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## PROPERTY INSPECTION REPORT

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**Prepared For:** Jeri Cayton  
(Name of Client)

**Concerning:** 2412 Clippers Square, Houston, TX 77058  
(Address or Other Identification of Inspected Property)

**By:** Darrell Carpenter Jr., Lic #4771 03/29/2016  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>) REI 7-3 (Revised 05/2013)

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (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; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):* Slab with Detached Garage

*Comments:* Foundation is common with other units. Foundation appeared to be functioning properly at the time of inspection.

### B. Grading and Drainage

*Comments:*

### C. Roof Covering Materials

*Types of Roof Covering:* Composition Asphalt Shingles

*Viewed From:* Roof

*Comments:* Roof is common with other units. **Several shingles have been sealed at front porch gable (1). Aggregate is missing from shingles at several locations on rear of roof (2). Upstairs wall at rear of unit is not properly flashed to roof above living room (3). Breezeway roof at left side at termination to rear of unit has no where to drain (4). Piece of metal is sticking out of rear of roof above garage (5). Two shingles are damaged at left rear of breezeway (6).**



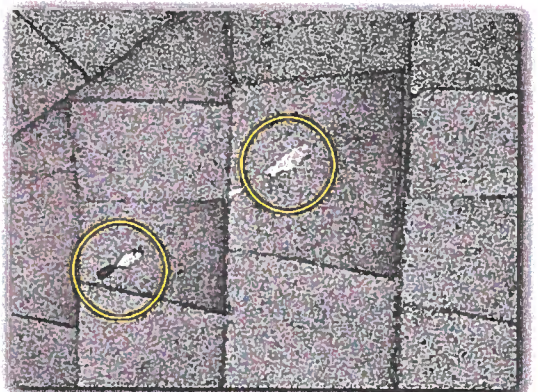
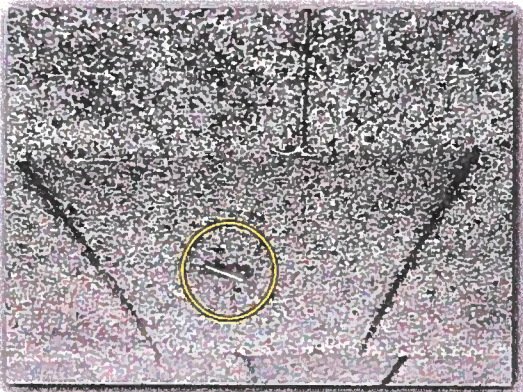
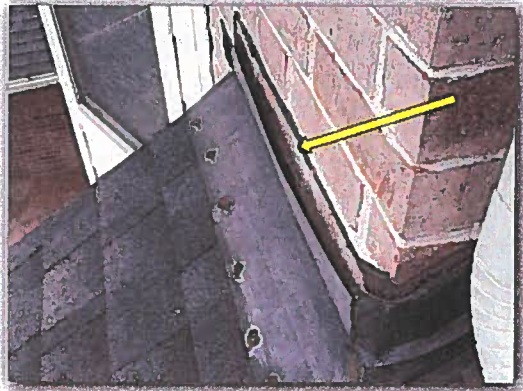
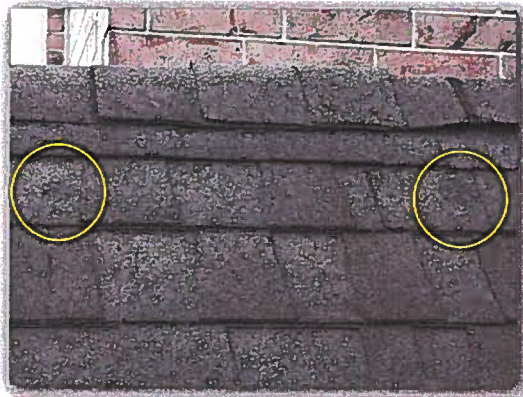
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I	NI	NP	D
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**D. Roof Structures and Attics**

*Viewed From: Attic*

*Approximate Average Depth of Insulation: 12"*

*Comments: Radiant barrier roof decking is present. Radiant barrier is coming loose from roof decking at left of attic (1) . Rafters are not cut tight to ridge boards at some locations (2).*



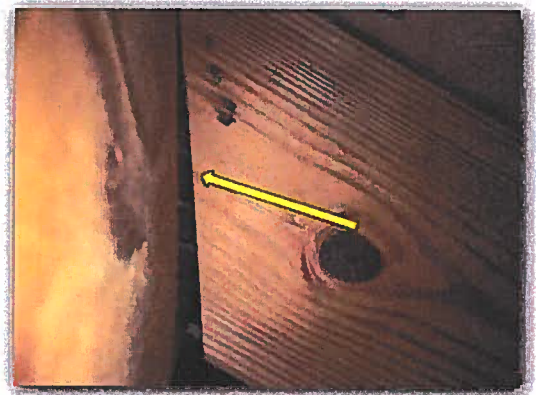
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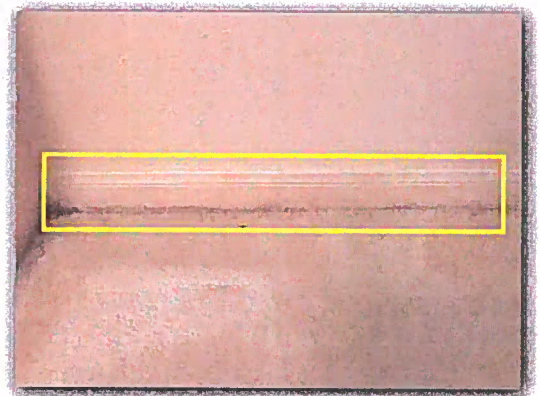
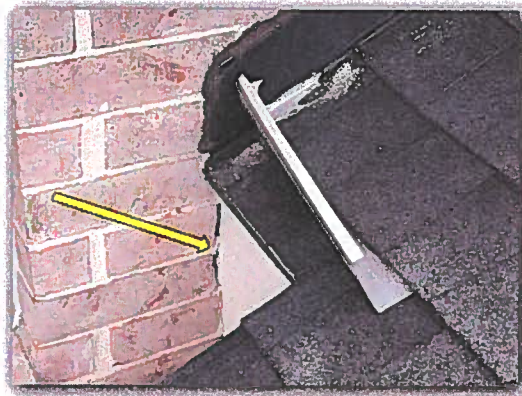
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**E. Walls (Interior and Exterior)**

*Comments:* Rear wall of unit is not sealed at breezeway (1). Living room baseboards are water damaged at rear entry door. Drywall is tape joint is pulled at right rear corner of master bedroom. Master closet baseboard is water damaged under window (2).



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**F. Ceilings and Floors**

*Comments:* Upstairs front left bedroom doors drag carpet.

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

*Comments:* Rear entry door drags jamb. Pantry door ball catches are not functioning. Attic door does not seal tight to weatherstripping and trim is not sealed tight to wall.

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**H. Windows**

*Comments:* Shutter magnetic latches are broken at several locations. Master bedroom middle bedroom window tension device is broken (pictured). Upstairs front left bedroom left window tension device is broken.

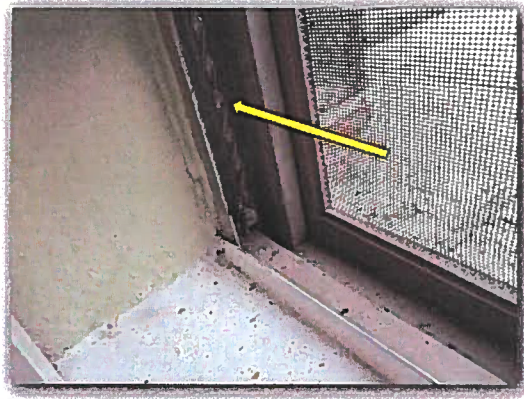
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**I. Stairways (Interior and Exterior)**

*Comments:*

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**J. Fireplaces and Chimneys**

*Comments:*

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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

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**L. Other**

*Comments:* Kitchen cabinet is water damaged under kitchen sink.

**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels**

*Comments:* Arc fault circuit protection is not present at all locations.

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

*Type of Wiring:* Copper

*Comments:* **GFCI protection is not present at the following locations: under bar adjacent to kitchen sink and utility room. Right two kitchen recessed light fixtures are not functioning. Cover is not present on under cabinet light fixture in kitchen at left of cooktop. Living room fan is not functioning properly. Cover is not present on utility room light fixture. No outlet is present at utility room counter. Master closet front light fixture is not functioning properly. Cover plate is not present on outlet on left wall of upstairs front left bedroom. Activated smoke detectors with test buttons at all locations. Doorbell transformer is not secured to junction box (1). Improper type switch is installed in exterior box on front wall of garage (2). Left garage ceiling light fixture is not functioning.**

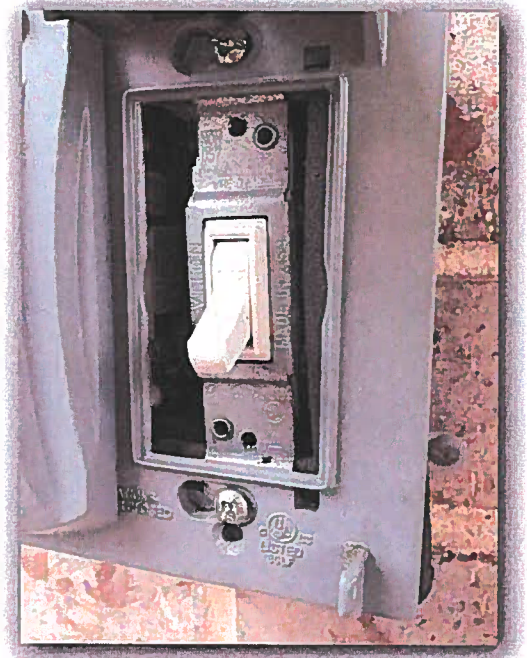
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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

*Type of Systems:* Central

*Energy Sources:* Natural Gas

*Comments:* HVAC system is equipped with fresh air damper/humidity controller, media filter and ultraviolet light. Ultraviolet light appears to stay on when unit is not running. **Gas supply piping is not adequately supported at HVAC system (pictured).**



Model #G40UH-48B-090-05



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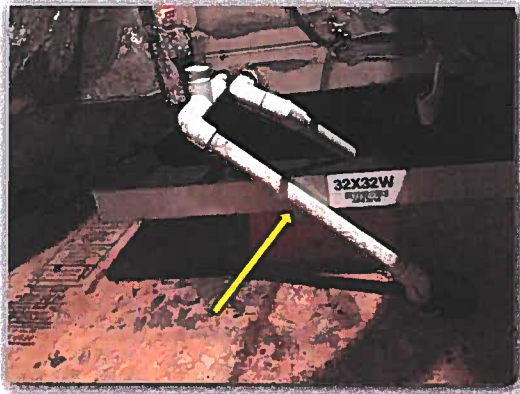
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**B. Cooling Equipment**

*Type of Systems:* Central

*Comments:* Unable to check temperature differential of air conditioner due to the cool outside temperature. **Primary air conditioner drain is not insulated near evaporator coil (pictured).**

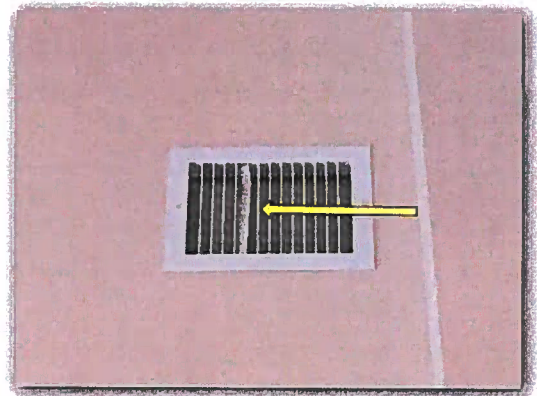
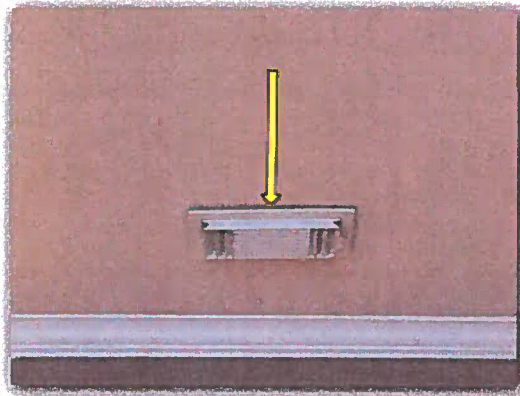


Evaporator Coil Model #LM43/48S5B  
Condenser Model - Goodman

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

*Comments:* Dining room supply register grill is not tight to ceiling (1). Living room front wall register louver is damaged (2).



**IV. PLUMBING SYSTEM**

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

*Location of water meter:* Front Left Corner of Property

*Location of main water supply valve:* Front Left Corner of Unit (Outside)

*Static water pressure reading:* 67 psi

*Comments:*

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

*Comments:* Access is not present at bathtub to view overflow, drain and valves.

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**C. Water Heating Equipment**  
*Energy Sources: Natural Gas*  
*Capacity: 40 Gallons*  
*Comments:*

**D. Hydro-Massage Therapy Equipment**  
*Comments:*

**E. Other**  
*Comments:*

### V. APPLIANCES

**A. Dishwashers**  
*Comments:*

**B. Food Waste Disposers**  
*Comments:*

**C. Range Hood and Exhaust Systems**  
*Comments: Microwave/range hood combination unit. Unit is not vented to outside.*

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

**E. Microwave Ovens**  
*Comments: Microwave/range hood combination unit.*

**F. Mechanical Exhaust Vents and Bathroom Heaters**  
*Comments: No bathroom heaters are present.*

**G. Garage Door Operators**  
*Comments: Garage door operator is installed at double overhead garage door.*

**H. Dryer Exhaust Systems**  
*Comments:*

**I. Other**  
*Comments:*

### VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**  
*Comments: Not within scope of inspection.*