

**A-BETTER INSPECTION INC.**

Katy, TX 77449

281-905-3742



Residence is a one-story wood frame structure.  
For the purpose of this report, residence faces west.  
Residence was vacant at the time of the inspection.

5342 Marisol Cove  
Katy, TX 77493

# A-Better Inspection, Inc.

4206 Verdant Meadow CT  
Katy, TX 77449

Phone (281)905-3742  
davidterry2007@gmail.com

# INVOICE

**SOLD TO:**  
  
Linda Bosley  
  
TX

**INVOICE NUMBER** 20220511-01  
**INVOICE DATE** 05/11/2022

**LOCATION** 5342 Marisol Cove

**REALTOR** Laurie Lujan

DESCRIPTION	PRICE	AMOUNT
Structural/Mechanical Inspection	\$300.00	\$300.00
5/11/2022 Paid in full	(\$300.00)	(\$300.00)
	<b>SUBTOTAL</b>	\$300.00
	<b>TAX</b>	\$0.00
	<b>TOTAL</b>	\$300.00
	<b>BALANCE DUE</b>	<b>\$0.00</b>

**THANK YOU FOR YOUR BUSINESS!**



# PROPERTY INSPECTION REPORT FORM

Linda Bosley <i>Name of Client</i>	05/11/2022 <i>Date of Inspection</i>
5342 Marisol Cove, Katy, TX 77493 <i>Address of Inspected Property</i>	
David Terry <i>Name of Inspector</i>	10562 <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 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.**

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

## **A-BETTER INSPECTION INC.**

**Katy, TX 77449**

**281-905-3742**

### **Pre Inspection Agreement**

The purpose of this inspection is to perform a primarily visual, but not technically exhaustive inspection of the primary structure and its components; this inspection is intended to cover only general issues and should not be considered specific of the various current HVAC, Plumbing or Electrical codes. The scope of the inspection is limited to those accessible portions of the structure and its components. Furniture and built in appliances will not be moved for access for inspection purposes. Foundations are carefully checked above ground level, opinions on below ground supports cannot be made without further laboratory investigation and testing. Judgments of adequacy of any system (electric, HVAC, plumbing) are based on standard demands. We do not check underground utilities, burglar or fire alarms, water softeners or termites. We do not make environmental assessments or check for pollutants. We do not specifically check various building materials used in the construction of the building as to the manufacturer of said materials nor do we acknowledge any type of class action lawsuits pending against the manufacturer of said material, this is a matter for a specific litigation inspection. We are not to be held responsible for any damage resulting from the normal operation of items required to be inspected. We furnish the foregoing inspection report at your request in strict confidence as your employee and agent for your use in determining the present physical condition of the subject premises. It should be noted that although the said premises and/or equipment may be in satisfactory operating or functional condition at the time of inspection, these items are not to be considered nor are they warranted or guaranteed for any expressed period of time. A-BETTER Inspection, Inc. is not to be held responsible for any items that have been cosmetically hidden, concealed or undisclosed by seller in order to conceal defects on the property. This inspection was performed in compliance with the Standards of Practice 22TAC, Section 535.222 set forth by the Texas Real Estate Commission. Licensed contractors should be retained to give monetary estimates for costs of repairs called for and including any repairs which may be needed in addition to those called for in order to comply with local codes prior to closing on the transaction. Copies of all repair work performed should be retained by the buyer for future considerations.

I have read and understand the scope and intention of this inspection. I agree that should a discrepancy concerning the information or content provided in this inspection arise, I will contact A-BETTER Inspection Inc. within 90 days from the date of this inspection to voice my concerns. A-BETTER Inspection Inc. will then act on your behalf to address the concerns in a capacity that is amicable to both parties. Should an agreeable solution fail to satisfy the concerns voiced, both parties will agree to abide by a third party arbitration.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):* Post-tension slab on grade

*Comments:*



The residence was observed as having a concrete post-tension slab on grade foundation. The foundation appears to be functioning as designed and intended at this time. The structural members and load bearing walls appeared unremarkable at this time. The foundation appears to be reasonably level.

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**B. Grading and Drainage**

*Comments:*



The grading on the property appears satisfactory at this time. The slope and drainage was considered typical and normal. It is recommended that 3-5" of foundation exposure be kept around the perimeter of the foundation and that a consistent moisture content be maintained. Improper grading and moisture control can lead to possible foundation problems.

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**C. Roof Covering Materials**

*Types of Roof Covering:* Composition Asphalt Shingles

*Viewed From:* Ground level

*Comments:*



The residence was observed as having a hip and gable framed roof with a composition shingle cover. The roof was observed and inspected from ground level using visual aids. The overall visible shingle cover, associated flashing, and roof venting jacks appeared in satisfactory



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condition at this time with no physical damage observed. No water penetration was observed from the visible areas of the interior roof or interior ceilings. The typical life expectancy for a similar shingle roof system is approximately 15-20 years.

**D. Roof Structures and Attics**

*Viewed From:* Attic space

*Approximate Average Depth of Insulation:* 6-8" open cell foam

*Comments:*



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The accessible portions of the attic area of the residence was visually inspected. The overall condition of the visible interior framing and supports appear sound at this time. The rafters and decking were covered by foam insulation and not visible for inspection. Insulation in the attic area appears to be approx. 6-8".

**E. Walls (Interior and Exterior)**

*Comments:*



The masonry wall areas and fiber cement sided walls on frame construction were observed to be

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in overall good condition at this time.

Recommend caulking the void at the exterior trim and brick veneer on the north side of the residence.



There appears to be a protruding nail at the drywall in the northwest bedroom above the bedroom entry.



I=Inspected

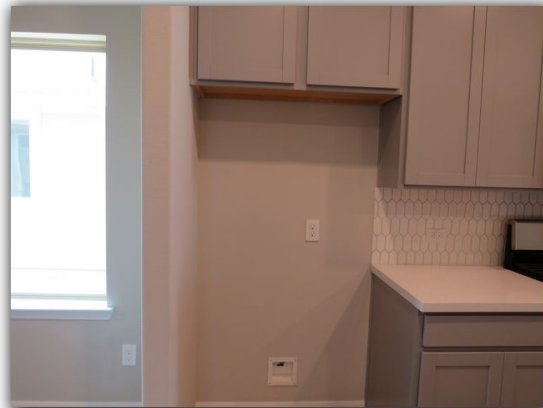
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Thermal imaging of the perimeter walls of the living area did not reveal any anomalies at this time. The following thermal images are followed by the digital pictures of the area below the image.



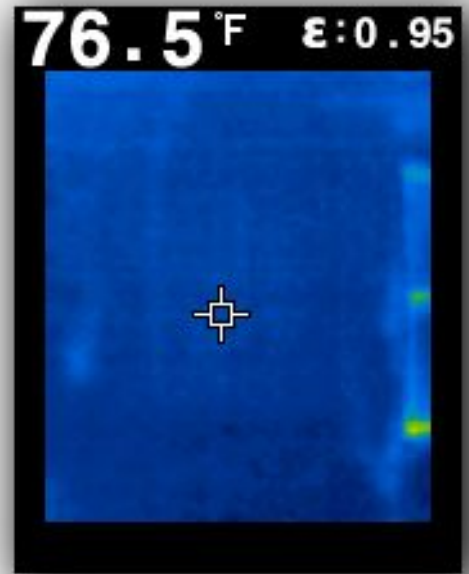
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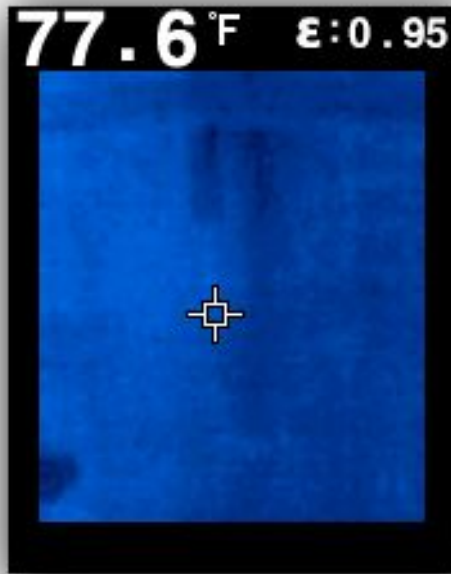
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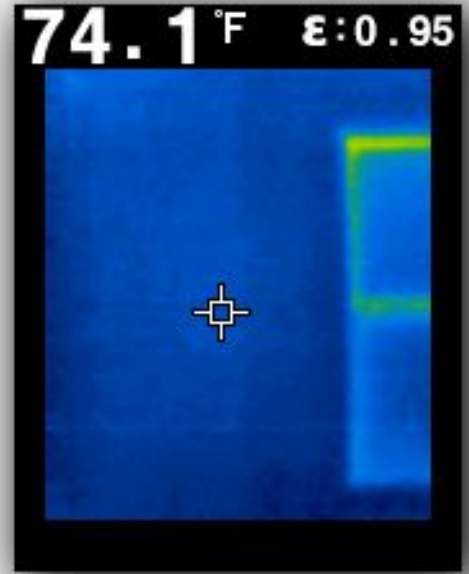
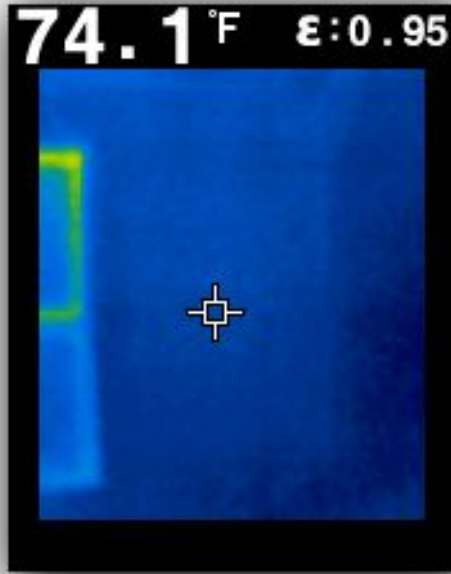
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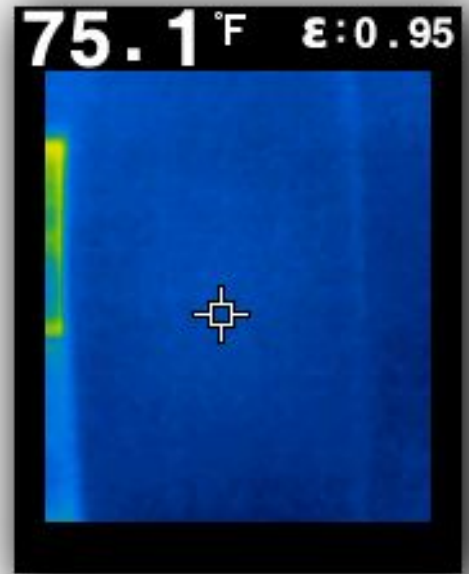
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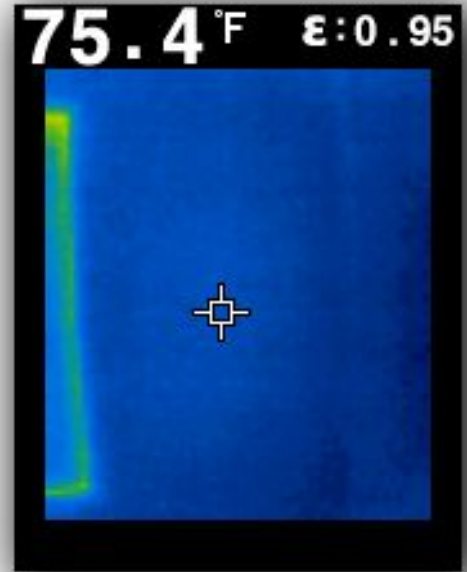
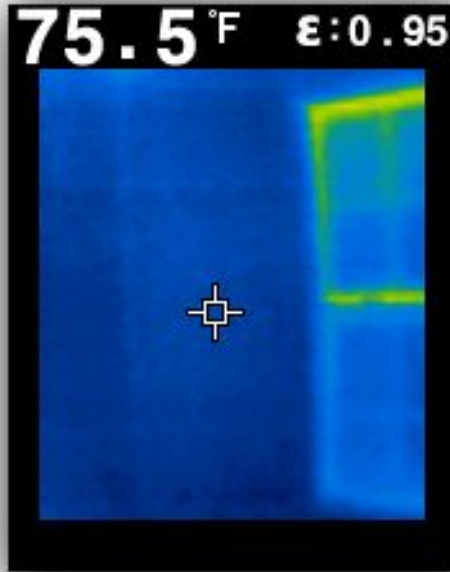
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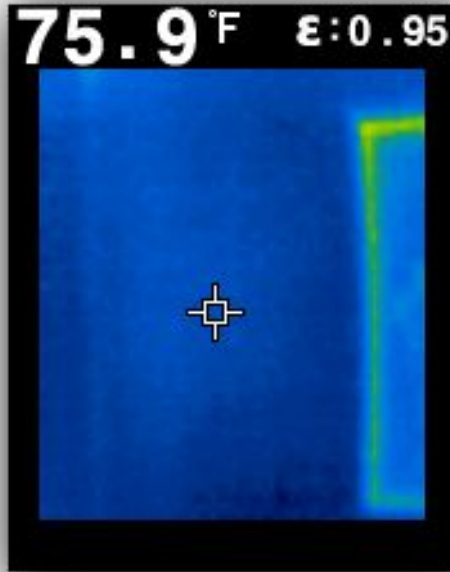
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**F. Ceilings and Floors**

*Comments:*

- A drywall blemish was observed at the living room ceiling near the rear entry.

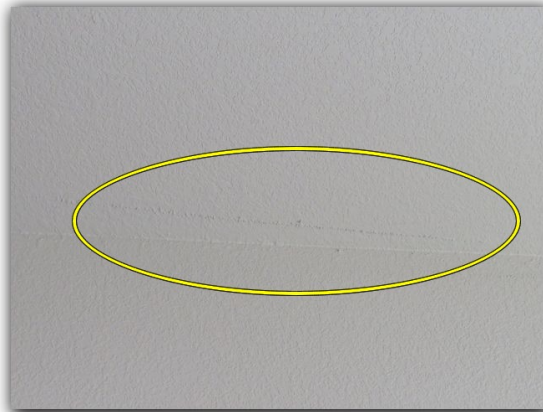
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Blistered/peeled paint observed at the master closet ceiling near the air supply register.



**G. Doors (Interior and Exterior)**

*Comments:*

Interior and exterior entry doors were operational. Closing and latching was considered normal.

Recommend caulking the voids at the garage overhead door side jambs and brick veneer as needed.



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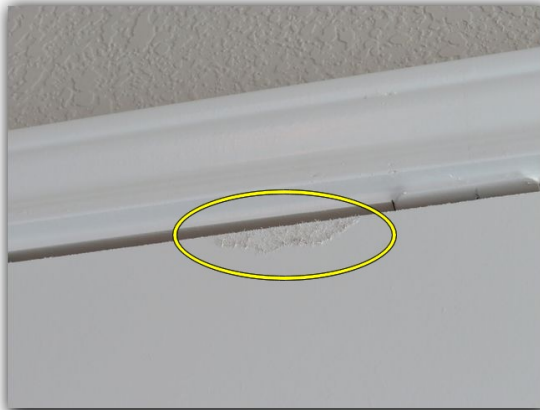
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Blemish observed at the master bath entry doors.



**H. Windows**

*Comments:*

The accessible windows in the residence were operated and found to be functional and aligned at this time.

**I. Stairways (Interior and Exterior)**

*Comments:*

**J. Fireplaces and Chimneys**

*Comments:*

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I	NI	NP	D
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**K. Porches, Balconies, Decks, and Carports**

*Comments:*



The patio area looked unremarkable at this time.

- 

**L. Other**

*Comments:*

The yard gate observed to drag on the exterior grading. Recommend trimming the bottom of the yard gate to allow unrestricted open/close operation of the gate.



**II. ELECTRICAL SYSTEMS**

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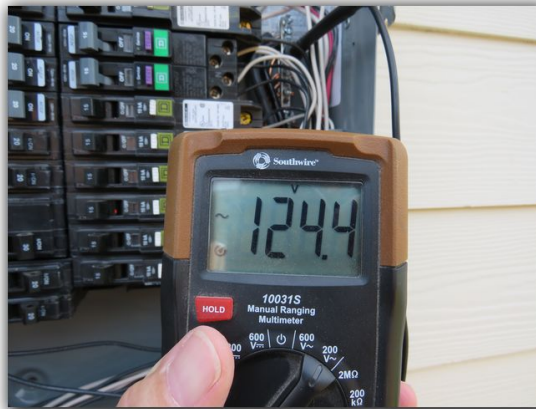
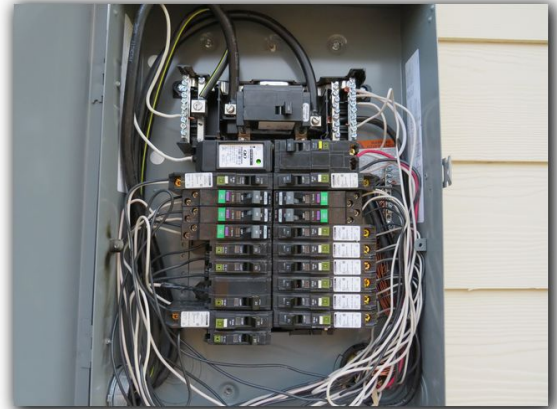
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**A. Service Entrance and Panels**

*Comments:*



125amp service panel-125amp main- 120/240v copper wired breaker service. Breaker wiring, bus bar shields and breakers showed no indications of over heating or arcing and were observed to be in good condition at this time.

Voltage readings of 120+v were measured on all breaker lugs at the service panel and were considered normal.

The service panel cabinet does not appear to be bonded. Repairs are needed to bond the service panel cabinet to the neutral bus bar. Metal components that can become energized from a lightning strike should be bonded/grounded.

GFCI protection appears to be needed for the 240v A/C condenser circuit.



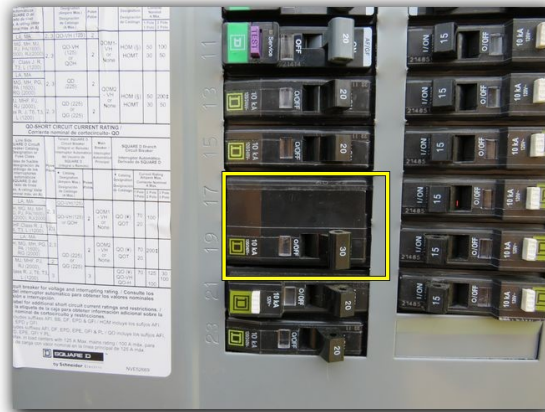
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**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments:

The residence was observed to be compliant with 2014 electrical code requirements for GFCI (NEC 210.A86) protection in wet locations and AFCI (NEC 210.12A&B) protection on general use 120v electrical circuits including outlets, lighting and smoke detectors.

**C. Other**

Comments:

The smoke detectors in the residence are compliant with the 1996 fire safety code (IRC R313.1) which requires that smoke detectors be installed in each sleeping quarter and outside each sleeping area and that they be interconnected so as when one activates all detectors in the residence audibly actuate.

Carbon monoxide alarms are compliant with current code (IRC R315.3) requiring CO alarms be installed outside of each separate sleeping area in the immediate vicinity of the bedroom. The CO alarms are allowed to be combined with the smoke detectors (IRC R315.4)

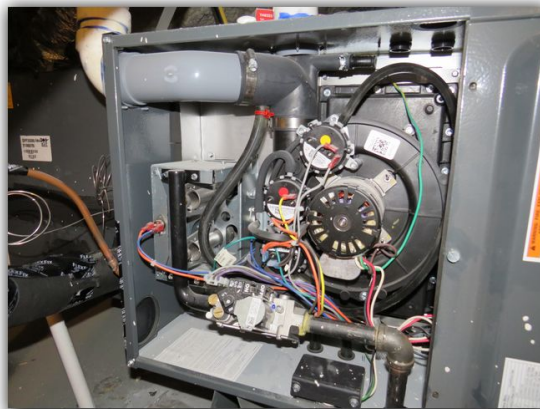
**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**

Type of Systems: Gas fired forced air

Energy Sources: Gas

Comments:



2021 GOODMAN gas fired forced air 40,000 BTU furnace MOD. #GMVC960403BN.

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Furnace was operated using the standard manual controls. Furnace operations appeared satisfactory at this time. Burner compartments were relatively free of rust or scale deposits and the flame color was consistent. Furnace installation was also considered satisfactory at this time.

Air handler was equipped with a media filter. Recommend replacing the filter every 6-8 months. Additional filters may be used on air returns if desired. Recommend using the economy filters so as not to impede air flow.



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**B. Cooling Equipment**

*Type of Systems:* Central electric split system

*Comments:*



2021 GOODMAN 2 ton 30 amp condensing unit MOD. #GSX160241FJ.

The cooling system was operated using the standard manual controls in the residence, the equipment is visually checked for damage and component operations. The interior room temperature and supplied air temperature are measured as a tool in determining the present operating condition of the system. Normal temperature differential for a cooling system considered in satisfactory operating condition is between **14-22 degrees**. Measured room temp. **75 degrees**. Supplied air temp. **59 degrees**. Temperature differential **16 degrees**. The cooling system was considered in satisfactory operating condition at this time.

- 

**C. Duct Systems, Chases, and Vents**

*Comments:*

The visible air supply duct and venting was observed in the attic areas and appears properly connected and installed. Air flow to the residence was considered satisfactory at this time.

- 

**D. Other**

*Comments:*

**IV. PLUMBING SYSTEMS**

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**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter: NW corner property*  
*Location of main water supply valve: NE corner residence*  
*Static water pressure reading: 61 psi*  
*Type of supply piping material: PEX*  
*Comments:*



The plumbing in the residence appears to be constructed of PEX piping. No plumbing leakage from the visible or accessible piping was observed at this time. While no piping leakage was observed, it should be noted that the majority of the piping is concealed by interior walls and insulation in the attic and is not visible. Functional flow was observed at all plumbing fixtures at the time of the inspection.

**B. Drains, Wastes, and Vents**

*Type of drain piping material: PVC*

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Comments:



The plumbing fixtures in the residence were operated simultaneously for an extended period of time in an effort to determine the condition of the drainage system. No drainage problems were observed during the operation of the fixtures at this time. It should be noted that no underground leak testing of the drainage pipes were performed at this time.

- 

**C. Water Heating Equipment**

*Energy Sources:* Gas

*Capacity:* 50 gallons

*Comments:*



2022 STATE 50 gallon gas fired water heater MOD. #GS6-50-BCT 250, unit was observed to be functional and properly installed at this time. Water temperature was measured at 113 degrees, temperature controls on the water heater can be adjusted for comfort levels.

- 

**D. Hydro-Massage Therapy Equipment**

*Comments:*

- 

**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter:* NW corner residence

*Type of gas distribution piping material:* Black steel

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Comments:



The gas supply system appears to be in satisfactory condition at this time. Please be aware, the majority of the piping is concealed and not visible for inspection.

F. Other

Comments:

## V. APPLIANCES

A. Dishwashers

Comments:



The WHIRLPOOL dishwashing unit was found to be operational. No leakage or cycling problems were observed at this time.

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**B. Food Waste Disposers**

*Comments:*



Disposal was operational at the time of the inspection.

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**C. Range Hood and Exhaust Systems**

*Comments:*



Range hood was operational, vented and incorporated in the microwave.

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**D. Ranges, Cooktops, and Ovens**

*Comments:*



The WHIRLPOOL gas range and oven were observed to be operational. Oven temperature was consistent with oven settings.

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**E. Microwave Ovens**

*Comments:*



The WHIRLPOOL microwave oven was observed to be operating properly. No microwave leakage was detected at the time of the inspection.



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**F. Mechanical Exhaust Vents and Bathroom Heaters**

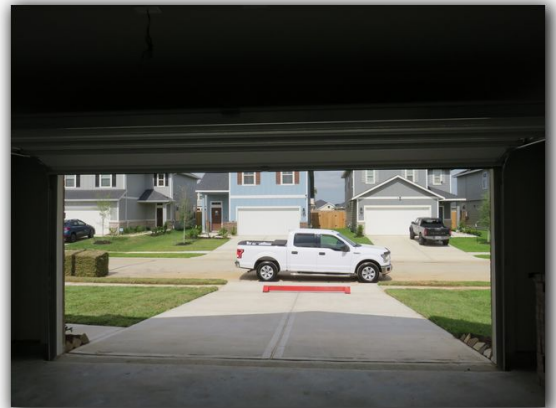
*Comments:*



Bathroom and utility room exhaust fans were observed to be operational and vented to the exterior.

**G. Garage Door Operators**

*Comments:*



The **manual** 16x7 garage door was observed to be functional at the time of the inspection.

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**H. Dryer Exhaust Systems**

*Comments:*



Dryer exhaust duct was installed and routed to the exterior for discharge.

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**I. Other**

*Comments:*



**UTILITY ROOM:** 120-240v electric supplied services.  
The utility room is equipped with a 4-prong 240v outlet.

**VI. OPTIONAL SYSTEMS**

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**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

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

*Type of Construction:* [Pool Construction Types](#)

*Comments:*

- 

**C. Outbuildings**

*Comments:*

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

Type of Pump: [Water Pump Types](#)

Type of Storage Equipment: [Water Storage Equipment](#)

Comments:

**E. Private Sewage Disposal Systems**

Type of System: [Septic Systems](#)

Location of Drain Field:

Comments:

**F. Other Built-in Appliances**

Comments:

**G. Other**

Comments:

## Summary

### WALLS (INTERIOR AND EXTERIOR)

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Recommend caulking the void at the exterior trim and brick veneer on the north side of the residence. There appears to be a protruding nail at the drywall in the northwest bedroom above the bedroom entry.

### CEILINGS AND FLOORS

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A drywall blemish was observed at the living room ceiling near the rear entry. Blistered/peeled paint observed at the master closet ceiling near the air supply register.

### DOORS (INTERIOR AND EXTERIOR)

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Recommend caulking the voids at the garage overhead door side jambs and brick veneer as needed. Blemish observed at the master bath entry doors.

### OTHER

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The yard gate observed to drag on the exterior grading. Recommend trimming the bottom of the yard gate to allow unrestricted open/close operation of the gate.

### SERVICE ENTRANCE AND PANELS

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The service panel cabinet does not appear to be bonded. Repairs are needed to bond the service panel cabinet to the neutral bus bar. Metal components that can become energized from a lightning strike should be bonded/grounded. GFCI protection appears to be needed for the 240v A/C condenser circuit.