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RESIDENTIAL INSPECTION

14907 Alderwick Dr
Sugar Land, TX 77498



Inspector
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Agent
Pricilla Franks
Exp



PROPERTY INSPECTION REPORT FORM

Charis Prendergast <i>Name of Client</i>	02/27/2023 5:30 pm <i>Date of Inspection</i>
14907 Alderwick Dr, Sugar Land, TX 77498 <i>Address of Inspected Property</i>	
Joshua Brown <i>Name of Inspector</i>	TREC 25631 <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 system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer’s installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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INFORMATION

General

In Attendance: Buyer, Buyer Agent

Occupancy: Vacant

Style: Contemporary

Temperature (approximate): 82 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Clear

Utilities on/off: Water on, Electricity on, Gas on -

Any utilities that are off during the inspection will limit the inspection of any devices requiring water, gas, or electricity.

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I. STRUCTURAL SYSTEMS

A. Foundations

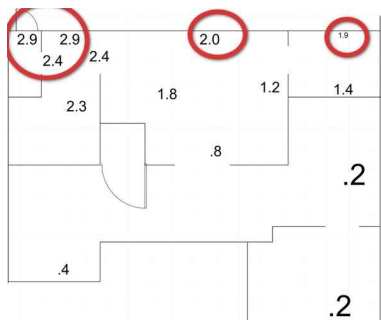
Type of Foundation(s): Slab on Grade

Comments:

1: Heaving/Settling

▲Safety Hazard

The floor slab shows movement/settling due to soil movement. This can compromise the structural integrity of the home. The foundation was supposedly repaired, but slab still shows significant settlement issues after measuring using an altimeter. Recommend having foundation contractor come back out and fix the foundation properly before purchasing home.



2: Foundation: Concrete foundation walls: damaged outside corners

Some outside corners of the concrete foundation walls were cracked or broken. Exterior corners are high-stress areas and this condition is not unusual in some older homes. The foundation appeared to be adequately supporting the exterior wall structure in this area at the time of the inspection.



3: Grounds: Planting beds near foundation

Planting beds have been constructed near the exterior walls. Water for plants will eventually soak into soil and may reach soil supporting the foundation. Excessively high moisture levels in soil supporting the foundation can affect its ability to support the weight of the structure above. Consider removal of any planting beds near the foundation or re-planting with vegetation that has low water requirements (Xeriscaping).

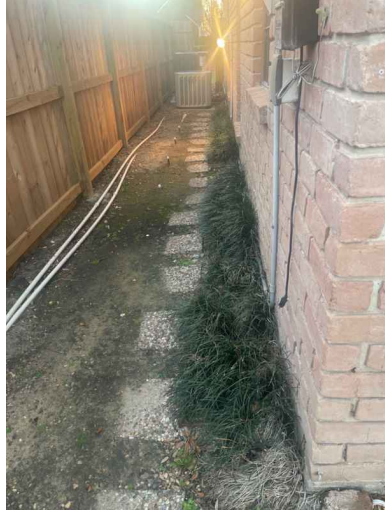
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4: Vertical crack

Vertical crack found in foundation below wall for Arbor attached to master bedroom. Recommend a qualified contractor evaluate for repairs.



B. Grading and Drainage
Comments:

C. Roof Covering Materials
Types of Roof Covering: Asphalt
Viewed From: Ground, Ladder, Drone
Comments:

D. Roof Structures and Attics
Viewed From: Attic

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Approximate Average Depth of Insulation: 19 R-value

Comments:

1: Attic access: pull-down ladder, non-functional- QC

The pull-down ladder providing access to the attic was not functional at the time of the inspection. The pulldown door was held up by a screw and a small piece of metal. The Inspector recommends that the pull-down ladder be repaired or replaced by a qualified contractor.

E. Walls (Interior and Exterior)

Comments:

1: Cracks - Minor

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.



Foyer above front door



Hallway, entering master bathroom



Door to master bathroom



Master closet, right of master bathroom entrance



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2: Wood Siding: Deterioration: moderate

▲ Safety Hazard

Wood siding covering the exterior walls of the home exhibited moderate general weathering, wear, and deterioration commensurate with its age.

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Roof wall intersection above downstairs office

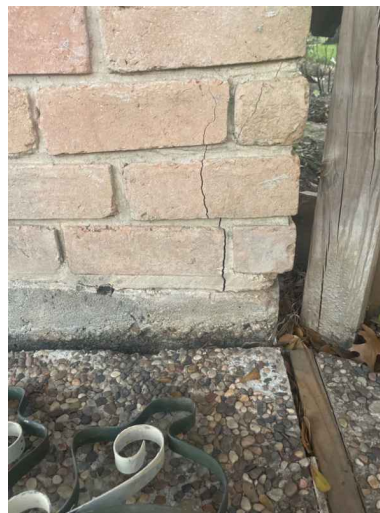
3: Brick Exterior: Cracking: step-cracking thru brick/mortar- SE

▲ Safety Hazard

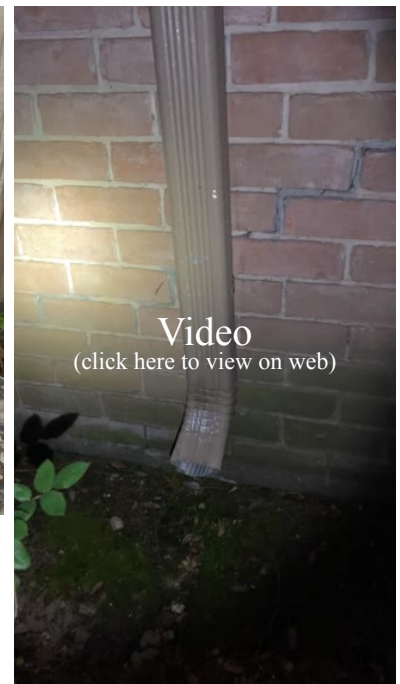
Exterior walls had severe localized step-cracking visible that were continuous through brick and mortar. This condition is a structural concern and can have a variety of causes, often connected with soil movement. 1. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a soils (geotechnical) engineer to gain a more accurate idea of the level of risk of continuing damage connected with this condition. 2. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for crack repair.



Exterior wall of Arbor, attached to master bedroom



Right corner of home right of back door



Previous repair, right side of home across from kitchen

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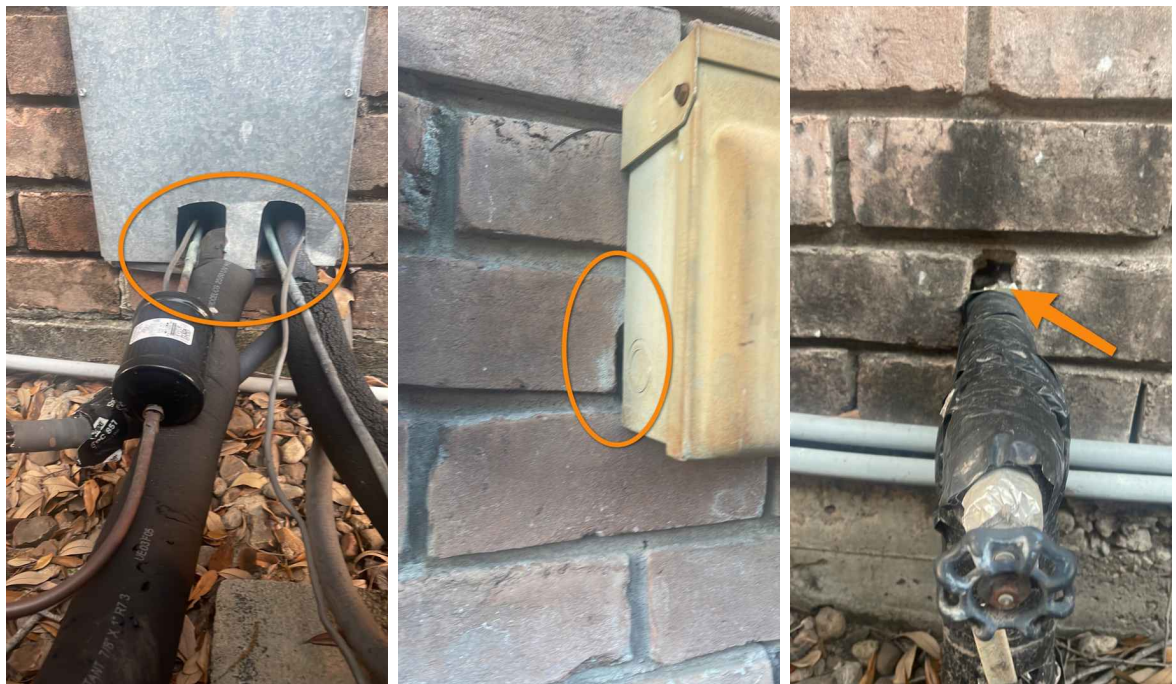
I NI NP D



Exterior wall across from kitchen

4: Wall Exteriors: Seal penetrations- QC

Exterior wall penetrations had gaps that should to be sealed with an appropriate sealant to prevent moisture and insect entry.



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5: Brick Exterior: Mortar deterioration: severe, widespread- QC

The brick exterior exhibited widespread severe mortar joint deterioration. Mortar joints should be re-pointed to prevent continued deterioration from freezing moisture. You should consult with a qualified masonry contractor before the expiration of your Inspection Objection Deadline to determine options and costs for re-pointing.



F. Ceilings and Floors

Comments:

1: Ceilings: Drywall stains: plumbing leaks, moisture elevated- QC

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Stains on the ceiling in the living room, high ceiling appeared to be the result of leakage from plumbing fixtures or pipes located in or at the attic. There was no evidence that the leak was active. Continue monitoring.



2: Floors: Tile floors: cracked tiles- QC

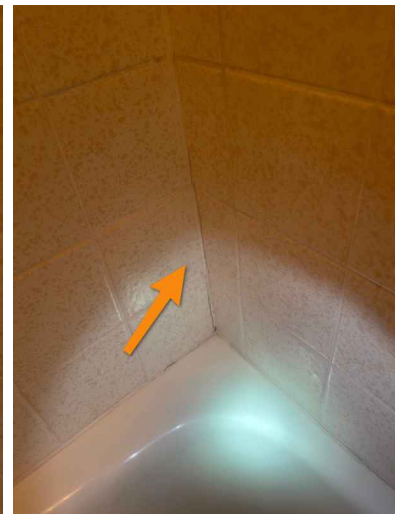
This room had cracked floor tiles. You should ask the seller if spare tiles are available as matching replacements. You should consult with a qualified contractor to discuss options and costs for repairs.



Master bathroom, shower



Upstairs bathroom



Upstairs bathroom

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Upstairs bathroom



Upstairs bathroom

G. Doors (Interior and Exterior)

Comments:

1: Exterior Doors: Doorknob: latch bolt misaligned- QC

At a door to the exterior in the garage, the doorknob latch bolt did not align with the hole in the strike plate and did not hold the door closed.



H. Windows

Comments:

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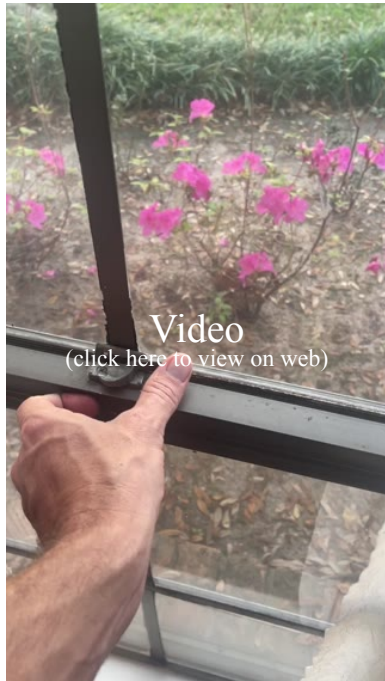
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1: Windows: inoperable- QC

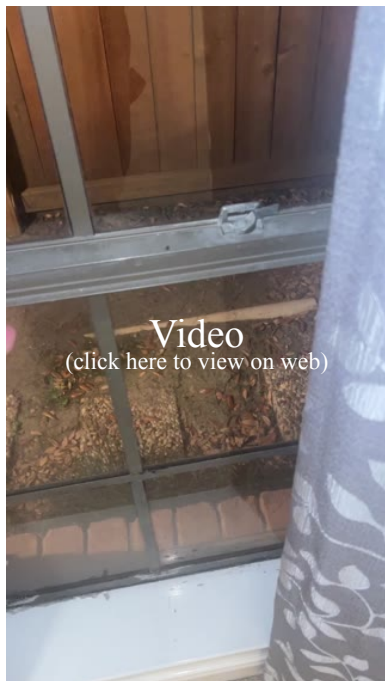
A window was inoperable. It should be serviced by a qualified contractor.



Formal dining

2: Window will not stay open

After opening window, window shuts on its own, and does not stay open. Recommend general contractor to replace.



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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

1: Firewall Cracked

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

1: Fence between home and garage deteriorated

Fence between home and garage deteriorated wood posts beginning to rot. Recommend general contractor.



Fence between main house and garage

2: Dead Rodent

Dead rodent found in attic. No evidence of active pests. Recommend evaluation by qualified pest control.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main meter attached to garage

Service Panel: Label: manufacturer's label, illegible label: The manufacturer's label for the service panel was illegible. The manufacturer's label typically provides information such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel cabinet was designed to be installed and grounding/bonding information for that particular model. The Inspector was unable to confirm the existence of proper conditions when confirmation would require information taken from this illegible label.



1: Panel Missing Labels

Electrical panel does not have labels. Recommend a qualified electrician test and properly label all switches.



2: Service Panel: Manufacturer: Zinsco

⚠ Safety Hazard

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The service panel brand was Zinsco. Zinsco panels are reputed to have a high rate of circuit breaker failure that can result in a fire or shock/electrocution. You should consult with a qualified electrical contractor concerning the necessity for replacing this service panel. Information about defective Zinsco panels is widely available on the internet.



3: Service Panel: Unfilled openings- QC

▲Safety Hazard

Unfilled holes or knockouts in the electrical service panel may allow persons to come into contact with energized electrical components, may allow insect or rodent entry, or may allow moisture intrusion that can cause corrosion of interior components that can degrade electrical connections. This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

1: Open Junction Box

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Open junction box observed. Recommend concealing or replacing.



2: Branch Circuits: Exterior lighting: exposed components- QC

▲ Safety Hazard

Exterior lighting was installed in a manner that left energized electrical components exposed to touch. This condition is an electrical shock/electrocution hazard. The inspector recommends correction by a qualified electrical contractor.



C. Other

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- A. Heating Equipment**
Type of Systems: Gas-Fired Heat, Forced Air
Energy Sources: Gas
Comments:

- B. Cooling Equipment**
Type of Systems: Electric, Central Air Conditioner
Comments:

- C. Duct Systems, Chases, and Vents**
Comments:

1: Bathroom duct in operable

Bathroom exhaust fan, was in operable at time of inspection. Recommend a qualified contractor to replace.



- D. Other**
Comments:

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Exterior

Location of Main Water Supply Valve : Main Level

Static Water Pressure Reading: 40-45 psi

Type of Supply Piping Material: Polybutylene, Galvanized Steel

Comments:

1: Bathroom: Shower: grout missing- QC

The shower tiles had areas of missing grout that may allow moisture to penetrate the walls. The inspector recommends service by a qualified plumbing contractor.



Master bath, shower



Master bath, shower

B. Drains, Wastes, and Vents

Type of Drain Piping Material: Polybutylene

Comments:

Drain, Waste and Vent (DWV) : Most DWV not visible: Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gallons

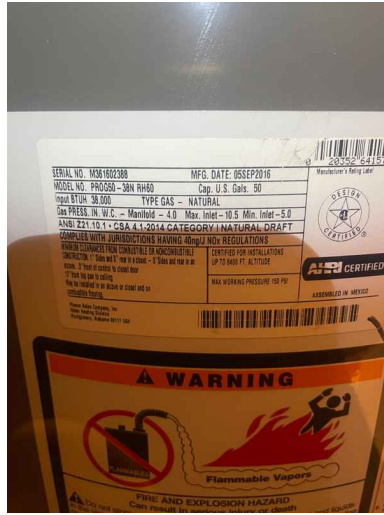
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Comments:

D. Hydro-Massage Therapy Equipment

Comments:



E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Main Level

Far right corner of home on the same side as the garage

Type of Gas Distribution Piping Material: Cast Iron

Comments:

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F. Other

Comments:

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V. APPLIANCES

A. Dishwashers

Comments:

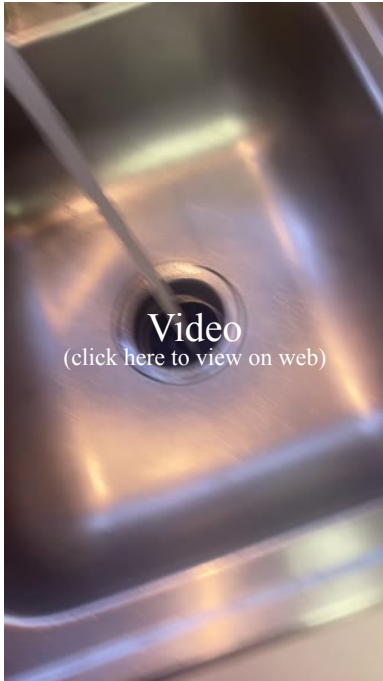


Dishwasher:

Dishwasher operating as intended at time of inspection. Tested on normal mode.

B. Food Waste Disposers

Comments:



C. Range Hood and Exhaust Systems

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Comments:

1: Not sealed properly

Kitchen range, hood, exhaust duct taped together and leaking back into the cabinet above microwave. Recommend properly sealing range exhaust.



D. Ranges, Cooktops, and Ovens

Comments:



E. Microwave Ovens

Comments:

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

1: Laundry Room: Dryer exhaust duct: duct separated

The dryer exhaust duct had become disconnected and should be reconnected to properly route to dryer exhaust to the exterior. Failure to reconnect the vent may result in unsatisfactory condition from excessive humidity and lint accumulation in the home. Excessively high humidity can damage home materials or components and may encourage the growth of microbes such as mold. This condition is also a potential fire hazard.

I. Other

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: None

Comments:

C. Outbuildings

Comments:

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

Type of Pump: None

Type of Storage Equipment: NA

Comments:

E. Private Sewage Disposal Systems

Type of System: None

Location of Drain Field: NA

Comments:

F. Other Built-in Appliances

Comments:

G. Other

Comments: