

RCC Inspect

915 Wycliffe Dr. Houston TX 77079

(713) 722-0123

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This Professional Inspection Report Has Been Prepared Exclusively For:

Adriana Gutierrez

6203 Oak Drive Dr. Houston TX 77091

Inspector: Karim Shoraka TREC#10333

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PROPERTY INSPECTION REPORT

Prepared For: Adriana Gutierrez (832) 633-5701
(Name of Client)

Concerning: 6203 Oak Drive Dr., Houston, TX 77091
(Address or Other Identification of Inspected Property)

By: Karim Shoraka TREC#10333 Jan 23, 2021
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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.state.tx.us.

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.

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

Report Identification: **Error! AutoText entry not defined.**

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) [or other metal gas tubing or piping where requires].

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.

Prepared exclusively for **Error! AutoText entry not defined.** • by Karim Shoraka TREC#10333

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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

Property inspected was: Half vacant

Parties present at inspection: Buyer / Buyers Agent

Real Estate Office: Cb&a, Realtors

Selling Agent: Autumn Osborne

House information: Null Approx. Sq. Ft.

Null Approx. Yr Built 2005

Weather Condition at Time of Inspection

Weather Condition during inspection: Cloudy

Outside temperature at Arrival: 70°

Outside temperature at Departure: [##]°

Cost of inspection services: _

Consumer Forms:

[Complaint Form 203-6-17_3.pdf](#)

[Consumer Notice](#)

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify RCC Inspect in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to RCC Inspect for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date.

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: Karim Shoraka TREC#10333

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): *Slab on Ground*

Comments:

Performance Opinion:

- At this time, the foundation appears to be supporting the structure and immediate significant repair needs are not evident.



Additional note: **Small Hairline crack was noted at the exterior wall**

B. Grading and Drainage

Comments: *Functional*

- No evidence of water penetration observed at this time

Drainage: Drainage appears to be adequate



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I	NI	NP	D
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C. Roof Covering Materials

Type(s) of Roof Covering: *Composition Roofing Material*

Viewed From: *From ground/binoculars*

Comments: *Functional*

Condition: Unable to locate immediate roof problems

Note: This inspection does not warrant against future roof leaks.

Additional Notes: *(This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the Client so chooses).*



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I	NI	NP	D
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D. Roof Structure and Attics

Viewed From: Walked deck or safe area

Comments: Functional

Approximate Average Thickness of Vertical Insulation: 4" to 8"

Attic Ventilation Type: Soffit vents; Ridge vents



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I	NI	NP	D
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Attic

Attic Insulation: Loose fill

Roof Ventilation is adequate.



Roof
Ventilation
observed:
Yes

Condition: Ventilation adequate

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I	NI	NP	D
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E. Walls (Interior and Exterior)

Comments: Functional

Prevalent exterior siding: Wood Type Veneer / Brick Veneer

Interior Wall: Functional

F. Ceilings and Floors

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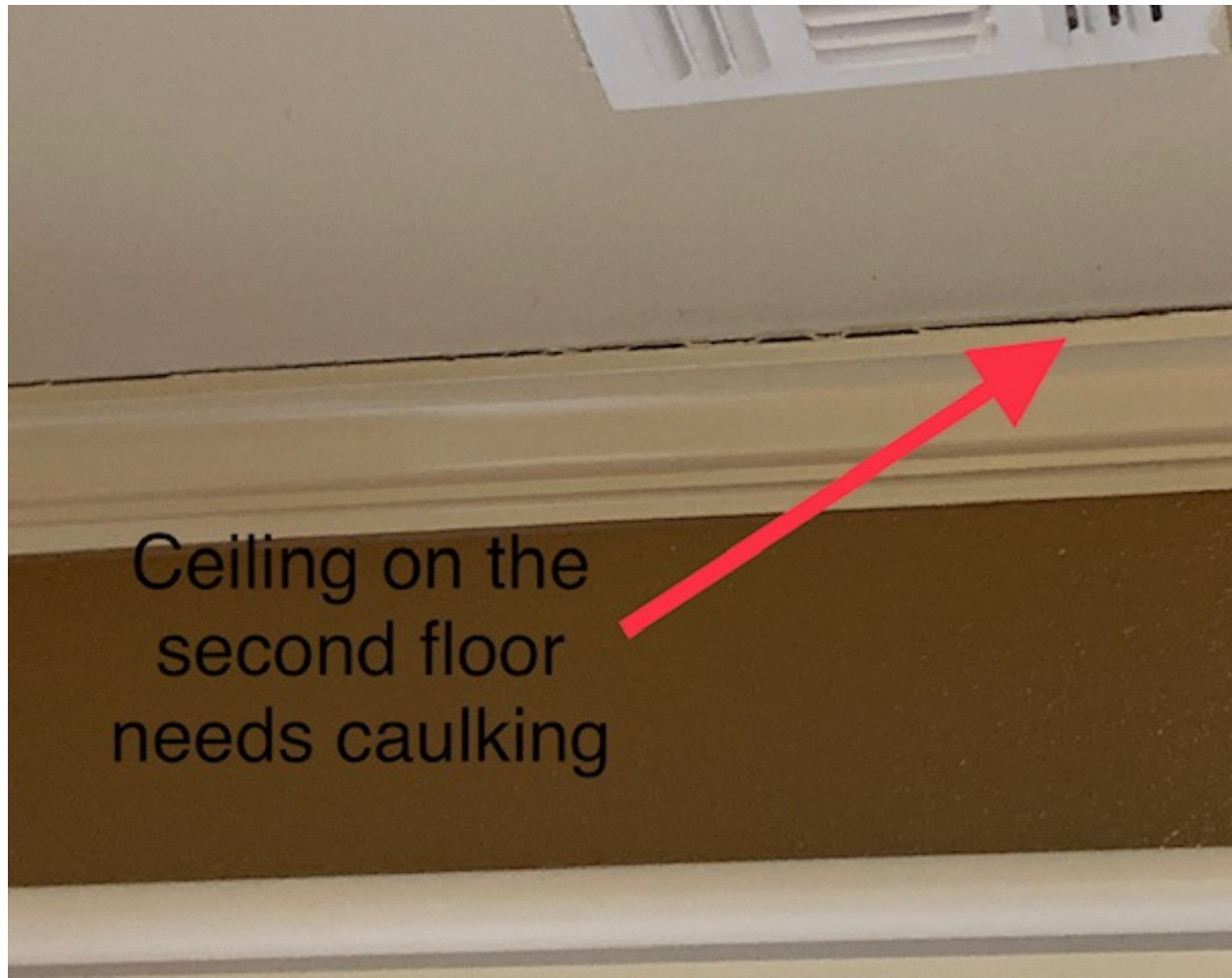
I	NI	NP	D
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Comments: *Functional*

Ceilings: *Functional*

Floors: *Functional*

Additional Notes: **Second floor, small separation of the molding and the wall should be covered with caulking.**



G. Doors (Interior and Exterior)

Comments: *Functional*

Interior: *Functional*

Exterior: *Functional*

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

I	NI	NP	D
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Garage Door: Functional

Additional Notes: **Auto reverse block was not functional**

Note (1): The safety eye was working at the time of inspection.

H. Windows

Comments: Functional.

Additional Notes:

I. Stairways (Interior)

Comments: Functional

J. Porches

Comments: Functional

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Functional

Main panel location: Exterior Wall

Panel Condition: Acceptable

Note: All systems in the house could not be verified for bonding.

B. Branch Circuits, Connected Devices, and Fixtures

Comments: Functional

Receptacle Type: 3 prong

Ground Fault Circuit Interrupter (GFCI) (Refer to OP-I form)

GFCI Outlet location(s): Bathroom: Functional

Kitchen: Functional

Garage: **Not functional**

Exterior: **Not functional**

GFCI Reset Location(s): Master Bathroom.

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

I NI NP D

III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air System

Comments: Functional

Normal Δ range 30° - 50°

Unit 1:

Thermostat Location: Front hallway

Unit 2:

Thermostat Location: Upstairs

B. Cooling Equipment

Type of System: Conventional

Comments: Functional

Normal Δ range 15° - 21°

Additional Notes:

C. Duct Systems, Chases and Vents

Comments: Functional

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard

Location of main water supply valve: Front yard

Static water pressure 62

Comments: Functional

Note: Water pressure reported was a cursory test, the pressure can vary throughout the day.

Anti-Siphon / Back Flow / Air Gap(s): Not Available

Fixture Shut Off Valves: Available

Kitchen Sink: Functional

Hall:

Bath Sinks: Functional

Commodes: Functional

Master

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

I	NI	NP	D
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Bath Sinks: Functional
 Bathtubs: Functional
 Shower: Functional
 Commodes: Functional

3rd
 Bath Sinks: Functional
 Bathtubs: Functional
 Shower: Functional
 Commodes: Functional

Outside Faucets: Functional

 B. Drain, Wastes and Vents
Comments: Functional

 C. Water Heating Equipment
Energy Source: Electric
Capacity: 50 Gallons
Comments: Functional

(Refer to OP-I form)

Unit 1:

Location: Garage

Safety Pan and Drain Installed: Yes

Garage Unit(s): Physically Protected: Yes 18 inch Floor Clearance: Yes Leak

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I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments: Functional

B. Food Waste Disposers

Comments: Functional

C. Range Hood and Exhaust Systems

Comments: Functional

D. Ranges, Cooktops, and Ovens

Comments: Functional

Type of Range/Cooktop: Electric

Type of Oven: Electric

E. Microwave Ovens

F. Garage Door Operators

Comments: Functional

Auto reverse block test not acceptable

Electric eye reverse test acceptable: Yes

G. Dryer Exhaust Systems

Comments: Functional