



PROPERTY INSPECTION REPORT FORM

Karla Williams <i>Name of Client</i>	04/08/2022 <i>Date of Inspection</i>
4015 Shackleton Court , Rosharon, TX 77583 <i>Address of Inspected Property</i>	
Jonathan Tarpey <i>Name of Inspector</i>	TREC # 25195 <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 systems or components 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 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



Home Inspection Report

Prepared exclusively for
Karla Williams



PROPERTY INSPECTED:
4015 Shackleton Court
Rosharon, TX 77583

DATE OF INSPECTION: 04/08/2022

Inspection No. 52288-1-530

INSPECTED BY:

JT Lavender Ent., Inc.
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INSPECTOR:

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Each office is independently owned and operated

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

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

- Foundation has a honeycombed surface that needs to be reparged (covered).
- Ground is very dry around the exterior and ground near the foundation has large cracks from lack of water, this issue needs immediate correction to reduce chance of movement issues with the foundation, this will effect the foundation.

B. Grading and Drainage

Comments:

- Need to install splash blocks at the ends of the gutters to reduce potential erosion issues.

D. Roof Structures and Attics

Comments:

- Need to install more insulation in the attic to reduce energy costs and provide added comfort. Average attic insulation in new homes is appx. 12 inches or more of loose/batt insulation.

E. Walls (Interior and Exterior)

Comments:

- Seal crack underneath breakfast area window to prevent moisture and insect intrusion.
- Seal gap in brick to prevent moisture intrusion.

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- Extension plug should not be used on exterior for permanent wiring.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

C. Duct Systems, Chases, and Vents

Comments:

- Some of the ducts in the attic do not appear to be properly strapped because of them touching each other which can cause air flow restrictions and condensation issues, need to be repaired.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

- Need to install anti-siphon devices (back flow preventer) on all of the exterior water faucets.

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I NI NP D*

C. Water Heating Equipment

Comments:

- There is a gas tag on the gas line into the bottom of the unit, per requirements by manufacturer, the gas tag is supposed to be removed when the gas volume, pressure is tested on the line at the unit, the presence of the gas tag may mean that the gas pressure was not tested by the installer, this needs further evaluation by a qualified plumbing contractor.

V. APPLIANCES

C. Range Hood and Exhaust Systems

Comments:

- One of the bulbs on the light is burnt out needs to be replaced.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Need to insulate sprinkler riser to protect from freezing.

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INSPECTION REPORT

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Post tension slab on grade

Comments:

- In the opinion of this home inspector, the foundation appears to be performing its intended function at this time. The greater Houston area has expansive type soil conditions, dry and sometimes wet weather conditions. These conditions will cause movement of the foundation which will cause cracks in the walls, ceilings, floors and brick exterior walls. Cracks will occur in these areas of the house sometime during the life of the house because of soil and weather conditions. Cracks that appear will need to be filled in and monitored and foundation evaluation may be required. Slab-on-grade foundations are the most common type of foundations in the Greater Houston Area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-grade foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement. Foundation area and yard must be consistently watered around the perimeter as needed in order to reduce foundation issues.

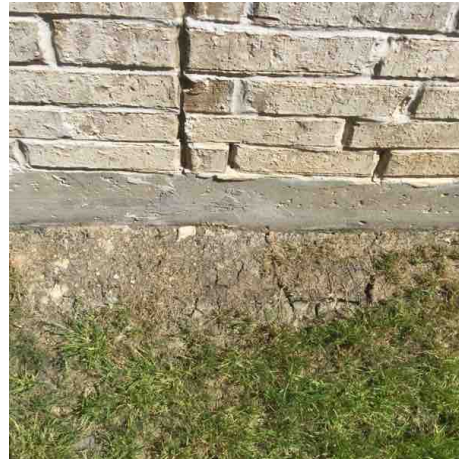
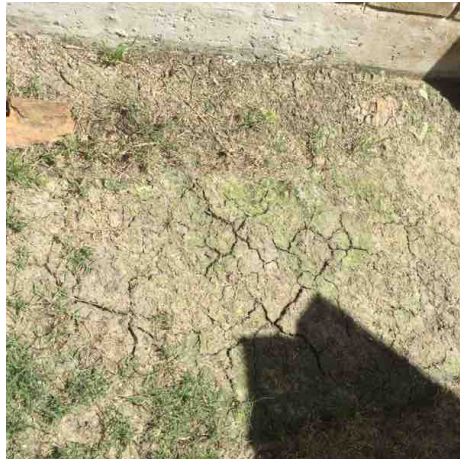
- Foundation has a honeycombed surface that needs to be reparged (covered).**



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• Ground is very dry around the exterior and ground near the foundation has large cracks from lack of water, this issue needs immediate correction to reduce chance of movement issues with the foundation, this will effect the foundation.



B. Grading and Drainage

Comments:

- In the opinion of this home inspector, drainage appears to be away from the slab in all areas.
- In ground drains were not tested, recommend to test and need to be kept clean of debris.

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- Need to install splash blocks at the ends of the gutters to reduce potential erosion issues.



C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

Viewed From: Roof top

Comments:

- Composition asphalt roof shingles, in the opinion of this home inspector, it appears to be in good condition, appears to be performing its intended function at this time.

D. Roof Structures and Attics

Viewed From: Entered attic

Approximate Average Depth of Insulation: 10 to 12 inches of insulation

Comments:

- Attic ventilation is soffit vents and roof vents. Insulation prevents visual inspection of pipes, wires, fixtures and structural components underneath.
- The radiant barrier type foil material installed on the underside of the roof decking prevents visual inspection of the roof decking for possible water leak issues.

- **Need to install more insulation in the attic to reduce energy costs and provide added comfort. Average attic insulation in new homes is appx. 12 inches or more of loose/batt insulation.**

E. Walls (Interior and Exterior)

Comments:

- Exterior walls are brick, stone, concrete composite type siding. Interior walls appear to have been repainted recently. Homes can sometimes have moisture issues or insect damage issues in the interior walls which cannot be detected or visibly seen, the ability to detect the presence of mold issues is beyond the scope of this inspection. If you have concerns about the possibility of mold in the house, you may want to consult a qualified mold inspector before close of escrow. This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

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- Seal crack underneath breakfast area window to prevent moisture and insect intrusion.



- Seal gap in brick to prevent moisture intrusion.



F. Ceilings and Floors

Comments:

- Ceilings are sheet rock.
- Floors are carpet and engineered wood.

G. Doors (Interior and Exterior)

Comments:

- Open/close/latched doors. Tested locks.

H. Windows

Comments:

- Open/close/locked all accessible windows.

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

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K. Porches, Balconies, Decks, and Carports

Comments:

- Appears to be performing its intended function at this time.

L. Other

Comments:

- Home faces south it is at 50 feet of elevation. The weather is 73° and sunny at time of inspection

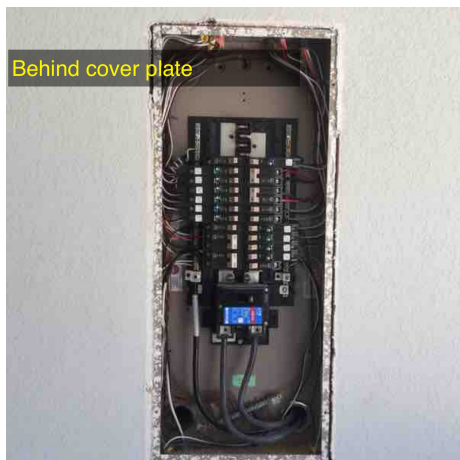
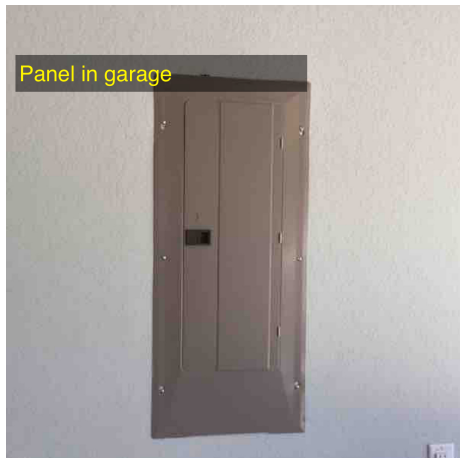
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

- ⊙ Service size is 150 amps.
- ⊙ Service entry conductors are copper.
- ⊙ Main electrical service disconnect is in panel located in garage.
- ⊙ Electrical service to home is by underground cables.

Comments:

- Main panel is rated at 225 amps.



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B. Branch Circuits, Connected Devices, and Fixtures

- ⊙ Copper wire branch circuits
- ⊙ Grounded wiring by rod.
- ⊙ Grounded wiring by ufer ground.
- ⊙ Ungrounded wiring.

Comments:

• Branch circuits are copper. Tested for GFCI in required areas, outside, garage, kitchen and bathrooms. Landscape type lighting is excluded from this inspection.

Circuit Sizing - The Inspector is required to address the compatibility of conductors and overcurrent devices. In some instances, general trade procedures include over-sizing overcurrent devices to guard against nuisance (e.g. air conditioning units, dryers). The Inspector is not required to evaluate such general trade procedures, but to inform you of incompatibility.

- There are 7 smoke alarms. Smoke alarms need to be tested at least once a year and batteries changed.
- Home is grounded by both ground rod and Ufer ground.



- Bathroom one GFCI reset is located in hallway bathroom
- **Extension plug should not be used on exterior for permanent wiring.**



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C. Other

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air

Natural gas

Comments:

- Supply was 108 degrees. Return was 71 degrees. (Differential was 37 degrees). Normal differential is 35-55 degrees.
- Heating system appears to be performing its intended function at this time. No carbon monoxide was detected at this time. Units should be cleaned and serviced on a yearly basis.
- Heating unit located in the attic was manufactured May 2019.

B. Cooling Equipment

Type of Systems: Forced air electric

Comments:

- Supply was 58 degrees. Return was 75 degrees. (Differential was 17 degrees). Normal differential is 15-20 degrees. Unit should be evaluated on a yearly basis by a qualified HVAC contractor. The drain pipe for the secondary drip pan under the attic unit and primary drain line from the attic unit were not tested for flow or leaks, this is beyond scope of inspection. System was not tested for refrigerant leaks or refrigerant pressure issues, this is beyond scope of this inspection. If you have concerns about issues with refrigerant leak or pressure issues, you may want to have further evaluation by a qualified HVAC contractor.
- Outside air compressor is a 4 ton unit manufactured August 2019.
- Attic coil unit was manufactured March 2017.

C. Duct Systems, Chases, and Vents

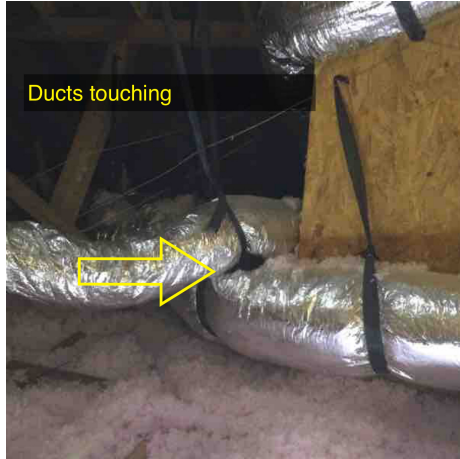
Comments:

- No loose or damaged ducts observed. In the opinion of this home inspector, the ducts appear to be performing their intended function at this time.

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- Some of the ducts in the attic do not appear to be properly strapped because of them touching each other which can cause air flow restrictions and condensation issues, need to be repaired.



D. Other

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Next to street

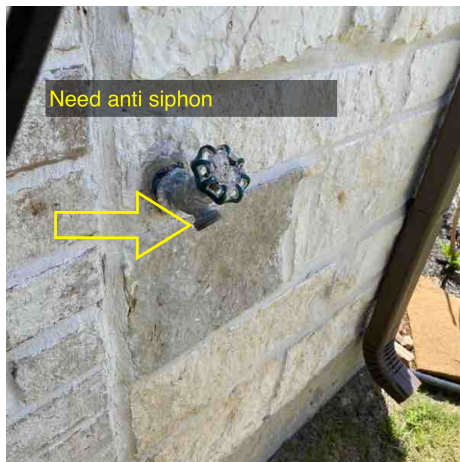
Location of main water supply valve: West side of house

Static water pressure reading: 60 to 70 psi at time of inspection

Type of supply piping material: Plastic

Comments:

- At the time of this inspection, fixtures throughout residence were performing their intended function.
- **Need to install anti-siphon devices (back flow preventer) on all of the exterior water faucets.**



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- The water shut off valve is located on the west side of the home.



B. Drains, Wastes, and Vents

Type of drain piping material: Plastic

Comments:

- Drain pipes are PVC where visible.
- In the opinion of this home inspector, the drains appear to flow normal at this time and appear to be performing their intended function at this time. No leaks observed at time of inspection.
- Main drain cleanout is located in the front left flowerbed.



C. Water Heating Equipment

Energy Sources: Natural gas

- Tankless system

Comments:

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I NI NP D*

- Tank appears to be performing its intended function at this time in the opinion of this home inspector. The temperature and relief drain valve was not tested due to possibility that the valve will stick open causing water to leak out, recommend evaluation of valve. Valve should be tested at least several times a year and sometimes need to be replaced after several years. The drain pipe for the hot water tank was not tested for potential leak issues with the connection or leaks from the drain pipe.
- **There is a gas tag on the gas line into the bottom of the unit, per requirements by manufacturer, the gas tag is supposed to be removed when the gas volume, pressure is tested on the line at the unit, the presence of the gas tag may mean that the gas pressure was not tested by the installer, this needs further evaluation by a qualified plumbing contractor.**



- Rheem tankless water heater manufactured July 2019.

D. Hydro-Massage Therapy Equipment

E. Gas Distribution Systems and Gas Appliances

Comments:

- Gas lines are black steel with flex lines.
- This property was inspected for CSST (corrugate stainless steel tubing) gas line piping, which is a known safety hazard without proper bonding, none was located. Some recent studies have shown CSST piping to be a safety hazard even when properly bonded. All gas lines were not visible for inspection to verify if there is CSST piping in the house and all possible or required locations were not accessible for inspection. You should have further evaluation by a qualified contractor to determine the full condition and proper bonding of the CSST piping where it may exist in the house.

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- Gas meter and shut off valve is located on the east side of the home.



F. Other

V. APPLIANCES

A. Dishwasher

Comments:

- Dishwasher was operated on normal cycle. Appears to perform its intended function at this time.

B. Food Waste Disposers

Comments:

- Waste disposer appears to perform its intended function at this time.

C. Range Hood and Exhaust Systems

Comments:

- 2 speed fan and light, vents outside the house.
- **One of the bulbs on the light is burnt out needs to be replaced.**

D. Ranges, Cooktops, and Ovens

Comments:

- Gas range. Tested 5 burners on low, medium and high.
- Electric oven. Set oven at 350 degrees, actual was 350 degrees.

E. Microwave Ovens

Comments:

- Tested operation with a container of water on high power. Appears to perform its intended function at this time.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Turned on exhaust fans, appear to perform their intended function at this time.

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G. Garage Door Operators

Comments:

- Opened and closed manually with the wall button. The anti-reverse function was not tested by trying to stop the door from closing manually since this could damage the door or operator if they were not adjusted properly. For units that have electric eyes, the electric eyes are tested to see if they stop the door from closing.

H. Dryer Exhaust Systems

Comments:

- Was not tested, appears to have been installed properly. Recommend to clean out dryer vent pipe and inspect before use.

I. Other

Comments:

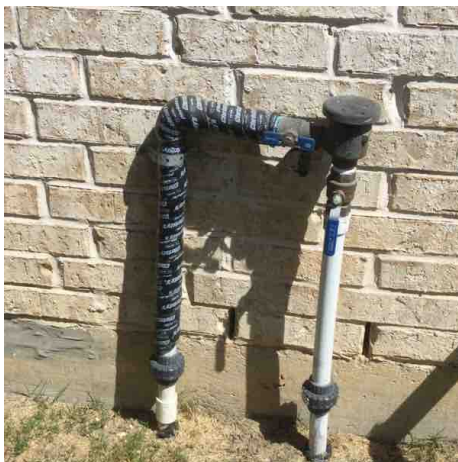
- Standby generator on the home was not inspected. Be sure to have checked over by generator professional.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Appears to be a 6 zone system, tested the zones manually at the control panel, zones were only run for several minutes on this test. Pipes under the ground are not visible, not able to check for leaks in the ground, this is beyond scope of this inspection, system should be evaluated further after all zones have run through their scheduled times to check for any potential leaks. You should expect occasional breakage on sprinkler heads, recommend to keep spare heads on hand for repairs. Control panels can be temperamental and sometimes need repair or replacement from electrical issues. Should insulate the back flow preventer and pipes exposed to reduce chance of freeze damage. Rain sensor was not tested.
- **Need to insulate sprinkler riser to protect from freezing.**



B. Swimming Pools, Spas, Hot Tubs and Equipment

C. Outbuildings

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal Systems		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other Built-in Appliances		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Other		

