

PROPERTY INSPECTION REPORT



8635 Spring Green Dr., Houston , Texas 77095
Inspection prepared for: Matt Messer
Real Estate Agent: Open House - Open House

Date of Inspection: 9/5/2023
Age of Home: 1984 Size: 2,201
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

Matt Messer

Name of Client

9/5/2023

Date of Inspection

8635 Spring Green Dr., Houston , Texas 77095

Address of Inspected Property

Ken Adams

Name of Inspector

20878

TREC License #

Steve McElwee

Name of Sponsor (if applicable)

License 21679

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Foundations

Type of Foundation(s):

- Post tension slab foundation
- Slab foundation

Comments:

- SLAB FOUNDATION
- 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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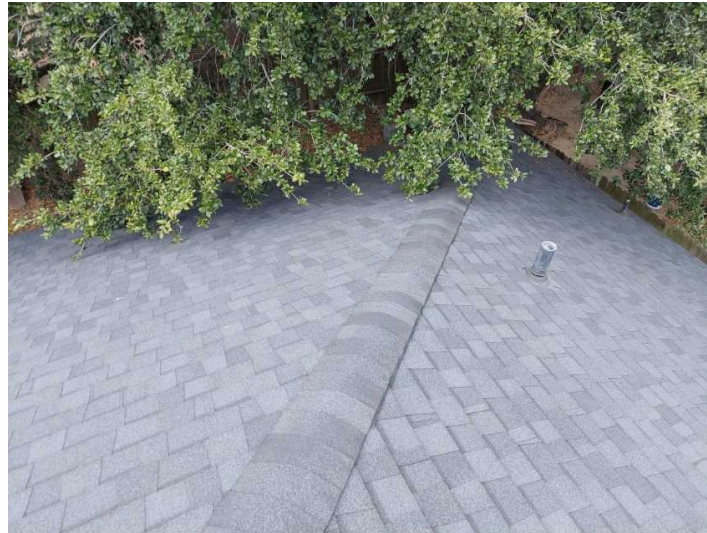
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Picture of roof



Picture of roof



Tree limbs/branches should be trimmed away from roof covering

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
- There is no insulation installed on the attic access cover as required by current standards.
- One or more of the attic ladder components were observed to be damaged and should be corrected for safety concerns.

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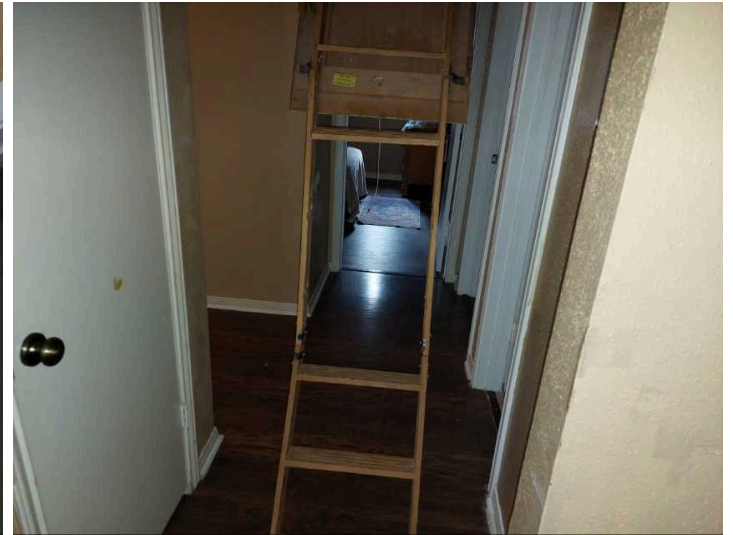
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Attic access missing insulation.



Damaged attic access ladder.



Picture of attic space



Picture of attic space

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Picture of attic space



Picture of attic space



Picture of attic space

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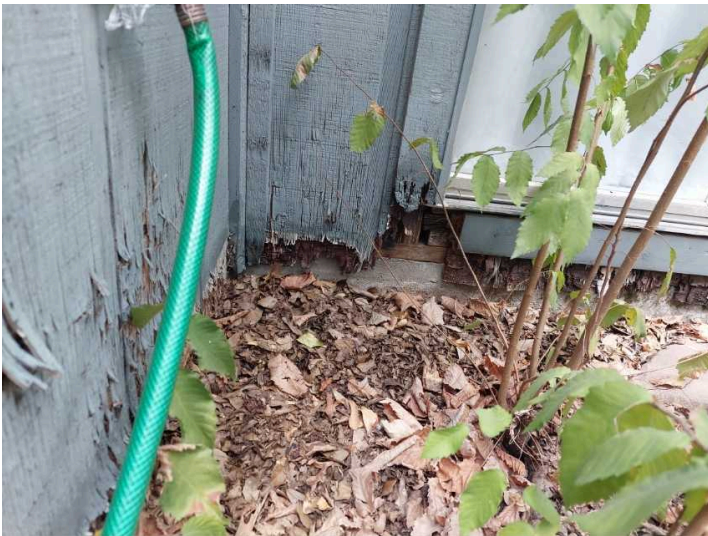
E. Walls (Interior and Exterior)

Wall Materials:

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

Comments:

- Utility room/laundry room has connections for a gas dryer and an electric dryer.
- 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. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited to, lead based paint, asbestos, radon, mold, mildew or fungus.
- The siding was noted with damage in one or more locations.
- One or more interior and/or garage walls was noted with damaged drywall.



Damaged siding left side of house.



Damaged siding left side of house.

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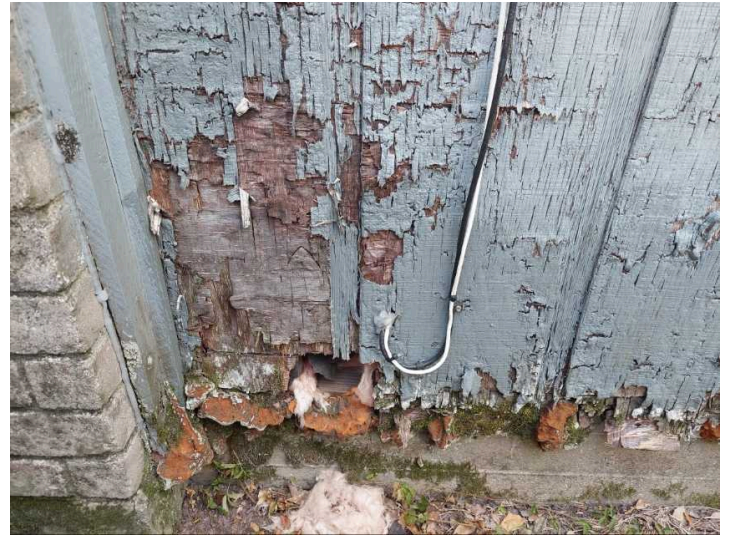
Damaged siding back side of house.



Damaged siding back side of house.



Damaged siding right side of house.



Damaged siding right side of house.

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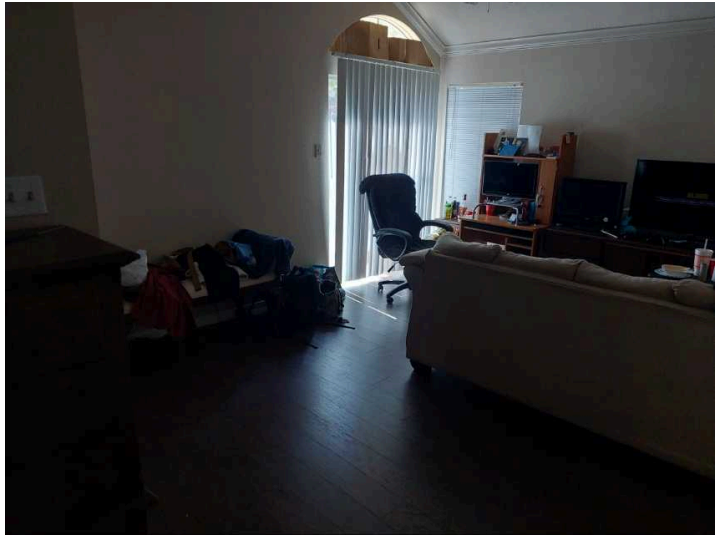
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Interior wall damage in garage



Stored personal belongings can affect the inspectors view of the entire wall system

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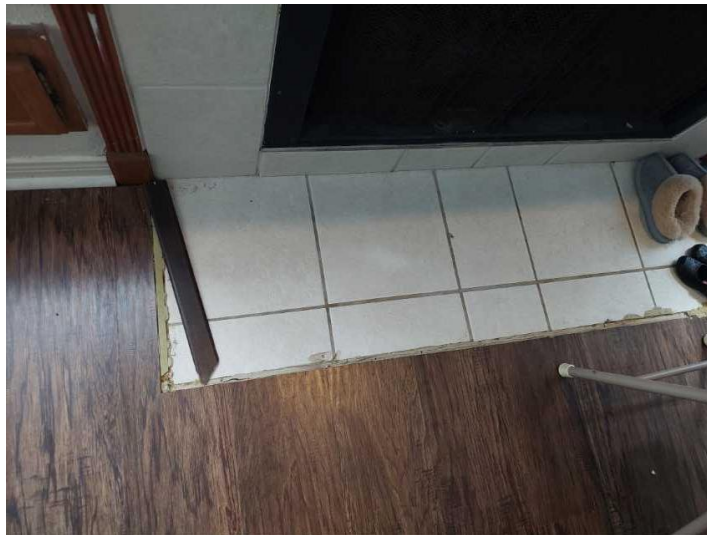
F. Ceilings and Floors

Ceiling and Floor Materials:

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

Comments:

- **Wood floors noted with damage in one or more locations.**



Damaged wood floor

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G. Doors (Interior and Exterior)

Comments:

One or more of the garage door panels were observed to be damaged, weathered, warped and/or dented at the time of the inspection.

One or more interior doors were missing.



Garage door is damaged.



Garage door is damaged.



Missing door



Missing door

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I	NI	NP	D
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Missing door

H. Windows

Window Types:
 • Windows are made of aluminum
 Comments:

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Locations:
 • Fireplace is located in the family room
 Types:
 • Fireplace appears to be a natural gas operated chamber

Comments:
 • The Inspector is not certified chimney professional. Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use.

Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because a qualified chimney sweep expert could reveal other problems or recommend repairs. Clean chimneys don't catch on fire. More information about fireplaces and chimneys can be obtained at www.csia.com.

If problems with the fireplace / chimney have been identified during this inspection or if buyer believes problems may exist or to put the buyers mind at ease, having a certified fireplace contractor review is recommended.

• **The metal fireplace chimney cap was noted with corrosion. Damaged chimney cap can create a moisture intrusion problem.**

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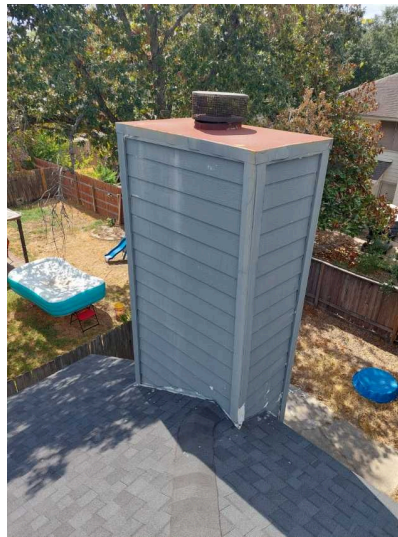
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Picture of fireplace



Fireplace chimney



Fireplace chimney

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Materials:
Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

- The electrical service panel is located on the exterior back side of house.

Materials and Amp Rating:

- Copper wiring
- 125 amp

Comments:

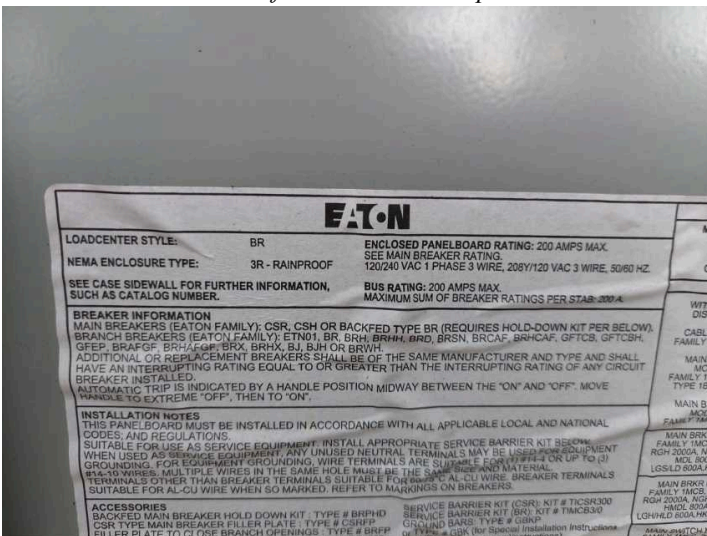
- Service entrance wiring is underground



Picture of electrical service panel



Picture of electric meter



Panel manufacturer



Main breaker (125A)

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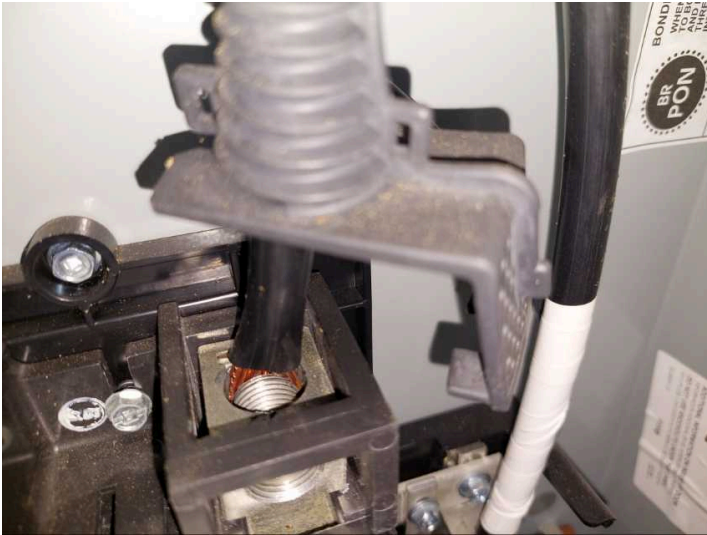
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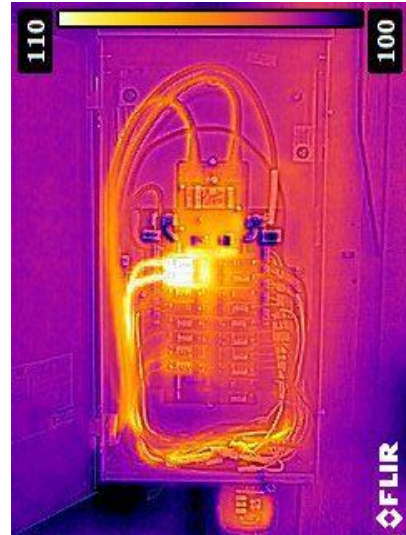
Picture of breakers



Picture with deadfront panel removed



Service entrance conductor (SEC) connections



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:

- One or more kitchen electrical receptacles noted without **GFCI** protection.
- Missing and/or non-functional exterior light fixture at front door
- The doorbell was noted as missing and or components were missing at the time of the inspection

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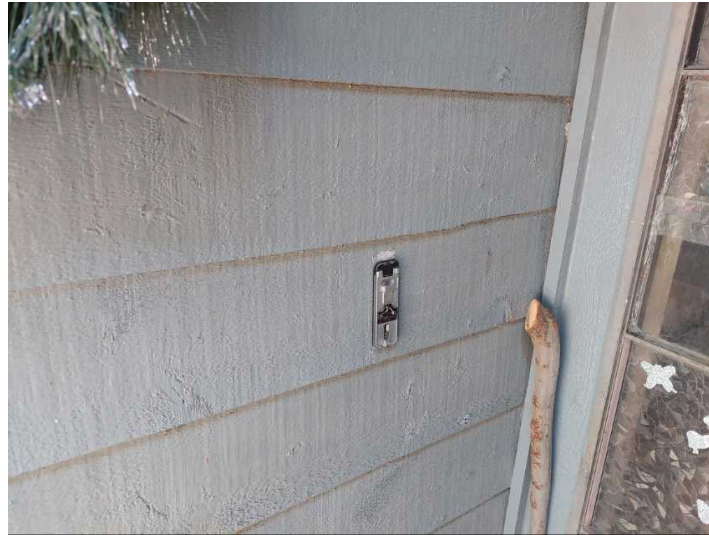
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Kitchen electrical receptacle not GFCI protected



Missing front porch light



Missing door bell

C. Other

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- Gas fired forced hot air

Energy Sources:

- The furnace is gas powered

Comments:

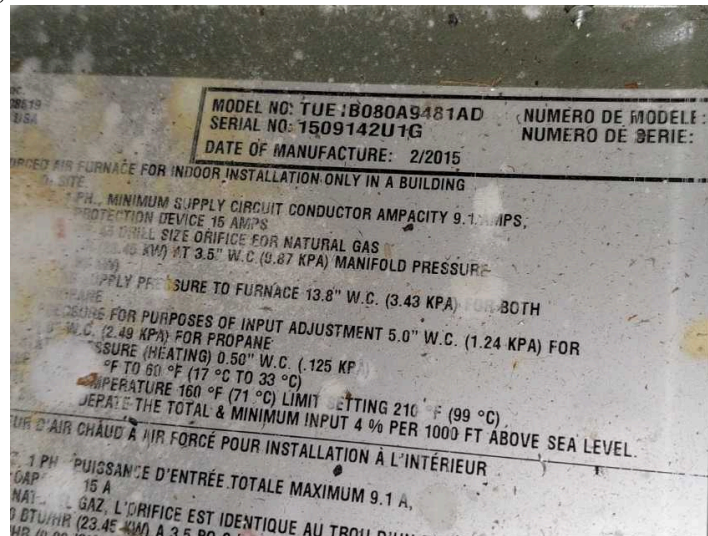
- Number of Heating Units (1)
- Brand name Unit #1 : TRANE
- Manufacture Date 2015



Picture of Furnace



Furnace Brand Label



Furnace Data Tag 2015

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I	NI	NP	D
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B. Cooling Equipment

Type of Systems:

- Forced air cooling system

Comments:

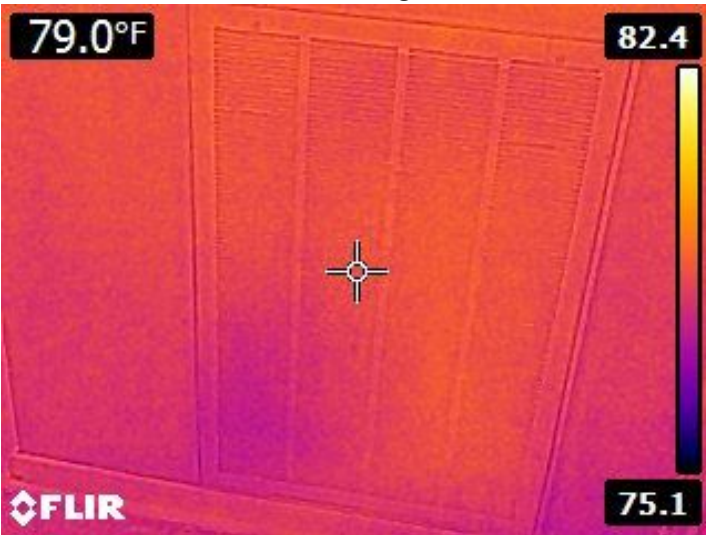
- Number of AC Units : 1
- AC Unit #1 Brand Name: TRANE
- AC Unit #1 Manufacture Date: 2015
- The temperature difference between Return Air and Supply Air is 17.5 deg F.



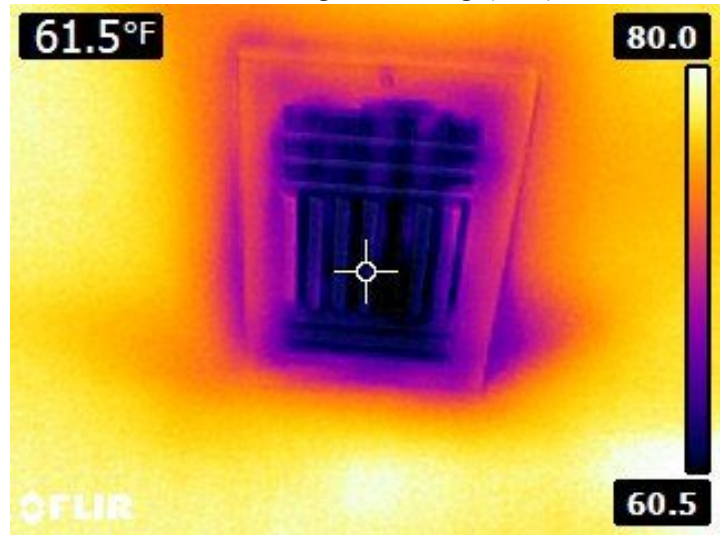
AC condensing unit



AC condensing unit data tag (2015)



Air temperature measured at return air vent.



Air temperature measured at supply air vent.

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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.



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:

- In garage.

Comments:

- Type of Supply Piping Material: Copper
- Static Water Pressure Reading: 62 psi

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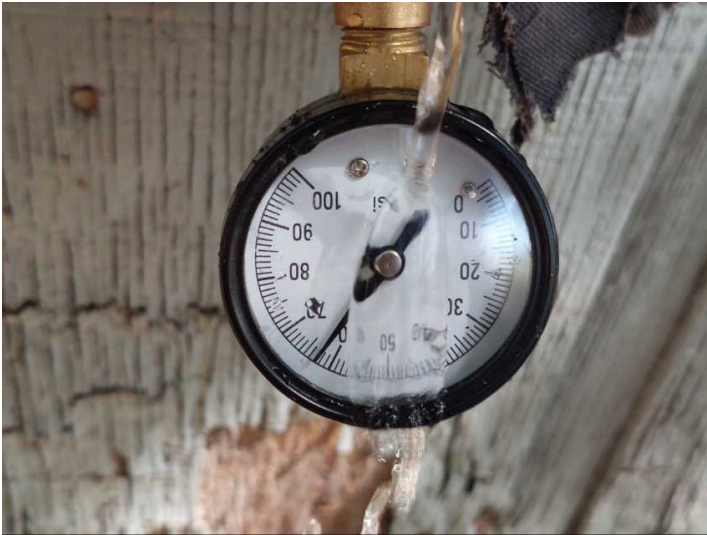
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Water meter



Main water shutoff valve



Water pressure 62 psi



Picture of water supply lines - copper

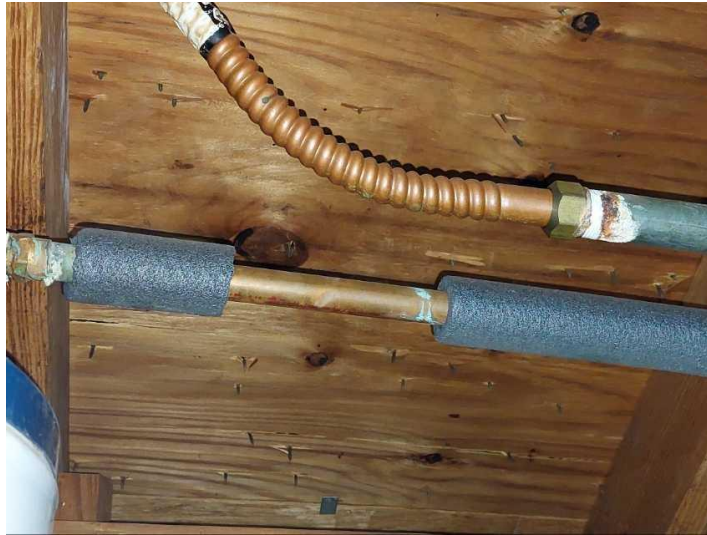
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Picture of water supply lines - copper

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B. Drains, Wastes, and Vents

Comments:

- Type of Drain Piping Material: PVC, Unknown

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Water Heating Equipment

Energy Source:

- Water heater is natural gas
- Water heater is located in the attic
- This house is equipped with 1 water heater.

Capacity:

- Unit is 40 gallons

Comments:

- Water heater #1 Brand name: Envirotemp
- Water heater #1 manufacturer date: 2002

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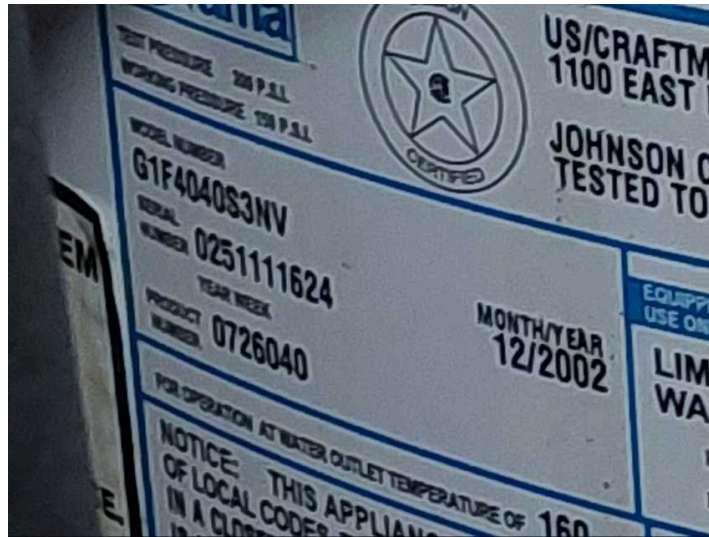
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Picture of water heater



Water heater brand name



Water heater data tag (2002)

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D. Hydro-Massage Therapy Equipment

Comments:

- The hydro-massage therapy equipment is located in the master bathroom.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Hydro massage therapy tub in master bathroom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:

- Back side of house

Type of Gas Distribution Piping Material:

- Black iron pipe

Comments:



Picture of Gas Meter

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Other

Materials:

Comments:

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I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:



Dishwasher

B. Food Waste Disposers

Comments:

- Operational and functional at the time of the inspection



Food Waste Disposer

C. Range Hood and Exhaust Systems

Comments:

- The range hood fan operated properly, but the light did not come on.

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I	NI	NP	D
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Range hood

D. Ranges, Cooktops, and Ovens

Comments:

- Oven(s): Electric



Electric Cooktop



Gas oven

E. Microwave Ovens

Comments:

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I	NI	NP	D
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Microwave oven

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fans were found to be operating properly.

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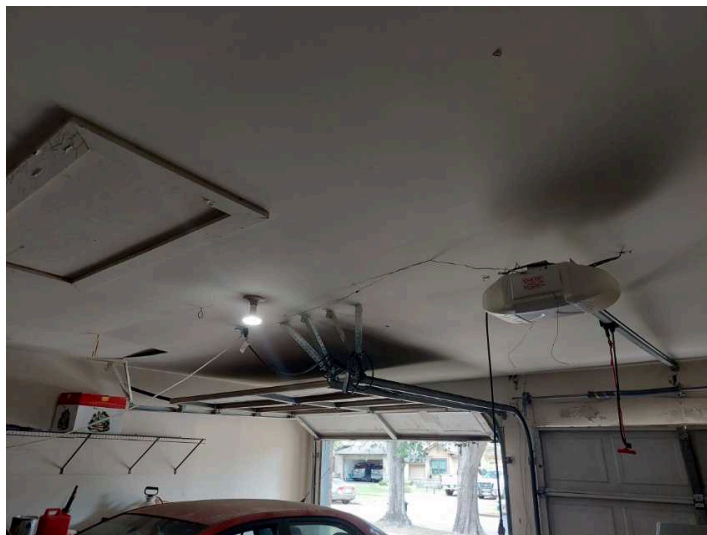
G. Garage Door Operators

Door Type:

- Two single {7'} steel panel doors

Comments:

- One or more garage door operator(s) was not working at time of inspection.



Garage door operator

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

- The dryer vent pipe has been terminated through roof with an unapproved roof jack. Dryers terminated at roof requires a roof jack that is designed for this purpose. It is required to have a back draft damper to keep birds and rodents from building nests in the dryer exhaust pipe.



Unapproved roofjack used for dryer vent pipe

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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I. Other

Observations:

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Outbuildings

Materials:
Comments:

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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
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

STRUCTURAL SYSTEMS

Page 5 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • There is no insulation installed on the attic access cover as required by current standards. • One or more of the attic ladder components were observed to be damaged and should be corrected for safety concerns.
Page 8 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • The siding was noted with damage in one or more locations. • One or more interior and/or garage walls was noted with damaged drywall.
Page 10 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Wood floors noted with damage in one or more locations.
Page 11 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • One or more of the garage door panels were observed to be damaged, weathered, warped and/or dented at the time of the inspection. • One or more interior doors were missing.
Page 12 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> • The metal fireplace chimney cap was noted with corrosion. Damaged chimney cap can create a moisture intrusion problem.

ELECTRICAL SYSTEMS

Page 15 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • One or more kitchen electrical receptacles noted without GFCI protection. • Missing and/or non-functional exterior light fixture at front door • The doorbell was noted as missing and or components were missing at the time of the inspection
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APPLIANCES

Page 24 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> • The range hood fan operated properly, but the light did not come on.
Page 26 Item: G	Garage Door Operators	<ul style="list-style-type: none"> • One or more garage door operator(s) was not working at time of inspection.
Page 27 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> • The dryer vent pipe has been terminated through roof with an unapproved roof jack. Dryers terminated at roof requires a roof jack that is designed for this purpose. It is required to have a back draft damper to keep birds and rodents from building nests in the dryer exhaust pipe.