

# FAX COVER SHEET

LONG STAR  
HOME INSPECTIONS  
JACINTO AGUILAR TREC 8577  
TEL: 832-785-2668

[aguilarinspect@yahoo.com](mailto:aguilarinspect@yahoo.com)

TO: ANTONIO FLORES

FROM: Jacinto Aguilar Date 09/13/2020

ADDRESS: 619 BIENVILLE LN HOUSTON TX 77015

PH: 713-258-3949

EMAIL: N/A

Comments:

This report is exclusively for: Antonio Flores  
Structural and Mechanical Inspection Report.

Thank you for your business.

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

## LONG STAR HOME INSPECTION

Property address: 619 Bienville LN Houston TX 77015

Client: Antonio Flores

Date: 09/13/2020

FRONT



REAR



LEFT



RIGHT



**PROPERTY INSPECTION REPORT**

ANTONIO FLORES

Prepared For \_\_\_\_\_

Concerning \_\_\_\_\_

619 BIENVILLE LN HOUSTON TX 77015

(Address or Other Identification of Inspected Property)

Jacinto Aguilar TREC # 8577 09/13/2020

(Name and License Number of Inspector) (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](http://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 warrant ability 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.**

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

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. REI 7-3 (Revised 05/2013)

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; and
- lack of electrical bonding and grounding.

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.

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

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.

**The following report is conditioned by the inspection and liability limitation agreement located at the bottom of the report. This agreement is an integral part of the report; Please read carefully. This inspection and Report should not be considered a warranty of any kind.**

**Additional information provided by inspector**

**“All directions on this report are from the street, facing the property”**

**Present at Inspection**  Buyer  Buyer Agent  Listing Agent  Home Owner  Occupant

Vacant  Fully furnished and occupied, most receptacles/windows and some walls areas inaccessible

**Weather Conditions**  Fair  Cloudy  Rain  floor wet for any other reason  **Outside Temp** 94

**Utilities** On (at appliances/fixtures.):  Yes  No Water  No Electricity  No Gas

No optional systems inspected  Carbon Monoxide detectors recommended when gas service is present

Replace/repair damaged pickets and fence areas.

Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 1-800-250-8732 or (512) 459-6544 (http://www.trec.state.tx.us). REI 7A-0

THIS REPORT IS EXCLUSIVELY FOR: ANTONIO FLORES  
Structural and Mechanical Inspection Report only.

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

I  NI  NP  D

### I. STRUCTURAL SYSTEMS

**A. Foundations** (If all crawl space areas are not inspected, provide an Explanation). *(An opinion on performance is mandatory).*

Foundation Type:  Slab  Pier & Beam  Continuous Concrete Beam  Basement

Note: **Foundation inspections are limited to observation of accessible interior structural components. this inspection was performance visual observation - of the slab or crawl space exterior and interior visual and accessible areas . Foundation is observed for any type of settlement present at the time of the inspection.**

Comments:

- Evidence of structural movement in the master bedroom.  
(Hair line cracks on the wall)



**B. Grading and Drainage-**

Note: **The grading should be improved to promote the flow of storm water away from the house. The ground should slope away from the structure at a rate of six inches of fall within the first ten feet. Avoid storm water accumulation next to structure walls. Soil level should be 4" of brick walls, and 6" of siding walls, that to the top of the soil.**

Comments:

Grading and drainage are functional as intended at this time.

I  NI  NP  D

**C. Roof covering-**

Type(s):  Composition Shingle  Wood  Metal  Tile  Built-up  Other

Point of Observation:  Ground  Roof level  Edge of Roof  Binoculars



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

Note: **Roof inspections are limited to visual observation of accessible surfaces. Roof leak can occur at any time, regardless of the age of the roof, the inspection – does not guaranty to be watertight. Not all roof are walked on during the inspection due to slope of roof, weather and other safety concerns. Weather conditions, wind, hail and extreme temperature affect all roof from day to day. Continual observation is recommended**  
*Comments:*

- Lifted flashings and shingles at the chimney flue vent.
- Missing shingles at the front side.

Recommend repair roof covering as needed.



- 
- 
- 
- 

**D. Roof Structure and Attic-**

(If the attic is inaccessible, report the method used to inspect.)

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

Note: **Roof structure and attic inspection are limited to reasonable and safe observation of accessible components only. Attic framing member and insulation is observed as is related to the Structural performance and water penetration.**

Point of Observation:  Scuttle Entrance  Entered Attic accessible Areas only  Some areas obstructed by storage  Used floodlight method.

Approximate Average Depth of Insulation: 6"

Approximate Average Thickness of Vertical Insulation: **Not Accessible**

Comments:

- Cracked permanent ladder to the attic.
- Water stain on the deck in the attic.



I    NI    NP    D  
        

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

Note: **Walls inspection it was performance visual observation at accessible areas, the condition of**



I=Inspected

NI=Not Inspected

NP=Not Present

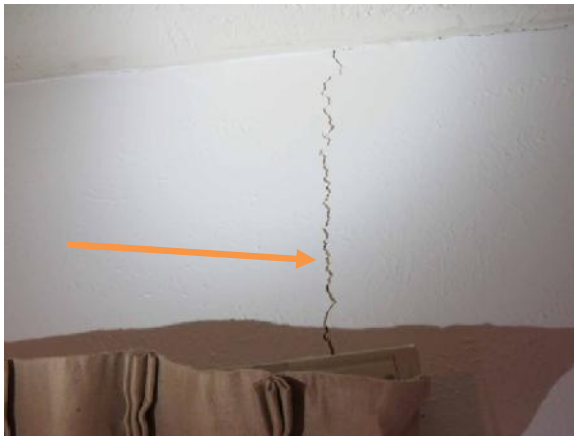
D= Deficient

**Walls are observed as is related to structural performance.**

*Comments:*

- Hair line cracks on the wall in the master bedroom.
- Rotted sidings on the wall at the left side.
- Water stain on the wall in the laundry room.
- Water damaged on the walls in the hallway bathroom, and water heater closet.

Recommend repair as needed.



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient



**F. Ceilings and Floors -**

Note: ceilings and floors are limited observation at accessible visual component, the condition of The Ceiling and floor is observed as is related to the Structural performance.

Comments:

- Loose floors coverings in the hallway bathroom, and kitchen.
- Water stain on the ceilings in the hallway bathroom, and master bedroom closet.

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

Recommend repair as needed.



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

Note: **Conditions and operation of accessible doors, including latched and locked is inspected**

Comments:

- Rotted door and frame at the left side.

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient



I  NI  NP  D

**H. Windows-**

Note: **defected thermal windows are not always visible. Cloudy days or dirty glass can obscure Their condition .As thermal pane windows lose their vacuum, moisture and humidity levels change. Windows are observed at the time of inspection and no warranty is implied.**

**Condition and operation of accessible windows, including locks and latches are inspected.**

*Comments:*

- Damaged windows screens.



**Stairways (interior and exterior)-**

Note: **Stairway was checked for proper installations/ conditions of stairway and components.**

*Comments:*



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

Stairway isn't present.

I  NI  NP  D

**I. Fireplace/Chimney-**

Wood burning  Gas log

Note: Dirty chimneys are a fire hazard due to the accumulation of Combustible creosote. Consult a certified chimney sweep annually For cleaning and inspections.

Comments:

Fire place/chimney is functional as intended.



**J. Porches, Decks and Carports (Attached)-**

For safety reasons wood decks and stairs should be checked frequently for loose boards screws and nails.

Comments:

Porches, decks and carports (attached) are not presents.

**K. Smoke detectors** (Required at bedrooms and adjoining hall(s).

Note: **Smoke detectors should be checked frequently (every six month recommended).**

Comments:



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

- Missing smoke detectors in the bedrooms.

I NI NP D

## II. ELECTRICAL SYSTEMS

### A. It's beyond scope of this inspection to determine load Analysis/capacity of electrical system

Service Entrance and Panels

Type of Wire  Copper  Aluminum  Main Disconnect Amps

125

Note: **Service entrance and panels inspections are limited to visual and accessible components in the primary electrical power distribution system. On any aluminum wires termination should be applied Antioxidant to prevent oxidation at the screws.**  
*Comments:*

- Breakers are not properly labeled.

Recommend repair as needed.



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient



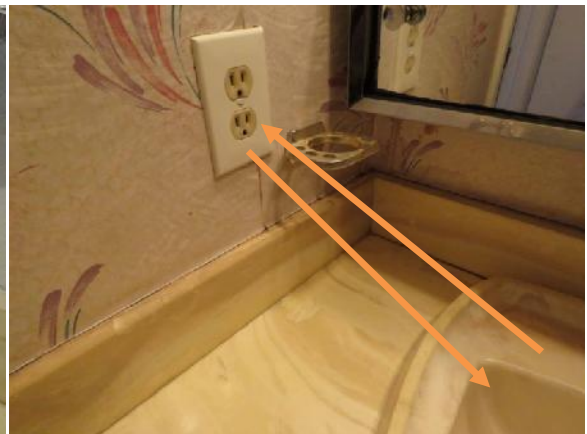
- B. Branch Circuits – Connected Devices and Fixtures** (Report as in Need of repair the lack of ground fault circuit protection where required)  
*Type of wiring: not accessible*

Note: **Branch circuit inspections are limited to visible and readily accessible components. This inspection include any accessible electrical outlets light fixtures and switches attached to the structure; except photo cell and landscape ground lights.**

*Comments:*

- Missing G.F.C.I. at the required areas (wets locations)
- Ceiling fan isn't functioning in the bedroom.
- Light fixture isn't functioning in the bedroom closet.

Recommend repair as needed by licensed electrician.



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient



I  NI  NP  D

**A. Heating Equipment-**

Note: Heating inspections are limited to visual, audible, and operational techniques at Accessible equipment only. Filter should be changed frequently and serviced before heating - seasons. Type system: split system - Energy source: gas unit

Comments:

Heating system isn't functioning/furnace isn't functioning.



**B. Cooling Equipment -**

Note: Cooling inspections are limited to visual, audible, and operational techniques At accessible equipment only. This is within test limits of 15-20 degrees normal differential. Recommended completely serviced before each cooling season by HVAC specialist.

Type system: split system

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

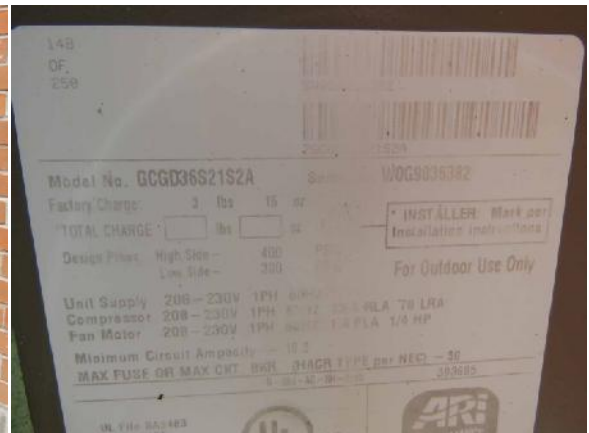
No Temperature differential/ cooling system isn't functioning.  
(Condenser unit in aged conditions)

Recommend repair cooling system by HVAC technician.

Return vent



vent supply



I  NI  NP  D

**C. Ducts and Vents-**

Note: AC return vent is not allow in kitchen area and/or 10' feet from fireplace or gas burners. Ducts cleaning will Be recommend if rodent activity is found within the ductwork



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

**The ductwork should be replaced.**

*Comments:*

Vents supplies were not inspected.

### III. PLUMBING SYSTEM

**A. Water Supply System and Fixtures-**

*Location of Water Meter: front*

*Location of Main Water Supply Valve: right*

*Static Water Pressure Reading: 55 psi at exterior*

Note: **Inaccessible plumbing components are not inspected.**

**Water conduits** galvanize Copper PVC, OTHER

*Comments:*

(Accesses aren't presents at the tubs for plumbing repairs)

- Toilets aren't secured properly in the bathrooms.
- Water leaks at the Tubs control valves in the bathroom.
- Scratched sink in the master bathroom.

Recommend repair as needed.





I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient



I  NI  NP  D

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

Note: All drains operated and appeared to be vented properly at the time of inspection.

Comments:

Drains, Wastes, Vents are functional as intended.  
Inaccessible components aren't inspected.

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

**C. Water Heating Equipment.**

*Energy Source: gas unit*

*Capacity: 29 galls*

Note: **temperature as to prevent scalding is 120 degrees Fahrenheit. and for lower**

*Comments:*

Water heater is functioning properly as intended.



**D. Hydro-Therapy Equipment – Comments:**

*Comments:*

Hydro-therapy Equipment isn't present.

I NI NP D **IV. APPLIANCES**

**A. Dishwasher - Comments:**

Dishwasher isn't functioning properly.

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient



**B. Food Waste Disposer - Comments:**

Food waste Disposer is not present.

**C. Range Hood - Comments:**

Range Hood is functioning properly (unit in old condition)



**D. Ranges/Ovens/Cook tops Timing** devices not inspected for accuracy/function ability  
*Comments:*

Range is functioning properly (unit in old condition)

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient



**E. Microwave Cooking Equipment - Comments:**

Microwave Cooking Equipment is not present.

**F. Trash Compactor - Comments:**

Trash Compactor is not present.

**G. Bathroom Exhaust Fans and/or Heater - Comments:**

Exhaust Fan is not functioning in the hallway bathroom.

**H. Whole House Vacuum Systems - Comments:**

Whole House Vacuum Systems is not present.

**I. Garage Door Operators - Comments:**

Garage door is functioning properly as intended.

I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient



I  NI  NP  D

**J. Door Bell and Chimes - Comments:**

Door Bell is functioning properly.

**K. Dryer Vents - Comments:**

Dryer Vent is functional as intended.

**L. Other Built-in Appliances - Comments:**

Not present.

**M. Other - Comments:**

Damaged countertops in the kitchen and hallway bathroom.





**INSPECTION AND LIABILITY LIMITATION AGREEMENT****PLEASE READ CAREFULLY**

Integral part of report number

*Long Star Home Inspection*

Let it be known that the inspection was made to visually inspect the structure, mechanical-electrical and functionally test major appliances on the house that were readily accessible and does not require the dismantling or removal of appliance and any mechanical/ electrical fixture.

The purpose of this inspection is to give subjective professional opinion and to verify that the inspected items were performing their intended functions at the time of inspection or in or need of immediate repair. The scope of this inspection is limited to visual observation at the exterior and interior of the structure as viewed from the floor area. It's beyond the scope of this inspection to determine conditions under paint coverage, or floor coverage, wall coverage (siding, paint), the attic as viewed within the access opening. Only appliances with power on by the respective utility supplier and that were accessible were visually and functionally inspected. Items that cause visual obstruction (i.e. furniture, carpets, equipment etc.) during the inspection were not moved nor objects that could be damage by their removal.

Items that are **NOT** inspected nor provide any opinion regarding the following parts component, system or condition of the residential building inspected, they are as follows: water softener, barbecue grills, alarms system, solar hot water system, intercommunication system, presence of termites or other wood destroying insect, compliance with cesspools, well/ springs, pool or any component associated with pool, sprinkler system, clothes Washer/ dryer, refrigeration, furnace heat exchange, safety glass, telephone line, gas lights, buried utility lines, items that are hidden beneath floors, between walls, by vegetation, covered inaccessible, concealed or hidden by any means, or decorative lighting system.

The structure components that were inspected consisted of the foundation, primary load bearing members, and the roof surface observed from ground level. Only exposed structural defects or failures are reported on this inspection report. When foundation is in marked as in need of repair, buyer is recommended to have foundation further evaluated by structure engineer. The buyer may contact a structural engineer to further evaluate the detailed level of foundation. & slab elevation before buying the property if level is a directed concern of the buyer as this inspection does not use a level machine.

The mechanical/ electrical inspection normally consists of the following fixtures: air conditioning system, hot water heaters, build in appliances and exposed plumbing drains, water and vents system. The appliance were functionally operated at least once using normal operating controls. Only the present conditions of items inspected are reported on the inspection report.

Components of equipment, including underground water, gas and sewer lines that are not exposed or not accessible were NOT inspected. Computation of load analysis on structural members and electrical circuit are NOT within the scope of this inspection. This report may include the observation of code violation. **THIS INSPECTION REPORT IS NOT A WARRANTY NEITHER STATED NOR IMPLIED. UNEXPECTED REPAIRS SHOULD BE ANTICIPATED.**

Home owners must be aware that appliance, water heaters, A/C system have may useful life spans of 10-15 years and may be extended if proper maintenance and repair procedures were followed, Malfunctioning of old and used equipment may also occur in any moment of time even after inspection. All repairs, if any, must be performed by qualified, licensed repairman. The inspector will NOT hold any further responsibility beyond the date of inspection as to the condition or function of the items inspected. The inspector can NOT be held responsible for damages, cost expense, repair or liabilities or any other defaults to this inspection. Using this inspection report means the acceptance of all the condition. **THE INSPECTOR'S LIABILITY FOR ANY INADVERTED ERRORS OR OMISSIONS IS STRICTLY LIMITED TO THE INSPECTION FEE CHARGED FOR THE INSPECTION.** The inspector will perform his duties in accordance will the requirements and provisions of the Texas Real Estate License Act pertaining to Real State Inspectors and will truthfully report the conditions of the items inspected or noted during the time of the inspection. **When an item is reported in need of repair it is recommended by the inspector to have system further evaluated and repair/ serviced as needed by licensed/ qualified repair man/ structural engineer as applicable**

09/13/2020