

TREC REI 7-6

3201 Airport Blvd
Houston, TX 77051



Inspector

Ben Duta

TREC# 23232

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PROPERTY INSPECTION REPORT FORM

Jamie Gonzales & Jonathan Morales <i>Name of Client</i>	05/17/2024 12:30 pm <i>Date of Inspection</i>
3201 Airport Blvd, Houston, TX 77051 <i>Address of Inspected Property</i>	
Ben Duta <i>Name of Inspector</i>	TREC# 23232 <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: Ranch

Temperature (approximate): 80 Fahrenheit (F)

Type of Building: Single Family, Detached

Weather Conditions: Cloudy, Light Rain, Humid

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

1: Vertical Crack

🟡Recommendation

East

Recommendation: Contact a qualified professional.



2: Rebar Sticking Up From Ground

⚠️Safety Hazard

Exterior, east, towards center of property, immediately next to foundation

Safety issue, app didn't properly upload photo

Recommendation: Contact a handyman or DIY project

3: Large Vertical Crack

🟡Recommendation

North

Recommendation: Contact a qualified professional.

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4: Questionable Area/Possible Crack

🚫 Recommendation

North

Recommendation: Contact a qualified professional.



5: Large Vertical Crack

🚫 Recommendation

West

Recommendation: Contact a qualified professional.

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6: Vertical Crack

🚫 Recommendation

West

Recommendation: Contact a qualified professional.



7: Vertical Crack

🚫 Recommendation

South

Recommendation: Contact a qualified professional.

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8: Vertical Crack

 Recommendation

South

Recommendation: Contact a qualified professional.



B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Asphalt

Viewed From: Ladder

Comments:

D. Roof Structures and Attics

Viewed From: Ladder

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Approximate Average Depth of Insulation: 10 R-value

Comments:

Attic Insulation Information:

Type: Blown-In

Depth: 10 inches



1: Waves On Roof Covering

🔴Recommendation

Recommendation: Contact a qualified professional.



E. Walls (Interior and Exterior)

Comments:

Window Type:

Double-Pane

1: Sealing Needed Around Backsplash

🔴Recommendation

Prevents moisture intrusion

Recommendation: Recommended DIY Project

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2: Sealing Needed Around Top of Bathtub and Base Stand-Up Shower

🔴 Recommendation

Prevents moisture intrusion

Recommendation: Recommended DIY Project



3: Crack In Wall to Ceiling Corner

🔴 Recommendation

West bedroom

Possible structural issue

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

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Comments:

G. Doors (Interior and Exterior)

Comments:

H. Windows

Window Type:

Double-Pane

Comments:

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

L. Walkways and Driveways

1: Sealing Needed

🟡 Recommendation

Driveway

Seal to prevent moisture intrusion

Recommendation: Recommended DIY Project



2: Differential Settlement of Driveway

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🔴 Recommendation

Driveway

Recommend leveling and sealing to control moisture direction away from home

Recommendation: Contact a qualified professional.



3: Leveling Needed While Increasing Pitch Away From Home

🔴 Recommendation

Prevents moisture intrusion into the home and foundation

Recommendation: Contact a qualified professional.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

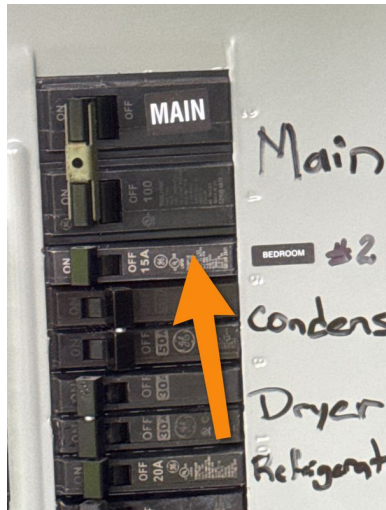
Comments:

Location of Service Panel:

Northwest corner exterior

Location Of Main Shut-Off:

Northwest corner exterior

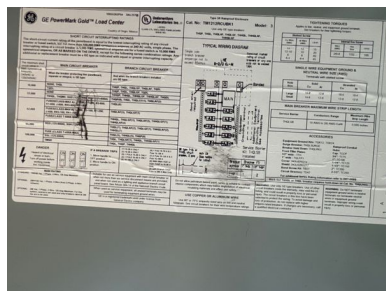


Max Amp:

100

Service Panel Details:

GE



Wire Type:

Copper

Service Panel Receptacles:

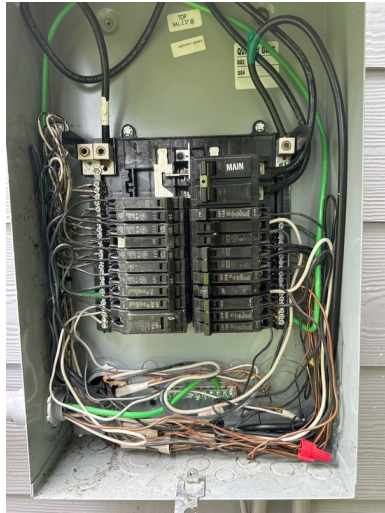
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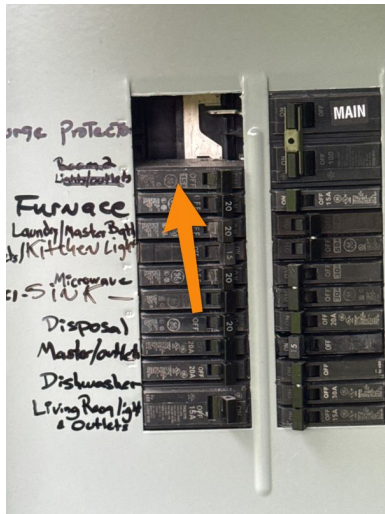


1: Missing Switch Plate

🔴 Recommendation

Recommend installing to keep debris out of back panel

Recommendation: Contact a qualified professional.



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

Type of Wiring: Copper

Comments:

1: Disposer and Dishwasher Receptacles Not Secured

⚠ Safety Hazard

Underneath kitchen sink

Recommend securing properly to avoid electric shock

Recommendation: Contact a qualified professional.

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2: Non-GFCI Outlets Near Sink

▲Safety Hazard

Kitchen

Need to be changed to GFCI as it's within 6 feet of the faucet

Recommendation: Contact a qualified professional.

3: Open Hot Outlets

▲Safety Hazard

West Bedroom / All Outlets

Could overheat and cause personal injury

Recommendation: Contact a qualified professional.



C. Other

Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Gas-Fired Heat

Energy Sources: Gas

Comments:

Furnace Manufacturer Information:

Brand: Carrier

Year: 2021



Could Not Inspect Furnace Due To Gas Being Off:

1: Debris In Drain Pan

🔴 Recommendation

Recommend cleaning for proper draining

Recommendation: Recommended DIY Project



2: Debris In Furnace Firebox

🔴 Recommendation

Clean for maximum efficiency

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Recommendation: Contact a qualified professional.



B. Cooling Equipment

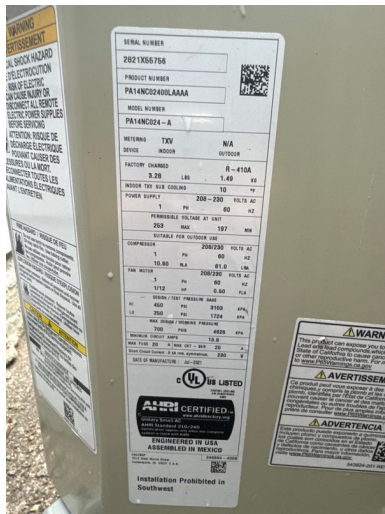
Type of Systems: Central Air Conditioner

Comments:

AC Condenser Unit Informations:

WeatherMaker

Year: 2021



A/C Delta Ts:

Supply Temperature: 72 degrees

Lowest Return Temperature: 61.3 degrees

RESULT: within normal range, between 15-20 degrees

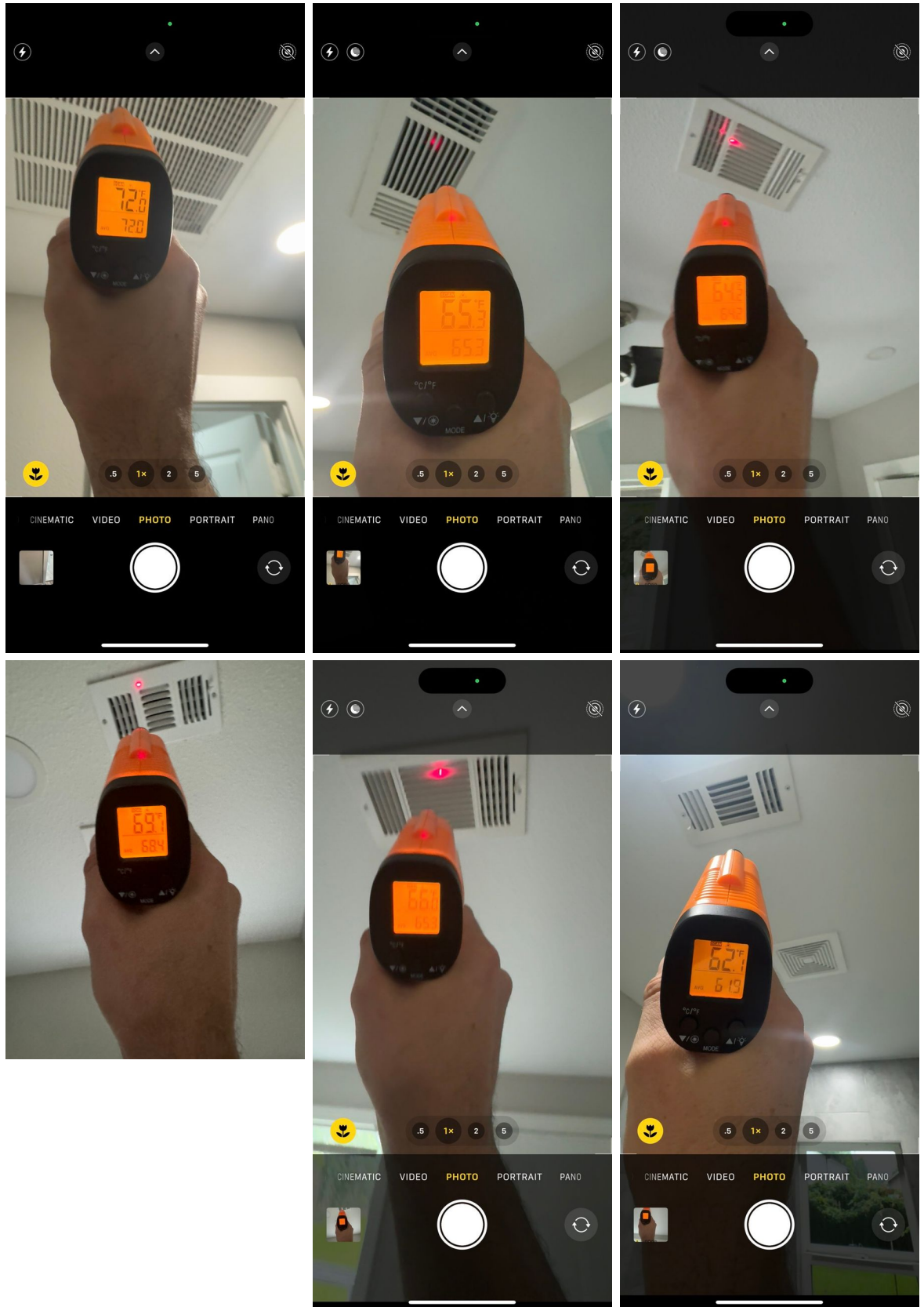
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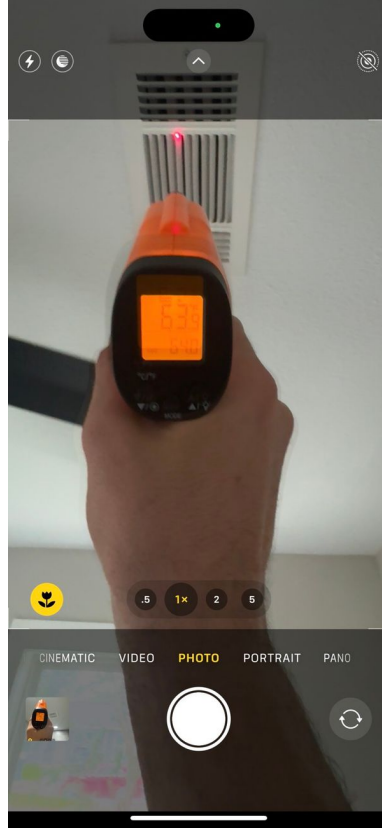
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1: Water In Furnace Drain Pan

👉 Recommendation

Recommendation: Contact a qualified professional.



C. Duct Systems, Chases, and Vents
Comments:

D. Other
Comments:

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Comments:

Water Heater Information:

Rheem

30 Gallon

Could not get close enough to take picture of manufacturer label due to limited space

Attic

PSI To Home :

Between 60-65



A. Plumbing Supply, Distribution Systems, and Fixtures

Comments:

Main Water Shut-Off Location:

West, closer to street

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B. Drains, Wastes, and Vents
Type of Drain Piping Material: PEX
Comments:

C. Water Heating Equipment
Energy Sources: Electric
Comments:

D. Hydro-Massage Therapy Equipment
Comments:

E. Gas Distribution Systems and Gas Appliances
Type of Gas Distribution Piping Material: Cast Iron
Comments:
Main Gas Shut-Off Location:
North, center of property

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F. Other
Comments:

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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:
Manufacturer Information:
Whirlpool



Couldn't Test Burners and Stove:
Gas is not turned on

Oven

E. Microwave Ovens
Comments:

Manufacturer Information:
LG

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

I. Disposer

Manufacturer Information:

Moen



1: No Power To Disposer

🔴 **Recommendation**

The nearest switches do not activate the disposer

Recommendation: Contact a qualified professional.