



RESIDENTIAL INSPECTION REPORT

2835 Trevino Ct
Friendswood, TX 77546



Inspector
Thomas Holthe
TREC # 25027
(866) 484-8318
office@inspectorteam.com



PROPERTY INSPECTION REPORT FORM

Hans Lutz Gilkeal <i>Name of Client</i>	04/14/2023 9:00 am <i>Date of Inspection</i>
2835 Trevino Ct, Friendswood, TX 77546 <i>Address of Inspected Property</i>	
Thomas Holthe <i>Name of Inspector</i>	TREC # 25027 <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

Type of Building: Single Family

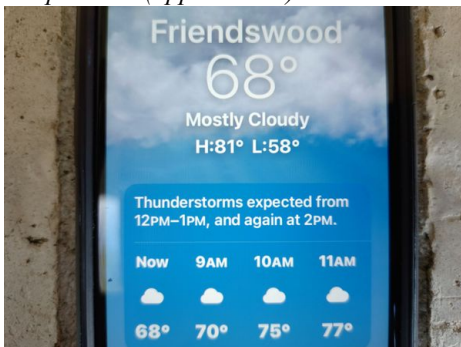
Access Provided By: Owner

In Attendance: Owner/Seller

Occupancy: Vacant

Weather Conditions: Cloudy

Temperature (approximate): 68 Fahrenheit (F)



Thank you for choosing Bryan & Bryan Inspections

Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.

Office Use: Order # 56629

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

General Photos of Interior:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



General Photos of Structure:



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I NI NP D



General Photos of Roof Covering:



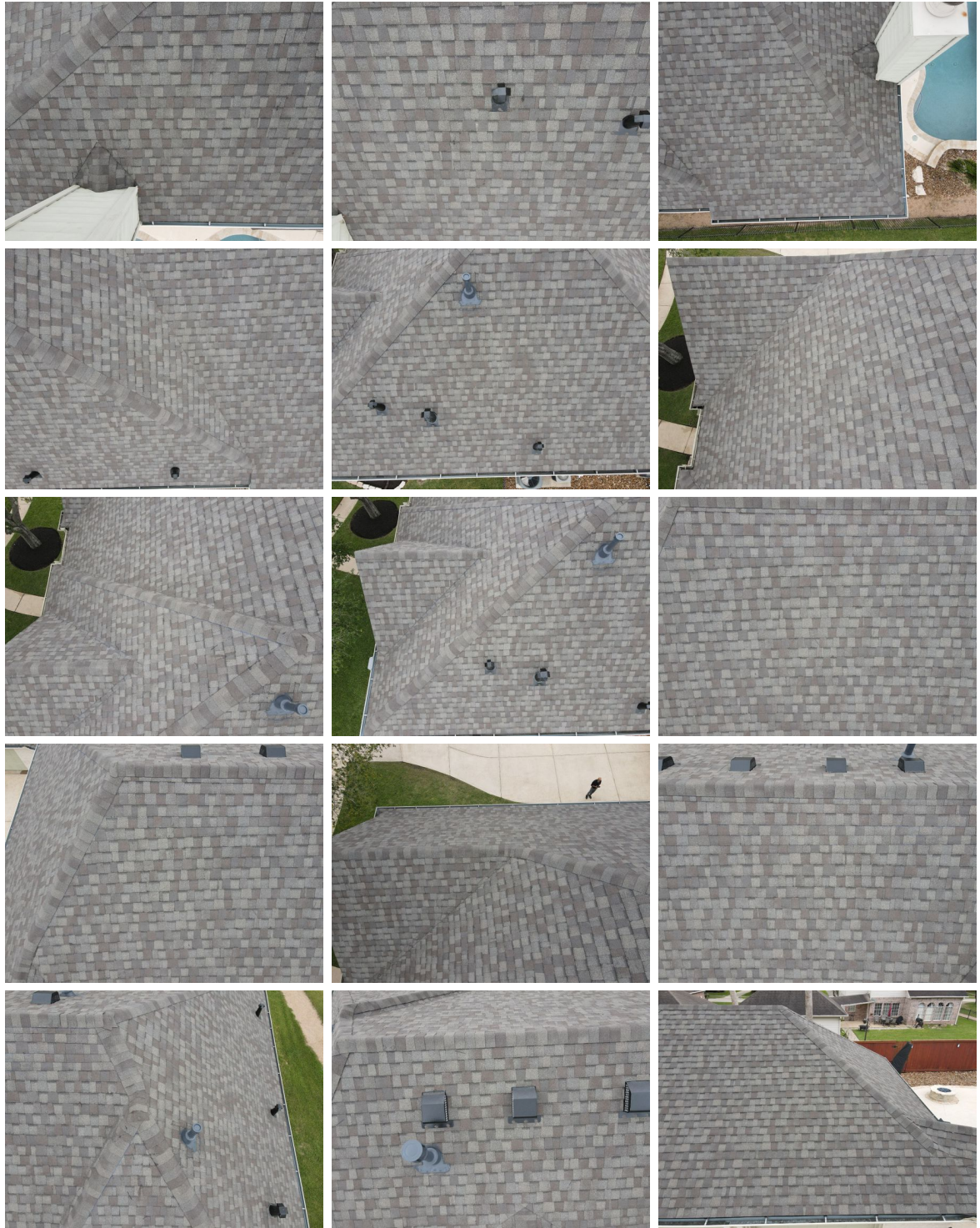
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General Photos of Attic:



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General Photos of Fireplace/Chimney:



A. Foundations

Type of Foundation: Slab on Grade



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Crawl Space Viewed From: N/A

Performance Opinion: Functioning as Intended:

No deficiencies were noted at the time of inspection. The foundation appeared to be functioning as intended.

Note: The statements included in this report regarding the foundation are the inspector's OPINION. If buyer desires a second opinion or further analysis a foundation company or structural engineer should be contacted.

Digital Level Pictures:

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation.



Center of House



Dining Room



Study



Front Door



Primary Bedroom



Primary Bathroom



Living Room



Breakfast Area



Half Bathroom



Rear Door



Laundry Area



Kitchen

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Comments:

Parts of the Slab Not Visible:

Parts of the slab facing were not visible. Examples include, but are not limited to, high soil, heavy foliage, storage items and/or debris against the house.



1: Slab: Exposed Post Tension Cables or Nails

🔴Recommendation

Multiple Locations

Post tension cables or nails were exposed along the perimeter of the foundation. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Garage Right Exterior



Garage Rear Exterior

B. Grading and Drainage

Comments:

1: Gutters & Downspouts: Defects Present

🔴Recommendation

Gutters and/or downspouts had one or more defects at the time of the inspection. Examples include, but are not limited to:

- Poor slope
- Loose
- Damaged
- Clogged
- Corroded
- Missing components
- Leaking

Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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C. Roof Covering Materials

Types of Roof Covering: Composition Shingles



Viewed From: Drone, Ladder



Comments:

Roof Access Was Limited: Too High -

Direct access to the roof was limited because of constraints encountered during the inspection. The inspector did employ other methods in determining the overall functionality of the roof covering. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

Roof Fastening Not Verified:

The roof fastening method was not verified as determining this may cause damage to the roofing material. In addition, the inspector does not determine if the roof fastening meets current wind storm codes/ratings.

D. Roof Structure and Attic

Viewed From: Decked Areas of Attic

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I	NI	NP	D
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Approximate Average Depth of Insulation: More than 14 Inches



Attic Access Method: Pull Down Ladder



Type of Attic/Roof Ventillation: Roof and Soffit Vents



Soffit Vents



Roof Vent (from Attic)

Type of Insulation Material: Blown Fiberglass

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Comments:

Only Accessible Areas Were Entered:

Only accessible areas of the attic were inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible. In addition, insulation can hide or obstruct deficiencies.

1: Insulation: Voids/Fallen

🔴Recommendation

Gaps or areas of poor insulation coverage were observed in one or more locations of the attic. This may reduce the R value of the insulation system. Evaluation and remediation is recommended.

Recommendation: Contact a qualified insulation contractor.



E. Walls (Interior and Exterior)

Comments:

1: Exterior: Seal Wall Fixtures

🔴Recommendation

Trim Boards, All Exterior Wall Penetrations -

One or more areas were not properly sealed/caulked. Most exterior sealants have a lifespan of 5 to 8 years and should be regularly maintained with that lifespan in mind. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Trim Boards



Trim Boards



Wall Penetrations

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I	NI	NP	D
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2: Exterior: Evidence of Wood Rot

🟡Recommendation

Wood rot/deterioration was observed. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Garage Rear Left Exterior

F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments:

1: Doors: Sticks/Difficult to Operate

🟡Recommendation

The doors were sticking and/or were difficult to operate. Evaluation and remediation is recommended.

Recommendation: Contact a handyman or DIY project



2nd Floor Middle Left Bedroom

H. Windows

Comments:

Furniture/Storage Items:

One or more windows were not accessible due to furniture/storage items.

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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Limited Access/Visibility:

There was limited access and visibility to safely inspect chimney flue.

1: Damper: No Clip

🔴 **Recommendation**

No apparent safety clip on the damper. Typically when gas logs are present, a safety clip must be installed on the damper to keep it from closing fully. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



K. Porches, Balconies, Decks, and Carports

Comments:

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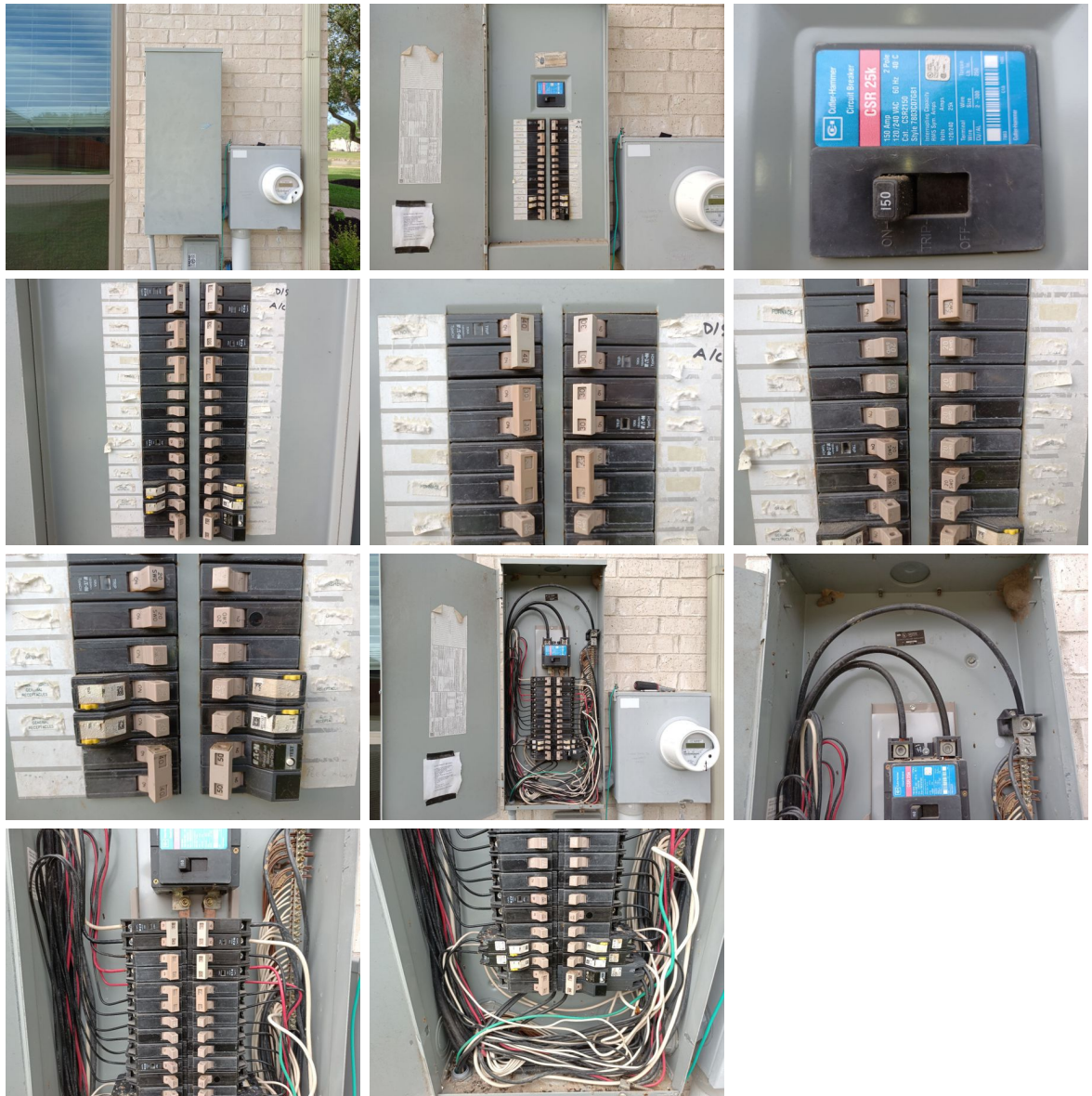
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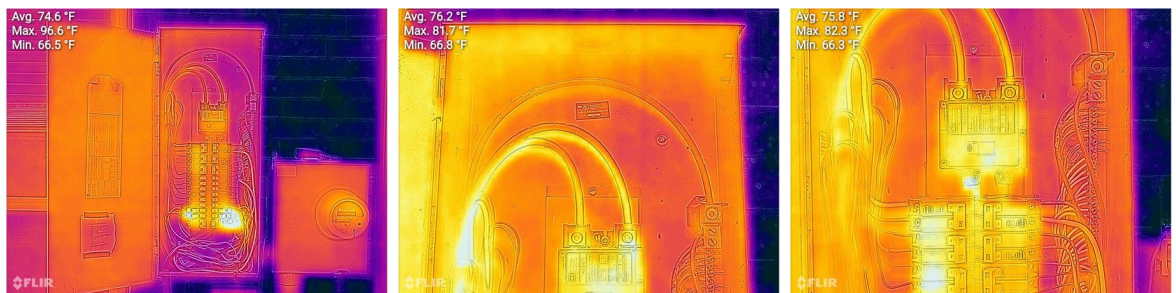
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II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:



General Infrared Photos of Distribution Panels:



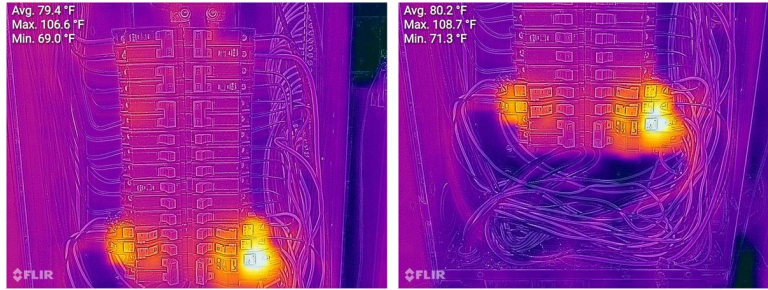
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General Photos of Grounding Systems:



Grounding Rod



Gas Line Bonding



Water Line Bonding

A. Service Entrance and Panels

Main Disconnect/Service Box Types and Locations: Breakers - Exterior Wall



Service Entrance Cable Location: Underground



Service Size: 150 Amps

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I NI NP D



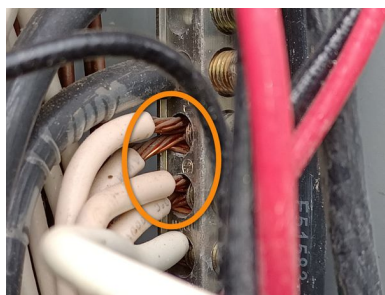
Comments:

1: Double Lugged Neutral Wires

🚫 Recommendation

Double lugged neutral wires were on the neutral bus bar inside the distribution panel. One neutral wire per lug is recommended. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



2: White Wires Not Marked

🚫 Recommendation

White wires connected to breakers were not marked with black or red electrical tape to indicate that they are "hot". Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



3: Circuits Not Labeled

🚫 Recommendation

Circuits in the distribution panel were not properly labeled. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.

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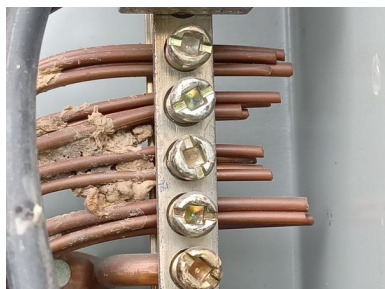
D=Deficient

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper



Comments:

Smoke Alarm Testing Method:

Accessible smoke/carbon monoxide alarms (units within an arm's reach of the inspector) were tested by pushing the test button. Test buttons only confirm that the battery, electronics, and alert systems are working. It does not mean that the smoke sensors are working.

1: Smoke/Carbon Monoxide Detectors Defective

🔴 **Recommendation**

Not Present in Required Location -

Smoke detectors are required in all bedrooms, hallways to bedrooms, and living areas on every level of the home. These devices should be changed every 10 years for safety. Evaluate the units in the home and remedy as needed.

As gas appliance(s) were installed in the living portion of the home, installation of carbon monoxide detectors is recommended for safety. Evaluation and remediation is recommended.

Note: *The inspector does not disassemble devices to check for expiration dates.*

Recommendation: Contact a qualified professional.



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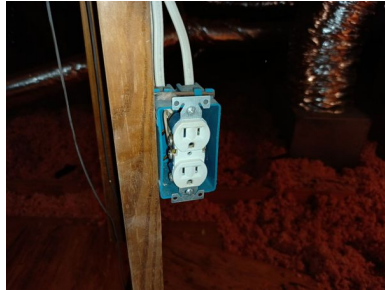
No Carbon Monoxide Detector on 2nd Floor

2: Wiring: Exposed Ends & Splices

🔴 Recommendation

Exposed wire connections, splices, and ends were present. All wire connections and charged wires with exposed ends and splices should be covered in junction boxes for safety. Evaluation and remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



Attic

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:



I=Inspected

NI=Not Inspected

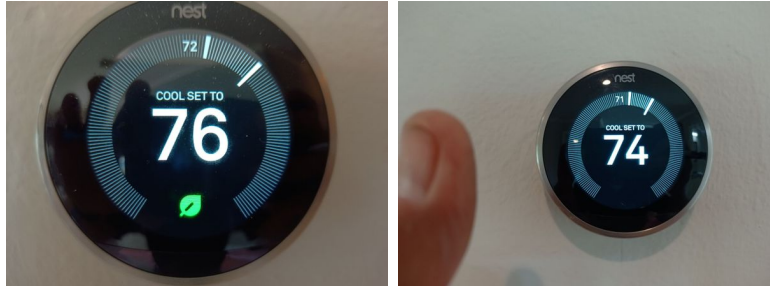
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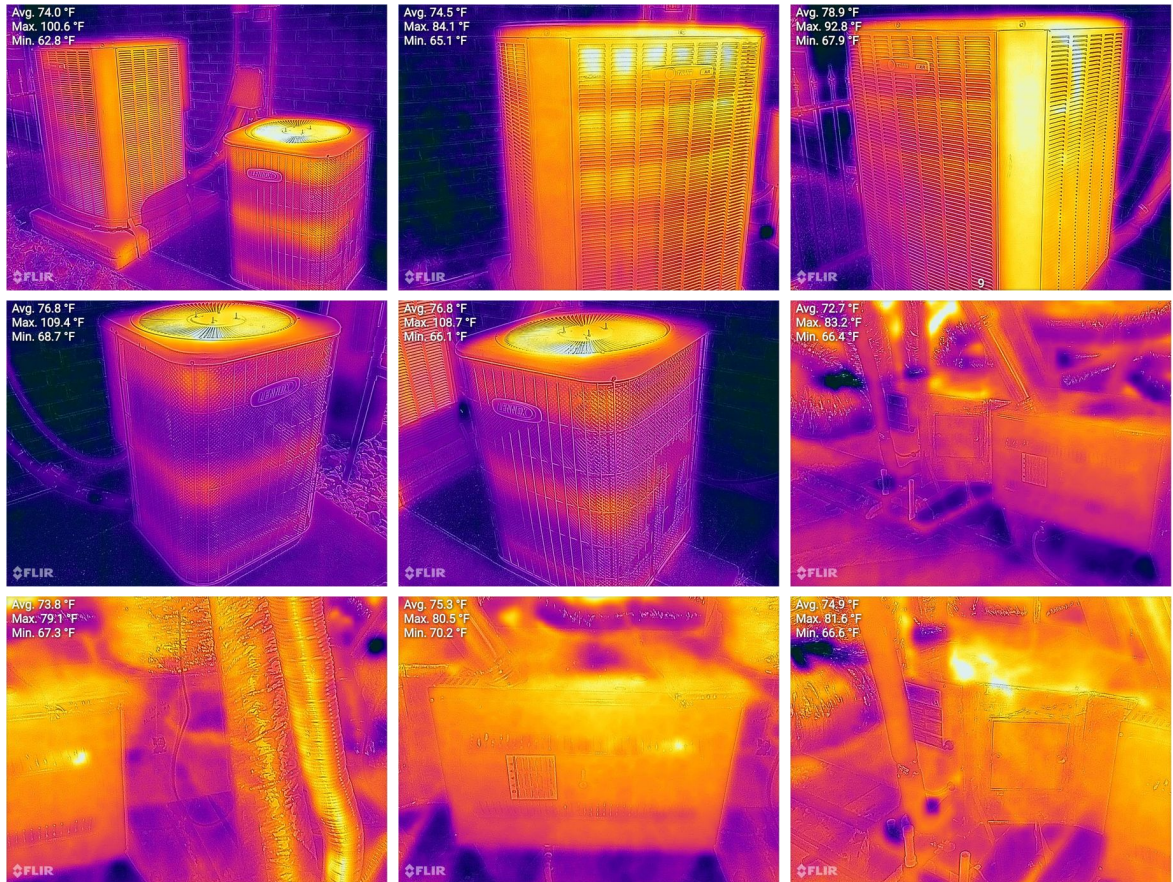
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General Photos of Thermostats:



General Infrared Photos of HVAC Equipment:



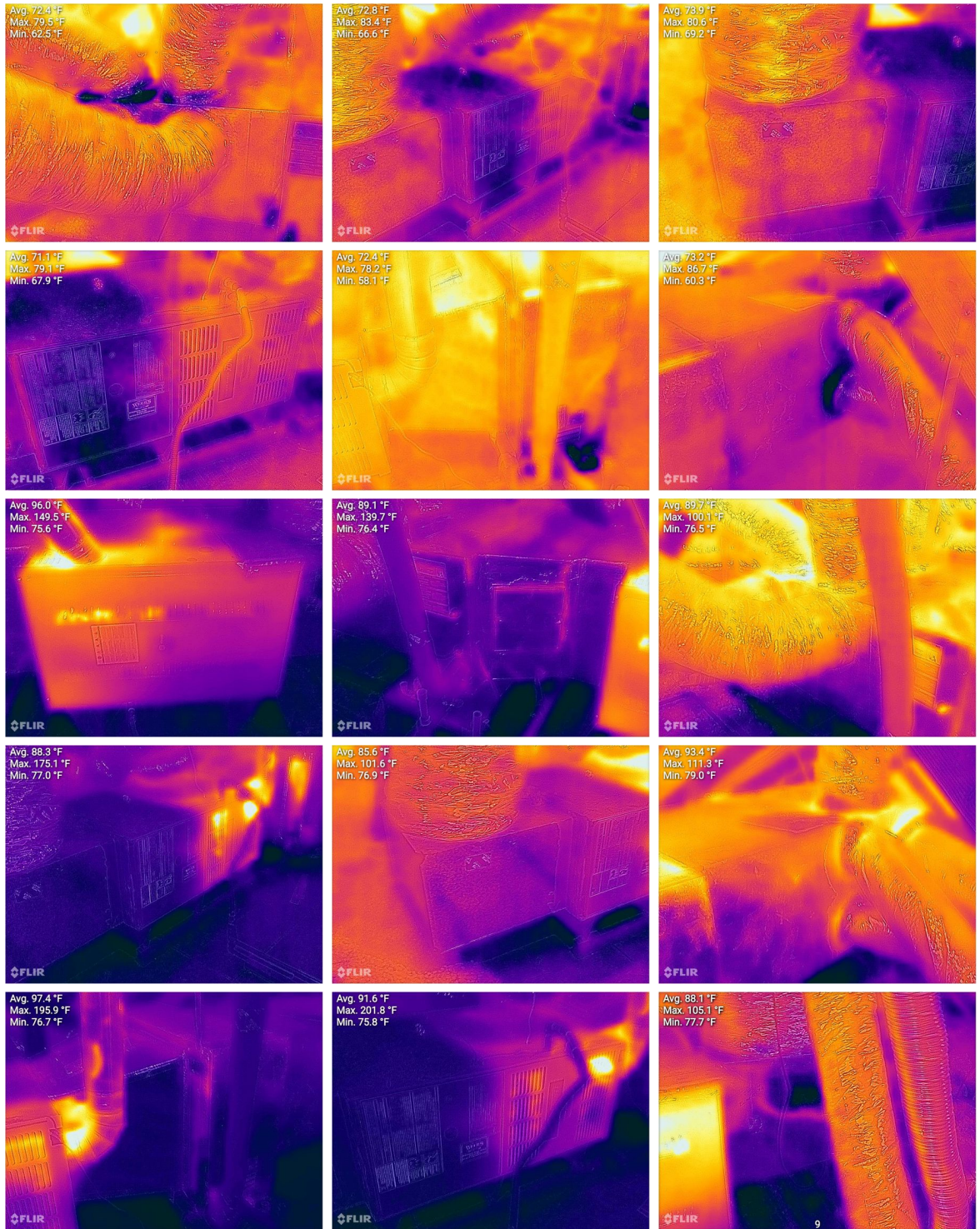
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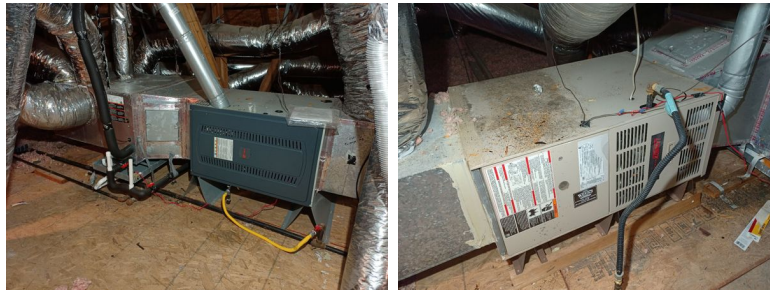
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A. Heating Equipment

Type of System: Furnace

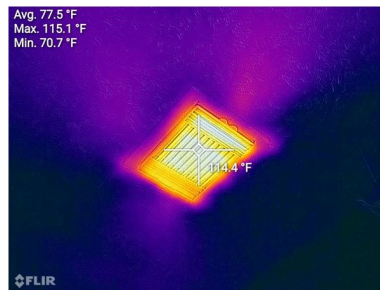


Energy Source: Natural Gas



Heating System Was Functioning:

The heating system was functioning at the time of inspection. Refer to the inspection report for any further recommendations.

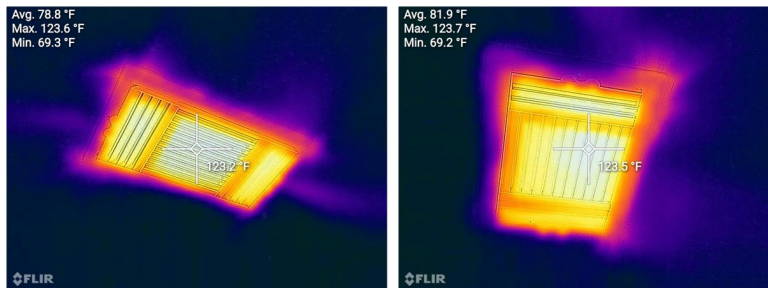


Older Equipment: Heating:

Operation of the unit shows the unit was heating at the time of the inspection. Due to the age of the system, routine maintenance is recommended.

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

I NI NP D



Comments:

Furnace/Air Handler Cover:

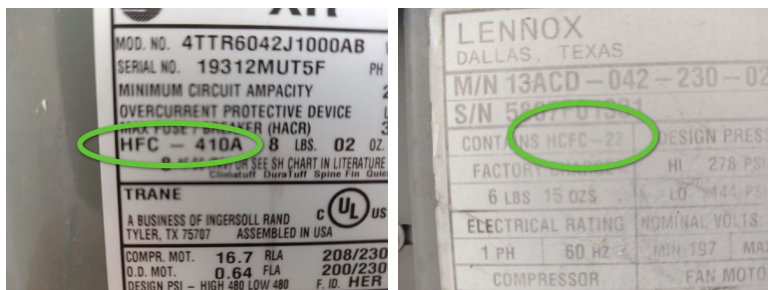
Inspector does not remove furnace/air handler covers.

B. Cooling Equipment

Type of System: Central Air Conditioner



Type of Refrigerant: R410A (Puron), R22 (Freon)



Cooling System Was Functioning:

The cooling system was functioning at the time of inspection. Refer to the inspection report for any further recommendations.



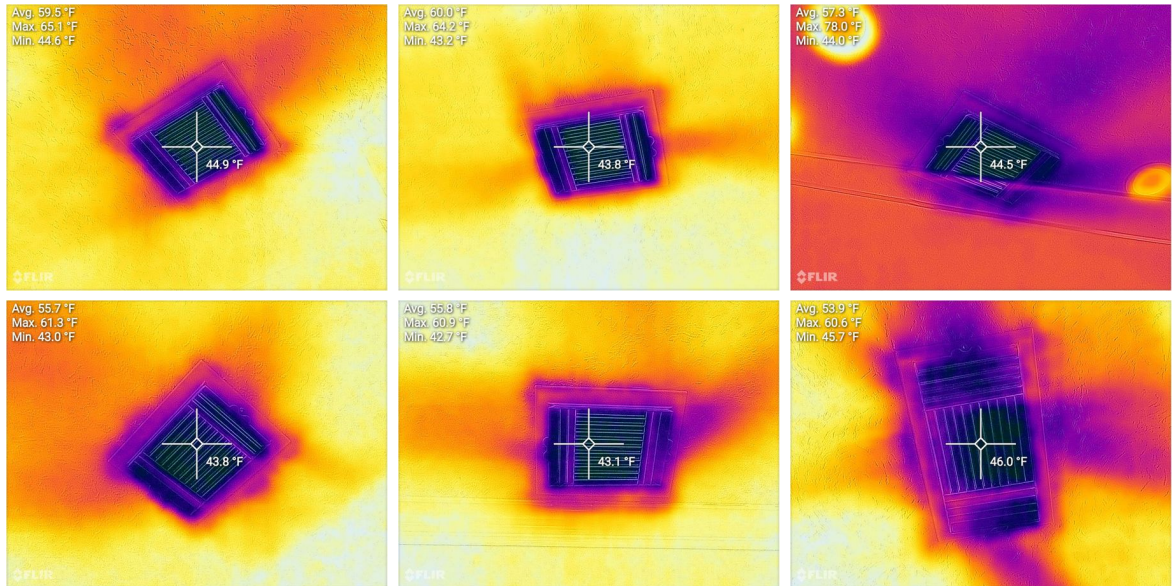
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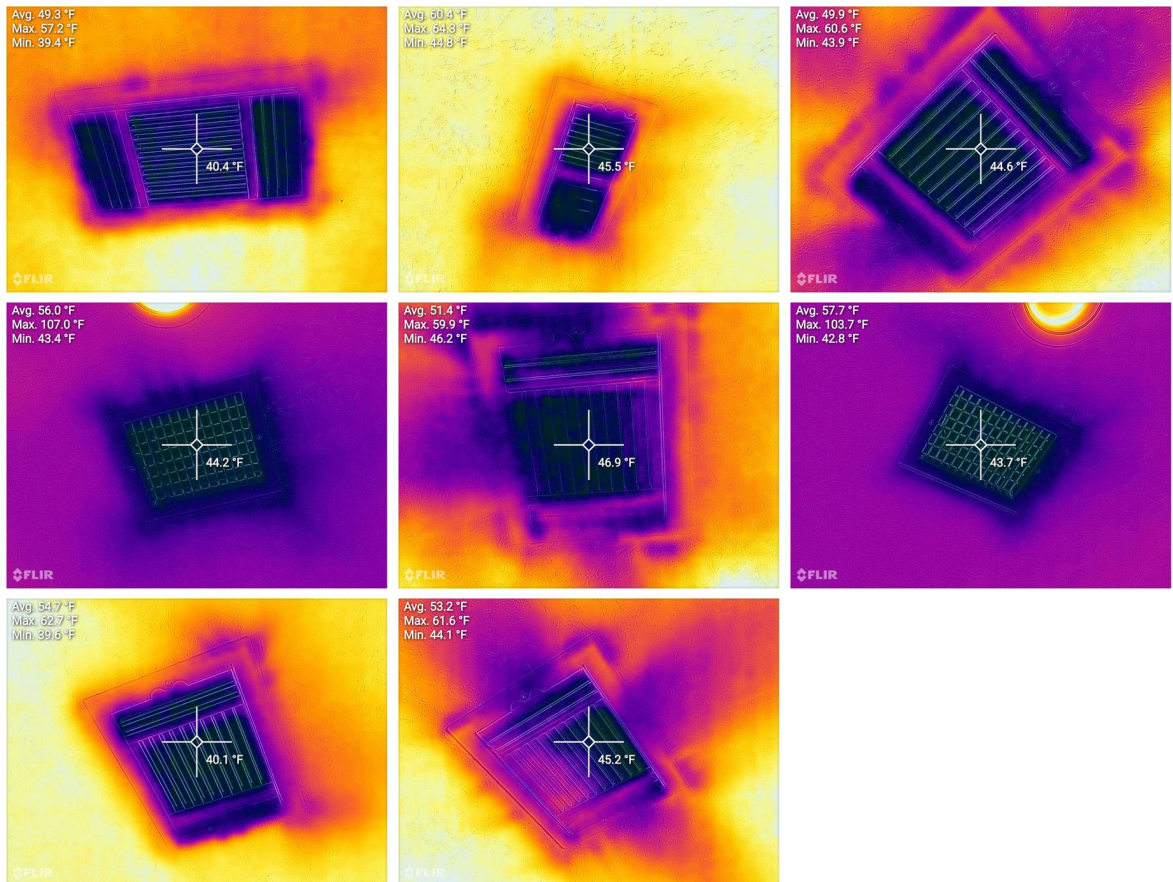
D=Deficient

I NI NP D



Older Equipment: Cooling:

Operation of the unit shows the unit was cooling at the time of the inspection. Due to the age of the system, routine maintenance is recommended.



Temperature Difference (Delta) - First Floor: 19°

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Temperature Difference (Delta) - Second Floor: 19°

Comments:

1: Condensate System: Emergency Pan Defects

➔ Recommendation

The emergency overflow pans had one or more defects at the time of the inspection. Examples include, but are not limited to:

- Standing water
- Debris
- Corrosion
- Poor sloping

Evaluation and remediation is recommended.

Recommendation: Contact a qualified HVAC professional.



C. Duct Systems, Chases, and Vents

Comments:

Return Chases in Ceilings:

Inspector does not access return chases in ceilings.

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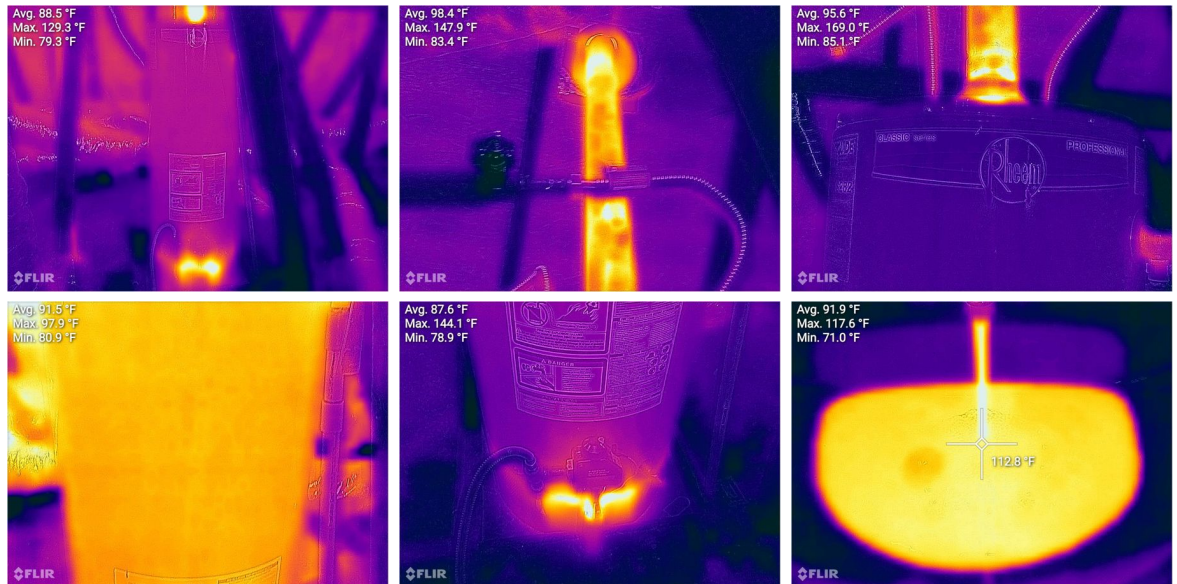
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IV. PLUMBING SYSTEMS

General Photos of Water Heating Equipment:



General Infrared Photos of Water Heating Equipment:



Hot Water Temperature at a Fixture

General Photos of Plumbing Fixtures:

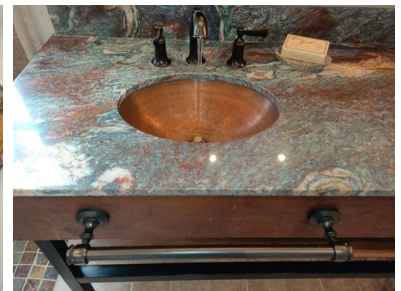
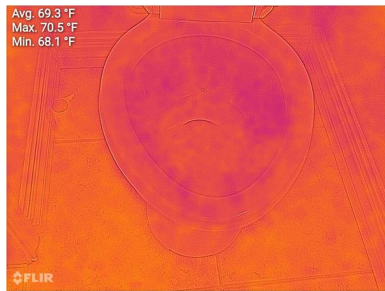
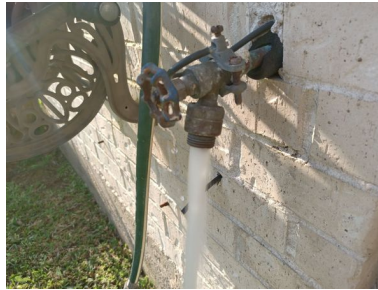
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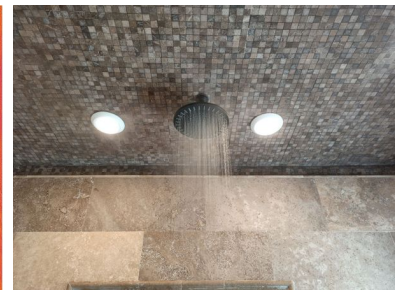
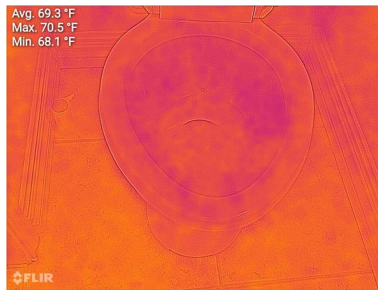
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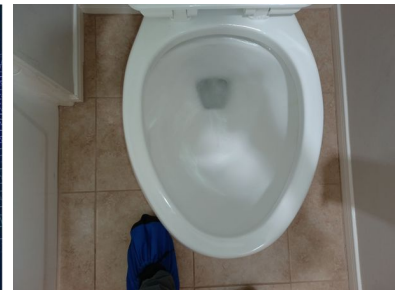
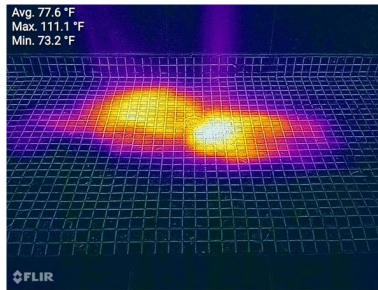
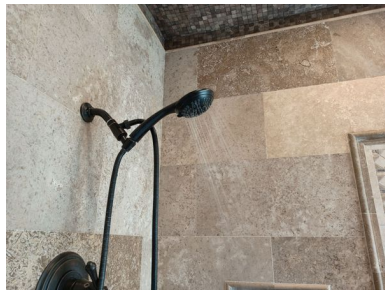
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Infrared Image



Infrared Image



Infrared Image

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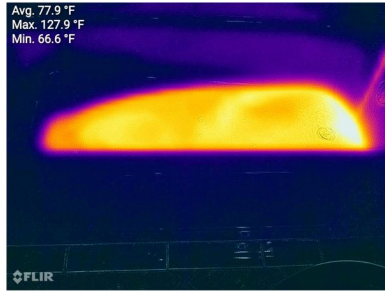
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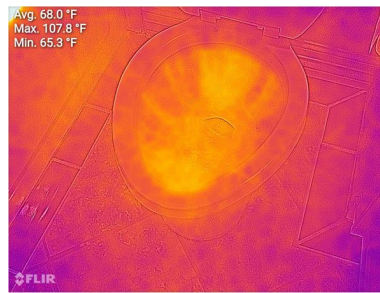
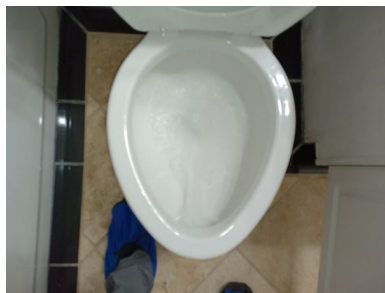
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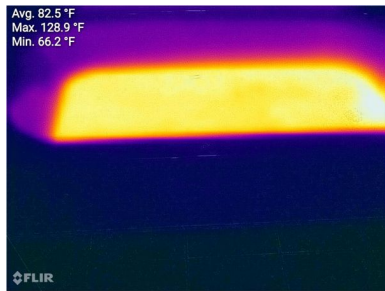
Infrared Image



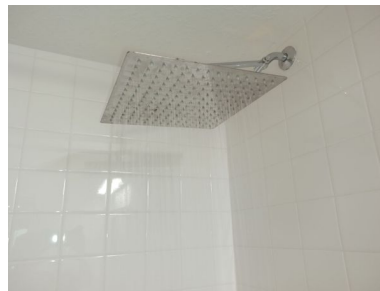
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Infrared Image



Infrared Image



General Photos of Gas Meter:



I=Inspected

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General Photos of Drain Lines:



Infrared Image



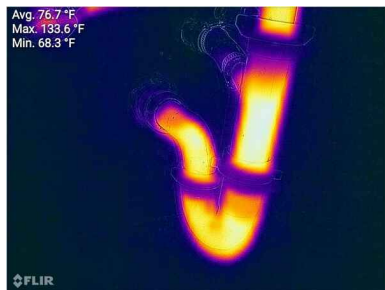
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Infrared Image



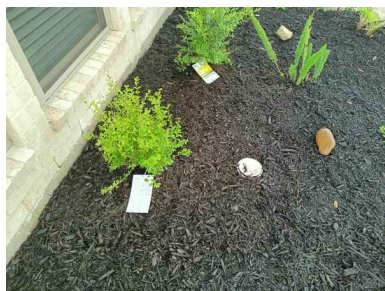
Infrared Image



Infrared Image



Infrared Image



Sewer Cleanout Line in Front Yard

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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A. Plumbing Supply, Distribution Systems, and Fixtures

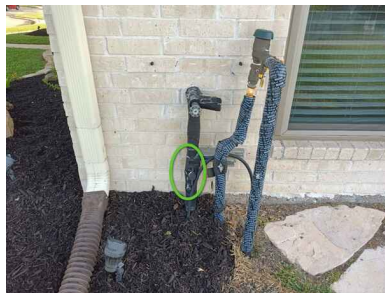
Location of Water Meter: Front Yard Near Street



Water Meter Video:



Location of Main Water Supply Valve: Exterior Wall - Right Side



Static Water Pressure Reading: 45 PSI



Type of Supply Piping Material: Copper

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Comments:

1: Fixtures: Drain Stops Missing, Damaged or Ineffective

🔴Recommendation

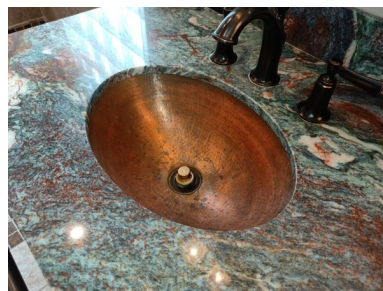
Multiple Locations

Drain stops had issues that prevented them from working properly. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



Primary Bathroom



Primary Bathroom

2: Water Meter Flow Indicator Turned When Fixtures Off

🔴Recommendation

This condition indicates one or more latent leaks may exist. Causes may include, but are not limited to, single control faucets that leak when you don't center the control before you turn it off (and it drips), flapper valves in the tanks of toilets that don't seat completely, or garden hoses with a sprayer on the end where the water is not turned off at the spigot. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

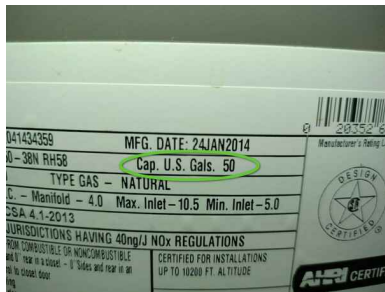


Comments:

C. Water Heating Equipment
Energy Source: Natural Gas



Capacity: 50 Gallons



Location: Attic



Year of Manufacture: 2014

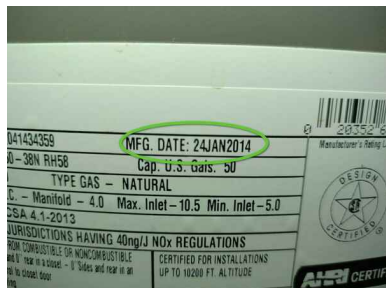
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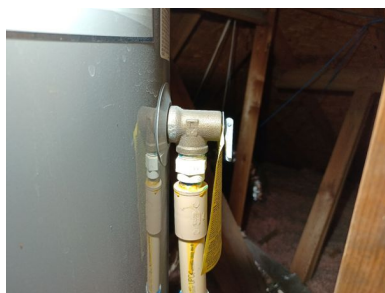
I NI NP D



Comments:

Inspector Does Not Test TPR Valve or Open/Remove Burner Covers:

The inspector does not test TPR valves or remove the burner compartment covers due to safety reasons and risk of damage to the property.



1: Annual Maintenance Flush Recommended

[Maintenance Item/Note](#)

Water heaters should typically be flushed annually to prevent sediment buildup and maintain efficiency. It is recommended that you refer to the manufacturer's manual for maintenance schedules specific to this device and make any service appointments as needed.

Recommendation: Contact a qualified plumbing contractor.

2: TPR Valve Note: Replacement May Be Needed

[Maintenance Item/Note](#)

The manufacturer recommends replacement of the pressure relief valve every three years to ensure proper emergency function. The inspector does not test TPR valves due to safety hazard or possible damage to unit.

Recommendation: Contact a qualified plumbing contractor.

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Right Exterior

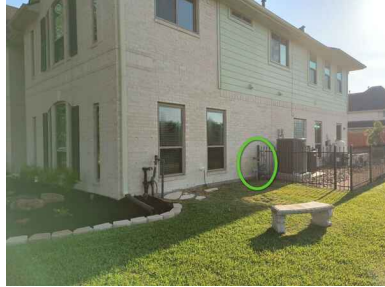
I=Inspected

NI=Not Inspected

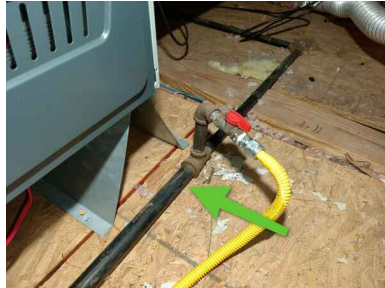
NP=Not Present

D=Deficient

I	NI	NP	D
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Type of Gas Distribution Piping Material: Black Iron



Comments:

1: Missing/Improper Sediment Traps (Drip Legs)

🚫 Recommendation

Sediment traps are installed to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and causing problems. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

General Photos of Dishwashers:



Infrared Image

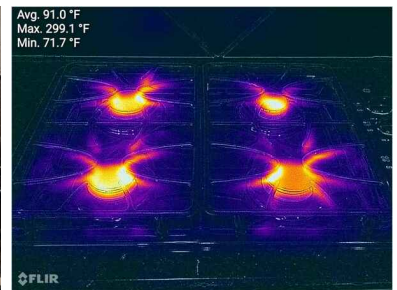
General Photos of Food Waste Disposers:



General Photos of Range Hood/Exhaust Systems:



General Photos of Ranges, Cooktops and/or Ovens:



Infrared Image

I=Inspected

NI=Not Inspected

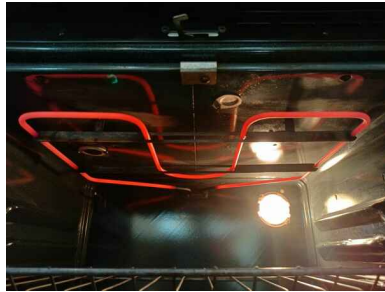
NP=Not Present

D=Deficient

I NI NP D



Oven Set Temperature: 350 degrees



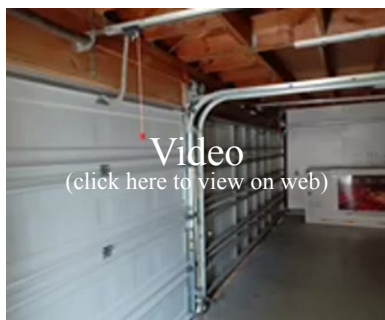
Broiler is Operable

General Photos of Microwave Ovens:



Microwave is Operable

General Photos of Garage Door Operators:



General Photos of Dryer Exhaust System:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A. Dishwashers

Comments:

1: No Anti-Siphon Loop

🔴 **Recommendation**

An anti-siphon loop was not installed at the drain hose under the sink. Most manufacturers specifications suggest that in the absence of an air gap, the drain be looped to prevent back washing from the sink. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Exhaust Hood Type: Vented



Comments:

D. Ranges, Cooktops, and Ovens

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Energy Source: Gas Range/Electric Oven



Cooktop Gas Shutoff Valve in Cabinet
Below Cooktop

Comments:

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

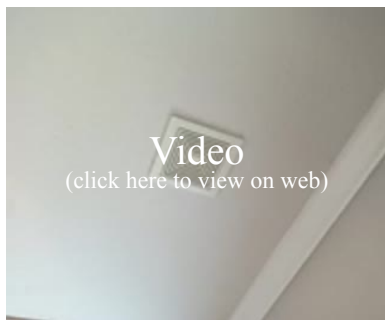
1: Noisy Vent Fans

🟡 Recommendation

Primary Bathroom

Vent fans were noisy during operation. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



G. Garage Door Operators

Comments:

Contact Reversal Test Not Performed:

The inspector does not perform a contract reversal test for safety reasons and risk of damage to the property.

H. Dryer Exhaust Systems

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Control Location: Exterior Wall

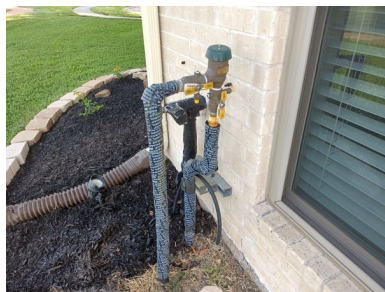


Rain Sensor: Not Present/Located

Shut Off Location: At Backflow Preventer



Vacuum Breaker/Backflow Preventer: Installed



Zone Location: Front Yard



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

Tested in Manual Mode Only:

Inspection and operation of irrigation (sprinkler) systems under the scope of this inspection is limited to "manual mode" only. Timers and other functions are not operated.

1: Leaks

🚫 Recommendation

Components of the irrigation system leaked. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Zone 3