



PROPERTY INSPECTION REPORT FORM

Corbin Beall <i>Name of Client</i>	04/24/2024 <i>Date of Inspection</i>
19002 Village Creek Park Drive , Cypress, TX 77433 <i>Address of Inspected Property</i>	
Jason Micallef <i>Name of Inspector</i>	TREC # 25743 <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 systems or components 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 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



Home Inspection Report

Prepared exclusively for

Corbin Beall



PROPERTY INSPECTED:

19002 Village Creek Park Drive
Cypress, TX 77433

DATE OF INSPECTION: 04/24/2024

Inspection No. 521560-390

INSPECTED BY:

The Micallef Team L.L.C.
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Spring, TX 77388
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INSPECTOR:

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(346) 814-3569

Each office is independently owned and operated

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

H. Windows

Comments:

- The window is cracked within the lower window sash. It is recommended to consult with a qualified window company to replace the window, to restore proper function. **(Primary Bedroom)**

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I	NI	NP	D*

INSPECTION REPORT

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on grade, Post tension slab on grade

Comments:

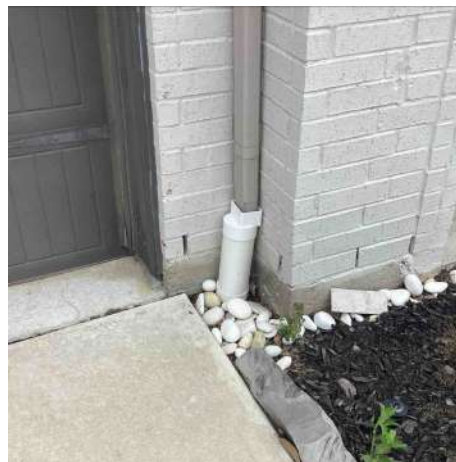
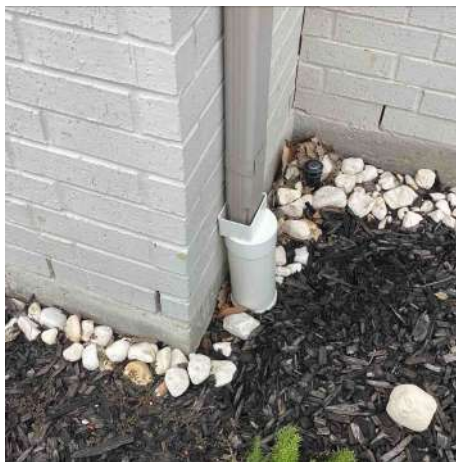
- Foundation is a post tension slab on grade, and visually appears to be performing it's intended function at the time of the inspection. Viewed from walking around the home. **(Throughout)**

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B. Grading and Drainage

Comments:

- Under ground drainage often requires routine cleaning to help prevent clog. Recommend cleaning annually to help ensure proper function.
 - Exterior Back
 - Exterior Front
 - Exterior Left
 - Exterior Right



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I NI NP D*

• Drainage is functioning as intended to. Proper drainage is defined by the final grade sloping away from the structure at a slope of 6 inches down over 10 feet out where possible. Ensure this proper drainage continues, to help prevent damage to the structure.

- Exterior Back
- Exterior Front
- Exterior Left
- Exterior Right



C. Roof Covering Materials

*Types of Roof Covering: Asphalt shingles
Viewed From: Ground level with binoculars
Comments:*

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I NI NP D*

- The roof covering is comprised of architectural asphalt shingles. The roof covering appears to be ok and no obvious deficiencies were observed during the time of inspection.

Due to the height and pitch of the roof, the roof was observed from the ground with binoculars.



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D. Roof Structures and Attics

Viewed From: Entered attic

Approximate Average Depth of Insulation: 10 to 12 inches of insulation

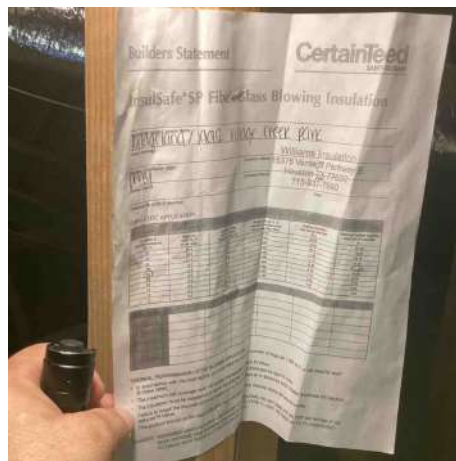
Comments:

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- The roof structure is constructed from wood rafters and Tech Shield roof decking. No deficiencies were observed during the time of inspection.

The insulation is blown in fiberglass, with an approximate depth of 11-12". No deficiencies were observed during the time of inspection. **(Attic)**



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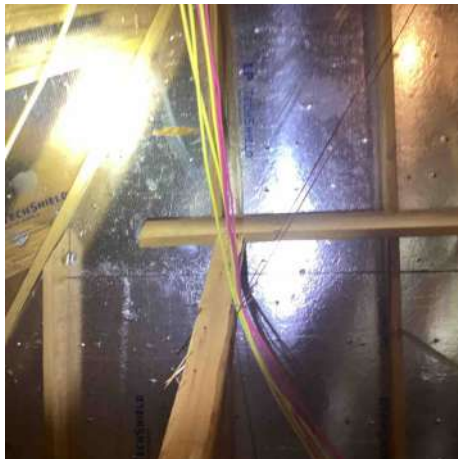
D = Deficient

I NI NP D*



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E. Walls (Interior and Exterior)

Comments:

- Minor cracking has been observed in the mortar, which is typically from settlement. It is recommended to reseal the mortar. **(Exterior Front)**



F. Ceilings and Floors

Comments:

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I NI NP D*

- Tile transition strip has been removed or has detached from the ground. It is recommended to reinstall the tile to reduce the tripping hazard and restore intended aesthetics. **(Exterior Front)**



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G. Doors (Interior and Exterior)

Comments:

- Caulking around the garage door frame is cracked. It is recommended to remove all old caulking and replace to prevent moisture or p pest intrusion. **(Exterior Front)**



- Door does not latch when operated. It is recommended to consult with a qualified contractor to adjust the striker, to restore proper function. **(Upper Front Bedroom)**



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I NI NP D*

H. Windows

Comments:

- The window caulking is cracked. It is recommended to remove old caulking and re-apply to prevent moisture or pest intrusion.

Note* Windows should be checked annually and corrected as needed.

- Exterior Back
- Exterior Front
- Exterior Left
- Exterior Right



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• The window is cracked within the lower window sash. It is recommended to consult with a qualified window company to replace the window, to restore proper function. (Primary Bedroom)



• Window does not close enough to latch, and the one window latch is loose. It is recommended to consult with a qualified contractor to evaluate and make any necessary repairs to restore proper function. (Upper Front Bedroom)



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I. Stairways (Interior and Exterior)

Comments:

- No deficiencies were observed with the stairway during the time of inspection. **(Throughout)**



J. Fireplaces and Chimneys

Comments:

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- Fireplace was tested and functioned during the time of inspection. Chimney is concealed within the wall and its own chase. The unit is a insert self-contained unit. **(Family Room)**



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I NI NP D*

K. Porches, Balconies, Decks, and Carports

Comments:

- No deficiencies were observed with the back concrete patio during the time of inspection.

Minor settlement and curing cracks were observed on the back patio. These do not appear to be a structural concern, and it is recommended to monitor the cracks for future spreading. **(Exterior Back)**



L. Other

Comments:

- No other section to report on. **(Upper Front Bedroom)**

M. Limitations

- △ Chimney is isolated within its own pipe chase and cannot be inspected.

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I NI NP D*

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- The home is equipped with a 150 amp service, housed in a square D distribution box rated for 225 A. The following deficiency was observed during a time of inspection,

Dead front cover cover screw is missing. It is recommended to install the remaining hardware. **(Garage)**



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- Burned out lightbulbs have been observed above each vanity. It is recommended to replace a lightbulbs and test for function. **(Primary Bathroom)**



- All accessible receptacles were tested during the time of inspection. **(Throughout)**

C. Other

Comments:

- Smoke alarms and smoke/ carbon monoxide alarms were tested for audible only. The units sounded and are interconnected. **(Throughout)**
- The doorbell was tested and functioned as intended during the time of inspection. **(Exterior Front)**

D. Limitations

- △ Home is furnished and blocking some receptacles.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Energy Sources: Natural gas

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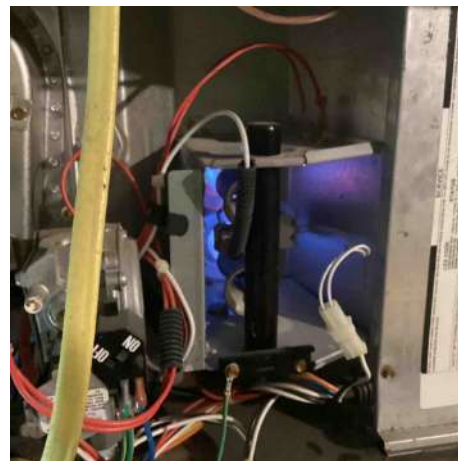
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Comments:

- The home is equipped with 2 gas fired furnaces, manufactured in 2019. The following deficiency was observed during the time of inspection.

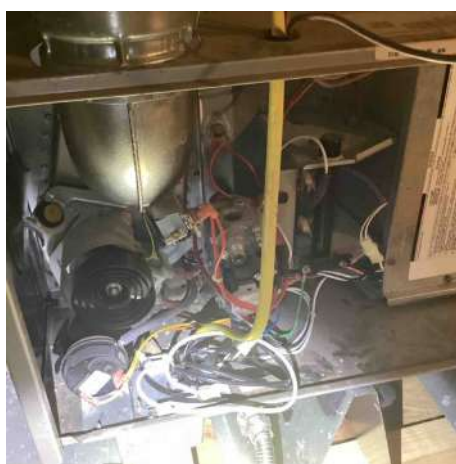
The ductwork support strap is in direct contact with the exhaust vent for the main floor unit. Exhaust vents require a minimum of 1" from any combustible material.

It is recommended to consult with a licensed HVAC company to adjust the strap, to achieve the required clearance.



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B. Cooling Equipment

Type of Systems: Forced air electric

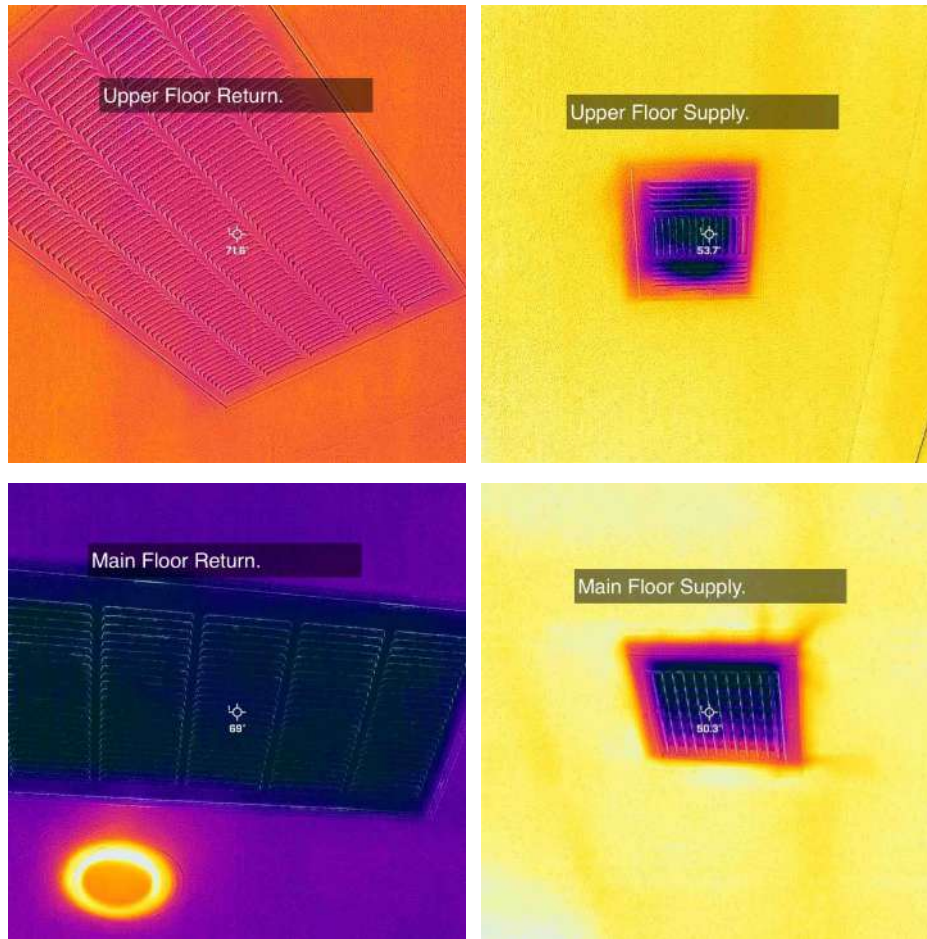
Comments:

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I NI NP D*

• A/C (Main Floor) return air tested at 69° degrees F. Supply air tested at 50.3° degrees F. A difference of 18.7° degrees F. 15 to 22 degrees F is considered normal differential.

A/C (Upper Floor) return air tested at 71.6° degrees F. Supply air tested at 53.7° degrees F. A difference of 17.9° degrees F. 15 to 22 degrees F is considered normal differential. **(Throughout)**



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- The home is equipped with 2- air conditioning condensing units, manufactured in 2019. No deficiencies were observed during the time of inspection. **(Exterior Left)**



C. Duct Systems, Chases, and Vents

Comments:

- No deficiencies were observed with the ductwork during the time of inspection. **(Attic)**



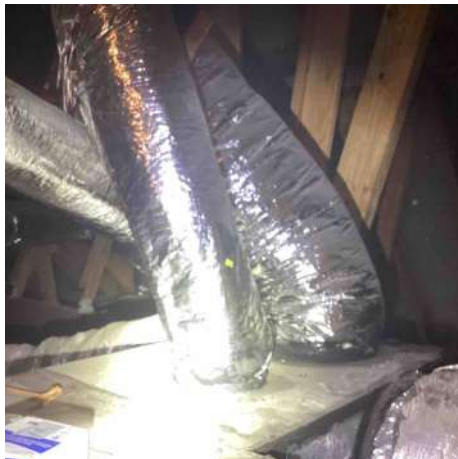
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D = Deficient

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I NI NP D*



D. Other

Comments:

- No other section to report on.
- No other section to report on.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of main water supply valve: Next to house

Static water pressure reading: 70 to 80 psi at time of inspection

Type of supply piping material: Pex (Cross-linked Polyethylene), Plastic

Comments:

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I NI NP D*

- The water meter is located at the front of the property.

The main water shutoff is located on the right hand side of the home.

Static water pressure tested at 71 psi during the time of inspection.

- Exterior Front
- Exterior Right
- Throughout



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- Vacuum breaker is leaking when the faucet is under pressure. It is recommended to consult with a licensed plumber to replace the vacuum breaker. **(Exterior Right)**



- No anti-siphon protection present on exterior hose bibs/faucets. This is a basic safety attachment to the end of faucets that will protect from a cross connection or back-siphonage into the drinking water system. **(Exterior Left)**



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I NI NP D*

- Caulking around the tub spout is cracked. It is recommended to reapply caulking to prevent water from entering into the wall.
 - Upper Front Bedroom
 - Upper Hallway Bathroom



B. Drains, Wastes, and Vents

Type of drain piping material: Plastic
 Comments:

- Improper piping techniques have been observed under the powder room vanity. Piping should be rigid with a union P-trap for cleaning purposes. It is recommended to consult with a licensed plumber to evaluate and install the appropriate piping to meet proper plumbing practices. **(Powder Room)**



- All visible drains and vents have been inspected where possible. No leaks were observed during the time of inspection.

Concealed drains within the walls and concrete slab are not included in the home inspection. **(Throughout)**

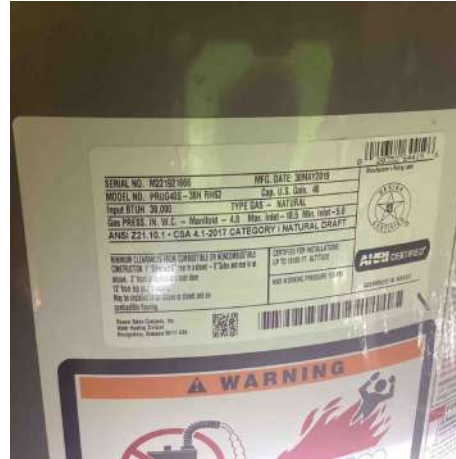
C. Water Heating Equipment

Energy Sources: Natural gas
 Capacity: 40 gallon
 Comments:

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- The home is equipped with 2- 40 gallon gas fired units, manufactured in 2019. No deficiencies were observed with the units during the time of inspection.



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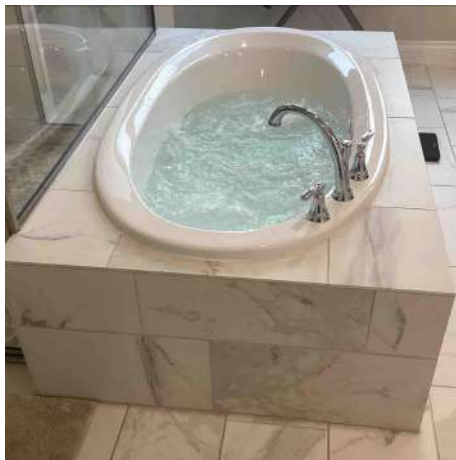
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D. Hydro-Massage Therapy Equipment

Comments:

- Hydro massage tub was tested and functioned as intended during the time of inspection.

No access panel to the pump or other components of the jet tub. Please note that if a repairs are required, the tile will need to be removed. It is recommended to install an appropriate access panel for servicing purposes.
(Primary Bathroom)



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I NI NP D*

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Side of house

Type of gas distribution piping material: Steel

Comments:

- The gas meter is located on the left side of the home. The gas meter is equipped with a bond wire. No deficiencies were observed during the time of inspection. **(Exterior Left)**



F. Other

Comments:

- No other section to report on.

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I NI NP D*

V. APPLIANCES

A. Dishwasher

Comments:

- Dishwasher was tested for a full cycle in normal mode and appears to be functioning normally at time of inspection.

There was no anti siphon loop or mechanical air gap in the drain pipe. An air gap or anti siphon loop is used to prevent back flow of contaminated water or bacteria from the disposer or plumbing drain back into the dishwasher. Many models come with back flow valves, but the anti siphon loop or mechanical air gap is still required. An anti siphon loop is created by forming an upside down "U" in the drain hose. The top of the "U" must be in contact with the bottom of the counter. The hose is then tied in place, usually to the underside of the sink or to the faucets.

It is recommended to consult with a licensed plumber or qualified appliance company to extend the high loop to make contact with the bottom of the countertop. **(Kitchen)**



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I NI NP D*

B. Food Waste Disposers

Comments:

- Food disposal was tested and functioned as intended during the time of inspection. **(Kitchen)**



C. Range Hood and Exhaust Systems

Comments:

- Range hood was tested and appears to be functioning normally at the time of the inspection. Vented to the outside. **(Kitchen)**



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I NI NP D*

D. Ranges, Cooktops, and Ovens

Comments:

- The cooktop burners were tested on high, medium and low. All burners functioned as intended during the time of inspection.

Oven tested at 350 ° degrees F. Actual Temp measured: 338° degrees F. (+/- 25 F allowed difference) is acceptable.

Labeling for the burner settings has worn off. It is recommended to consult with a qualified contractor to add the appropriate labels for ease of use.

(Kitchen)



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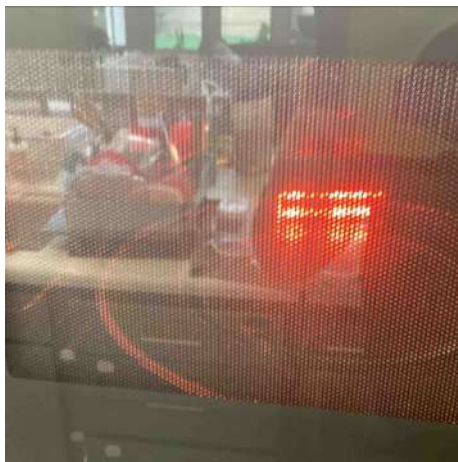
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E. Microwave Ovens

Comments:

- Microwave was tested and functioned as intended during the time of inspection. **(Kitchen)**



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- All vents tested and worked correctly at time of inspection. **(Throughout)**

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I NI NP D*

G. Garage Door Operators

Comments:

- The garage door was tested and passed the photo sensor and pressure test. No deficiencies were observed during the time of inspection. **(Garage)**

