



OPTIMAL INSPECTIONS

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TREC REI 7-5 NEW

12727 Braewood Glen Ln
Houston, TX 77072

Inspector

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Agent

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PROPERTY INSPECTION REPORT

Prepared For: Jose Emilio Gutierrez Rizo
(Name of Clients)

Concerning: 12727 Braewood Glen Ln, Houston, TX 77072
(Address or Other Identification of Inspected Property)

By: Raul Ramirez - TREC# 21863 09/09/2022 10:00 am
(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. 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: Inspector

Occupancy: Vacant

Style: Ranch

Temperature (approximate): 95 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Clear

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

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comment:

Note: Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

1: Foundation Cracks - Major

🔴 Recommendation

Severe cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

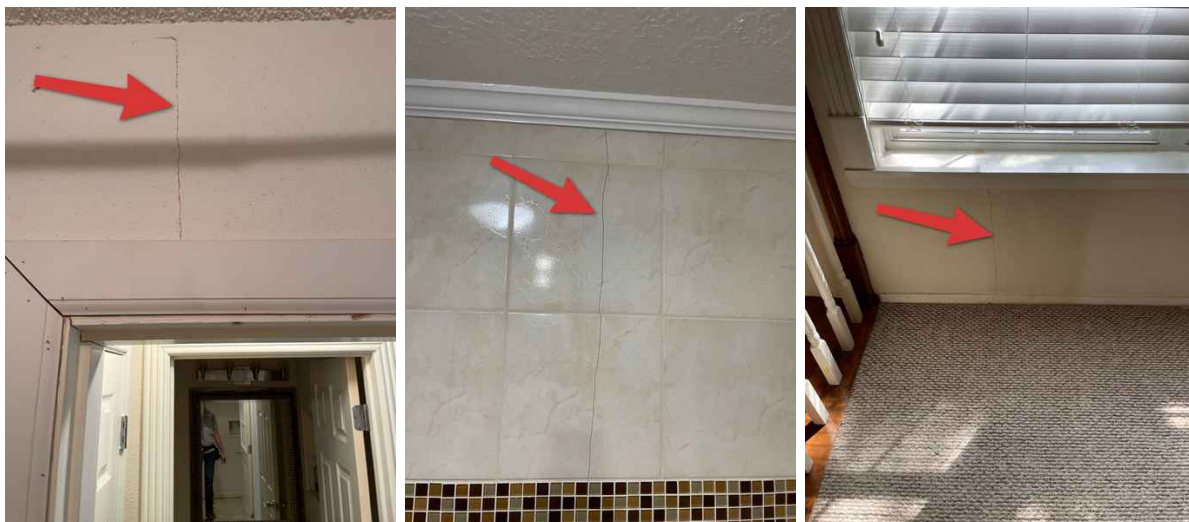
[Here is an informational article](#) on foundation cracks.

Recommendation: Contact a qualified structural engineer.



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B. Grading and Drainage

Comments:

Grading and drainage are probably the most significant aspects of the property, simply because of the direct and indirect damage that moisture can have on structures. The ideal property will have soils that slope away from the house, and the interior floors will be several inches higher than the exterior. Also, the residence will have gutters and down spouts that discharge water away from the building onto hard surfaces.

1: Bush/ Vegetation against Home

🚫 Recommendation

Bushes and vegetation can lead to problems with moisture or insects.

<https://www.usinspect.com/blog/landscaping-dos-and-donts/>

Recommendation: Contact a qualified professional.

2: Negative Grading

🚫 Recommendation

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation: Contact a qualified landscaping contractor

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Water is getting stuck along front right elevation. Water should travel away from home.

- C. Roof Covering Materials**
- Types of Roof Covering:* Asphalt
Viewed From: Roof

Comments:

Note: Roof Inspections are limited to visual observation of accessible surfaces. Certain types of damage and poor workmanship (hail, improper fastening, etc.) as well as manufacturing defects might not be apparent and may prevent accurate assessment of a roofs condition; therefore, the inspector cannot guarantee the roof to be watertight or leak free. No attempt is made to determine the remaining service life of any roof covering. If roof covering deficiencies are reported, and or you have concerns about life expectancy, insurability and or the potential future problems, a roofing specialist should be consulted.

1: Damaged Coverings

➔ Recommendation

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.



Missing Shingles

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D. Roof Structures & Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 19 R-value

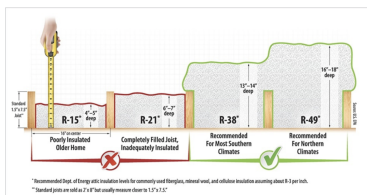
Comments:

Energy Efficiency Suggestion

Insulation is your primary defense against heat loss through the house envelope. Insulation levels are specified by R-Value. R-Value is a measure of insulation' ability to resist heat flow traveling through it. The higher the R-Value the better the thermal performance of the insulation. The recommended level for the most attics is to insulate to R-38 or about 10 to 14 inches depending on insulation type. However, putting insulation into a house after it is built can be pretty difficult. If there isn't any insulation, the best option is to bring in an insulation contractor to blow cellulose or fiberglass in the walls. Adding insulation to an unheated attic is usually a lot easier. If there is no floor in the attic, simply add more insulation, either loose fill or unfaced fiberglass batts. In most of the country, a full foot of fiberglass or cellulose insulation is cost-effective in the attic floor. Heat loss through foundation walls is often neglected even in new houses. But in fact, in an otherwise well-insulated and tight house, as much as 20% of the total heat loss can occur through the uninsulated foundation walls.

1: Insufficient Insulation

Recommendation



Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation: Contact a qualified insulation contractor.

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E. Walls (Interior and Exterior)

Comments:

Tip: Maintaining the structure sealed will be the key in keeping the building weather tight and free of moisture in the coming years. If cracks develop or caulking breaks they should be sealed/caulked with top-quality sealant. The key points will be (not limited to) any surfaces that are perpendicular to the wall, doors and window areas, where the roof siding intersects (especially where the roof terminates), utility penetrations, and other key areas. It should be assumed that where there is a hole or crack moisture can penetrate.

1: Evidence of Water Intrusion

Recommendation

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation: Contact a qualified structural engineer.



F. Ceilings and Floors

1: Ceiling - Minor Damage

Recommendation

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Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation: Contact a qualified drywall contractor.



Upstairs bedroom

2: Uneven Floors

🚫 Recommendation

Uneven engineered wood floors, possibly due to expansion.

Recommendation: Contact a qualified professional.



Master bedroom

G. Doors (Interior and Exterior)

1: Door stops missing

🚫 Recommendation

Missing door stops can lead to damaged walls.

Recommendation: Contact a handyman or DIY project

2: No re-tracting hinge

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Recommendation

Garage door that leads to home needs to retract to prevents fumes from entering home

Recommendation: Contact a handyman or DIY project



H. Windows

Comments:

Periodically: Each window should be individually inspected and sealed as necessary. Making sure there are no areas where moisture can penetrate into the structure.

Energy Efficiency Suggestions

Most experts agree that caulking and weather stripping (two simple air sealing techniques) will pay for themselves in energy savings within one year. Applying these techniques will also alleviate drafts and help your home feel warmer when its cold outside.

Caulk forms a flexible seal for cracks, gaps, or joints less than 1-quarter-inch wide. You can use a caulking compound to seal air leaks in a variety of places throughout your home, including around windows and door frames.

In addition to sealing air leaks, caulking can also prevent water damage inside and outside the home when applied around faucets, ceiling fixtures, water pipes, drains, bathtubs and other plumbing fixtures.

You should plug and caulk holes or penetrations for faucets, pipes, electric outlets, and wiring. Look for cracks and holes in the mortar, foundation, and siding, and seal them with the appropriate material. Check the exterior caulking around doors and windows, and see whether exterior storm doors and primary doors seal tightly. Weather stripping-You can use weather stripping in your home to seal air leaks around movable joints, such as windows or doors. To determine how much weather stripping you will need, add the perimeters of all the windows and doors to be weather stripped, then add 5%-10% to accommodate any waste. Also consider the weather stripping comes in varying depths and widths.

I. Stairways (Interior and Exterior)

1: Loose Balusters/Handrail

Recommendation

Handrail balusters were loose. This could pose a safety hazard. Recommend a qualified handyman evaluate and fasten.

Recommendation: Contact a qualified handyman.

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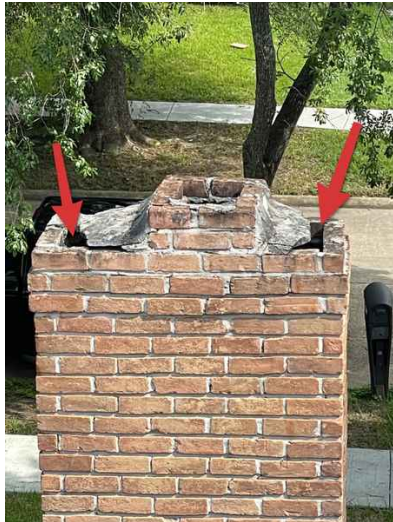
J. Fireplaces and Chimneys

1: Damage Chimney Stack

Recommendation

Recommend further evaluation to prevent water penetration.

Recommendation: Contact a qualified professional.



Water penetration points. Can lead to structural damage.

2: Firewall Cracked

Recommendation

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.

Recommendation: Contact a qualified fireplace contractor.

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K. Porches, Balconies, Decks, and Carports

1: Cracked broken concrete.

👉 Recommendation

Cracked or broken concrete on garage floor. recommend filling back to floor level

Recommendation: Contact a qualified concrete contractor.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

1: Panel Missing Labels

🚫 Recommendation

Electrical panel does not have labels. Recommend a qualified electrician test and properly label all switches.

Recommendation: Contact a qualified electrical contractor.



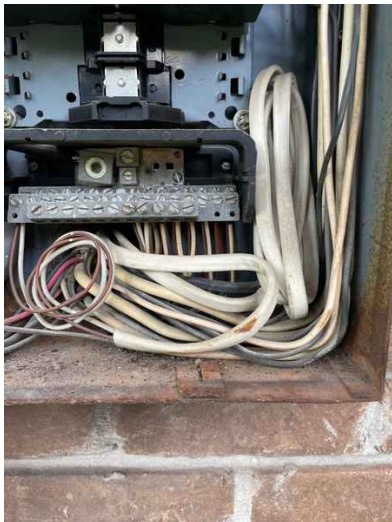
2: Panel Upgrade-Federal Pacific

🚫 Recommendation

Federal Pacific panels are known to fail and become a safety issue. See related article.

<https://homeinspectioninsider.com/federal-pacific-breaker-panels-safe-dangers-cost-replace>

Recommendation: Contact a qualified professional.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Note: Ground fault circuit interruption (GFCI) technology is life-saving and very important, but can fail at anytime. We recommend that you carefully test all GFCI devices for proper function on a regular basis using the manufactures test buttons What is GFCI?: A GFCI monitors the amount of current flowing from a hot to neutral. If there is any imbalance in the current flow, it trips the circuit. So lets say you are outside with the power drill and it is raining. You are standing on the ground, and since the drill is wet there is a path form the hot wire inside the drill through you to ground. If electricity flows from hot to ground through you, it can be fatal. The GFCI can sense the current flowing through you because not all of the current flowing from hot to neutral as it expects--some of it is flowing through you to ground. As soon as the GFCI senses that, it trips the circuit and cuts of the electricity Arc Fault Protection in Bedrooms: Yes No AFCI protect against fires caused by arcing faults, conventional circuit breakers only respond to overloads and short circuits. The AFCI circuitry continuously monitors current flow through the AFCI. Once an unwanted arcing condition is detected, the control circuitry in the AFCI trips the internal contacts, thus de-energizing the circuit and reducing the potential for a fire to occur. Its important to note that AFCIs are designed to mitigate the effects of arcing faults but not eliminate them completely. The National Electrical Code, requires AFCIs for receptacles in bedrooms of new construction, although the requirement is limited to only certain circuits and varies on jurisdictions, AFCIs should be considered for added protection in other and all circuits for exsiting homes as well. Remodels and older homes with aging and deteriorating wiring systems can especially benefit from the added protection of AFCIs

1: Carbon Monoxide Detector Missing

🚫 Recommendation

Carbon monoxide detector is not present at time of inspection. Recommend installation before closing.

Recommendation: Contact a qualified professional.

2: Missing or damaged exterior outlet cover box

🚫 Recommendation

<https://www.mistersparkykc.com/outdoor-outlets/>

Recommendation: Contact a qualified professional.

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3: Smoke Detectors missing

🚫 Recommendation

No smoke detectors present during inspection in bedrooms nor hallways

Recommendation: Contact a qualified electrical contractor.

4: No GFCI Protection

🚫 Recommendation

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation: Contact a qualified electrical contractor.

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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Electric

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B. Cooling Equipment

Type of Systems: Electric

Comments:

Energy Efficiency Suggestion

Using a programmable thermostat, you can adjust the times you turn on the heating or air-conditioning according to pre-set schedule. As a result, the equipment does not operate as much when you are asleep to when the house or part of the house is not occupied. Programmable thermostats can store and repeat multiple daily settings (six or more temperature settings a day) that you can manually override without affecting the rest of the daily or weekly program. When shopping for a programmable thermostat, be sure to look for the Energy Star.

1: Water leak

🔴 Recommendation

Small water leak on AC condensation drain line.

Recommendation: Contact a qualified HVAC professional.



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C. Duct System, Chases, and Vents

1: Return Air System Missing/Insufficient

🔴 Recommendation

Return air registers were missing or insufficient. This can result in poor heating efficiency. Recommend a qualified HVAC contractor evaluate and remedy.

No cold air was being registered at kitchen and living room grills

Recommendation: Contact a qualified HVAC professional.

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Exterior

Location of Main Water Supply Valve : Main Level

Static Water Pressure Reading: 60 psi

1: Missing anti siphon device hose bib

➔ Recommendation



Anti-siphon devices protect against the possibility of a low water-pressure event in the supply line sucking contaminated water back into the potable water supply

Recommendation: Contact a qualified plumbing contractor.

B. Drains, Wastes, & Vents

Comments:

Please Note: We test the drain, waste and vent system by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only after living in the home would its actual condition and

functionality become apparent. However, blockages are almost certain to happen at some point in the life of any system, and will usually occur at the traps beneath sinks, tubs, and showers. Minor blockages are usually easy to clear, either by chemical means or by removing the cleaning traps. However, if it is the main drain line that becomes blocked or damaged, repairs could become expensive, and for this reason we recommend that if you have some concerns about them, a pressure tests should be performed on the sewer lines.

1: Accordion P-Trap

➔ Recommendation

The major problem accordion pipe has is the collection of grime, hair, dirt, and other small items which may fall in the drain. The design of the pipe allows for debris to easily collect in the waste line. With the collection of all the goop, the drain begins to slowly clog and not drain properly.

Recommendation: Contact a qualified plumbing contractor.



C. Water Heating Equipment

Energy Sources: Electric

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Capacity: 50 Gallons

Comments:

Important Information: The temperature and pressure relief valve (TP&R) is the primary "back-up" safety measure which prevents the water in the pressurized cylinder from overheating and also responds to excessive pressure by discharging water to prevent further pressure increase. An inoperative or improperly installed TP&R valve on a water heater can turn on ordinary water heater into a potentially life-threatening appliance, and cause property damage. A safety valve such as a TP&R valve is a mechanical device which, like any mechanical device, is subject to failure, particularly when tampered with or improperly installed. This is why it is important to check it periodically and replace every three years.

1: Improper termination of TP&R Valve drain line.

➔ Recommendation

Drain line needs to terminate to exterior.

Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment

Comments:

No defects noted.

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V. APPLIANCES

- A. Dishwashers**

Comments:

No defects noted

- B. Food Waste Disposers**

1: Leaking disposal

➔ **Recommendation**

Recommend replacing disposal before use.

Recommendation: Contact a qualified plumbing contractor.



- C. Range Hood and Exhaust Systems**

Comments:

No defects noted

- D. Ranges, Cooktops, and Ovens**

Comments:

Unable to inspect due to chemicals/cleaning agent still applied



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E. Microwave Ovens

Comments:

No defects noted.

F. Mechanical Exhaust Vents and Bathroom Heaters

1: Missing Mechanical exhaust Fan

🚫 **Recommendation**

Recommend installing exhaust fan to prevent moisture damage.

Missing in laundry room.

Recommendation: Contact a qualified HVAC professional.

G. Garage Door Operators

Comments:

No defects noted.

H. Dryer Exhaust Systems

Comments:

No defects noted.