

# Property Inspection Report



**donald stahl**  
**Quality Home Inspections**

**10907 Keese St.**  
**Inspection Prepared For: Juan Rios**  
**Agent: Ruth Longoria - Ruth Longoria Realtors**

**Date of Inspection: 9/1/2022**

**Year Built: Size:**

**Weather:**

## PROPERTY INSPECTION REPORT FORM

<u>Juan Rios</u>	<u>9/1/2022</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>10907 Keese St., Houston, TX 77089</u>	
<i>Address of Inspected Property</i>	
<u>donald stahl</u>	
<i>Name of Inspector</i>	<i>TREC License #</i>
<u></u>	<u></u>
<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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
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Type of Foundation(s):  
 • Slab Foundation  
 Comments:  
 • Concrete slab only

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading and Drainage
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Comments:  
 • Out structures and sheds are excluded from this report

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering:  
 • Asphalt shingles noted.  
 Viewed From:  
 • Roof has many soft areas or weak areas.  
 Comments:  
 • Deteriorated shingles at ridge cap  
 • Roof is weathered  
 • Recommend roofing contractor to evaluate  
 • Mismatched shingles  
 • Shingles curling  
 • **Mismatched shingles**  
 • **Roof is weathered**  
 • **Deteriorated shingles at ridge cap**  
 • **Recommend roofing contractor to evaluate**



Mismatched shingles

Deteriorated shingles at ridge cap

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I	NI	NP	D
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wave in the roof

X			X
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D. Roof Structure and Attics

Viewed From:

- attic area

Approximate Average Depth of Insulation:

- Insulation is 10 inches deep

Comments:

- Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.
- roof sheathing shows damage
- **Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.**
- **roof sheathing shows damage**



roof sheathing shows damage

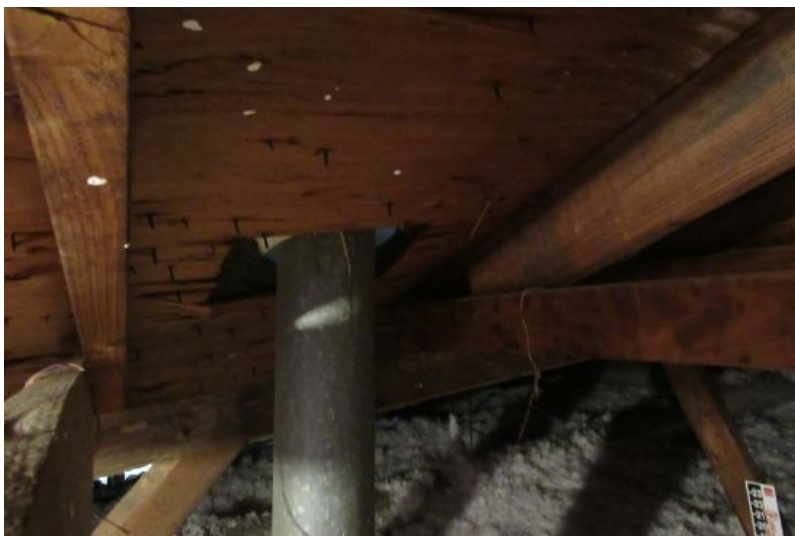
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I	NI	NP	D
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roof sheathing shows damage

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls are made of brick
- Exterior walls are made of wood
- Interior walls are made of Drywall

Comments:

- New paint in areas
- Blistered
- **New paint in areas**
- **Blistered**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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G. Doors (Interior and Exterior)

Comments:

- All doors are functional

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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H. Windows

Window Types:

- Windows are made of alluminum

Comments:

- All windows are functional

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior and Exterior)
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Comments:

- None

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	J. Fireplaces and Chimneys
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Locations:

Types:

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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Comments:

- porch is functional

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. Other
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Materials:

Comments:



down spout missing

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## II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Service Entrance and Panels
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Panel Locations:

- electrical panel is located in the back right bedroom

Materials and Amp Rating:

- Copper wiring
- 100 amp

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures
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Type of Wiring:

- Copper wiring
- 100 Amp service panel

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Other
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Comments:



electric service line to close to the ground



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Heating Equipment
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- Type of Systems:  
 • Gas fired forced hot air.  
 Energy Sources:  
 • The furnace is gas powered  
 Comments:  
 • Enclosure is functional  
 • The heater is an old unit  
 • **The heater is an old unit**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Cooling Equipment
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- Type of Systems:  
 • Electric  
 Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Duct Systems, Chases, and Vents
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- Comments:  
 • Filter is located in the hall area wall  
 • ducts are metal covered in insulation, which are old and out of date, but functional.  
 • **ducts are metal covered in insulation, which are old and out of date, but functional.**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Other
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I	NI	NP	D
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### IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter:

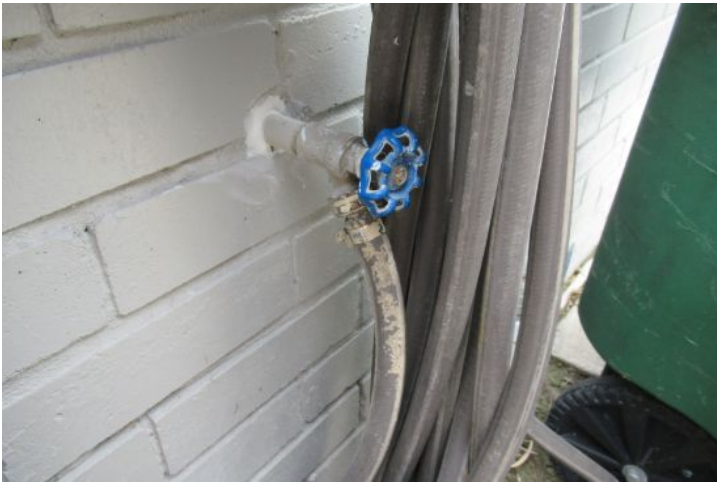
- left side of driveway by curb

Location of Main Water Supply Valve:

- left side of house

Comments:

- No hot water pressure in the kitchen
- Recommend plumber to evaluate all areas
- back flow preventers were missing
- **Recommend plumber to evaluate all areas**
- **No hot water pressure in the kitchen**
- **back flow preventers were missing**



back flow preventers were missing



back flow preventers were missing

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No hot water pressure in the kitchen

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Drains, Wastes, Vents
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Type of Drain Piping Material:

- Galvanized steel

Observations:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Water Heating Equipment
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Energy Source:

- Water heater is gas powered
- Water heater is located in the laundry room

Capacity:

- Unit is 40 gallons

Comments:

- Unit is old, recommend replacement
- **Unit is old, recommend replacement**

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I	NI	NP	D
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rust on top of unit



Unit is old, recommend replacement

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Gas Distribution Systems and Gas Appliances
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Location of Gas Meter:  
 Type of Gas Distribution Piping Material:  
 Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Other
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Materials:  
 Comments:

### V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Comments:  
 • Operated.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
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Comments:  
 • Operated - appeared functional at time of inspection.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems
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Comments:  
 • Unit operated normally

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Ranges, Cooktops, and Ovens
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Comments:  
 • Oven: gas burners  
 • The burners: not all flames came on  
 • oven did not heat up properly  
 • **The burners: not all flames came on**  
 • **oven did not heat up properly**



The burners: not all flames came on



The burners: not all flames came on



oven did not heat up properly

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:

- The bath fan was operated and no issues were found.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
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Door Type:

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Other
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Comments:

## Report Summary

STRUCTURAL SYSTEMS		
Page 3 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>• Mismatched shingles</li> <li>• Roof is weathered</li> <li>• Deteriorated shingles at ridge cap</li> <li>• Recommend roofing contractor to evaluate</li> </ul>
Page 4 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> <li>• Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.</li> <li>• roof sheathing shows damage</li> </ul>
Page 5 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• New paint in areas</li> <li>• Blistered</li> </ul>
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 8 Item: A	Heating Equipment	<ul style="list-style-type: none"> <li>• The heater is an old unit</li> </ul>
Page 8 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> <li>• ducts are metal covered in insulation, which are old and out of date, but functional.</li> </ul>
PLUMBING SYSTEMS		
Page 9 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> <li>• Recommend plumber to evaluate all areas</li> <li>• No hot water pressure in the kitchen</li> <li>• back flow preventers were missing</li> </ul>
Page 10 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> <li>• Unit is old, recommend replacement</li> </ul>
APPLIANCES		
Page 12 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> <li>• The burners: not all flames came on</li> <li>• oven did not heat up properly</li> </ul>