



KELLY INSPECTION SERVICES

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TREC REI 7-6

204 Yaupon Dr
Baytown, Tx 77521



Inspector

Chris Kelly

TREC Professional Inspector #24767

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Agent

Lizzie Gaines

Keller Williams Elite

2819353470

lizziegaines@kw.com



PROPERTY INSPECTION REPORT FORM

Brett Cook

Name of Client

204 Yaupon Dr, Baytown, Tx 77521

Address of Inspected Property

Chris Kelly

Name of Inspector

Name of Sponsor (if applicable)

04/29/2022 3:30 pm

Date of Inspection

TREC Professional Inspector #24767

TREC License #

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 (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

Style: Multi-level

In Attendance: Buyer

Occupancy: Vacant

Temperature (approximate): 82 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Clear, Humid

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier and beam

Comments:

Foundation NOT Performing Appropriately :

The foundational piers appeared to be leaning in several areas. The floor inappropriately sloped in multiple locations. The exterior stairs showed lateral stress from moving foundational piers. We recommend a structural engineer evaluate the home further.

1: Foundation Cracks - Major

➔Recommendation

Severe cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

[Here is an informational article](#) on foundation cracks.

Recommendation: Contact a qualified structural engineer.



2: Heaving/Settling

➔Recommendation

The floor slab shows movement/settling due to soil movement. This can compromise the structural integrity of the home. Recommend a qualified structural engineer evaluate and advise on how to remedy.

Recommendation: Contact a qualified structural engineer.

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Metal

Viewed From: Ladder, Ground

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Comments:

D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 8 R-value

Comments:

1: Evidence of possible rodent activity

🔴Recommendation

There appears to be evidence of previous rodent activity in the attic space. Recommend further evaluation by a pest control specialist.

Recommendation: Contact a qualified professional.

E. Walls (Interior and Exterior)

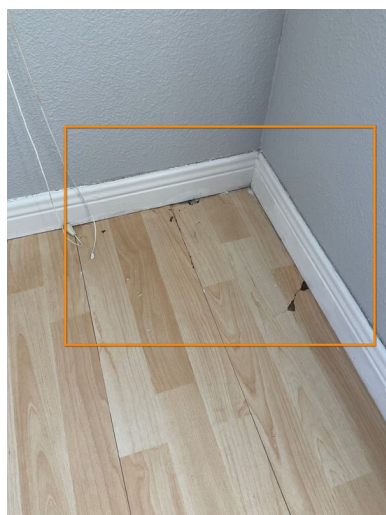
Comments:

1: Evidence of Water Intrusion

🔴Recommendation

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation: Contact a qualified structural engineer.



2nd Floor Southwest Bedroom



2: Exterior wood siding shows signs of rot

🔴Recommendation

The wood siding shows signs of wood rot. I recommend a qualified professional evaluates and replaces as needed.

Recommendation: Contact a qualified professional.

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North

North

3: Previous Wood Destroying Insect Damage

👉 Recommendation

There are signs on the exterior wall of previous wood destroying insect damage. It is recommended to have a pest control specialist to evaluate this condition and possibly pretreat the areas to prevent any future WDI damage.

Recommendation: Contact a qualified pest control specialist.



F. Ceilings and Floors

Comments:

1: Flooring - Damaged

👉 Recommendation

The home flooring had general moderate damage visible at the time of the inspection. Recommend evaluation by a qualified flooring contractor.

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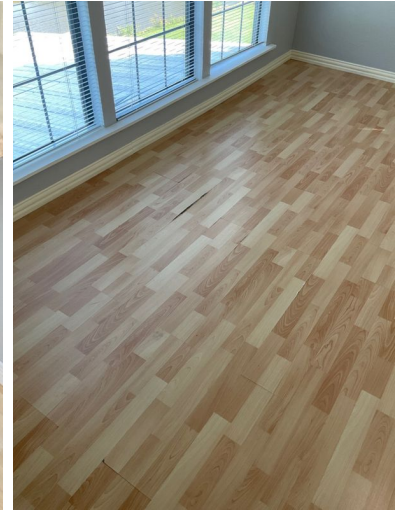
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I NI NP D

Recommendation: Contact a qualified professional.



Front Door



3rd Floor Master Bedroom

G. Doors (Interior and Exterior)

Comments:

1: Door Sticks

🔴 Recommendation

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation: Recommended DIY Project



2nd Floor Southwest Bedroom

H. Windows

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I. Stairways (Interior and Exterior)

Comments:

1: Baluster Gap Too Wide

🔴 Recommendation

The baluster space is not up to modern safety standards. The space between balusters should not allow passage of a 4 3/8-inch sphere for child safety. Recommend a qualified handyman or original installer repair and bring up to code.

Recommendation: Contact a qualified handyman.



2: Deteriorated

🔴 Recommendation

One or more sections of the exterior stairs are deteriorated. Recommend qualified concrete contractor evaluate & repair.

Recommendation: Contact a qualified concrete contractor.



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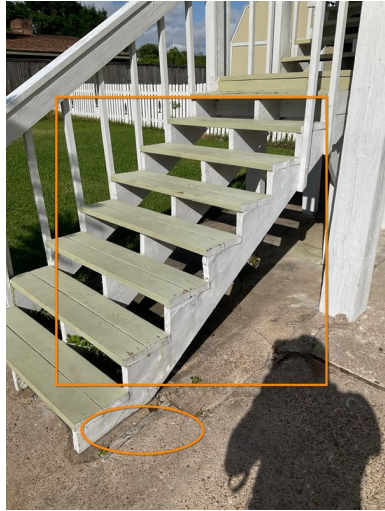
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3: Handrail Missing

Recommendation

Staircase had no handrails at bottom 8'. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation: Contact a qualified handyman.



4: Loose hand rail

Recommendation

The hand rail for the stairs was loose at the time of the inspection. Have a qualified professional fix this situation immediately.

Recommendation: Contact a qualified professional.



J. Fireplaces and Chimneys

Comments:

1: Chimney Liner Dirty

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Recommendation

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks.
Recommend qualified chimney sweep company inspect and/or clean.

Recommendation: Contact a qualified chimney contractor.

K. Porches, Balconies, Decks, and Carports

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C. Other

Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

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



Comments:
Manufacturer: Carrier
Return Air Temperature: 73
Supply Air Temperature : 57
AC Temperature Differential : 16
Tonnage of Unit: 4

1: R22 Refrigerant in use

🚫 Recommendation

The AC condensing unit uses R22 Refrigerant, which is no longer being produced or used in new applications. If repairs are needed, it may be near impossible to find replacement refrigerant, and could possibly mean having to replace the system.

Recommendation: Contact a qualified HVAC professional.

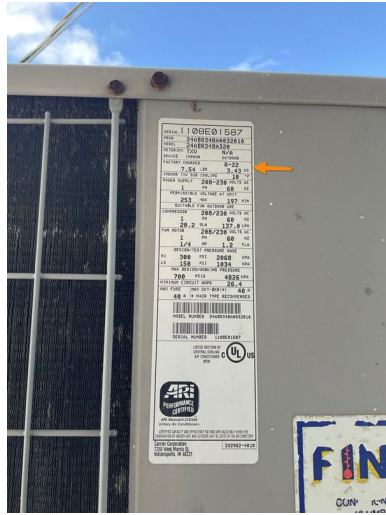
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C. Duct Systems, Chases, and Vents

Comments:

1: Duct Leaking

Recommendation

Air supply duct was leaking air. Recommend a qualified HVAC technician or vents & ducts contractor repair.

Recommendation: Contact a qualified HVAC professional.



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 : Exterior hose bib
Northwest



Static Water Pressure Reading: 85



Type of Supply Piping Material: Copper

Comments:

1: High Water Pressure

🔴Recommendation

Home water supply pressure exceeded the 80 pounds per square inch (PSI) limit considered the maximum allowable by generally-accepted current standards. Excessively high water pressure is likely to cause leaks. The Inspector recommends service by a qualified plumbing contractor.

Recommendation: Contact a qualified plumbing contractor.

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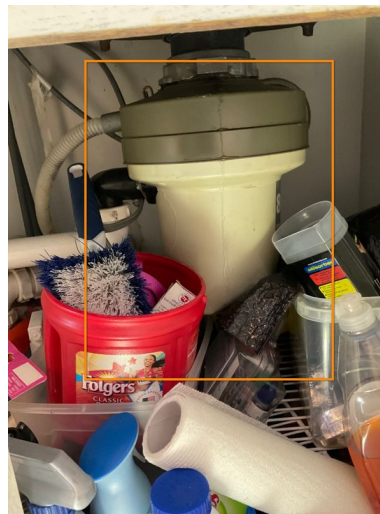


2: Sink drain leaking

Recommendation

The drain for the sink is leaking, with water present below the p trap.

Recommendation: Contact a qualified plumbing contractor.



- B. Drains, Wastes, and Vents**
Type of Drain Piping Material: PVC
Comments:

- C. Water Heating Equipment**
Energy Sources: Gas

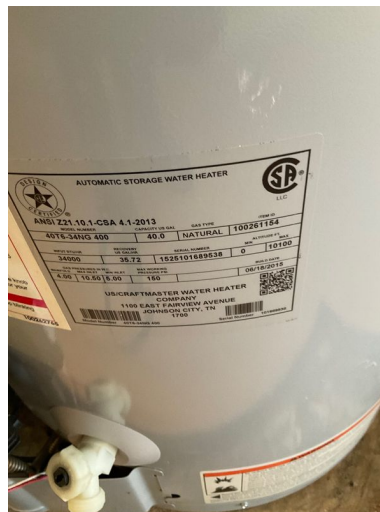
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Capacity: 40 Gallons

Comments:

1: Inadequate access to combustion air

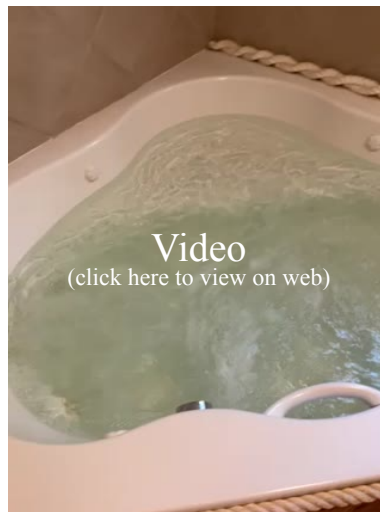
🔴 Recommendation

The door to the closet containing the gas fired water heater was a solid wood door. No other means of access to adequate combustion air was present.

Recommendation: Contact a qualified professional.

D. Hydro-Massage Therapy Equipment

Comments:



F. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Main Level

South

Type of Gas Distribution Piping Material: Black Steel Pipe

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V. APPLIANCES

A. Dishwashers

Comments:



1: Racks rusted

👉 Recommendation

Dishwasher racks show rusting

Recommendation: Contact a qualified appliance repair professional.



2: Dishwasher drain line improperly installed

👉 Recommendation

It is recommended that the drain line for the dishwasher be installed with a loop near the top of the counter. This is to prevent unnecessary back flow of waste water from the sink into the dishwasher. I recommend having a qualified professional evaluate this and repair properly.

Recommendation: Contact a qualified professional.

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B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:



E. Microwave Ovens

Comments:



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | G. Garage Door Operators <i>Comments:</i> |
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