



# PROPERTY INSPECTION REPORT

Prepared For: Rebecca Brown  
(Name of Client)

Concerning: 2215 Briarstead Drive , Houston, TX 77057  
(Address or Other Identification of Inspected Property)

By: Bob Avery Lic.#: TREC #20559 MAT #1059 04/15/2021  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

## 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](http://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.

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Promulgated by the Texas Real Estate Commission (TREC)      P.O. Box 12188, Austin, TX 78711-2188      (512) 936-3000 <http://www.trec.texas.gov>

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.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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## Home Inspection Report

Prepared exclusively for  
**Rebecca Brown**



PROPERTY INSPECTED:  
2215 Briarwood Drive  
Houston, TX 77057

DATE OF INSPECTION: 04/15/2021

Inspection No. 52965-1078

**INSPECTED BY:**

Home Inspections Of Texas, LLC  
98 W. Lakemist Circle  
The Woodlands, TX 77381  
bob.avery@pillartopost.com  
(713) 253-0697

**INSPECTOR:**

Bob Avery  
Lic.#: TREC #20559 MAT #1059  
bob.avery@pillartopost.com  
(713) 253-0697

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*Each office is independently owned and operated*

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D*</b>

**REPORT SUMMARY**

**I. STRUCTURAL SYSTEMS**

**A. Foundations**

*Comments:*

- Previous slab repairs noted. Recommend client investigate with seller as to repairing company, and if the warranty is transferable and request a current status by the repairing company to see if there has been any change since the repair. If so, make repairs. If no such warranty exists we recommend a licensed structural engineer to further evaluate the current status of the foundation.

Slab appears to not be providing adequate support at this time. See comments in walls, ceilings and floors to support this opinion. Recommend a structural engineer be consulted to understand the extent of the issue and the repairs needed to correct.

- Gap in foundation wall should be filled and sealed. At car port

**B. Grading and Drainage**

*Comments:*

- Soil grade is level with or above brick weep holes; this is conducive to pest and moisture intrusions. Recommend lowering soil grade height to expose approximately 4 inches or more between the brick or siding veneer and final soil height, then regrade surrounding soil levels in a manner that will move moisture away from foundation areas in a positive manner. Recommend WDI inspection. Throughout

- Standing water was observed. Lot drainage and guttering should be addressed in alleviating this problem. **(Right Exterior)**

- Gutters contain debris. Recommend removal of debris and cleaning of gutters and downspouts. A regular routine maintenance program should be established in the future to prevent build-up of debris.

**C. Roof Covering Materials**

*Comments:*

- Wood decay observed at several locations of the fascia and/or soffit

**D. Roof Structures and Attics**

*Comments:*

- Hatch to access attic in addition is not accessible
- Recommend adding/replacing-missing insulation in areas as necessary to promote better overall efficiency and reduce energy costs.

**E. Walls (Interior and Exterior)**

*Comments:*

- Settlement crack noted on exterior right wall. Normal for a home of this age. See foundation section

- All exterior wall penetrations should be sealed with a high quality exterior caulking material to help prevent moisture from penetrating. **(Back Exterior)**

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- Decay observed at several locations around perimeter of residence. Recommend further review by a qualified siding contractor to perform a thorough evaluation of all exterior siding and make repairs as needed. **(Back Exterior)**
- Recommend all areas of decayed wood be repaired/replaced to promote good weather seal and reduce moisture penetration. **(Back Exterior)**

**F. Ceilings and Floors**

*Comments:*

- Floors are uneven in master.

**G. Doors (Interior and Exterior)**

*Comments:*

- Sliding Screen door is damaged.

**H. Windows**

*Comments:*

- Several cracks noted on the exterior window ledges. Recommend sealing.
- Sills show signs of minor decay require maintenance. Nursery
- Some window screens missing or damaged.

**III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS**

**B. Cooling Equipment**

*Comments:*

- Exterior condensing unit is out of level, recommend having unit leveled to promote best overall operation and function.

A/c Disconnect box is missing interior cover

**IV. PLUMBING SYSTEMS**

**A. Plumbing Supply, Distribution Systems, Fixtures**

*Comments:*

- Piping to exterior faucet is rusted. Recommend licensed plumber evaluate
- Bath shower at back Right: door strip allows water to escape

**V. APPLIANCES**

**A. Dishwasher**

*Comments:*

- Dishwasher is not tightly secured to cabinet

**C. Range Hood and Exhaust Systems**

*Comments:*

- Not functioning. Switch not found . Investigate with seller

**D. Ranges, Cooktops, and Ovens**

*Comments:*

- Temperature for Top and bottom ovens was 295 and 297 when set at 350. Outline the 25 degree range.

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### INSPECTION REPORT

#### I. STRUCTURAL SYSTEMS

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##### A. Foundations

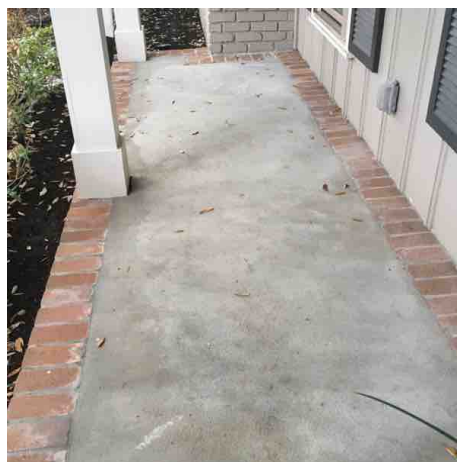
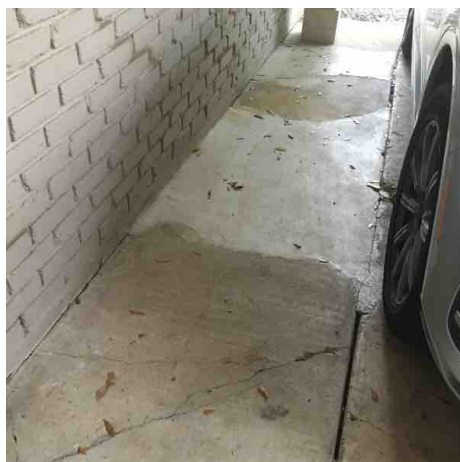
Type of Foundation(s): Slab on grade

Comments:

- Previous slab repairs noted. Recommend client investigate with seller as to repairing company, and if the warranty is transferable and request a current status by the repairing company to see if there has been any change since the repair. If so, make repairs. If no such warranty exists we recommend a licensed structural engineer to further evaluate the current status of the foundation.

Slab appears to not be providing adequate support at this time. See comments in walls, ceilings and floors to support this opinion.

Recommend a structural engineer be consulted to understand the extent of the issue and the repairs needed to correct.



- Gap in foundation wall should be filled and sealed. At car port



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**B. Grading and Drainage**

*Comments:*

- **Soil grade is level with or above brick weep holes; this is conducive to pest and moisture intrusions. Recommend lowering soil grade height to expose approximately 4 inches or more between the brick or siding veneer and final soil height, then regrade surrounding soil levels in a manner that will move moisture away from foundation areas in a positive manner. Recommend WDI inspection. Throughout**



- **Standing water was observed. Lot drainage and guttering should be addressed in alleviating this problem. (Right Exterior)**



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- **Gutters contain debris. Recommend removal of debris and cleaning of gutters and downspouts. A regular routine maintenance program should be established in the future to prevent build-up of debris.**



- Maintenance tip: Positive drainage away from the structure is critical to the intended performance of the foundation. Trees and shrubs around the foundation can affect soil moisture content and thus the foundation. Standard recommendations state that trees and shrubs be planted away from the foundation or that root barriers be installed to prevent roots from getting under the slab. Poor drainage away from the slab, or pooling/standing against it can also affect foundation performance. If for any reason water pools at any location near the foundation for any extended period of time (24 consecutive hours or more), drainage corrections will have to be made.
- Maintenance tip: It is standard practice and recommendation to maintain soil levels a minimum of six (6) to eight (8) inches below the top of the slab and graded away from the slab, at a minimum rate of six (6) inches per every 10 feet, to promote positive drainage and to prevent water from pooling/standing around the foundation area(s). Standard soil levels will also reduce possible moisture exposure and help detect insect/pest activity.

**C. Roof Covering Materials**

*Types of Roof Covering: Asphalt shingles  
Viewed From: Ground level with binoculars  
Comments:*



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- Roof appears to be in good condition except where noted.



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- **IMPORTANT INFORMATION CONCERNING ROOFS:** According to statistical information recently released by NAPLIA (North American Professional Liability Insurance Agency, LLC) roofing related issues (including water penetration) account for 30% of all buyer's complaints after the sale of a home. This is the 2nd largest percentage area of complaints by home buyers. One of the reasons for this is that a roof can begin to malfunction at any time, especially after periods of heavy wind and / or rain.

Roofing experts agree that there is no exact method for a home inspector to determine the accurate remaining life expectancy of a roof during a visual inspection that is non invasive in nature. According to statistical data provided by housing experts, in the Texas Gulf Coast area, a properly constructed standard grade asphalt composition shingle roof has an average life expectancy of 12 - 15 years. A premium grade asphalt composition shingle roof has an average life expectancy of 15 - 25 years.

The condition and remaining life expectancy of a roof can be adversely affected by various factors including method of application, quality of material, presence of skylights, and weather extremes. It is therefore very important for the buyer to make sure that the age of the roof be disclosed by the current seller and / or previous seller. Your real estate agent can assist you in obtaining this information. It is also important for the prospective buyer to obtain disclosure information with regard to previous leaking, the history of repairs, and / or remodeling projects that included any section of the roof.

- Construction of roof/pitch did not allow for safe access to roof covering, roof was visually observed on the ground with binoculars (30 or 40 zoom cameras are also used) and / or by ladder at edge of roof surface, some areas could not be visually observed.
- **Wood decay observed at several locations of the fascia and/or soffit**



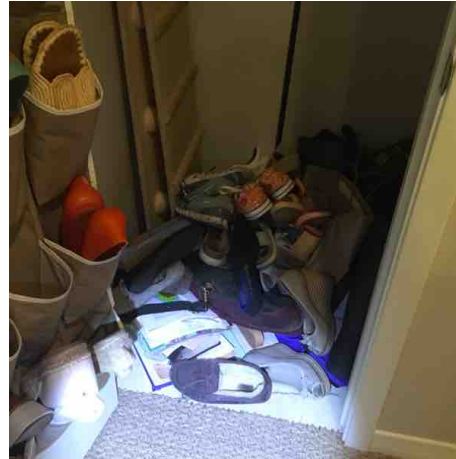
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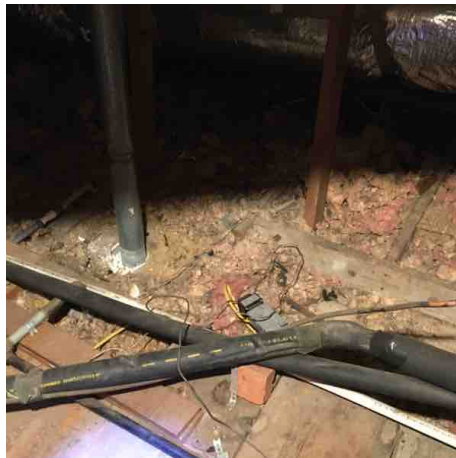
**D. Roof Structures and Attics**

*Comments:*

- Hatch to access attic in addition is not accessible



- Recommend adding/replacing-missing insulation in areas as necessary to promote better overall efficiency and reduce energy costs.



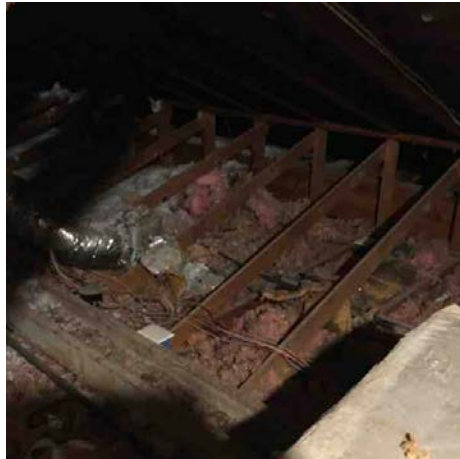
- For reference only





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**E. Walls (Interior and Exterior)**

*Comments:*

- **Settlement crack noted on exterior right wall. Normal for a home of this age. See foundation section**



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- Siding is in direct contact with ground which can cause decay and creates a pathway for wood destroying insects. Recommend regrading to allow for 4" to 6" of the slab to show. Throughout



- All exterior wall penetrations should be sealed with a high quality exterior caulking material to help prevent moisture from penetrating. (Back Exterior)





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- Decay observed at several locations around perimeter of residence. Recommend further review by a qualified siding contractor to perform a thorough evaluation of all exterior siding and make repairs as needed. (Back Exterior)



- Recommend all areas of decayed wood be repaired/replaced to promote good weather seal and reduce moisture penetration. (Back Exterior)



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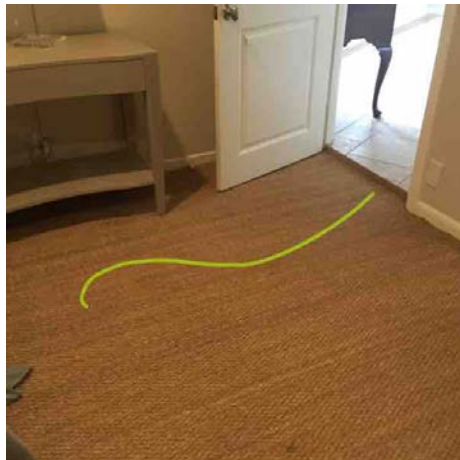
- Recommend all areas of decayed wood be repaired/replaced to promote good weather seal and reduce moisture penetration. **(Back Exterior)**



**F. Ceilings and Floors**

*Comments:*

- Floors are uneven in master.



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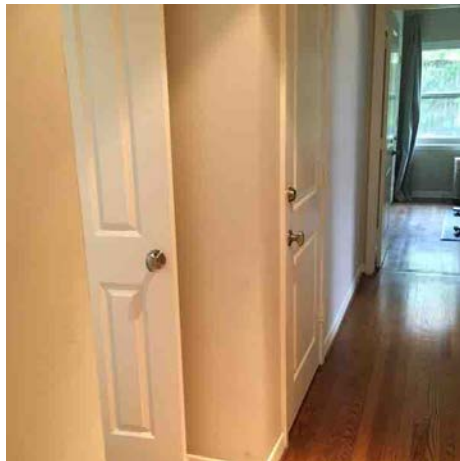
**G. Doors (Interior and Exterior)**

*Comments:*

- Sliding Screen door is damaged.



- Closet door is locked. No access



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**H. Windows**

*Comments:*

- **Several cracks noted on the exterior window ledges. Recommend sealing.**



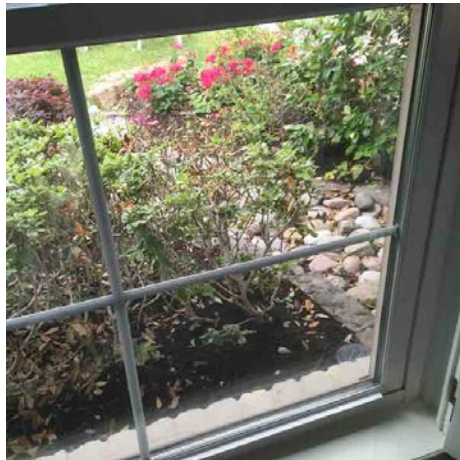
- **Sills show signs of minor decay require maintenance. Nursery**



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- Some window screens missing or damaged.



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**I. Stairways (Interior and Exterior)**

**J. Fireplaces and Chimneys**

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

**L. Other**

*Comments:*

- As part of the Prestige Package, mold and allergen testing are included. Client requested that the allergen testing be eliminated. It was and the price of the inspection was reduced . The mold report should be available Friday 4/16/21. That report will be forwarded via email.
- Home faces West. 65 degrees and raining



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II. ELECTRICAL SYSTEMS

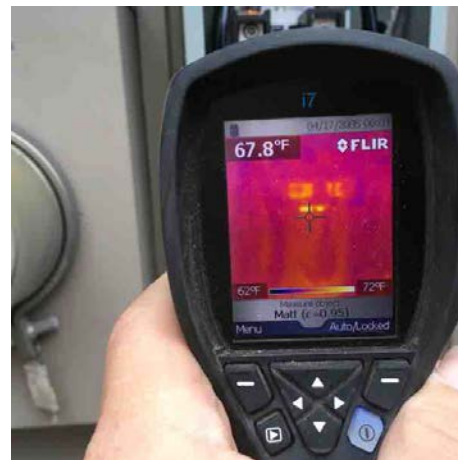
       

A. Service Entrance and Panels

Comments:

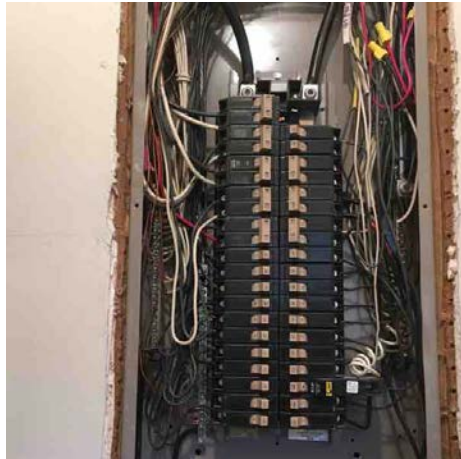
- Main distribution panel is 200 amp service; underground, 120/240 volt, copper leads and uses breakers. Romex type wiring is noted. All bondings and groundings were not visible and could not be verified.

50 amp sub panel present



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**B. Branch Circuits, Connected Devices, and Fixtures**

*Comments:*

- Limited or no access to wall plugs and some cabinet doors . Childproof

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- Smoke Alarms are present - not tested - Home occupied
- Carbon Monoxide Alarm are present - not tested- Home occupied
- ARC Faults are present - not tested - home occupied
- GFCIs are present and tested.

**III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**

*Comments:*

- Heating system was run for more than 30 minutes. System met accepted standard differentials of 35 to 50 degrees between supply and return registers. Reading ranged between 37 - 40 degrees.



**B. Cooling Equipment**

*Type of Systems: Forced air electric*

*Comments:*

- Exterior condensing unit is out of level, recommend having unit leveled to promote best overall operation and function.

**A/c Disconnect box is missing interior cover**





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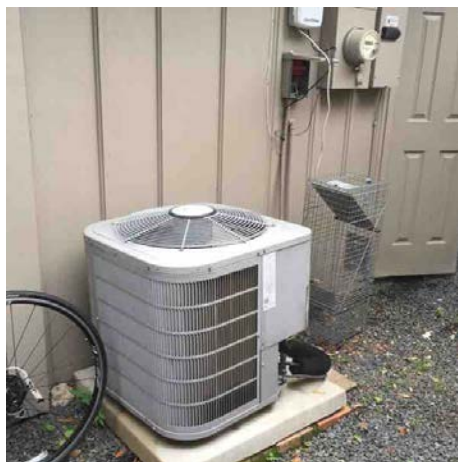
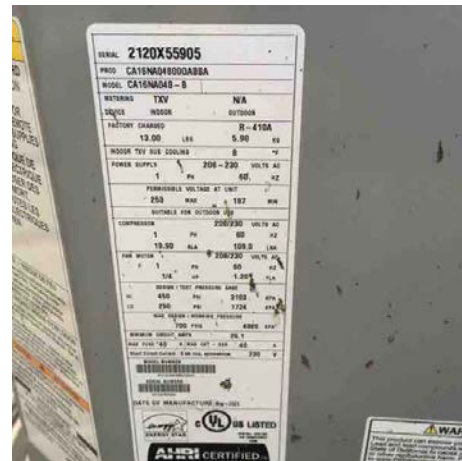
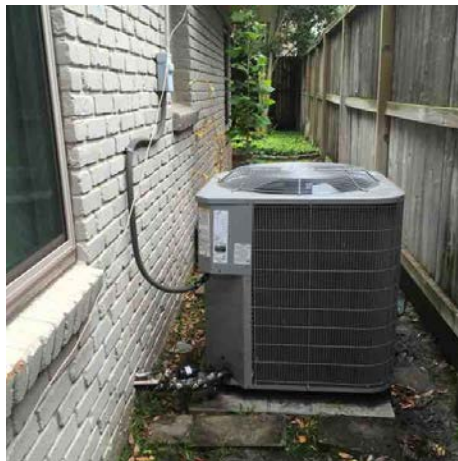
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- Although functioning within acceptable parameters at time of inspection, this inspector cannot determine how system was maintained by previous owner or if there was any type of preventative maintenance program being followed. Suggest having a mechanical contractor do a thorough evaluation of the condition and performance of the system.

CARE AND MAINTENANCE - Dirty evaporator coils, condenser coils and filters can reduce the performance of your air conditioning system, costing you more energy dollars and decreasing the life expectancy of the unit. An improper refrigerant charge can damage the compressor in your air conditioner, increasing your electric energy costs while reducing system efficiency and the overall lifespan of your equipment.

- Cooling system was run for more than 30 minutes. System meet accepted standard differentials of 15 to 20 degrees between supply and return registers. Reading ranged between 15 - 20 degrees.

2020 A-410. Max breaker 40 amps  
 2008 R-22. Max breaker 15 amps



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C. Duct Systems, Chases, and Vents

IV. PLUMBING SYSTEMS

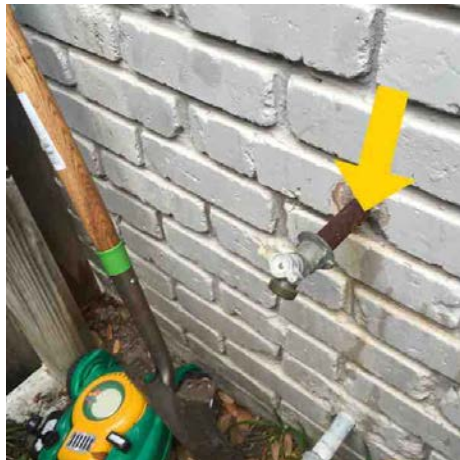
A. Plumbing Supply, Distribution Systems, Fixtures

*Location of water meter: Next to street*

*Static water pressure reading: 50 to 60 psi at time of inspection*

*Comments:*

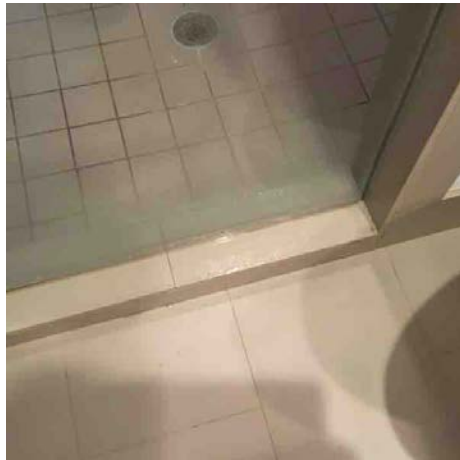
- Piping to exterior faucet is rusted. Recommend licensed plumber evaluate



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- Bath shower at back Right: door strip allows water to escape



- Galvanized water lines noted in home for the main water supply. These lines can corrode and clog over time reducing or stopping water flow/pressure. While visual evidence at the time of the inspection notes the system is functioning within normal parameters, consider upgrading to PEX pipe to reduce possible failure in lines and related issues.





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- Appears to have two water shut offs one on the exterior right side and one on the back exterior wall of the addition. Investigate with seller o Li sensed plumber. **(Right Exterior)**



**B. Drains, Wastes and Vents**

*Comments:*

- Appears to be main condensate drain line for A/c coil above master bedroom. No access to that unit to verify



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**C. Water Heating Equipment**

*Energy Sources: Electric, Natural gas*

*Capacity: 50 gallon, 40 gallon*

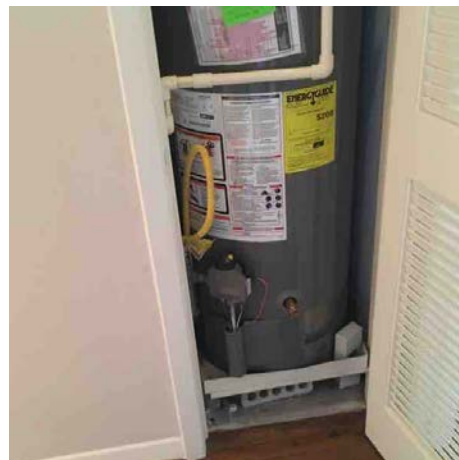
*Comments:*

- Water heater in exterior closet of addition. 2007



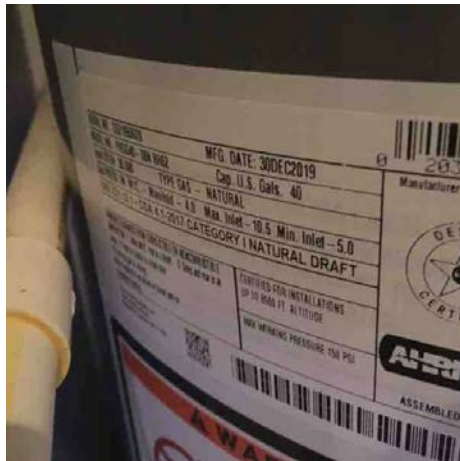
- 2019

Water heater in closet in hall.



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- D. Hydro-Massage Therapy Equipment**
- E. Other**

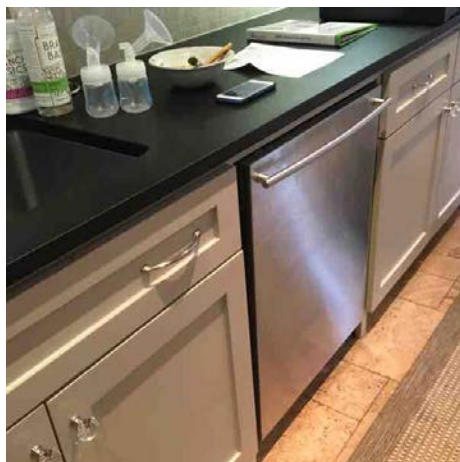
**V. APPLIANCES**

- A. Dishwasher**

*Comments:*

- "Dishwasher was operated in normal mode, run through a complete, normal cycle. Function and operation appear to be normal. Lower access panel not removed. At the time of the inspection the dishwasher did not leak. Care should be taken the first time the dishwasher is run after a period of inactivity because seals tend to dry out and can leak at first. If this happens dry the area inside the unit where the leak is occurring and then re-start the dishwasher. Also be sure to follow the manufactures recommendation for type of soap and amount as this can be the cause of leaking. If it continues to leak repair is required.

"



- **Dishwasher is not tightly secured to cabinet**

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

**I   NI   NP   D\***

**B. Food Waste Disposers**

*Comments:*

- Functioned properly



**C. Range Hood and Exhaust Systems**

*Comments:*

- **Not functioning. Switch not found . Investigate with seller**





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

**I   NI   NP   D\***

**D. Ranges, Cooktops, and Ovens**

*Comments:*

- Temperature for Top and bottom ovens was 295 and 297 when set at 350. Outline the 25 degree range.



- Functioned properly  
Main gas shut off not visible. Investigate with seller





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

**I   NI   NP   D\***

**E. Microwave Ovens**

*Comments:*

- Not functioning. No power



**F. Mechanical Exhaust Vents and Bathroom Heaters**

**G. Garage Door Operators**

**H. Dryer Exhaust Systems**

*Comments:*

- Appears to be installed properly (**Back Exterior**)



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

I   NI   NP   D\*

I. Other

Comments:

- Refrigerator data plate



Inspection #: 52965-1078