

RESIDENTIAL INSPECTION REPORT

4326 Hazelton St
Houston, TX 77035



Inspector
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PROPERTY INSPECTION REPORT FORM

Mahesh Menon <i>Name of Client</i>	02/08/2024 2:00 pm <i>Date of Inspection</i>
4326 Hazelton St , Houston, TX 77035 <i>Address of Inspected Property</i>	
Daniel Clark <i>Name of Inspector</i>	TREC #23081 <i>TREC License #</i>
Greg Bryan TREC# <i>Name of Sponsor (if applicable)</i>	3608 <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

Type of Building: Single Family

Access provided by: Key Code

In Attendance: None

Occupancy: Vacant

Weather Conditions: Cloudy, Recent Rain

Temperature (approximate): 73 Fahrenheit (F)

Thank you for choosing Bryan & Bryan Inspections

Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.

Office Use: Order # 62759

I=Inspected

NI=Not Inspected

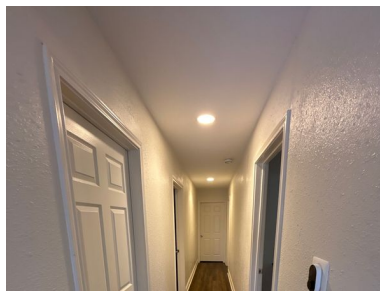
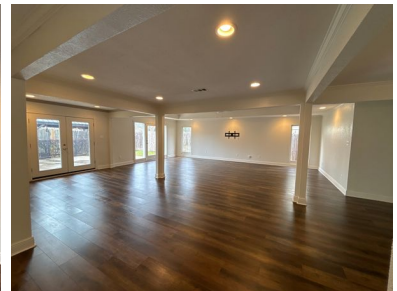
NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

General Photos of Interior:



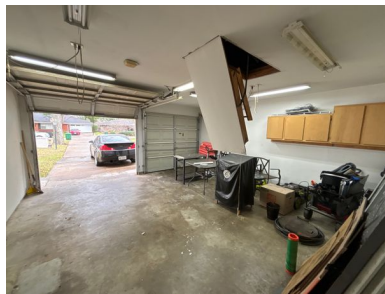
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General Photos of Structure:

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General Photos of Roof Covering:



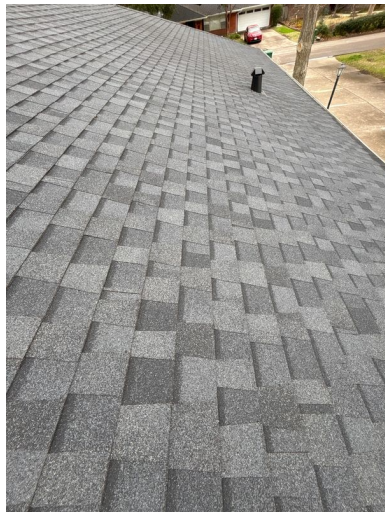
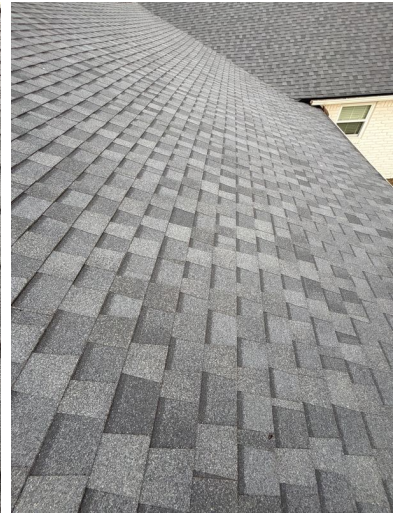
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General Photos of Attic(s):

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I NI NP D



A. Foundations

Type of Foundation(s): Slab on Grade

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I NI NP D



Comments:

Performance Opinion: Further Evaluation is Recommended:

Further evaluation by a licensed structural engineer and/or a foundation contractor is recommended.

Note: The statements included in this report regarding the foundation are the inspector's OPINION. If buyer desires a second opinion or further analysis a foundation company or structural engineer should be contacted



Entry closet (reference point)



Dining Room



Garage entry



Mudd room entry



Left patio entry



Right patio entry



Living Room



Rear bedroom



Middle bedroom

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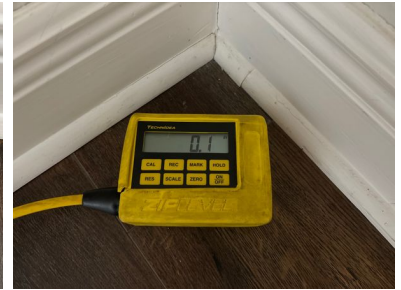
I NI NP D



Front bedroom



Master bedroom



Master bedroom



Master bathroom

Possible prior repairs:

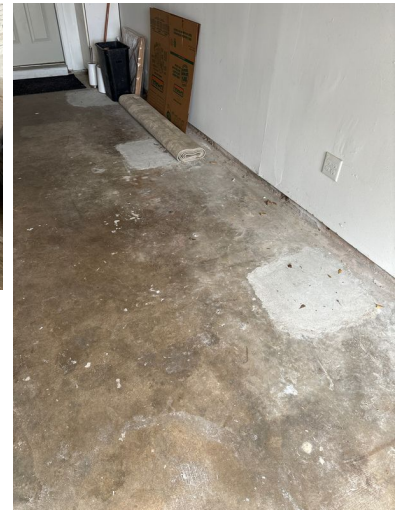
Note: There was evidence of possible previous foundation repairs. All available repair documentation and possible warranty documentation should be provided by seller/property owner.



Patio



Garage exterior



Garage interior



Garage interior

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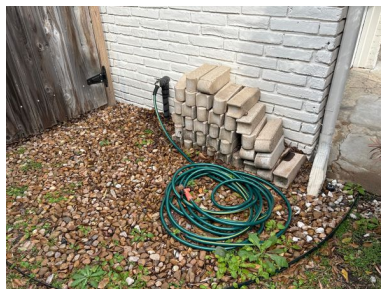
I NI NP D

Parts of the slab not visible:

Parts of the slab facing were not visible due to high soil, heavy foliage, and/or debris against the house.



Left side



Left side

1: Evidence of Foundation Settlement Present

➡ Recommendation

Noticeable floor slope, Drywall cracks, Brick Cracks, Slab Cracks -

Due to evidence of foundation settlement, further evaluation by a licensed structural engineer and/or qualified foundation contractor is recommended.

Recommendation: Contact a qualified structural engineer.



Front bedroom



Front bedroom



Master bedroom



Living room (floor slope)



Living room (slope measurement)

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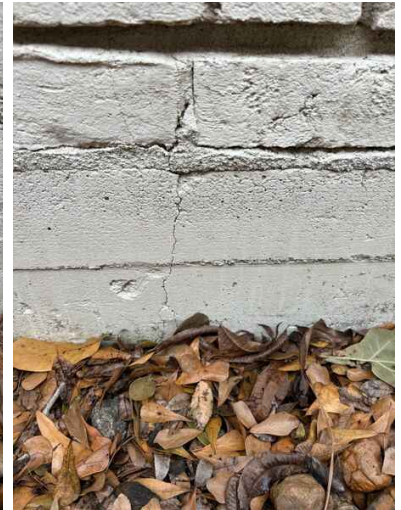
Front



Left side



Right side



Right side



Right side

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I	NI	NP	D
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B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Composition Shingles



Viewed From: Walking the roof surface

Comments:

Roof fastening not verified:

The roof fastening method was not verified as determining this may cause damage to the roofing material.

1: Tree limbs on/near roof

🔴 **Recommendation**

Tree limbs that are in contact with roof or hanging near roof should be trimmed to prevent damage to the roofing materials.

Recommendation: Contact a qualified tree service company.



Rear

2: Exposed fasteners

🔴 **Recommendation**

Exposed fasteners were observed. Seal as needed to prevent moisture intrusion.

Recommendation: Contact a qualified roofing professional.

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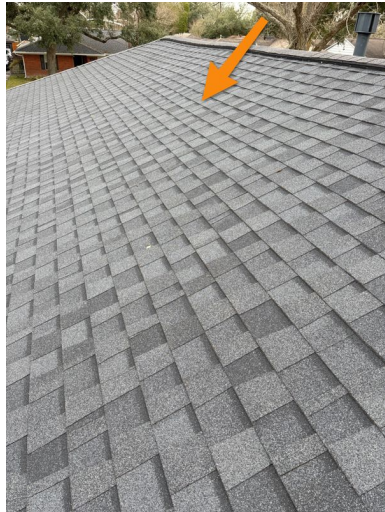
Master bathroom exhaust vent

3: Sheathing: Wavy or Sagging

🔴Recommendation

Areas of the roof were wavy or sagging, indicating sheathing or framing deficiencies. Evaluation and repair by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



Right side

4: Vents: Vent Unpainted

🔴Recommendation

The water heater vent pipe is unpainted. Evaluation and remediation is recommended.

Recommendation: Contact a qualified roofing professional.

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D=Deficient

I NI NP D



Water heater vent

-
-
-
-

D. Roof Structure and Attic

Viewed From: N/A

Approximate Average Depth of Insulation: N/A

Comments:

Attic Access Method: N/A

Type of Attic/Roof Ventillation: Ridge and soffit vent

Type of Insulation Material: N/A

Only accessible areas were entered:

Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

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E. Walls (Interior and Exterior)

Comments:

-
-
-
-

F. Ceilings and Floors

Comments:

-
-
-
-

G. Doors (Interior and Exterior)

Comments:

-
-
-
-

H. Windows

Comments:

-
-
-
-

I. Stairways (Interior and Exterior)

Comments:

-
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-
-

J. Fireplaces and Chimneys

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I	NI	NP	D
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Comments:

Limited Access/Visibility:

There was limited access and visibility to safely inspect chimney flue.

K. Porches, Balconies, Decks, and Carports

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II. ELECTRICAL SYSTEMS

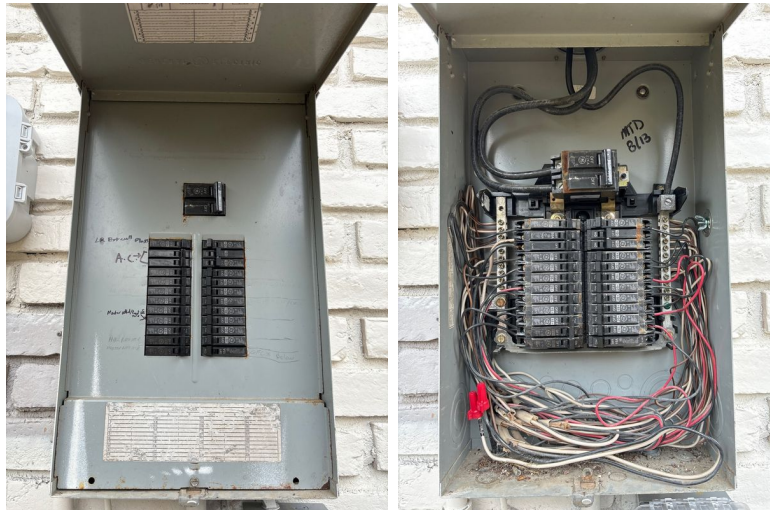
General Photos of Grounding System(s):



A. Service Entrance and Panels

Comments:

Main disconnect/service box type and location: Breakers -exterior wall



Service entrance cable location: Overhead

I=Inspected

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NP=Not Present

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I NI NP D



Service size: 125 Amps



1: AFCI (Arc-Fault Circuit Interrupt) protection was lacking or not present.

➔Recommendation

Throughout

Note: AFCI protection was required by the National Electrical Code for all homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCI's, however, the agency believes that it is important for consumers to be made aware of these safety devices when they are not present or fail to function properly in a home as a consumer protection issue and requires inspectors to report the lack of proper AFCI protection in the distribution panel as deficient, regardless of the homes age.

Recommendation: Contact a qualified electrical contractor.

2: Double Lugged Neutral Wires

➔Recommendation

Multiple Locations

Double lugged neutral wires were on the neutral bus bar inside the distribution panel. One neutral wire per lug is recommended. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.

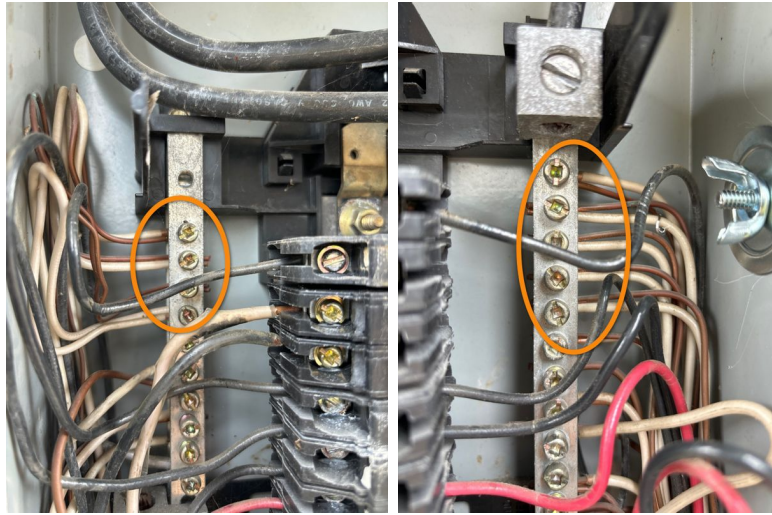
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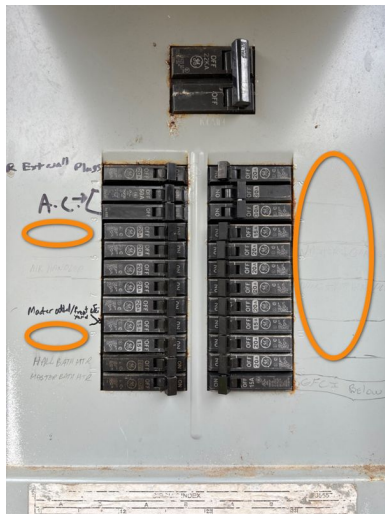


3: Circuits Not Labeled

🔴Recommendation

Circuits in the distribution panel were not properly labeled. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



4: Abandoned Wire in Panel

🔴Recommendation

Evaluation and remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified professional.

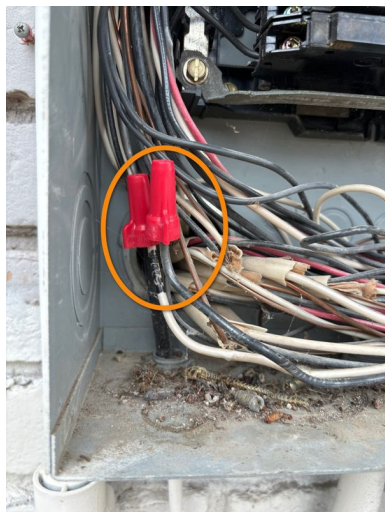
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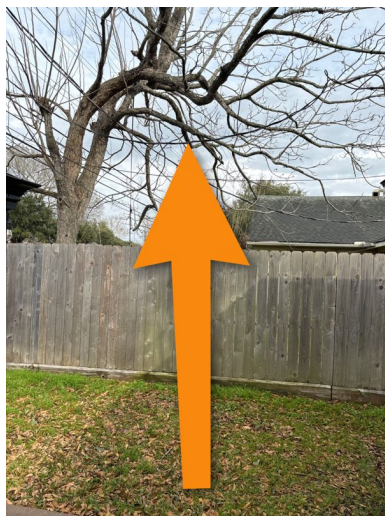


5: Service Entrance Wires: Insufficient Clearance

Recommendation

Service drop overhead wires are too low, not giving enough clearance. Contacting your local electric utility company or licensed electrician to see if they can remedy is recommended.

Recommendation: Contact a qualified electrical contractor.



Approximately 9-10 feet from ground.

6: Undersized Conductors

Recommendation

One or more conductors appear to be undersized for the breakers that they are attached to. Further evaluation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.

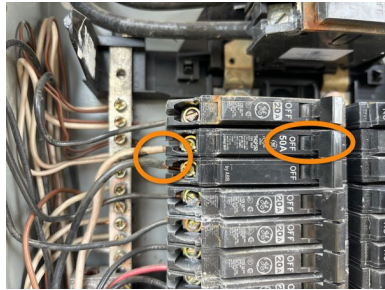
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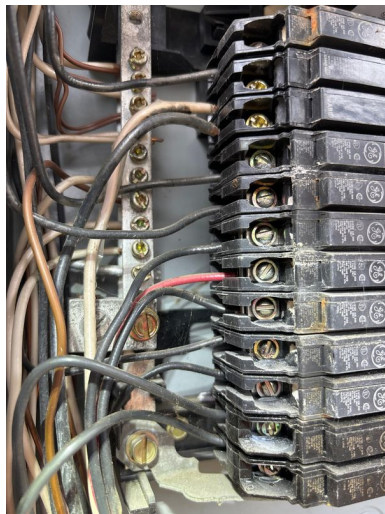
D=Deficient

I	NI	NP	D
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50 amp breaker

B. Branch Circuits, Connected Devices, and Fixtures
Type of Wiring: Copper



Comments:

Smoke Alarm Testing Method:

Note: Accessible smoke alarms (units within an arm's reach of the inspector) are tested by pushing the test button. Test buttons only confirm that the battery, electronics, and alert systems are working. It does not mean that the smoke sensors are working.

C. Other

Comments:

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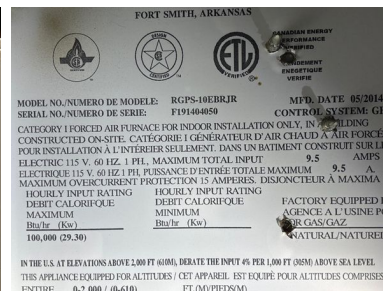
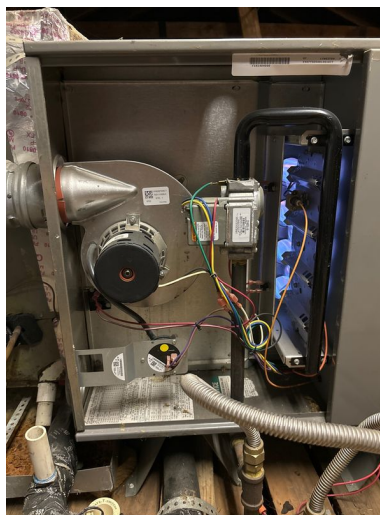
I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

General Photos of Thermostats:



- A. Heating Equipment**
Type of System: Furnace



Energy Source: Natural Gas



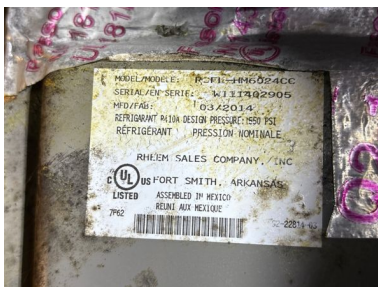
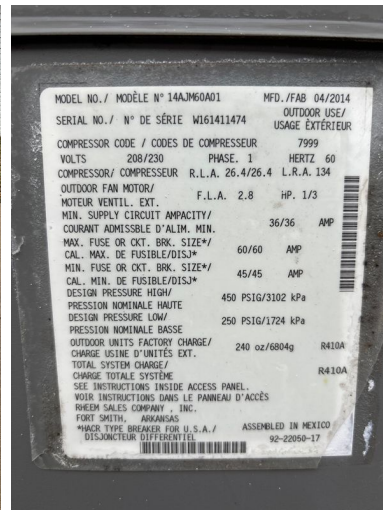
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

Comments:

Inspector does not remove furnace/air handler covers:

B. Cooling Equipment
Type of System: Central Air Conditioner



Comments:

Older Equipment: Cooling:

Operation of the unit shows the unit was cooling at the time of the inspection. Due to the age of the system, routine maintenance is recommended.

Type of Refrigerant: R410A (Puron)

Temperature difference (delta) - First Floor: 22°

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I	NI	NP	D
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Return temperature



Supply temperature

Temperature difference (delta) - Second Floor: Not present

No access to internal coils:

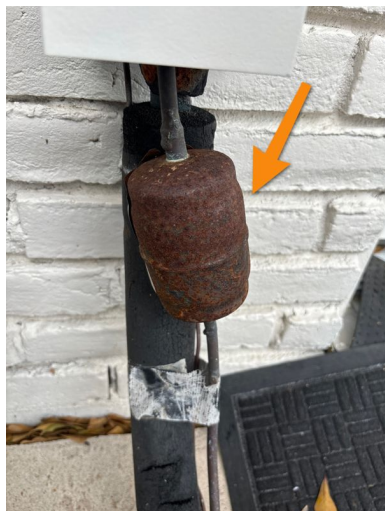
There was no removable panel cover to provide viewing access to the internal evaporator coils.

1: Condenser: Rusted Filter Drier

🔴Recommendation

The filter drier was rusted. Evaluation and remediation by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.



2: Condenser: Dirty

🔴Recommendation

The condensing unit was dirty. Servicing by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.

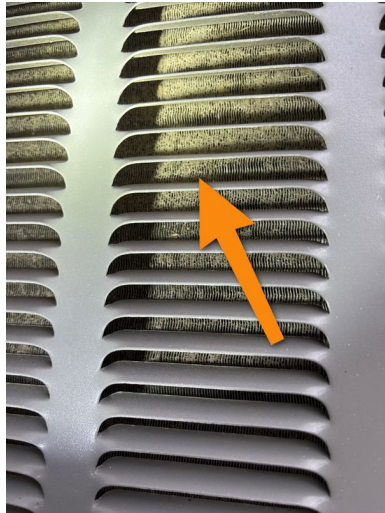
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Dirty condenser fins

3: Condensate system: Rusted Emergency pan

🔴 Recommendation

The emergency overflow pan is rusted. Further evaluation by an HVAC professional is recommended.

Recommendation: Contact a qualified HVAC professional.



C. Duct Systems, Chases, and Vents

Comments:

Inspector does not access return chases in ceilings:

D. Other

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I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of water meter: Front yard near street

Location of main water supply valve: N/A

Static water pressure reading: N/A

Type of Supply Piping Material: Galvanized Steel



Comments:

Plumbing in Vacant Houses:

It is not uncommon for plumbing seals (gaskets, commode seals, etc.) to dry out when a property is vacant for an extended period of time. These dried out seals may crack and leak after a short period of time when placed back into service. If the property has been vacant, monitoring is recommended. Inspectors cannot determine life expectancy of plumbing seals or gaskets.

B. Drains, Wastes, and Vents

Type of Drain Piping Material: N/A

Comments:

C. Water Heating Equipment

Energy Source: Gas



Capacity: 40 Gallons

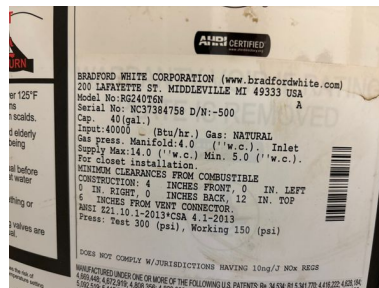
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I NI NP D



Comments:

Location: Utility Room

Year of Manufacture: 2016

Inspector Does Not Test TPR Valve or Open/Remove Burner Covers:

The inspector does not test TPR valves or remove the burner compartment covers due to safety reasons and risk of damage to the property.

1: Annual Maintenance Flush Recommended

Maintenance Item/Note

Water heaters should typically be flushed annually to prevent sediment buildup and maintain efficiency. It is recommended that you refer to the manufacturer's manual for maintenance schedules specific to this device and make any service appointments as needed.

Recommendation: Contact a qualified plumbing contractor.

2: Tank: Missing Drain Pan

Recommendation

Missing drain pan and drain line to exterior. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

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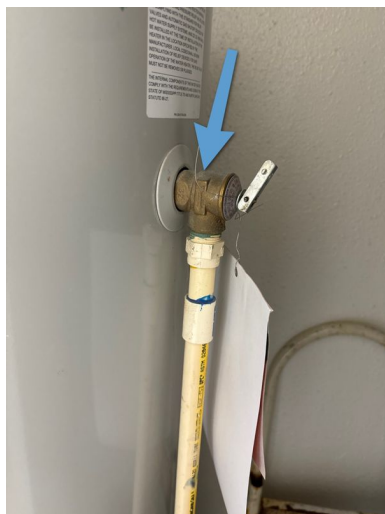


3: TPR Valve Note: Replacement may be needed

 Maintenance Item/Note

The manufacturer recommends replacement of the pressure relief valve every three years to ensure proper emergency function. The inspector does not test TPR valves due to safety hazard or possible damage to unit.

Recommendation: Contact a qualified professional.



4: Venting system: Missing vent pipe strap

 Recommendation

The water heater combustion vent pipe was not properly supported/secured with strapping. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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5: Venting system: Missing/loose ceiling collar

🔴 Recommendation

The collar was missing/loose where the flue passes through the ceiling. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Loose collar

6: Venting System: Inadequate Combustible Clearance

⚠️ Safety Hazard

Double-walled B type vents require at least one inch clearance from combustible materials. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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Insulation around vent

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter:: Rear exterior



Type of gas distribution piping material:: Black iron

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Comments::

F. Other

Comments:

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I	NI	NP	D
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V. APPLIANCES

A. Dishwashers
Comments:

B. Food Waste Disposers
Comments:

C. Range Hood and Exhaust Systems
Comments:
Exhaust Hood Type: N/A

D. Ranges, Cooktops, and Ovens
Comments:
Range/Oven Energy Source: N/A

E. Microwave Ovens
Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

G. Garage Door Operators
Comments:
Contact Reversal Test Not Performed:
The inspector does not perform a contract reversal test for safety reasons and risk of damage to the property.

H. Dryer Exhaust Systems
Comments:

I. Other
Comments: