



REDSTAR PROFESSIONAL HOME INSPECTION, INC

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REDSTAR RESIDENTIAL INSPECTION REI 7-6

2000 Bagby St 7434
Houston, TX 77002



Inspector

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PROPERTY INSPECTION REPORT FORM

	03/23/2022 2:00 pm
<i>Name of Client</i>	<i>Date of Inspection</i>
2000 Bagby St 7434, Houston, TX 77002	
<i>Address of Inspected Property</i>	
Scott Carey	TREC #23052
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

: Furnished, Occupied

In Attendance: Buyer, Buyer Agent, Inspector Only

Temperature (approximate): 70 Fahrenheit (F)

Type of Building: Condominium

Weather Conditions: Cool/Fair

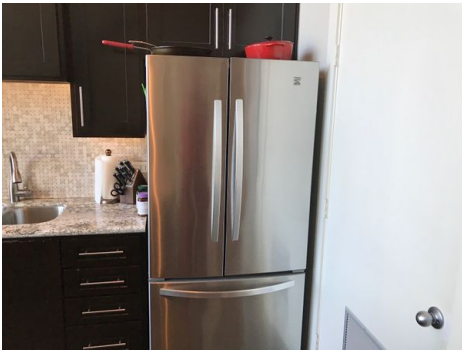
Storage Items/Furnished Home:

Stored items and/or furniture were present at the property that obstructed view or access to some locations. The inspector does not move storage items or furnishings that impede the visual inspection of any components. Items blocked by storage/furnishings are not inspected.



Appliances Not Inspected:

Refrigerators, trash compactors, freezers, clothes washers, and dryers are not included in the inspection.



I NI NP D

VIRTUAL REALITY REPORT

Click button below:



Instructions:

1. The colored dots are where defects/descriptions are found.
2. Be sure to click each dot for an explanation.
3. Be sure to look all around so you dont miss anything!
4. Click the white halos on the floor to move to that location.
5. Bottom, left menu bar gives you different viewing options.
6. Report works the best on tablets and smart phones.
7. When using a tablet or smart phone, from dollhouse view (Click on at tab at the bottom left corner of screen) you can move the entire structure by using two fingers on the screen at the same time.

Written report below

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Foundation Inspection not included:

The unit is a condominium or similar multi family building and the foundation is not included in the scope of this inspection. While some observations may be noted, we recommend any questions regarding the foundation be directed to the management company.

B. Grading and Drainage

C. Roof Covering Materials

Types of Roof Covering: TPO (Thermoplastic Polyolefin)

Viewed From: Not Inspected

Roof covering not inspected:

The property is a condominium or similiar multi-family building, and the roof covering is not included in the scope of this inspection. It is common that roof coverings on these structures are covered by the HOA or management association. While some items may be noted, we recommend any questions regarding the roof covering be directed to the management company.

D. Roof Structures and Attics

Viewed From: N/A

Approximate Average Depth of Insulation: Not Visible

Type of Attic Roof Ventilation: Not Inspected

Type of Insulation Material: Not Inspected, No access to attic

Attic space not inspected:

The property is a condominium or similiar multi-family building, and the roof structure and attic space is not included in the scope of this inspection. It is common that these components on these structures are covered by the HOA or management association. Recommend any questions regarding the roof covering be directed to the management company.

E. Walls (Interior and Exterior)

Types of Exterior Wall Covering: Masonry Walls, Masonry Stucco Walls - The

Thermal imaging scan:

A thermal imaging camera was used to scan the walls on the interior of the home. This scan revealed no signs of any issues at the time of inspection.

1: Minor cosmetic/maintenance Issues

 Maintenance Item

Living Room

Paint finish damaged or worn -

The above stated issues were observed at the home at time of inspection. These items are related to cosmetic issues or maintenance due to expected wear and tear. Recommend you budget for repair of these issues for cosmetic reasons, or to avoid further deterioration.

I=Inspected

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Rear Right

F. Ceilings and Floors

Thermal imaging inspection:

A FLIR thermal imaging camera was used to scan the ceilings and floors at the time of inspection. This inspection revealed no sign of any moisture related issues or similar deficiencies.

1: Ceiling: Moisture Damage/ Water Mark

Recommendation

2nd Floor Bathroom

Water staining observed at the interior of the home at the ceiling. Thermal imaging revealed no signs of active moisture at these locations, and it appears these stains are related to a previous issue. Recommend consulting with the seller to determine any previous issues at these locations, and recommend cosmetic repair and further monitoring to help ensure no leaking is present.

Recommendation: Contact a qualified professional.



2nd Floor Bathroom Multiple Locations



2nd Floor Bathroom Multiple Locations

G. Doors (Interior and Exterior)

1: Interior Door Hardware: Missing Door Stops

Maintenance Item

1st Floor

One or more door stops were observed to be missing. Recommend adding door stops to prevent damage to drywall finish.

Recommendation: Contact a qualified professional.

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Front Hall

2: Interior Door Hardware: Ball Hardware Damaged

[Maintenance Item](#)

1st Floor Front Closet

The ball hardware for the door was damaged. Repair as needed to allow the door to close properly.

Recommendation: Contact a handyman or DIY project



Front Left Closet

3: Door: Damaged

[Maintenance Item](#)

Observed front hall closet with minor damaged at door. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



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H. Windows

Windows: Performing as intended:

All portions of the windows were observed to be performing as intended at the time of inspection.

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I. Stairways (Interior and Exterior)

I=Inspected

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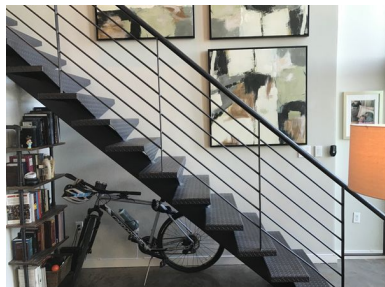
I	NI	NP	D
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1: Balusters: Horizontal Balusters

🔴Recommendation

Horizontal portions of the balusters for the stairway and guard rails may pose a hazard for small children as they may use it to climb. Recommend further evaluation and caution be used.

Recommendation: Contact a qualified professional.



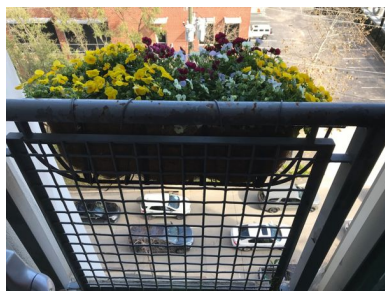
K. Porches, Balconies, Decks, and Carports

1: Handrails: Paint Damaged

🔴Recommendation

The inspector observed one or more areas of the handrails where the paint was damaged/deteriorated. Remedy as needed.

Recommendation: Contact a handyman or DIY project



J. Fireplaces and Chimneys

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I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Disconnect/Service Box Type and Location: Breakers - Kitchen -



Service Entrance Cable Location: Not Visible -

Service Size: No Main Present -

Photo of Panel:

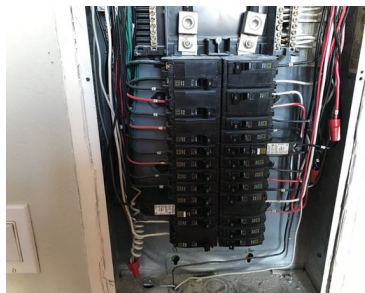


1: White Wires not Marked

Recommendation

White wires were observed connected to breakers. White wires are typically neutral but when they are connected to a breaker they become hot/live and should be marked as such. Recommend to have an electrician evaluate for remedy.

Recommendation: Contact a qualified professional.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Inspection limited:

Inspection of outlets, switches and accessory connections was limited due to concealment behind furniture/storage or child proofing.



1: Electrical Fixture Issues

Maintenance Item

Rear Balcony

Lights out

Recommendation: Contact a qualified professional.



2: Smoke Detectors: Old/Past Life Expectancy

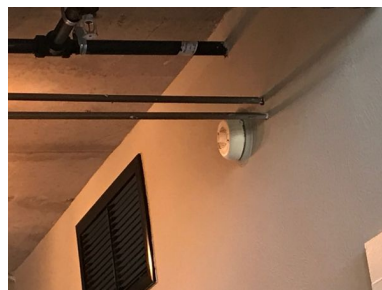
Recommendation

The smoke detectors in the home appeared to be more than 10 years old. It is recommended they be replaced every 10 years to ensure they will operate properly. Repair as needed.

Recommendation: Contact a qualified electrical contractor.



2nd Floor Bedroom



1st Floor Hall

C. Other

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D=Deficient

I	NI	NP	D
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Comments:

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

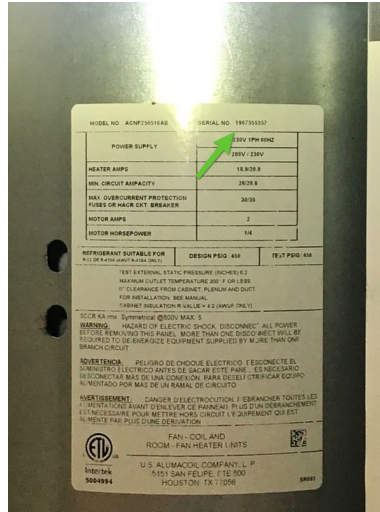
Type of Systems: Forced Air

Energy Sources: Electric

Heating Equipment: Performing as Intended:

All portions of the heating equipment appeared to be performing as intended at the time of inspection.

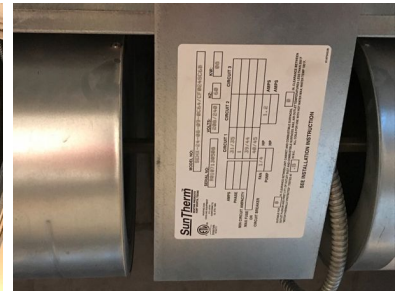
1st Floor Unit / US Alumacoil ~ 2019



Heating Equipment: Performing as Intended:

All portions of the heating equipment appeared to be performing as intended at the time of inspection.

2nd Floor Unit / Sun ~ 2007



2007



B. Cooling Equipment

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

I NI NP D

Type of Systems: Central Air Conditioner

Ambient air test:

Ambient air test was performed by using thermometers on air handler of the systems to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees which indicates unit is cooling as intended.

Supply Air Temp: Degrees F 49

Return Air Temp: Degrees F 66

Temp. Differential: Degrees F 17

The AC equipment was cooling as intended at the time of inspection.

System size: 2-tons

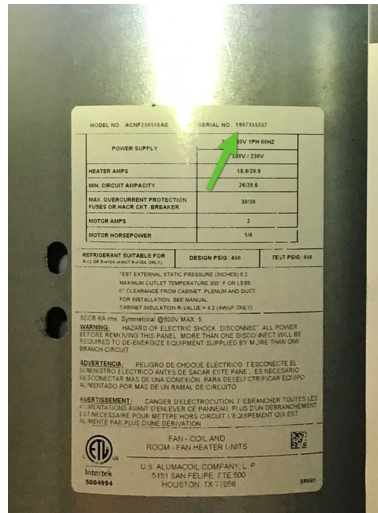
System Brand: Goodman

Condenser age: 2019

Evaporator age: 2019

Refrigerant type: 410

1st Floor Unit



2019

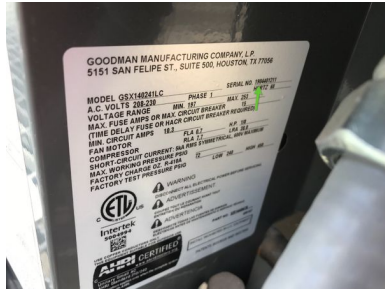
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I NI NP D



Ambient air test:

Ambient air test was performed by using thermometers on air handler of the systems to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees which indicates unit is cooling as intended.

Supply Air Temp: Degrees F 50

Return Air Temp: Degrees F 66

Temp. Differential: Degrees F 16

The AC equipment was cooling as intended at the time of inspection.

System size: 1.5-tons

System Brand: Bryant

Condenser age: 2012

Evaporator age: 2007

Refrigerant type: 410

2nd Floor Unit



I=Inspected

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D=Deficient

I NI NP D



2012

1: Rust: Condenser Panel

🟡Recommendation

2nd Floor Bathroom

Rusting observed at the exterior of the condenser panel. Recommend further evaluation by a licensed HVAC tech.

Recommendation: Contact a qualified HVAC professional.



2nd Floor Bathroom

C. Duct Systems, Chases, and Vents

1: Filters: Dirty

🟡Recommendation

Both Units

The return air filters at the return air registers were observed to be dirty. Correct as needed to allow the equipment to operate properly.

Recommendation: Contact a qualified professional.



2nd Floor



1st Floor

2: Register: Loose

🔧Maintenance Item

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D=Deficient

I	NI	NP	D
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Multiple Locations

Supply air registers were loose at multiple locations. Remedy as needed.

Recommendation: Contact a qualified professional.



2nd Floor Bathroom



1st Floor Bathroom

-

D. Other

Comments:

I=Inspected

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D=Deficient

I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Buildings mechanical room

Location of Main Water Supply Valve : Not observed

Static Water Pressure Reading: Not Inspected -

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Type of Supply Piping Material: Copper

Type of Piping:: Copper

Condominium:

This building was part of a shared structure and may share a shutoff with other portions of the property.

No local shutoff or supply information was determined. Recommend consulting with property management.

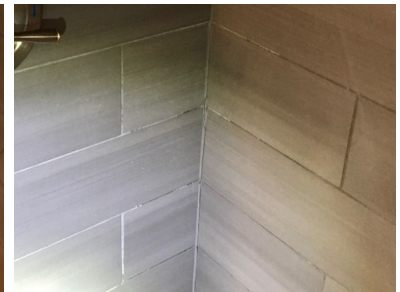
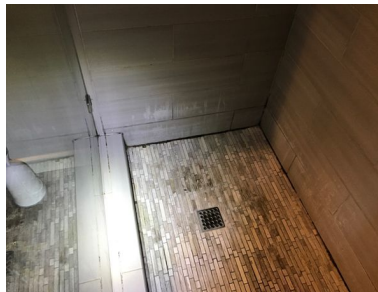
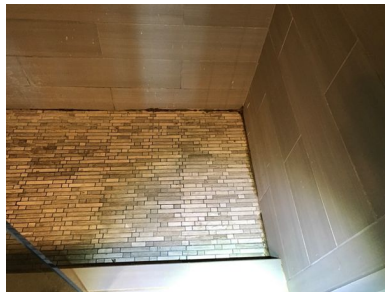
1: Shower: Mildew / Deteriorated Caulk & Grout

🔴Recommendation

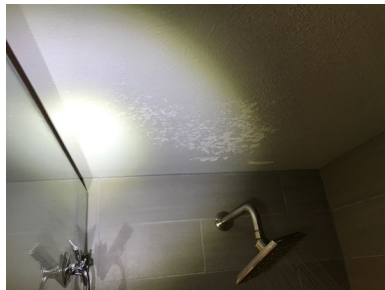
2nd Floor Bathroom

Mildew was observed at caulking & grouting is deteriorated. This could lead to moisture penetration behind the wall. Remedy as needed.

Recommendation: Contact a handyman or DIY project



2nd Floor Bathroom



2: Shower: Evidence of Moisture Leaking Outside Enclosure

🔴Recommendation

The inspector observed evidence of moisture leaking to the outside of the shower enclosure. The cause could not be determined at the time of the inspection. Recommend further evaluation by a general contractor.

Recommendation: Contact a qualified general contractor.

I=Inspected

NI=Not Inspected

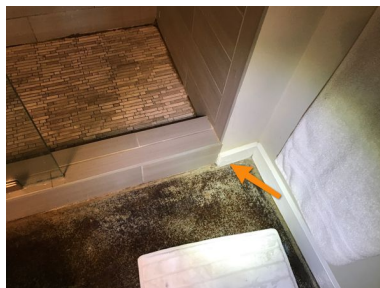
NP=Not Present

D=Deficient

I NI NP D



2nd Floor Bathroom



2nd Floor Bathroom



B. Drains, Wastes, and Vents

Type of Piping:: PVC

Type of Drain Piping Material: PVC

Comments:

All drains, wastes and vents were performing as intended at time of inspection.

Washer Drainage not Flow Tested:



C. Water Heating Equipment

Energy Sources: Electric

Capacity: 47 gallons -

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Location: Utility Room -

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Water Heater: Older Unit:

The water heater appears to be performing as intended at time of inspection, however, the water heater is 21 years old and may be approaching the end of its useful life. Average life span for a water heater ranges

I=Inspected

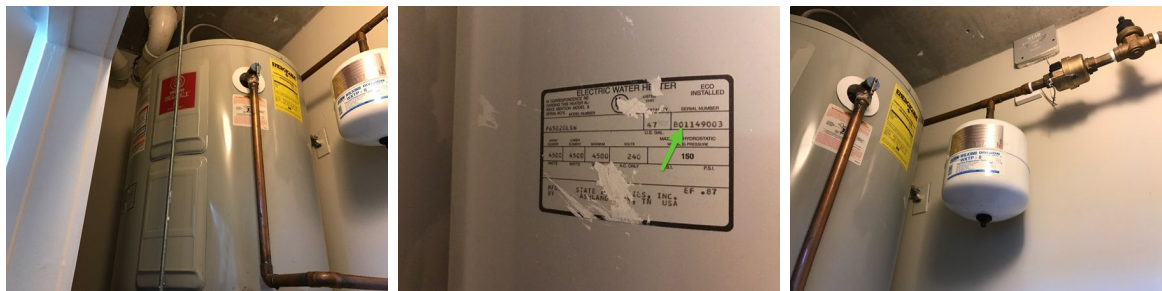
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

between 10-12 years. It would be wise to budget for a new unit in the future. One cannot predict with certainty when replacement will become necessary.



2001

D. Hydro-Massage Therapy Equipment

E. Gas Distribution Systems and Gas Appliances
Location of Gas Meter: Not present
Type of Gas Distribution Piping Material: Black steel
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

The dishwasher was performing as intended at the time of the inspection.:

1: Missing Anti-Siphon Loop

 Maintenance Item

There should be an anti-siphon loop or an air gap in the dishwasher drain line to prevent backwash from the waste disposal. Correct as needed.



B. Food Waste Disposers

Food waste disposal was performing as intended at the time of the inspection.:

C. Range Hood and Exhaust Systems

Exhaust systems were performing as intended at the time of the inspection.:

D. Ranges, Cooktops, and Ovens

Cooktop was performing as intended at the time of the inspection.:



Ovens were performing as intended at the time of the inspection.:



I=Inspected

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I NI NP D

E. Microwave Ovens

Microwave was performing as intended at the time of the inspection.:

F. Mechanical Exhaust Vents and Bathroom Heaters

1: Noisy Vent Fan

 Recommendation

2nd Floor Bathroom

One or more exhaust vent fans were observed to be noisy. Recommend to have a contractor evaluate for remedy.

Recommendation: Contact a qualified professional.



2nd Floor Bathroom

2: Dirty Vent Cover

 Maintenance Item

1st Floor Bathroom

One or more vent covers were observed to be dirty. Recommend to clean as needed.

Recommendation: Contact a qualified professional.



1st Floor Bathroom

G. Garage Door Operators

H. Dryer Exhaust Systems