



RESIDENTIAL INSPECTION REPORT

5947 Mockingbird Ln
Sealy, TX 77474



Inspector

Gonzales Dowdell

TREC #23532

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Agent

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PROPERTY INSPECTION REPORT

Prepared For: Aaron Mason
(Name of Clients)

Concerning: 5947 Mockingbird Ln, Sealy, TX 77474
(Address or Other Identification of Inspected Property)

By: Gonzales Dowdell - TREC #23532 06/19/2020 3:00 pm
(Name and License Number of Inspector) (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: Buyer

Occupancy: Furnished, Occupied

Weather Conditions: Cloudy

Temperature (approximate): 86 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

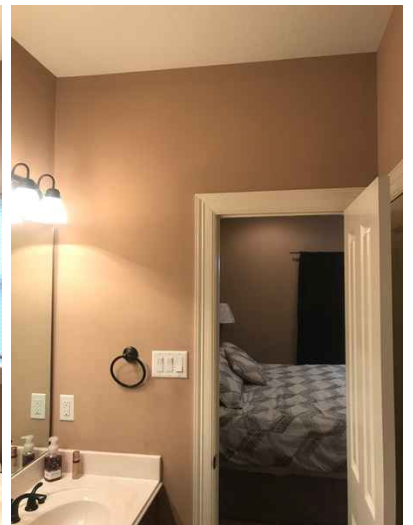
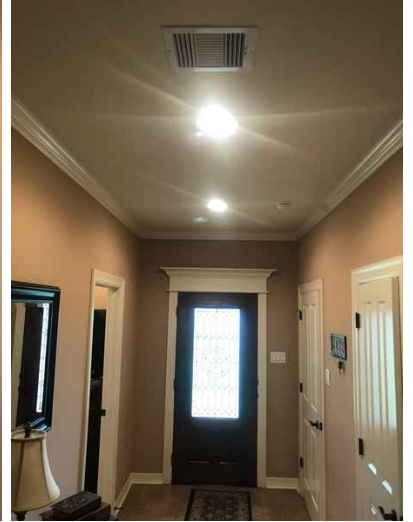
Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this web-page includes a version titled "Full Report" and is written on the official state 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 = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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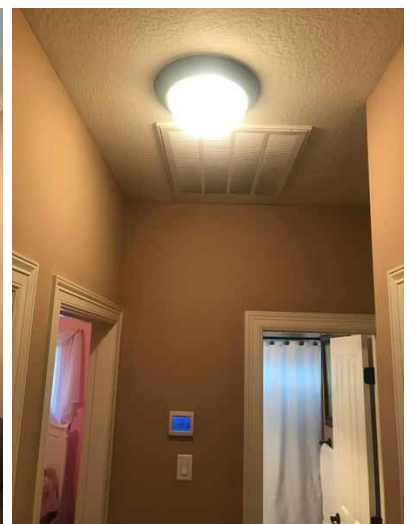
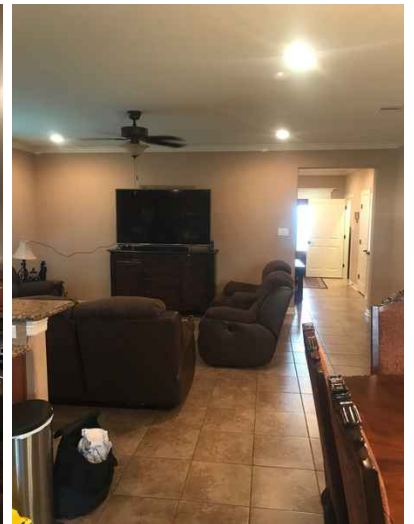
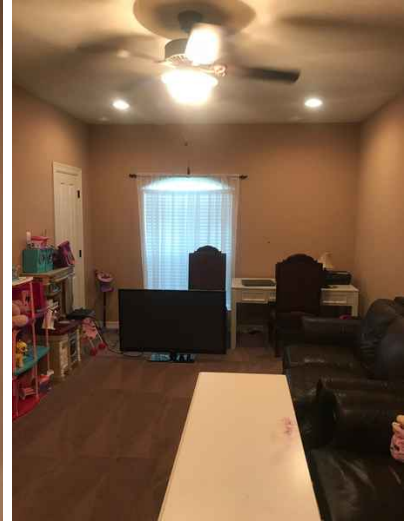
I. STRUCTURAL SYSTEMS

General Photos of Interior:



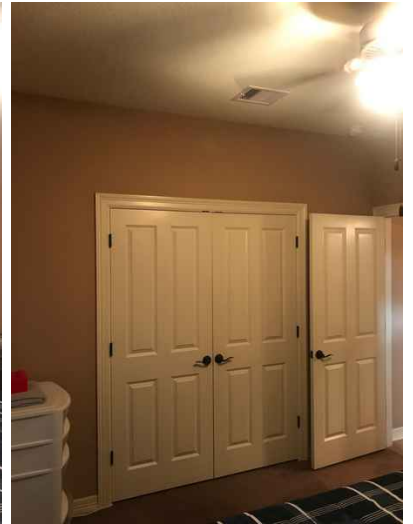
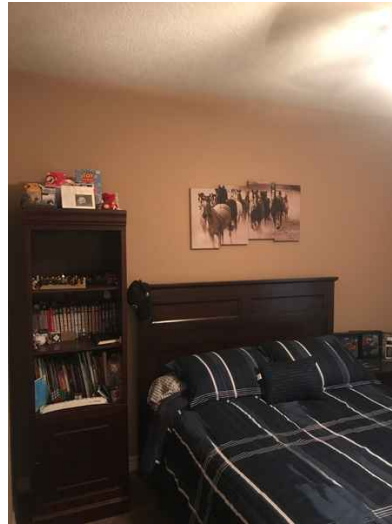
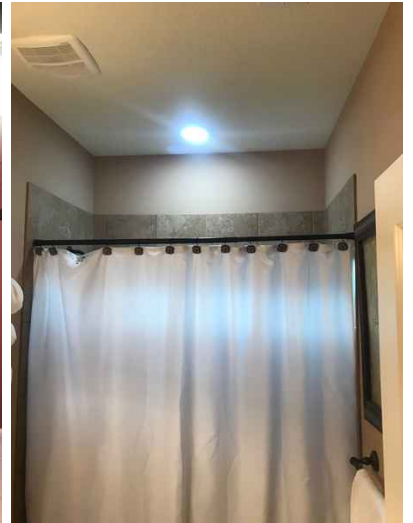
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General Photos of Structure:



General Photos of Roof Covering:

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A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

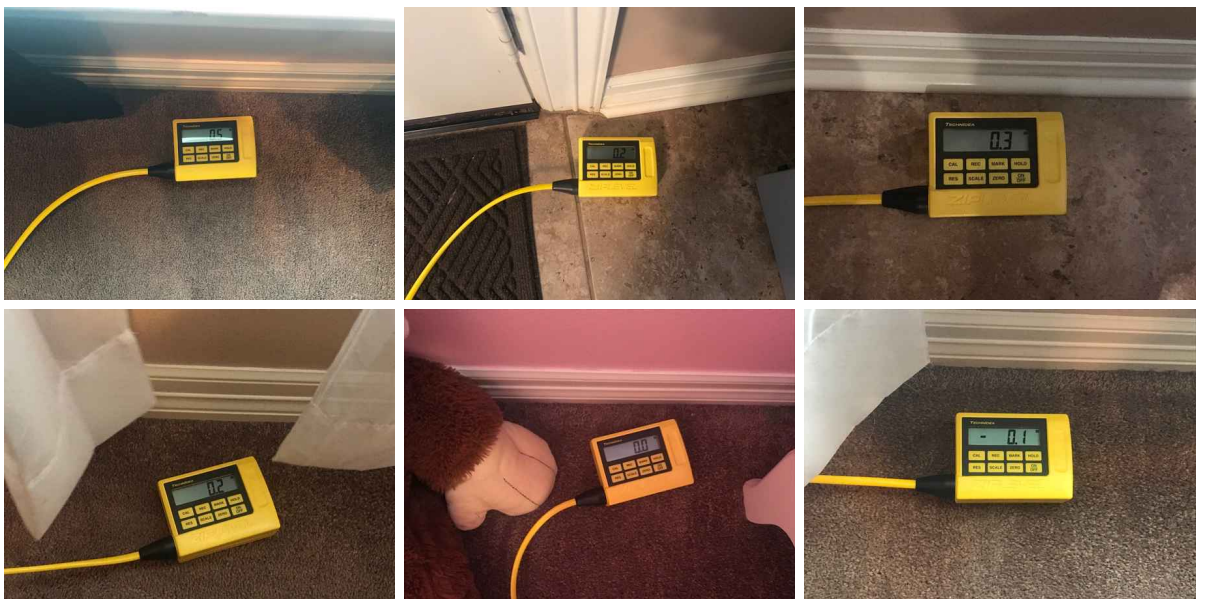
Performance Opinion: Functioning as Intended:

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

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

Foundation Inspected with Digital Level:

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation. At the time of this inspection the measured areas did not indicate any variations that, in this inspector's OPINION, indicated any need for invasive repairs to the foundation.



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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.



C. Roof Covering Materials

Types of Roof Covering: Composition Shingles, Wood Shakes

Viewed From: Binoculars, Ladder

Roof Access was limited: Too Steep -

Direct access to the roof was limited because of constraints encountered during the inspection. The inspector did employ other methods in determining the overall functionality of the roof covering. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

Roof fastening not verified:

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

Walking may damage roof cover:

The Inspector determined that walking on the roof creates a risk of damaging the roof covering.

1: Flashing: Lifted

🔴 Recommendation

For Example: Front Exterior

Flashing sections are lifted. Remedy as needed.

Recommendation: Contact a qualified roofing professional.



D. Roof Structure and Attic

Viewed From: Decked areas of attic, Attic

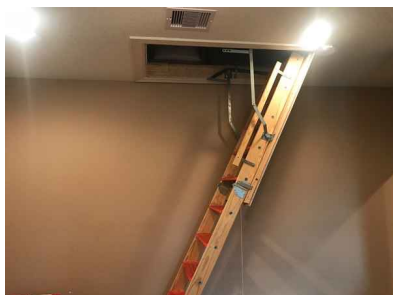
Approximate Average Depth of Insulation: 12 Inches

Comments:

Attic Access Method: Pull down ladder(s)

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I NI NP D



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



Type of Insulation Material: Blown Fiberglass



Only accessible areas were entered:

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

Radiant Barrier is present:

Note: A radiant barrier was installed on the roof decking. This may conceal possible evidence of water penetration and limit evaluation of the decking material.

E. Walls (Interior and Exterior)

Comments:

1: Exterior: Seal Wall Fixtures

[Maintenance Item/Note](#)

All Exterior Wall Penetrations, A/C Disconnect Box(es), A/C return lines, Trim boards, Electrical Distribution Panel(s), 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

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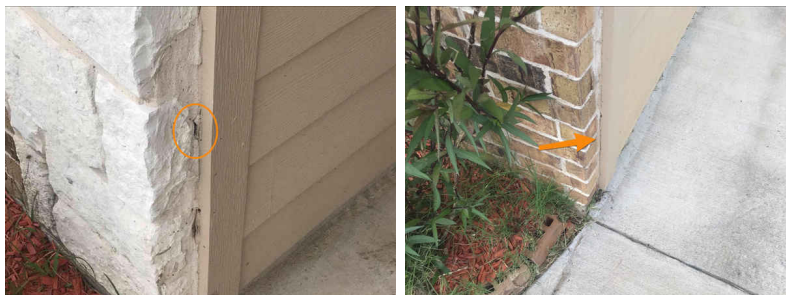
2: Exterior- Caulking: Deteriorated/Missing

➔ Recommendation

For Example: Front Exterior

Caulking around siding or trim was deteriorated or missing.

Recommendation: Contact a qualified professional.



3: Exterior: Trim missing, loose, or damaged

➔ Recommendation

For Example: Left Exterior

Sections of exterior trim were either missing, loose, or damaged. Remedy as needed.

Recommendation: Contact a qualified professional.



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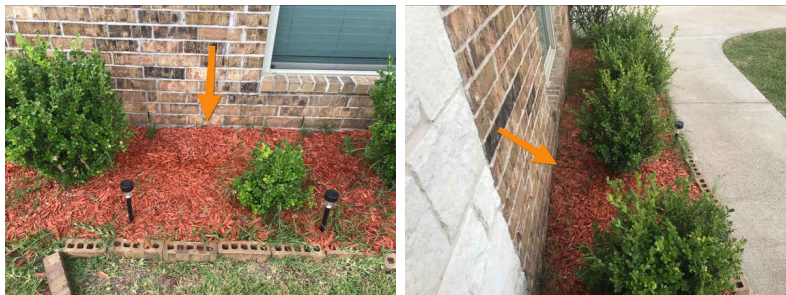
4: Exterior: High Soil

🚫 Recommendation

For Example: Front Exterior

A high soil level was observed. The foundation should have at least 4 inches of exposure. Remedy as needed.

Recommendation: Contact a qualified landscaping contractor



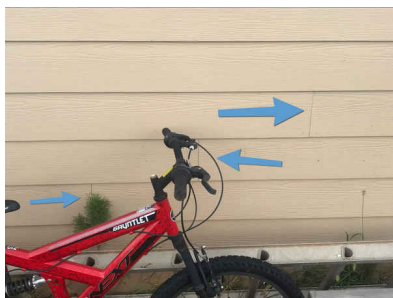
5: Exterior: Open end-to-end joints

🔧 Maintenance Item/Note

For Example: Left Exterior

Caulk or paint was missing at open end-to-end joints in the siding. Remedy as needed.

Recommendation: Contact a qualified painting contractor.



6: Interior: Damaged Drywall (or other wall covering)

🚫 Recommendation

For Example: Left Bedroom, Laundry Area

Damaged Drywall (or other wall covering) was observed. Remedy as needed to prevent pest intrusion and energy loss.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

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Comments:

G. Doors (Interior and Exterior)

Comments:

1: Door: Weatherstripping Missing or Damaged

➔ Recommendation

For Example: Front Entry

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Recommendation: Contact a qualified door repair/installation contractor.



H. Windows

Comments:

Windows were not accessible due to furniture/storage items:



1: Caulking: Missing/Damaged

➔ Recommendation

Multiple Locations

Recommendation: Contact a qualified professional.



I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

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Comments:

- K. Porches, Balconies, Decks, and Carports**

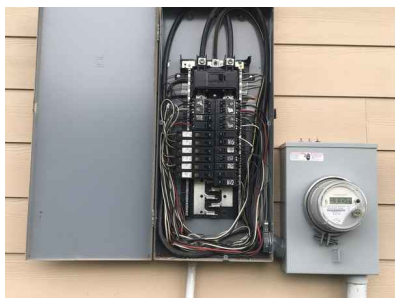
Comments:

Unable to Determine Means of Attachment of Patio to Structure :



II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:



General Infrared Photos of Distribution Panel(s):



General Photos of Grounding System(s):

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A. Service Entrance and Panels

Comments:

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

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



Service size: 200 Amps



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

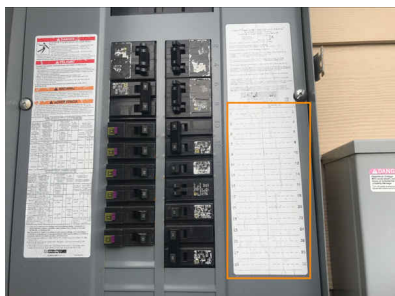
🔴 Recommendation

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

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Restriction to receptacles:

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

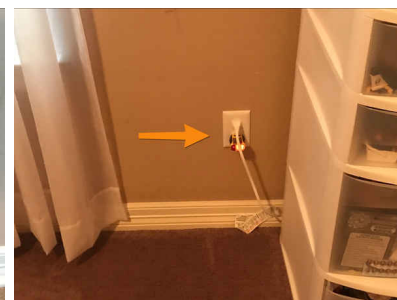
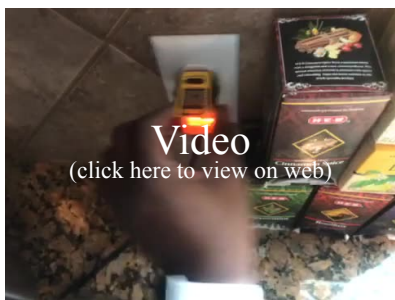


1: Receptacles: Loose

🔴 Recommendation

Multiple Locations

Recommendation: Contact a qualified professional.



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:

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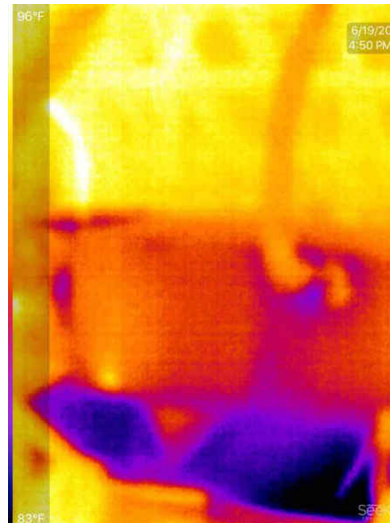
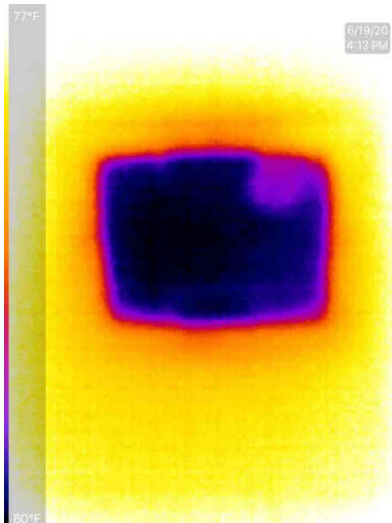
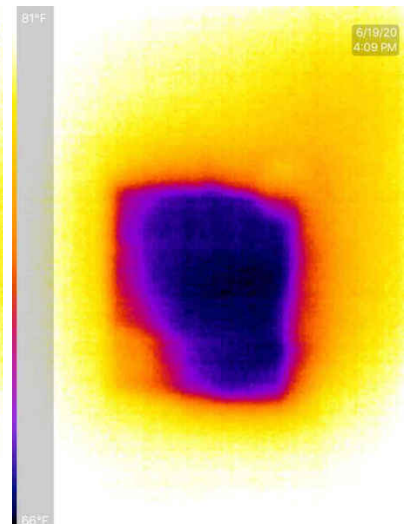
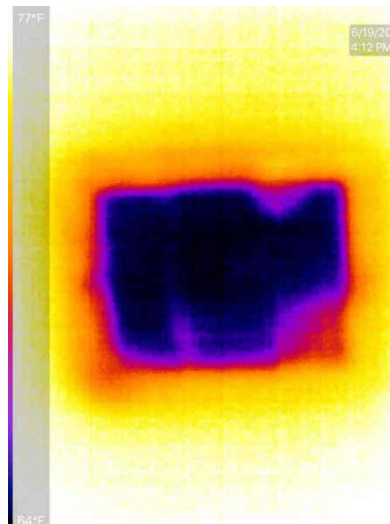
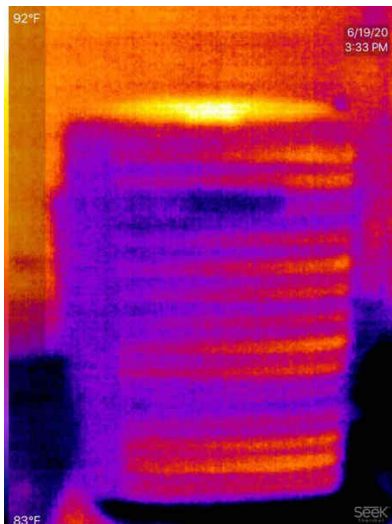
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General Photos of Thermostats:



General Infrared Photos of HVAC Equipment:



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A. Heating Equipment

Type of System: Furnace

Energy Source: Electric

Comments:

B. Cooling Equipment

Type of System: Central Air Conditioner

Comments:

Cooling System was Functioning:

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

Temperature difference (delta) - First Floor: 16°

1: Condensate system: Standing water in overflow pan

🚫 **Recommendation**

Standing water was present in the A/C emergency overflow pan. This can indicate a dirty or restricted condensate system. Servicing by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.



C. Duct System, Chases, and Vents

Comments:

1: Filter: Requires Replacement

🚫 **Recommendation**

For Example: Master Bedroom

The furnace filter may have been beyond its expected lifespan. Replacement is recommended.

Recommendation: Recommended DIY Project



2: Visible substance observed on Supply Register

🚫 **Recommendation**

For Example: Hall

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A dark substance was observed on an air supply register in the home. This is typically dust that has collected upon condensation which has developed on supply registers. Servicing and cleaning of the system by a qualified HVAC contractor is recommended, as this can be a result of excessive water vapor/humidity in the conditioned air.

Unless otherwise contracted, the Inspector does not test these areas to determine the presence of microbial growth.

Recommendation: Contact a qualified HVAC professional.



IV. PLUMBING SYSTEMS

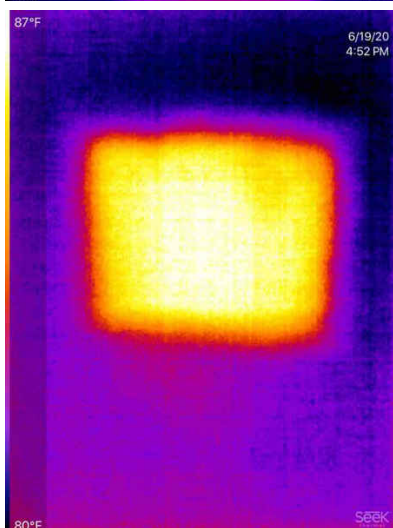
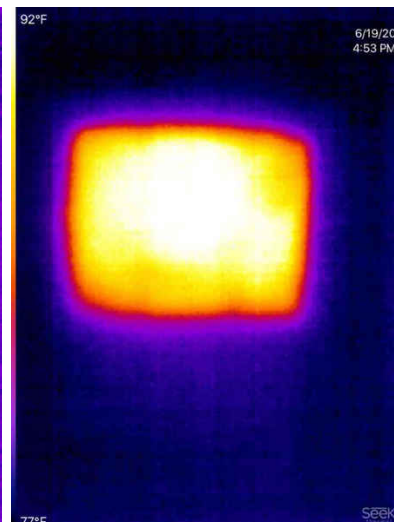
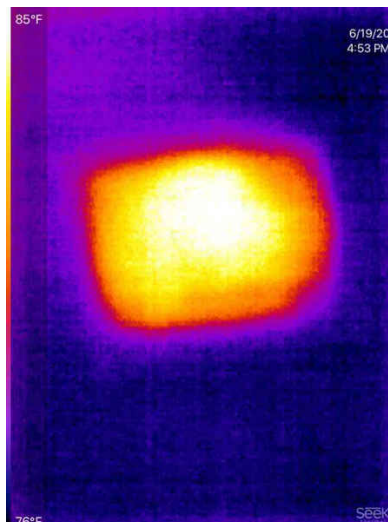
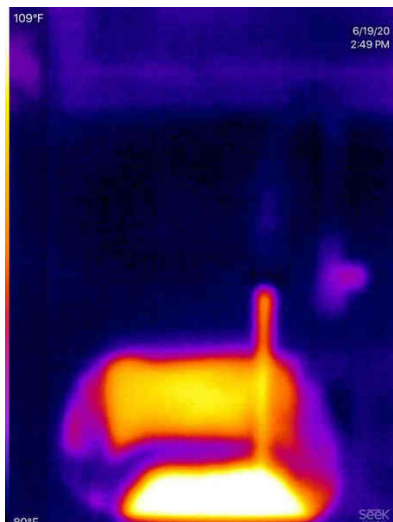
General Photos of Water Heating Equipment:



General Infrared Photos of Water Heating Equipment:

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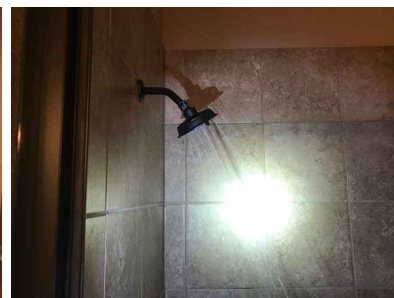
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General Photos of Plumbing Fixtures:



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 - Left Side



Static water pressure reading: Less than 40 psi

Comments:

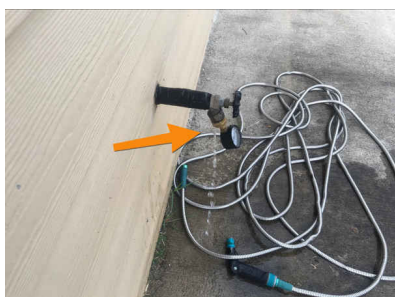
1: Fixtures: Stem Leaking

🔴 **Recommendation**

For Example: Right Exterior

The faucet stem leaked when operated. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



2: Fixtures: Loose

🔴 **Recommendation**

For Example: Kitchen

The faucet was loose. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.

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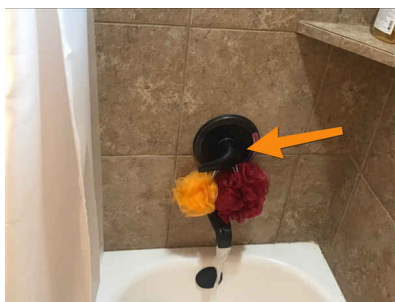
3: Fixtures: Handle rotates 360

🚫 Recommendation

For Example: Hall Bath

The faucet handle rotated 360. It can be difficult to determine if the faucet is completely shut off. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.

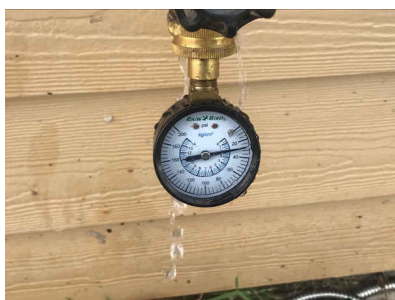


4: Supply piping: Water pressure less than 40psi

🚫 Recommendation

The water pressure was less than 40psi at time of inspection. This is below the minimum required for residential service. Evaluation and/or remediation by a licensed plumber is recommended.

Recommendation: Contact a qualified plumbing contractor.



B. Drains, Wastes, & Vents
Comments:

C. Water Heating Equipment
Energy Source: Electric
Capacity: 50 Gallons

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Comments:

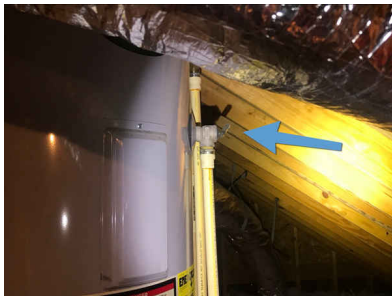
Location: Attic

1: TPR Valve Note: Replacement may be needed

[Maintenance Item/Note](#)

The manufacturer recommends replacement of the pressure relief valve every three years to ensure proper emergency function. The inspector does not test TPR valves due to safety hazard or possible damage to unit.

Recommendation: Contact a qualified professional.

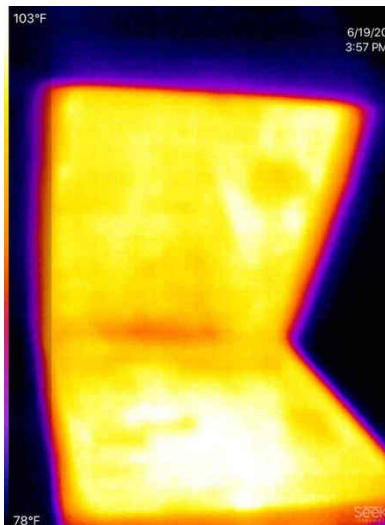


D. Hydro-Massage Therapy Equipment

Comments:

V. APPLIANCES

General Photos of Dishwasher:



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General Photos of Food Waste Disposer:



General Photos of Ranges, Cooktops, and Ovens:



General Photos of Microwave Oven:



General Photos of Dryer Exhaust Systems:



A. Dishwashers
Comments:

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I	NI	NP	D
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B. Food Waste Disposers

Comments:

1: Rusted/Corroded Interior Components

🚫 Recommendation

Interior components of the disposal were rusted/corroded. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

C. Range Hood and Exhaust Systems

Comments:

Exhaust Hood Type: Vented

1: Exhaust Light Out

🚫 Recommendation

The light did not function at the kitchen exhaust. This may be the result of a bad bulb. Replace and test or remedy as needed.

Recommendation: Contact a qualified professional.



D. Ranges, Cooktops, and Ovens

Comments:

Range/Oven Energy Source: Electric

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:



G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

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

I NI NP D

1: Cleaning Vent Recommended

🔴 Recommendation

Cleaning of the dryer exhaust vent is recommended as normal maintenance and to prevent excessive lint build-up in the line.

Recommendation: Contact a qualified professional.