



# Confidential Inspection Report

LOCATED AT:  
13906 TallHeath Court  
Houston, TX 77044

PREPARED EXCLUSIVELY FOR:  
Inspectify, Inc

INSPECTED ON:  
Friday, June 16, 2023



Inspector, Said Rami 24193  
Nifty Home Inspections LLC

Friday, June 16, 2023  
Inspectify, Inc  
13906 TallHeath Court  
Houston, TX 77044

Dear Inspectify, Inc,

We have enclosed the report for the property inspection we conducted for you on Friday, June 16, 2023 at:

13906 TallHeath Court  
Houston, TX 77044

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

A handwritten signature in black ink, appearing to read "Said Rami". The signature is written in a cursive style with a vertical line at the end.

Inspector, Said Rami  
Nifty Home Inspections LLC  
info@niftyhi.com



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# PROPERTY INSPECTION REPORT FORM

Inspectify, Inc

Name of Client

13906 TallHeath Court Houston, TX 77044

Address of Inspected Property

Said Rami 24193

Name of Inspector

Friday, June 16, 2023

Date of Inspection

TREC License #  
24193

## 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 on (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.

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

**ORIENTATION:** We will describe the locations of this property, left or right, as though facing the front door from outside of the building.

WEATHER: The weather was partly cloudy with an approximate temperature of 83 degrees at the time of our inspection.



I NI NP D

### I. STRUCTURAL SYSTEMS

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#### A. Foundations

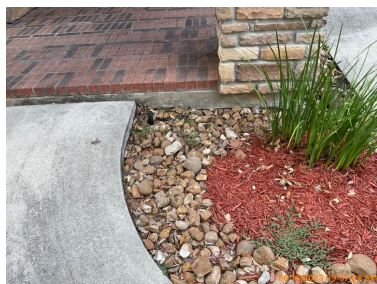
Type of Foundation(s):: Slab-on-Grade

Crawlspace inspected from:: Not present

Comments:

#### FOUNDATION PERFORMANCE

All the visible structural elements appeared to be performing as would be expected for a dwelling of this age and type of construction. At the time of the inspection, the foundation appeared to be supporting the structure and immediate significant repair needs were not evident in my opinion.



#### SLAB ON GRADE FOUNDATION

Corner cracks are common and cosmetic. Fill the voids and monitor.



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#### B. Grading and Drainage

Comments:

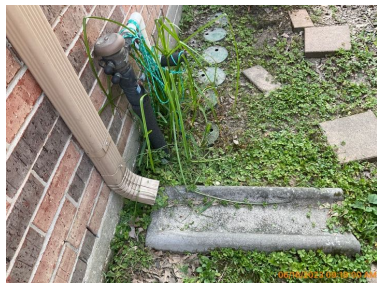
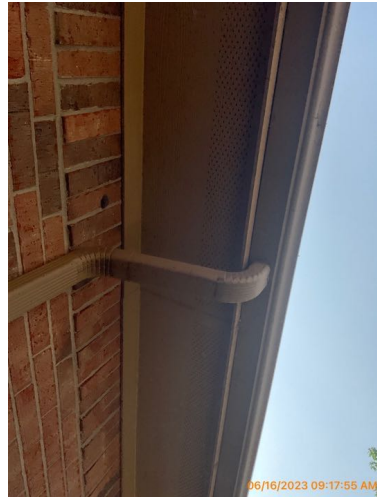
#### GRADING

The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

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**GUTTERS**

The gutters appeared to be properly installed and are in serviceable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life.



Splash blocks are missing from the base of the downspouts. We recommend they be added where missing to direct water away from the foundation.





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**SURFACE DRAINS**

The drainage system appears to be in serviceable condition, but one or more of the grates is clogged and would be ineffective in a heavy rain. We recommend that debris be cleaned from the grates to ensure proper operation during heavy weather.



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**C. Roof Covering Materials**

*Types of Roof Covering::* Asphalt shingles

*Viewed From::* Steep roof pitch.inspected from the ground.

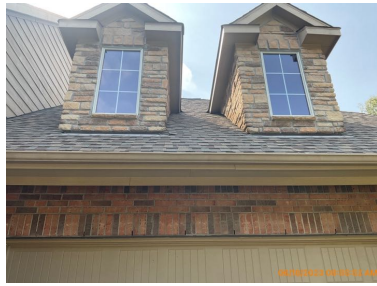
*Comments:*

**ROOF COVERINGS**

Roof overview: The roof was inspected and no visible defects were observed at the time of inspection.



I NI NP D



**ROOF FLASHINGS**

Metal



- 

**D. Roof Structures and Attics**

Viewed From:: Inside the attic  
Approximate Average Depth of Insulation:: 6 - 9 inches  
Comments:

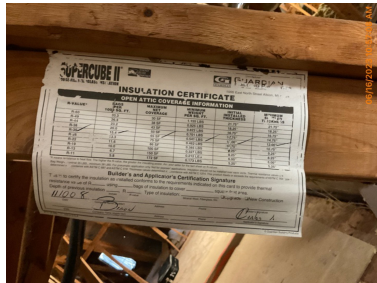
**SOFFIT / FASCIA**

The soffit and fascia appeared to be properly installed and in good condition.



**ATTIC INSULATION**

The attic has blown-in fiberglass insulation.



I   NI   NP   D

**ROOF STRUCTURE**

The roof sheathing appears to be properly installed and in good condition.



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

*Comments:*

**INTERIOR WALLS**

The wall surfaces appear to be properly installed and in good condition.



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**F. Ceiling and Floors**

Comments:

**CEILINGS**

The tape on certain drywall joints has separated. We recommend resurfacing and refinishing to restore appearance.



Living room

**INTERIOR FLOORS**

Floors were inspected and no defects were observed at the time of inspection.

**G. Doors (Interior and Exterior)**

Comments:

**INTERIOR DOORS**

Door stop damaged or missing. Recommend repair or replacement.



Master bathroom



Master bathroom



Master bathroom



Bedroom 4



I   NI   NP   D



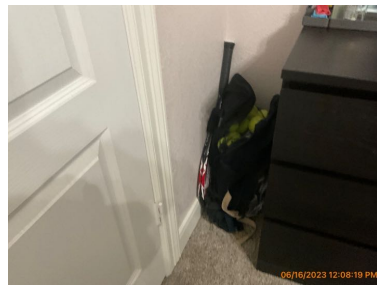
Bedroom 3



Bedroom 3



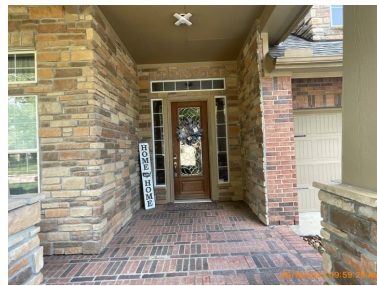
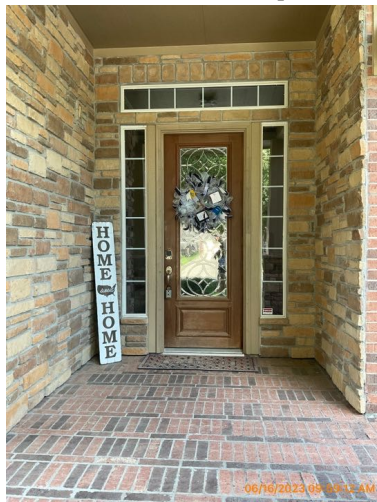
Bedroom 2



Bedroom 2

**EXTERIOR DOORS**

The exterior doors were inspected and no deficiencies were observed at the time of inspection.



**I   NI   NP   D**

**GARAGE DOOR TO LIVING SPACE**

The door between the garage and the living space is of fire resistive construction. However, the door is not self-closing or self latching . We recommend the door be upgraded by installing a spring hinge or an automatic closer.



**H. Windows**

*Comments:*

**WINDOW CONDITION**

The windows appear to be properly installed and in serviceable condition.

**I. Stairways (Interior and Exterior)**

*Comments:*

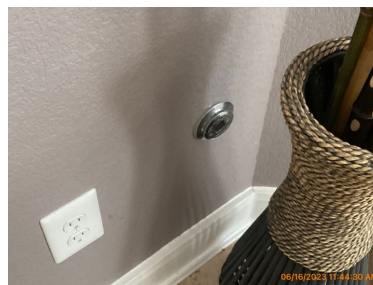
Not Inspected & Not Present

**J. Fireplaces and Chimneys**

*Comments:*

**FIREPLACE**

The Inspector observed no deficiencies in the condition of the gas fireplace while in operation.



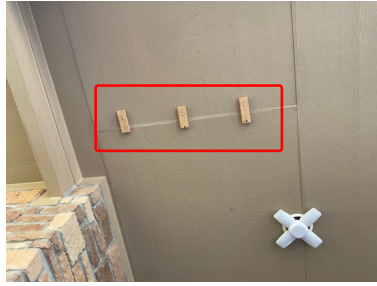
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**K. Porches, Balconies, Decks, and Carports**

Comments:

**PORCH**

Improper ceiling repair observed. Recommend repair or replacement.



Floor brick damaged. Recommend repair



Front porch



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L. Other

Comments:

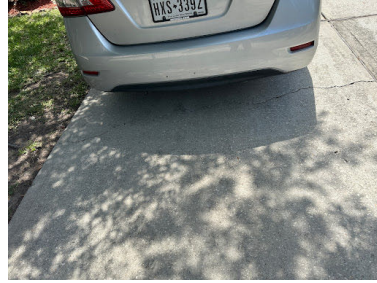
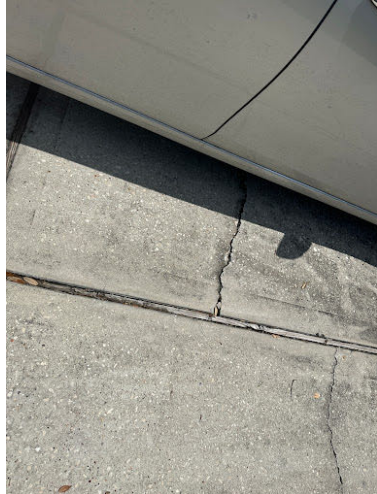
**WALKWAY**

There is a trip hazard in the walkway or sidewalk. We recommend it be patched or repaired to prevent injury. If it's not part of the property, it is still recommended to report it to the proper authority to prevent injuries.



**DRIVEWAY**

The driveway appears to be properly installed and is generally in good condition, with exceptions noted below. Visible cracks due to parts of the driveway uneven settlement.



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## II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**

*Comments:*

### ELECTRICAL SERVICE

Service entry into building: Underground service lateral



### GROUNDING SYSTEM

Metal rods driven into the ground



### ELECTRICAL METER

The electric meter is located right side of the building. .





I NI NP D



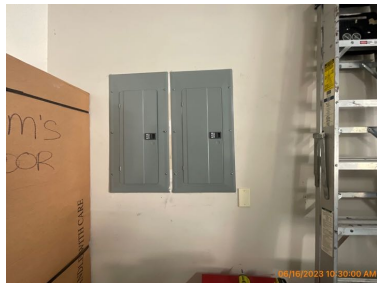
**MAIN DISCONNECT**

The main disconnect is incorporated into the electrical service panel.



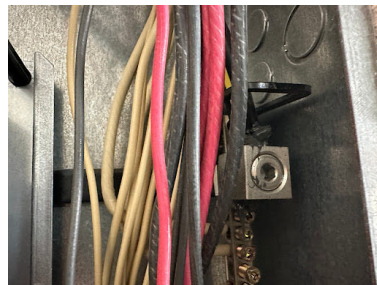
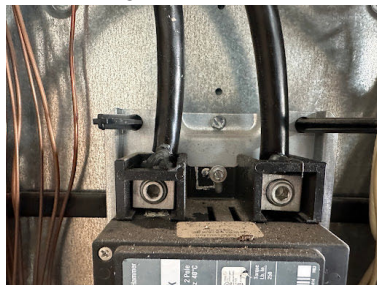
**ELECTRICAL DISTRIBUTION PANEL**

Electrical panel location:garage



**PANEL WIRING**

Panel Wiring: Aluminum



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

Type of Wiring:: Copper

Comments:

**DOORBELL**

Doorbell was tested by depressing the switch outside the door and was found to be operable at the time of inspection.



**SMOKE ALARM DETECTORS**

The carbon monoxide alarms were activated when the test button was depressed. This method only verifies battery and horn function, but does not test the sensor in the unit.

The smoke detector alarms were activated when the test button was depressed. This method only verifies battery and horn function, but does not test the sensor in the unit.

**ELECTRICAL OUTLETS**

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists. GFCI protection is required by present standards in many areas of the home: bathrooms, garages, outdoor receptacles, crawl spaces, basements, kitchens and anything within six feet of a sink or water source.

There is no GFCI protection for the wet areas. as required by present standards. Recommend installing GFCI outlets in wet areas of the house for safety of the occupants.



Laundry room

I   NI   NP   D

**SWITCHES / TIMERS / DIMMERS**

The switch damaged . We recommend it be replaced.



Master bathroom

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

**A. Heating Equipment**

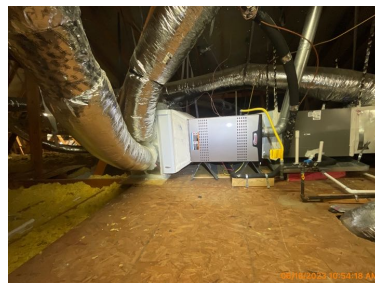
Type of Systems:: Forced Hot Air

Energy Sources:: Energy source: Natural gas

Comments:

**FURNACE LOCATION**

Furnace location: Attic





I NI NP D



**FURNACE DATAPLATE**

Dataplate



**FURNACE CONDITION**

Furnace in action



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**B. Cooling Equipment**

Type of Systems:: Central Split System

Comments:

**THERMOSTAT**

The thermostat appears to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.



I NI NP D

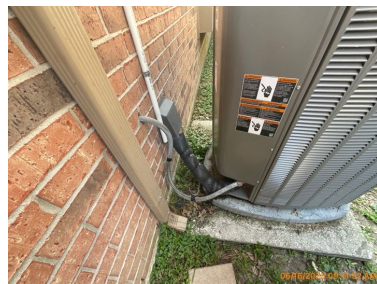
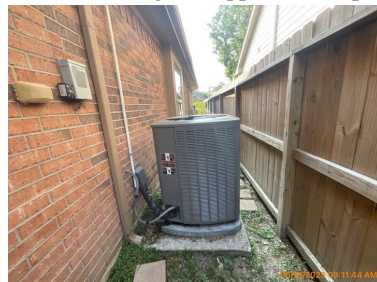
### A/C DATAPLATE

Dataplate



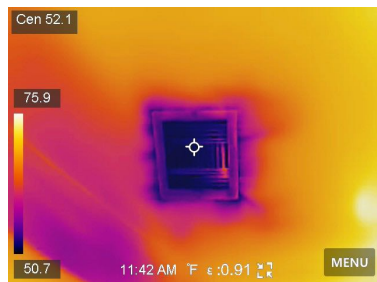
### CONDENSING UNIT (OUTSIDE)

The condensing unit appears to be properly installed and in serviceable condition.



### EVAPORATOR UNIT (INSIDE)

A/C in action



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**CONDENSATE PAN**

Rusted condensate pan. Recommend cleaning or replacement if necessary.



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

Comments:

**AIR FILTER**

The air filter for the unit is a conventional, disposable filter.

**IV. PLUMBING SYSTEMS**

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

Location of Water Meter:: Sidewalk shared box with neighbor.

Location of main water supply valve:: garage

Static water pressure reading:: 50 - 60 psi

Type of Supply Piping Material:: Pex where seen

Comments:

**WATER METER**

Location: sidewalk





I NI NP D

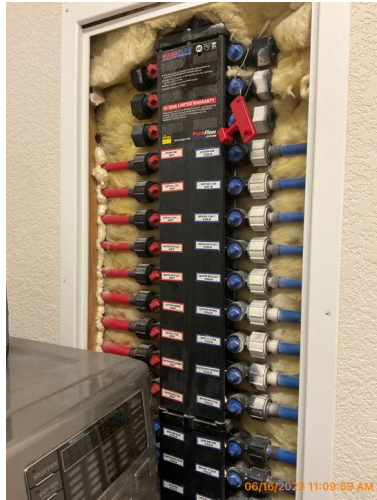
**WATER SHUT-OFF**

Location: Garage



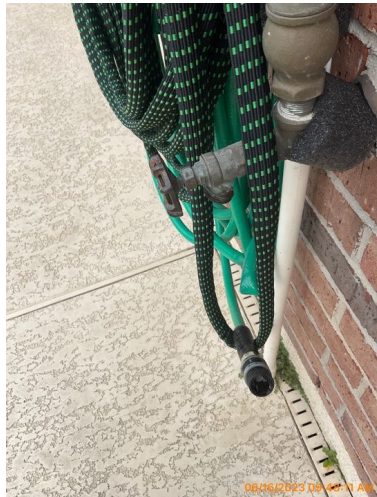
**DISTRIBUTION PIPING**

Pex where seen



**EXTERIOR PLUMBING**

Hose bib anti-siphon needed



I	NI	NP	D
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**BATHTUB**

The faucet spout is loose. We recommend that it be repaired or replaced.



Bathroom 2

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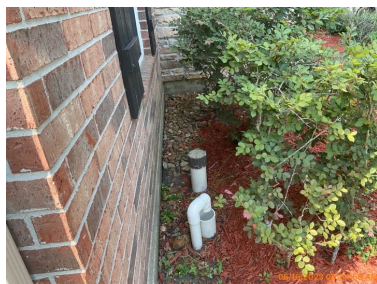
**B. Drains, Wastes, and Vents**

Type of Drain Piping Material:: Pvc where seen

Comments:

**CLEANOUT**

The sewer cleanout is located at the front of the structure.



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**C. Water Heating Equipment**

Energy Sources:: Natural gas

Capacity:: 40 gallons

Comments:

**WATER HEATER LOCATION**

The water heater is located in the Attic

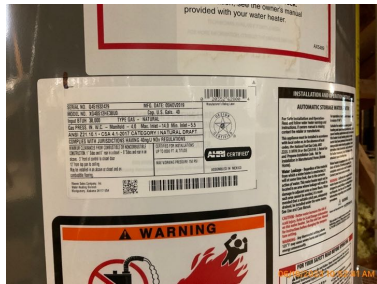


I NI NP D



**WATER HEATER DATAPLATE**

Dataplate:



**D. Hydro-Massage Therapy Equipment**

*Comments:*

**HYDRO-MASSAGE THERAPY EQUIPMENT**

The hydrotherapy tub equipment was not accessible for review. We recommend it be reinstalled or made accessible in accordance with current building standards to permit inspection and servicing.





I NI NP D

Tested the jets for power. The equipment was not accessible and wasn't inspected.



**E. Gas Distribution Systems and Gas Appliances**

*Location of Gas Meter::* GAS METER LOCATION: right side of the building.

*Type of Gas Distribution Piping Material::* Black steel

*Comments:*

**GAS METER**

Gas meter location: right side of the building.



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## V. APPLIANCES

- A. Dishwashers

Comments:

### DISHWASHER

The dishwasher was turned on with the normal operating controls using the shortest cycle and found to be in satisfactory working condition.



Dataplate





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**B. Food Waste Disposers**

*Comments:*

**FOOD WASTE DISPOSER**

The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

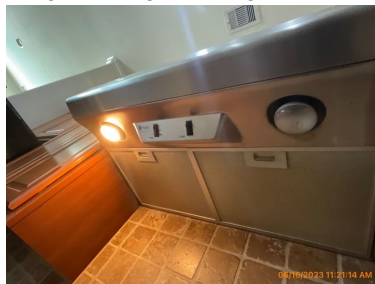


**C. Range Hood Exhaust Systems**

*Comments:*

**RANGE HOOD**

Range hood lights damaged. Recommend repair or replacement



**D. Ranges, Cooktops, and Ovens**

*Comments:*

**STOVETOP / COOKTOP**

The range/cooktop was turned on with the normal operating controls and found to be in working condition.



I   NI   NP   D



**OVEN**  
Dataplate:



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**E. Microwave Ovens**

*Comments:*

**MICROWAVE OVEN**

The microwave oven was turned on with the normal operating controls and found to be in satisfactory working condition.



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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

**MECHANICAL EXHAUST VENT**

The bathroom exhaust fan(s) were tested (where found) using normal controls and found to be operating.

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**G. Garage Door Operators**

*Comments:*  
**GARAGE DOOR OPERATOR**  
 Wall control unit damaged



**H. Dryer Exhaust Systems**

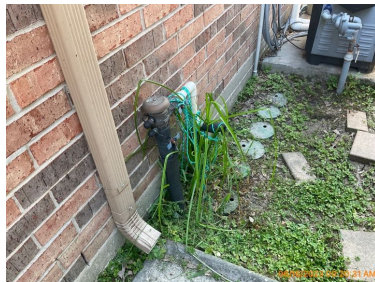
*Comments:*  
**DRYER EXHAUST SYSTEM**  
 The dryer vent appears properly installed and in serviceable condition.



**VI. OPTIONAL SYSTEMS**

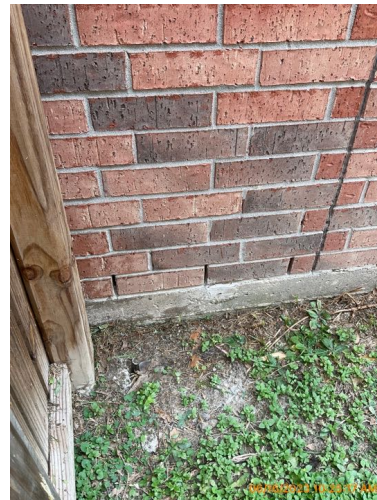
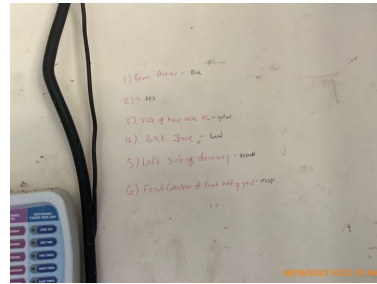
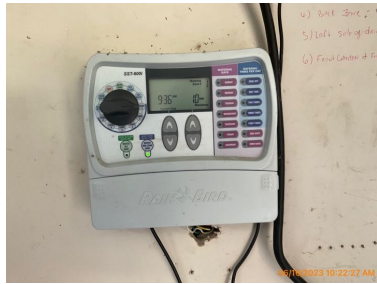
**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*  
**LANDSCAPE IRRIGATION CONDITION**  
 The system was operated in manual mode and found to be responsive. Testing of the irrigation system and/or automatic timer is beyond the scope of this inspection.



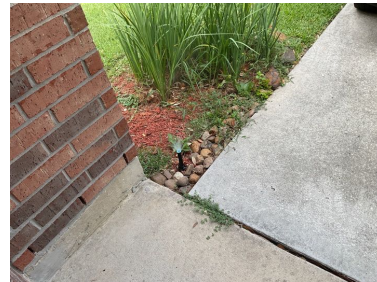


I NI NP D



**LANDSCAPE IRRIGATION OPERATION**

Tested the sprinkler system using the manual settings only. Other programmable features were not tested.



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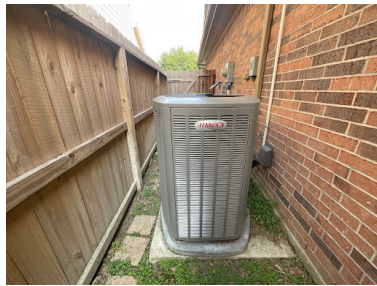


**B. Swimming Pools, Spas, Hot Tubs, And Equipment**

Type of Construction:: Gunite  
Comments:

**BARRIERS / ENCLOSURES**

The pool is surrounded by a fence and self-closing gate. It was found in serviceable condition.





I	NI	NP	D
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Door opening towards the pool from the house should be equipped with an audible alarm which sounds when the door and/or screen are opened.

The door from the house is equipped with a electronic monitoring device connected to the owners cellphone. Recommend installing a conventional stationary audible alarm system as required by present standards. The electronic version could supplement the conventional one. Also ask owners about transferability of the present system.



Access door to the pool from the house was equipped with a child proof lock that needs to be manually operated.



**SWIMMING POOL**

Pool surface damage observed. Recommend repair or resurfacing.



I NI NP D

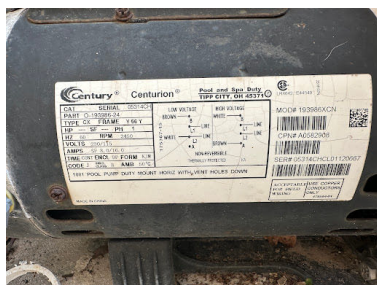
**SPA / HOT TUB**

Spa heat source: Natural gas



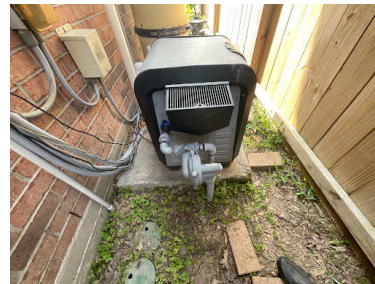
**EQUIPMENT**

The pump appeared operational and properly installed. We still recommend annual servicing for maximum performance.



I	NI	NP	D
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The heating system was inspected but not tested due to excessive heat.



**C. Outbuildings**

*Comments:*  
Not Inspected & Not Present

**D. Private Water Wells**

*Type of Pump::* Not Inspected & Not Present  
*Comments:*

**E. Private Sewage Disposal Systems**

*Type of System::* Not Inspected & Not Present  
*Comments:*

**F. Other Built-in Appliances**

*Comments:*  
Not Inspected & Not Present



## Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

### **I. STRUCTURAL SYSTEMS - B. Grading and Drainage**

#### **GUTTERS**

**1:** Splash blocks are missing from the base of the downspouts. We recommend they be added where missing to direct water away from the foundation.

### **I. STRUCTURAL SYSTEMS - F. Ceiling and Floors**

#### **CEILINGS**

**2:** The tape on certain drywall joints has separated. We recommend resurfacing and refinishing to restore appearance.

### **I. STRUCTURAL SYSTEMS - G. Doors (Interior and Exterior)**

#### **INTERIOR DOORS**

**3:** Door stop damaged or missing. Recommend repair or replacement.

#### **GARAGE DOOR TO LIVING SPACE**

**4:** The door between the garage and the living space is of fire resistive construction. However, the door is not self-closing or self latching . We recommend the door be upgraded by installing a spring hinge or an automatic closer.

### **I. STRUCTURAL SYSTEMS - K. Porches, Balconies, Decks, and Carports**

#### **PORCH**

**5:** Improper ceiling repair observed. Recommend repair or replacement.

**6:** Floor brick damaged. Recommend repair

### **I. STRUCTURAL SYSTEMS - L. Other**

#### **WALKWAY**

**7:** There is a trip hazard in the walkway or sidewalk. We recommend it be patched or repaired to prevent injury. If it's not part of the property, it is still recommended to report it to the proper authority to prevent injuries.

#### **DRIVEWAY**

**8:** The driveway appears to be properly installed and is generally in good condition, with exceptions noted below. Visible cracks due to parts of the driveway uneven settlement.

## **II. ELECTRICAL SYSTEMS - B. Branch Circuits, Connected Devices, and Fixtures**

#### **ELECTRICAL OUTLETS**

**9:** GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists. GFCI protection is required by present standards in many areas of the home: bathrooms, garages, outdoor receptacles, crawl spaces, basements, kitchens and anything within six feet of a sink or water source.

**10:** There is no GFCI protection for the wet areas. as required by present standards. Recommend installing GFCI outlets in wet areas of the house for safety of the occupants.

#### **SWITCHES / TIMERS / DIMMERS**

**11:** The switch damaged . We recommend it be replaced.

## **III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS - B. Cooling**

### **Equipment**

#### **CONDENSATE PAN**

**12:** Rusted condensate pan. Recommend cleaning or replacement if necessary.

## **IV. PLUMBING SYSTEMS - A. Plumbing Supply, Distribution Systems and Fixtures**

### **EXTERIOR PLUMBING**

**13:** Hose bib anti-siphon needed

### **BATHTUB**

**14:** The faucet spout is loose. We recommend that it be repaired or replaced.

## **V. APPLIANCES - C. Range Hood Exhaust Systems**

### **RANGE HOOD**

**15:** Range hood lights damaged. Recommend repair or replacement

## **V. APPLIANCES - G. Garage Door Operators**

### **GARAGE DOOR OPERATOR**

**16:** Wall control unit damaged

## **VI. OPTIONAL SYSTEMS - B. Swimming Pools, Spas, Hot Tubs, And Equipment**

### **BARRIERS / ENCLOSURES**

**17:** Door opening towards the pool from the house should be equipped with an audible alarm which sounds when the door and/or screen are opened.

The door from the house is equipped with a electronic monitoring device connected to the owners cellphone. Recommend installing a conventional stationary audible alarm system as required by present standards. The electronic version could supplement the conventional one. Also ask owners about transferability of the present system.

### **SWIMMING POOL**

**18:** Pool surface damage observed. Recommend repair or resurfacing.