



TREC REI 7-5 - RECENT

9009 Richmond Ave 104
Houston TX 77063



Inspector

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Agent

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PROPERTY INSPECTION REPORT

Prepared For: Mercedes Mora

(Name of Clients)

Concerning: 9009 Richmond Ave 104, Houston TX 77063

(Address or Other Identification of Inspected Property)

By: Eliud Sanchez - TREC #23712

(Name and License Number of Inspector)

12/31/2021 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

In Attendance: No one

Occupancy: Vacant

Style: Traditional

Temperature (approximate): 75 Fahrenheit (F)

Type of Building: Condominium

Weather Conditions: Cloudy

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Previous foundation repairs:

Indications of previous foundation repair were observed at the time of inspection. It is recommended to refer to the structural engineer's report (if available) for further information of repairs, warranty and maintenance of the foundation. A sewer scope inspection is also recommended to determine the condition of the underground drain/waste piping, which can be disturbed during foundation movement such as repairs.



Foundation not performing as intended :

In my opinion the foundation is not performing as intended. Various cracks were visible in the walls, reflecting evidence of structural movement. I recommend for a foundation specialist or structural engineer to further evaluate.

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: NA

Viewed From: NA

Comments:

Flashing(s) cannot be fully verified in this non-destructive, visual inspection. Not all roofs are walked on during the inspection due to weather, slope of roof, roofing material, height or safety concerns. Roofs are not checked for insurability. Periodic roof inspection by a qualified Roofing contractor due to weather conditions and/or trees affecting roofing material is recommended. If this section is marked deficient by the inspector it is highly recommended that a qualified roofing contractor evaluate the entire roof covering.

Condominium/townhouse roof common area:

The roof covering materials were not inspected since it is a shared area amongst all other owners.

D. Roof Structures & Attics

Viewed From: NA

Approximate Average Depth of Insulation: NA R-value

Comments:

Due to inaccessible areas of the attic not all attic was inspected.

Condominium/townhouse, attic not present:

E. Walls (Interior and Exterior)

Comments:

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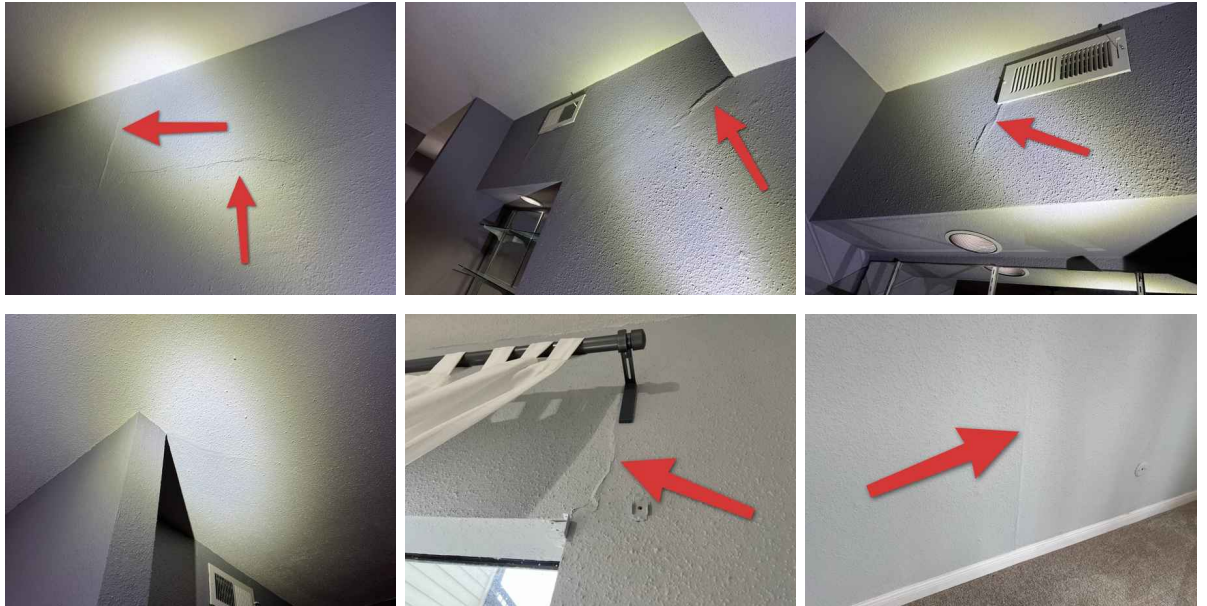
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1: Evidence of Structural Damage

▲Safety Hazard

Evidence of structural damage was found in the wall structure. Recommend a structural engineer evaluate and advise on how to repair.

Recommendation: Contact a qualified structural engineer.



2: Exposed wall framing

▲Safety Hazard

Wall framing was observed exposed to the outdoors. This can cause moisture intrusion, rot, and potentially damaging the structural strength of the wall.

Recommendation: Contact a qualified professional.



3: Exterior trim rot

⊖Recommendation

A few exterior trim pieces were observed to have rotted Recommend for qualified professional to replace.

Recommendation: Contact a qualified professional.

4: Exterior wall rot

⊖Recommendation

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Rot was observed in a few areas in the exterior walls. Recommend to replace the areas with new material.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

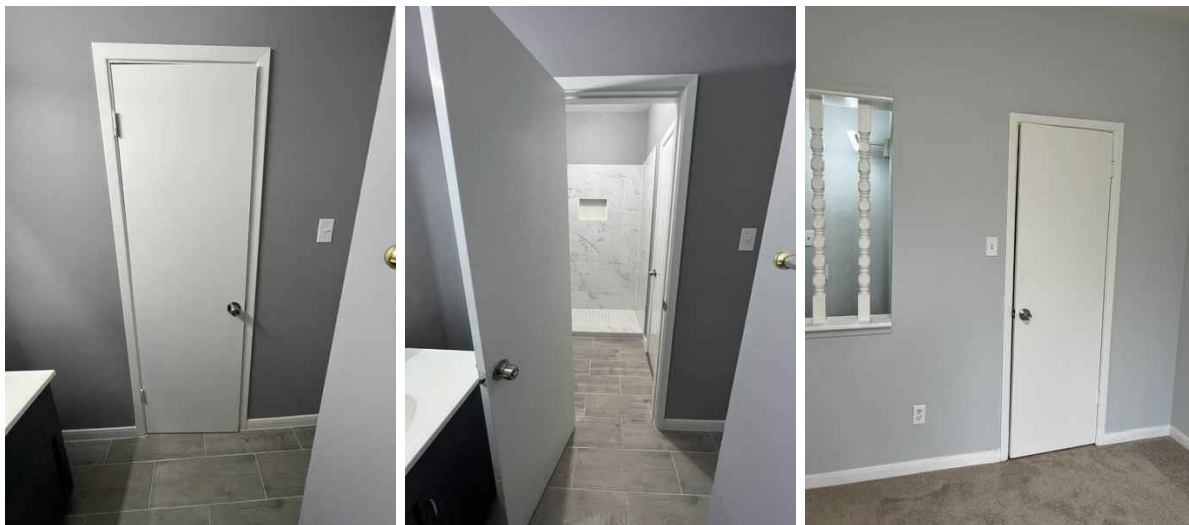
Comments:

1: Out of square/ twisted door/doorframe

🔴Recommendation

Adjustment is needed in the second bathroom door. It closes but with special maneuvering.

Recommendation: Contact a qualified professional.



Closet door, primary bedroom

H. Windows

Comments:

1: Channel balance out of track

🔴Recommendation

The channel balance in one or more windows was observed out of track. Recommend for a window contractor to make adjustments.

Recommendation: Contact a qualified professional.

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- I. Stairways (Interior and Exterior)**
Comments:

- J. Fireplaces and Chimneys**
Comments:

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

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**
Comments:

1: Breakers - not fully inserted/seated

▲Safety Hazard

Two breakers were observed not fully inserted. This loose contact is a fire hazard and should be repaired by a licensed electrician.

Recommendation: Contact a qualified professional.



2: *RECALL*PANEL UPGRADE NEEDED

▲Safety Hazard

If your home was built between 1950 and 1990 and is equipped with a Federal Pacific Electric (FPE) circuit breaker panel with Stab-Lok circuit breakers, you run a significant risk of breaker malfunction and fire. If you find you a Federal Pacific panel or Stab-Lok breakers, call a licensed electrician in your area for further information about replacing immediately.

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Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Aluminum, Copper

Comments:

1: Exposed Ends & Splices

▲ Safety Hazard

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

Recommendation: Contact a qualified electrical contractor.



2: Aluminum Branch Circuits

○ Recommendation

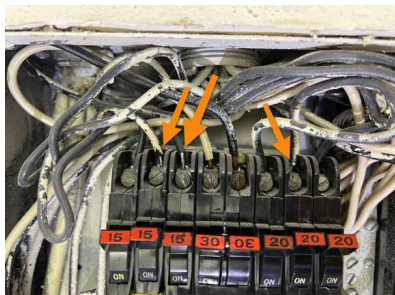
Aluminum wire appears to be installed on branch electrical circuits in the subject premises. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety

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Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrician.

Recommendation: Contact a qualified electrical contractor.

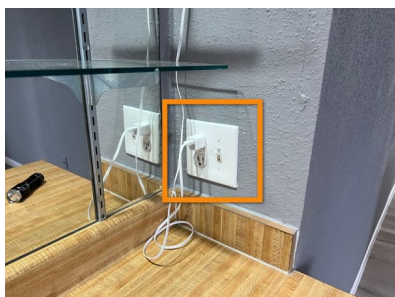


3: Loose receptacle

🚫 Recommendation

A loose receptacle was observed. Recommend for an electrician to tighten receptacles attachment.

Recommendation: Contact a qualified professional.



4: No GFCI

🚫 Recommendation

Kitchen

No ground fault circuit interrupter (GFCI) protection of electrical receptacles was provided in the home. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that the home electrical system be upgraded to meet modern safety standards. All work should be performed by a qualified electrical contractor.

Recommendation: Contact a qualified electrical contractor.



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

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Type of Systems: Forced Air
 Energy Sources: Electric
 Comments:
 No Power:
 No power was available at time of the inspection.

B. Cooling Equipment

Type of Systems: Central Air Conditioner
 Comments:
 Ac differential : na - na 73/53 average
 No power to AC:

1: AC: end of useful life

▲Safety Hazard

The air-conditioner was old and appeared to be at the end of its useful life. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified HVAC contractor to discuss options and costs for replacement.

Manufactured in 1993/2001

Recommendation: Contact a qualified professional.



2: Evaporative cooler: needed cleaning- QC

🔧Maintenance Item

The evaporative (swamp) cooler appeared to need routine cleaning at the time of the inspection. All work should be performed by a qualified HVAC contractor.

Recommendation: Contact a qualified professional.



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- C. Duct System, Chases, and Vents**

Comments:

No access to duct work:

Condominium home - no access to the ductwork.

IV. PLUMBING SYSTEMS

- A. Plumbing Supply, Distribution Systems, and Fixtures**

Location of Water Meter: NA

Location of Main Water Supply Valve : NA

Static Water Pressure Reading: NA

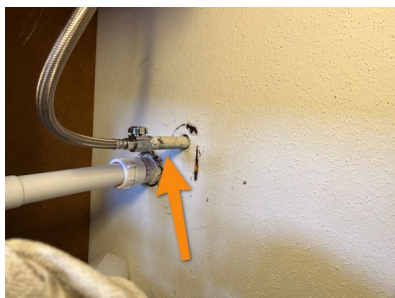
Comments:

1: Water supply pipes: 1/2" and 3/4" Galvanized steel

🚫 **Recommendation**

Water distribution pipes in the home were a combination of half-inch and three quarter-inch galvanized steel. These pipes are old, and of a material no longer installed for this purpose due to bore shrinkage from accumulation of interior corrosion that over time reduces water flow. These pipes may need to be replaced soon. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss the necessity, options and costs for replacement.

Recommendation: Contact a qualified professional.



2: No water

🚫 **Recommendation**

Recommendation: Contact a qualified professional.



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B. Drains, Wastes, & Vents

Comments:

1: Poor/Slow Drainage

🔴 **Recommendation**

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

Recommendation: Contact a qualified plumbing contractor.



C. Water Heating Equipment

Energy Sources: NA

Capacity: NA Gallons

Comments:

Water heater - townhome/condominium shared :

Water heater was not found. Could be a shared water heater. Recommend to request information from seller regarding the water heater.

D. Hydro-Massage Therapy Equipment

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

No power :

The dishwasher did not have power at time of the inspection. Normal operation of the dishwasher was not possible.

1: Improperly installed drain hose

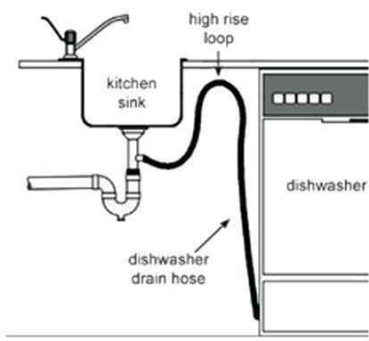
🔴 **Recommendation**

No high loop was observed in the dishwasher drain hose. The purpose of a dishwasher high drain loop is to prevent back flow of water. The water can flow back into the dishwasher which will leave water in the bottom of the dishwasher. The high drain loop is also there to prevent improper drainage of water while the dishwasher is running.

Recommendation: Contact a qualified handyman.

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2: Not secured

🔴 Recommendation

Recommendation: Contact a qualified professional.



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B. Food Waste Disposers

Comments:

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C. Range Hood and Exhaust Systems

Comments:



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D. Ranges, Cooktops, and Ovens

Comments:



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I NI NP D



E. Microwave Ovens

Comments:

1: Unusual noises

🚫 Recommendation

Microwave was not performing as intended, making unusual noises.

Recommendation: Contact a qualified professional.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

Not visible:

The dryer exhaust was not visible at time of the inspection due to the dryer/washer in front of them.

Recommend to ensure that the exhaust vent is clear of lint.