

# Home Inspection Report



4241 Bettis Dr  
Houston, TX 77027

Prepared for: Edwin Bosso

Prepared by: AMVET Inspections

# AMVET Inspections

## PROPERTY INSPECTION REPORT

**Prepared For:** Edwin Bosso

**Concerning:** 4241 Bettis Dr Houston, TX 77027

**Inspection Date:** 02/08/2021

**By:** Inspector Name: Darrel Creacy

License Number: 6473

Date: 4/30/2022

Signature:



Phone: 281-627-8552

E-Mail: darrel@amvetinspections.com

### 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 sellers 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.

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, bathrooms, 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;
- \* lack of electrical bonding and grounding; and
- \* lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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 require 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.

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.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

1. References to right, left, north, south etc are from the perspective of one looking from the street to the front of the house. 2. This inspection was conducted in accordance with the Texas Real Estate Commission's standards of practice. To see the standards visit [www.trec.state.tx.us/inspector/default.asp](http://www.trec.state.tx.us/inspector/default.asp). 3. The inspection performed was a visual inspection with limitations. There are many items/areas of a structure that can not be fully inspected such as: Inside walls, foundation under the grade of the lot, inside flues and chimneys, unexposed electrical and plumbing, really anything covered or concealed. 4. Any recommendation for further professional evaluations, opinions, inspections and/or estimates should be performed before option period and negotiations end to ensure the full cost of repairs are known. Everything listed as a deficiency in this report is recommended to be repaired whether it gets repaired or not. Note:

Report Identification: 4241 Bettis Dr - Houston, TX 77027

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

**I NI NP D**

ADDITIONAL INFORMATION: (continued)

This inspection could not determine bonding and grounding of the electrical system including any installed CSST.

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I NI NP D

**I. STRUCTURAL SYSTEMS**

**A. Foundations**

Type of Foundation: Slab-on-Grade

Comments:

In good order at the time of the inspection. I measured for levelness with a zip level and found the slab to be level within .2 inch to any corner, that is level.

**B. Grading and Drainage - Comments:**

In good order at the time of the inspection.

**C. Roof Covering Materials**

Type of Roof Covering: Composition Asphalt Shingles

Viewed from: With a Drone, From the edge

Comments:

1. Found one missing shingle and some damage at the back edge. There were a few exposed nail heads that should be covered to prevent further rusting and there was aggregate in the gutter from wear. Otherwise the roof was as old as the home in my estimation, some of the aggregate had worn away over time and the covering had to have gone through storms due to being in S.E. TX, but it was performing at the time of the inspection. NOTE: Insurance companies have become more strict on underwriting an aged roof. Know that they may not cover full replacement value of this roof due to its age. Recommend contacting your carrier for details.



**D. Roof Structures and Attics**

Viewed from: In the attic

Approximate Average Depth of Insulation: 10-12"

Comments:

1. I could not confirm the presence of a 2 hr rated fire wall in the attic separating the units. Otherwise the attic and structure were in good order at the time of the inspection.

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I	NI	NP	D
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**E. Walls (Interior and Exterior)** - Comments:

1. The stucco system was in need of further evaluation. Some of the sheathing was crumbling at the bottom in the back. There were multiple cracks, fishers, unsealed equipment and rust showing through the finish. I recommend a professional stucco invasive evaluation be performed and estimates for repairs rendered.



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

1. Floor and deck in kitchen in front of sink loose and creaking under foot.

**G. Doors (Interior and Exterior)** - Comments:

1. Front door dragging on threshold and sticking.  
2. Garage access door modified to doggie door breaching design integrity.



**H. Windows** - Comments:

1. Window in breakfast area off springs and would not stay open.  
2. Lift springs off a few of the window sashes.  
3. Windows with sills less than 18 inches from the floor and glass not labeled as safety glass.  
4. One broken pane in the front of the house, third story.



Client: Edwin Bosso
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**I. Stairways (Interior and Exterior)** - Comments:

1. The attic access ladder was not square at the hinges and a little rickety.



**J. Fireplaces and Chimneys** - Comments:

In good order at the time of the inspection.



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

1. Some surface and curing cracks in the garage pad flatwork.



**L. Other** - Comments:

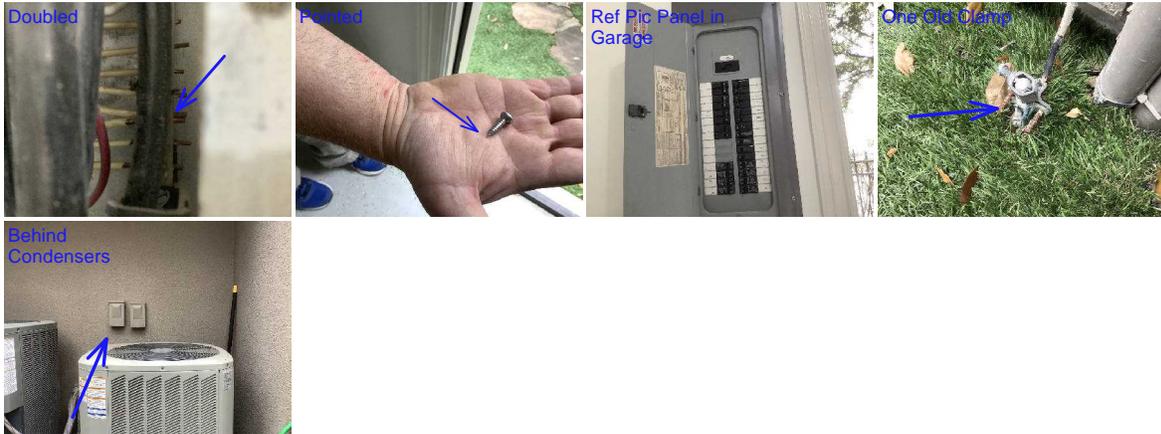
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**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels** - Comments: 150 Amp Main,

1. White (Neutral) wires "Double Lugged" under lugs on the buss bar. There should only be one wire per lug.
2. Fasteners (screws) securing panel face were pointed, those are the wrong type, only blunt panel screws authorized by the manufacture should be used.
3. One of the ground clamp was the old type pipe clamp not the newer style acorn clamp.
4. Condenser electrical isolate panel installed behind the condenser unit, those panels should conform to standard panel clearances.
5. AC electrical isolate panel installed behind the condenser unit, those panels should conform to standard panel clearances.
6. No installed AFCI breakers, they were not required when the unit was built, but are a notable safety device.



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

Type of Wiring: Copper  
 Comments:  
 In good order at the time of the inspection.

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

**A. Heating Equipment**

Type of Systems: Central Forced Air x2  
 Energy Sources: Natural Gas  
 Comments:

1. Missing a drip-legs (sediment traps) on the gas line servicing the unit(s). Otherwise the furnace(s) were working well.

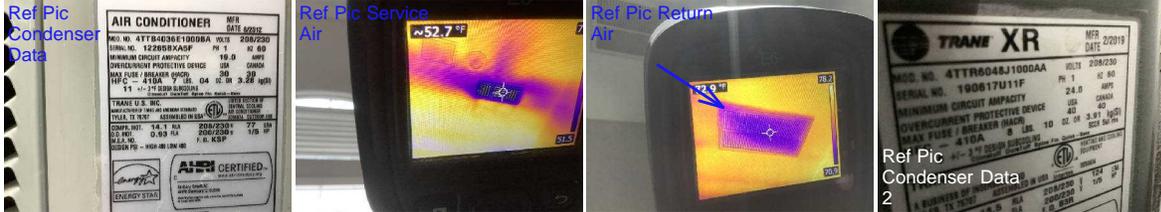


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**B. Cooling Equipment**

Type of Systems: Central Forced Air  
 Comments: Trane 2012 R410A, Trane 2019 R410A  
 System in good order and cooling well at the time of the inspections.



**C. Duct Systems, Chases, and Vents - Comments:**

In good order at the time of the inspection.

**IV. PLUMBING SYSTEM**

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

Location of water meter: Unknown, curb Likely  
 Location of main water supply valve: Back  
 Static water pressure reading: 60 PSI  
 Comments: Copper  
 1. Right sink master bath not holding water  
 2. Toilet in master a bit loose on floor mounts, it wobbles a little.  
 3. Shower valve at third floor shower had no stop, it would spin around.



**B. Drains, Wastes, and Vents - Comments:**

Visible drains, wastes and vents were in good order. I can not inspect any concealed drains wastes or vents.

**C. Water Heating Equipment**

Energy Sources: Natural gas  
 Capacity: 75 Gal  
 Comments: A.O. Smith  
 1. Missing drip-leg/sediment trap from gas service line. The unit was likely original, that puts it at 21 years old. The normal life expectancy of a standard gas water heater is 8-12. The unit did pop and gurgle during operation. The unit was beyond the end of its normal life expectancy, but it was still working.



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**D. Hydro-Massage Therapy Equipment** - Comments: Whirlpool Style Tub Master Bath,  
1. Handle not secured to valve.



**E. Other** - Comments:

### V. APPLIANCES

**A. Dishwashers** - Comments: Kitchenaid,  
In good order and working well at the time of the inspection.

**B. Food Waste Disposers** - Comments: In-Sinkerator,

**C. Range Hood and Exhaust Systems** - Comments: Samsung,  
1. There was a duct installed, but the hood was not using the duct the air was being re-circulated into the house, Otherwise, In good order and worked well at the time of the inspection.

**D. Ranges, Cooktops, and Ovens** - Comments: LG,  
In good order and worked well at the time of the inspection.



**E. Microwave Ovens** - Comments: Samsung,  
In good order and working well at the time of the inspection.

**F. Mechanical Exhaust Vents and Bathroom Heaters** - Comments:  
1. Missing Hood from one of the terminations at exterior wall.



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**☒☐☐☒ G. Garage Door Operators - Comments:**

1. It took multiple attempts to get the door to reverse with the electric eyes, they did not work dependably. Otherwise the lift worked.



**☒☐☐☒ H. Dryer Exhaust Systems - Comments:**

Duct built-up with lint, recommend cleaning prior to further use.



**☒☐☐☒ I. Other - Comments:**

There was an installed elevator. While I am not an elevator inspector I did operate the unit and it worked. There was limited information available to me. I do recommend attaining any relevant documents including service records.



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**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems** - Comments:

1. It did not work for me, no water. Recommend evaluation by a professional irrigation company for repairs.

**B. Swimming Pools, Spas, Hot Tubs, And Equipment**

Type of Construction:

Comments:

**C. Outbuildings** - 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:

## Summary

### I. STRUCTURAL SYSTEMS

#### C. Roof Covering Materials

1. Found one missing shingle and some damage at the back edge. There were a few exposed nail heads that should be covered to prevent further rusting and there was aggregate in the gutter from wear. Otherwise the roof was as old as the home in my estimation, some of the aggregate had worn away over time and the covering had to have gone through storms due to being in S.E. TX, but it was performing at the time of the inspection. NOTE: Insurance companies have become more strict on underwriting an aged roof. Know that they may not cover full replacement value of this roof due to its age. Recommend contacting your carrier for details.



#### D. Roof Structures and Attics

1. I could not confirm the presence of a 2 hr rated fire wall in the attic separating the units. Otherwise the attic and structure were in good order at the time of the inspection.

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

1. The stucco system was in need of further evaluation. Some of the sheathing was crumbling at the bottom in the back. There were multiple cracks, fishers, unsealed equipment and rust showing through the finish. I recommend a professional stucco invasive evaluation be performed and estimates for repairs rendered.



#### F. Ceilings and Floors

1. Floor and deck in kitchen in front of sink loose and creaking under foot.

## Summary (continued)

### G. Doors (Interior and Exterior)

1. Front door dragging on threshold and sticking.
2. Garage access door modified to doggie door breaching design integrity.



### H. Windows

1. Window in breakfast area off springs and would not stay open.
2. Lift springs off a few of the window sashes.
3. Windows with sills less than 18 inches from the floor and glass not labeled as safety glass.
4. One broken pane in the front or the house, third story.



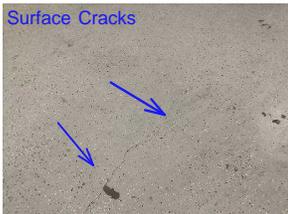
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### K. Porches, Balconies, Decks, and Carports

1. Some surface and curing cracks in the garage pad flatwork.



## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels 150 Amp Main,

1. White (Neutral) wires "Double Lugged" under lugs on the buss bar. There should only be one wire per lug.
2. Fasteners (screws) securing panel face were pointed, those are the wrong type, only blunt panel screws authorized by the manufacture should be used.
3. One of the ground clamp was the old type pipe clamp not the newer style acorn clamp.
4. Condenser electrical isolate panel installed behind the condenser unit, those panels should conform to standard panel clearances.
5. AC electrical isolate panel installed behind the condenser unit, those panels should conform to standard panel clearances.
6. No installed AFCI breakers, they were not required when the unit was built, but are a notable safety device.

**Summary (continued)**

**A. Service Entrance and Panels (continued)**



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

**A. Heating Equipment**

1. Missing a drip-legs (sediment traps) on the gas line servicing the unit(s). Otherwise the furnace(s) were working well.



**IV. PLUMBING SYSTEM**

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

1. Right sink master bath not holding water
2. Toilet in master a bit loose on floor mounts, it wobbles a little.
3. Shower valve at third floor shower had no stop, it would spin around.



**C. Water Heating Equipment A.O. Smith,**

1. Missing drip-leg/sediment trap from gas service line. The unit was likely original, that puts it at 21 years old. The normal life expectancy of a standard gas water heater is 8-12. The unit did pop and gurgle during operation. The unit was beyond the end of its normal life expectancy, but it was still working.



**Summary (continued)**

D. Hydro-Massage Therapy Equipment Whirlpool Style Tub Master Bath,

- 1. Handle not secured to valve.



**V. APPLIANCES**

C. Range Hood and Exhaust Systems Samsung,

- 1. There was a duct installed, but the hood was not using the duct the air was being re-circulated into the house, Otherwise, In good order and worked well at the time of the inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

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G. Garage Door Operators

- 1. It took multiple attempts to get the door to reverse with the electric eyes, they did not work dependably. Otherwise the lift worked.



H. Dryer Exhaust Systems

- Duct built-up with lint, recommend cleaning prior to further use.



I. Other

There was an installed elevator. While I am not an elevator inspector I did operate the unit and it worked. There was limited information available to me. I do recommend attaining any relevant documents including service records.



## **Summary (continued)**

### **VI. OPTIONAL SYSTEMS**

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#### **A. Landscape Irrigation (Sprinkler) Systems**

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