



REDSTAR PROFESSIONAL HOME INSPECTION, INC

832-643-9724

tammyb@redstarinspections.com

<https://www.redstarhomeinspection.com>



REDSTAR RESIDENTIAL INSPECTION

13819 Duran Falls Ct
Houston TX 77044

Rosalba Cardona
JULY 24, 2020



Inspector
Brett Finch

Brett Finch REALTOR

TREC #22635
832-643-9724

tammyb@redstarinspections.com



Agent

Karina Cruz
Exceed Realty
832-661-2956

karina@karicrealtgroup.com



PROPERTY INSPECTION REPORT

Prepared For: Rosalba Cardona

(Name of Client)

Concerning: 13819 Duran Falls Ct, Houston TX 77044

(Address or Other Identification of Inspected Property)

By: Brett Finch - TREC #22635

(Name and License Number of Inspector)

07/24/2020 9:00 am

(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

: Vacant

In Attendance: Buyer, Homeowner, Buyers Friends/Family

Weather Conditions: Humid, Clear

Temperature (approximate): 83 Fahrenheit (F)

Type of Building: Single Family

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Foundation Performance: Functioning as Intended:

The foundation integrity appears to be performing the function intended. No visible differential movement was noted at the interior and exterior of the structure.

Note: Red Star Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this company.

1: Slab: Corner Pops

🚫 **Recommendation**

Right front, left front

Cracks were noted at the corners of the foundation walls. Referred to as a "corner pop", these are very common and not a structural issue at this time. They should however be properly sealed to prevent further deterioration.

Recommendation: Contact a qualified concrete contractor.



B. Grading and Drainage

Performing as intended:

All portions of the grading and drainage were observed to be performing as intended at the time of the inspection.

1: Landscaping: High Soil

🚫 **Recommendation**

High soil conditions observed at the various locations around the structure. The soil level should be reduced to allow for a minimum of 2-4" of foundation exposure, while still providing positive drainage away from the home. Recommend correction.

Recommendation: Contact a qualified landscaping contractor

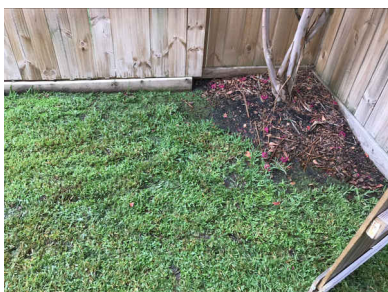


2: Grading and Drainage: Low spots/Standing water

🔴 Recommendation

Locations were observed around the property that were low or improperly sloped and likely holding water. Low spots in the grade should be properly repaired to ensure proper drainage and avoid a potential hazard.

Recommendation: Contact a qualified landscaping contractor



3: Gutters: Minor damage/wear

🔴 Recommendation

Minor damage from typical wear and tear was observed on the gutter system at some locations. This damage does not appear to be affecting the performance of the gutter, but I recommend correction to prevent further deterioration.



4: Leaf guard

🔴 Recommendation

There are gaps in the leaf guard on the gutters. I recommend repairs.

Recommendation: Contact a qualified professional.

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C. Roof Covering Materials

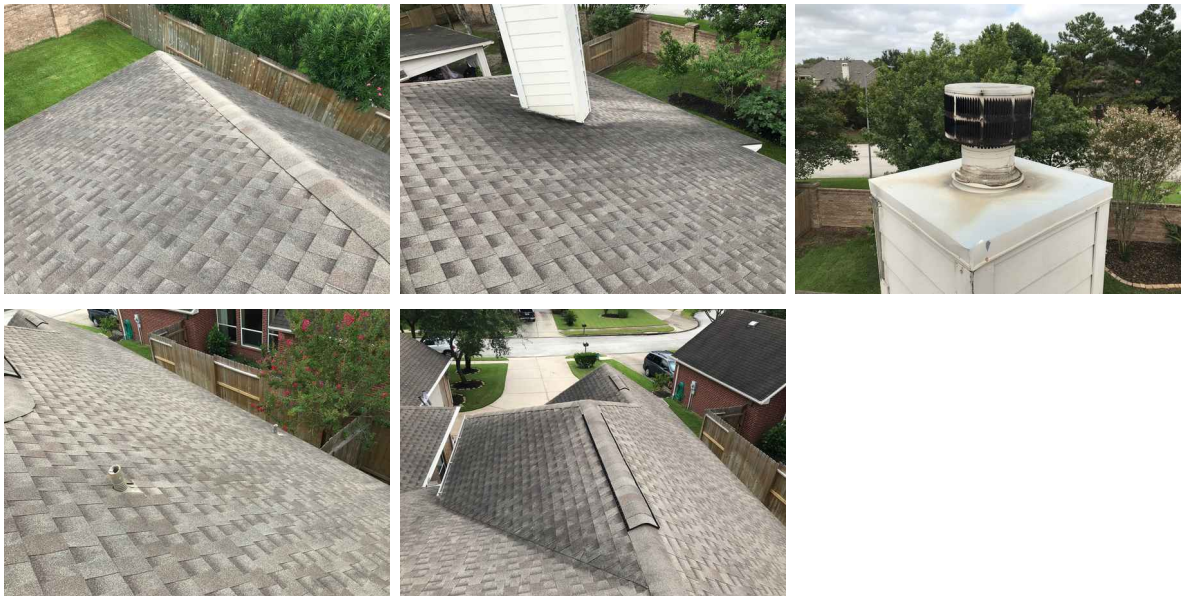
Types of Roof Covering: Composition Shingles

Viewed From: Walking the Roof Surface

Roof Covering: Performing as intended:

The roof covering was performing as intended at the time of inspection. No sign of damage was observed at the exterior of the home, and no sign of water penetration was observed at interior of the home or attic space.

General Photos:

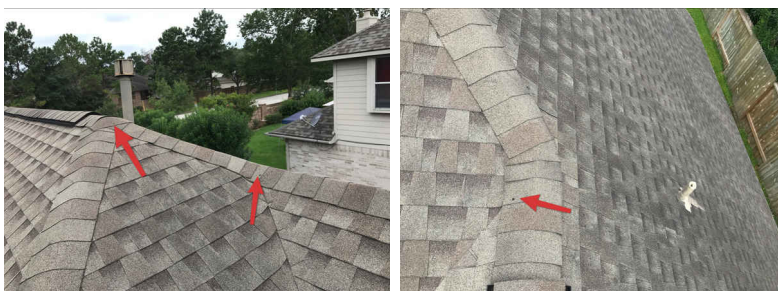


1: Exposed Nails

🔴 **Recommendation**

Several locations where the nail heads are exposed and need sealed. These locations include around vent jacks, flashings, and hip and ridge caps. Recommend correction as needed to prevent moisture penetration over time.

Recommendation: Contact a qualified roofing professional.





2: Rusted Flashings

🔴 Recommendation

Sections of the exposed flashing and/or other areas were observed to be displaying rust. This condition can result in failure of the covering/flashing and I recommend further evaluation and correction as needed to prevent further deterioration or potential moisture penetration.

Recommendation: Contact a qualified roofing professional.



3: Trees/Foliage in contact

🔴 Recommendation

Trees or heavy foliage were observed to be in contact with the roof covering at the time of inspection. These conditions can result in damage to the covering, and I recommend all areas be trimmed back and the roof covering evaluated for damage. Recommend further evaluation by a qualified contractor.

Recommendation: Contact a qualified professional.



4: Shingles: Damaged/Missing

🔴 Recommendation

Damaged/missing shingles were observed on the roof covering. These conditions can compromise the

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integrity of the roof covering, and I recommend further evaluation by qualified contractor to determine the extent of needed repairs.

Recommendation: Contact a qualified roofing professional.



D. Roof Structures & Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 6 Inches, 14 Inches



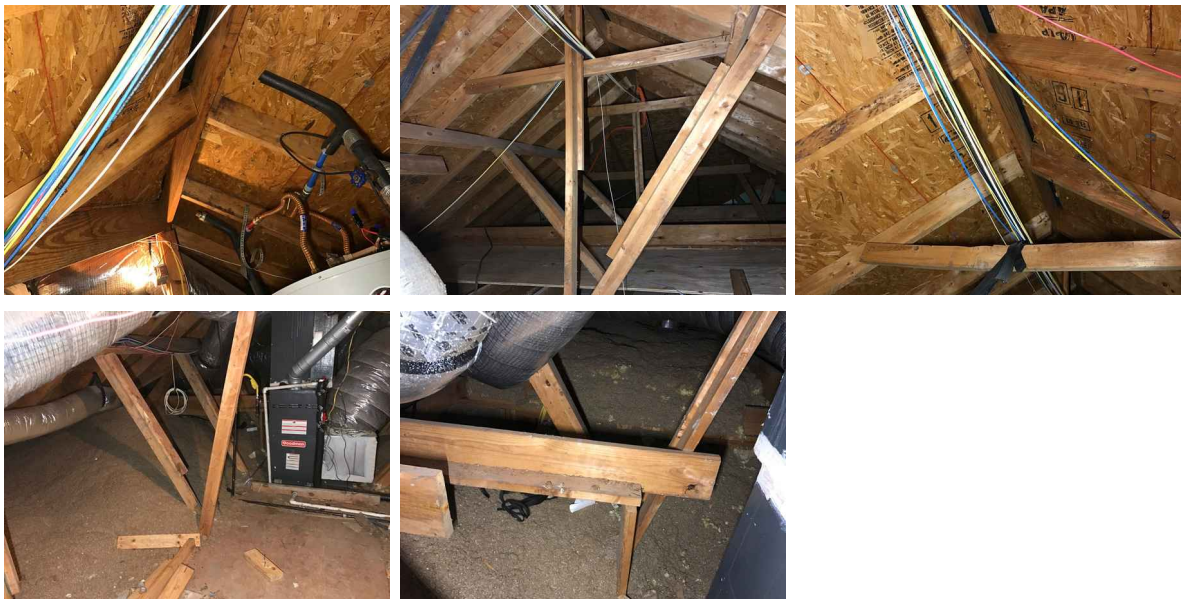
Type of Attic Roof Ventilation: Soffit Vent, Ridge Vent

Type of Insulation Material: Mineral Wool

Performing as intended:

The attic space was performing as intended at the time of inspection. No issues observed with the roof structure or related components in the attic space.

General Photos:



1: Note: Rodent Activity

🔴 Recommendation

There was evidence of possible rodent activity in the attic. While this is not uncommon, a qualified

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pest control company should be contacted if remediation or exclusion is desired.

Recommendation: Contact a qualified professional.



E. Walls (Interior and Exterior)

Types of Exterior Wall Covering: Brick, Cement Fiber Siding/Trim

Walls: Performing as intended:

All portions of the walls appeared to be performing as intended at the time of inspection. The thermal imaging camera showed no indication of missing insulation or signs of moisture intrusion at the time of inspection.

1: Masonry: Minor cracks/Maintenance Recommended

👉 Recommendation

Minor cracks were observed in the masonry walls and/or mortar lines around the home. These conditions appear related to typical or normal settlement. Recommend you consider correction to avoid further deterioration and for cosmetic reasons.

Recommendation: Contact a qualified masonry professional.



2: Siding: Minor Damage/Maintenance Recommended

👉 Recommendation

The siding displayed sections with minor damage or maintenance issues. Common maintenance items include: minor damage, separation at joints and trim, finishes that are worn, etc. While these conditions do not appear to be contributing to any larger issues, I recommend you consider correction to avoid further deterioration and as part of normal maintenance.

Recommendation: Contact a qualified handyman.





3: Masonry: Lintels Rusted/Maintenance needed

🔴 Recommendation

Steel lintels above the windows and doors were observed to be unpainted or the paint finish displayed rusting/corrosion.. Recommend properly painting/sealing to prevent deterioration.

Recommendation: Contact a qualified painting contractor.



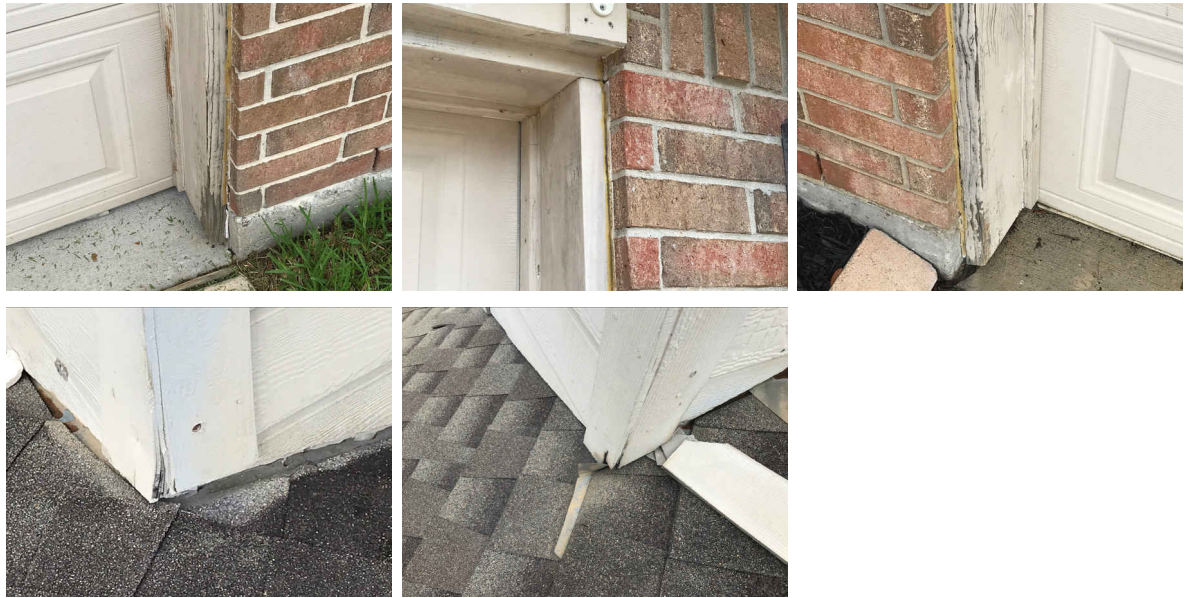
4: Siding: Wood Rot/Moisture Issues

🔴 Recommendation

Moisture penetration was observed to the wooden trim, fascia boards and siding at multiple locations around the home. Repair as needed to prevent further deterioration.

Recommendation: Contact a qualified professional.

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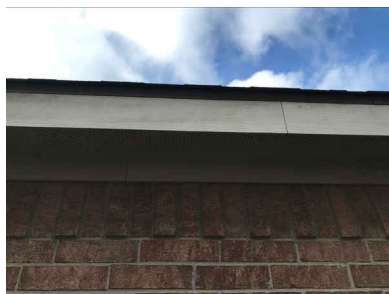


5: Siding: Caulking Missing at Buttress Joints

🔴 Recommendation

The inspector observed caulking deteriorated or missing at the joints where the siding butt up against each other. Recommend to caulk all joints to prevent moisture damage.

Recommendation: Contact a handyman or DIY project

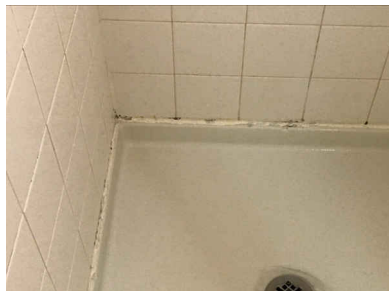


6: Shower enclosure

🔴 Recommendation

There are some gaps in the caulking in the master shower. I recommend repairs.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

Ceiling and Floors: Performing as intended:

The ceilings and floors were performing as intended at the time of inspection. Thermal imaging revealed no signs of any moisture intrusion or areas of missing insulation.

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G. Doors (Interior and Exterior)

1: Exterior Door: Gaps in Weather Seals

🔴 **Recommendation**

Gaps were observed in the weather seal around the exterior doors. Repair as needed to prevent moisture, pest, and air intrusion.

Recommendation: Contact a qualified professional.



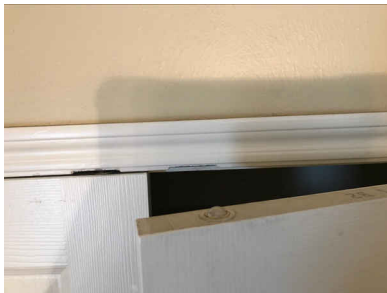
2: Interior Door Hardware: Ball Catch Does not Engage

🔴 **Recommendation**

Right side front bedroom

The ball hardware for the door does not engage on strike plate. Adjustment to the ball catch is recommended to allow it to close.

Recommendation: Contact a qualified professional.

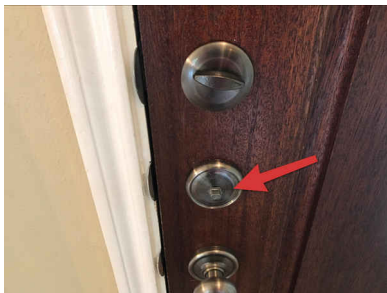


3: Deadbolt lock

🔴 **Recommendation**

One of the locks at the front door is missing the thumb turn. I recommend repairs.

Recommendation: Contact a qualified professional.



H. Windows

Windows: Performing as intended:

All portions of the windows were observed to be performing as intended at the time of inspection.

1: Glazings: Damaged

🔴 Recommendation

Master bedroom, breakfast area

The glazings at the exterior of the window panes at multiple locations around the home show damage or displacement. Recommend correction as needed to prevent further deterioration or moisture penetration.

Recommendation: Contact a qualified professional.



2: Condensation Damage

🔴 Recommendation

Office

Some minor moisture damage observed at the jambs and sills around the interior of windows at various locations. This is likely as a result of the aluminum window frame condensing. Recommend monitoring and repairing as needed.

Recommendation: Contact a qualified professional.



3: Missing/Deteriorated Caulking Exterior/Interior Frames

🔴 Recommendation

Caulking is missing/deteriorated on the exterior frame. Remedy as needed.

Recommendation: Contact a qualified professional.

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I. Stairways (Interior and Exterior)

K. Porches, Balconies, Decks, and Carports

J. Fireplaces and Chimneys

Fireplace Functioning :

The fireplace was functioning as designed at the time of the inspection.



II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

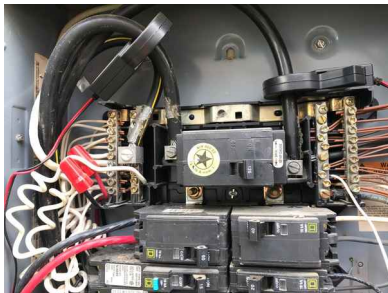
Main Disconnect/Service Box Type and Location: Breakers-Exterior Wall -



Service Entrance Cable Location: Underground (Cable Material Type Not Visible), Aluminum -



Service Size: 125 Amps -



Service Entrance/Panel: Performing as intended:

All portions of the service entrance and panel were performing as intended at the time of inspection.

Photo of Panel:



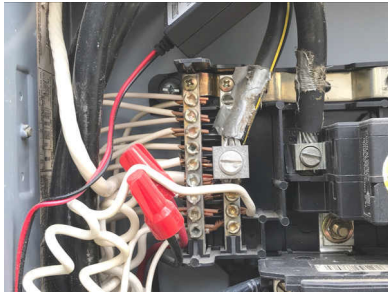
1: Double Lugged Neutral Wires

🔴 Recommendation

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Double lugged neutral wires were on the neutral bus bar inside the distribution panel. One neutral wire per lug is recommended. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Branch Circuits and Fixtures: Performing as intended:

All accessible portions of the branch wiring and fixtures were operated and performing as intended at the time of inspection.

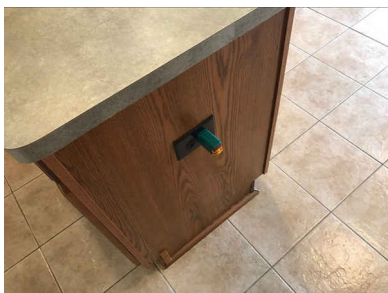
1: Outlets: GFCI Protection Inadequate/Missing

🔴 Recommendation

Garage, Exterior, All Kitchen Countertop -

-

Recommendation: Contact a qualified professional.



2: Damaged conduit

🔴 Recommendation

Right side

The sprinkler control wires are in PVC conduit which has been damaged by lawn equipment. I recommend repairs.

Recommendation: Contact a qualified professional.

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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

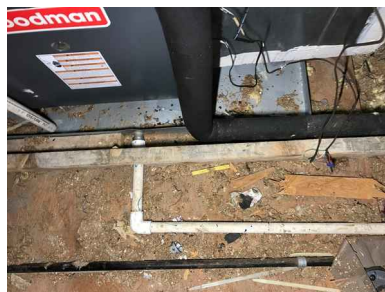
Type of Systems: Furnace, Forced Air

Energy Sources: Natural Gas



B. Cooling Equipment

Type of Systems: Electric, Central Air Conditioner



Ambient air test:

Ambient air test was performed by using thermometers on the return air and supply vents of the systems to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees which indicates unit is cooling as intended.

Supply Air Temp: 54 Degrees F

Return Air Temp: 69 Degrees F

Temp. Differential: 15 Degrees F

The AC equipment was performing as intended at the time of inspection.

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Data labels/Info:

System size: 4 tons

System Brand: Goodman

Condenser age: 2013

Evaporator age: 2012

Refrigerant type: 410A



C. Duct System, Chases, and Vents

Ducts: Performing as intended:

All visible portions of the ducts appeared to be in overall good condition and performing as intended at the time of inspection.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front yard near street

Location of Main Water Supply Valve : Interior wall
Office



Static Water Pressure Reading: 40 PSI -

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Type of Piping:: Copper

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Plumbing: Performing as intended:

All portions of the the plumbing distribution and fixtures appeared to be performing as intended at the time of inspection.

1: Fixture: Diverter not Functioning Properly

🚫 Recommendation

The tub diverter is not operating properly. Recommend further evaluation by a plumbing contractor.

Recommendation: Contact a qualified plumbing contractor.



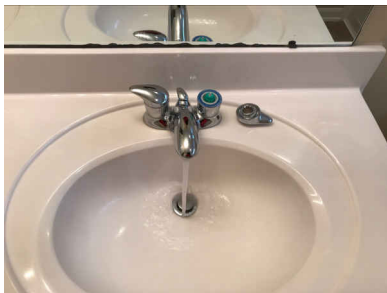
2: Fixture Handle: Loose

🚫 Recommendation

Hall bathroom

Observed fixture not secured to sink. Remedy as needed.

Recommendation: Contact a handyman or DIY project



B. Drains, Wastes, & Vents

Type of Piping:: PVC

Comments:

All drains, wastes and vents were performing as intended at time of inspection.

1: Drain Piping: Poor/Slow Drainage

🚫 Recommendation

Hall bathroom

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation: Contact a qualified plumbing contractor.

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2: Drain Stops: Multiple Not Functioning/Missing

➔ Recommendation

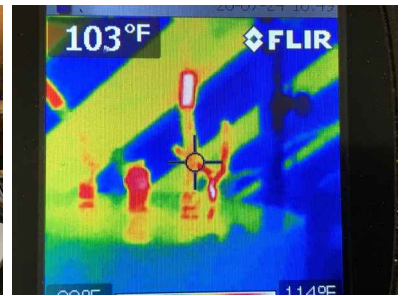
Left sink in master bathroom

Drain stops for multiple sinks around the home were missing or not functioning. Correct as needed to allow the drain to close when needed.

Recommendation: Contact a qualified professional.

C. Water Heating Equipment

Energy Sources: Electric



Capacity: 40 Gallons -

-

Location: Attic -

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Water Heater: Performing as intended:

All portions of the water heating equipment were observed to be performing as intended at the time of inspection.

Data label:



D. Hydro-Massage Therapy Equipment

V. APPLIANCES

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A. Dishwashers

The dishwasher was performing as intended at the time of the inspection.:

B. Food Waste Disposers

Food waste disposal was performing as intended at the time of the inspection.:

C. Range Hood and Exhaust Systems

Comments:

It does not vent to the exterior but filters the air and vents back into kitchen. The filter is missing. I recommend replacement.



Exhaust systems were performing as intended at the time of the inspection.:

Range hood was performing as intended at the time of the inspection.:

1: Missing Filter

🚫 Recommendation

Exhaust filter is missing. Remedy as needed.

Recommendation: Contact a qualified professional.



D. Ranges, Cooktops, and Ovens

Cooktop was performing as intended at the time of the inspection.:



Ovens were performing as intended at the time of the inspection.:

E. Microwave Ovens

Microwave was performing as intended at the time of the inspection.:

F. Mechanical Exhaust Vents and Bathroom Heaters

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Exhaust fans were performing as intended at the time of the inspection.:

1: Improper Venting

🚫 Recommendation

One or more exhaust vent fans were not terminated in proper areas. There are no exhaust fan ducks which come up through the insulation and penetrate the roof. There may be ductwork buried in the insulation and that ductwork is routed to the soffit. Proper venting is ductwork that is sealed at the roof penetration. Recommend further evaluation to remedy.

Recommendation: Contact a qualified professional.

G. Garage Door Operators

Garage door operators were performing as intended at the time of the inspection.:

1: Garage Door: Damage

🚫 Recommendation

The garage door panels show damage. Recommend further evaluation to determine extent of necessary repairs.

Recommendation: Contact a qualified professional.



H. Dryer Exhaust Systems

Dryer exhaust was performing as intended at the time of the inspection.:



1: Damaged Cover

🚫 Recommendation

Exterior dryer vent cover was damaged. Remedy as needed.

Recommendation: Contact a qualified professional.

