



TREC-7-6

24607 Emerald Pool Falls Dr
Tomball, TX 77375

Inspector
Cullen Fleetwood
TREC # 20717
6232035659
theneverseenkid@gmail.com



PROPERTY INSPECTION REPORT FORM

Offer Pad	06/29/2023 12:00 pm
<i>Name of Client</i>	<i>Date of Inspection</i>
24607 Emerald Pool Falls Dr, Tomball, TX 77375	
<i>Address of Inspected Property</i>	
Cullen Fleetwood	TREC # 20717
<i>Name of Inspector</i>	<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

In Attendance: Customer, Seller

Temperature: Over 65 (F) = 18.3 (C)

Weather Conditions: Clear

Type of Building : Residential Single Family, Two Story

Year Constructed (per internet resources): 2013

Garage/Carport : 2 Car Garage

Types of Interior Rooms/Areas: Foyer, Living Room, Family Room, Dining Room/Area, Den/Office, Hallway(s), Other

Bedroom Count: 5

Bathroom Count: 3.5

Noticeable Odor: N/A

Furniture/Visual Obstruction: Furniture/obstructions present in most rooms/areas

Ground/Soil Surface Condition: Damp

Rain in last 3 days : Yes

Radon Test : No

Water Test : No

Comment Key

The following definitions of comment descriptions represent this inspection report. All comments by the

inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected - Indicates the component or system was inspected and is functionally consistent with its original purpose but may show signs of normal wear and tear and/or deterioration.

Deficiency Noted - Indicates the component or system was inspected and shows signs of notable deficiency. Deficiencies may include items in need of repair, replacement or further professional evaluation now or in the near future.

Not Visible - Indicates the component was not visible or readily accessible for inspection.

Not Present - Indicates the component was not observed or is not installed.

Scope Of Work

The Home Inspection is a limited non invasive, visual inspection only of the property at the time of inspection. Only visible, safely and readily accessible areas of the specified systems and components will be inspected. The inspector will not disassemble material or components or move furniture or items of personal belongings to gain access, either physical or visible to areas or components otherwise blocked.

A home inspection is not a home warranty, guarantee, or insurance of any kind. Please review the inspection agreement for further details.

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I NI NP D

I. STRUCTURAL SYSTEMS

Overview Photos :



Driveway: Concrete
 Interior Odor(s): None
 Popcorn Ceiling Applied (pre 1978): No
 Possible Lead-based paint (pre 1978): No

A. Foundations

Types of Foundations: Slab on grade

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Foundation Performance: EXCESSIVE MOVEMENT ON ZIP LEVEL READING ONLY

Foundation Observations: N/A

Columns or Piers: Not Visible

Method used to observe Crawlspace: No crawlspace

1: OUT OF TOLERANCE -ZIP LEVEL READING ONLY

▲Further Evaluation Needed

ZIP LEVEL READING OUT OF TOLERANCE - Foundation observed appeared to be out of tolerance per the ZIP LEVEL READING ONLY. Zip level showed an elevation difference of 1.5".

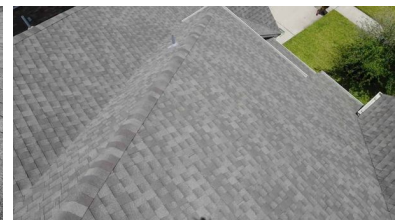
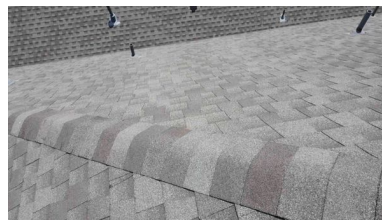
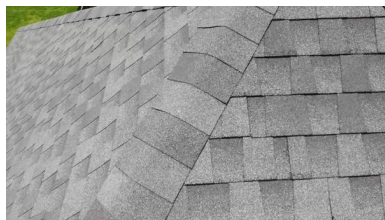
There were no other visual signs of settling noted at the time of inspection. Prior to closing, the foundation should be inspected by a qualified foundation specialist, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.

Recommendation: Contact a qualified professional.



- B. Grading and Drainage**
Gutters: Installed

- C. Roofs (coverings, flashings, penetrations, eaves)**
Types of Roof Covering: Architectural



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Viewed From: Viewed with drone
Main roof original to home: Yes
Tile Roof Underlayment Age/Condition: N/A
Asphalt Shingle Granule Loss: None observed
Shingle Life Expectancy: 10 + Years
Asphalt Shingle Layers: One
Recent Repairs/Service: None observed
Stains/Growth on Roof Covering: None observed
Solar Installed: None
Sky Light(s): None

D. Roof Structures and Attics

Viewed From: Partially walked/crawled, Limited inspection due to building materials



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Approximate Average Depth of Insulation: 15+"
Roof-Type: Hip
Attic info: Pull Down stairs, Light in attic
Roof Structure Type: 2 X 6 Rafters, Lateral bracing

E. Walls (Interior and Exterior)

Wall Structure: Wood



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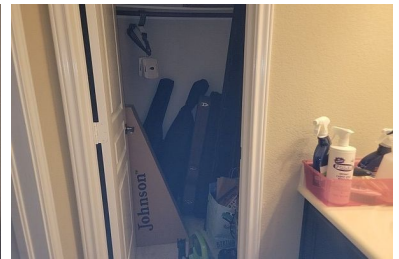
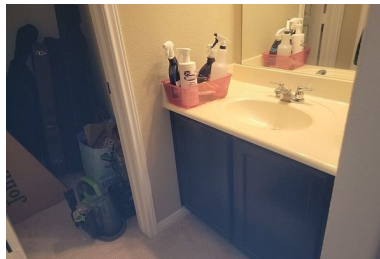
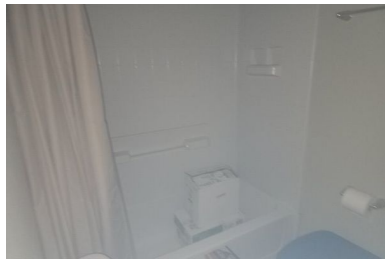
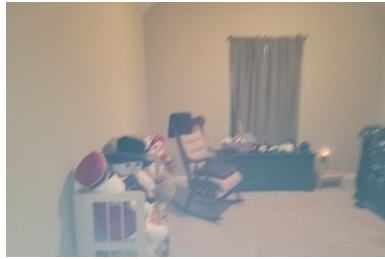
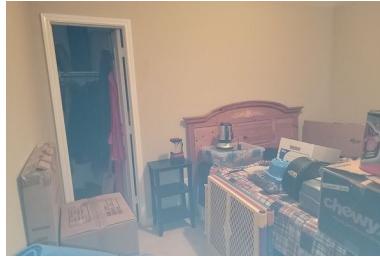
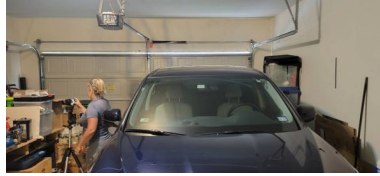
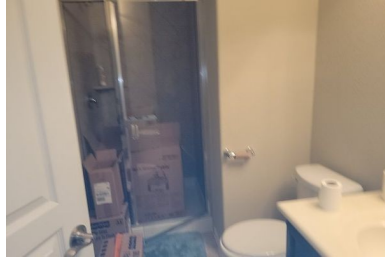
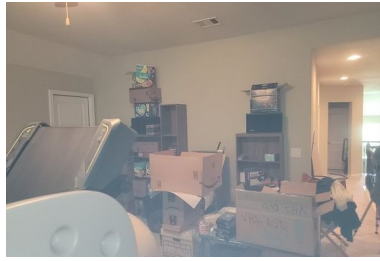
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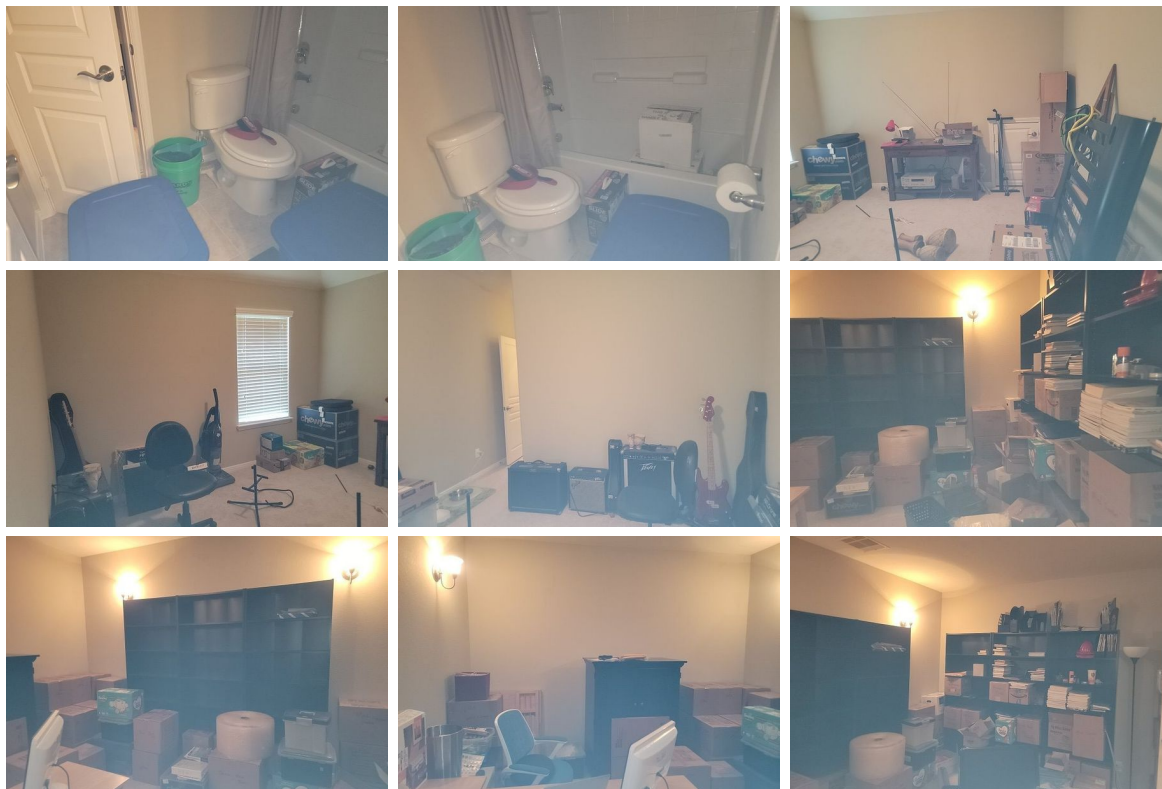
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Siding Style: Brick

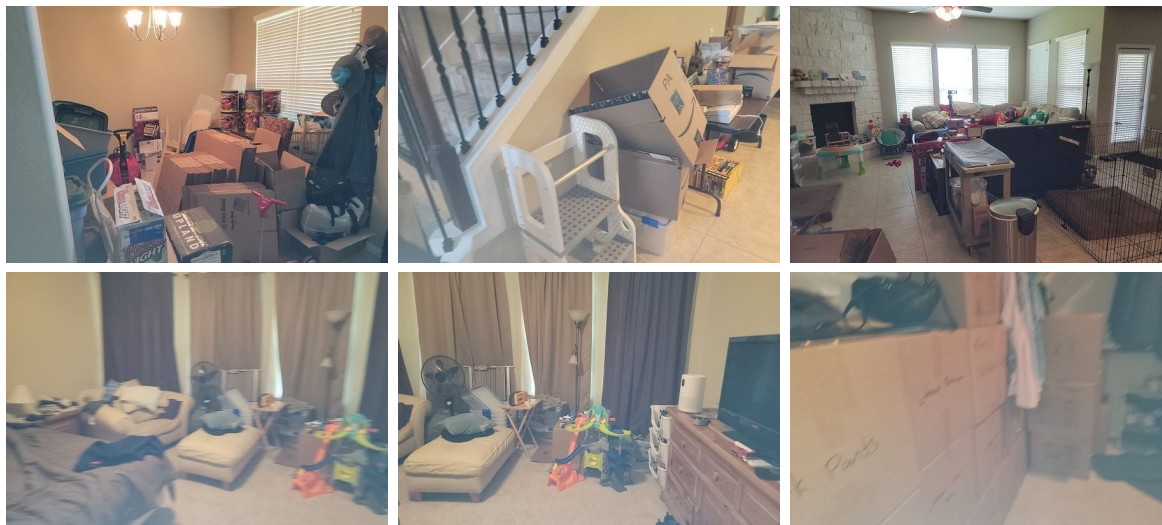
Siding Material: Brick veneer

Interior Paint Color Neutral: Laundry Room - Neutral, Kitchen - Neutral, Living Room/Foyer - Neutral, Family Room - Neutral, Dining Room - Neutral, Den/Bonus Room - Neutral, Master Bedroom - Neutral, Spare Bedroom(s) - Neutral, Master Bathroom - Neutral, Other Bathroom(s) - Neutral

Sellers Obstructions:

Inspection/assessment was limited due to sellers belongings. Recommend fully observing the area prior to closing if needed.

Throughout



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I	NI	NP	D
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F. Ceilings and Floors

Floor Coverings: Laundry room - Tile, Kitchen - Tile, Living room/Foyer - Tile, Family room - Carpet, Dining room - Tile, Master Bedroom - Carpet, Den/Bonus Room - Carpet, Spare Bedroom(s) - Carpet, Master Bathroom - Tile, Other Bathroom(s) - Tile

Minor/moderate carpet stains:

Minor to moderate carpet staining noted. Recommend assessment/service as needed by a qualified carpet/flooring professional.

Stairway



G. Doors (Interior and Exterior)

Exterior Entry Doors: Steel

H. Windows

Number of damaged window seals observed: 0

Safety Mechanism Present on Low Windows: Present and Functional

Unable to test (partially viewed):

Window(s) could not be tested or fully observed due to personal property in front. Recommend fully observing and testing if possible prior to closing.

I. Stairways (Exterior and Interior)

Staircase Baluster Spacing: 4" or less

J. Fireplace and Chimney

Chimney (exterior): N/A

Types of Fireplaces: Non-vented gas logs

Fireplace Testing: Gas - tested/functional

Operable Fireplaces: One

Fireplace Chimney/Flue Termination Point: N/A

K. Porches, Balconies, Decks and Carports

Appurtenance: Covered porch

L. Garage

Garage Door Type: One automatic

Garage Door Material: Metal

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- M. Counters and Cabinets**
Kitchen Countertop: Granite
Kitchen Cabinetry: Wood
Bathroom Countertop: Corian
Bathroom Cabinetry: Wood

- N. Fencing and Retaining Walls**
Fence Material: Wood, Metal/Chain Link



1: Wood fence

[🔧 Service/Repair or Replace](#)

Loose, weathered and/or damaged wood planks observed at the wood fence. Recommend replacement as/where needed by a qualified professional.



2: Fence not Stained

[🔧 Service/Repair or Replace](#)

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The perimeter wood fence is not stained/sealed. Recommend staining or painting by a qualified professional to maintain material integrity.

Recommendation: Contact a qualified professional.



O. Addition(s)

P. MISC/GENERAL OBSERVATIONS

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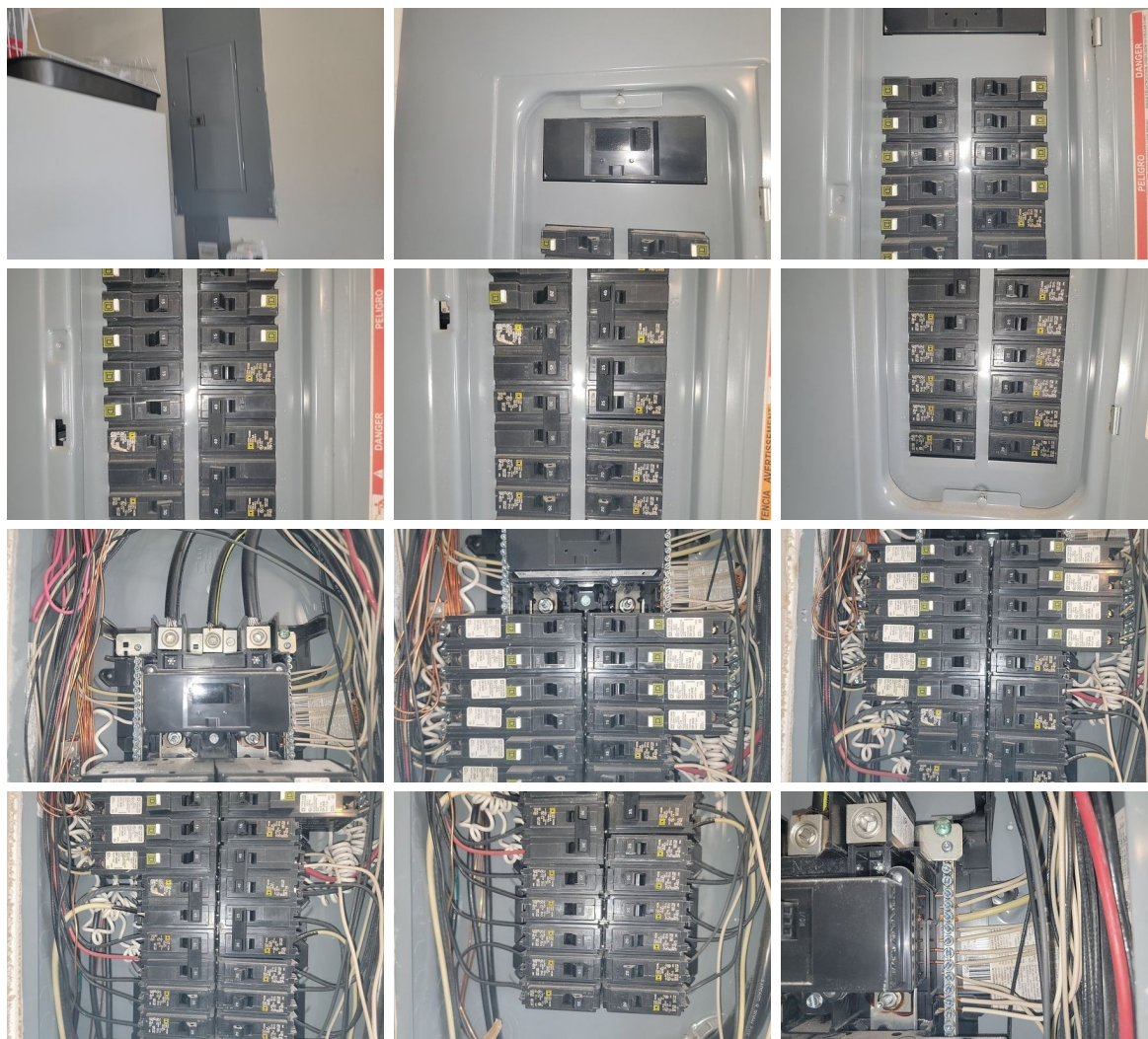
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II. ELECTRICAL SYSTEMS - TX

Overview Photos :



B. Service Entrance and Panels

Electrical Service Type/Conductors: Underground - Terminate in sealed compartment

Main Electrical Service Panel Location: Garage

Electrical Service Amperage: 150 AMP

Electrical Service Voltage: 120/240 Volt

Main Electrical Service Manufacturer: Square D

Sub-panel Manufacturer(s): Square D

Sub-panel Location(s): No sub-panels installed/observed

Gas Bond Observed: Yes

Water Bond Observed: Non-metallic plumbing - not required

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C. Branch Circuits, Connected Devices and Fixtures

Type of Wiring : Stranded Copper, Solid Copper, Stranded Aluminum

Overcurrent Protection Type: Circuit breakers, AFCI Breakers, No GFCI Breakers

Wiring Types/Methods Observed: NM (Non-metallic) Cable

GFCI Devices: Installed and functional in required locations

AFCI Breakers: Installed and Functional in Required Rooms

Tamper Resistant Outlets: Yes

D. Other

Comments:

E. Smoke Detectors

F. Carbon Monoxide Detector

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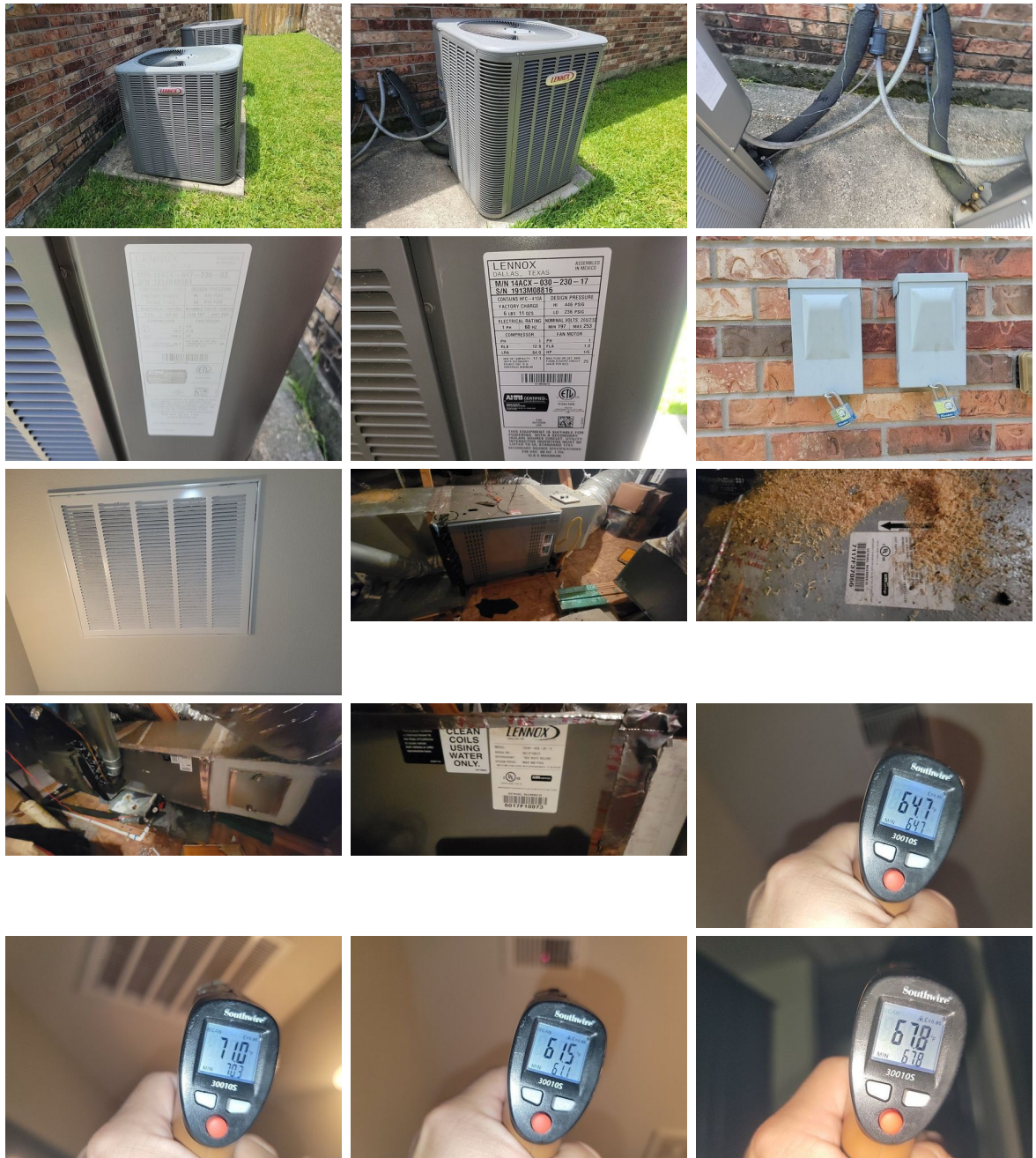
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Overview Photos :



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B. Heating Equipment

Type of Heat Systems: Forced Air

Energy Sources: Gas

Number of Heat Systems (excluding wood): Two

Furnace/Air Handler Manufacturer(s): Lennox

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

I	NI	NP	D
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Furnace/Air Handler Year(s) Manufactured: 2017
Heat System Testing: Warmed and circulated air
Furnace Sediment Trap(s): Installed

C. Cooling Equipment

Type of Systems: Central Air Conditioner
Condenser Manufacturer(s): Lennox
Condenser Size(s): 4 Ton, 2.5 Ton
Condenser Unit Year(s) Manufactured: 2014, 2013
Compressor Unit(s) Level: Yes
Condenser Unit Fuse/Breaker Size(s): Correct Size
Cooling System Temperature Differential(s): 10 degrees or less
Refrigerant Type(s): R-410
Cooling System(s) 12+ Years: No

1: Temperature differential less than 10 degrees

▲Further Evaluation Needed

The cooling system produced a temperature differential of less than 10 degrees F as measured between the air return and registers. This is below the recommended range of approximately 15-22 degrees F. Recommend evaluation of the system by a qualified HVAC contractor.

Recommendation: Contact a qualified professional.

D. Duct Systems, Chases and Vents

Distribution System: Ducts, Insulated
Air Filter Type/Condition : Disposable, Clean

E. Other

Comments:

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IV. PLUMBING SYSTEM

Overview Photos :

Overview Photos :



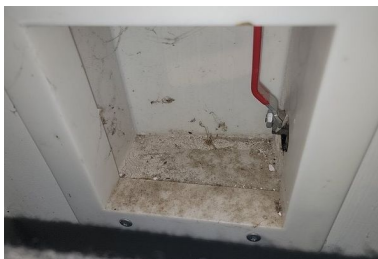
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B. Plumbing Supply, Distribution System and Fixtures

Location of water meter: at street

Location of main water supply valve: Other

Static water pressure reading: 60-65 PSI

Type of Supply Piping Material: CPVC

Water Source: Public

Water Meter: Limited assessment - Water in enclosure, recent rain

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): PEX

Plumbing Distribution Manifold: Potentially installed but not located/observed

Water Filters: (We do not inspect filtration systems)

PEX Manufacturer: Other - EXCLUDE

Hot Water at Fixtures: Yes

Expansion Tank Present on Closed System: Not Applicable

Possible distribution manifold :

Evidence was observed that may indicate a plumbing distribution manifold is installed in the home however the manifold was unable to be located. Recommend inquiry with the seller regarding the location and observing/assessing as needed prior to closing.

C. Drains, Waste and Vents

Plumbing Waste: PVC

Main Drain Clean-out : Observed, In front of home

Washer Drain Size: 2" Diameter

Evidence of septic system: None observed

Type of Drain Piping Material: PVC

Bathtubs Filled and Drained: Yes

D. Water Heating Equipment

Energy Sources: Indirect Fired

Capacity: 50 Gallon (2-3 people)

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I	NI	NP	D
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Water Heater Location: Garage

Water Heater Manufacturer: BRADFORD-WHITE

Water Heater 12+ Years: No

E. Hydro-Massage Therapy Equipment

F. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Main Level

Type of Gas Supply Piping Material: Cast Iron

Comments:

G. Gas Distribution Systems

H. Other

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V. APPLIANCES

Overview Photos :



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A. Dishwasher

Dishwasher High Loop/Air Gap: No

1: No high loop/air gap

🟡Service/Safety Concern

A high loop is required on a dishwasher drain if an air gap is not installed. A high loop will help prevent backflow of water between the sink and the dishwasher. Recommend raising and securing a portion of the dishwasher drain hose as high as possible below the kitchen sink.

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B. Food Waste Disposer

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Ranges Cooktops and Ovens
Range/Oven: OTHER
Oven Anti-tip Bracket: Yes

D. Range Hood and Exhaust Systems
Kitchen Ventilation Method: Microwave Fan
Exhaust/Range hood: VENTED
Bathroom Ventilation Fan or Window Present: Yes

E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

G. Garage Door Operator(s)
Auto-opener Manufacturer: LIFT-MASTER
Garage Door Manually Operable: Yes

H. Dryer Exhaust System

I. Other

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LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

IRRIGATION PRESENT and INSPECTED:
CONTROLLERS: FUNCTIONAL

IRRIGATION SYSTEM

1: Obstruction

[Service/Repair or Replace](#)

One obstructed sprinkler head present at zone 3.

Recommendation: Contact a qualified professional.



2: Improperly positioned

[Service/Repair or Replace](#)

One improperly positioned sprinkler head in zone 6. Recommend repair as needed by a qualified professional.

Recommendation: Contact a qualified professional.

