JMB Home Inspection Services 2316 Green Tee Drive, Pearland, TX 77581 Phone: (281) 814-0633

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).

REI 7-6 (8/9/21) Promulgated by the Texas Real Estate Commission (TREC) (512) 936-3000 (http://www.trec.texas.gov).

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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;

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ordinary glass in locations where modern construction techniques call for safety glass;

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- 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 INSPECTON

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<u> =In</u>	I=Inspected		NI=No	ot Inspected NP=Not Present D=Deficiency			
ı	NI	NP	D	Inspection Item			
Ø				I. STRUCTURAL SYSTEMSA. Foundations (If all crawl space areas are not inspected, provide an			
				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.			
Ø			☑	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).			

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l=Ir	I=Inspected		NI=No	ot Inspected NP=Not Present D=Deficiency
ı	NI	NP	D	Inspection Item
Ø			☑	C. Roof Covering (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: Comments: 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.
			☑	D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.) Approximate Average Depth of Insulation: Fiberglass - 10" - R30 Attic Inspection: Entered Attic Comments: Roof leaks were evident from the roof structure with soiled insulation and water damage to the roof decking (Picture 8,9,10,11).
			☑	E. Walls (Interior and Exterior) Comments: Interior Walls: Drywall Exterior Walls: Brick Veneer & Fiber-Cement Siding Exterior Wall Structure: Wood Frame Holes in the sheetrock was detected in the main bath (Picture 12).
Ø			Ø	F. Ceilings and Floors Floor Surfaces: Carpet & Vinyl Water stains was viewed on the ceiling in several areas of the interior including main bath, master bath, and middle bedroom (Picture 13&14).

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l=Ir	l=Inspected		NI=No	t Inspected NP=	Not Present	D=Deficiency
I	NI	NP	D		Inspection Iter	n
☑			☑		r to the garage was	not latching to the striker plate. Damaged door frame in the utility room (Picture 15).
Ø			Ø	H. Windows Window Styles: S Window Glazing: Comments: Microbial growth was bedroom (Picture 16)	Double Pane detected on the sh	neetrock on the window framing in the left
		☑		I. Stairways (Inte Comments:	rior & Exterior	
Ø				J. Fireplace/Chin Comments: All components were	-	dition at the time of the inspection.
☑				K. Porches, Balc All components were	•	and Carports dition at the time of the inspection.
☑			☑	L. Other Comments: Smoke detector in the replaced.	e meter bedroom и	as not working when tested and will need to be

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l=Ir	l=Inspected		NI=No	ot Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D		Inspection I	tem
Ø				A. Service Comments Service Ra Panel Type	ting: 150 Amp and Location: Squa	els areD, Located in the Garage Interior condition at the time of the inspection.
Ø			☑	Type of Bra Comments: GFCI Locatio This is a requ within 6' of an countertops, The Ground F electrical show detected. The longer protect Open electric junction box a	anch Circuit Wiring: Ins: Kitchen and Bathroo Inirement by T.R.E.C. (06 In water source inside the In wet bars, or utility room Fault Circuit Interrupt Brock. It can break the circuits It can break the circuits the circuits In splices in the attic about	oms 1-1994) G.F.C.I. breakers are required at all outlets to the house (bathrooms, kitchen sink and kitchen sinks), all exterior outlets. The eaker is a safety device that can protect against uit in 1/40th of a second if a fault to ground is tested occasionally and replaced when they no love the garage will need to be installed in a stalled (Picture 17). Damaged cover-plate was
¥				A. Heating Type of Sys Make & Mo Energy Sou Comments	g Equipment stem: Central Force del: Carrier Model‡ urce: Gas :	AND AIR CONDITIONING SYSTEMS d Air Furnace 58STA070-12 (Dated 2016) orking properly at the time of the inspection.

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l=Ir	I=Inspected		NI=Not Inspected NP=Not Present		ent D=Deficiency
I	NI	NP	D	Ins	pection Item
Ø				(Dated 2016) Energy Source: Electric Comments: Testing the differential tempe is best for diagnosing the pre normal range is between 15. TEST RESULTS: 18.0 F (Re Cooling equipment was work recorded.	Forced Air System Model# CA16NA036-A 3-ton condenser rature of the supply (ambient) air and the return (vent) air sent condition of the air-conditioning equipment. The 0 F and 20.0 F. eturn = 73; Supply = 55) ing properly according to the temperature differential
☑			2		es, and Vents ere extremely dirty and will need to be cleaned and filter enmend having a licensed HVAC professional cleaned the
✓				D. Other	
☑			☑	Location of Water Meter Location of Main Water Static Water Pressure R Type of Supply Piping M Comments:	istribution System, and Fixtures ": Front Street Supply Valve: Left Exterior Peading: 53 lbs Interial: Plastic - Picture 21 ing the anti-siphon or air gap valves that prevent cross

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I	NI	NP	D	Inspection Item	
Ø				B. Drains, Wastes, and Vents Comments: Type of Drain Pipe Material: Plastic All components were in satisfactory condition at the time of the inspection.	
Ø				C. Water Heating Equipment Make & Model: American Model# G6240S40250 (Dated 2016) Energy Source: Gas Capacity: 40 Gallon Comments: All components were in satisfactory condition at the time of the inspection.	
		☑		D. Hydro-Therapy Equipment Comments:	
Ø				E. Gas Distribution System and Gas Appliances Location of Gas Meter: Right Exterior Type of Gas Distribution Piping Material: Iron Comments: All components were in satisfactory condition at the time of the inspection.	
Ø				F. Other	
Ø				V. APPLIANCES A. Dishwashers Comments: All components were in satisfactory condition at the time of the inspection.	
Ø				B. Food Waste Disposers Comments: All components were in satisfactory condition at the time of the inspection.	
Ø				C. Range Hood and Exhaust Systems Comments: All components were in satisfactory condition at the time of the inspection.	

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I=Ir	spect	ea	NI=NO	t inspected NP=Not Present D=Deficiency
I	NI	NP	D	Inspection Item
✓				D. Ranges, Cooktops, Ovens Comments: All components were in satisfactory condition at the time of the inspection.
Ø			Ø	E. Microwave Ovens Comments: Microwave was not working when tested by heating up a cup of water. Unit tripped the 20 amp breaker when tested.
⊿				F. Mechanical Exhaust Vents and Bathroom Heaters Comments: All components were in satisfactory condition at the time of the inspection.
Ø			☑	G. Garage Door Operators Comments: Garage door operator was not closing properly when tested and will need to be repaired.
✓			Ø	H. Dryer Exhaust Systems Comments: 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.
		☑		I. Other Comments:
		Ø		VI. OPTIONAL SYSTEMS A. Landscape Irrigation (Sprinkler) Systems Comments:
		Ø		B. Swimming Pools, Spas, Hot Tubs, and Equipment Comments:
		☑		C. Outbuildings Comments:

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I=Ir	I=Inspected		NI=No	t Inspected	NP=Not Present	D=Deficiency	
I	NI	NP	D		Inspection It	em	
		Ø		D. Private W Type of Pump: Type of Storage Comments:	•	rm analysis is recommended.)	
		Ø		E. Private S Type of Syste Location of D Comments:		Septic) Systems	
		Ø		F. Other Bui Comments:	It-In Appliances		
		☑		G. Other Comments:			

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

- 1. <u>Grading & Drainage</u>: 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. <u>Roof Covering</u>: 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. <u>Roof Structure & Attic</u>: 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. <u>Ceiling & Floors</u>: 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. <u>Doors</u>: 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. <u>Windows</u>: 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. <u>Branch Circuits</u>: 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. <u>Duct System, Chases, Vents</u>: 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. <u>Plumbing Supply, Distribution System, and Fixtures</u>: Exterior hose bibs were missing the antisiphon or air gap valves that prevent cross contamination of the potable water system (Picture 22).
- 12. <u>Microwave</u>: Microwave was not working when tested by heating up a cup of water. Unit tripped the 20 amp breaker when tested.
- 13. <u>Garage Door Operator</u>: Garage door operator was not closing properly when tested and will need to be repaired.
- 14. <u>Dryer Exhaust System</u>: 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



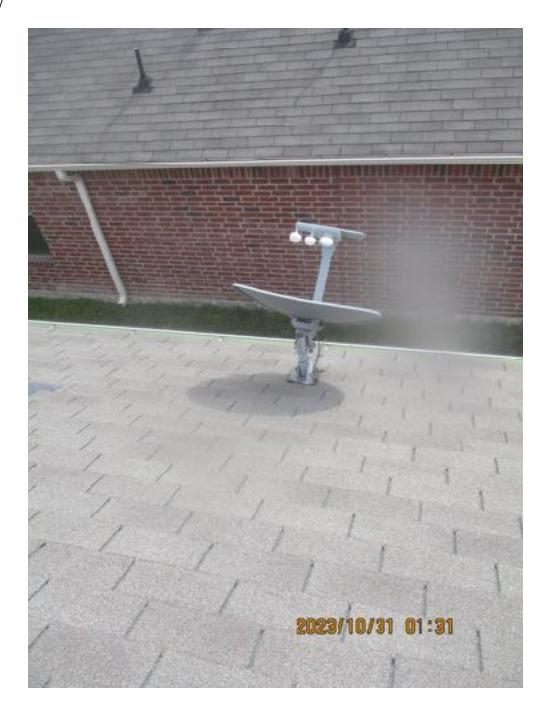
Picture 5



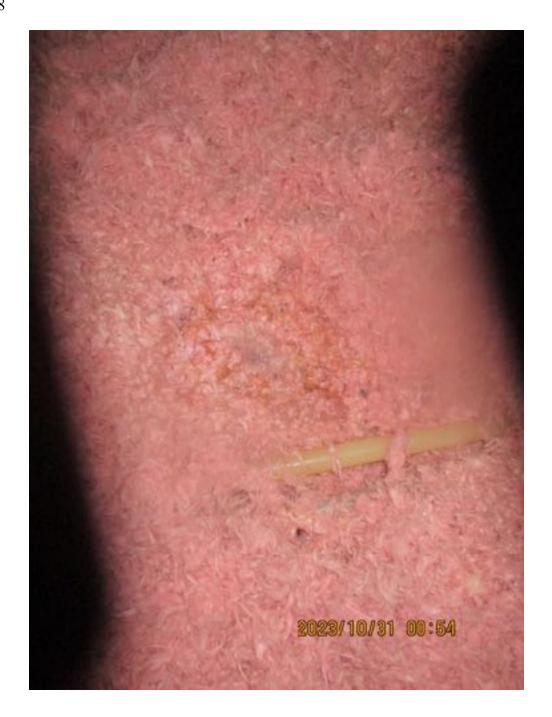
Picture 6



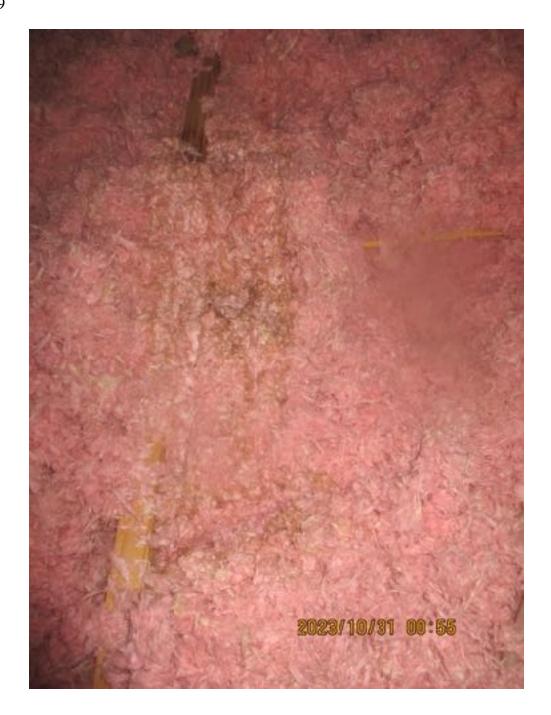
Picture 7



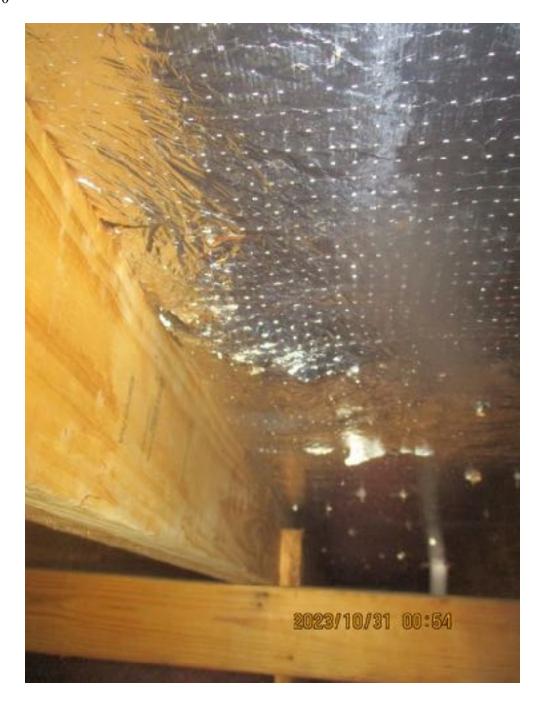
Picture 8



Picture 9



Picture 10



Picture 11



Picture 12



Picture 13



Picture 14



Picture 15



Picture 16



Picture 17



Picture 18



Picture 19



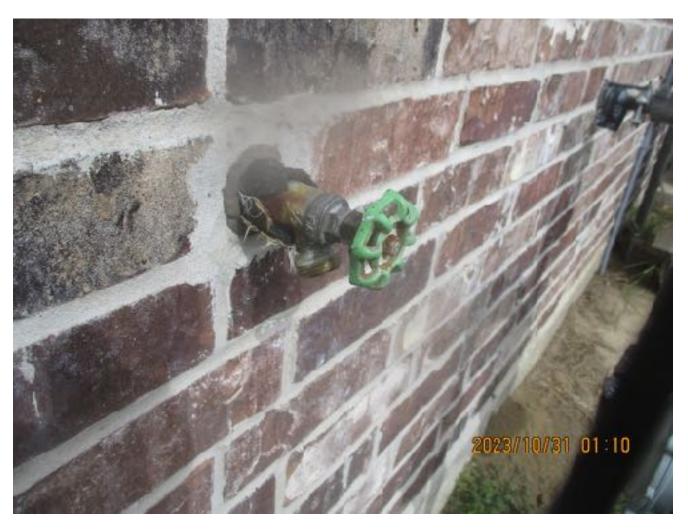
Picture 20



Picture 21



Picture 22



Picture 23



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