



30310 Rickett Lane Magnolia, Texas 77355  
(832) 764-6082

**This Professional Report Has Been Prepared Exclusively For:**

**Ibrahim Dursun  
6 River Ridge Loop Spring, TX 77389**

**Inspector: Michael Berry**

**TREC# 20813**

**TCEQ# MT0000789**



# Michael L. Berry Home Inspections LLC.

30310 Rickett Lane  
Magnolia, TX 77355

Phone 832-764-6082  
mlb20813@gmail.com

TREC TREC # 20813 TCEQ # MT0000789

# INVOICE

**SOLD TO:**

Ibrahim Dursun  
6 River Ridge Loop  
Spring, TX 77389

**INVOICE NUMBER** 20230126-01**INVOICE DATE** 01/26/2023**LOCATION** 6 River Ridge Loop**REALTOR** Derya Ozan

DESCRIPTION	PRICE	AMOUNT
Standard Inspection	\$675.00	\$675.00
Pool Inspection: \$150.00x1	\$150.00	\$150.00
1/26/2023 Paid in full upon completion of the inspection	(\$825.00)	(\$825.00)
	<b>SUBTOTAL</b>	\$825.00
	<b>TAX</b>	\$0.00
	<b>TOTAL</b>	\$825.00
	<b>BALANCE DUE</b>	<b>\$0.00</b>

**THANK YOU FOR YOUR BUSINESS!**

The invoice is automatically generated by the topic layout, no need to enter anything here unless you want to add a message for the client which will appear at the bottom of the invoice.



# PROPERTY INSPECTION REPORT FORM

Ibrahim Dursun

*Name of Client*

01/26/2023

*Date of Inspection*

6 River Ridge Loop, Spring, TX 77389

*Address of Inspected Property*

Michael Berry

*Name of Inspector*

TREC # 20813 TCEQ # MT0000789

*TREC License #*

*Name of Sponsor (if applicable)*

*TREC License #*

## 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 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**

Present at Inspection:	<input checked="" type="checkbox"/> Buyer	<input type="checkbox"/> Selling Agent	<input type="checkbox"/> Listing Agent	<input type="checkbox"/> Occupant
Building Status:	<input type="checkbox"/> Vacant	<input checked="" type="checkbox"/> Owner Occupied	<input type="checkbox"/> Tenant Occupied	<input type="checkbox"/> Other
Weather Conditions:	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Rain	Temp: _____ 49*
Utilities On:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No Water	<input type="checkbox"/> No Electricity	<input type="checkbox"/> No Gas
Special Notes:	_____			

**INACCESSIBLE OR OBSTRUCTED AREAS**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Sub Flooring                               | <input checked="" type="checkbox"/> Attic Space is Limited - Viewed from Accessible Areas |
| <input checked="" type="checkbox"/> Floors Covered                             | <input checked="" type="checkbox"/> Plumbing Areas - Only Visible Plumbing Inspected      |
| <input checked="" type="checkbox"/> Walls/Ceilings Covered or Freshly Painted  | <input checked="" type="checkbox"/> Siding Over Older Existing Siding                     |
| <input checked="" type="checkbox"/> Behind/Under Furniture and/or Stored Items | <input checked="" type="checkbox"/> Crawl Space is limited - Viewed From Accessible Areas |

- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

**Notice:**

**This paid report is prepared for the named CLIENT only. This report is not valid without a**

signed service agreement and is NOT TRANSFERABLE.

**For the purpose of this report, all directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the home. When discussing any specific item from the viewpoint of standing in front of a component (door, frame, window, etc.)**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Post-tension foundation

Comments:

Corner pops noted



#### Performance Opinion: (An opinion on performance is mandatory)

**Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.**

The foundation appears to be performing the function intended

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

### B. Grading and Drainage

Comments:

Gutters draining too close to the structure

I=Inspected

NI=Not Inspected

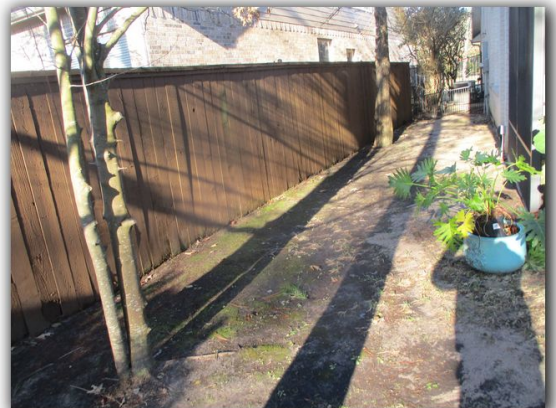
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Inadequate grading clearance to exterior wall surface( ponding in the sides and back yard)



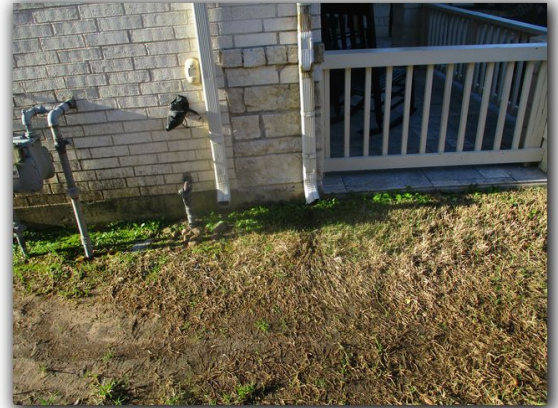
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Land grading or leveling reshape's the ground's surface to a planned shape, level or slope. Typically done using heavy machinery, land grading is common in construction, landscaping or drainage correction projects. Grading is done to control surface runoff and erosion; to create a more suitable site for buildings, facilities, landscaping or other uses; and/or to route storm runoff and other excess moisture away from foundations or other structures

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**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Composition Asphalt Shingles  
*Viewed From:* Ground  
*Comments:*

- 
- 
- 
- 

**D. Roof Structures and Attics**

*Viewed From:* Entered the Attic  
*Approximate Average Depth of Insulation:* 10" to 12"  
*Approximate Average Thickness of Vertical Insulation:* unknown  
Loose fill  
*Comments:*



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

*Comments:*

**Interior Walls:**

- Water stains on walls and/or ceilings



garage area

**Exterior Walls:**

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I NI NP D

Siding Materials:  Brick  Stone  Wood  Wood byproducts  Stucco  
 Vinyl  Aluminum  Asbestos  Cement Board  Other

**F. Ceilings and Floors**

Comments:

Other



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

Comments:

**Interior Doors**

**Exterior Doors**

**Garage Doors**

Type:  Metal  Wood  Fiberglass  Doors

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**H. Windows**

*Comments:*

- Some window / door screens are damaged or missing



- Caulking / plastic , etc. damaged and / or missing



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

*Comments:*

**INTERIOR**

**EXTERIOR**

**J. Fireplaces and Chimneys**

*Comments:*

**Type of Fireplace:**  Factory  Masonry  Free Standing

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

*Comments:*

**L. Other**

*Comments:*

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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

Comments:

Overhead Service     Underground Service

#### Main Disconnect Panel

Panel is not labeled



Not Bonded and Grounded( bonding of the gas pipe)

#### Sub Panels

Type of Wire:     Copper     Aluminum

Panels are not labeled

Defects may exist in certain electrical sub panels and have been known to be unsafe in some instances and should be thoroughly evaluated by a licensed electrician as to present and future performance.

**ARC Fault Circuit Interrupter (AFCI)** Electrical fires in homes break out more than 40,000 times each year in the U.S. alone. S significant portion of these fires result

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from unintended electrical arcs in a circuit the standard circuit breakers are unable to detect. Arc-fault circuit interrupter (AFCI) detects arcing faults and opens the circuit to stop the flow of electricity. As of September 1, 2008 the State of Texas has adopted the 2005 NEC code, which includes the requirement, as "minimum standard" for all non-exempt electrical work. Homes built between 2002 and 2008, generally were only required to have arc fault protection for the bedroom circuits. However, the current TREC standard of practice requires inspectors to indicate that hazardous or deficient conditions exist if any home does not have protection, regardless of date of the home constructed. For more information on this product please visit [www.afcisafety.org/index.html](http://www.afcisafety.org/index.html).

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

Type of Wiring:  Copper  Aluminum Conduit \_\_\_\_\_  
 Comments:

**Outlet and Switches**

**Ground/ARC Fault Circuit Interrupt Safety Protection**

Kitchen:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Bathrooms:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Exterior:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Garage:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Basement:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Wet Bar:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Living:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Dining:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Crawlspace:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Laundry:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
A/C Unit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Pool/Spa:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Bedroom:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial				

No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard.

**Ground Fault Circuit interrupter (GFCI)** Ground fault interruption (GFCI) technology is life-saving and very important, but can fail any time. It is **STRONGLY** recommended that you carefully test all GFCI devices for proper function on a regular basis using the manufactures testbutton(s)

**Fixtures**

**Smoke and Fire Alarms**

**Other Electrical System Components**

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

**A. Heating Equipment**

Type of System: Central  
 Energy Source: Natural Gas  
 Comments: **Never able to get the upstairs unit to come on**

**B. Cooling Equipment**

Type of System: Central  
 Comments:

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Unit #1:  
Supply Air Temp: 101 °F Return Air Temp: 62 °F Temp. Differential: 39 °F

Unit #2:  
Supply Air Temp: °F Return Air Temp: °F Temp. Differential: °F

Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees Fahrenheit at the time of inspection. Operation at or below 60 degrees could cause damage to the unit.

For attic installations :

EVAPORATIVE COOLERS  ONE SPEED  TWO SPEED Water Supply Line: \_\_\_\_\_

C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting:  Flex Ducting  Duct Board  Metal

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: By the street  Functional Flow Inadequate

Location of main water supply valve: side yard

Static water pressure reading: 62PSI  below 40 psi  above 80 psi

Lack of reducing valve over 80 psi

Type of supply piping material:

Comments:

Water Source:  Public  Private Sewer Type:  Public  Private

Sinks

Comments: \_\_\_\_\_

Loose or damaged faucet handles



Bathtubs and Showers

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Comments: \_\_\_\_\_

Shower diverter valve not operating



**Commodes**

Comments: \_\_\_\_\_

**Washing Machine Connections**

Comments: \_\_\_\_\_

**Exterior Plumbing**

Comments: \_\_\_\_\_

Exterior hose bibs do not have back-flow prevention

**B. Drains, Wastes, and Vents**

*Type of drain piping material: PVC*

*Comments:*

**C. Water Heating Equipment**

*Energy Source: Natural Gas*

*Capacity: 40 Gallons*

*Comments:*

Unit is not properly vented for combustion air



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**Water heater Temperature and Pressure Relief Valve**

T/P valve inspected / verified, but NOT TESTED

**D. Hydro-Massage Therapy Equipment**

None  
not operational  
Comments:

**E. Gas Distribution Systems and Gas Appliances**

Location of gas meter: side yard  
Type of gas distribution piping material: Black pipe / CSST  
Comments:



CSST to gas stove in the kitchen

**F. Other**

Comments:

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### V. APPLIANCES

**A. Dishwashers**

*Comments:*

**B. Food Waste Disposers**

*Comments:*

**C. Range Hood and Exhaust Systems**

*Comments:*

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

*Comments:*

**Range Type:**  Electric  Gas

**Oven(s):**

Unit #1:  Electric  Gas

Tested at 350°F, Variance noted: \_\_\_\_\_ 375°F (max 25°F)

Unit #2:  Electric  Gas

Tested at 350°F, Variance noted: \_\_\_\_\_ °F (max 25°F)

**E. Microwave Ovens**

*Comments:*

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

*Comments:*

**G. Garage Door Operators**

*Comments:*

**H. Dryer Exhaust Systems**

*Comments:*

**I. Other**

*Comments:*

### VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Type of Construction:* In Gound Gunite - Plaster surface

*Comments:*

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- The absence of or deficiencies in safety barriers  
Gate is not self closing Latch;54" 4" spindles non-climbable
- EXIT ALARM:**  Absent( doors from the house to the pool)
- Deficiencies in lighting fixtures( both pool and spa lights are not operational)

DEFICIENCIES FOUND IN:

**C. Outbuildings**

Comments:

DEFICIENCIES FOUND IN:

**D. Private Water Wells (A coliform analysis is recommended)**

Type of Pump: N/A

Type of Storage Equipment: N/A

Proximity To Known Septic System: \_\_\_\_\_

Comments:

DEFICIENCIES FOUND IN:

**E. Private Sewage Disposal Systems**

Type of System: N/A

Location of Drain Field:

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY: \_\_\_\_\_

Comments:

- Inoperative aerators or dosing pumps

DEFICIENCIES FOUND IN:

**F. Other**

Comments:

## Notice:

A gas line material known as **(CSST)** corrugated stainless steel tubing is present in this home for all or part of the gas distribution system. **CSST** and the potential for increased risk of lightning related fire has been and still is a matter of concern to many fire safety officials. **CSST** has been a contentious product introduced to the home building/ renovation market. I recommend a licensed plumber and electrician determine if the **CSST** is properly installed including electrical bonding and grounding per the current manufacturer's

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installations, applicable State of Texas codes/requirements, any local municipality codes/requirements. Property buyers and owners are advised to assure the property condition and use/installation of **CSST** meets the requirements of their property and casualty insurance provider (homeowners insurance) and any mortgage company requirements. This standard Texas property inspection and report is not sufficiently comprehensive or detailed to satisfy these specific requirements. In addition the critical factor regarding **CSST** and lighting induced fires is improper grounding/bonding of pipe and components. Proper and complete grounding/bonding cannot be verified during a home inspection and must be tested to verify its integrity. For more information refer to the State of Texas Fire Marshal internet site at <http://www.tdi.texas.gov/fire/fmcsst.html>. You can also contact the following persons for more information concerning **CSST**, its dangers, and its inspection requirements. The State of Texas Fire Marshal is Chris Connealy and can be reached at (512) 676-6800. [Fire.Marshall@tdi.texas.gov](mailto:Fire.Marshall@tdi.texas.gov). Another source of information can be found at [www.BTFgaslinesafety.org](http://www.BTFgaslinesafety.org). A simple fix for the problem is a **CSST** jumper.

Examples of the **CSST** jumpers:

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## Summary

### Home Inspection Summary Report

**IMPORTANT:** This report summary is a partial listing of possible problems from the completed home inspection report. It is **imperative** that you read the complete home inspection report. The report summary should never be used as a substitute for the full inspection report. Many items may not be included in the summary report that do appear in the full inspection report. It is extremely important all the items in the full report be reviewed and understood to make an informed decision on the condition of the property. Please feel free to call me at **(832) 764-6082** with any questions you might have.