

# ART BYRD REAL ESTATE INSPECTIONS

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ART BYRD JR #1171

## PROPERTY INSPECTION REPORT

Prepared For:

Payton Patterson

(Name of Client)

Concerning:

**250 El Dorado Blvd. #121 / Webster, Texas 77598**

(Address or Other Identification of Inspected Property)

March 11, 2022

(Date)



Receipt: \$ 350.00

Paid By:  Check  Cash  credit card  other **zelle**

Fair Day  Cloudy Day  Intermittent Rain  Raining

2:30 pm Time of day OUT SIDE TEMP: \_\_\_\_\_°

Age of house 43 House was occupied  vacant

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## PROPERTY INSPECTION REPORT FORM

Payton Patterson	March 11, 2022
<i>Name of Client</i> 250 El Dorado Blvd. #121 / Webster, Texas 77598	<i>Date of Inspection</i>
<i>Address of Inspected Property</i> Art Byrd Jr	1171
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponser (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

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**

##### **Please Take Note of the Following:**

This is a report on the condition of the structure and appurtenances at the date and time of the inspection and includes only what is reported herein. This report does not treat nor are we responsible for defects which were latent or not apparent or visible at the date and time of the inspection. No Engineering or other scientific tests were performed and no examination was made to determine compliance with any governmental code or regulation; this is a visual inspection only. This report is in no way to be considered a warranty on this structure and appurtenances concerning future use, operability or suitability. ONLY the items checked (☑) have been inspected and are considered to be included in this report. No surveys or assessments for environmental conditions such as asbestos, radon, lead, PCB's, or other environmental pollutants were performed.

**ART BYRD INSPECTIONS may have an affiliation with third-party service providers ("TPSP") in order to offer value-added services to its Clients. The company may also arrange for these TPSP to send literature or make post-inspection contact with the Company's Clients. The company may also receive compensation from "TPSP"s**

**Report Identificación: 250 El Dorado Blvd. #121 \ Webster, Texas 77598**

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

I	NI	NP	D	Inspection Item
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**I. STRUCTURAL SYSTEMS**

**A. Foundations**  
 Type of Foundation(s):  Concrete Slab-on-Grade  Pier & Beam  Other  
*Comments: The foundation was only inspected at this unit (121)*  
 Performing the function for which intended

**B. Grading and Drainage**  
*Comments:*  
 Gutters/Downspouts

**C. Roof Covering Materials**  
 Types of roof covering: comp  
 Viewed from:  Walked  From Eaves  from ground with binoculars  
*Comments: There are raised shingles over the front entry secure raised shingles*  
 Flashing, Skylights and Penetrations  
 Checked for Visible Water Penetration  
 Trees/Bushes

**D. Roof Structure and Attic** (if the attic is inaccessible, report the method used to inspect).  
 Viewed from: Viewed from:  entered  other  
 Approximate Average Depth of Insulation: \_\_\_\_\_ inches  
*Comments:*  
 Attic Ventilation  
 Roof Structure and Sheathing  
 Cornice/Eaves/Soffit

**E. Walls (Interior and Exterior) –**  
*Comments:*  
**Exterior:**  Brick  Stone  Stucco  cement fiber board  other wood  
**Interior:** *The wood at both glass sliding doors are cracking. Repair or replace damaged wood*



**F. Ceilings and Floors –**  
*Comments:*

**G. Doors (Interior and Exterior) –**  
*Comments: The upper balcony screen door is off. Reinstall the screen door.*  
 Is garage barrier door self-closing?  Yes  no  N/A

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- H. Windows –**  
*Comments:*  
 Fogged windows     yes     no

- I. Stairways (interior and exterior) –**  
*Comments:*

- J. Fireplaces and Chimneys**  
*Comments:*  
 Interior Firebox and Visible Flue  
 Type(s):     Metal Box And Flue     masonry/Brick     Insert     other  
 Attic Flue Penetration Fire stopping  
 Damper Operation  
 Gas Log Lighters & Valves (location)

**NOTE: Inspection of Flue(s) / liner(s) is limited to visually accessible areas at the time of inspection only**

- K. Porches, Balconies, Decks and Carports –**  
*Comments: The front rail on upper balcony is loose. Repair the safety rail.*



- L. Other**  
*Comments:*

**II. ELECTRICAL SYSTEMS**

- A. Service Entrance and Panels**  
*Comments:*  
**\*NOTE\* 220 volt outlets are not tested**  
 Service Entrance Panels (Amp)  
 Visible Wiring Types(s): (Service)

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- Copper     Aluminum
- Wiring Condition(s)
- Service Drop/Weatherhead/Mast
- Grounding System (Electrode/Conductor(s))
- Panel board(s)
- Main Disconnect(s)
- Over current Protection

*Install anti-oxidant paste to service wire connections.*



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

Type of wiring  Copper     Aluminum     Other

*Comments:*

- Wiring/Boxes/Conduit/Gutters
- Grounding/Bonding
- Equipment Disconnects
- Improper use of extension cords
- Receptacle(s) & Switch (es) Lights, Fans, Etc.)
- Lights, Fans, Etc.)
- Smoke detectors     near kitchen     in bedroom     halls to bedrooms
- Carbon Monoxide     present     Not Present     sleeping rooms
- Ark fault Circuit Interrupter(s) list non-operating afci
- Ground Fault Circuit Interrupter(s)
- Bathroom(s)     Kitchen     Garage     Exterior     Pools     Other



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

**A. Heating Equipment: -**

(1) Type of System:  **Forced Air**     **Heat Pump**     **other**



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- Enclosures(s)/Shower Pan
- Commode(s)
- Supply Pipes, Valves, Bowl, Tank, Anchorage

- Bath Room Group(s) (2)
- Lavatory(s)
- Faucet Assembly(s)/Supply Pipes/Valves
- Drains/Pipes/Stops
- Commode(s)*
- Supply Pipes, Valves, Bowl, Tank, Anchorage*

- Exterior Faucets/Fixtures*  
*/ Backflow preventions*

- B. Drains, Wastes, Vents –**  
*Comments:*  
Type: Fixtures  Plastic  Iron  Other  
 Functional Flow/Backflow Prevention

- C. Water Heating Equipment**  
Energy Source:  Gas  Electric  
Capacity            **gallons**            **gallons**  
*Comments: central water heating system*  
(Report as deficient those conditions specifically listed as recognized hazards by TREC rules.)  
 Tank & Fittings and Installation  
 Temp & Pressure Relief Valve/Drain line  
 Safety Pan & Drain and Location  
 Attic     *garage (or room opening into garage)*  *other*  
 Physical Protection     *yes*  *no*  
 18" Clearance from Ignition Source to Floor  
 Is shut off valve accessible  *yes*  *no*    is drip leg present  *yes*     *no*

- D. Hydro-Massage Therapy Equipment –**  
*Comments:*  
 Operation/Controls/Switches  
 Ground Fault Protection     *yes*  *no*  
 Valves/Ports  
 Pump/Motor/Accessibility     *yes*  *no*

- E. Gas Distribution Systems and Gas Appliances–**  
*Location of gas meter:*  
*Type of gas distribution piping materials:*  
*Comments:*

- F. Other**  
*Comments:*

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**V. APPLIANCES**

- A. Dishwashers -**  
*Comments:*  
 Brand   
 Operation   
 Door Gaskets, Control Knobs   
 Checked for Rust   
 Discharge Hose or Piping   
 Unit Mounting
  
- B. Food Waste Disposers -**  
*Comments:*  
 Operation   
 Splash Guard, Grinding Components   
 Checked for Mounting/Excessive Vibration   
 Checked for Water Leaks
  
- C. Range Hood and Exhaust system-**  
*Comments:*  
 Operation of Filter, Switches & Blower   
 Vent Pipe
  
- D. Ranges, Cooktops, and Ovens –**  
*Comments:*  
 **Ranges**  **Electric Elements**  **Gas Burners** Brand  
 **Ovens**  **Electric Elements**  **Gas Burners** Brand  
 Temperature: 350°F /            °F@350 °F  
 Knobs, Pans and Other Parts  
 Anti-Tip Device
  
- E. Microwave Ovens**  
*Comments:*  
 Operation: No radiation leakage tests performed.  
 Operation in manual mode only
  
- F. Mechanical Exhaust Vents and Bath room Heaters –**  
*Comments:*
  
- G. Garage door Operators**  
*Comments:*
  
- H. Dryer exhaust Systems**  
*Comments:*  
 Vented to exterior     not vented to exterior
  
- I. Other**  
 - *Comments:*

**VI. OPTIONAL SYSTEMS**

- A. Landscape Irrigation (Sprinkler) Systems**  
*Comments:*  
 See Attachment
  
- B. Swimming Pools, Spas, hot Tubs, and Equipment-**  
**Type of Construction**  
*Comments*             See Attachment

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- C: Out Buildings:**  
*Comments:*
- D: Private Water Well** (A coliform analysis is recommended)  
**Type of Pump**  
**Type of Storage Equipment**  
*Comments:*     See Attachment
- E: Private Sewage Disposal (Septic) Systems –**  
**Type of System**  
**Location of Drain Field**  
*Comments:*  
 See Attachment
- F: Other**  
*Comments:*

**SUMMARY**

**I. STRUCTURAL SYSTEMS**

- C. Roof Covering Materials**  
*There are raised shingles over the front entry. Secure raised shingles*
- E. Walls (Interior and Exterior) –**  
*The wood at both glass sliding doors is cracking. Repair or replace damaged wood*
- G. Doors (Interior and Exterior) –**  
*The upper balcony screen door is off. Reinstall the screen door.*
- K Porches, Balconies, Decks and Carports –**  
*The front rail on upper balcony is loose. Repair the safety rail.*

**II. ELECTRICAL SYSTEMS**

- A. Service Entrance and Panels**  
*all anti-oxidant paste to service wire connections.*