



RESIDENTIAL INSPECTION REPORT

5021 Doolittle Blvd
Houston TX 77033

Jennelle Shaw
SEPTEMBER 2, 2020



Inspector
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PROPERTY INSPECTION REPORT

Prepared For: Jennelle Shaw

(Name of Client)

Concerning: 5021 Doolittle Blvd, Houston TX 77033

(Address or Other Identification of Inspected Property)

By: Ryan Powell - TREC #21952

(Name and License Number of Inspector)

09/02/2020 2:00 pm

(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.

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: Single Family

Access provided by:: Lockbox

In Attendance: None

Occupancy: Vacant

Weather Conditions: Dry, Hot

Temperature (approximate): 95 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.

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.

I. STRUCTURAL SYSTEMS

General Photos of Interior:



General Photos of Structure:



I	NI	NP	D
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General Photos of Roof Covering:



A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Performance Opinion: Further Evaluation is Recommended:

I	NI	NP	D
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Further evaluation by a licensed structural engineer and/or a foundation contractor is recommended.

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.



I	NI	NP	D
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Possible prior repairs:

Note: There was evidence of possible previous foundation repairs. All available repair documentation and possible warranty documentation should be provided by seller/property owner.

1: Evidence of Foundation Settlement Present

🚫 Recommendation

Noticeable floor slope, Doors out-of-square, Brick Cracks, Drywall cracks - Due to evidence of foundation settlement, further evaluation by a licensed structural engineer and/or qualified foundation contractor is recommended.

Recommendation: Contact a qualified structural engineer.

2: Slab: Cracks - Minor

🔧 Maintenance Item/Note

Multiple Locations

Minor cracking was noted at the foundation. This is common as concrete ages. Shrinkage surface cracks are normal with no typical structural implications. Monitoring for more serious shifting or displacement is recommended.

Recommendation: Recommend monitoring.



Rear



Left Side

3: Slab: Cracks

🚫 Recommendation

I	NI	NP	D
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Multiple Locations

Cracking was noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Evaluation and recommendation of a course of action/remedy by a licensed structural engineer is recommended.

Recommendation: Contact a qualified structural engineer.



Left Side



Left Side



Front Side

B. Grading and Drainage

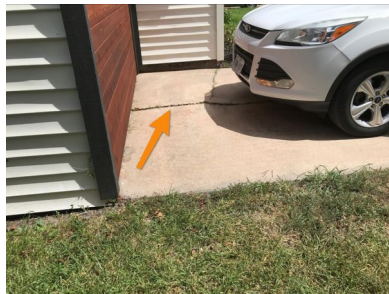
Comments:

1: Grading & Drainage: Uneven/Cracked Driveway

🔴 Recommendation

Uneven or Cracked driveways can be a trip hazard.

Recommendation: Contact a qualified professional.



2: Grading & Drainage: Negative Grading

🔴 Recommendation

Multiple Locations

Grading was sloping towards the home in some areas. This can lead to water intrusion and foundation issues. Regrading by a qualified landscaping contractor or foundation contractor so that water flows away from the home is recommended.

Recommendation: Contact a qualified landscaping contractor



3: Grading & Drainage: Soil Erosion

🔴 Recommendation

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Multiple Locations

Soil erosion was observed which can lead to grading issues. Evaluation and remedy by a landscaping contractor as needed to prevent further erosion is recommended.

Recommendation: Contact a qualified landscaping contractor



Left Side

C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Walking the roof surface

Roof fastening not verified:

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

1: Tree limbs on/near roof

🚫 Recommendation

Tree limbs that are in contact with roof or hanging near roof should be trimmed to prevent damage to the roofing materials.

Recommendation: Contact a qualified tree service company.



2: Shingles: Damaged/Torn/Missing

🚫 Recommendation

Roof shingle material was missing, damaged, or torn in areas. Evaluation and/or repair by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



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3: Vents: Rusted Vent/Fan Cover

🔴 Recommendation

The cover for an attic vent (or fan) is rusting. Remedy as needed.
Recommendation: Contact a qualified roofing professional.



4: Flashing: Neoprene Boot Cracked

🔴 Recommendation

The neoprene vent pipe flashing was cracked or damaged. Remedy as needed.
Recommendation: Contact a qualified roofing professional.



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D. Roof Structure and Attic

Viewed From: Decked areas of attic

Approximate Average Depth of Insulation: 6 Inches

Comments:

Attic Access Method: Pull down ladder(s)

Type of Attic/Roof Ventillation: Gable vent, Ridge vent

Type of Insulation Material: Cellulose

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: 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.

I	NI	NP	D
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Recommendation: Contact a qualified professional.

2: Pulldown Stairs/Ladder: Screws used

🚫 Recommendation

The attic access ladder frame was mounted with screws. Manufacturers generally recommend installation with 16D framing nails or lag bolts. Remedy as needed.

Recommendation: Contact a qualified professional.

3: Framing: Cracked/Damaged Rafter

🚫 Recommendation

A cracked or damaged rafter was observed. Evaluation by a qualified contractor is recommended.

Recommendation: Contact a qualified professional.



For Example: Attic

4: Insulation: Voids

🚫 Recommendation

Multiple Locations

Gaps or areas of poor insulation coverage were observed in one or more locations of the attic. This may reduce the R value of the insulation system.

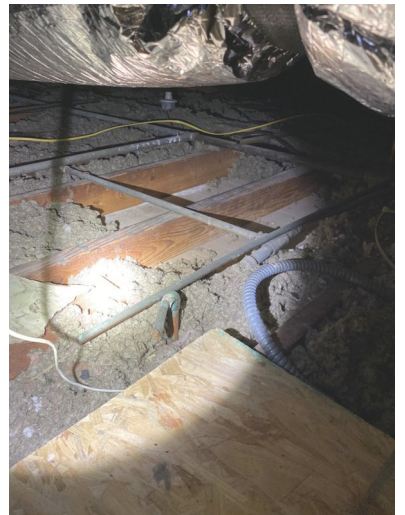
Recommendation: Contact a qualified insulation contractor.



For Example:



For Example:



For Example:

I	NI	NP	D
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E. Walls (Interior and Exterior)

Comments:

Previous Repairs:

Previous repairs were observed. Recommend obtaining repair documentation or further explanation from the seller.

Vinyl/Metal Siding can hide defects:

Vinyl/metal siding can hide defects behind the wall. The inspector cannot verify the presence of other siding materials or their condition behind the siding. If further evaluation is desired, consult with a qualified contractor.



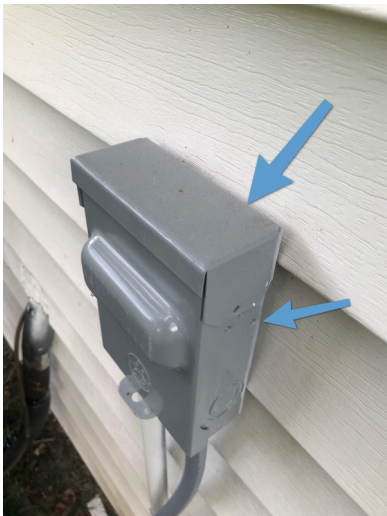
1: Exterior: Seal Wall Fixtures

 Maintenance Item/Note

All Exterior Wall Penetrations, A/C Disconnect Box(es), A/C return lines, Service Panel(s) - Fixtures/Electrical boxes were not properly sealed. Remedy as needed.

Note: Modern building practices recommend sealing around components that are mounted on or pass through the exterior wall to limit moisture intrusion.

Recommendation: Recommended DIY Project



2: Exterior: Foliage Too Close

 Recommendation

Foliage that is too close to siding materials can cause moisture buildup and deterioration.

Recommendation: Contact a qualified professional.



Right Side

3: Exterior- Caulking: Deteriorated/Missing

🔴 Recommendation

Caulking around siding or trim was deteriorated or missing.

Recommendation: Contact a qualified professional.



Right Side

4: Interior: Stress Cracks in Drywall

🔴 Recommendation

Multiple Locations

Stress cracks are observed in the interior drywall. This is consistent with structural movement of the home.

Recommendation: Contact a qualified professional.

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For Example: Rear Bedroom



For Example: Hall

F. Ceilings and Floors

Comments:

Previous Repairs:

Previous repairs were observed. Recommend obtaining repair documentation or further explanation from the seller.

1: Flooring: Buckled/Rippled

🚫 Recommendation

Multiple Locations

Buckled or rippled can be a trip hazard. RePair by a qualified flooring contractor recommended.

Recommendation: Contact a qualified professional.

2: Flooring: Sloped

🚫 Recommendation

Multiple Locations

The floor noticeably sloped. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

G. Doors (Interior and Exterior)

Comments:

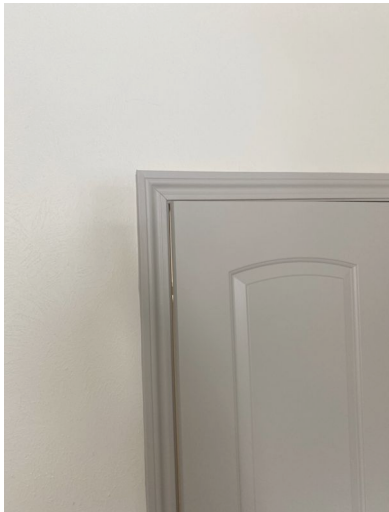
1: Door: Sticks/Difficult to Operate

🚫 Recommendation

Door sticks and is tough to open. Remedy as needed.

Recommendation: Contact a handyman or DIY project

I	NI	NP	D
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For Example: Left Side Garage

H. Windows

Comments:

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

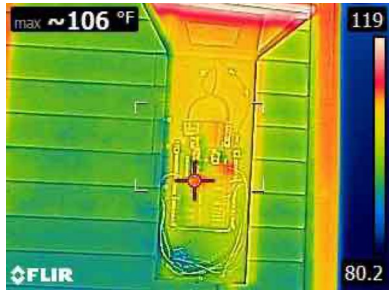
II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:



General Infrared Photos of Distribution Panel(s):

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General Photos of Grounding System(s):



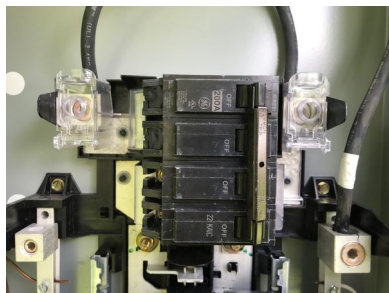
- A. Service Entrance and Panels**

Comments:

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

Service entrance cable location: Overhead, Aluminum

Service size: 200 Amps



Unable to Verify Gas Line Bonding:

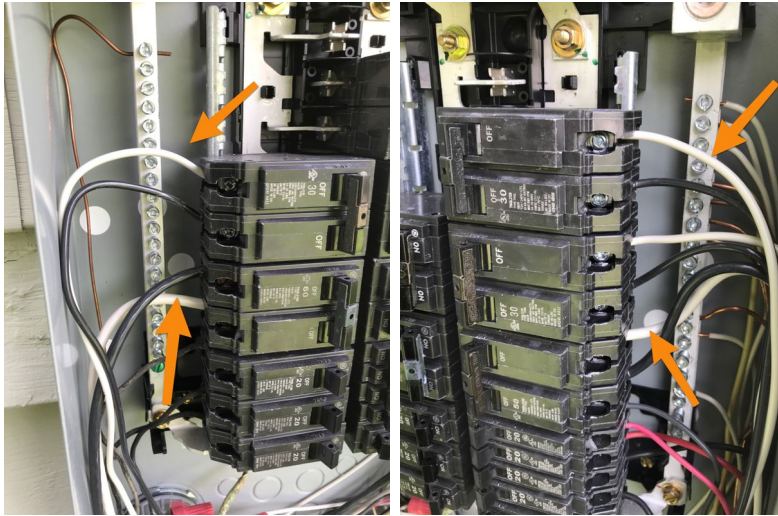


1: White Wires Not Marked

➡ 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.



2: Circuits Not Labeled

🔴 Recommendation

Circuits in the distribution panel were not properly labeled. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.



3: No Antioxidant Paste

🔴 Recommendation

Antioxidant paste was not present at service conductor connection to main (aluminum) lugs in the distribution panel. Paste is recommended to prevent oxidation. Remedy as needed.

Recommendation: Contact a qualified professional.

4: Abandoned Wire in Panel

⚠️ Safety Hazard

Evaluation and remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified professional.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

1: Receptacles: Loose

🚫 **Recommendation**

One or more receptacles were loose at the time of inspection. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



For Example: Attic

2: Outlet access blocked by cabinet

🚫 **Recommendation**

Kitchen

The outlet in the kitchen is blocked by the installed cabinet. This makes use of this outlet difficult. Repair as desired

Recommendation: Contact a qualified professional.

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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:



General Infrared Photos of HVAC Equipment:

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A. Heating Equipment

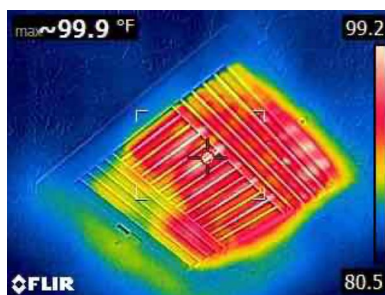
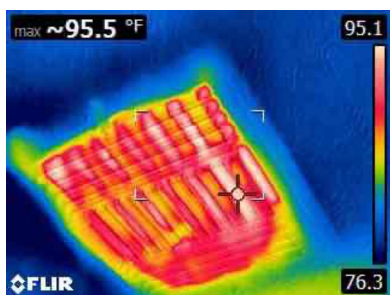
Type of System: Furnace

Energy Source: Electric

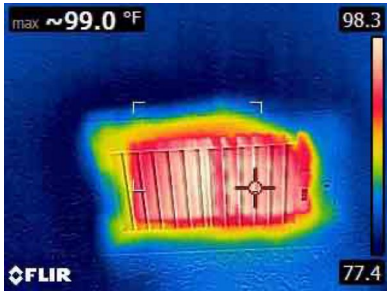
Comments:

Heating System was Functioning:

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



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1: Functionality: Excessive Noise

🚫 Recommendation

Furnace blower was excessively noisy during operation. Evaluation and remediation by a licensed HVAC contractor is recommended.

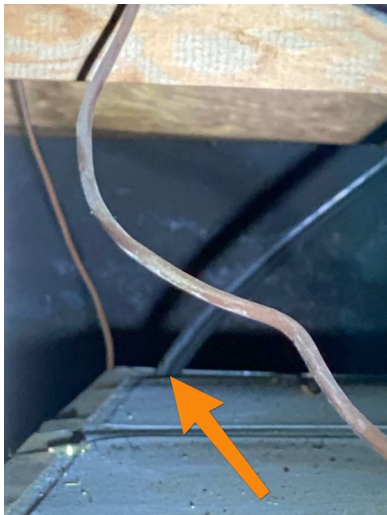
Recommendation: Contact a qualified HVAC professional.

2: Cabinet: No wire bushing

🚫 Recommendation

No bushing was present to protect wiring entering the unit. Remedy as needed.

Recommendation: Contact a qualified professional.



For Example:

3: Electrical: No service disconnect

🚫 Recommendation

Localized service disconnect was not installed at the electric furnace. Remedy as needed.

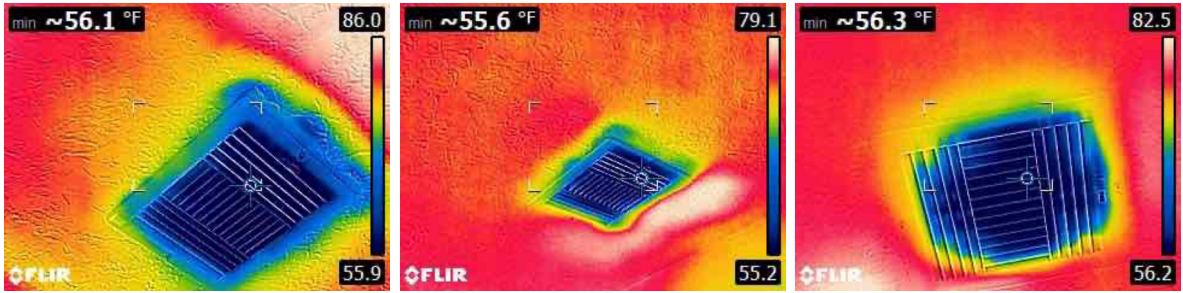
Recommendation: Contact a qualified professional.

B. Cooling Equipment

Type of System: Central Air Conditioner

Comments:

Temperature difference (delta) - First Floor: 20°



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

1: Condenser: Damaged Fins

🔴 Recommendation

External fins on the condensing unit were damaged. Evaluation and remediation by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.



C. Duct System, Chases, and Vents

Comments:

1: Ducts: Ducts on attic floor

🔴 Recommendation

Sections of ducting were resting on the attic insulation which compresses the insulation. Hang ducting where possible. Remedy as needed.

Recommendation: Contact a qualified HVAC professional.

2: Ducts: Ducts resting on each other.

🔴 Recommendation

Multiple Locations

Ducts were resting on each other. This can result in condensation forming between the two sections of ductwork. Remedy as needed.

Recommendation: Contact a qualified professional.

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For Example: Attic



For Example:

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.



For Example:

IV. PLUMBING SYSTEMS

General Photos of Water Heating Equipment:

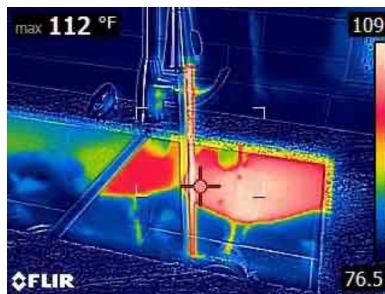
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General Infrared Photos of Water Heating Equipment:



General Photos of Plumbing Fixtures:

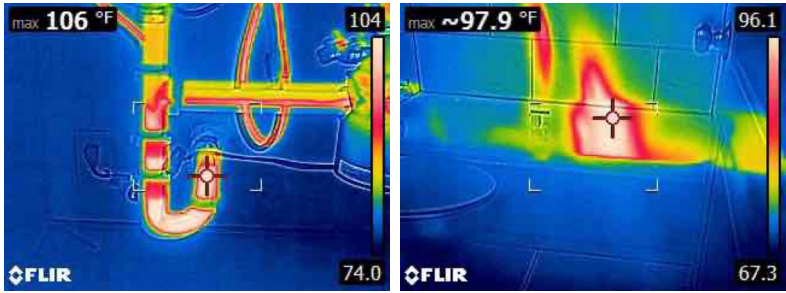


General Photos of Gas Meter(s):



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: Exterior Wall - Rear



Static water pressure reading: 65 psi



Comments:

Plumbing in Vacant Houses:

It is not uncommon for plumbing seals (gaskets, commode seals, etc.) to dry out when a property is vacant for an extended period of time. These dried out seals may crack and leak after a short period of time when placed back into service. If the property has been vacant, monitoring is recommended. Inspectors cannot determine life expectancy of plumbing seals or gaskets.

No Plumbing Access:

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

1: Note: Prior Repairs

[Maintenance Item/Note](#)

Evidence of prior plumbing repairs was present in one or more areas of the home. It is recommended that you request repair documentation such as invoices, work orders, permits, or further explanation from the seller.

Recommendation: Contact the seller for more info

2: 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.

I	NI	NP	D
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Recommendation: Contact a handyman or DIY project

3: Fixtures: Not Sealed at Wall

 Maintenance Item/Note

The bathtub faucet was not sealed at the wall. Remedy as needed.

Recommendation: Contact a handyman or DIY project



For Example: Bathroom

4: Supply Piping: Corroded supply valve

 Recommendation

One or more supply valves were corroded. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



For Example: Front

5: Supply piping: Galvanized Pipes are present

 Maintenance Item/Note

Note: Galvanized piping is present in the home. It can be prone to leaks, corrosion, and mineral build-up. Unless noted otherwise, the piping was operating as intended and should be monitored.

Recommendation: Recommend monitoring.

B. Drains, Wastes, & Vents

I	NI	NP	D
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Comments:

1: Note: Patches/Prior Repairs

 **Maintenance Item/Note**

Note: Evidence of a patch or prior repair was observed. It is recommended that you request repair documentation or further explanation from the seller.

Recommendation: Recommend monitoring.

C. Water Heating Equipment

Energy Source: Electric

Capacity: 40 Gallons

Comments:

Location: Utility Room

D. Hydro-Massage Therapy Equipment

Comments:

V. APPLIANCES

General Photos of Food Waste Disposer:



General Photos of Dryer Exhaust Systems:



A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

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Comments:

Exhaust Hood Type: None

D. Ranges, Cooktops, and Ovens

Comments:

Range/Oven Energy Source: N/A

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments: