



## SUMMARY

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TDECU

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*This summary of recommendations and observations is provided for those wanting a brief synopsis of the inspector's findings. This summary only lists observations made at the time of the inspection and is a great tool for assisting you in creating a "to-do" list as a homeowner or in preparing repair list for negotiations during the purchase process. We encourage all of our clients to hire licensed professionals or qualified contractors for any items that are to be addressed from this inspection report. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.*

### 2.2.1 B. Grading and Drainage

#### **GRADING & DRAINAGE: CLOGGED CATCH BASINS**



Recommendation

Clogged catch basins will prevent the perimeter drainage system from operating correctly. Evaluate and remedy as needed.

Recommendation

Contact a qualified landscaping contractor



Right

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

#### **EXTERIOR: SEAL EXTERIOR SURFACES**



Recommendation

All Exterior Wall Penetrations, Light Fixtures

One or more exterior surfaces were not adequately sealed/caulked. Proper sealing helps protect building materials from moisture intrusion, wood deterioration, and insect entry points, while also enhancing durability and appearance. See attached photos for examples. Seal all exterior surfaces as needed.

Recommendation

Contact a qualified professional.



Light fixtures, front

## 2.5.2 E. Walls (Interior and Exterior)

**EXTERIOR WALLS: SURFACE DEFECTS**

Recommendation

The exterior wall coverings, such as siding, trim, fascia, soffit, and/or eaves had observable defects. Examples include, but are not limited to:

- Damage

See photos for examples. Evaluate and remedy as needed.

Recommendation

Contact a qualified professional.



Damaged siding, rear

## 2.6.1 F. Ceilings and Floors

**CEILING: EVIDENCE OF PREVIOUS MOISTURE CONTACT**

Recommendation

Ceiling showed signs of previous water intrusion. Tested negative for moisture at the time of the inspection. Evaluation and remediation is recommended.

Recommendation

Contact a qualified professional.



2nd Floor left bedroom



2nd Floor left Bedroom, tested dry

## 2.6.2 F. Ceilings and Floors

**FLOORING: SQUEAKY SUBFLOORING**

Recommendation

MULTIPLE LOCATIONS

Squeaky subflooring is not uncommon and is usually caused by wood subflooring that isn't properly attached to the joists. These can generally be repaired by a flooring contractor. Evaluation and remediation is recommended.

Recommendation

Contact a qualified professional.



2nd Floor left bedroom



2nd Floor Hall

## 2.8.1 H. Windows

**WINDOWS: FAILED SEALS OR LOW-E COATINGS**

## MULTIPLE LOCATIONS

There was evidence of failed seals or the Low-E coating on the panes was deteriorated. Evaluation and remediation by a window professional is recommended.

## Recommendation

Contact a qualified window repair/installation contractor.



Recommendation



Living Room



2nd Floor left bedroom



2nd Floor right bedroom

## 3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

**RECEPTACLES: GFCI PROTECTION INADEQUATE/MISSING**

## Exterior

GFCI protection was inadequate or missing. Current building standards recommend the installation of ground fault protection:

- all exterior receptacles

GFCI protection was not present in one or more of these locations. Evaluation and remediation is recommended.

## Recommendation

Contact a qualified electrical contractor.



Recommendation



Exterior

## 3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

**RECEPTACLE/SWITCH COVERS: MISSING, LOOSE OR DAMAGED**

One or more receptacle/switch cover plates were missing, loose or damaged. Replacement of cover plates is recommended for safety. Evaluate and remedy as needed.

## Recommendation

Contact a qualified electrical contractor.



Recommendation



Loose, furnace switch

### 3.2.3 B. Branch Circuits, Connected Devices, and Fixtures

#### RECEPTACLES: IMPROPER WIRING

Receptacles were not wired correctly. Evaluation and remediation is recommended.

Recommendation

Contact a qualified electrical contractor.



Hot / neutral reversed, second floor left bedroom

### 3.2.4 B. Branch Circuits, Connected Devices, and Fixtures

#### LIGHTS: FIXTURES OR GLOBES DAMAGED/MISSING/LOOSE

MULTIPLE LOCATIONS

Light fixtures or globes were missing, damaged or loose. Evaluation and remediation is recommended.

Recommendation

Contact a qualified electrical contractor.



Loose, half bathroom



Damaged sensor, front

### 3.2.5 B. Branch Circuits, Connected Devices, and Fixtures

#### FAN ONLY OPERATES WHEN LIGHT IS OFF

When the wall switch is flipped in the up position only the fan works and the light doesn't. And when the switch is flipped to the down position, the fan does not work and the light turns on. The wiring appears to not have been connected correctly. Evaluate and remedy as needed.

Recommendation

Contact a qualified professional.



Living Room

## 4.2.1 B. Cooling Equipment

**CONDENSER: INSULATION MISSING/DAMAGED ON REFRIGERANT LINES**

Recommendation

There was a small gap in the insulation where the refrigerant line connects to the cabinet. This is causing some condensation to drip into the pan, indicated by the arrow in the photo. Evaluate and remedy as needed.

Recommendation

Contact a qualified HVAC professional.



## 4.2.2 B. Cooling Equipment

**CONDENSATE SYSTEM: INSULATION MISSING OR DAMAGED ON DRAIN LINES**

Recommendation

The pipe was condensating, adding additional pipe insulation is recommended.

Recommendation

Contact a qualified HVAC professional.



## 4.2.3 B. Cooling Equipment

**CONDENSATE SYSTEM: EMERGENCY PAN DEFECTS**

Recommendation

The emergency overflow pans had one or more defects at the time of the inspection. Examples include, but are not limited to:

- Corrosion

Evaluation and remediation is recommended.

Recommendation

Contact a qualified HVAC professional.



Corrosion, dry at time

## 4.2.4 B. Cooling Equipment

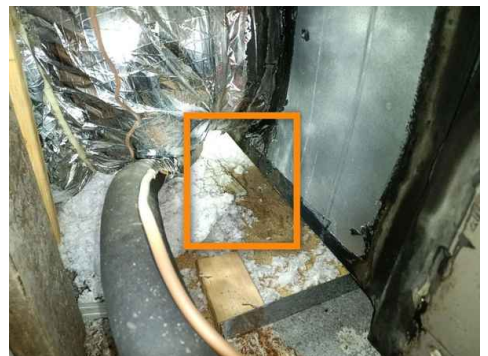
**CONDENSATE SYSTEM: DISCOLORATION UNDER, AROUND OR ON HVAC EQUIPMENT**

Recommendation

Discoloration under, around or on HVAC equipment indicates prior moisture contact. The area was dry at the time. Evaluation and remediation is recommended.

Recommendation

Contact a qualified HVAC professional.



Under supply plenum

## 4.3.1 C. Duct Systems, Chases, and Vents

**FILTERS: REQUIRES REPLACEMENT OR MISSING**

Recommendation

The furnace filters may have been beyond their expected lifespan or were missing. In addition, inspector cannot determine what effect this has on the temperature readings. Replacement is recommended.

Recommendation

Recommended DIY Project



Dirty, primary bedroom

## 4.3.2 C. Duct Systems, Chases, and Vents

**DUCTS: DEFECTS PRESENT**

Recommendation

The HVAC ducts had one or more defects present at the time of the inspection. Examples include, but are not limited to:

- Air leakage

Evaluation and remediation is recommended.

Recommendation

Contact a qualified HVAC professional.



Air leakage, coil cabinet

## 5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

**FIXTURES: DRAIN STOPS MISSING, DAMAGED OR INEFFECTIVE**

Recommendation

## MULTIPLE LOCATIONS

Drain stops had issues that prevented them from working properly. Evaluation and remediation is recommended.

Recommendation

Contact a qualified plumbing contractor.



Missing stopper, half bathroom



Stuck, Primary Bathroom

## 5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

**SHOWER/TUB: MISSING/DETERIORATED CAULKING OR GROUT**

## MULTIPLE LOCATIONS

Evaluation and remediation is recommended.

## Recommendation

Contact a qualified professional.



Recommendation



2nd Floor hall bathroom



Primary Bathroom

## 5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures

**TOILETS: DID NOT FLUSH PROPERLY**

## MULTIPLE LOCATIONS

The handle needed to be held down to flush properly, typically an adjustment in the tank can be done. Evaluation and remediation is recommended.

## Recommendation

Contact a qualified plumbing contractor.



Recommendation



2nd Floor Hall Bathroom



Primary Bathroom

## 5.5.1 E. Gas Distribution Systems and Gas Appliances

**GAS PIPING: UNCAPPED GAS SUPPLY LINES**

Uncapped gas supply lines were present. Gas supply lines should be capped for safety when not in use. Evaluation and remediation is recommended.

## Recommendation

Contact a qualified plumbing contractor.



Recommendation



Laundry Area

### 6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters

#### LOOSE VENT PIPES

The bathroom exhaust vent pipes came loose from the underside of the roof. This can allow some of the exhaust into the attic. Evaluate and remedy as needed.

##### Recommendation

Contact a qualified professional.



Middle of attic