



BOOKER HTX - REAL ESTATE INSPECTIONS

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<https://www.bookerhtxinspections.com/>



TREC REI 7-6

2507 Berkley Ct
Richmond, TX 77406



Inspector

Jarvis T. Booker

936-253-2799

jarvist@bookerhtx.com



Agent

Brenda Delcambre

Riverbend realty



PROPERTY INSPECTION REPORT FORM

Don Pate <i>Name of Client</i>	01/20/2023 9:00 am <i>Date of Inspection</i>
2507 Berkley Ct, Richmond, TX 77406 <i>Address of Inspected Property</i>	
Jarvis T. Booker <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.

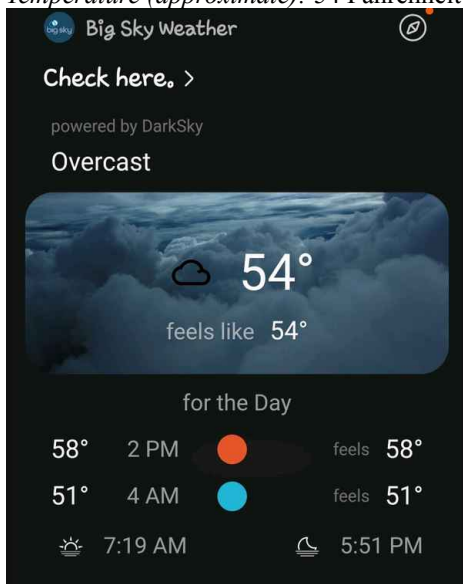
ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Buyer

Occupancy: Vacant

Style: Modern, Multi-level

Temperature (approximate): 54 Fahrenheit (F)



Type of Building: Single Family

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

B. Grading and Drainage

Comments:



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I NI NP D



1: Negative Grading

🔴 Recommendation

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

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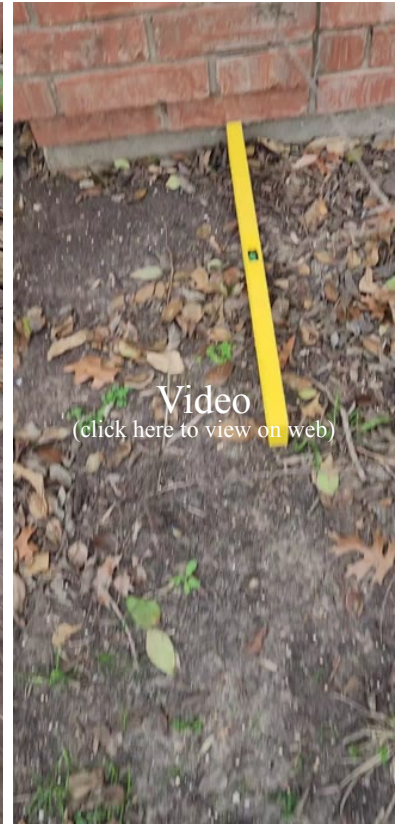
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Video
(click here to view on web)



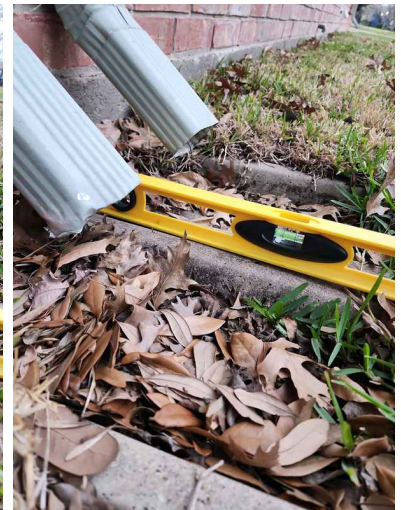
Video
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Video
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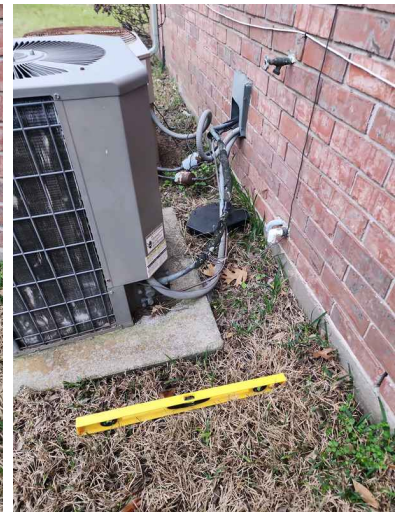
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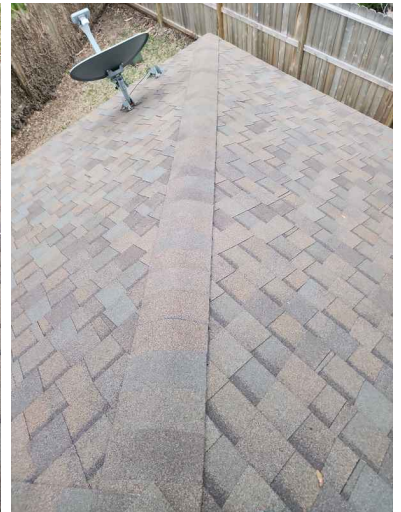
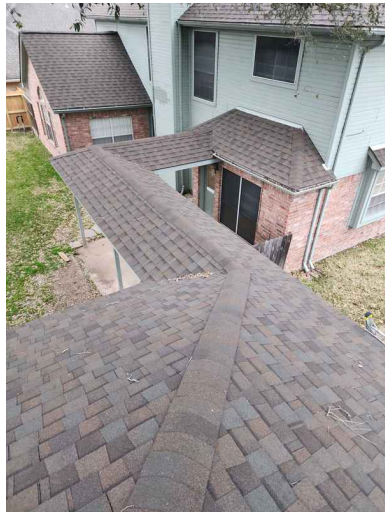
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C. Roof Covering Materials
Types of Roof Covering: Asphalt



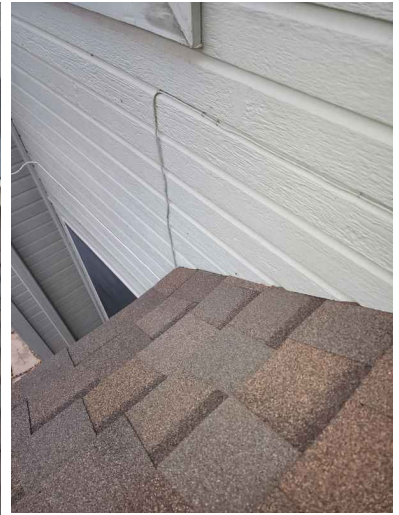
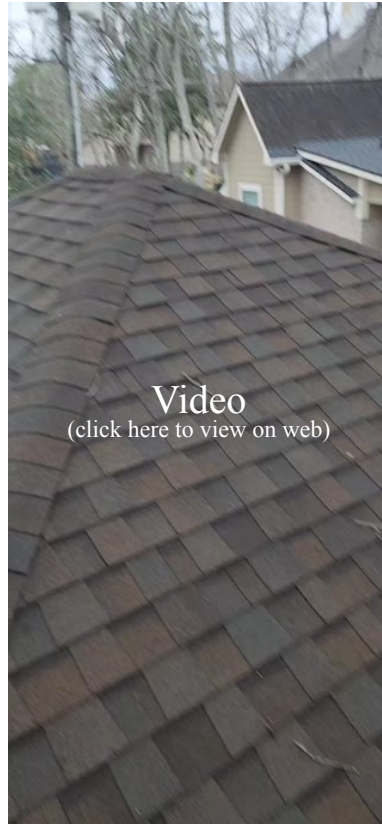
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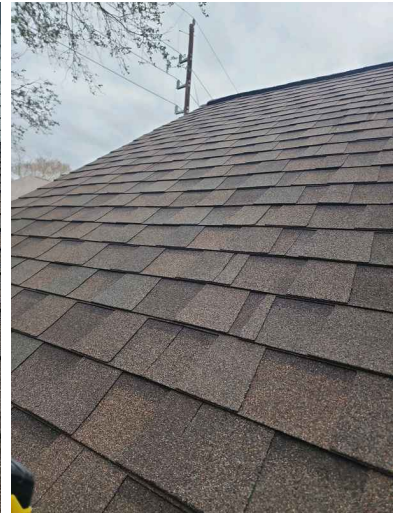
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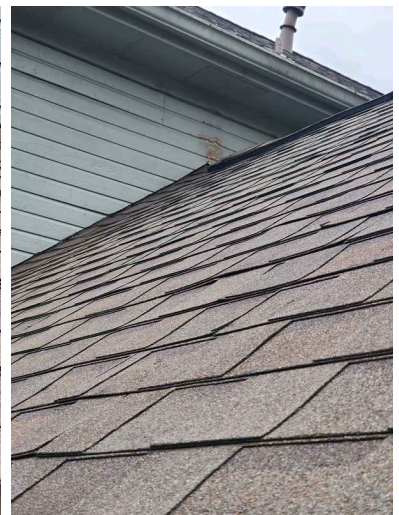
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Viewed From: Roof, Ladder, Ground



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Comments:
Roof



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1: Missing kickout flashing

🟡 Recommendation

Roof



D. Roof Structures and Attics
Viewed From: Attic

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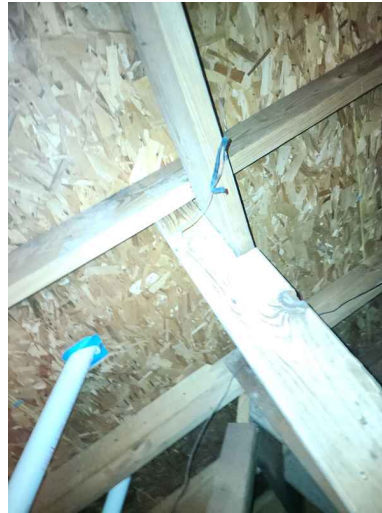
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In good shape



In Good Shape



In Good Shape



In Good Shape



In Good Shape



In Good Shape

Approximate Average Depth of Insulation: 8 R-value

Comments:

E. Walls (Interior and Exterior)

Comments:

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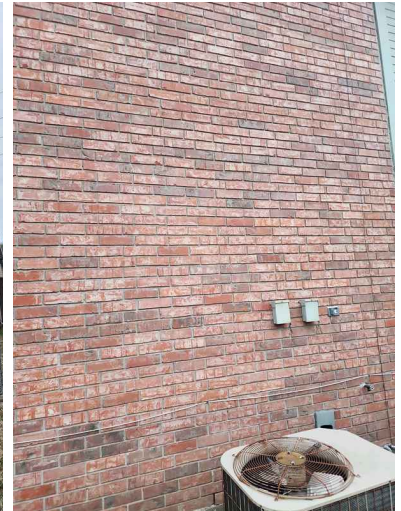
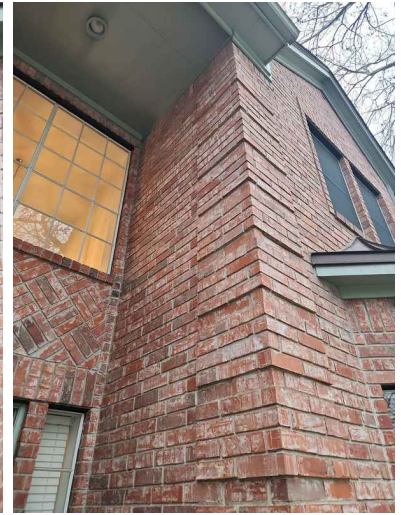
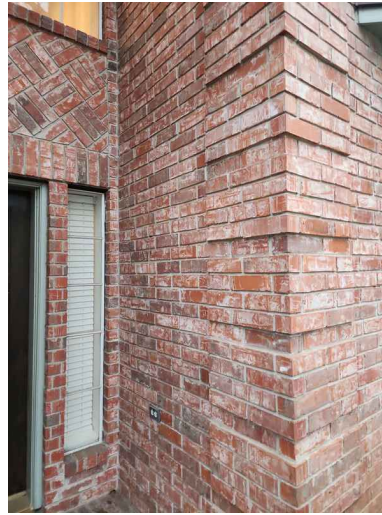
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1: Cracks - Major

🔴 Recommendation

Major cracking observed in wall structure. This could be from moisture intrusion at the structure and/or soil movement. Recommend a qualified structural engineer evaluate and advise on course of action.



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F. Ceilings and Floors
Comments:

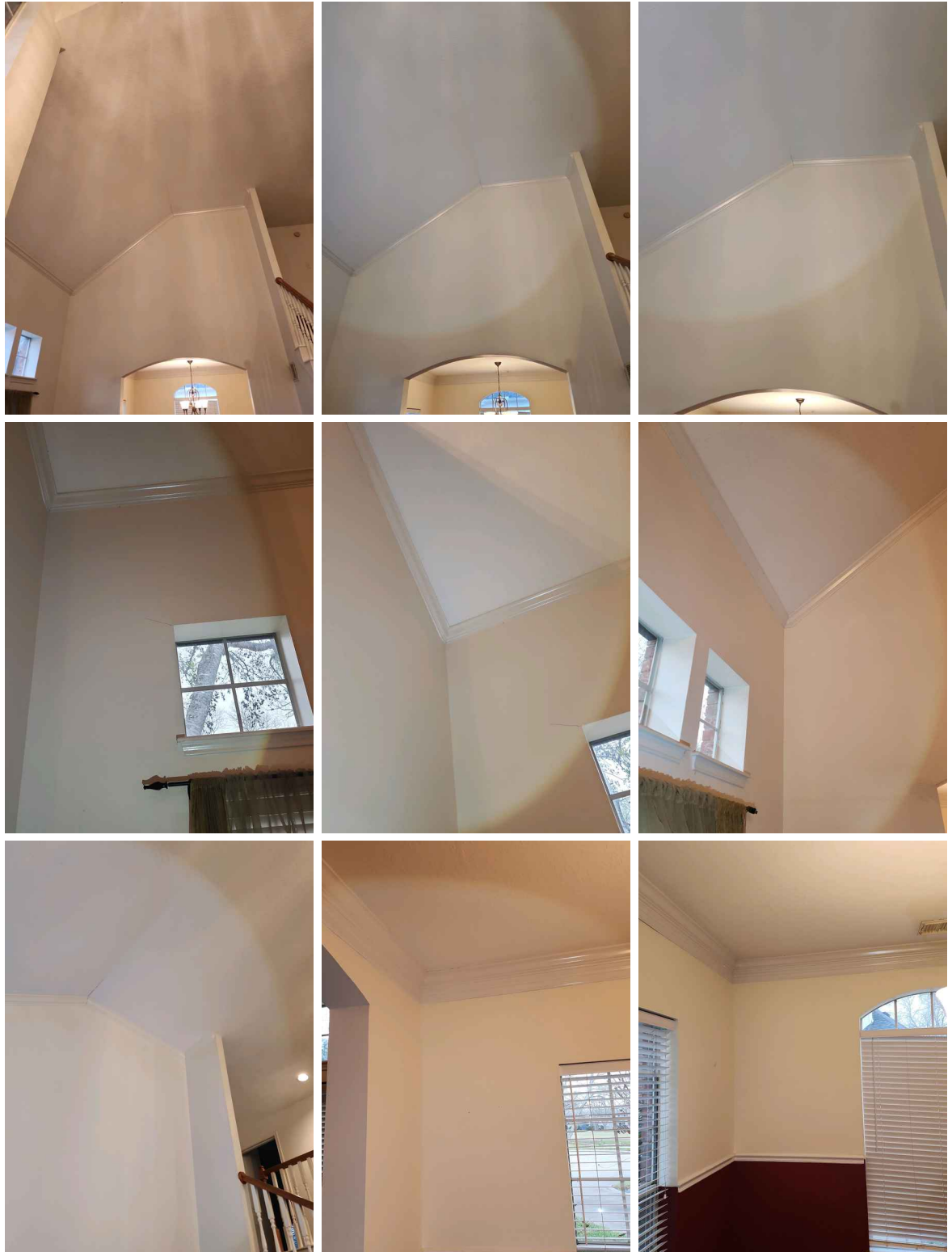
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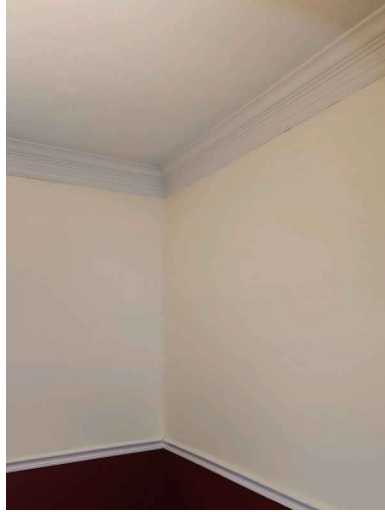
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1: Ceiling - Minor Damage

🔴 Recommendation

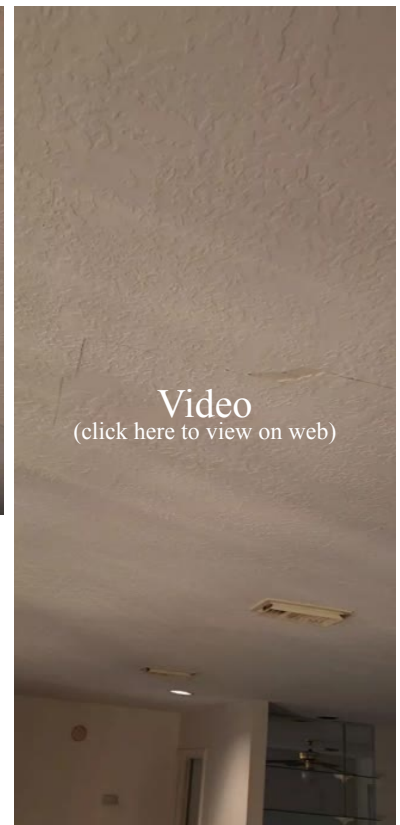
Minor damage or deterioration to the ceiling was visible at the time of the inspection.



2nd Floor media room



2nd Floor media room



2nd media room

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2nd Floor media room

2: Ceiling - Recent Roof Leak Damage

🔴 Recommendation

Southwest upstairs bedroom closet

Stains on the ceiling appear to be the result of roof leaks. The source of leakage should be identified and corrected, and the ceiling re-painted.



2nd Floor Bedroom closet



2nd Floor Bedroom closet



2nd Floor Bedroom

G. Doors (Interior and Exterior)

Comments:

H. Windows

Comments:

1: Damaged

🔴 Recommendation

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I	NI	NP	D
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Back porch

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.



I. Stairways (Interior and Exterior)
Comments:

J. Fireplaces and Chimneys
Comments:

K. Porches, Balconies, Decks, and Carports
Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Not part of inspection:

Not part of inspection:

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

C. Other

Comments:

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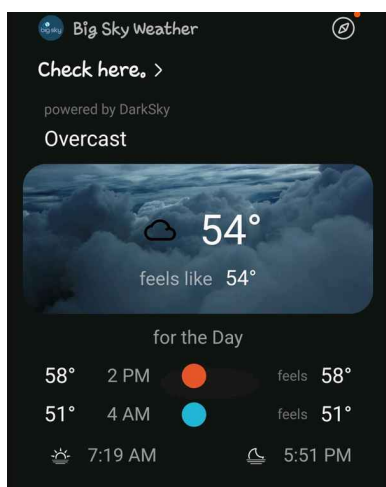
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- A. Heating Equipment**
Type of Systems: Gas-Fired Heat
Energy Sources: Gas
Comments:

- B. Cooling Equipment**
Type of Systems: Central Air Conditioner
Comments:
Low Temperature:
The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.



- C. Duct Systems, Chases, and Vents**
Comments:
- D. Other**
Comments:
Needs proper caulking/seal and intact insulation

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Exterior

Location of Main Water Supply Valve : Main Level

Static Water Pressure Reading: 0

Type of Supply Piping Material: PVC

Comments:

Main water shut off:

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments:

Water shut off:

C. Water Heating Equipment

Energy Sources: Gas



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Capacity: 40 Gallons

Comments:

- D. Hydro-Massage Therapy Equipment**

Comments:

- E. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter: Main Level

Type of Gas Distribution Piping Material: Galvanized Steel

Comments:

Gas is shut off:

Northeast

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V. APPLIANCES

A. Dishwashers
Comments:

B. Food Waste Disposers
Comments:

C. Range Hood and Exhaust Systems
Comments:

D. Ranges, Cooktops, and Ovens
Comments:

E. Microwave Ovens
Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

G. Garage Door Operators
Comments:

H. Dryer Exhaust Systems
Comments: