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Inspection Services
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DANE INSPECTION SERVICES

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04/15/2026



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RECOMMENDATION



SAFETY HAZARD

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1: INSPECTION DETAILS

Information

In Attendance

Home Owner

Occupancy

Furnished, Occupied

Style

Modern

Temperature

82 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Cloudy, Hot, Humid

Limitations

General

LIMITED SCOPE INSPECTION

This inspection is a limited-scope evaluation intended for investor use only.

Only the following systems were inspected: foundation, roof, electrical, plumbing, and HVAC.

This is not a full TREC inspection and does not meet the standards of a complete residential inspection.

General

LIMITED ACCESS

The home was occupied at the time of inspection, and access to certain areas and components was limited due to stored personal belongings. As a result, some outlets, walls, and other components were not fully visible or accessible for inspection.

Items not accessible at the time of inspection could not be evaluated. Conditions may exist in concealed areas that were not observed.

2: ROOF

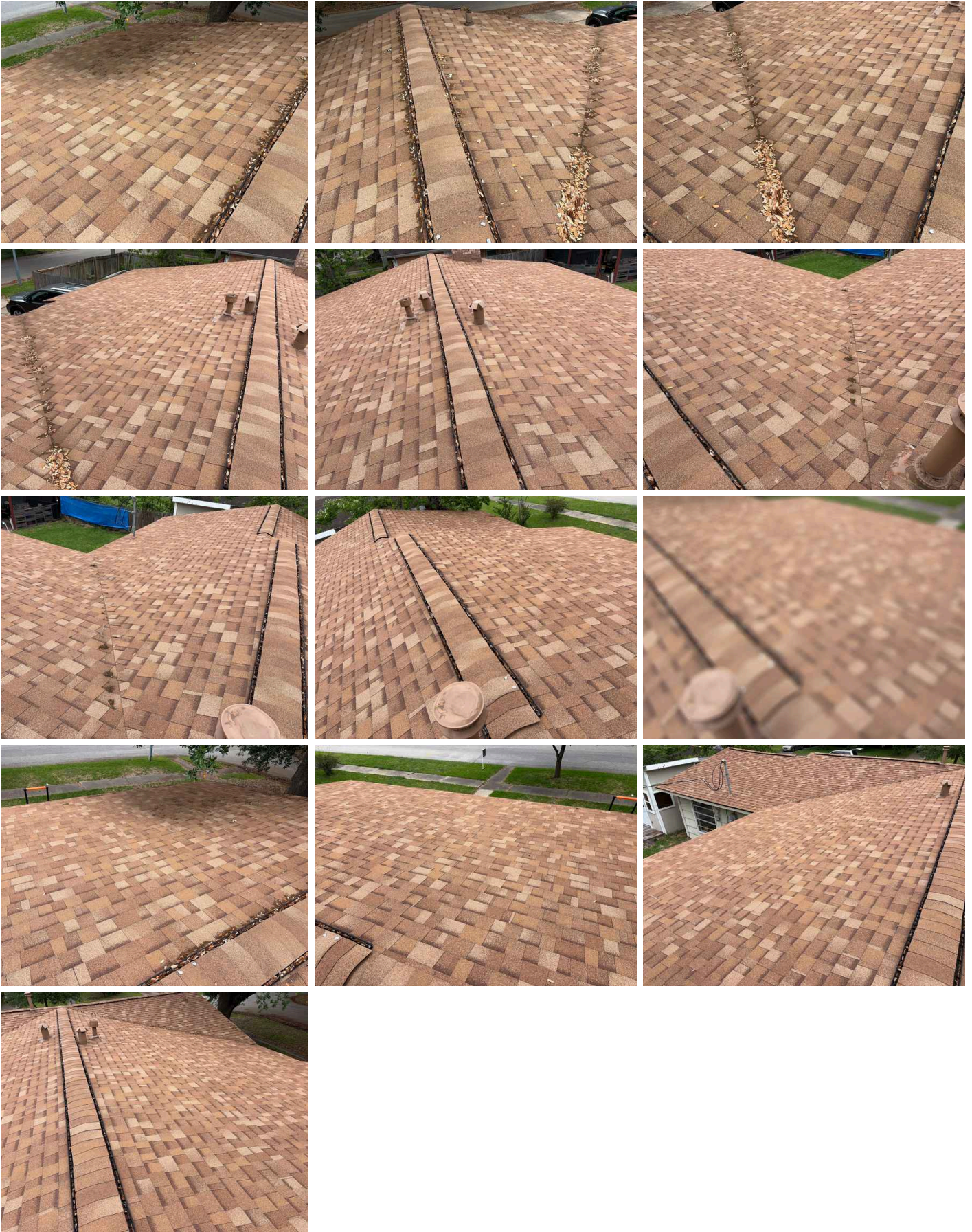
Information

Inspection Method
Roof

Roof Type/Style
Combination

Coverings: Material
Asphalt

Coverings: General photos of roof



Deficiencies

2.1.1 Coverings

ROOF DEFLECTION/SOFT SPOT

Deflection or soft spots were observed in the roof covering during inspection. This indicates the roof deck may be weakened, potentially from water damage, rot, or structural issues beneath the surface. A roofing professional should evaluate the affected area to determine the cause and recommend appropriate repairs to prevent further deterioration and potential water intrusion.

Recommendation

Contact a qualified professional.



Recommendation



Soft spot in roof

2.1.2 Coverings

TREES TOUCHING ROOF

Trees were noted to be touching the roof and the time of inspection. We recommend having all tree limbs trimmed back to prevent premature wear and damage to the shingles.

Recommendation

Contact a qualified professional.



Recommendation



Trees touching roof

2.1.3 Coverings

DAMAGED SOFFIT

Soffit damage was observed during the roof covering inspection. Damaged soffit can allow water infiltration, pest entry, and may indicate underlying ventilation or structural issues. A roofing professional should evaluate the extent of damage and recommend appropriate repairs or replacement.

Recommendation

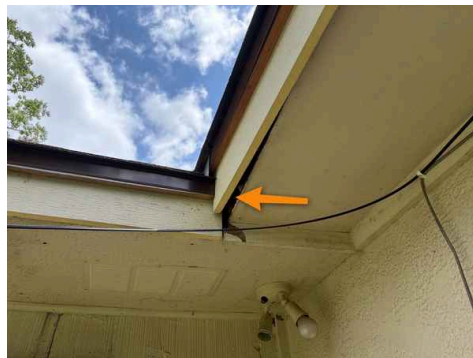
Contact a qualified professional.



Recommendation



Rear



Rear Right

3: FOUNDATION & STRUCTURE

Information

Inspection Method

Visual

Foundation: Material

Concrete

Foundation: Measuring process

The foundation was evaluated using a zip level to obtain relative elevation measurements at various locations throughout the interior and accessible perimeter of the home. Measurements are typically taken at regular intervals to identify general slope or elevation changes.

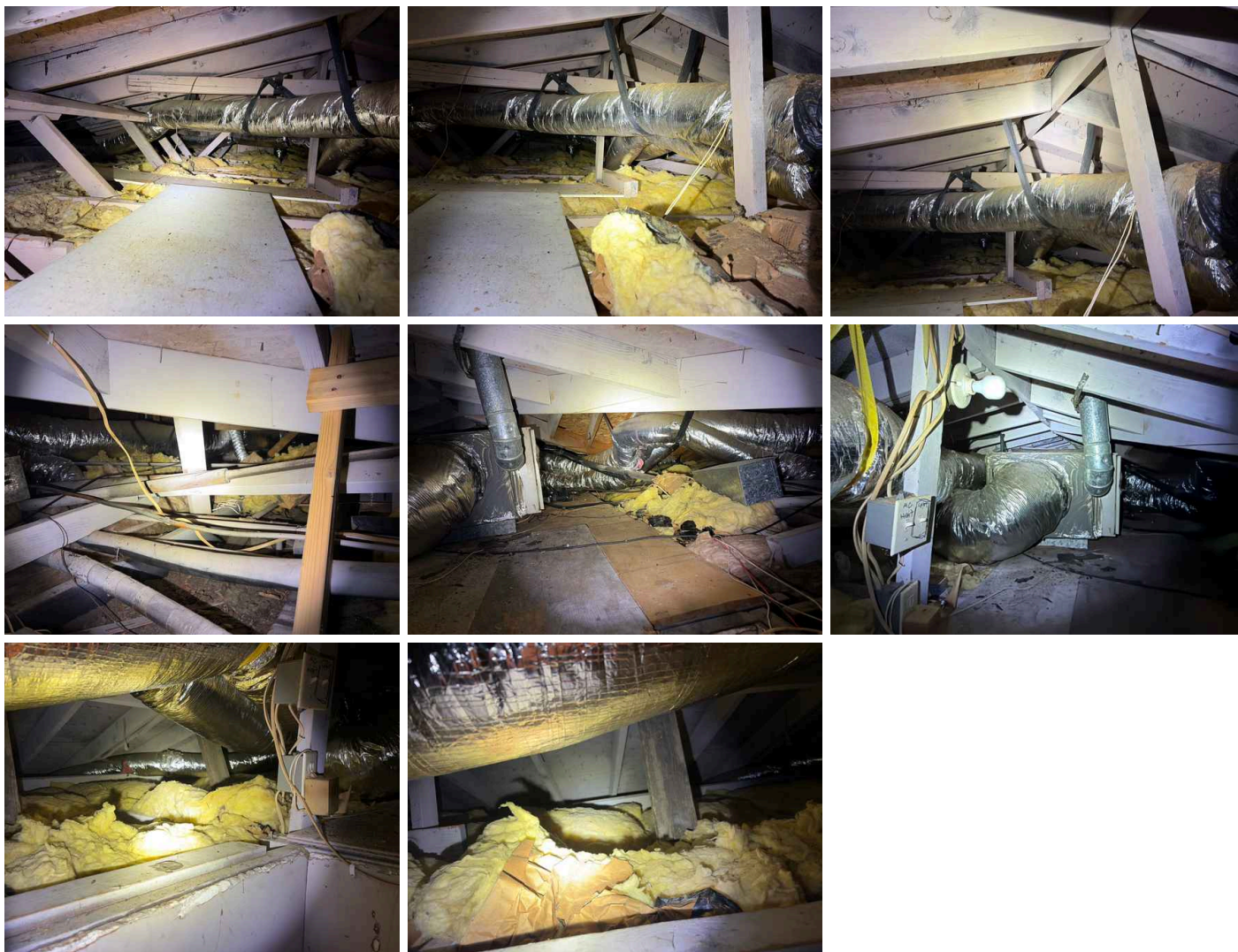
As a general guideline, variations greater than approximately 1.5 inches over a 20-foot span may be considered significant, depending on conditions. These measurements are used for observational purposes only and do not constitute a structural engineering analysis.

If concerns regarding foundation performance or movement exist, further evaluation by a licensed structural engineer is recommended.

Roof Structure & Attic: Material

Wood

Roof Structure & Attic: General photos



Deficiencies

3.1.1 Foundation

HEAVING/SETTLING

Recommendation

The floor slab shows movement/settling due to soil movement. This can compromise the structural integrity of the home. Recommend a qualified structural engineer evaluate and advise on how to remedy.

3.1.2 Foundation

TREE ROOTS NEAR FOUNDATION

Recommendation

Tree roots were observed in close proximity to the foundation during inspection. Root systems can potentially infiltrate foundation cracks, exert pressure on foundation walls, or damage underground utilities and drainage systems. A tree service professional should evaluate the specific trees involved and recommend appropriate measures such as root barriers, tree removal, or monitoring to prevent future foundation damage.

Recommendation

Contact a qualified professional.



Left

3.1.3 Foundation

Recommendation

SOFT/ROTTED FLOORS WITH MOISTURE

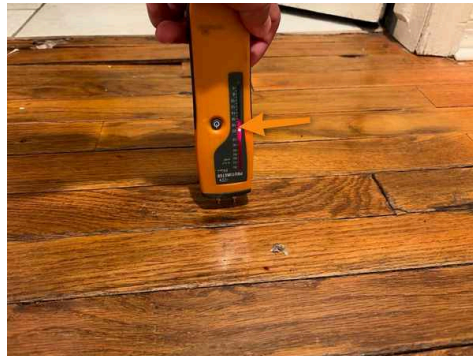
Soft or rotted flooring was confirmed to be wet during inspection. This indicates active moisture damage and wood deterioration, which compromises structural integrity and creates potential safety hazards. A foundation or structural contractor should evaluate the extent of damage, identify the moisture source, and recommend necessary repairs or replacement.

Recommendation

Contact a qualified professional.



Hall



Hall confirmed wet

3.1.4 Foundation

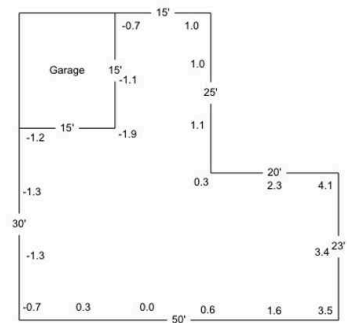
Safety Hazard

FOUNDATION MEASUREMENTS OUT OF TOLERANCE

Foundation measurements were found to be outside acceptable tolerances during inspection. This indicates potential structural settlement, shifting, or construction irregularities that warrant professional evaluation. A structural engineer/foundation specialist should assess the extent of deviation and determine whether repairs or monitoring is necessary.

Recommendation

Contact a qualified professional.



3.2.1 Wall Structure

Recommendation

CRACKS - MAJOR

Step cracking observed in wall structure. This could be from moisture intrusion at the structure and/or soil movement. Recommend a qualified structural engineer evaluate and advise on course of action.



Front



Front



Dining room

3.2.2 Wall Structure

TERMITE DAMAGE

Termite damage was observed in the wall structure during inspection. Termites feed on wood, creating galleries and weakening structural integrity. This can compromise the stability of walls and support systems. A pest control professional should evaluate the extent of damage and recommend treatment options.

Recommendation

Contact a qualified professional.

 Safety Hazard



3.2.3 Wall Structure

WOOD ROT

Wood rot was observed throughout the property during inspection. This decay compromises the structural integrity of affected wood components and can spread to additional areas if moisture conditions persist. A qualified professional should evaluate the extent of the rot, identify moisture sources, and recommend appropriate repair or replacement of damaged wood members.

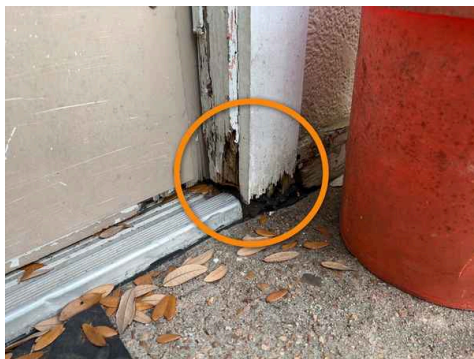
Recommendation

Contact a qualified professional.

 Recommendation



Rear



Rear Right

3.3.1 Ceiling Structure

EVIDENCE OF WATER INTRUSION

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

 Safety Hazard



Bedroom 1 moisture stain



Bedroom 2 moisture stain



Hall moisture stain



Bedroom 1 moisture stain confirmed dry



Bedroom 2 moisture stain confirmed dry



Hall moisture stain confirmed wet

4: HEATING

Information

Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air

Equipment: Unit 1



Furnace



Hot air temperature

5: COOLING

Information

Cooling Equipment: Brand
Coleman



Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location
Right

Cooling Equipment: Unit 1

9° temperature differential



Data plate



Return temperature



Vent temperature

Cooling Equipment: Temperature differential testing

During the inspection, the heating and cooling systems are evaluated using a temperature differential test. This involves measuring the air temperature at the supply registers and comparing it to the ambient or return air temperature.

Under normal operating conditions, a properly functioning cooling system typically produces a temperature difference of approximately 15–20°F.

This test provides a general indication of system performance at the time of inspection but is not a measure of overall system capacity, efficiency, or remaining service life.

Temperature differentials may be affected by outdoor temperature, humidity, system runtime, insulation levels, and occupancy conditions at the time of inspection.

Distribution System:
Configuration

Central

Deficiencies

5.1.1 Cooling Equipment

 Recommendation

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.



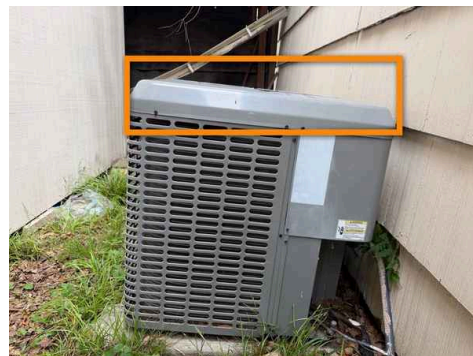
Damage refrigerant line insulation

5.1.2 Cooling Equipment

 Recommendation

UNIT NOT LEVEL

Concrete pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.



Not level

5.1.3 Cooling Equipment

 Recommendation

TEMPERATURE DIFFERENTIAL 9°

The ac temperature differentials were not within normal ranges. Recommend having the cooling system further evaluated by qualified HVAC specialist.

Recommendation

Contact a qualified professional.

6: PLUMBING

Information

Filters

None

Water Source

Public

Main Water Shut-off Device: Location

Front left



Water meter location



Main shut off the location

Drain, Waste, & Vent Systems:

Drain Size

Unknown

Drain, Waste, & Vent Systems:

Material

Iron, PVC

Water Supply, Distribution Systems & Fixtures: Distribution

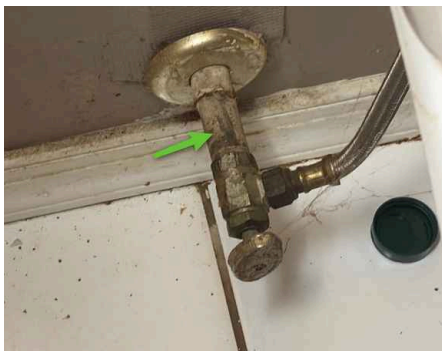
Material

Galvanized

Water Supply, Distribution Systems & Fixtures: Water Supply

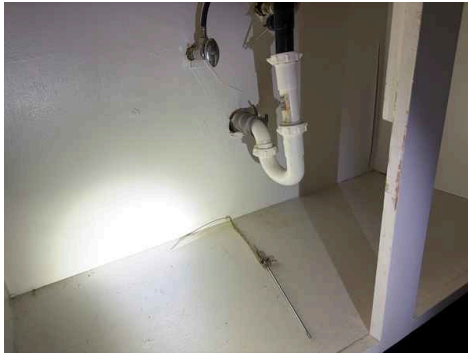
Material

Galvanized



Supply lines

Water Supply, Distribution Systems & Fixtures: Photos of plumbing being ran



Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

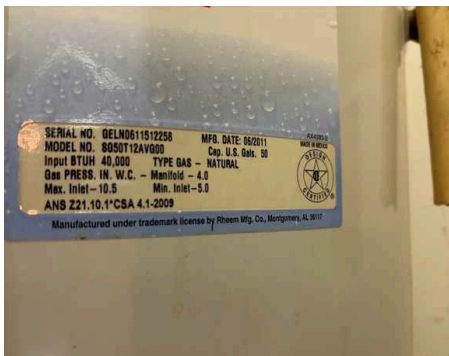
Hot Water Systems, Controls, Flues & Vents: Location
Garage

Hot Water Systems, Controls, Flues & Vents: Manufacturer

GE

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



2011 model

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Deficiencies

6.2.1 Drain, Waste, & Vent Systems

PRESENCE OF CAST-IRON DRAINS



The presence of cast-iron drain was noted in the home at the time of inspection. Cast iron is an older drain material used in the 70s. Which typically occurs from the inside out, causing draining issues. We recommend the drain system be further evaluated by a qualified plumbing contractor.

Recommendation

Contact a qualified professional.



Cast iron drain present

6.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

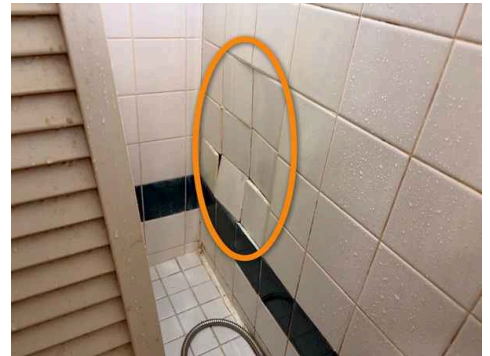
DAMAGED SHOWER TILES

BATHROOM 1

Cracked or broken tiles were observed in the shower enclosure during inspection. Damaged tiles can allow water to penetrate behind the tile surface, potentially leading to mold growth, wood rot, and structural damage over time. The affected tiles should be replaced by a qualified tile contractor to restore the shower's water-resistant integrity.

Recommendation

Contact a qualified professional.



Damaged tiles

6.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

6.4.2 Hot Water Systems, Controls, Flues & Vents

Recommendation

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber.



No pan

6.4.3 Hot Water Systems, Controls, Flues & Vents

Recommendation

MISSING TEMPERATURE AND PRESSURE RELIEF DISCHARGE PIPE

The water heater lacks a discharge pipe connected to the temperature and pressure relief (TPR) valve. This valve is a critical safety component designed to release excess pressure or temperature buildup. Without a proper discharge pipe, pressure relief water could spray onto occupants or surrounding materials, creating a scalding hazard and potential property damage. A qualified plumber should install an appropriate discharge pipe that directs water safely to a floor drain or exterior location.

Recommendation

Contact a qualified professional.



Missing discharge pipe

7: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Back

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: General photos



Cover on



Cover off

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Deficiencies

7.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device



MISSING AFCI BREAKERS

Arc Fault Circuit Interrupter (AFCI) breakers provide enhanced protection against electrical fires caused by arcing faults in circuits. The electrical panel lacks AFCI breakers in locations where they are typically recommended for safety, such as bedroom circuits and other areas prone to arc faults. An electrical contractor should evaluate the panel and install appropriate AFCI protection to enhance fire safety.

Recommendation

Contact a qualified professional.



No afci breakers

7.2.2 Main & Subpanels, Service & Grounding,
Main Overcurrent Device

 Recommendation

MISSING CAULKING

The tops and size of the electrical panel were missing sealant. We recommend having this added to prevent moisture intrusion into the adjacent wall.

Recommendation

Contact a qualified professional.



Missing caulking

STANDARDS OF PRACTICE

Inspection Details

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Foundation & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances

are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.