



## RESIDENTIAL INSPECTION REPORT

1519 Lake Buchanan Ct  
Richmond, TX 77406



Inspector

**Rene Guajardo**

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Agent

**Melody Velazquez**

Custom Realty, LLC.

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# PROPERTY INSPECTION REPORT FORM

RODRIGO TRISTAN <i>Name of Client</i>	11/17/2022 2:00 pm <i>Date of Inspection</i>
1519 Lake Buchanan Ct, Richmond, TX 77406 <i>Address of Inspected Property</i>	
Rene Guajardo <i>Name of Inspector</i>	TREC #5945 <i>TREC License #</i>
Greg Bryan TREC# <i>Name of Sponsor (if applicable)</i>	3608 <i>TREC License #</i>

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

*It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.*

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

*Type of Building:* Single Family

*Access provided by:* Supra

*In Attendance:* Buyer

*Occupancy:* Furnished, Occupied

*Weather Conditions:* Clear

*Temperature (approximate):* 55 Fahrenheit (F)

*Storage Items/Occupied Home:*

The home was occupied at the time of inspection. The inspector does not move storage items or furnishings that prevent the visual observation of components. Items blocked by storage/furnishing are not inspected.

Thank you for choosing Bryan & Bryan Inspections

*Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.*

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I=Inspected

NI=Not Inspected

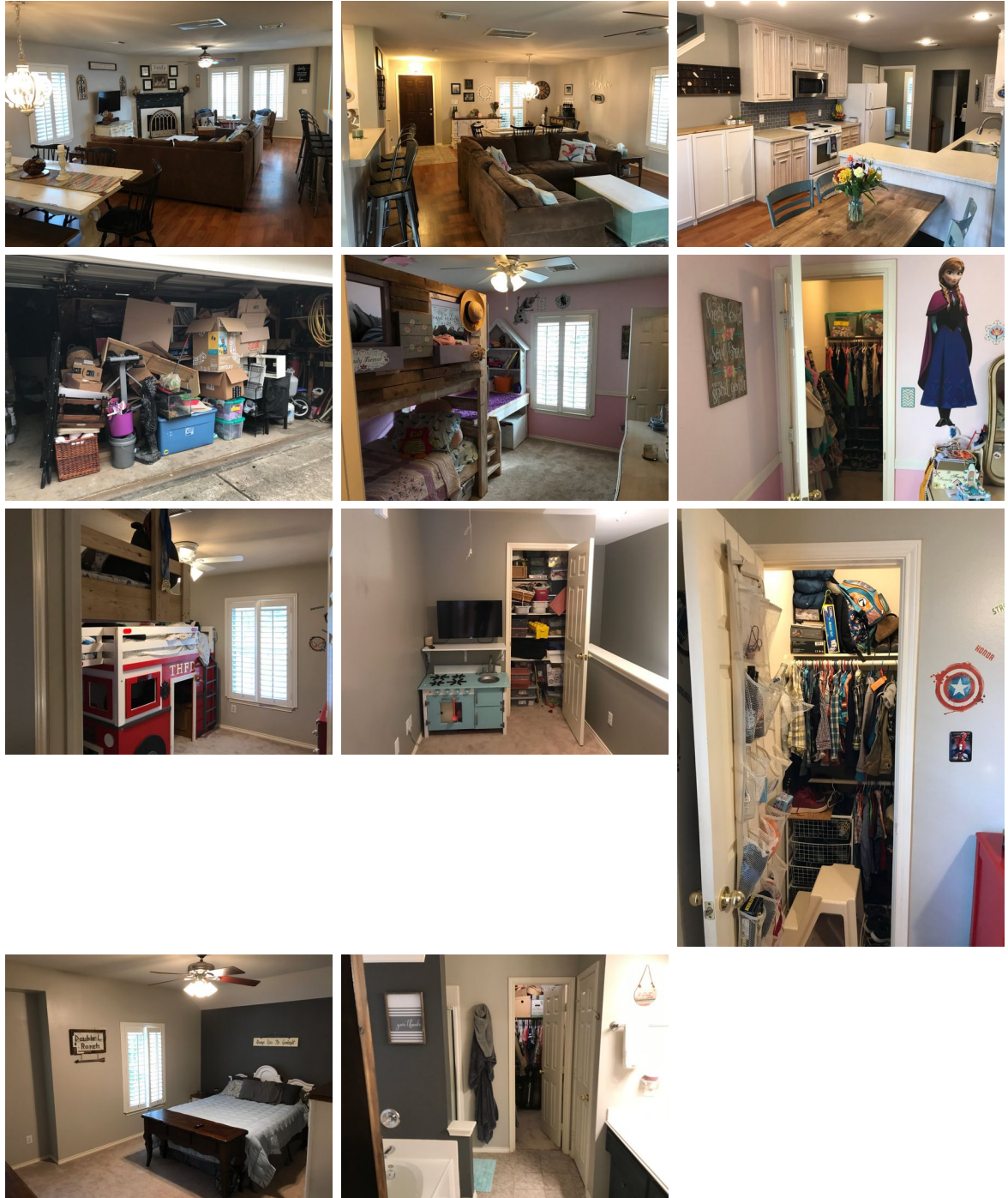
NP=Not Present

D=Deficient

I NI NP D

### I. STRUCTURAL SYSTEMS

General Photos of Interior:



General Photos of Structure:

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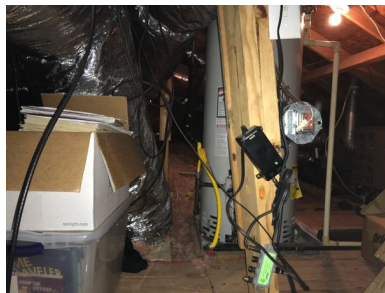
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General Photos of Roof Covering:



General Photos of Attic(s):



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

**I   NI   NP   D**

**A. Foundations**

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

*Comments:*

*Performance Opinion: Functioning as Intended with Evidence of Prior Structural Movement:*

There was evidence of prior structural movement. The movement did not indicate any need for invasive action at this time. Monitoring of the foundation is recommended.

*Note: The statements included in this report regarding the foundation are the inspector's OPINION. If buyer desires a second opinion or further analysis a foundation company or structural engineer should be contacted*

*Foundation Inspected with Digital Level:*

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation. At the time of this inspection the measured areas did not indicate any variations that, in this inspector's OPINION, indicated any need for invasive repairs to the foundation.



Center



Front Door



Dining Room



Rear Door



Fireplace



Laundry Area

**1: Slab: Shear Cracks**

[Maintenance Item/Note](#)

**Note:** Shear cracking ("corner pops") observed at foundation corners is not normally associated with structural movement or deficiencies.

Recommendation: Contact a handyman or DIY project



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I	NI	NP	D
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**B. Grading and Drainage**

*Comments:*

**1: Grading & Drainage: Uneven/Cracked Flatwork**

🔴 Recommendation

Uneven or Cracked flatwork can be a trip hazard. Evaluation and remediation recommended.

Recommendation: Contact a qualified concrete contractor.



**C. Roof Covering Materials**

*Types of Roof Covering:* Composition Shingles

*Viewed From:* Walking the roof surface, Binoculars

*Comments:*

*Roof Access was limited:* Too high, Unsafe to access -

Direct access to the roof was limited because of constraints encountered during the inspection. The inspector did employ other methods in determining the overall functionality of the roof covering. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

*Roof fastening not verified:*

The roof fastening method was not verified as determining this may cause damage to the roofing material.

**1: Flashing Deficiencies**

🔴 Recommendation

PVC Roof Vents not Painted -

Deficiencies with the flashings were present at the time of inspection. Evaluation and remediation is recommended.

Recommendation: Contact your builder.



**D. Roof Structure and Attic**

*Viewed From:* Decked areas of attic



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*Approximate Average Depth of Insulation:* 10 Inches

*Comments:*

*Attic Access Method:* Pull down ladder(s)

*Type of Attic/Roof Ventillation:* Roof and soffit vents

*Type of Insulation Material:* Blown Fiberglass

*Only accessible areas were entered:*

**Note:** Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

**E. Walls (Interior and Exterior)**

*Comments:*

**1: Exterior Masonry: Weep holes not present over openings**

**🔴Recommendation**

Weep holes were not installed in brick above steel lintels over windows and/or doors. Modern practices often utilize weep holes to prevent rusting of steel lintels supporting brick. If there is visible moisture damage to steel lintels or other building materials around these openings then this condition should be evaluated by a brick mason for possible correction. Otherwise the area should be monitored periodically.

Recommendation: Contact a qualified professional.

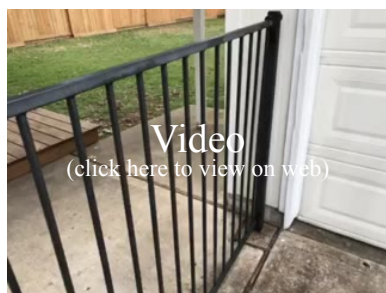


**2: Railing not secure**

**🔴Recommendation**

Rear yard railings are not secured at bottom. Remedy as needed

Recommendation: Contact a qualified professional.



**F. Ceilings and Floors**

*Comments:*

**1: Flooring: Damaged**

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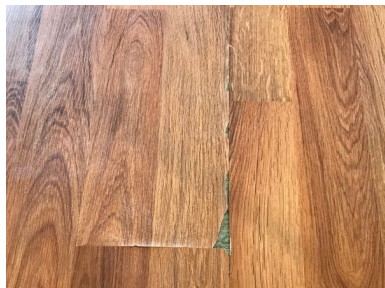
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🔴 Recommendation

For Example: Living Room

Flooring had damage visible at the time of the inspection. Evaluation by a qualified flooring contractor is recommended.

Recommendation: Contact a qualified professional.



**G. Doors (Interior and Exterior)**

*Comments:*

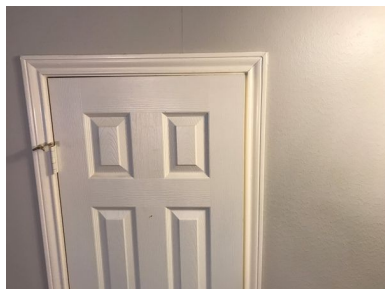
**1: Door: Sticks/Difficult to Operate**

🔴 Recommendation

Living Room Closet

Door sticks and is tough to open. Evaluation and remediation is recommended.

Recommendation: Contact a handyman or DIY project



**H. Windows**

*Comments:*

*Furniture/Storage items:*

One or more windows were not accessible due to furniture/storage items.

**I. Stairways (Interior and Exterior)**

*Comments:*

**J. Fireplaces and Chimneys**

*Comments:*

*Limited Access/Visibility:*

There was limited access and visibility to safely inspect chimney flue.

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

*Comments:*

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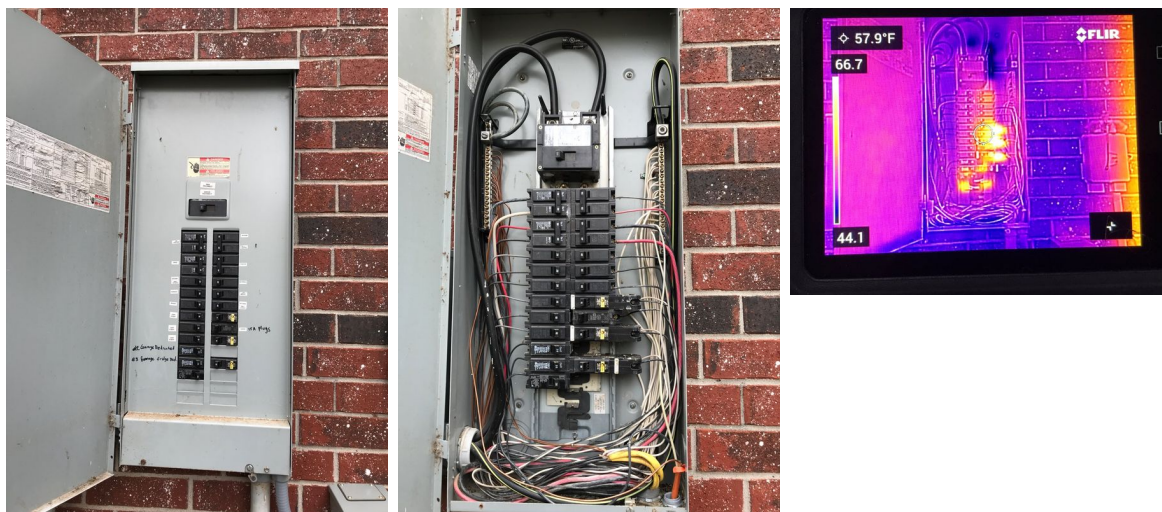
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## II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:



General Photos of Grounding System(s):



**A. Service Entrance and Panels**

Comments:

Main disconnect/service box type and location: Breakers -exterior wall

Service entrance cable location: Underground (cable material type not visible)

Service size: 150 Amps

**1: AFCI (Arc-Fault Circuit Interrupt) protection was lacking or not present.**

🔴 Recommendation

**Note:** AFCI protection was required by the National Electrical Code for all homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCI's, however, the agency believes that it is important for consumers to be made aware of these safety devices when they are not present or fail to function properly in a home as a consumer protection issue and requires inspectors to report the lack of proper AFCI protection in the distribution panel as deficient, regardless of the homes age.

Recommendation: Contact a qualified electrical contractor.

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

Type of Wiring: Copper

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*Comments:*

*Smoke Alarm Testing Method:*

Note: Accessible smoke alarms (units within an arm's reach of the inspector) are tested by pushing the test button. Test buttons only confirm that the battery, electronics, and alert systems are working. It does not mean that the smoke sensors are working.

**C. Other**

*Comments:*

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:



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**A. Heating Equipment**

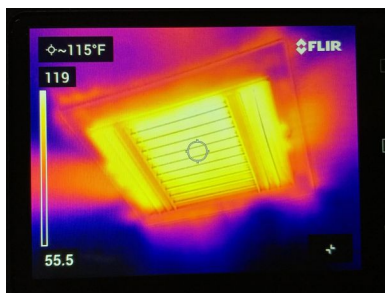
Type of System: Furnace

Energy Source: Natural Gas

Comments:

Older Equipment: Heating:

Operation of the unit shows the unit was heating at the time of the inspection. Due to the age of the system, routine maintenance is recommended.



Inspector does not remove furnace/air handler covers:

- 
- 
- 
- 

**B. Cooling Equipment**

Type of System: Central Air Conditioner

Comments:

Type of Refrigerant: R410A (Puron)

Temperature difference (delta) - First Floor: Not Tested

A/C Not Operated: Cold Weather:

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Low outdoor temperatures limited inspection of the HVAC unit(s) to a visual evaluation of the system components. Operating the system during low temperatures may cause damage to the condensing unit compressor(s). When the outside temperature is above 60-degrees, HVAC contractors may have a method of testing without damage to system. Evaluate as needed.

**C. Duct Systems, Chases, and Vents**

*Comments:*

*Inspector does not access return chases in ceilings:*

**D. Other**

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I NI NP D

### IV. PLUMBING SYSTEMS

General Photos of Water Heating Equipment:



General Photos of Plumbing Fixtures:



General Photos of Drain Lines:



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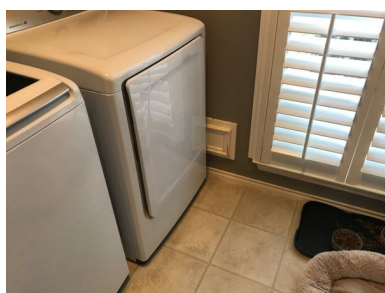
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**A. Plumbing Supply, Distribution Systems, and Fixtures**

*Location of water meter:* Front yard near street

*Location of main water supply valve:* Utility room



*Static water pressure reading:* 70 psi



*Type of Supply Piping Material:* Copper

*Comments:*

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

*Type of Drain Piping Material::* PVC

*Comments:*

**C. Water Heating Equipment**

*Energy Source:* Gas

*Capacity:* 40 Gallons

*Comments:*

*Location:* Attic

*Year of Manufacture:* Not labeled

*Inspector Does Not Test TPR Valve or Open/Remove Burner Covers:*

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The inspector does not test TPR valves or remove the burner compartment covers due to safety reasons and risk of damage to the property.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter::* Left Exterior



*Type of gas distribution piping material::* Black iron

*Comments::*

**F. Other**

*Comments:*

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## V. APPLIANCES

*General Photos of Dishwasher:*



*General Photos of Food Waste Disposer:*



*General Photos of Range Hood/Exhaust Systems:*



*General Photos of Ranges, Cooktops, and Ovens:*



*General Photos of Microwave Oven:*

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**A. Dishwashers**  
*Comments:*

**B. Food Waste Disposers**  
*Comments:*

**C. Range Hood and Exhaust Systems**  
*Comments:*  
*Exhaust Hood Type:* Re-circulate

**D. Ranges, Cooktops, and Ovens**  
*Comments:*  
*Range/Oven Energy Source:* Electric

**E. Microwave Ovens**  
*Comments:*

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

**G. Garage Door Operators**  
*Comments:*  
*Contact Reversal Test Not Performed:*  
The inspector does not perform a contract reversal test for safety reasons and risk of damage to the property.

**H. Dryer Exhaust Systems**  
*Comments:*

**1: Cleaning Vent Recommended**

[Maintenance Item/Note](#)

Cleaning of the dryer exhaust vent is recommended as normal maintenance and to prevent excessive lint build-up in the line.

Recommendation: Contact a qualified professional.

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**I. Other**

*Comments:*