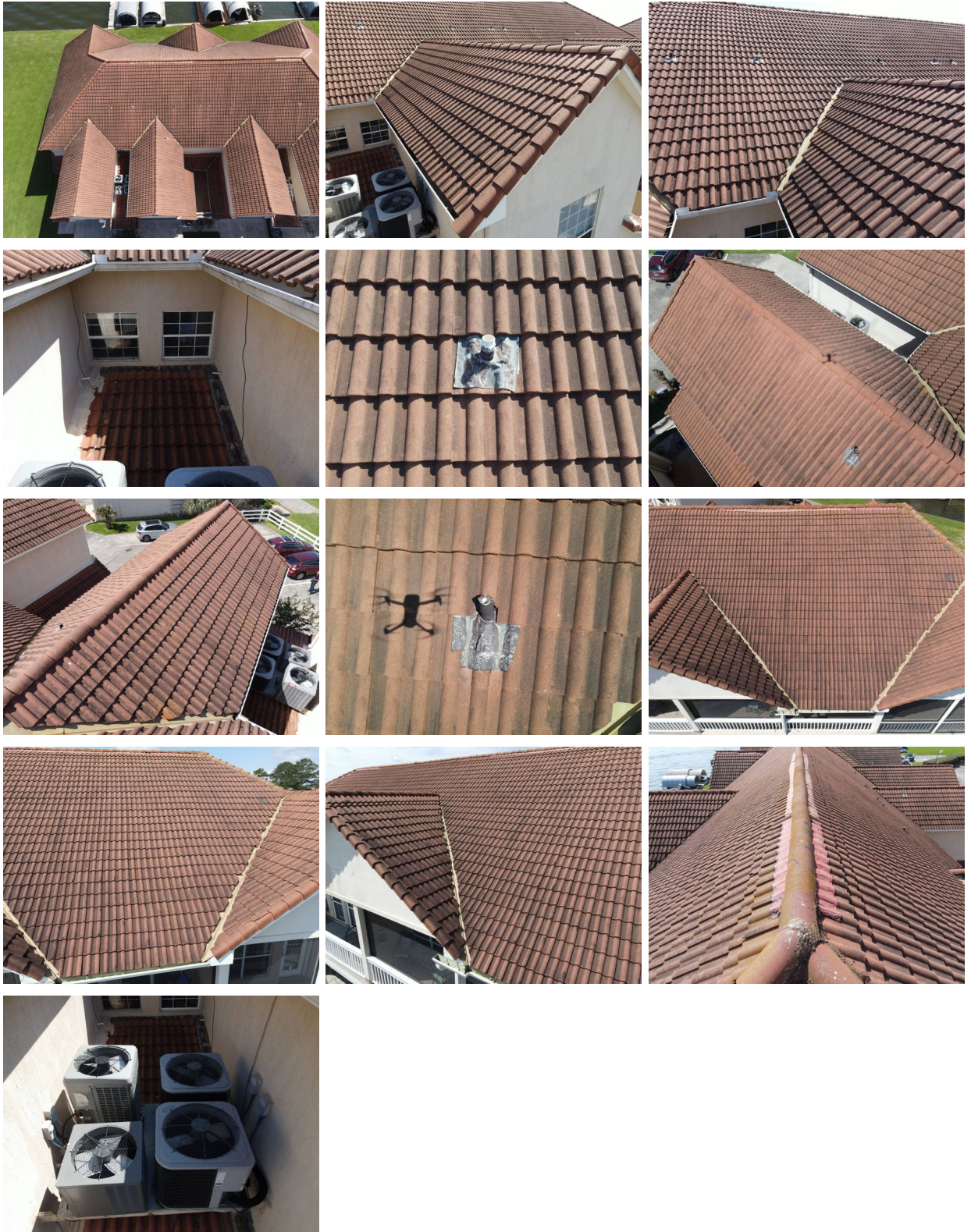


General Photos of Structure:



General Photos of Roof Covering:

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A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Performance Opinion: Functioning as Intended:

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No deficiencies were noted at the time of inspection. The foundation appeared to be functioning as intended.

Note: The statements included in this report regarding the foundation are the inspector's OPINION. If buyer desires a second opinion or further analysis a foundation company or structural engineer should be contacted

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.



B. Grading and Drainage
Comments:

C. Roof Covering Materials
Types of Roof Covering: Tile
Viewed From: Drone

Roof fastening not verified:
The roof fastening method was not verified as determining this may cause damage to the roofing material.

Walking may damage roof cover:
The Inspector determined that walking on the roof creates a risk of damaging the roof covering.

1: Tiles Cracked/Broken

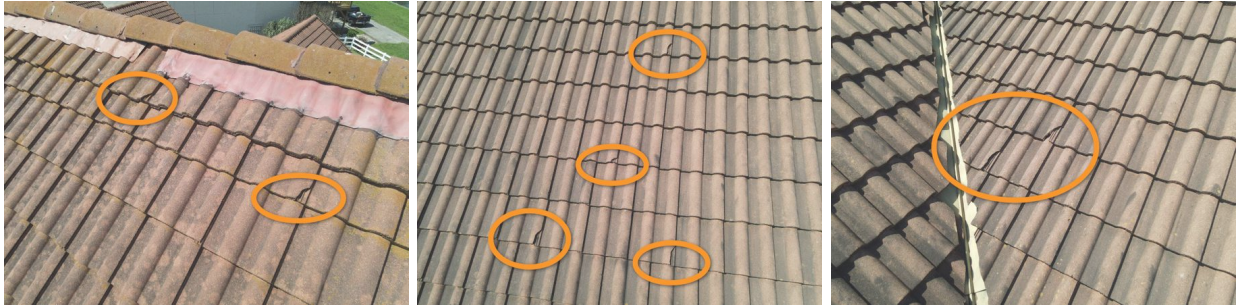
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🚫 Recommendation

Multiple Locations

Roof had cracked/broken tiles. Evaluation and/or repair by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



D. Roof Structure and Attic

Viewed From: Decked areas of attic

Approximate Average Depth of Insulation: 12 Inches

Comments:

Attic Access Method: Pull down ladder(s)

Type of Attic/Roof Ventillation: Soffit vent

Type of Insulation Material: Blown Fiberglass

Only accessible areas were entered:

Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

1: Note: Rodent activity

🚫 Recommendation

There was evidence of prior and/or current rodent activity in one or more areas of the home. Pest control services are available through our sister company, Green Team Pest, and can be scheduled through our office. If you have any concerns regarding rodent infestation we strongly recommend you schedule this service.

Recommendation: Contact a qualified pest control specialist.



2: Pulldown stairs/ladder: Not insulated or weatherstripped

🚫 Recommendation

The ladder door was not insulated or weatherstripped. This can lead to increased energy loss. Remedy as needed.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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3: Pulldown stairs/ladder: Improper slope

➔ Recommendation

Attic stairs were not properly cut at bottom giving improper slope. This puts improper stress on the side rails and hinges. Remedy as needed.

Recommendation: Contact a qualified professional.



E. Walls (Interior and Exterior)

Comments:

Stucco/EIFS Present: Regular Maintenance Advised:

Note: Stucco and EIFS cladding systems rely on being properly sealed at exterior surfaces. They are susceptible to the entrapment of moisture inside the system when seams and seals fail, and around openings (windows, doors, plumbing, etc.). Because of the low vapor permeability of the finish, any water or moisture trapped behind the EIFS cannot dry out quickly. This product should be periodically inspected and maintained.

Bryan & Bryan offers invasive inspections of these products using inspection methods and tools not available during a standard home inspection. This type of inspection is known as a **Building Envelope Moisture Inspection**, and can be scheduled through our office. If you have any concerns about the Stucco/EIFS system, we strongly recommend that you schedule this service!

Fresh Paint:

Fresh paint and new finishes can hide defects from the inspector.

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1: Stucco: Cracked or Damaged Surface

🚫 Recommendation

Multiple Locations

Cracked or damaged Stucco/EIFS was observed. Evaluation by a qualified contractor is recommended to determine the best method of remedy.

Recommendation: Contact a stucco repair contractor



2: Stucco: Drip Screed

🚫 Recommendation

A drip screed is not installed at base of the stucco wall. Evaluate and remedy as needed.

Recommendation: Contact a stucco repair contractor

F. Ceilings and Floors

Comments:

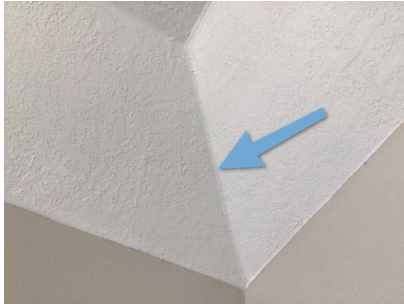
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1: Ceiling: Texture Cracks

 Maintenance Item/Note

Texture cracks were observed in ceiling joints and appear cosmetic in nature. These are not typically caused by structural defects.

Recommendation: Contact a handyman or DIY project



G. Doors (Interior and Exterior)

Comments:

H. Windows

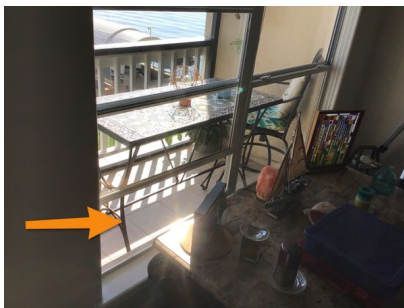
Comments:

1: Missing/Damaged Screen(s)

 Recommendation

One or more windows are missing a screen or had a damaged screen. Replacement of screens is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



2: Drill holes in frames

 Recommendation

The majority of the homes windows have drill holes in the frame for installation of the security system window contacts. Written confirmation from the builder or the window manufacturer stating that these drill holes will not affect the warranty is recommended.

Recommendation: Contact your builder.

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3: Sill Height: Too Low

🔴 Recommendation

Current building standards require any window with an exterior sill height of 72 inches or more to have a minimum interior sill height of 24 inches.

Recommendation: Contact a qualified professional.



I. Stairways (Interior and Exterior)

Comments:

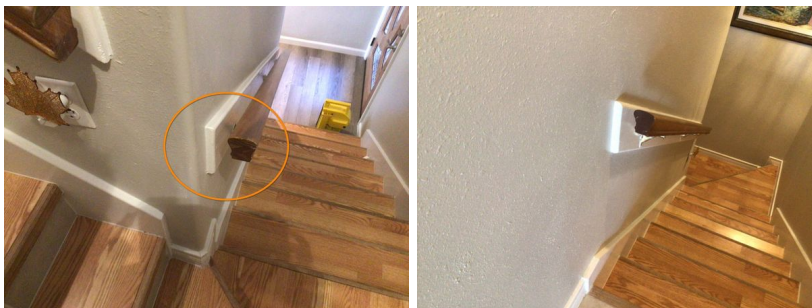
1: Handrails/Guardrails: Doesn't turn into wall

🔴 Recommendation

Stairway handrail does not turn in towards the wall at the upper end

Note: This is a safety measure to prevent an individual's clothing from getting caught on the open end of the handrail

Recommendation: Contact a qualified professional.



J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

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Comments:

II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:

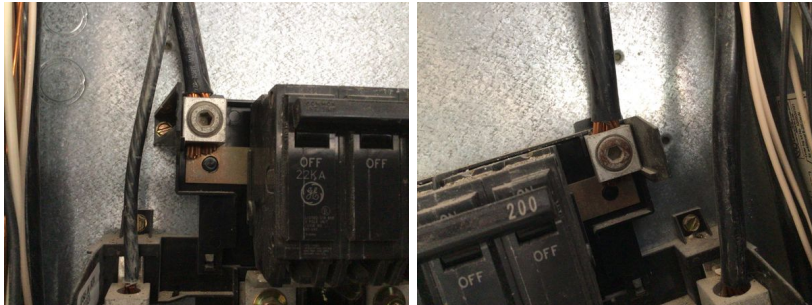


A. Service Entrance and Panels

Comments:

Main disconnect/service box type and location: Breakers - garage

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



Service size: 200 Amps

Unable to Verify Copper Water Line Bonding:

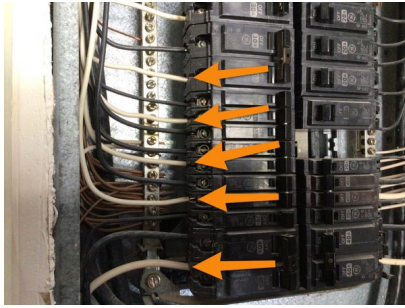
1: White Wires Not Marked

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.

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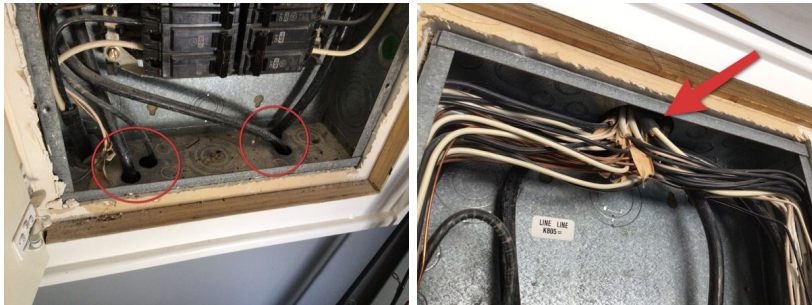


2: Missing Wire Bushing

▲ Safety Hazard

There was no bushing around wires that pass through the panel into the wall to protect them from abrasion. Evaluation and/or remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Restriction to receptacles:

Not all receptacles were accessible due to usage or furniture location.

Freezer in Garage - GFCI Not Tested:

A refrigerator/freezer is in use inside garage. The GFCI outlets were not tested due to risk of power loss to the appliance.

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220/240 outlet not tested due to obstruction by installed washer/dryer:

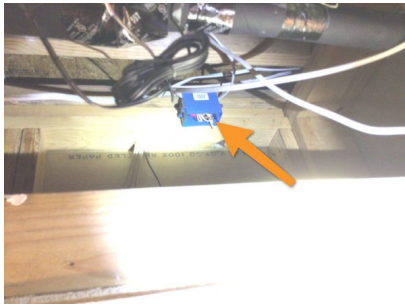
1: Wiring: Open Junction Box

➔ Recommendation

HVAC Cabinet

An open junction box was present. Remedy as needed.

Recommendation: Recommended DIY Project



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:



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General Photos of Return Chases :



General Photos of Thermostats:



A. Heating Equipment

Type of System: Furnace

Energy Source: Electric

Comments:

Heating System was Functioning:

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

B. Cooling Equipment

Type of System: Central Air Conditioner

Comments:

Cooling System was Functioning:

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

Temperature difference (delta) - First Floor: 15°

Temperature difference (delta) - Second Floor: 14°

Unit Inaccessible:

Components of the air conditioning system were inaccessible and not inspected. Evaluation by a licensed HVAC contractor is recommended.

Condensers on roof

No access to internal coils:

There was no removable panel cover to provide viewing access to the internal evaporator coils.

1: Condensate System: Discoloration Under or Around HVAC Equipment

➔ Recommendation

Discoloration under or around HVAC equipment indicates prior moisture contact. Cause was not determined.

Recommendation: Contact a qualified HVAC professional.



C. Duct System, Chases, and Vents

Comments:

1: Return Air System: Wiring/Plumbing in Chase

➔ Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



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2: Ducts: Duct Tape Used (improper)

🚫 Recommendation

Duct tape had been used on sections of ducting. Despite the name, duct tape is not an approved material for HVAC ducts. Remedy as needed.

Recommendation: Contact a qualified professional.

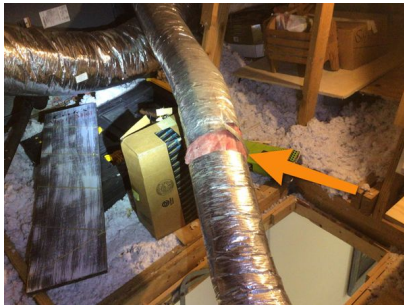


3: Ducts: Damaged

🚫 Recommendation

The air supply duct was damaged. Evaluation and remediation by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.



IV. PLUMBING SYSTEMS

General Photos of Water Heating Equipment:

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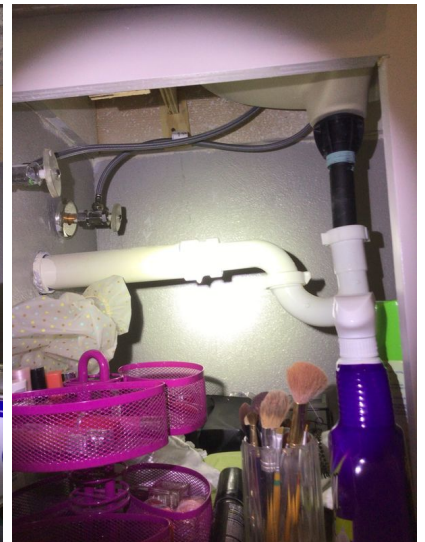
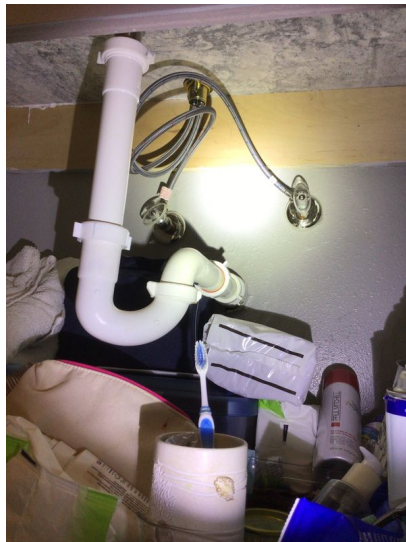
General Photos of Plumbing Fixtures:



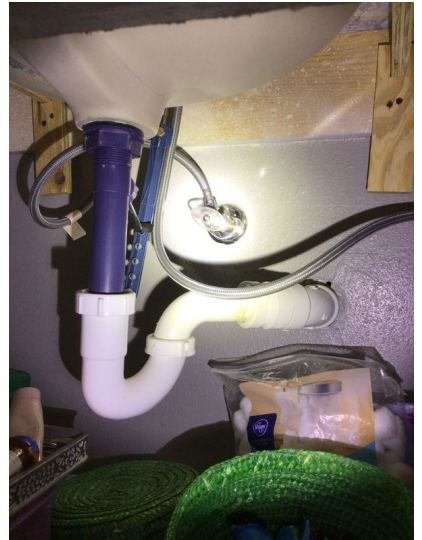
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General Photos of Drain Lines:



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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

Static water pressure reading: 60 psi



Comments:

Water Treatment Equipment:

Water treatment equipment is not covered under the scope of this inspection. For further evaluation, contact the installer or manufacturer of the equipment.

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No Plumbing Access:

There was not an access panel at one or more bathrooms to observe bath drain lines.

1: Hose bibb (outdoor faucet): Backflow Prevention Missing

 Maintenance Item/Note

A hose bibb was missing a backflow preventer. These devices are inexpensive and easily installed, and help to prevent contamination of potable water. Remedy as needed.

Recommendation: Contact a handyman or DIY project



2: Fixtures: Hot and Cold Reversed

 Recommendation

Primary Bathroom

Hot should always be on the left.

Recommendation: Contact a qualified professional.



3: Toilet: Tank is loose

 Recommendation

2nd Floor

The tank was loose. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



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B. Drains, Wastes, & Vents

Comments:

1: Drain piping: Slow Drains

🚫 Recommendation

2nd Floor

Poor/slow drainage was observed at time of inspection. Evaluation and/or remediation by a licensed plumber is recommended.

Recommendation: Contact a qualified plumbing contractor.



C. Water Heating Equipment

Energy Source: Electric

Capacity: (2) 38 Gallons

Comments:

Location: Garage

1: Tank: Missing Drain Pan

🚫 Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



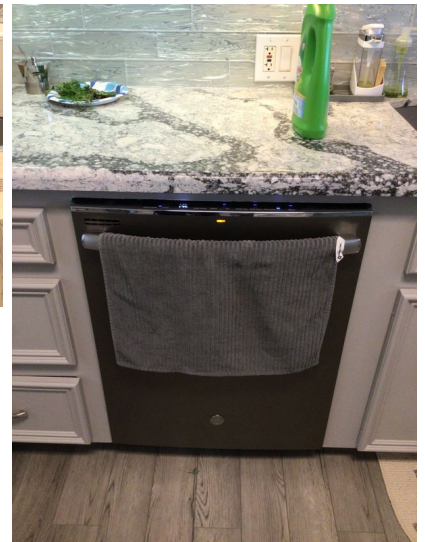
D. Hydro-Massage Therapy Equipment

Comments:

V. APPLIANCES

General Photos of Dishwasher:

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General Photos of Food Waste Disposer:



General Photos of Range Hood/Exhaust Systems:



General Photos of Ranges, Cooktops, and Ovens:

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General Photos of Microwave Oven:



General Photos of Garage Door Operator(s):



General Photos of Dryer Exhaust Systems:



A. Dishwashers
Comments:

B. Food Waste Disposers
Comments:

C. Range Hood and Exhaust Systems
Comments:

I	NI	NP	D
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Exhaust Hood Type: Re-circulate

D. Ranges, Cooktops, and Ovens

Comments:

Range/Oven Energy Source: Electric

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1: Vent Duct Terminates in the Attic

➔ Recommendation

The exhaust fan discharges into the attic. Bathroom exhaust fans should terminate to the exterior of the structure. Remedy as needed.

Recommendation: Contact a qualified professional.



G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments: