



G&G INSPECTION PROS

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TREC REI 7-6 G&G

13718 Sloth Bear Ct
Crosby, TX 77532

Inspector

John Setticas

TREC # 23459

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Agent

Douglas Reed

Keller Williams Preferred

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PROPERTY INSPECTION REPORT FORM

Ryan Aupperlee <i>Name of Client</i>	05/25/2023 12:00 pm <i>Date of Inspection</i>
13718 Sloth Bear Ct, Crosby, TX 77532 <i>Address of Inspected Property</i>	
John Setticas <i>Name of Inspector</i>	TREC # 23459 <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

Occupancy: Occupied

In Attendance: Buyers Agent

Type of Building: Single Family

Temperature (approximate): 84 Fahrenheit (F)

Weather Conditions: Clear

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Monolithic Post Tension Style Slab On Grade

The foundation of this home at the time of inspection appeared to be:: In functional condition with no major signs of movement or settlement.

General Information:

Performance Opinion: (An opinion on performance is mandatory)

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

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

1: CORNER POP

 Recommendation

Corner pops or Corner wedge cracks are not structural concerns and are not stress related. It occurs due to the expansion and contraction of concrete and brick at different rates.

Recommendation: Contact a qualified professional.



B. Grading and Drainage

General Information:

Client is urged to keep soil levels a minimum of 4"-6" below top of slab and graded away to promote positive drainage and to prevent water from ponding around foundation. Proper soil levels will also help detect insects should they try to enter the home from the outside. If High soil levels are noted then should be considered a

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conductive condition for Wood Destroying Insects and prevents a visual inspection of the foundation in these areas and should be corrected before option period expires and or before closing date.

C. Roof Covering Materials

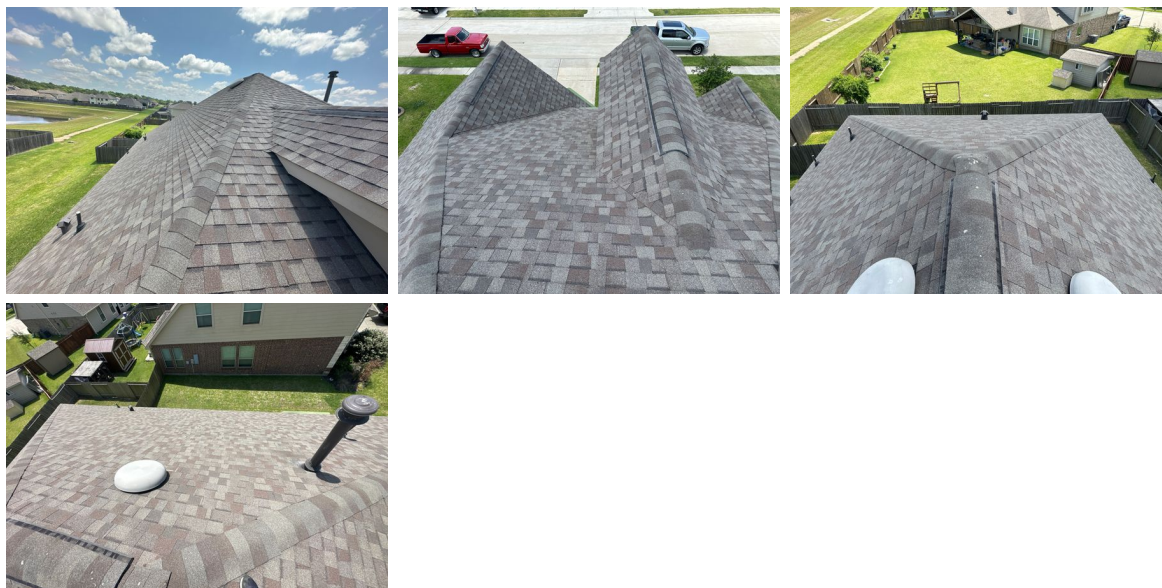
Types of Roof Covering: Asphalt

Viewed From: Roof, Ground

General Information:

This report is an opinion of the general quality and condition of the roof. Clients are urged to contact their insurance company about the insurability of any roof. All recommendations noted should be performed by a qualified roofing contractor. If any repairs are made, it is recommended to check all areas of roof and roof structure for proper installation of materials and for leaks. If buyer has concerns about the integrity of roof structure, roof coverings or other materials, cost of repairs or life expectancy of current roof, a qualified roofing contractor should be consulted.

GENERAL PHOTOS:



D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation:: > 10"

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E. Walls (Interior and Exterior)

General Information:

This company does not test for the presence of lead based paint. If client has questions or concerns as to whether any of the interior or exterior surfaces contain lead base paint, it is recommended they consult a qualified environmental testing company to preform test to identify the presence of any lead based paint.

Walls Material: DRYWALL, BRICK VENEER, FIBER CEMENT SIDING

F. Ceilings and Floors

Ceiling & Floor Material: DRYWALL, CARPET, LAMINATE, TILE

General Information:

The condition of the hidden wood or wood structural members and other components in the ceiling and floor cavities, under the attic space insulation materials, under wood flooring and other floor coverings including the sub-flooring, in areas not readily observable, and under the roofing material is unknown to the inspector. No opinion as to the condition of the wood or wood structural members or the other components in these hidden areas is either intended or implied by this inspection and written report.

1: Cracks/Damage

Recommendation

Cracks, damage and/or deterioration to the ceiling was visible in one or more locations.

Recommendation: Contact a qualified professional.

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Bathroom #1



Bathroom #1



Bathroom #2

2: NAIL POP

🔴 Recommendation

Texture over nails in one or more locations has become detached.

Recommendation: Contact a qualified professional.



Bedroom #3

G. Doors (Interior and Exterior)

1: AUTO CLOSER GARAGE DOOR

🔴 Recommendation

Doors between the garage and the residence shall be equipped with a solid wood door not less than {1 3/8"} in thickness, solid or honeycomb core steel door not less than {1 3/8"} thick or {20} minute fire rated doors equipped with a self-closing device. [R302.5.1]

Recommendation: Contact a qualified professional.

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2: RUSTING LINTEL

🔴 Recommendation

Rust was observed on the door lintels. A lintel is a structural piece of material that sits flat atop and over an opening in a wall. Lintels are most commonly made from steel. If left untreated it can rust and expand, creating cracks in brick.

Recommendation: Contact a qualified professional.



3: Door Doesn't Latch

🔴 Recommendation

Bedroom #3

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation: Contact a qualified professional.

4: CAULKING DEFICIENT

🔴 Recommendation

Caulking around doors is cracking and separating in one or more locations.

Recommendation: Contact a qualified professional.

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Living room closet

H. Windows

General Information:

At the time of the inspection; Inspector was unable to visually inspect or operate some windows due to height, window treatments, personal effects, large, heavy or fragile storage and/or furniture. Only a representative number of accessible windows are checked for operation during this inspection. Failed thermal paned seals in insulated glass windows are not always detectable. In some instances, Inspector may not be able to disclose this condition, particularly if the windows are dirty or it is raining during inspection. The visible moisture between panes in a failed seal situation may be apparent or not, due to variations in atmospheric conditions. Windows are reported as they are observed at the time of the inspection only. No warranty is implied. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a Professional Fenestration Specialist for further evaluation before option period expires and or before closing date.

Window Types: VINYL — DOUBLE PANE

1: RUSTING LINTEL

➡ Recommendation

Rust was observed on the window lintels. A lintel is a structural piece of material that sits flat atop and over an opening in a wall. Lintels are most commonly made from steel. If left untreated it can rust and expand, creating cracks in the brick.

Recommendation: Contact a qualified professional.

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2: CAULKING DEFICIENT

🚫 Recommendation

Caulking around one or more windows is cracking and separating.

Recommendation: Contact a qualified professional.



Left Side

3: separation

🚫 Recommendation

Separation at trim around one or more windows.

Recommendation: Contact a qualified professional.

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I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

L. Other

Other Materials: {6'} wood fence

1: Gate post

 **Recommendation**

Gate post on side of house is loose.

Recommendation: Contact a qualified professional.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Panel and Subpanel Locations: RIGHT REAR CORNER

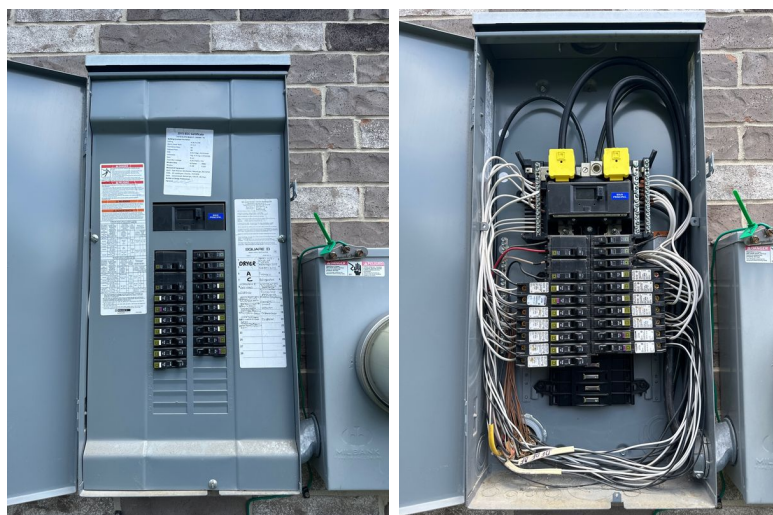
Wiring Type and Amp Ratings of Fuses: Copper wiring, 125 Amp

Brand: Square D

General Information:

With the exception of the main breaker panel, a condenser disconnect box and wall receptacles, no other equipment or component covers are removed or opened to check electrical wiring. Attic insulation and shrouds/covers are not removed to determine if fans are correctly installed. Only visible electrical components which are interior to or attached to the exterior walls of the home were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the Inspector and are excluded from this inspection. Discrepancies related to the electrical system should be considered as safety hazards.

General photos:



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

General Information:

The Inspection does not include: Low voltage systems, telephone wiring, intercoms, sound systems cable-satellite-TV wiring or timers.

FYI: GFCI's (Ground Fault Circuit Interrupters)

GFCI's are modern electrical devices, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located in the Kitchen, Baths, Garage, at Spas, Hot Tubs, Fountains, Pools, crawl spaces and outdoors be upgraded to the ground fault circuit interrupter type. This should be done by a qualified, licensed electrician.

GFCI's should be tested monthly, as some are known to deteriorate and lock in the hot position. Faulty and/or malfunctioning GFCI breakers and receptacles should be replaced immediately. Appliances such as refrigerators should not be put on GFCI's, as a nuisance trip of the device will cause the loss of food.

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C. Other

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Gas — Central

Functioning as intended:

The unit appeared to be functioning as intended at the time of the inspection

GENERAL PHOTOS:



General Information:

Furnaces and A/C units can and do fail without warning, especially older units. As a homebuyer, you should be proactive and upgrade any units older than 10 to 12 years old or units with bent/damaged/loose fitting panels. Regardless of the decision to upgrade, have the furnace (s) cleaned, serviced and adjusted for peak operation prior to closing and then annually prior to the first use. As this is only a limited visual inspection of these systems, any furnace or A/C unit 10 to 12 years old or older should be thoroughly evaluated by a knowledgeable, qualified and licensed HVAC contractor prior to closing. Having your heating and cooling system serviced each year before the first use will ensure that the system is safe and operating as intended. Failure to have a yearly check up can lead to expensive repairs or replacement do to malfunctioning equipment. Malfunctioning heating systems can also be dangerous.

B. Cooling Equipment

Type of System: Electric — Central

Cooling System Differential: 15

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General Information:

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General photos:



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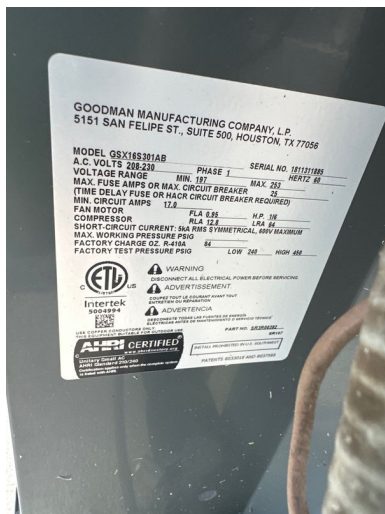
D=Deficient

I NI NP D



SERIAL NUMBER AND MFR DATE:
 Condenser #1 MFR date 2018

Air Handler #1 MFR date 2018



1: PAN RUST/WATER

🔴 Recommendation

Rust and/or water was observed in A/C over flow pan, this usually indicates that possibly at onetime there was or is a restriction in the primary drain. It is recommended to be evaluated by a licensed HVAC technician.

Recommendation: Contact a qualified HVAC professional.

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C. Duct Systems, Chases, and Vents
Type of duct: FLEX DUCT

D. Other

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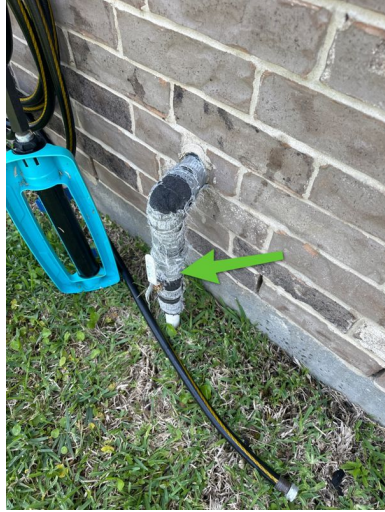
I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Static Water Pressure Reading: 40

Location of Main Water Supply Valve: LEFT FRONT CORNER



Location of Water Meter: STREET

Type of Supply Piping Material: Polyethylene (PEX Pipe)

1: TUB/SHOWER/SINK CAULK & GROUT

🔴 Recommendation

Bathtub, shower and/or sink grout or caulk is separating/missing in one or more locations.

Recommendation: Contact a qualified professional.



Bathroom #2

2: TOILET BASE LOOSE

🔴 Recommendation

Bathroom #1

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Toilet base was loose in bathroom on day of inspection.

Recommendation: Contact a qualified professional.

B. Drains, Wastes, and Vents

Type of Drain Piping Material: Polyvinyl Chloride (PVC)

GENERAL PHOTOS:



Main cleanout location: Front

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 gallons

SERIAL NUMBER AND MFR DATE:

Unit #1 MFR date 2019



Water heater location: Attic

General photos:

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D. Hydro-Massage Therapy Equipment

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Right Side

Type of Gas Distribution Piping Material: Galvanized

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V. APPLIANCES

- A. Dishwashers**
OPERATES AS INTENDED: The dishwasher was functioning as intended at the time of the inspection.
- B. Food Waste Disposers**
OPERATES AS INTENDED: The disposal was functioning as intended at the time of the inspection.
- C. Range Hood and Exhaust Systems**
FUNCTIONS AS INTENDED: Venthood functions as intended at time of inspection.
- D. Ranges, Cooktops, and Ovens**
Oven Energy Sources: Gas
Range Energy Sources: Gas
RANGE FUNCTIONS AS INTENDED: Range functions as intended at time of inspection.
OVEN FUNCTIONS AS INTENDED: Oven(s) functions as intended at time of inspection.
- E. Microwave Ovens**
FUNCTIONS AS INTENDED: Microwave functions as intended at time of inspection. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.
- F. Mechanical Exhaust Vents and Bathroom Heaters**
FUNCTIONING AS INTENDED: The bath fan{s} were functioning as intended at the time of inspection
- G. Garage Door Operators**
Garage Door Type: METAL
FUNCTIONS AS INTENDED: Garage door opener functions as intended at time of inspection.
- H. Dryer Exhaust Systems**