

PROPERTY INSPECTION REPORT



5626 That Way, Kingwood, Texas 77339
Inspection prepared for: Matt Messer
Real Estate Agent: Open House - Open House

Date of Inspection: 5/3/2023
Age of Home: 2013 Size: 1,643
Structure Type: Structure is a wood framed structure
on a concrete slab foundation.

Inspector: Steve McElwee
License 21679
and
Ken Adams
and
20878
Deer Park, TX 77536

Email: steve@inspect-texas.com

PROPERTY INSPECTION REPORT FORM

<u>Matt Messer</u>	<u>5/3/2023</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>5626 That Way, Kingwood, Texas 77339</u>	
<i>Address of Inspected Property</i>	
<u>Ken Adams</u>	<u>20878</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u>Steve McElwee</u>	<u>License 21679</u>
<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

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s):

- Post tension slab foundation
- Slab foundation

Comments:

• During the inspector's visual assessment of the home's foundation, as well as observations made outside the home and within the home, it is the inspector's opinion that the structural integrity of the foundation was performing satisfactory at time of inspection. Although no stress signals were observed at the time of inspection, no warranty against future movement can be made.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Grading and Drainage

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt composition shingles noted

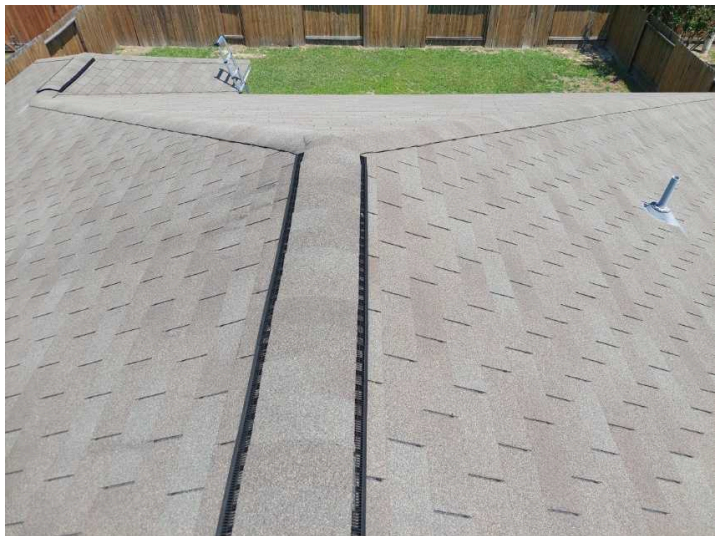
Viewed From:

- Roof

Comments:



Picture of roof



Picture of roof

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Picture of roof



Picture of roof



Picture of roof

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Roof Structure and Attics

Viewed From:

- Attic - Note: The inspector did not enter the full attic and most of the inspection is done from the work platform installed due to trip and safety hazards i.e electrical wiring, ductwork, blown in insulation and the inspector not wanting to damage the property. Only areas of the attic determined accessible by the inspector are inspected.

Approximate Average Depth of Insulation:

- Insulation is approximately 6-10 inches deep

Comments:

- The attic structure was observed to be conventionally framed with rafters, purlins and collar ties

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Picture of attic space



Picture of attic space



Picture of attic space



Picture of attic space

E. Walls (Interior and Exterior)

Wall Materials:

- Exterior brick veneer and/or structural walls noted
- Exterior wood siding noted (LP siding)
- Drywall walls noted on interior

Comments:

- The utility room/laundry room has an electric connection for an electric dryer; no gas connection.
- Interior - Home was partially / and or completely occupied at the time of the inspection. Stored personal belongings can affect the inspectors view of the entire wall system. Only areas free and clear of furniture and other obstructions are inspected. Observation of these areas related to structural performance and water penetration only.

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F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall with texture finish
- Floors had carpet covering in various locations
- Floors had laminate and/or engineered wood flooring in one or more locations

Comments:



Floor covering

G. Doors (Interior and Exterior)

Comments:

H. Windows

Window Types:

- Windows are vinyl clad

Comments:

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Locations:

Types:

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

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L. Other

Materials:
Comments:

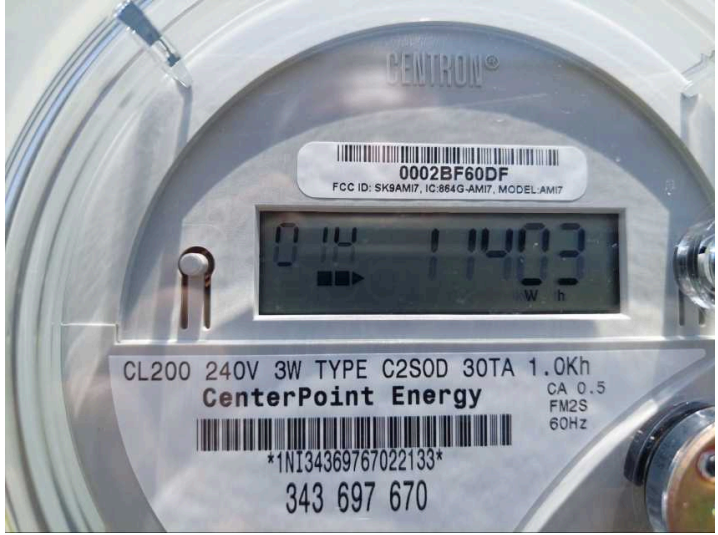
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

- Panel Locations:
- The electrical service panel is located on the exterior right side of house.
- Materials and Amp Rating:
- Copper wiring
 - 150 amp
- Comments:
- Service entrance wiring is underground
 - **The aluminum wiring in the service panel noted to be missing anti-oxidant grease.**



Picture of electrical service panel



Picture of electric meter

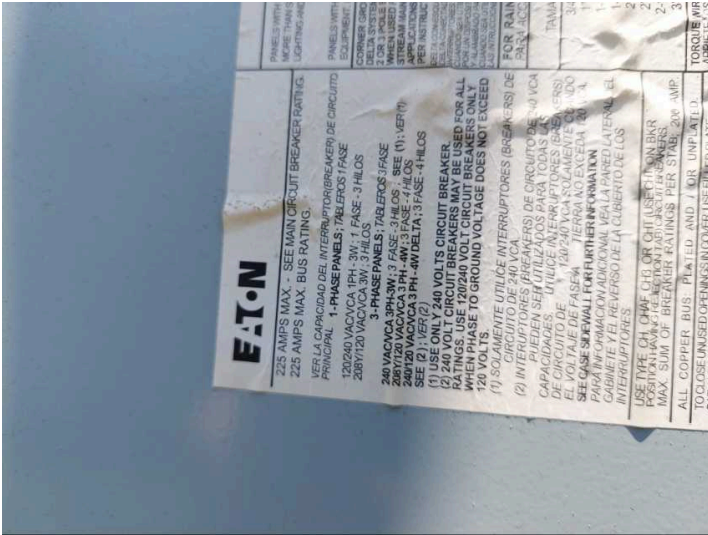
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I NI NP D

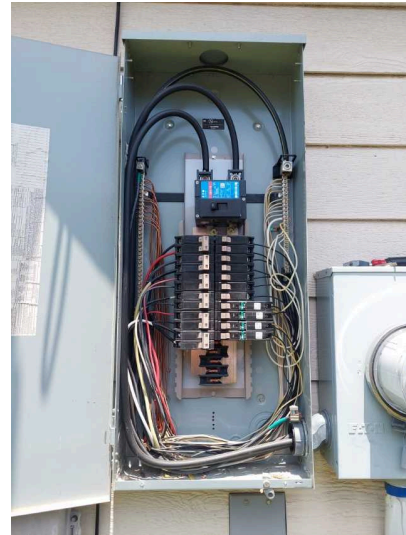


Panel manufacturer

Main breaker (150A)



Picture of breakers



Picture with deadfront panel removed

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Aluminum service conductors missing anti-oxidant grease



Thermal imaging camera used to detect over heating electrical components. No issues.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
 • Copper wiring
 Comments:

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C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems:
 • Electric forced hot air
 Energy Sources:
 • The furnace is electrically powered
 Comments:
 • Number of Heating Units (1)
 • Brand name Unit #1 : LENNOX
 • Manufacture Date 2013

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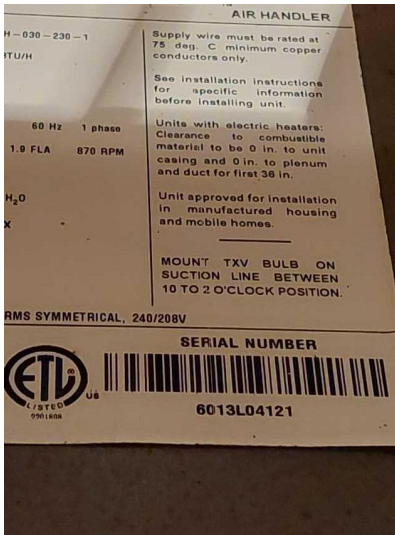
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Picture of Furnace



Furnace Brand Label



Furnace Data Tag (6013L...) (2013)

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B. Cooling Equipment

Type of Systems:

- Forced air cooling system

Comments:

- Number of AC Units : 1
- AC Unit #1 Brand Name: LENNOX
- AC Unit #1 Manufacture Date: 2013
- The temperature difference between Return Air and Supply Air is 11.7 deg F.
- The air temperature measurements will be taken at the return air vent and at several supply air vents. The temperature drop / differential is required to be between 15 - 22 degrees. In the event the air temperature differential measures below 15 degs F, the AC unit will be noted defective and recommended to be evaluated by a reputable HVAC contractor.
- Rust and/or corrosion was noted in the condensate drip pan
- Temperature drop/differential was not observed between 15-22 degrees. (taken between interior return and supply air).
This is considered a defective system and should be serviced by a licensed HVAC contractor.
- The HVAC system should be further evaluated by a Qualified Licensed HVAC contractor



AC condensing unit



AC Condensing unit brand name

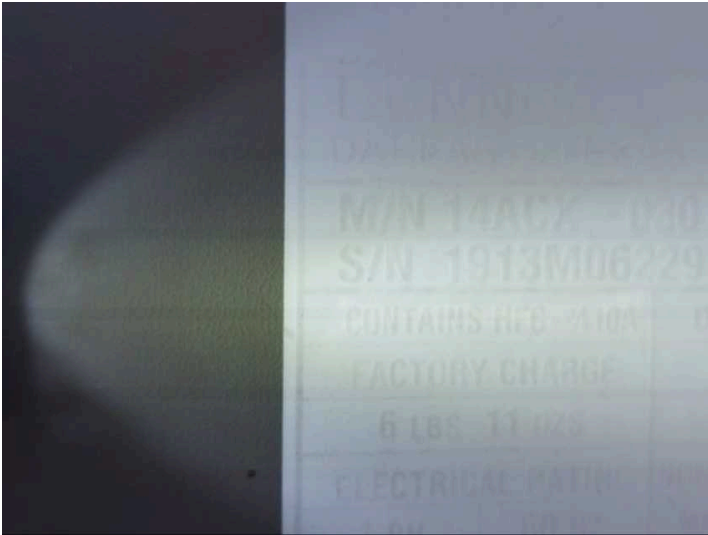
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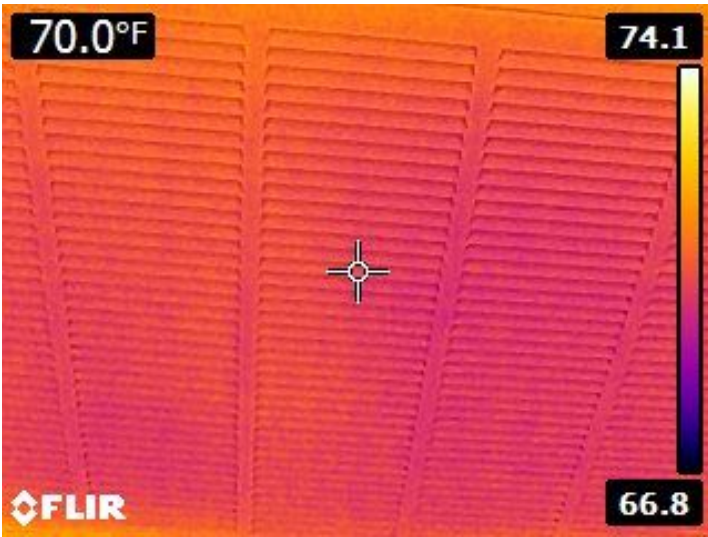
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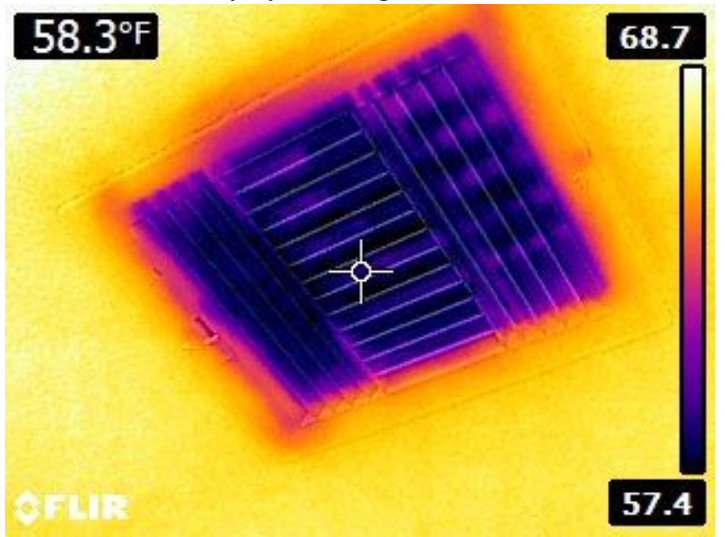
AC condensing unit data tag (s/n 1913M...) (2013)



Evaporator overflow pan has corrosion and should be monitored for further degradation



Air temperature measured at return air vent 70



Air temperature measured at supply air vent 58.3

C. Duct Systems, Chases, and Vents

Comments:

- Duct observations - No problems noted at the time of the inspection. Duct connections were only observed at visible areas. No loose connections were observed. The temperature was measured at the registers to verify proper conditioned air flow through the ducts.

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Picture of ducts in attic

D. Other

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front yard Right side close to street.

Location of Main Water Supply Valve:

- At the meter

Comments:

- Type of Supply Piping Material: Plastic
- Static Water Pressure Reading: 46 psi

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Water meter



Water pressure (46 psi)



Picture of water supply lines - plastic



Picture of water supply lines - plastic

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Drains, Wastes, and Vents

Comments:

- Type of Drain Piping Material: PVC
- Drain stoppers were either damaged, or non-functional at one or more sinks in the home

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Drain stop does not function properly

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C. Water Heating Equipment

Energy Source:

- Water heater is electric
- Water heater is located in the garage
- This house is equipped with 1 water heater.

Capacity:

- Unit is 50 gallons

Comments:

- Water heater #1 Brand name: RHEEM
- Water heater #1 manufacturer date: 2013



Picture of water heater



Water heater brand name

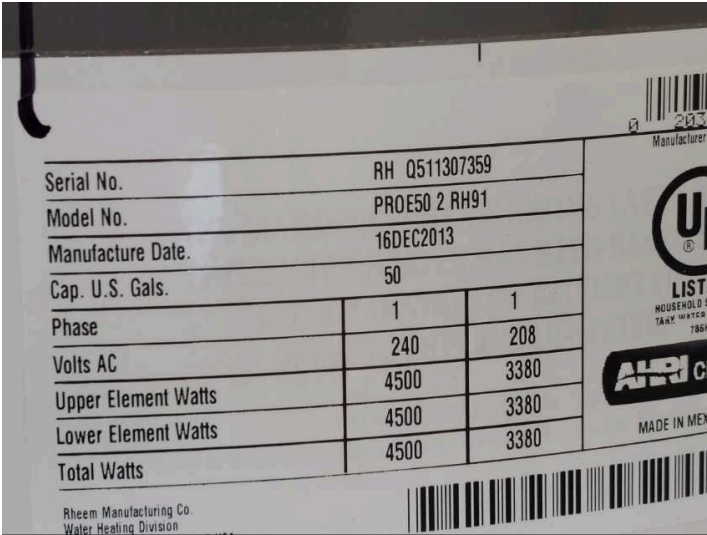
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Water heater data tag (2013)



Water heater temperature and pressure relief valve is damaged - did not trip

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:
Type of Gas Distribution Piping Material:
Comments:

F. Other

Materials:
Comments:

V. APPLIANCES

A. Dishwashers

Comments:

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Dishwasher

B. Food Waste Disposers

Comments:

- Operational and functional at the time of the inspection



Food Waste Disposer

C. Range Hood and Exhaust Systems

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Range hood

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D. Ranges, Cooktops, and Ovens

Comments:



Electric Range

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E. Microwave Ovens

Comments:

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Microwave oven

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fans were found to be operating properly.



Bath fan ducts

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G. Garage Door Operators

Door Type:

- One {16'} steel panel door

Comments:

- The garage door operator and auto-reverse sensors operated properly.

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Garage door operator

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H. Dryer Exhaust Systems

Comments:



Dryer vent cover

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I. Other

Observations:

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Comments:

C. Outbuildings

Materials:

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

F. Other Built-in Appliances

Comments:

G. Other

Comments:

Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

ELECTRICAL SYSTEMS

Page 8 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • The aluminum wiring in the service panel noted to be missing anti-oxidant grease.
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 12 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • Rust and/or corrosion was noted in the condensate drip pan • Temperature drop/differential was not observed between 15-22 degrees. (taken between interior return and supply air). This is considered a defective system and should be serviced by a licensed HVAC contractor. • The HVAC system should be further evaluated by a Qualified Licensed HVAC contractor
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PLUMBING SYSTEMS

Page 15 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • Drain stoppers were either damaged, or non-functional at one or more sinks in the home
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