



# Cordova Inspections

*protect your future...know the past*

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## PROPERTY INSPECTION REPORT

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**Prepared For:** Lisa Vo  
(Name of Client)

**Concerning:** 21803 Black Owl, Humble, Texas 77338  
(Address or Other Identification of Inspected Property)

**By:** Joe Cordova – TREC #9628 02/27/2021  
(Name and License Number of Inspector) (Date)

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### 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 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.

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, 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.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

# ADDENDUM: REPORT OVERVIEW

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## THE HOUSE IN PERSPECTIVE

This is a well-built 4 year old (approximate age) home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

**NOTE:** For the purpose of this report, it is assumed that the house faces north.

## THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the “Not Inspected” or “Not Present” check boxes. Explanations for items not inspected may be in the “TREC Limitations” sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

## WEATHER CONDITIONS DURING INSPECTION

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 72-76 degrees F. Winter weather has been experienced in the days leading up to the inspection.



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	NI	NP	D	Inspection Item
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**I. STRUCTURAL SYSTEMS**

**A. Foundations**

*Type of Foundation(s):* Post Tensioned Slab on Grade  
*Comments:*

The foundation is performing as intended. No significant problems were observed.

**B. Grading & Drainage** *Comments:*

**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Asphalt composition shingle  
*Viewed From:* Walked on roof  
*Comments:*

The roof appears to be original to the home (approx. 5 years old) and is considered to be in good condition. It is comprised of a 20 year shingle that has an average life span of 11-13 years. No significant problems were observed.

**D. Roof Structure & Attic**

*Viewed From:* Viewed attic from access hatch  
*Approximate Average Depth of Insulation:* 12 inches of loose insulation  
*Approximate Average Thickness of Vertical Insulation:* N/A  
*Comments:*

Provide a sheetrock panel for the attic access in the garage ceiling.



**E. Walls (Interior & Exterior)** *Comments:*

**F. Ceilings & Floors** *Comments:*

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**G. Doors (Interior & Exterior) Comments:**

The door to the master bedroom should be adjusted or repaired as necessary to allow the door to latch properly.

Several door stops throughout the home are missing and should be replaced to prevent potential damages to the adjacent walls.

**H. Windows Comments:**

**I. Stairways (Interior & Exterior) Comments:**

**J. Fireplace/Chimney Comments:**

**K. Porches, Balconies, Decks, and Carports Comments:**

**L. Other Comments:**

For improved safety, it is recommended that bars be added to the opening of the laundry chute to avoid children from having unobstructed access to the chute.



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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels *Comments:*

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

*Type of Wiring:* Copper

*Comments:*

An outlet in the garage is not protected by a GFCI circuit as required. This outlet and its circuit should be further investigated and repaired as necessary by a licensed electrician.

Electrical coverplates are missing behind the range in the kitchen and should be replaced.

The installation of the distribution wiring for the landscape lighting is non-standard. It is suspected that installation was performed by an amateur, rather than a licensed electrician. Make repairs.



## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### A. Heating Equipment

*Type of System:* Central Forced Air Furnace

*Energy Source:* Gas

*Date of Manufacture:* 2016

*Comments:*

The furnace was heating and operating properly at the time of inspection.

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**B. Cooling Equipment**

*Type of System:* Central Forced Air System

*Date of Manufacture:* 2016

*Comments:*

The AC system was cooling and operating properly at the time of inspection.

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**C. Duct System, Chases, and Vents** *Comments:*

**IV. PLUMBING SYSTEM**

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**A. Water Supply System and Fixtures**

*Location of water meter:* In front yard near street

*Location of main water supply valve:* Garage

*Static water pressure reading:* 60 psi

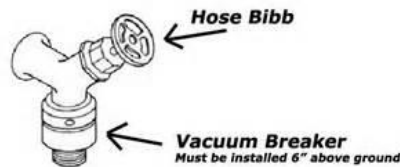
*Type of Plumbing Pipe:* Pex

*Comments:*

The tub in the guest bathroom on the 2<sup>nd</sup> floor is chipped. This condition may be more than just cosmetic and should be repaired as necessary.



It is recommended that an anti-siphon device (vacuum breaker) be added to the hose bibs on the exterior of the home.





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**B. Drains, Wastes, and Vents** *Comments:*

**C. Water Heating Equipment**  
*Energy Source: Gas*  
*Capacity: 50 gallons*  
*Date of Manufacture: 2016*  
*Comments:*

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

**V. APPLIANCES**

**A. Dishwasher** *Comments:*

The drain line for the dishwasher appears to be clogged and should be repaired as necessary to allow for proper drainage of dishwasher.



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

**C. Range Exhaust Vent** *Comments:*

**D. Ranges, Cooktops, and Ovens** *Comments:*

The range in the kitchen lacks an anti-tip device. Anti-tip devices are now standard equipment to assure that ranges do not tip over. It is advised that one be installed.

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**E. Microwave Oven** *Comments:*

The light under the microwave is inoperative and in need of repair

**F. Mechanical Exhaust Vents and Bathroom Heaters** *Comments:*

**G. Garage Door Operator(s)** *Comments:*

**H. Dryer Vents** *Comments:*

The dryer duct exhausts to the exterior of the home between floors. Due to the length of this duct, periodic maintenance should be performed to clean the lint from the inside of this duct. Cleaning appears to be needed at this time.

## ADDENDUM: REPORT SUMMARY

*The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.*

*For your convenience, the following conventions have been used in this summary addendum.*

**Major Concerns:** *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

**Safety Issues:** *denotes a condition that is unsafe and in need of prompt attention.*

**Repair Items:** *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

**Improvement Items:** *denotes improvements which are recommended but not required.*

**Items To Monitor:** *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

**Deferred Cost Items:** *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

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### SAFETY ISSUES

1. For improved safety, it is recommended that bars be added to the opening of the laundry chute to avoid children from having unobstructed access to the chute.
2. An outlet in the garage is not protected by a GFCI circuit as required. This outlet and its circuit should be further investigated and repaired as necessary by a licensed electrician.
3. Electrical coverplates are missing behind the range in the kitchen and should be replaced.
4. The installation of the distribution wiring for the landscape lighting is non-standard. It is suspected that installation was performed by an amateur, rather than a licensed electrician. Make repairs.
5. The range in the kitchen lacks an anti-tip device. Anti-tip devices are now standard equipment to assure that ranges do not tip over. It is advised that one be installed.
6. The dryer duct exhausts to the exterior of the home between floors. Due to the length of this duct, periodic maintenance should be performed to clean the lint from the inside of this duct. Cleaning appears to be needed at this time.

### REPAIR ITEMS

1. Provide a sheetrock panel for the attic access in the garage ceiling.
2. The door to the master bedroom should be adjusted or repaired as necessary to allow the door to latch properly.
3. Several door stops throughout the home are missing and should be replaced to prevent potential damages to the adjacent walls.
4. The tub in the guest bathroom on the 2nd floor is chipped. This condition may be more than just cosmetic and should be repaired as necessary.
5. It is recommended that an anti-siphon device (vacuum breaker) be added to the hose bibs on the exterior of the home.
6. The drain line for the dishwasher appears to be clogged and should be repaired as necessary to allow for proper drainage of dishwasher.
7. The light under the microwave is inoperative and in need of repair

## ADDENDUM: MAINTENANCE ADVICE

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### Upon Taking Ownership

*After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:*

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

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### Regular Maintenance

#### EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

#### SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.

- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

#### **ANNUALLY**

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

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#### **Prevention Is The Best Approach**

*Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.*

*Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!*