MPerme Home Inspection Services

Property Inspection Report

MPERME INSPECTION
Home & Building
Inspection Services

2639 Pine Village Dr, Houston, Texas 77080

Inspection prepared for: Dave Bauchelle

Date of Inspection: 12/13/2023

Age of Home: 55 Size: 1984

Inspector: Marcelo M. Perme

TREC# 23417

6221 Jason Street, Houston, 77074

Phone: 832-267-5280

Email: MPermehomes@gmail.com

mpermehomeinspection.com

PROPERTY INSPECTION REPORT FORM

Dave Bauchelle	12/13/2023
Name of Client	*Date of Inspection*
2639 Pine Village Dr, Houston, Texas 77080	
Address of Inspected Property	
Marcelo M. Perme	TREC# 23417
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*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.

RESPONSIBILTY 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).

RESPONSIBILTY 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

Table Of Contents

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ A. Foundations

Type of Foundation(s):
• Slab foundation

Comments:
• Limitation: Most components of the foundation are not visually accessible. Inspectors' opinions are limited to the visible interior and exterior structural components. Imperfections can be obstructed or hidden behind wall and floor coverings, behind walls, landscaping and other items. Inspectors do not take engineering measurements or perform any tests that would indicate the exact condition of any foundation. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Foundation shows evidence of minor previous movement, nothing major at this time for the age of the home. The movement is evidenced by findings that may include but not be limited by settlement cracks in interior walls, insufficient clearance between the wall siding and ground,cracks/gaps on exterior siding, cracks on the slab.
A slab elevation reading indicated that the slab has a deflection of 1.5 inches from the center point to the right front corner.

Small crack on the slab in the office

Small crack on the slab in the dining room

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

I	NI	NP	D

Small crack on the slab in the front middle bedroom

Small crack in the slab in the front right room

Crack on the slab in the front right bedroom

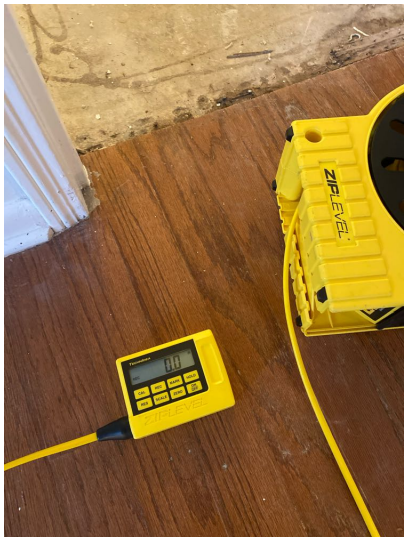
Settlement crack on the slab in the right middle bedroom

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

I	NI	NP	D

Crack on the slab in the right middle bedroom

Small crack on the slab in the primary bedroom



Center of the house

Front middle of the slab

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

I	NI	NP	D

Front left corner of the house

Middle left side of the slab

Back left corner of the house

Middle backside of the slab

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

I	NI	NP	D

Front right corner of this lab

Right middle side of the slab

Back right corner of the slab

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

I	NI	NP	D

☑ ☐ ☐ ☑ B. Grading and Drainage

Comments:

• With slab foundations, the soil should be kept at 4 inches below the brick ledge, 6 inches for siding. For a pier and beam foundation, there should be a high point under the home sloping to the exterior of the home. The final grade should slope away from the house at a rate of 6 inches in ten feet. Inadequate clearance can allow water to enter through the weep holes causing interior damage or under a pier and beam causing damage to the piers. Please note that grading and drainage was examined around the foundation perimeter only. Grading and drainage at other areas of the property are not included within the scope of this inspection.

Proper clearance will also help in detecting wood destroying insects if they try to enter from a visible point outside the home. High soil around a home is conducive for wood destroying insects.

Extensive vegetation next to the home or growing on the home can promote moisture damage and wood deterioration to the siding and structure. It is recommended to keep all vegetation away from the home to allow for proper ventilation between the home and vegetation. Information as to whether this property lies in the flood plain or if it has ever been subjected to rising water is not determined by this inspection. The owner may be able to provide more information pertaining to this. For any problem noted under issues, a complete evaluation of the lot draining system should be performed prior to close.

• High soil observed in areas around the exterior walls of the home promoting earth to wood contact. High Soil, or grass could cause moisture damage, or possible wood destroying insect damage to the walls. No signs of existing damage was found visually and/or with the use of a FLIR moisture meter at the time of the inspection. It is recommended to maintain a clearance of 4- 6 inches between the ground and wall when possible.

High Soil, Insufficieant clearance to siding

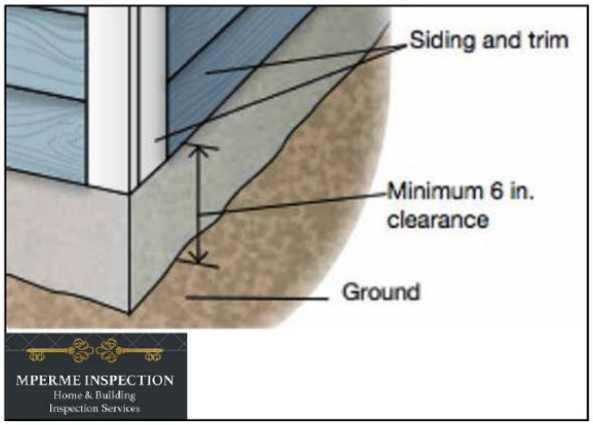
High Soil, Insufficieant clearance to siding

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

I	NI	NP	D

High Soil, Insufficieant clearance to siding

Recommended Ground to Siding Clearance



C. Roof Covering Materials

Type(s) of Roof Covering:
• Asphalt composition shingles noted

Viewed From:
• Ground with binoculars

Comments:
• About Roof Coverings: The roof consists of different materials and layers that come together to keep water from penetrating the structure. These systems include the outer roof covering materials, underlayment, metal flashings, sheathing, and roof decking. The roof is inspected visually and is limited to what can be seen at all accessible locations of the roof. Many elements of the roof are hidden and there is no guarantee that all damage, installation defects, and leaks can be detected. We always recommend consultation with a qualified roofing professional if there are any concerns or a need to determine insurability, life expectancy, or the potential for future problems which may arise. Any deficiencies found could be an indication of a more serious condition.

• Inspector could not access the roof due to either roofing material, dangerous slope of roof and/or above the reachable height; therefore, the roof was observed from ground level with optical lenses.
• All components were found to be performing and in satisfactory condition at the time of the inspection.

D. Roof Structure and Attics

Viewed From:
Approximate Average Depth of Insulation:
Comments:

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

I	NI	NP	D
✔			✔

E. Walls (Interior and Exterior)

Wall Materials:
• Exterior brick veneer and/or structural walls noted
• Exterior Hardiboard {fiber cement} siding noted
• Drywall walls noted on interior
• Partial paneling noted on interior walls

Comments:
• About Interior and Exterior Walls: Walls are visually inspected for moisture penetration and general structural performance. Condition of wall finishes and cosmetic imperfections that do not indicate a more serious problem are not noted within the inspection report. Any systems enclosed within the walls are not visible and cannot be inspected.
General Limitations: No additional testing is included for environmental factors such as, but not limited to: air quality, mold, insect intrusion points, excessive moisture, inadequate or defective drywall, or defective building materials. If any concerns regarding environmental factors arise, the client should consult with a certified professional in these areas. Texas law does not allow a licensed professional home inspector to positively identify and/or report the presence of mold or other environmental factors. This inspection is not a pest or wood-destroying insect (WDI) inspection. The inspector does not assume any responsibility for damage to the dwelling caused by pests or insects. Any deficiencies found could be an indication of a more serious condition and should be evaluated further by a qualified professional if there are concerns.

• There is evidence of painting and patching to the interior finish which could limit the Inspectors visual observations and ability to render an accurate opinion as to the performance of the structure.
• Cosmetic hairline cracks were observed in areas of the drywall of the home. These cracks are normal with wood structure homes in our area. Hairline drywall cracks are typically caused by settling and/or the expansion and contraction of the ground, framing, and finishes.

• Insufficient clearance ground to siding - Some areas around the home to have soil/mulch/grass in contact with siding. This can allow water to penetrate the wall causing damage. Recommend removal of all high areas that are in contact with the exterior walls. Recommend having 4 to 6 inches of foundation showing around home.
• Some cracks were found on the exterior brick siding. Nothing major at this time. Mortar improvements are required on the exterior masonry veneer to prevent further cracking.

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I	NI	NP	D

Insufficient Clearance from Ground and Wall Siding

Mortar Crack - front right side of the house

Insufficient Clearance from Ground and Wall Siding

Crack on the brick siding at the front of the house

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

I	NI	NP	D

Insufficient Clearance from Ground and Wall Siding

Mortar Crack

Insufficient Clearance from Ground and Wall Siding

Insufficient Clearance from Ground and Wall Siding

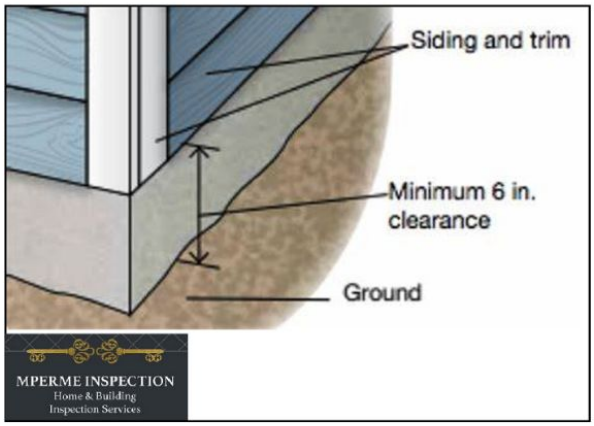
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Crack on the brick siding on the right side of the home

Crack on the drywall in the living room

Clearance from Siding to Ground



☑ ☐ ☐ ☐ F. Ceilings and Floors

Ceiling and Floor Materials:
• Ceiling is made of drywall with popcorn and/or texture finish
Comments:

☑ ☐ ☐ ☐ G. Doors (Interior and Exterior)

Comments:
• About Doors: Interior and exterior doors are inspected for functionality. Doors should open and close properly. Locks and latches should function as intended. Any deficiencies noted can potentially be an indication of a more serious condition. We recommend further evaluation by a qualified professional if there are concerns.

• All components were found to be performing and in satisfactory condition at the time of the inspection.

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

I	NI	NP	D

Front right bedroom door reveal

H. Windows

Window Types:
• Windows are made of aluminum

Comments:
• All window components were found to be performing and in satisfactory condition at the time of the inspection.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Locations:
Types:
Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Materials:
Comments:

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

☐ ☑ ☐ ☐ **A. Service Entrance and Panels**

Panel Locations:
Materials and Amp Rating:
Comments:

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

Type of Wiring:
Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☑ ☐ ☐ **A. Heating Equipment**

Type of Systems:
Energy Sources:
Comments:

☐ ☑ ☐ ☐ **B. Cooling Equipment**

Type of Systems:
Comments:

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

Comments:

IV. PLUMBING SYSTEM

☐ ☑ ☐ ☐ **A. Plumbing Supply, Distribution System and Fixtures**

Location of Water Meter:
Location of Main Water Supply Valve:
Comments:

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

Comments:

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

I	NI	NP	D	
☐	☑	☐	☐	**C. Water Heating Equipment**

Energy Source:
Capacity:
Comments:

I	NI	NP	D	
☐	☑	☐	☐	**D. Hydro-Massage Therapy Equipment**

Comments:

I	NI	NP	D	
☐	☑	☐	☐	**E. Gas Distribution Systems and Gas Appliances**

Materials:
Materials:
Observations:

I	NI	NP	D	
☐	☑	☐	☐	**F. Other**

Materials:
Comments:

V. APPLIANCES

I	NI	NP	D	
☐	☑	☐	☐	**A. Dishwashers**

Comments:

I	NI	NP	D	
☐	☑	☐	☐	**B. Food Waste Disposers**

Comments:

I	NI	NP	D	
☐	☑	☐	☐	**C. Range Hood and Exhaust Systems**

Comments:

I	NI	NP	D	
☐	☑	☐	☐	**D. Ranges, Cooktops, and Ovens**

Comments:

I	NI	NP	D	
☐	☑	☐	☐	**E. Microwave Ovens**

Comments:

I	NI	NP	D	
☐	☑	☐	☐	**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

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

I	NI	NP	D

	✔		

G. Garage Door Operators

Door Type:
Comments:

	✔		

H. Dryer Exhaust Systems

Comments:

	✔		

I. Other

Observations:

VI. OPTIONAL SYSTEMS

	✔		

A. Landscape Irrigation (Sprinkler) Systems

Comments:

	✔		

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

	✔		

C. Outbuildings

Materials:
Comments:

	✔		

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

	✔		

E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

	✔		

F. Other

Comments:

Photos

Front of the house

Front right side of the house

Front left side of the house

Left side of the house

Back of the home

Back right side of the house

Front entry

Office

Dining room

Kitchen

Laundry room

Living room

Kitchen breakfast area

Hallway bathroom

Front middle bedroom

Front right bedroom

Right middle bedroom

Primary bedroom

Primary bathroom

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:

•Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
•Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
•Ordinary glass in locations where modern construction techniques call for safety glass;
•The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
•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.

Report Summary

STRUCTURAL SYSTEMS		
Page 9 Item: B	Grading and Drainage	• High soil observed in areas around the exterior walls of the home promoting earth to wood contact. High Soil, or grass could cause moisture damage, or possible wood destroying insect damage to the walls. No signs of existing damage was found visually and/or with the use of a FLIR moisture meter at the time of the inspection. It is recommended to maintain a clearance of 4- 6 inches between the ground and wall when possible.
Page 11 Item: E	Walls (Interior and Exterior)	• Insufficient clearance ground to siding - Some areas around the home to have soil/mulch/grass in contact with siding. This can allow water to penetrate the wall causing damage. Recommend removal of all high areas that are in contact with the exterior walls. Recommend having 4 to 6 inches of foundation showing around home. • Some cracks were found on the exterior brick siding. Nothing major at this time. Mortar improvements are required on the exterior masonry veneer to prevent further cracking.