

# Cornerstone Inspection Service

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5826 Dunsley Drive  
Katy, Texas 77449

# PROPERTY INSPECTION REPORT

**Prepared For:** Barbaro Diaz F  
(Name of Client)

**Concerning:** 5826 Dunsley Drive, Katy, TX 77449  
(Address or Other Identification of Inspected Property)

**By:** Kenneth K Kerby, Lic #21565 06/22/2019  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

## 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.texas.gov](http://www.trec.texas.gov).

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.

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, bathroom, 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).

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 requires 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.

**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**

It is understood and agreed that the Inspector is not an insurer, that the payment for the inspection is based solely on the value of the service provided by the Inspector in performing the limited visual inspection and producing written Inspection Report as described herein; that it is impracticable and extremely difficult to fix the damages, if any, which may result from a failure to perform the services undertaken, and in case of such failure to perform, the resulting loss. Inspector's liability hereunder shall be limited and fixed in an amount equal to three times the inspection fee paid. Such sum shall constitute liquidated damages, and not a penalty. The liability for liquidated damages shall be Client's sole and exclusive remedy.

Note:

\*\* The gas for the home was not on at the time of the inspection therefore the stove, water heater, furnace, etc. were not able to be tested or fully inspected at this time.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Slab

Comments:

\* There are various cracks in the concrete of the rear patio, the garage floor, etc. for the home - this cracking is fairly common but need to monitor as this is a sign of ground movement.



Notes:

\*\* The foundation is showing evidence of movement such as the various stress cracks, etc. This movement appears to be normal for the age of the foundation. In my opinion the foundation was working according to design at the time of inspection.

### B. Grading and Drainage

Comments:

### C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles:

Viewed From: Edge of roof

Comments:

\* The shingles on the roof of the home are becoming brittle – this brittleness in the shingles is a sign that the shingles are nearing the end of their useful life, recommend further evaluation and possible replacement of the shingles in the nearer future by a qualified technician.

### D. Roof Structures and Attics

Viewed From: Attic Platform

Approximate Average Depth of Insulation: 9 inches

Comments:

### E. Walls (Interior and Exterior)

Comments:

\* There is deteriorated and worn exterior caulking and paint on the home - need to repair the



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deteriorated and worn painting of the home to protect the exterior wood of the home.



\* There is various damage and deteriorated areas in the exterior siding and trim of the home such as on the rear of the home – need to repair the damage to the siding and trim of the home and seal with caulking and paint.



\* There is some organic growth on the sheetrock wall of the garage for the home - need to remove this organic growth from the wall to assure no further damage will occur.



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\* There are some nail pops in the sheetrock of the walls and ceilings in the home such as in the kitchen area – need to repair these nail pops.



**F. Ceilings and Floors**

*Comments:*

\* The carpeting in the home is damaged, loose and stained in places - need to repair/replace the carpeting in the home.



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\* The flooring in the upstairs of the home has some sloping – this sloping is fairly common from settlement but need to monitor as this may be a sign of movement in the framing.

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

*Comments:*

\* The door for the closet in the game room of the home hits the door frame when closing - need to adjust the door to clear the frame and open and close correctly.

**H. Windows**

*Comments:*

\* There are windows in the home such as in the master bedroom of the home that have broken rods in the tracks, and one of the windows in the master bedroom will not stay up correctly – need to repair the rods in the window tracks to assure the windows will open and close correctly.



\* There are various windows in the home that have previous water damage at the window sills – these sills were dry at the time of the inspection but need to repair any damage and monitor.



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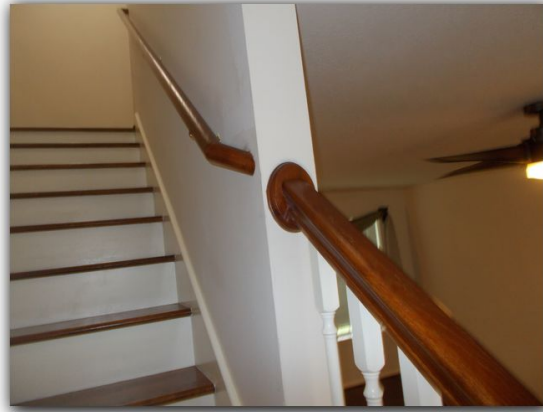
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**I. Stairways (Interior and Exterior)**

*Comments:*

\* The stairway of the home did not have a continuous handrail - need to place a continuous handrail at the stairway of the home for safety.



**J. Fireplaces and Chimneys**

*Comments:*

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

*Comments:*

\* The wood fencing for the back yard of the home has deteriorated and missing boards, and is leaning in areas - need to repair/replace all deteriorated and missing boards of the fence and secure the fencing.

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L. Other

Comments:

## II. ELECTRICAL SYSTEMS

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**A. Service Entrance and Panels**

*Comments:*

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

*Type of Wiring:* Copper

*Comments:*

\* The exterior carriage lights on the front of the home are loose and not sealed on the wall - need to secure and seal these lights to the exterior wall of the home to protect the lights and for safety.



\* The ceiling fan in the upstairs left side rear bedroom of the home is not working - recommend further evaluation as this could be batteries in th remote.

\* There were some lights not working at the time of the inspection in the home such as the light for the front porch – need to further evaluate these lights as this could be just burned out bulbs.

Note:

\* The reset for the GFCI electrical receptacles in the upstairs hall bathroom and the powder bathroom of the home is located in the master bathroom of the home.

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

**A. Heating Equipment**

*Type of Systems:* Central

*Energy Sources:* Gas

*Comments:*

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**B. Cooling Equipment**

*Type of Systems:* Central

*Comments:*

\* The primary drain piping for the evaporator coil of the cooling system that should terminate at the drain for the lavatory in the master bathroom of the home is bypassed and directed to drain into the secondary pan drain terminating in the soffit of the rear of the home - recommend further evaluation of the coil drain by a qualified technician to assure no further damage will occur.



Notes:

\*\* The measured differential temperature for the cooling system of the home between the intake (82 degrees) and supply vents (65 degrees) was 17 degrees.

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

*Comments:*

**IV. PLUMBING SYSTEMS**

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

*Location of water meter:* Left side front yard by curb

*Location of main water supply valve:* Left side interior wall of the garage

*Static water pressure reading:* 53 Lbs

*Comments:*

\* There is a wet spot in the left side front yard of the home, this appears to be a spot where a leaking pipe is under the ground in this area - recommend further valuation of the piping in the yard on the left front side of the home by a qualified technician to fix the problem.

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\* The gas supply for the dryer of the home is not capped - need to cap the gas supply if an electric dryer is used for safety.



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

*Comments:*

- 

**C. Water Heating Equipment**

*Energy Sources:* Gas

*Capacity:* 40 Gallon

*Comments:*

- 

**D. Hydro-Massage Therapy Equipment**

*Comments:*

- 

**E. Other**

*Comments:*

**V. APPLIANCES**



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**A. Dishwashers**

*Comments:*

**B. Food Waste Disposers**

*Comments:*

\* The hammers in the disposer for the kitchen sink appeared loose - recommend further evaluation and repair of the disposer by a qualified technician.

**C. Range Hood and Exhaust Systems**

*Comments:*

**D. Ranges, Cooktops, and Ovens**

*Comments:*

\* The stove in the kitchen of the home is missing anti-tip protection – recommend placing anti-tip protection on the stove for safety.

**E. Microwave Ovens**

*Comments:*

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

*Comments:*

**G. Garage Door Operators**

*Comments:*

**H. Dryer Exhaust Systems**

*Comments:*

**I. Other**

*Comments:*

\* The water and ice distribution in the door of the refrigerator in the kitchen of the home was not working at the time of the inspection.

**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

\* The landscape irrigation system for the home was tested in the manual position with the 5 zones of the system working as designed and just adjusting of the sprinkler heads needed.

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**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction: [Pool Construction Types](#)

Comments:

**C. Outbuildings**

Comments:

**D. Private Water Wells** (A coliform analysis is recommended)

Type of Pump: [Water Pump Types](#)

Type of Storage Equipment: [Water Storage Equipment](#)

Comments:

**E. Private Sewage Disposal (Septic) Systems**

Type of System: [Septic Systems](#)

Location of Drain Field:

Comments:

**F. Other**

Comments:

Please find below a portion of the items found during the inspection, for a more complete list of the items found along with photos please review the entire report.

\* There is a wet spot in the left side front yard of the home, this appears to be a spot where a leaking pipe is under the ground in this area - recommend further valuation of the piping in the yard on the left front side of the home by a qualified technician to fix the problem.

\* The primary drain piping for the evaporator coil of the cooling system that should terminate at the drain for the lavatory in the master bathroom of the home is bypassed and directed to drain into the secondary pan drain terminating in the soffit of the rear of the home - recommend further evaluation of the coil drain by a qualified technician to assure no further damage will occur.