REXER Home Inspection Services
Property Inspection Report

5211 Eigel St. Unit C, Houston , TX 77007
Inspection prepared for: Omar Garza & Adolfo Garza
Date of Inspection: 2/20/2017 Time: 11:00AM
Age of Home: 2009 Size: 2219

Inspector: Robert P. Rexer
TREC 20199
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PROPERTY INSPECTION REPORT

Prepared For: Omar & Adolfo Garza
(Name of Client)

Concerning: 5211 Eigel St. Unit C, Houston TX , 77007
(Address or Other Identification of Inspected Property)

By: Robert P. Rexer, TREC 20199 2/20/2017
(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.

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. 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 (http://www.trec.texas.gov).

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

Exterior finishes and coverings are excluded from this report as they are covered through maintenance agreements with ana HOA. All work should be done by qualified personnel. This is not a code compliant or safety inspection however references to building standards and codes may be made for substantiation. . The gas was off to the property when inspected, I reserve the right to amend this report if inspected with the gas service being returned.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):
• Unit is part of a condominium project HOA is responsible for this section and excluded from the report
Comments:

A.1. NOTE: Small cracking noticed in foundation finish at porches and garage. These are common and do not require any correction. They should however be monitored.

Crack

B. Grading and Drainage

Comments:

B.1. Unit is part of a condominium project HOA is responsible for this section and excluded from the report

B.2. NOTE: Siding should have a minimum of 6" of slab exposure

Inadequate clearance to grade

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C. Roof Covering Materials

Type(s) of Roof Covering:
• Asphalt shingles noted.
• Unit is part of a condominium project HOA is responsible for this section and excluded from the report
Viewed From:
• Ground
Comments:

C.1. Unit is part of a condominium project HOA is responsible for this section and excluded from the report

C.2. NOTE: Gutters should discharge away from the foundation.

Should discharge away from foundation

D. Roof Structure and Attics

Viewed From:
• Attic Ladder and Platform
Approximate Average Depth of Insulation:
• Insulation is 10+ inches deep
Comments:

D.1. Areas of missing or displaced insulation throughout attic

D.2. Attic access door unit is awkward to open and close due to the proximity to the stairway

D.3. Right side attic vent not secured

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I	NI	NP	D

Vent not secured

Missing insulation below platform

Not secured

Awkward location

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I	NI	NP	D
X			X

E. Walls (Interior and Exterior)

Wall Materials:
• Exterior walls (appears to be) made of stone veneer on lath
• Exterior walls are made of manufactured cement based siding/trim
• Exterior walls are made of stucco
• Interior walls are made of drywall
• Unit is part of a condominium project HOA is responsible for the exterior walls and excluded from the report
Comments:

E.1. NOTE: Flashing should be installed at the top of the horizonal trim. The lack of flashing over the trim requires additional monitoring and maintenance to prevent moisture intrusion.

E.2. NOTE: Stucco - Flat horizontal surfaces were observed at various locations such as window and door openings and horizontal band details. These are areas where water can stand.

E.3. NOTE: Stucco sheathing is visible at the bottom of the wall. With this type of wall assembly extra care and monitoring is required to prevent moisture and insect problems.

E.4. NOTE: Stucco - flashing drainage openings appears sealed to wall

E.5. NOTE: Stucco wrapped beams has no visible drainage plane at the transition from vertical to horizonal. it is recommended that this be addressed to prevent moisture damage to the beam.

E.6. Garage wall damage

E.7. Gaps at wires and pipes in cabinets should be sealed

E.8. First floor vanity base damaged

E.9. There were elevated moisture readings below the wet spot in the ceiling of the third-floor front bedroom


Wall sealed to flashing


No visible drainage


Flashing not over horizontal trim

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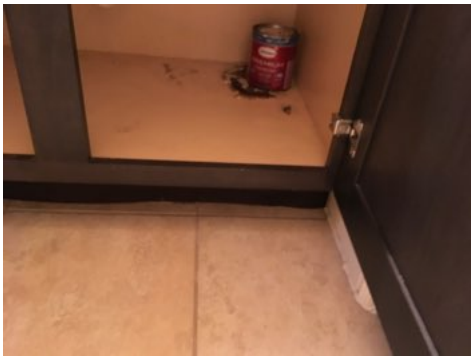
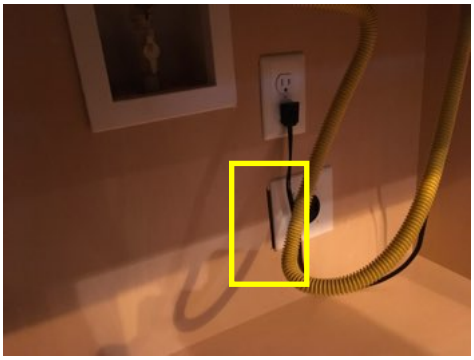
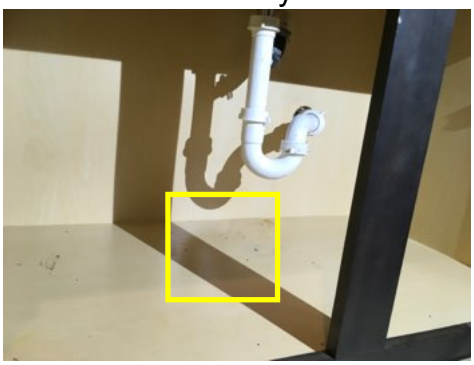
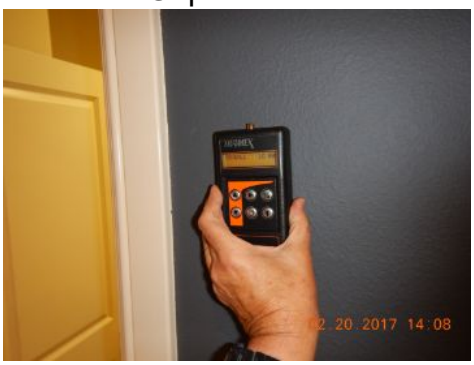
Garage wall damage


First floor vanity cabinet


Gap at outlet

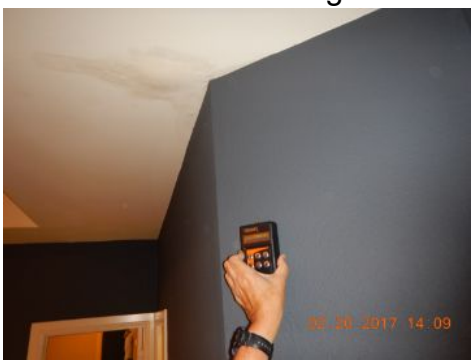

Gap at pipe


Previous damage



Base reading 0

Elevated moisture reading



Elevated moisture reading

Elevated moisture reading

X			X	F. Ceilings and Floors

Ceiling & Floor Materials:
• Ceiling is made of drywall
Comments:

F.1. Ceiling is damaged Master bedroom front

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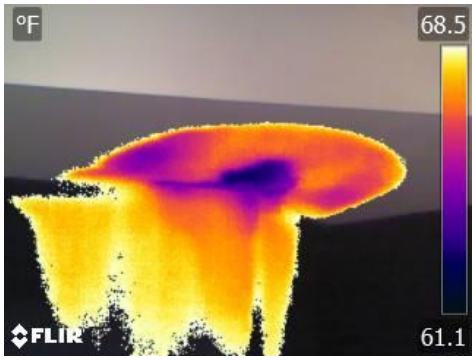
I	NI	NP	D	



Evidence of moisture intrusion

X			X	G. Doors (Interior & Exterior)

Comments:

G.1. Front door finish weathered

Weathered

X				H. Windows

Window Types:
• Windows are made of aluminum
• Windows are insulated
Comments:

H.1. A representative number of windows were tested and found to be functional

X				I. Stairways (Interior & Exterior)

Comments:

I.1. Functional

		X		J. Fireplaces and Chimneys

Locations:
Types:
Comments:

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I	NI	NP	D
	X		

K. Porches, Balconies, Decks, and Carports

Comments:

K.1. Unit is part of a condominium project HOA is responsible for this section and excluded from the report

K.2. NOTE: Columns too close to grade

Too close to grade

I	NI	NP	D
	X		

L. Other

Materials:
• Fence
Comments:

L.1. Fences are excluded from normal property inspection reports. However, it was noted at the inspection that the fence and gate are in various stages of disrepair.

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I	NI	NP	D

II. ELECTRICAL SYSTEMS

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

I	NI	NP	D
X			X

A. Service Entrance and Panels

Panel Locations:
• Electrical sub panel is located in the garage
• Service entrance panel is located to the left of the structure
Materials & Amp Rating:
• 150 amp
• Aluminum wiring service leads
Comments:

A.1. * Many items requiring bonding are not visible during the inspection. Proper bonding and grounding can only be verified with invasive testing and specialized equipment that can measure proper resistance of the ground electrode system. Included in this report or the visual areas that show variance from current building standards and suggestions for improvements to the system.

A.2. A/C listed over current and installed breaker are mismatched

A.3. Anti oxidant protective paste not visible at the aluminum lead wire connections

A.4. Concrete encased electrode located in the garage. This type of grounding system is used where the concrete is in direct contact with the earth. The moisture barrier for the foundation nullifies the effectiveness of this system. It is my recommendation that the CEE be disconnected and a 2nd ground rod be installed at a distance of > 72" from the existing ground rod.

A.5. Lead wire pipe is not properly bonded to the service entrance panel box

A.6. Load side wires should be individually (maximum two small wires together) secured and protected entering into the panel box. E3907.8 Cables. Where cables are used, each cable shall be secured to the cabinet, panelboard, cutout box, or meter socket enclosure.

A.7. The protection for both AFCI and GFCI branch circuit locations has recently changed. The current wiring is protected as would have been customary at the time of construction.

A.8. Trip ties on the double breakers are missing/improperly modified

A.9. Bonding clamp at gas meter should be cleaned of paint and rust

A.10. White insulated wire to the breaker for the A/C should be labeled as hot

A.11. The panel cabinet in the garage should be cleaned of debris

A.12. There is an unknown type of surge protector located in the panel cabinet in the garage. The wiring is connected to the AC breaker and it appears that the surge protector wires are aluminum where as the AC wires are copper. Mixing alumina with copper wiring can result in a number of electrical issues. Manufacturer's installation instructions should be obtained and verified that this is

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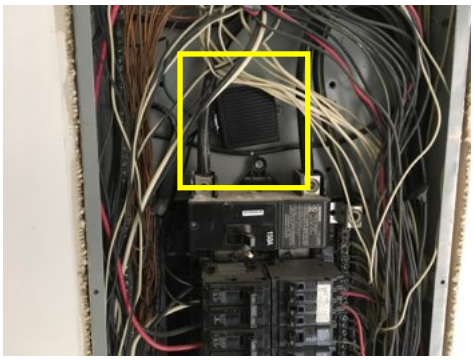
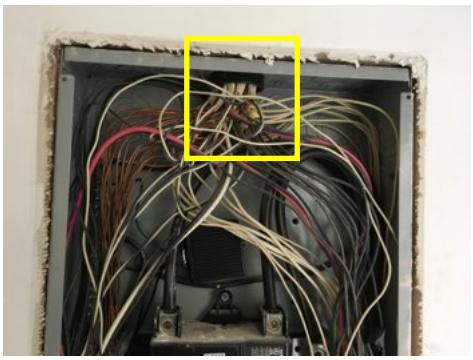
the correct type of connection or a qualified electrician should evaluate the connection.

Clean connection



Unknown surge protector

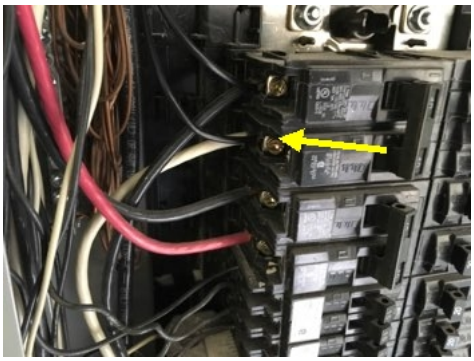


Bundled wires

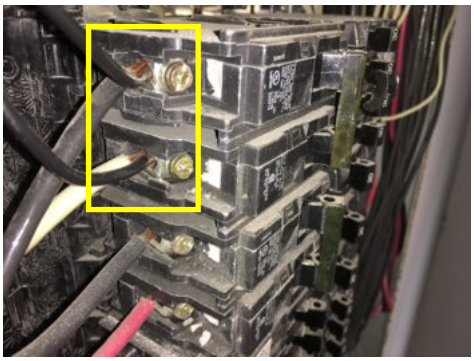
Debris

Informational

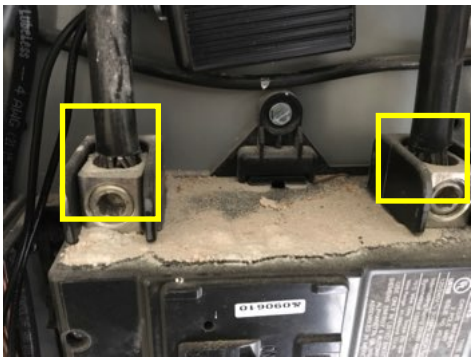
Branch feeder arc faults



Not labeled as hot



Irregular configuration



No visible antioxidant paste

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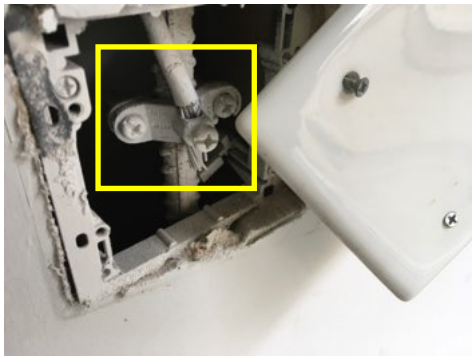
A/C compressor labeled as 40 amp



CEE in garage / connection painted

X			X	B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
• Copper branch circuit wiring
Comments:

B.1. *GFCI outlets are not installed to current building standards but are customary to when the home was built.

B.2. *NOTE: The purpose of all wall switches was not determined at the time of the inspection

B.3. *Outlet spacing and location are not to current building standards. They are installed as to what would have been customary at the time of construction

B.4. Closet light fixture is in an improper location by current building standards

B.5. Current building standards require that all outlets in the utility room be GFCI protected

B.6. Current building standards require the exposed exterior electrical outlets have in use covers

B.7. Door bell button damage

B.8. Smoke alarm third floor rear bedroom not secured

B.9. There are no carbon monoxide detectors

B.10. Current building standards require all outlets in the kitchen and food service areas to be GFCI protected

B.11. Outlet right wall right wall not GFCI protected

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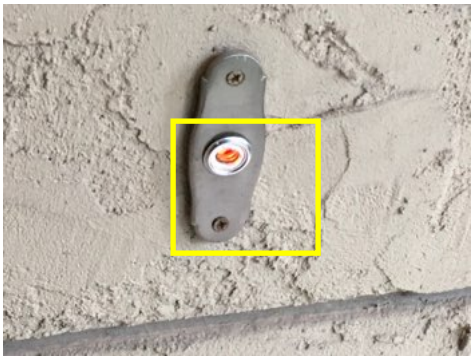
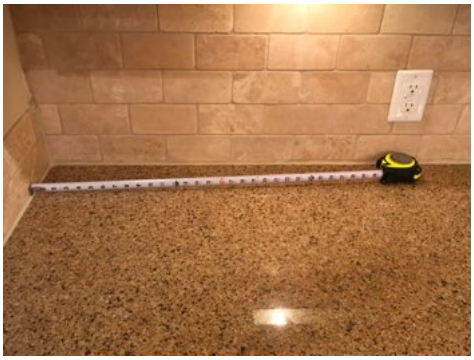
Not an in use cover



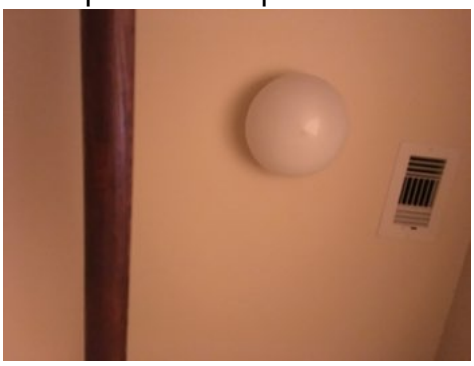
Damaged



Example of over-spanned outlets

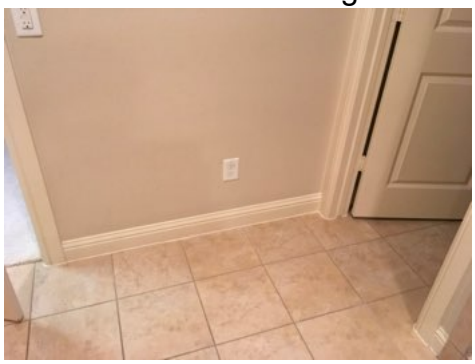
Not GFCI protected

Not GFCI protected



Example of improper location - closet light fixture

Not secured



Not GFCI protected

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I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

	X			A. Heating Equipment

Type of Systems:
• Gas fired forced hot air
Energy Sources:
• The furnace is gas powered
Comments:

A.1. Gas off not evaluated

X			X	B. Cooling Equipment

Type of Systems:
• Electric central air conditioning
Comments:

B.1. The normal range for the HVAC system in cooling setting is between 15F and 20F. This range was found on the first and second floors of the property. However, the third floor only had a 12F separation. This may indicate that a zoning adjustment is needed for the third floor.

B.2. Rust observed in condensate drip pan

B.3. Exterior front left staining on roof under AC secondary condensate discharge

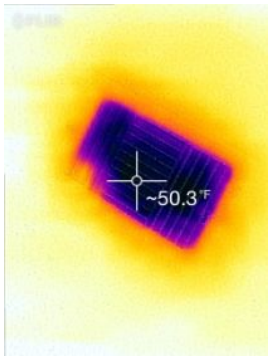
Evidence of AC condensation discharge issues

Informational

Rustin AC condensate drip pan

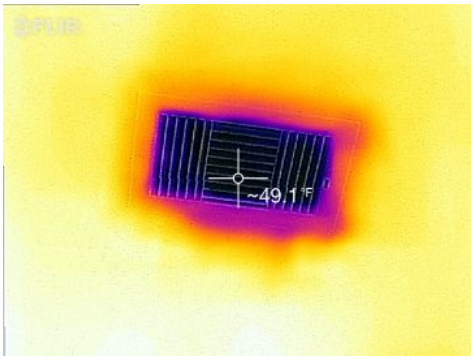
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D



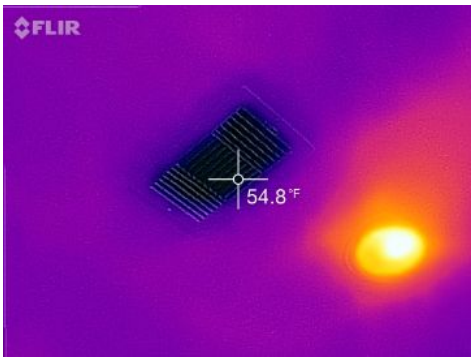
First floor supply

First floor return

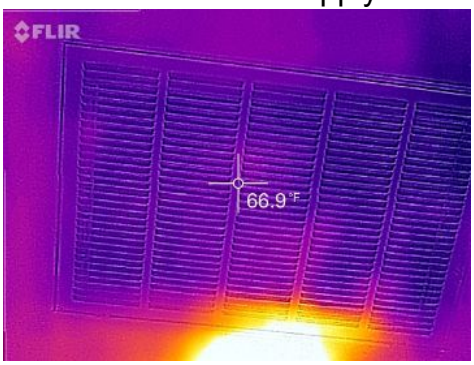


Second-floor supply

Second-floor return



Third-floor supply



Third-floor return

X			X	C. Duct Systems, Chases, and Vents

Comments:

C.1. Ducts should not be in contact with other ducts, this can cause condensation resulting in moisture problems

C.2. Furnace vent does not have proper clearance to combustibles


To close to roof sheathing


Ducts touch

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I	NI	NP	D

IV. PLUMBING SYSTEM

I	NI	NP	D	
X			X	A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:
• Not determined
Location of Main Water Supply Valve:
• Exterior front left
Comments:

A.1. Drain lines are PVC

A.2. Static Water Pressure Reading: 50 PSI

A.3. Water supply lines are PEX

A.4. All plumbing fixtures should be properly seald to the wall tile to prevent moisture damage

A.5. Commodes should be located more that 15" from center to a wall or tub per current building standards

A.6. First floor shower head lose

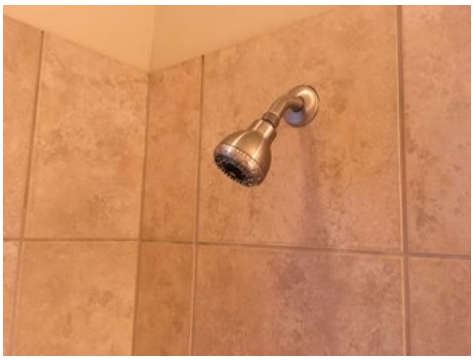
A.7. First floor bath fixtures do not make current spacing requirements

A.8. Fixtures not secured - first floor showerhead; upstairs right bath faucet; upstairs front bath rear vanity

A.9. Upstairs front bath both vanity stoppers difficult to operate will


Informational


First floor bath


Showerhead loose

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

I	NI	NP	D

Fixture should be fully sealed to wall

Loose

Loose

X				B. Drains, Wastes, and Vents

Comments:

B.1. At the time of the inspection I observed no irregularities

X			X	C. Water Heating Equipment

Energy Source:
• Water heater is gas powered
• Water heaters are located in the attic
Capacity:
• Unit is 80 gallons 2x40
Comments:

C.1. Temperature and pressure relief valve was not tested. Testing older valves can result in the valve not sealing properly and water continuing to run though the discharge with the potential for damage. These should be tested yearly by the occupant and by a plumber every three years for repair or replacement. If information on the maintenance records cannot be obtained from the seller I recommend the valve be evaluated or replaced by qualified personnel.

C.2. Corrosion present at the water heater supply lines. there not not appear to be dielectric fittings installed

C.3. Gas off not fully evaluated

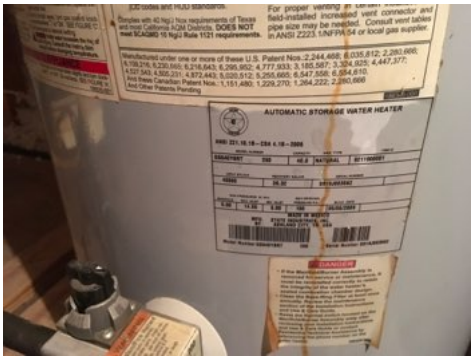
C.4. Leak at where water heater at water connection. Agent for the buyer turned the water off to structure prior to leaving to avoid further moisture problems to the ceiling and wall below.

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

I	NI	NP	D

Leak at water heater safety pan

Water in pan

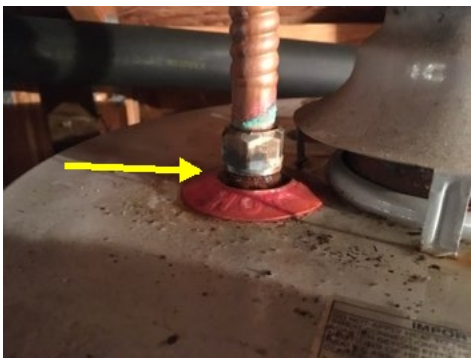


Informational

Informational

Water

Not tested



Leak

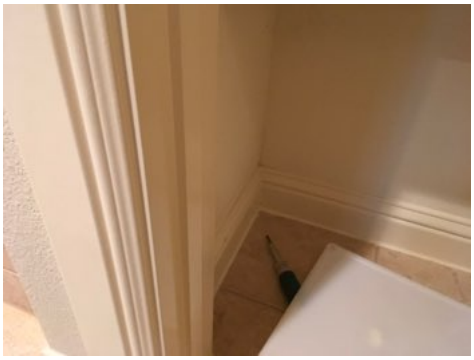
X			X	D. Hydro-Massage Therapy Equipment

Comments:

D.1. Access to tub equipment was sealed and not accessible. E4209.3 Accessibility. Hydromassage bathtub electrical equipment shall be accessible without damaging the building structure or building finish.

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

I	NI	NP	D



No hole cut for inspection

		X		E. Other

Materials:
Comments:

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

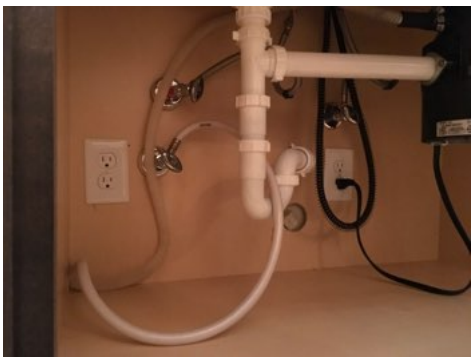
I	NI	NP	D

V. APPLIANCES

X			X	A. Dishwashers

Comments:

A.1. No air gap or loop in drain line present.



Dishwasher drain

X			X	B. Food Waste Disposers

Comments:

B.1. Garbage disposal is noisy.

X			X	C. Range Hood and Exhaust Systems

Comments:

C.1. Left bulb missing

Range hood

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

I	NI	NP	D	
X			X	D. Ranges, Cooktops, and Ovens

Comments:

D.1. No gas to cook top. The unit could not be evaluated.

Informational

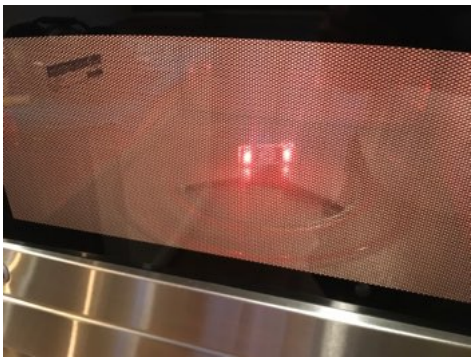
Informational

Informational

I	NI	NP	D	
X			X	E. Microwave Ovens

Comments:

E.1. *Operated - appeared functional at time of inspection.



Informational

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

Comments:

F.1. *The bath fan/s was operated and no issues were found.

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

I	NI	NP	D	
X			X	G. Garage Door Operators

Door Type:
• One double door
Comments:

G.1. *Sensor beam >6" above surface

G.2. Recommend adjustment or lubrication for smoother operation

To high

I	NI	NP	D	
X				H. Dryer Exhaust Systems

Comments:

H.1. Could not fully inspect the dryer vent, it is obscured by appliance.

I	NI	NP	D	
		X		I. Other

Observations:

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

I	NI	NP	D	

VI. OPTIONAL SYSTEMS

		X		A. Landscape Irrigation (Sprinkler) Systems

Comments:

		X		B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

		X		C. Outbuildings

Materials:
Comments:

		X		D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

		X		E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

		X		F. Other

Comments:

Report Summary

STRUCTURAL SYSTEMS		
Page 6 Item: E	Walls (Interior and Exterior)	E.9. There were elevated moisture readings below the wet spot in the ceiling of the third-floor front bedroom
Page 7 Item: F	Ceilings and Floors	F.1. Ceiling is damaged Master bedroom front
ELECTRICAL SYSTEMS		
Page 12 Item: A	Service Entrance and Panels	A.12. There is an unknown type of surge protector located in the panel cabinet in the garage. The wiring is connected to the AC breaker and it appears that the surge protector wires are aluminum where as the AC wires are copper. Mixing alumina with copper wiring can result in a number of electrical issues. Manufacturer's installation instructions should be obtained and verified that this is the correct type of connection or a qualified electrician should evaluate the connection.
Page 13 Item: B	Branch Circuits, Connected Devices, and Fixtures	B.10. Current building standards require all outlets in the kitchen and food service areas to be GFCI protected B.11. Outlet right wall right wall not GFCI protected
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 15 Item: A	Heating Equipment	A.1. Gas off not evaluated
Page 16 Item: C	Duct Systems, Chases, and Vents	C.2. Furnace vent does not have proper clearance to combustibles
PLUMBING SYSTEM		
Page 18 Item: C	Water Heating Equipment	C.3. Gas off not fully evaluated C.4. Leak at where water heater at water connection. Agent for the buyer turned the water off to structure prior to leaving to avoid further moisture problems to the ceiling and wall below.
APPLIANCES		
Page 22 Item: D	Ranges, Cooktops, and Ovens	D.1. No gas to cook top. The unit could not be evaluated.