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PROPERTY INSPECTION REPORT

Prepared For: Homer Balderas
(Name of Client)

Concerning: 4315 Walden Terrace Humble, Tx. 77396
(Address or Other Identification of Inspected Property)

By: Arturo Marquez TREC PI#2685 08/01/2019
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Report Identification: _____

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions.

While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

Buyer •Present

Buyer's agent •Present

Seller present

2-story home

Home is occupied

Weather is cloudy

Exterior Temperature 87F.

Relative Humidity 69%

(Directions) Facing property from Walden Terrace (Front-Right-Left-Rear)



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

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

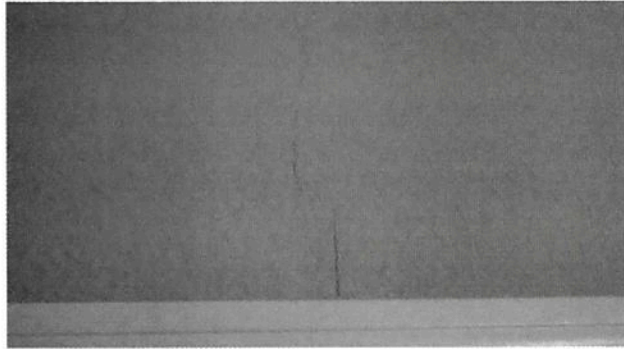
A. Foundations

Type of Foundation(s): Slab-on grade

Comments: Cracks were observed on the right grade beam and on the upstairs front middle bedroom wall, [see sample pictures](#).

However, it is this inspector's opinion this foundation is currently performing its' intended function. None of the traditional signs of foundation problems/excessive differential movement were observed such as: deflections in the brick row, brick frieze boards pushed outwards, doors and windows out-of-square, doors and windows sticking, or gaping at attic framing members.

A monitoring and maintenance program should be initiated in an effort to minimize possible future differential movement.



B. Grading & Drainage Comments:

C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt composition shingle

Viewed From: From ground level with binoculars. This roof covering was not walked; this inspector could not safely reach or stay on the roof. Client is advised that viewing with binoculars may not show all possible deficiencies.

Comments: The overall condition of this roof covering was observed currently operable, [see sample pictures](#).

However, need to re-secure loose/uplifted flashing and shingle around the chimney, [see sample picture](#).



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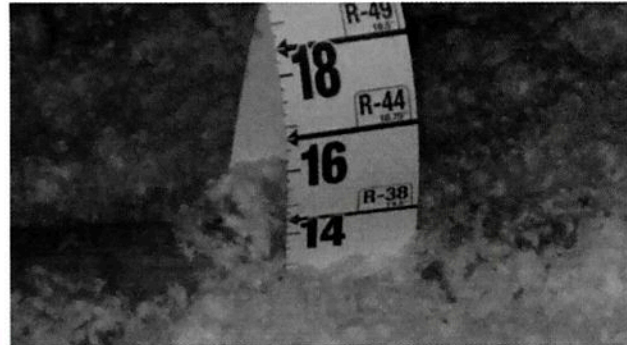
D. Roof Structures & Attics

Viewed From: Attic interiors

Approximate Average Depth of Insulation: 13" + radiant barrier on sheathing

Comments: Visible components were observed currently operable, [see attic sample pictures](#).

However, the upstairs front right walk-in attic door panel is loose/not secured to wall.



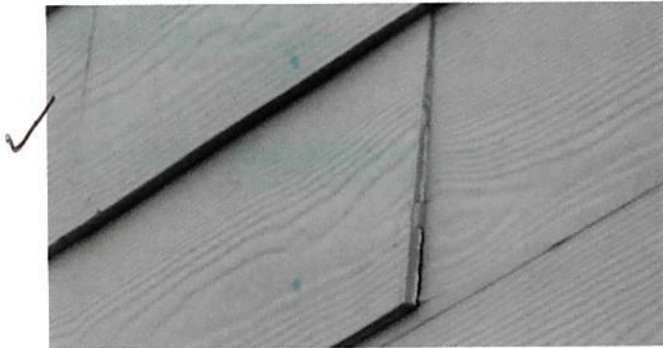
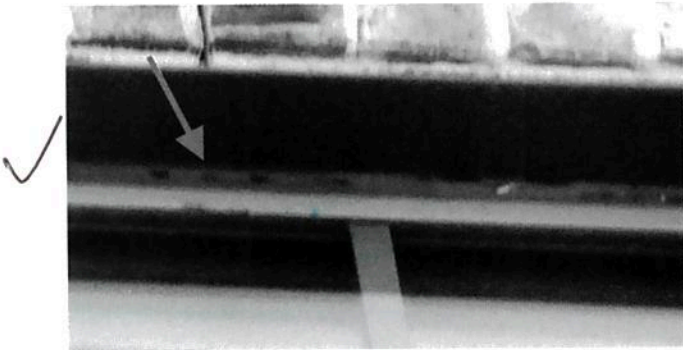
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E. Walls (Interior & Exterior) *Comments:* Visible components were observed currently operable.

However, deteriorated sealant was observed on front left upper window frame/lintel junction and at downstairs right front window frame/brick veneer junction, see sample pictures.

A couple of front wood corbels were observed split and in need of re-sealing, see sample picture.

A loosening siding board was observed on right side, see sample picture.



F. Ceilings & Floors *Comments:* Visible components were observed currently operable.

However, a slight sag was observed on upstairs front middle bedroom door area.

G. Doors (Interior & Exterior) *Comments:* All doors were operated and observed currently operable.

However, the upstairs front middle bedroom door sticks at upper jamb, possibly due to slight sag in floor.

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H. Windows *Comments:* These double-paned aluminum framed windows were operated and observed currently operable.

However, evidence of compromised seals, discoloration and/or fogging-up was observed between panes at office front windows.

Moisture stains and/or deteriorated paint were observed on window casings in the upstairs front middle bedroom, and at upstairs family room right rear window, see sample picture; this indicates possible leaks and/or possible condensate problems.



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I. Stairways (Interior & Exterior) *Comments:* Visible components were observed currently operable.

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J. Fireplaces and Chimneys *Comments:* Visible components were observed currently operable.

However, damper lacks a clamp to keep it from closing completely.

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K. Porches, Balconies, Decks, and Carports *Comments:* Visible components were observed currently operable.

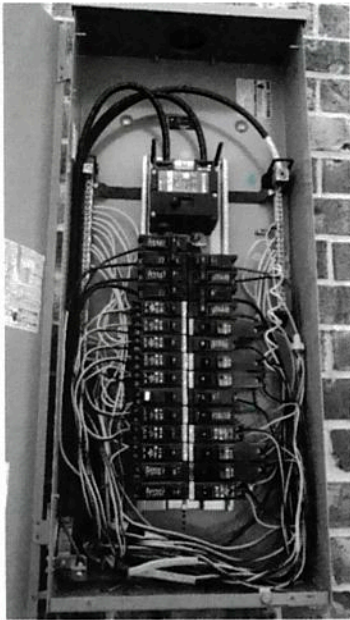
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L. Other *Comments:*

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II. ELECTRICAL SYSTEMS

- A. **Service Entrance and Panels** *Comments:* Load calculations were not performed. This is an Eaton panel box with a 150amp main breaker and combination rated ARC-FAULT protection, see sample picture. Bonding was observed on gas piping. System was observed currently operable.



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

Type of Wiring: Copper

Comments: Security system is not part of this inspection survey or report. Not all receptacles readily accessible due to furniture and/or connected electronic devices. Accessible system and fixtures were operated and observed currently operable.

✓ **However**, no carbon monoxide alarms present outside of and in the immediate vicinity of the upstairs front left and front middle bedrooms as required by the **2009IRC**.

✓ **2009 IRC: Section R315 Carbon Monoxide Alarms**

R315.1 Carbon Monoxide Alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

R315.2 Where Required in Existing Dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

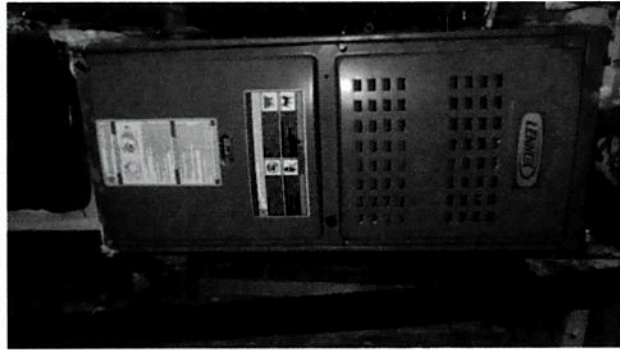
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A. Heating Equipment

Type of Systems: Central Forced Air Furnace (x2)

Energy Sources: Gas

Comments: Both units were turned on and observed currently operable.



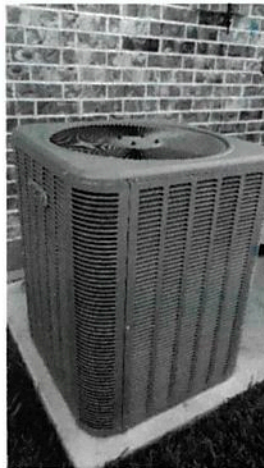
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B. Cooling Equipment

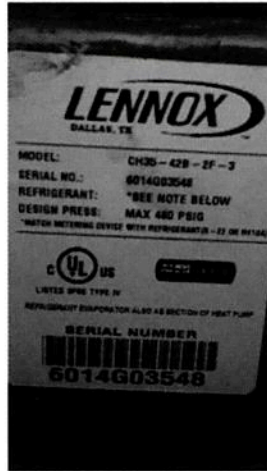
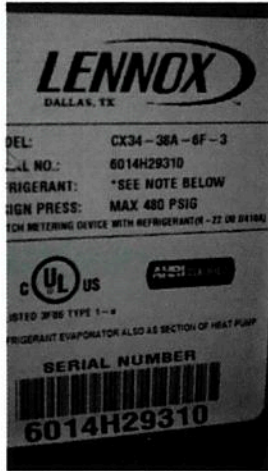
Type of Systems: Central Forced Air System (x2)

Comments: The I.D. plates on both condensers indicate these to be 2014, 3-ton models, [see sample pictures](#). The I.D. plates on both coils indicate these to be 2014 models, [see sample pictures](#).

A 13 degree temperature differential reading (59F.-72F.) was detected between the downstairs supply and return. A 13 degree temperature differential reading (59F.-72F.) was detected between the upstairs supply and return. Both systems were observed currently operable.



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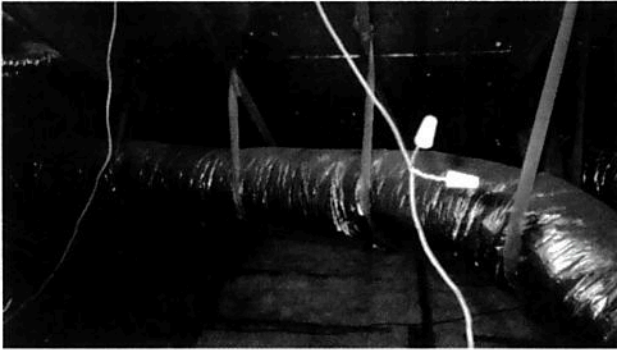


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C. **Duct Systems, Chases, and Vents** *Comments:* Visible components were observed currently operable; however, no inspection was performed on duct interiors, [see duct sample pictures](#).



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IV. PLUMBING SYSTEM

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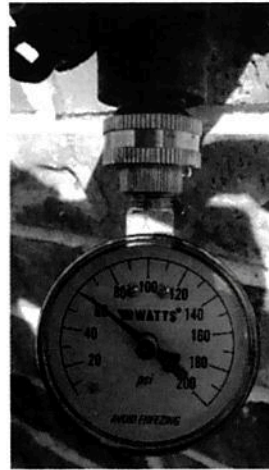
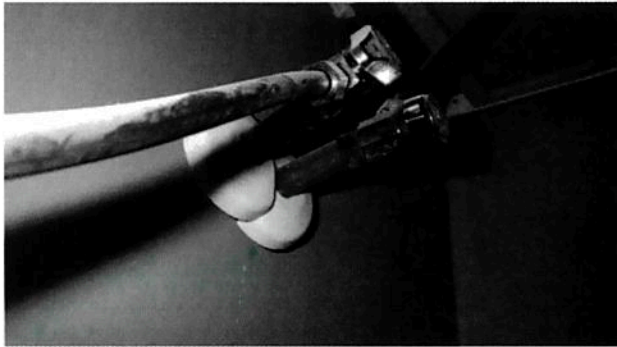
A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: front street curb area

Location of main water supply valve: garage right interior wall

Static water pressure reading: 60 psi

Comments: Partially visible pex-type water supply lines were observed, [see sample picture](#). System and fixtures were operated and observed currently operable, [see pressure sample picture](#).



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B. Drains, Wastes, and Vents *Comments:* Interior faucets were opened for approximately 5 minutes; no video or pressure test performed. Visible components were observed currently operable.

However, the upstairs front right bathroom sink was observed slightly slow-to-drain; this indicates a possible partial obstruction in this fixture's drain.

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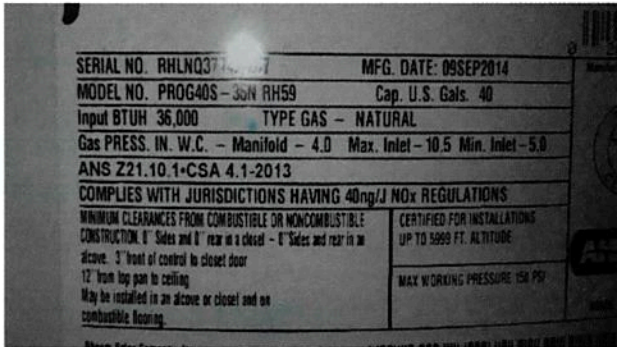
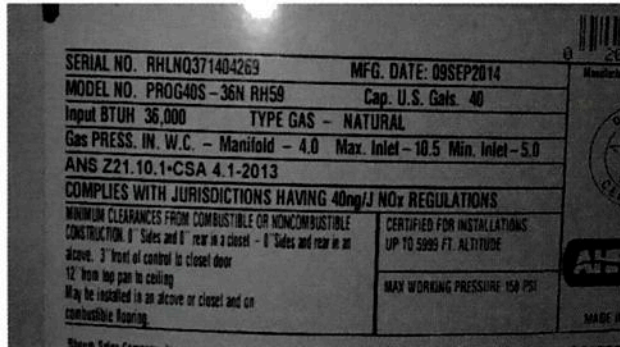
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C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 gallons (x2)

Comments: The I.D. plates on both units indicate these to be 2014 models, see sample pictures. Units were observed currently operable.



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D. Hydro-Massage Therapy Equipment *Comments:*

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E. Other *Comments:*

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V. APPLIANCES

A. Dishwashers *Comments:* Unit was turned on and observed currently operable.

B. Food Waste Disposers *Comments:* Unit was turned on and observed currently operable.

C. Range Hood and Exhaust Systems *Comments:* Unit vents out; unit was turned on and observed currently operable.

D. Ranges, Cooktops, and Ovens *Comments:* Gas cooktop and electric oven were turned on and observed currently operable.

However, some of the lettering is not adequately legible on a couple of cooktop control dials, [see sample picture](#).



E. Microwave Ovens *Comments:* Unit was operated and observed currently operable; a 12 second heating of a cup of water was used.

F. Mechanical Exhaust Vents and Bathroom Heaters *Comments:* No individual bath heater present, but not required. Exhaust vents were turned on and observed currently operable.

G. Garage Door Operators *Comments:* Both units were operated and observed currently operable.

H. Dryer Exhaust Systems *Comments:* Visible components were observed currently operable. However, no inspection was performed on vent tubing interior and no blower test performed.

I. Other *Comments:* The refrigerator, clothes washer and dryer are not part of this inspection survey or report.

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VI. OPTIONAL SYSTEMS

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

B. Swimming Pools, Spas, Hot Tubs, and Equipment
Type of Construction: N/A
Comments:

C. Outbuildings *Comments:*

D. Private Water Wells (A coliform analysis is recommended.)
Type of Pump: N/A
Type of Storage Equipment: N/A
Comments:

E. Private Sewage Disposal (Septic) Systems
Type of System: N/A
Location of Drain Field: N/A
Comments:

F. Other *Comments:*

SAMPLE FOUNDATION MAINTENANCE

A maintenance program should be initiated for controlling the rate of differential settlement. Such a program normally includes maintaining the integrity of drainage around the perimeter of the structure by directing water away from the building and off the site. An acceptable degree of sloping of the perimeter soil is a drop of four inches in the first four feet of distance from the face of the slab. If this is not possible, any positive degree of sloping is acceptable.

This drainage program, in conjunction with a watering program designed so that water gradually soaks into the soil at a distance of 1 to 5 feet from the perimeter of the building will aid in controlling the rate of settlement.

The objective of this program is to control as nearly as is practical, a constant moisture content of the load-bearing soil under the foundation. Trees, large vegetation and ground cover sometimes makes this difficult to accomplish and may require, in a few instances, their removal.

It is pointed out that this program is used only as an aid to maintaining foundations. It should not be considered capable of controlling differential movement or other types of movement of foundations due to geological activity such as found at fault lines, or area land subsidence. It is also not intended capable of controlling movement due to erosion or shifting of soils near drainage ditches, creeks or other waterways.

Careful steps in planning and maintenance of your home and property could prevent future problems with your foundation. Other items to keep in mind include but are not limited to:

1. Discard rotted trees and shrubs which are too near the house.
2. Install root barriers between the slab and trees that are near the house.
3. Correct plumbing problems promptly.
4. Spread additional top soil around the foundation to help minimize the effects of erosion.

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IMPORTANT LIMITATIONS AND DISCLAIMERS

This Inspection Report reports only on the items listed and only on the present condition of those items. This report reflects only if the items inspected are observed to be “operable” or “inoperable” at the time of the inspection, that is, whether such items at this time are observed to serve the purpose for which they are ordinarily intended. This report reflects only those items that are reasonably observable at the time of inspection. **NO REPRESENTATION OR COMMENT** is made concerning any latent defects or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector, and no representation or comment can be made. **NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON.** **NIETHER** the Inspection Survey **NOR** this Inspection Report constitutes a guarantee on warranty, expressed or implied on the condition of the property or any component surveyed. Buyer, by accepting this Report, or relying upon it in any way, expressly agrees to these Limitations and Disclaimers. Opinions related to the compliance with specifications legal and current code requirements or restrictions of any kind are specifically excluded as being covered by this inspection. This inspection is **NOT** an engineering inspection, and shall **NOT** be considered as one. If any cause of concern is noted on this report, or the client wants further evaluation, the client should consider an evaluation by a licensed structural engineer.

BOTH THE INSPECTION SURVEY AND INSPECTION REPORT WERE PERFORMED EXCLUSIVELY FOR THE INDIVIDUALS OR COMPANY NAMED ON THIS REPORT AND IS NOT TRANSFERABLE.

If any item is unclear, call me for clarification.

Respectfully submitted,



ARTURO MARQUEZ
PROFESSIONAL INSPECTOR
TREC #2685