

## **PROPERTY INSPECTION REPORT**

---

**Report#:** 005329

**Prepared For:** Sandra Aguirre  
(Name of Client)

**Concerning:** 1650 Rancho Grande, Houston TX 77049  
(Address or Other Identification Inspected Property)

**By:** John Bennett License# 7171 10/31/23  
(Name and License Number of Inspector) (Date)

---

### **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 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).

## JMB Home Inspection Services

Report Identification: 1650 Rancho Grande, Houston TX 77049

Page 2 of 11

### **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 for electrical receptacles in garages, bathrooms, kitchens, and exterior areas; malfunctioning arc fault protection (AFCI) devices;

## JMB Home Inspection Services

Report Identification: 1650 Rancho Grande, Houston TX 77049

Page 3 of 11

- 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; and
- 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.

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**

# JMB Home Inspection Services

Report Identification: 1650 Rancho Grande, Houston TX 77049

Page 4 of 11

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

## I. STRUCTURAL SYSTEMS

### A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

*Maintenance Advice: It is essential to maintain a consistent foundation-watering program around the perimeter of the structure in order to help minimize foundation movement. Not maintaining the proper soil moisture levels can possibly result in future foundation deflections and possible structural damage to the foundation. Large trees by the foundation have a negative effect on soil moisture levels and should be watered consistently during dry periods.*

*Note: An opinion on the condition of the foundation is not a warranty against future foundation problems. As not all portions of this foundation were accessible and/or hidden, thus it is possible that there may be hidden defects. A professional engineer has various methods to determine the genuine condition of your foundation.*

Type of Foundation(s): Slab on Grade

Material: Concrete

Method of Inspection: Visual Inspection *Comments (An opinion on performance is mandatory.):*

*Foundation was performing as intended.*

### B. Grading and Drainage

*Comments:*

*Gutter downspout on the left exterior was missing the kick-out elbow (Picture 1) and downspouts were missing the splash blocks or extensions that reduce soil erosion next to the foundation (Picture 2).*

I=Inspected		NI=Not Inspected		NP=Not Present		D=Deficiency		Inspection Item
I	NI	NP	D					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>C. Roof Covering</b> (If the attic is inaccessible, report the method used to inspect.)				
Type of Roof Covering: Three Tab Shingles								
Roof Inspected By: Walked on Roof								
Type of Fasteners: Nails								
Viewed From:								
<i>Comments:</i>								
<i>Roof covering had damaged rubber boots on the vent stacks (Picture 3&amp;4). Left roof plane had lifted shingles indicated by loose tabs in a zipper fashion from the roof edge to the ridge and fasteners backing out lifting the tabs of the shingle (Picture 5). All exposed nail-heads will need to be sealed with roofing compound (Picture 6). Satellite dish on the left roof-lane will need to be removed when no longer in use and shingles re-sealed (Picture 7). A roofing professional will need to be consulted to further evaluate the roof covering.</i>								
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. Roof Structure and Attic</b> (If the attic is inaccessible, report the method used to inspect.)				
Approximate Average Depth of Insulation: Fiberglass - 10" - R30								
Attic Inspection: Entered Attic								
<i>Comments:</i>								
<i>Roof leaks were evident from the roof structure with soiled insulation and water damage to the roof decking (Picture 8,9,10,11).</i>								
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E. Walls (Interior and Exterior)</b>				
<i>Comments:</i>								
Interior Walls: Drywall								
Exterior Walls: Brick Veneer & Fiber-Cement Siding								
Exterior Wall Structure: Wood Frame								
<i>Holes in the sheetrock was detected in the main bath (Picture 12).</i>								
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>F. Ceilings and Floors</b>				
Floor Surfaces: Carpet & Vinyl								
<i>Water stains was viewed on the ceiling in several areas of the interior including main bath, master bath, and middle bedroom (Picture 13&amp;14).</i>								

# JMB Home Inspection Services

Report Identification: 1650 Rancho Grande, Houston TX 77049

Page 6 of 11

I=Inspected		NI=Not Inspected		NP=Not Present		D=Deficiency		Inspection Item
I	NI	NP	D					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. Doors (Interior and Exterior)</b>				
<i>Comments:</i>								
<i>Door from the interior to the garage was not latching to the striker plate. Damaged door casing was detected on the interior door frame in the utility room (Picture 15).</i>								
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>H. Windows</b>				
Window Styles: Single Hung								
Window Glazing: Double Pane								
<i>Comments:</i>								
<i>Microbial growth was detected on the sheetrock on the window framing in the left bedroom (Picture 16).</i>								
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>I. Stairways (Interior &amp; Exterior)</b>				
<i>Comments:</i>								
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>J. Fireplace/Chimney</b>				
<i>Comments:</i>								
<i>All components were in satisfactory condition at the time of the inspection.</i>								
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>K. Porches, Balconies, Decks and Carports</b>				
<i>Comments:</i>								
<i>All components were in satisfactory condition at the time of the inspection.</i>								
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>L. Other</b>				
<i>Comments:</i>								
<i>Smoke detector in the meter bedroom was not working when tested and will need to be replaced.</i>								

I=Inspected		NI=Not Inspected		NP=Not Present		D=Deficiency	
I	NI	NP	D	Inspection Item			

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

Service Rating: 150 Amp

Panel Type and Location: SquareD, Located in the Garage Interior

*All components were in satisfactory condition at the time of the inspection.*

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

Type of Branch Circuit Wiring: Copper

*Comments:*

*GFCI Locations: Kitchen and Bathrooms*

*This is a requirement by T.R.E.C. (06-1994) G.F.C.I. breakers are required at all outlets within 6' of any water source inside the house (bathrooms, kitchen sink and kitchen countertops, wet bars, or utility room sinks), all exterior outlets.*

*The Ground Fault Circuit Interrupt Breaker is a safety device that can protect against electrical shock. It can break the circuit in 1/40<sup>th</sup> of a second if a fault to ground is detected. These Breakers should be tested occasionally and replaced when they no longer protect the circuit.*

*Open electrical splices in the attic above the garage will need to be installed in a junction box and have cover-plate installed (Picture 17). Damaged cover-plate was viewed in the front left bedroom (Picture 18).*

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

**A. Heating Equipment**

Type of System: Central Forced Air Furnace

Make & Model: Carrier Model# 58STA070-12 (Dated 2016)

Energy Source: Gas

*Comments:*

*Heating equipment was tested and working properly at the time of the inspection.*

I=Inspected		NI=Not Inspected		NP=Not Present		D=Deficiency	
I	NI	NP	D	Inspection Item			

<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p><b>B. Cooling Equipment</b>  <i>Type of System: Central Forced Air System</i>  <i>Make &amp; Model: Carrier Model# CA16NA036-A 3-ton condenser</i>  <i>(Dated 2016)</i>  <i>Energy Source: Electric</i>  <b>Comments:</b>  <i>Testing the differential temperature of the supply (ambient) air and the return (vent) air is best for diagnosing the present condition of the air-conditioning equipment. The normal range is between 15.0 F and 20.0 F.</i>  <i>TEST RESULTS: 18.0 F (Return = 73; Supply = 55)</i>  <i>Cooling equipment was working properly according to the temperature differential recorded.</i>  <i>Note: Client will need to pour approximately 12 ounces of bleach in the stub pipe on the primary drain line every year (Picture 19).</i></p>
--	--

<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><b>C. Duct System, Chases, and Vents</b>  <b>Comments:</b>  <i>Return air intake and filter were extremely dirty and will need to be cleaned and filter replaced (Picture 20). Recommend having a licensed HVAC professional cleaned the cooling equipment.</i></p>
---	--

<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p><b>D. Other</b></p>
--	------------------------

**IV. PLUMBING SYSTEMS**

<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><b>A. Plumbing Supply, Distribution System, and Fixtures</b>  <i>Location of Water Meter: Front Street</i>  <i>Location of Main Water Supply Valve: Left Exterior</i>  <i>Static Water Pressure Reading: 53 lbs</i>  <i>Type of Supply Piping Material: Plastic - Picture 21</i>  <b>Comments:</b>  <i>Exterior hose bibs were missing the anti-siphon or air gap valves that prevent cross contamination of the potable water system (Picture 22).</i></p>
---	--



# JMB Home Inspection Services

Report Identification: 1650 Rancho Grande, Houston TX 77049

Page 9 of 11

I=Inspected		NI=Not Inspected		NP=Not Present		D=Deficiency		Inspection Item
I	NI	NP	D					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<b>B. Drains, Wastes, and Vents</b> <i>Comments:</i> <i>Type of Drain Pipe Material: Plastic</i> <i>All components were in satisfactory condition at the time of the inspection.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<b>C. Water Heating Equipment</b> <i>Make &amp; Model: American Model# G6240S40250 (Dated 2016)</i> <i>Energy Source: Gas</i> <i>Capacity: 40 Gallon</i> <i>Comments:</i> <i>All components were in satisfactory condition at the time of the inspection.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					<b>D. Hydro-Therapy Equipment</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<b>E. Gas Distribution System and Gas Appliances</b> <i>Location of Gas Meter: Right Exterior</i> <i>Type of Gas Distribution Piping Material: Iron</i> <i>Comments:</i> <i>All components were in satisfactory condition at the time of the inspection.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<b>F. Other</b>
								<b>V. APPLIANCES</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<b>A. Dishwashers</b> <i>Comments:</i> <i>All components were in satisfactory condition at the time of the inspection.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<b>B. Food Waste Disposers</b> <i>Comments:</i> <i>All components were in satisfactory condition at the time of the inspection.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<b>C. Range Hood and Exhaust Systems</b> <i>Comments:</i> <i>All components were in satisfactory condition at the time of the inspection.</i>

# JMB Home Inspection Services

Report Identification: 1650 Rancho Grande, Houston TX 77049

Page 10 of 11

I=Inspected		NI=Not Inspected		NP=Not Present		D=Deficiency		Inspection Item
I	NI	NP	D					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<b>D. Ranges, Cooktops, Ovens</b> <i>Comments:</i> All components were in satisfactory condition at the time of the inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					<b>E. Microwave Ovens</b> <i>Comments:</i> Microwave was not working when tested by heating up a cup of water. Unit tripped the 20 amp breaker when tested.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<b>F. Mechanical Exhaust Vents and Bathroom Heaters</b> <i>Comments:</i> All components were in satisfactory condition at the time of the inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					<b>G. Garage Door Operators</b> <i>Comments:</i> Garage door operator was not closing properly when tested and will need to be repaired.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					<b>H. Dryer Exhaust Systems</b> <i>Comments:</i> Dryer exhaust system had excessive lint build-up at the exterior termination (Picture 23). Dryer exhaust system will need the vent pipe cleared of lint by a professional.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					<b>I. Other</b> <i>Comments:</i>
<b>VI. OPTIONAL SYSTEMS</b>								
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					<b>A. Landscape Irrigation (Sprinkler) Systems</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					<b>B. Swimming Pools, Spas, Hot Tubs, and Equipment</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					<b>C. Outbuildings</b> <i>Comments:</i>

# JMB Home Inspection Services

Report Identification: 1650 Rancho Grande, Houston TX 77049

Page 11 of 11

I=Inspected		NI=Not Inspected		NP=Not Present		D=Deficiency	
I	NI	NP	D	Inspection Item			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>D. Private Water Wells</b> (A coliform analysis is recommended.) <i>Type of Pump:</i> <i>Type of Storage Equipment:</i> <i>Comments:</i>			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>E. Private Sewage Disposal (Septic) Systems</b> <i>Type of System:</i> <i>Location of Drain Field:</i> <i>Comments:</i>			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>F. Other Built-In Appliances</b> <i>Comments:</i>			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>G. Other</b> <i>Comments:</i>			

Itemized listing of repairs at 1650 Rancho Grande, Houston TX 77049 for Sandra Aguirre:

1. Grading & Drainage: Gutter downspout on the left exterior was missing the kick-out elbow (Picture 1) and downspouts were missing the splash blocks or extensions that reduce soil erosion next to the foundation (Picture 2).
2. Roof Covering: Roof covering had damaged rubber boots on the vent stacks (Picture 3&4). Left roof plane had lifted shingles indicated by loose tabs in a zipper fashion from the roof edge to the ridge and fasteners backing out lifting the tabs of the shingle (Picture 5). All exposed nail-heads will need to be sealed with roofing compound (Picture 6). Satellite dish on the left roof-lane will need to be removed when no longer in use and shingles re-sealed (Picture 7). A roofing professional will need to be consulted to further evaluate the roof covering.
3. Roof Structure & Attic: Roof leaks were evident from the roof structure with soiled insulation and water damage to the roof decking (Picture 8,9,10,11).
4. Walls: Holes in the sheetrock was detected in the main bath (Picture 12).
5. Ceiling & Floors: Water stains was viewed on the ceiling in several areas of the interior including main bath, master bath, and middle bedroom (Picture 13&14).
6. Doors: Door from the interior to the garage was not latching to the striker plate. Damaged door casing was detected on the interior door frame in the utility room (Picture 15).
7. Windows: Microbial growth was detected on the sheetrock on the window framing in the left bedroom (Picture 16).
8. Other: Smoke detector in the meter bedroom was not working when tested and will need to be replaced.
9. Branch Circuits: Open electrical splices in the attic above the garage will need to be installed in a junction box and have cover-plate installed (Picture 17). Damaged cover-plate was viewed in the front left bedroom (Picture 18).
10. Duct System, Chases, Vents: Return air intake and filter were extremely dirty and will need to be cleaned and filter replaced (Picture 20). Recommend having a licensed HVAC professional cleaned the cooling equipment.
11. Plumbing Supply, Distribution System, and Fixtures: Exterior hose bibs were missing the anti-siphon or air gap valves that prevent cross contamination of the potable water system (Picture 22).
12. Microwave: Microwave was not working when tested by heating up a cup of water. Unit tripped the 20 amp breaker when tested.
13. Garage Door Operator: Garage door operator was not closing properly when tested and will need to be repaired.
14. Dryer Exhaust System: Dryer exhaust system had excessive lint build-up at the exterior termination (Picture 23). Dryer exhaust system will need the vent pipe cleared of lint by a professional.

Picture 1





Picture 2



Picture 3



Picture 4





Picture 5



Picture 6



Picture 7





Picture 8



Picture 9



Picture 10





Picture 11



Picture 12





Picture 13



Picture 14



Picture 15



Picture 16



Picture 17



Picture 18





Picture 19



Picture 20





Picture 21



Picture 22



Picture 23



