



RIO BRAVO HOME INSPECTIONS

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PROFESSIONAL HOME INSPECTION REPORT- D

2214 Blindlake Dr
Houston TX 77084

Tina Curraro
JULY 27, 2020



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PROPERTY INSPECTION REPORT

Prepared For: Tina Curraro

(Name of Client)

Concerning: 2214 Blindlake Dr, Houston TX 77084

(Address or Other Identification of Inspected Property)

By: Jay Brunson - TREC certified, PHI

(Name and License Number of Inspector)

07/27/2020 1:45 pm

(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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 reported 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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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.

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 license holders 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

In Attendance: Inspector Only

Occupancy: Vacant

Type of Building: Single Family

Temperature (approximate): 88 Fahrenheit (F)

Weather Conditions: Clear

Older Structure:

This older home is expected to not be fully compliant to today's standards. This inspection company did not exhaustively document every code or standard issue. It is highly recommended to consult with any trade professions you (the client) deem

necessary to help in the decision making process. Additions and add-ons were performed at some time after construction of the home.

Licensed Professional Trades Recommendation: Lic. Electrician, Lic. HVAC Tech -

After a full inspection of the property, It is recommended to have trade professional(s) do a complete and thorough evaluation in their respected field(s). Additional information is provided in their respective sections.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete, Slab on Grade

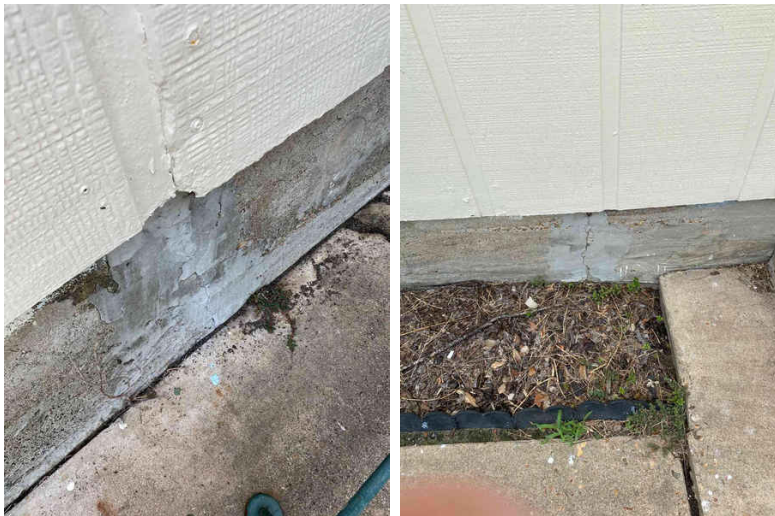
No issues:

The foundation appears to be performing the function intended at the time of the inspection per inspectors opinion.

Structural Movement Noted:

Structural movement and/or settling is noted. **In my opinion** the foundation appears to be supporting the structure and settlement does not appear to be excessive at this time.

Signs of structural movement/settling: Cracking/deflecting masonry cladding, Exterior wall cracking/movement



Pier & Beam- Method used to inspect: N/A

Pier & Beam- Type of Foundation: N/A

Foundation Repairs:

Note: Repair Evidence indicates that foundation repair has been performed. The client should obtain and review all related paperwork and ensure all warranties are transferable. It is not uncommon for plumbing lines to be damaged during the repair process. Unable to determine if plumbing pressure and static drain tests were performed after the foundation was repaired.

Corner cracks:

Truncated corners (corner cracks) are present. Foundation truncated corners are caused by inadequate rebar reinforcement at the foundation corners of the slab. **This is not a structural defect**. Truncated corners are purely cosmetic and have no impact on foundation performance and are a very common observation in existing construction foundations.

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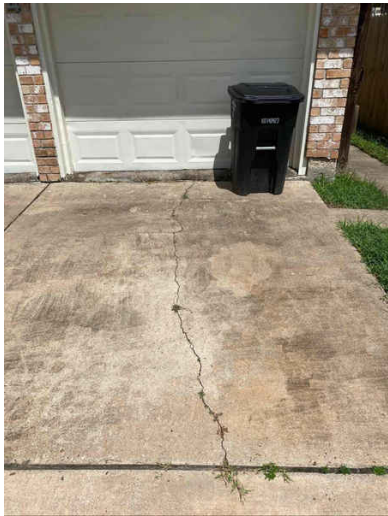


1: Cracking in the garage/service walks/driveway

🔴 Recommendation

Cracking was observed in various locations. This implies structural movement has occurred as well as soils are moving. Have further investigated.

Recommendation: Contact a qualified professional.



B. Grading and Drainage

No Issues:

No issues were observed at time of inspection.

C. Roof Covering Materials

Types of Roof Covering: Asphalt

Viewed From: Ground, Roof

Satellite Dish:

Satellite dish has been installed directly on the roof covering. This condition can cause leaks around the attachment point. Monitor

rear corner

1: Exposed Nails

🔴 Recommendation

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct.

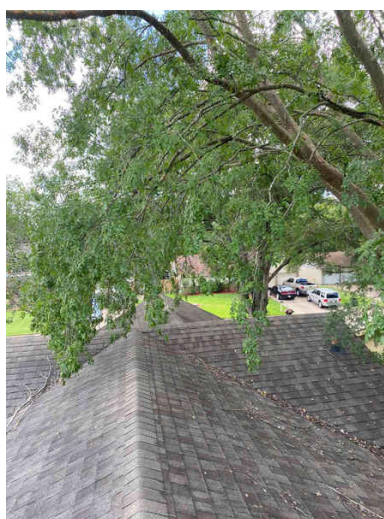
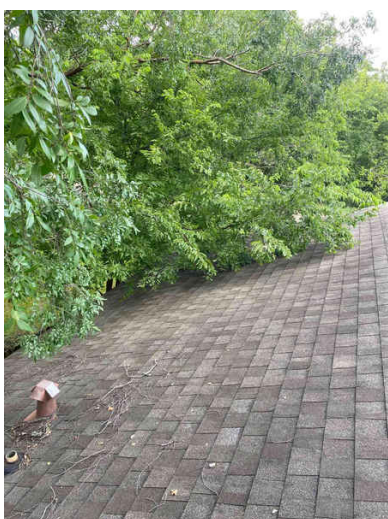
Recommendation: Contact a qualified roofing professional.



2: Trees in contact

🚫 Recommendation

Tree branches are in contact with the roof. Recommend trimming tree branches back 3 to 5 feet to prevent roof damage.



3: Granular deterioration

🚫 Recommendation

Granular deterioration (erosion of the shingle grains) is visible in one or more areas.

Recommendation: Contact a qualified roofing professional.

4: Plumbing jacks- Painted

🚫 Recommendation

Recommend plumbing vents and jacks be painted to protect from UV deterioration.

Recommendation: Contact a qualified handyman.

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5: Clearance- Plumbing vents

🔴 Recommendation

plumbing vents should be at least 6 inches above roof decking materials. Have further investigated and repaired as needed.

Recommendation: Contact a qualified professional.



6: Water divert improve

🔴 Recommendation

Recommend improving the diversion of water around the chimney. Have a roofer evaluate.

Recommendation: Contact a qualified roofing professional.

D. Roof Structures & Attics

Viewed From: Attic -

Some areas of the attic are not accessible or inspected. Access was limited due to inadequate walkway, vaulted ceiling's, deep insulation, ductwork, low clearances, etc.

Approximate Average Depth of Insulation: 9 Inches

No Issues:

No issues were observed at time of inspection.

Some areas not accessible:

I	NI	NP	D
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Some areas of the attic are not accessible or inspected. Access was limited due to inadequate walkway, vaulted ceiling's, deep insulation, ductwork, low clearances, etc.

E. Walls (Interior and Exterior)

1: Exterior- Mortar cracks

🚫 Recommendation

Brick/stone veneer mortar is cracked in some areas. May be excessive and may be caused by normal settlement.

Recommendation: Contact a qualified professional.



2: Exterior wall movement

🚫 Recommendation

Exterior wall movement was evident. This implies structural movement has occurred. Recommend further evaluation.

Recommendation: Contact a qualified professional.



3: Exterior vulnerable areas

🚫 Recommendation

Vulnerable areas were noted in various areas around the house. Sealant or mortar is recommended to avoid water intrusion.

I	NI	NP	D
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Recommendation: Contact a qualified professional.



F. Ceilings and Floors

1: Cracked tile

🔴 Recommendation

Recommendation: Contact a qualified professional.



2: Improper repair materials

🔴 Recommendation

Tape is not a proper means of repair to the ceiling. Have repaired by a professional.

Recommendation: Contact a qualified professional.

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G. Doors (Interior and Exterior)

1: Missing door stoppers

🚫 Recommendation

One or more door stopper(s) are not installed. Have installed to prevent damage to the interior walls.

Recommendation: Contact a qualified professional.



H. Windows

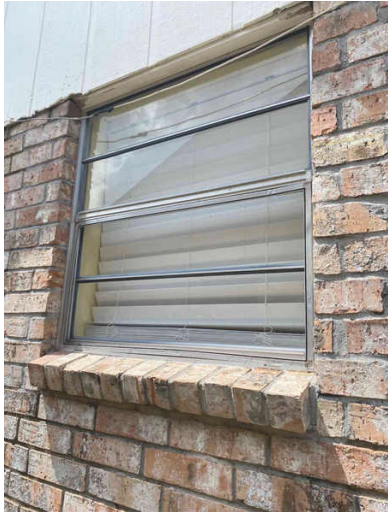
1: Missing Screen(s)

🚫 Recommendation

It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Recommendation: Contact a qualified window repair/installation contractor.

I	NI	NP	D
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I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

No Issues:

No issues were observed at time of inspection.

K. Porches, Balconies, Decks, and Carports

No Issues:

No issues were observed at time of inspection.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

1: Dead Front Cover is Missing/Loose

▲ Safety Hazard

The panel cover plate (sometimes called the "Dead Front") is missing/loose. It should be replaced.

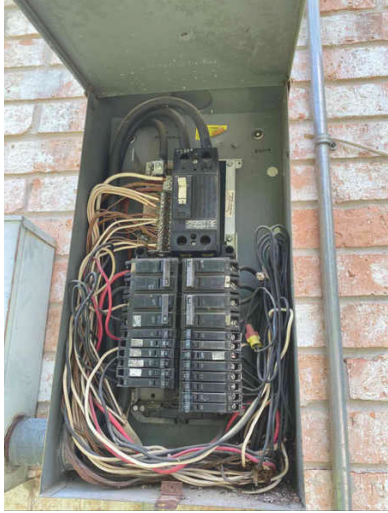
Recommendation: Contact a qualified electrical contractor.

2: Neutrals are Double Lugged

▲ Safety Hazard

Some neutral (white) wires are double-lugged (two or more neutral wires placed under one lug on the neutral bus bar). Only one wire should be placed under each screw lug on the neutral bus bar. Not to current standards.

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Carbon monoxide detector install:

It is advisable to install carbon monoxide detectors when gas appliances are in the home. This is a safety hazard if they are not installed.

Representative number:

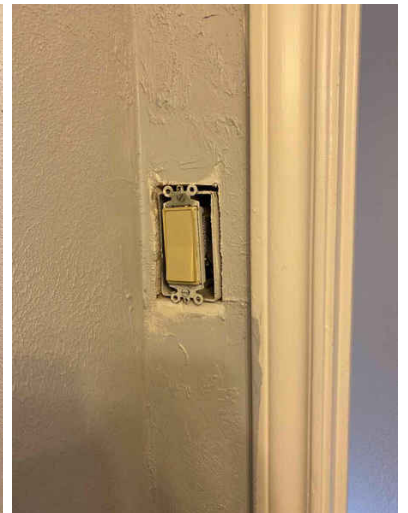
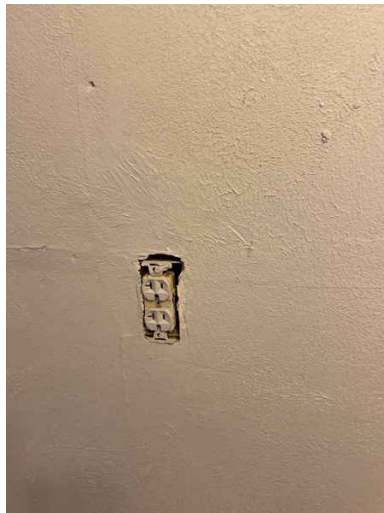
Note: A representative number of outlets were inspected/tested during this inspection due to furnishings.

1: Cover Plates Missing

▲ Safety Hazard

One or more receptacles are missing a cover plate. This is a safety hazard. Recommend installation of plates.

Recommendation: Contact a qualified electrical contractor.



2: Light Inoperable

⊖ Recommendation

One or more lights are not operating. New light bulb possibly needed.

Recommendation: Contact a qualified electrical contractor.



3: No Power at outlet

👉 Recommendation

There is no power indication at the receptacle(s).

Recommendation: Contact a qualified electrical contractor.



4: Smoke Alarms Not Installed

⚠ Safety Hazard

Smoke alarms are not installed where required by today's safety standards. This is a recognized Safety Hazard.

Recommendation: Contact a handyman or DIY project

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Heating

Energy Sources: Electric

Heat function functioning :

The heating function of the HVAC system was within industry standards during my inspection.

1: Pan rusted

I	NI	NP	D
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🔴 Recommendation

The pan under the unit is rusted. Recommend replacing.

Recommendation: Contact a qualified professional.



B. Cooling Equipment

Type of Systems: Electric, Central Air Conditioner

Temperature differentials: 77 - 61 Degrees F

1: Water in Pan

🔴 Recommendation

Condensation is present in the drain pan. Recommend further evaluation.

Recommendation: Contact a qualified heating and cooling contractor

C. Duct System, Chases, and Vents

1: Register vents are not secured

🔴 Recommendation

Recommendation: Contact a handyman or DIY project



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

I	NI	NP	D
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Location of Water Meter: Exterior
Location of Main Water Supply Valve : Right front
Static Water Pressure Reading: 60

B. Drains, Wastes, & Vents

No Issues:
No issues were observed at time of inspection.

Scope inspections not performed:
Every visual attempt to thoroughly inspect the plumbing and drainage system are taken. Water is ran for an appropriate amount of time at all water sources (except washer and fridge connections, etc.) during our visit to see if any deficiencies exist within that scope. We do not utilize cameras or other devices to inspect the plumbing pipe materials for deficiencies.

C. Water Heating Equipment

Energy Sources: Electric
Capacity: 50 Gallons

1: No Drain line connected to pan

🔴 **Recommendation**

A water heater drain pan drain line is not connected to the pan. If the water heater begins to leak, water in the drain pan will flow out of the pan and into the surrounding area causing damage.

Recommendation: Contact a qualified plumbing contractor.



2: No Wire clamp on wires

⚠️ **Safety Hazard**

A wire clamp (strain clamp) is not installed where the water heater electrical wire enters the water heater.

Recommendation: Contact a qualified plumbing contractor.

I	NI	NP	D
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- D. Hydro-Massage Therapy Equipment**

V. APPLIANCES

- A. Dishwashers**
No Issues:
No functional issues were observed at time of inspection.

- B. Food Waste Disposers**
No Issues:
No functional issues were observed at time of inspection.

- C. Range Hood and Exhaust Systems**
No Issues:
No functional issues were observed at time of inspection.

- D. Ranges, Cooktops, and Ovens**
No Issues:
No functional issues were observed at time of inspection.



- E. Microwave Ovens**
No Issues:
No functional issues were observed at time of inspection.

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

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

No Issues:

No functional issues were observed at time of inspection.

G. Garage Door Operators

H. Dryer Exhaust Systems