



PROPERTY INSPECTION REPORT FORM

Canny Chappell <i>Name of Client</i>	10/11/2022 <i>Date of Inspection</i>
10615 Belshill Street , Richmond, TX 77407 <i>Address of Inspected Property</i>	
Mohamed Patel <i>Name of Inspector</i>	25558 <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
Canny Chappell



PROPERTY INSPECTED:
10615 Belshill Street
Richmond, TX 77407

DATE OF INSPECTION: 10/11/2022

Inspection No. 521555-44

INSPECTED BY:

Ezspection LLC
3210 Kempwood Drive
Sugar Land, TX 77479
mohamed.patel@pillartopost.com
(346) 874-7368

INSPECTOR:

Mohamed Patel
Lic.#: 25558
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(206) 859-8644

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D. Roof Structures and Attics

Comments:

- Attic ladder should be secured with lag bolts or 16 D nails according to manufacture instructions and current building practices. Nails were missing in the bracket. Recommend it to be corrected for safety.
- Attic ladder is damaged and needs repair for safety.

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INSPECTION REPORT

I. STRUCTURAL SYSTEMS

A. Foundations

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

Comments:

- The foundation appeared to be supporting the structure with no visible evidence of major shifting, cracking, or excessive floor slope.
- Wedge cracks noted on corner(s) of exposed grade beam. This is not a structural issue, but repair/repointing is recommended.



B. Grading and Drainage

Comments:

- There is a low lying area in the back yard. Recommend regrading to avoid water accumulation in the back yard. **(Exterior Back)**



- Grading and drainage in front and sides of the home visually appear to be performing their intended function at the time of the inspection.

C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

Viewed From: Ladder at edge, Ground level with binoculars

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I NI NP D*

Comments:

- Asphalt composition shingles covering the roof appeared to be performing their intended purpose at the time of the inspection.



D. Roof Structures and Attics

Viewed From: Access hatch, Wall hatch

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

Comments:

- Attic ladder should be secured with lag bolts or 16 D nails according to manufacture instructions and current building practices. Nails were missing in the bracket. Recommend it to be corrected for safety.



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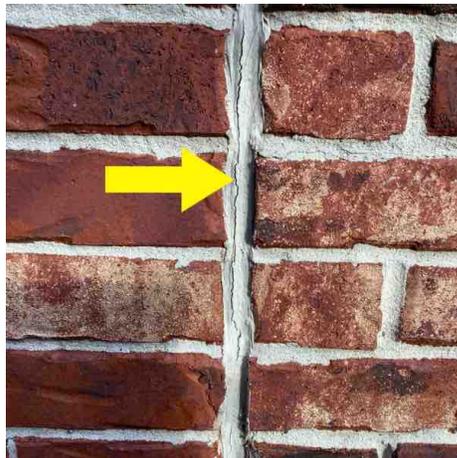
- Attic ladder is damaged and needs repair for safety.



E. Walls (Interior and Exterior)

Comments:

- Caulk expansion joints on the outer walls to prevent moisture intrusion.



F. Ceilings and Floors

Comments:

- No deficiencies were visible on the floors and ceilings at the time of inspection.

G. Doors (Interior and Exterior)

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H. Windows

Comments:

- Caulk and seal around windows to reduce possibility of moisture and insect intrusion.



- Damaged window screens on multiple windows. Recommend repair/replace.
 - Games room
 - Master Bedroom



- Not all windows may have been checked due to obstructions (i.e. blinds, curtains and/or furniture). All windows that were checked worked properly at the time of the inspection.

I. Stairways (Interior and Exterior)

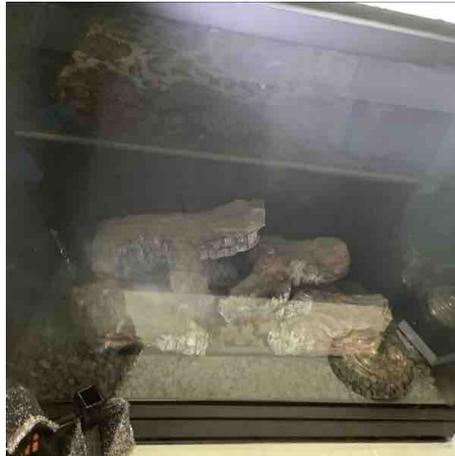
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I **NI** **NP** **D***

J. Fireplaces and Chimneys

Comments:

- Home has a gas log fireplace. The flue was not inspected due limitations in reaching the top of chimney.



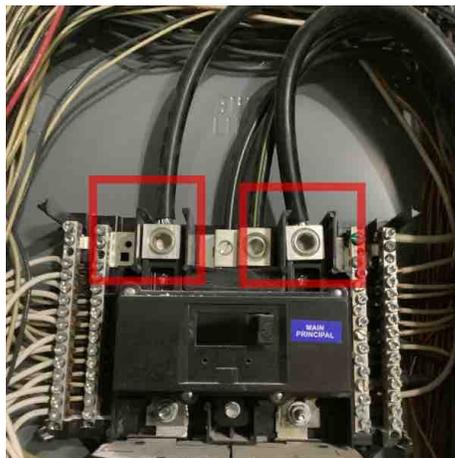
K. Porches, Balconies, Decks, and Carports

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

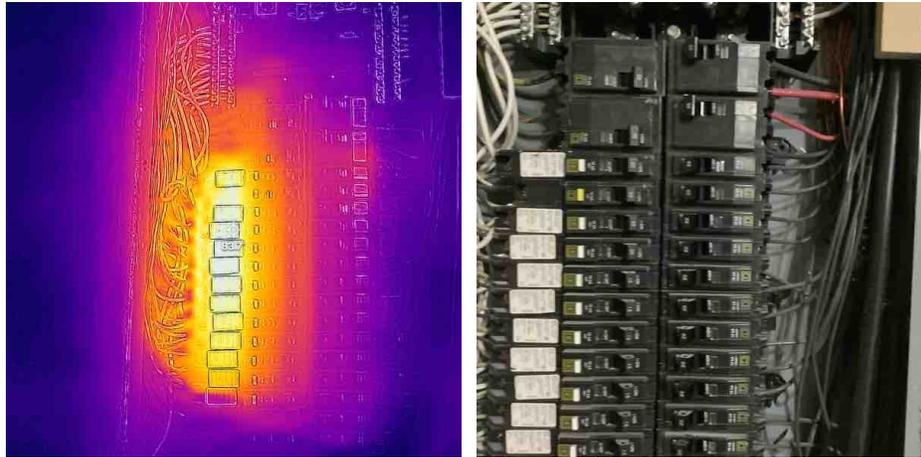
- Recommend installing barrier guards on the lugs of service conductors to prevent inadvertent contact to live exposed parts.



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- Infrared scan of service panel shows circuits operating within acceptable temperature limits.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- Loose receptacle. Recommend repair for safety. **(Family Room)**



III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air

Energy Sources: Natural gas

Comments:

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- Home has two high efficiency natural gas heating units located in the attic. Both units were Lennox brands.

Unit 1:
 Serial No: 5913A126555
 Model No:EL195UH110XE60C
 Date of Manufacture: 01/2013

Unit 2:
 Serial No: 5912L00869
 Model No: EL195UH045XE36B
 Date of Manufacture: 11/2012

Both units appeared to be functioning at the time of inspection.

B. Cooling Equipment

Type of Systems: Forced air electric

Comments:

- Home has two AC condenser units located on the right side of the home. Both units were Lennox brands.

Unit #1:
 Serial No: 1913C08165
 Model No: 14ACX-059
 Date of manufacture: 03/2013

Unit #2:
 Serial No: 1913A26532
 Model No: 14ACX-018
 Date of manufacture: 01/2013

Both units appeared to work adequately. For Unit 1, return air tested at 73 degrees and supply air at 54 degrees, a differential of 19 degrees. For Unit 2 return air tested at 72 degrees and supply air at 56 degrees, a differential of 16 degrees. A temperature split between 15 to 20 degrees is considered normal.



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- Recommend installing locking caps on all refrigerant lines to prevent the intentional inhaling of refrigerant.



C. Duct Systems, Chases, and Vents

Comments:

- Recommend installing padding between the furnace support strap and air duct to prevent the duct from being damaged.



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: 50 to 60 psi at time of inspection

Type of supply piping material: Plastic

Comments:

- Note: The home is piped with cPVC tubing which is durable and is not affected by harsh water.

B. Drains, Wastes, and Vents

Type of drain piping material: Plastic

Comments:

- Water drains slowly from sink in bathroom next to bedroom 2. Recommend cleaning. **(bathroom)**

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C. Water Heating Equipment

Energy Sources: Natural gas

Capacity: 40 gallon

Comments:

- Home has two water heaters located in the attic. Both unit are Bradford White brands.

Unit #1: Serial No: JM17547176, date of manufacture: 12/2012.

Unit #2: Serial No: JM17547188, date of manufacture: 12/2012

Both units appeared to work adequately at the time of inspection.



D. Hydro-Massage Therapy Equipment

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Side of house

Type of gas distribution piping material: Steel

V. APPLIANCES

A. Dishwasher

B. Food Waste Disposers

Comments:

- Waste disposal did not work at the time of the inspection. Recommend repair/ replace. **(Kitchen)**

C. Range Hood and Exhaust Systems

Comments:

- Exhaust fan worked at time of inspection. Vents to outside.

D. Ranges, Cooktops, and Ovens

Comments:

- Oven tested at 350 degrees F. Actual Temp measured: 355 degrees F. (+/- 25 F allowed difference) is acceptable.

E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

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G. Garage Door Operators

H. Dryer Exhaust Systems

Comments:

- The dryer vent was not inspected as the dryer was connected to the dryer vent at the time of inspection.

