

Home Inspection Report



24922 Cactus Sage Trail, Katy, TX 77494

Inspection Date:

Saturday, October 24, 2020

Prepared For:

Marcos Garrido

Prepared By:

Performance Inspections
507 Saguaro Way
Richmond, TX 77469

Inspectforu29@gmail.com

Report Number:

10.43.20

Inspector:

Scott Adams

License/Certification #:

21668

Inspector Signature:

A handwritten signature in black ink, appearing to read "Scott Adams", written over a horizontal line.

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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, bathrooms, 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 require 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 TERMS CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Key notes

Foundation: repair corners

Roof: repair and seal flashings and exposed nail heads

Walls: seal all seams, gaps and penetrations to home

Doors: improve seals and repair hardware

Windows: replace lost seal window

Stairway: Repair loose spindles

Fireplace: repair to operate as intended

Electrical: recommend licensed electrician to correct all deficiencies

HVAC systems: recommend servicing and correcting noted deficiencies

Plumbing: recommend licensed plumber to repair faucets, shower head and water heater

Appliances: repair cooktop , repair garage door opener

Sprinkler system: repair supply valves

These are only key notes, see full report for all details

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundations(s): Home is built on a full poured slab.

The Foundation is: In the inspector's opinion, the foundation appeared to be performing as intended with some noted deficiencies at the time of inspection. These deficiencies may or may not require further evaluation by a foundation expert as its not possible to determine full performance on a single inspection. This was determined by the inspector based on a visual inspection. Inspector did not use measurement tools to make this determination. Interior walls, doors, floors and window frames do not suggest anything other than normal settlement.

Comments: Corner(s) of foundation were broken at time of inspection. The corners for brick walls provide a ledge for the bricks to rest on. Broken corners could possibly lead to brick damage during settlement of home. It's recommended that the corner(s) be repaired.

Corner pops are a common and may not be of major concern to the structural integrity of the home. With any deficiencies , repairs are always recommend to prevent further problem. Grade improvements may be needed.

Common minor cracks were observed in the foundation walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.

New Item Need to be redefined

Cracks were observed on the exterior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.

Door frames were found to be out-of-square within house. This implies that some structural movement of the building has occurred, as is typical of most houses.

Sloping floors were observed within house. This implies that some structural movement of the building has occurred, as is typical of most houses.

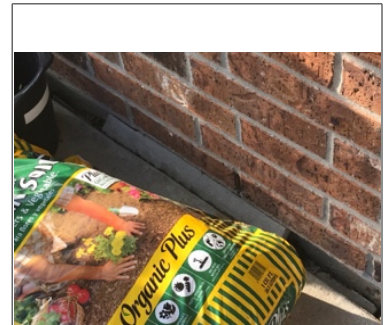
Photos



Crack on left side



Corner pop left rear



Cover up material is blocking visual inspection of foundation



Broken right rear corner



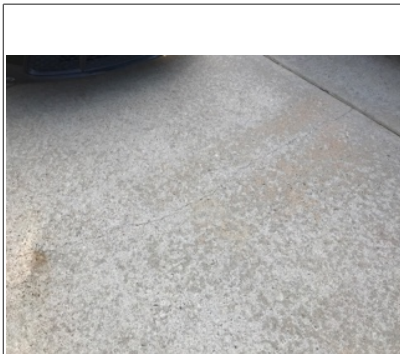
Broken right front corner

B. Grading and Drainage

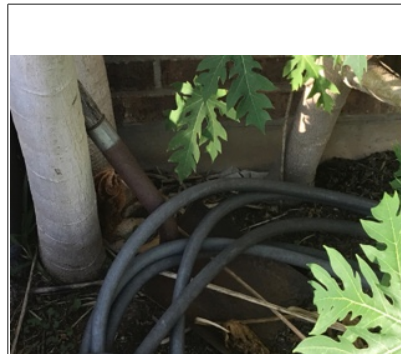
Comments: Driveway cracks were noted and its recommended to seal these cracks to protect against further damage to surface.

Tree roots are beginning to encroach driveway, walkway and or foundation. Roots can cause damage to structures and flat work. Repair may what to be considered before occurs.

Photos



Driveway cracks



Root encroachment

C. Roof Covering Materials

Types of Roof Covering: Asphalt composition shingle

Viewed From: Viewed From Ladder At Eave

Comments: Flue pipes, vents, and vent pipes are required to be protected with paint. The paint protects the PVC pipes from the UV rays which can damage the pipes.

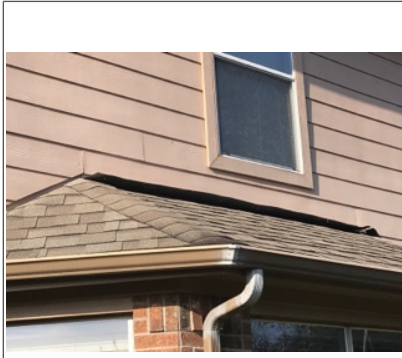
Roof was found to have aggregate loss This is common due to age of shingle and weather conditions. Poor ventilation in attic space and excessive weather conditions may accelerate failure. This can as be a result of poor manufacturing. Recommend further evaluation by a certified roofing company.

Nail heads are exposed at the flashing. They should be sealed to reduce risk of leaks.

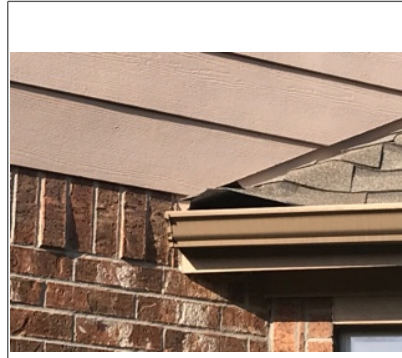
Roof jacks are in need of repairs. Nails lift over time which is common occurrence. Roof jacks need to be sealed and re secured to prevent moisture and or pest entry.

Installation of dish systems mounted to a home may be cause of concern. Installation is normally with the use of large fastening bolts or screws. If not properly installed water penetration is possible.

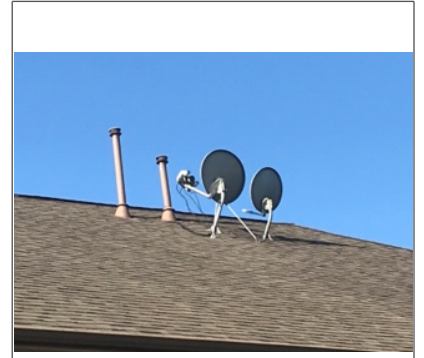
Photos



Repair and seal all flashings



Uplifted shingles



Satellite dish mounted on roof

D. Roof Structures and Attics

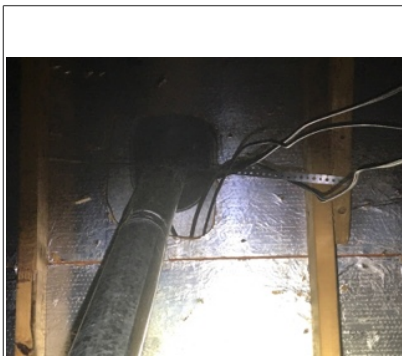
Viewed From: Entered attic and performed a visual inspection

Approximate Average Depth of Insulation: 7" to 9"

Comments: Cables routed under a roof jack and laying against vent pipe are a safety hazard and increasingly high potential of water entry. Installing company may be responsible for and damages to home.

While investigating the roof structure, outside light was visible. This condition suggests that openings exist in the roofing materials. Repairs should be made, as necessary. Commonly found at flue and vent pipes.

Photos



Cables run under roof vent should be corrected

E. Walls (Interior and Exterior)

Comments: Brick seams and or gaps at siding require new or updated seal to prevent moisture or pest entry.

Typical minor cracking was observed on the exterior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses. New seal recommended at all gaps and areas that caulk has failed or holes are present.

Damaged bricks were viewed and repairs are recommended

Damage to the interior finish was observed and should be repaired.

Areas were observed where siding is damaged. Repairs and or replacement is needed to correct the

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D=Deficient

I NI NP D

E. Walls (Interior and Exterior) cont.

Comments: cont.

problem. Leaving siding as is may allow pest or moisture entry, possibly causing interior damage. Tape joints are popping in locations. This is a common failure with age. Thou this deficiency may be mainly cosmetic, repairs are recommended to prevent further damage.

Exterior wall cracks above a lintel (in effect, a beam supporting the brickwork above an opening in the wall) suggests that the lintel may be marginally adequate. This condition is not uncommon.

It was observed that nails and or screws have broken the surface of the drywall needing repairs. This may be a sign of movement and or poor installation. Repairs are recommended

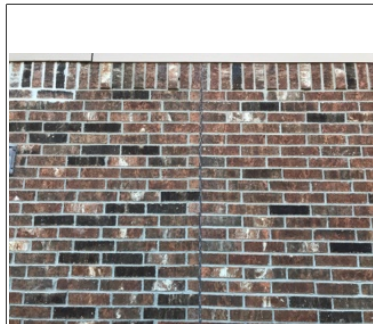
New seal needed at trim boards and or siding to brick.

All wall penetrations should be sealed. This include all mechanical pipes, vents, wires and tubes. All electrical fixtures and service panels should be sealed to prevent pest and moisture entry.

Due to settlement of home siding materials have separation at the seams and should be repaired to prevent moisture damage.

The inspector reports on all visible deficiencies in all wall surfaces at the time of inspection. The inspector does not accept responsibility for any deficiencies that may occur in these areas after the time of inspection, as mechanical failures in the walls are unpredictable. The inspector is unable to see inside these areas which may be covering poor, connections of water lines, drains, electrical, and possibly mildew.

Photos



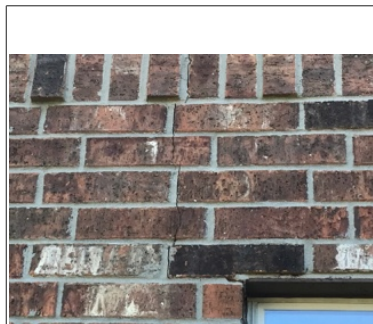
New brick seam seals needed



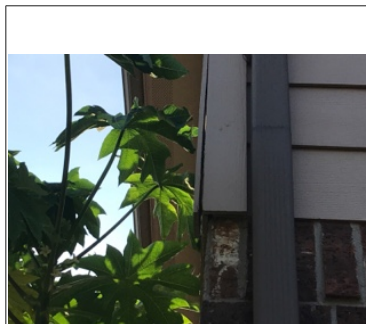
Siding needs repairs and seals at seams



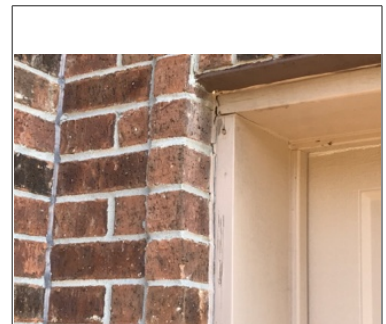
Patching on left side



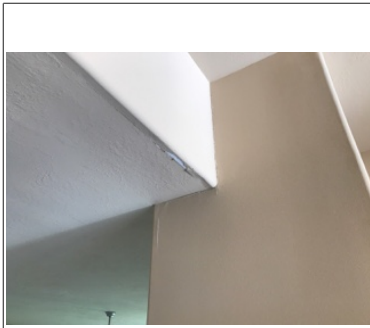
Lintel movement cracks



Repair and seal trim boards



Trim board seals needed



Seam failures on second floor



Seam failures at stairway

F. Ceilings and Floors

Comments: Stains were noted on the carpet.

Nail pops found which is common with a home it's age.

Evidence of patching was detected. These areas may need completion and or replacements.

Seam failure(s) and or joint failures are a common failures due to settlement. Trim boards may need new seals.

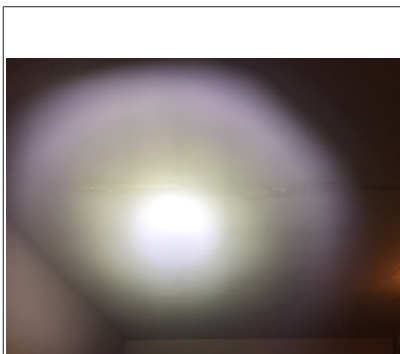
The tile floor is cracked and should be repaired.

Water damage was observed. Corrective action is required as thus can lead to further damage and possible mold which is a health hazard.

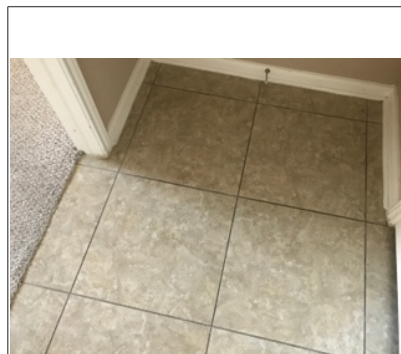
Water staining was noted. The cause for the staining should be determined and repairs undertaken, if necessary, to prevent structural damage.

The inspector reports on all visible deficiencies in the ceilings and floors at the time of inspection. The inspector accepts no liability for any deficiencies that may occur in these areas after the time of inspection, as mechanicals in the ceilings and flooring are unpredictable. The inspector is unable to see inside these areas which may be covering poor connections of water lines, drains, electrical and possibly mildew.

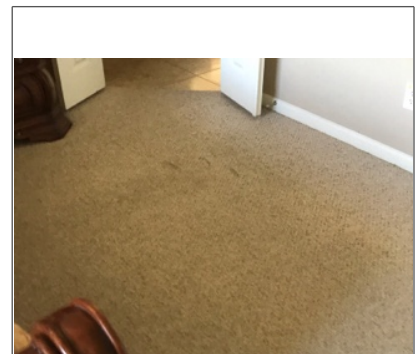
Photos



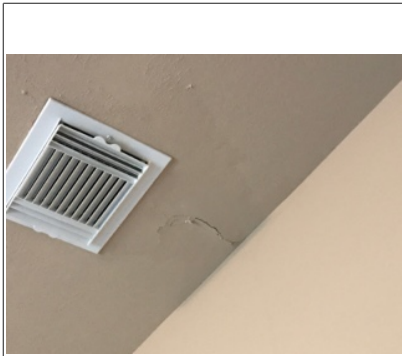
Water staining and seam failures in garage



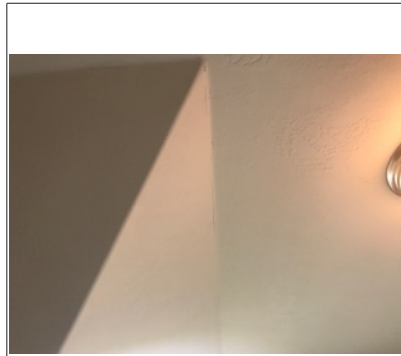
Broken tiles



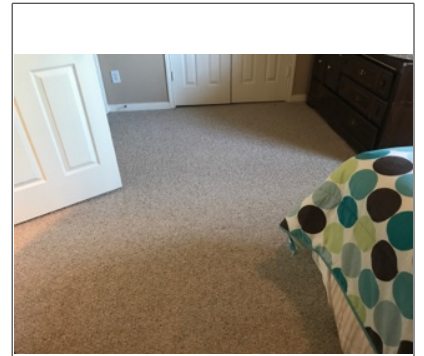
Carpet staining



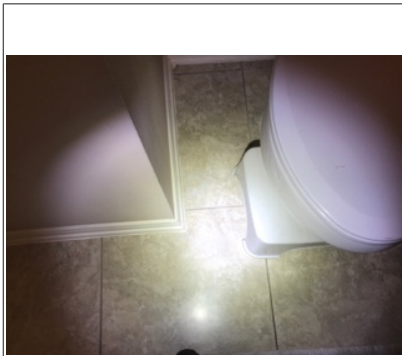
Water damage in center front bedroom



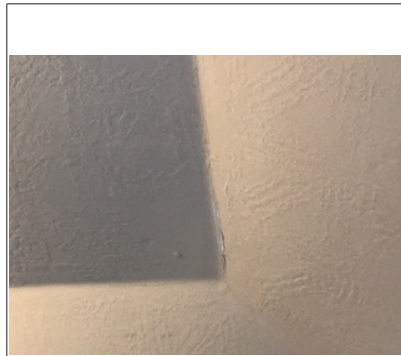
Seam failure in center front bedroom



Slopped flooring in right front bedroom



broken tiles in J and J bathroom

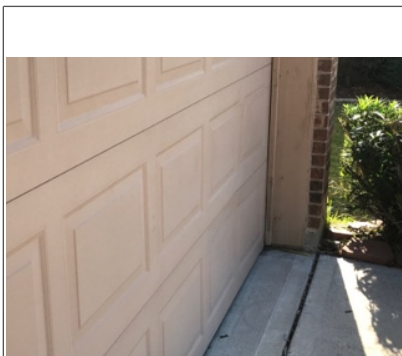


Seam failure in right front bedroom and nail pops

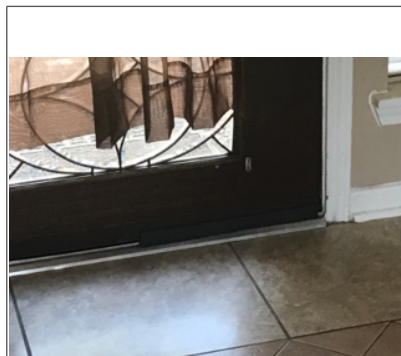
G. Doors (Interior and Exterior)

Comments: Damaged or non-functional doors should be repaired or replaced
During inspection door stop(s) were noted to be either missing, installed incorrect and or damaged. Door stops are important to protect the surrounding areas from damage as well as the door.
Damaged or non-functional door hardware should be repaired.
Missing hardware prevent proper operation.
Door seal is damaged and or missing. Repairs or replacement needed
At time of inspection garage door panel(s) had damage. This damage may only be cosmetic as door operated as intended. Level of damage should be evaluated to insure safe operation.
Doors should be trimmed or adjusted as necessary to work properly.

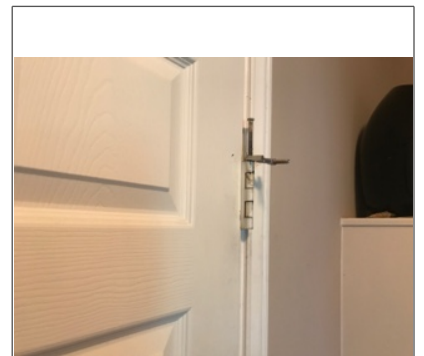
Photos



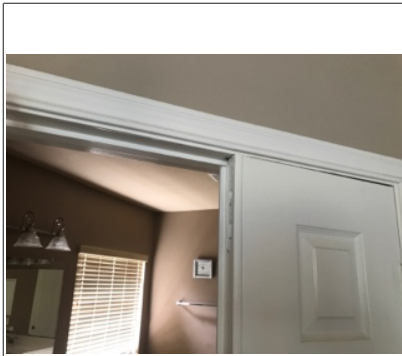
Damaged panels



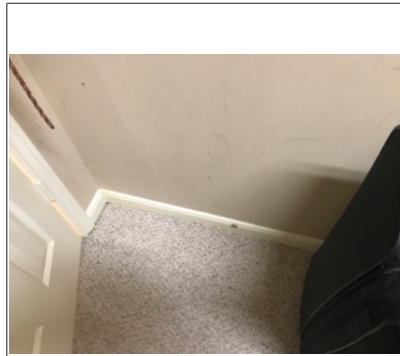
New door seals needed



Damaged hardware



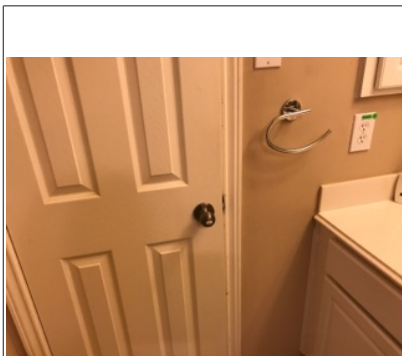
Repair needed at primary bathroom doors



Doorstops needed



Decaying backdoor



Doors don't latch

J and J bathroom

H. Windows

Comments: It's recommended that a two story or higher homes should be equipped with a window escape ladder. These can be purchased from multiple stores. Training is always recommended should ladder ever need to be used in a emergency.

Seal around windows are recommend to be resealed to prevent possible water penetration. .

Interior seal needs to be replaced and or refreshed to prevent moisture damage to window sill and or walls. All windows should be checked as more than one window was observed to have this deficiency.

The window(s) have lost their seal. This has resulted in condensation and or dirty film developing between the panes of glass and can cause the glass to loose its insulating properties. The glass should be repaired or replaced.

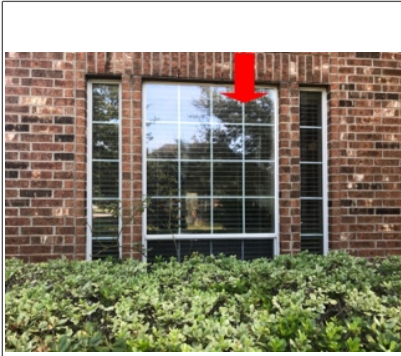
Window sills show signs of moisture damage. Repairs may be needed.

Balance spring(s) in window(s) are in need of repairs and or replacement. These allow the window to safely remain in a open position. Sprung units can be a potential hazard.

Window hardware is damaged and should be repaired.

Window lintel and or brick/ siding material show signs of movement.

Photos



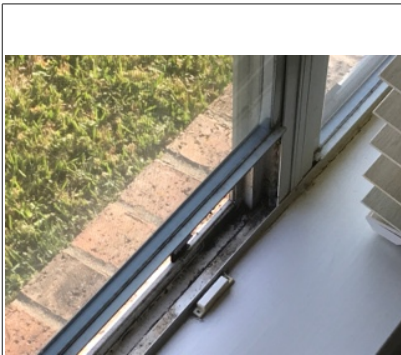
Lost seal



Exterior caulking improvements needed



Moisture damage at primary window



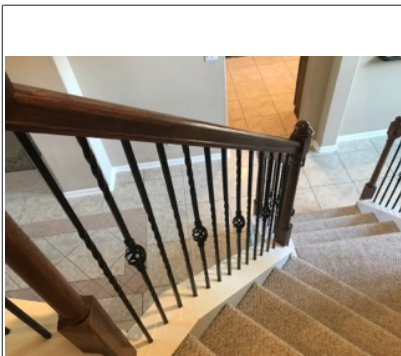
Sprung balance spring

Primary bedroom
Dining area
Left front bedroom
Right front bedroom

I. Stairways (Interior and Exterior)

Comments: Spindle(s) loose in one or more locations. Repairs needed as the spindles add structural strength to railings.

Photos



Loose spindles

J. Fireplaces and Chimneys

Comments: Fireplace wouldn't light at time of inspection. Repairs needed

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

I	NI	NP	D
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K. Porches, Balconies, Decks, and Carports

Comments: N/A

L. Other

Comments: N/A

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: You have 150 amp service to your house.

Home is supplied with aluminum service wires.

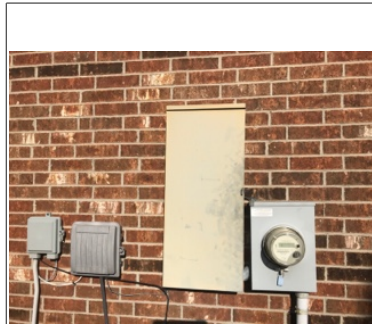
Aluminum service wires are recommended to have a anti oxidant or anti corrosion compound applied. This prevents the aluminum wire from oxidation. Oxidation will cause poor connection and lead to overheating, possibly fire.

Recommend re labeling service panel.

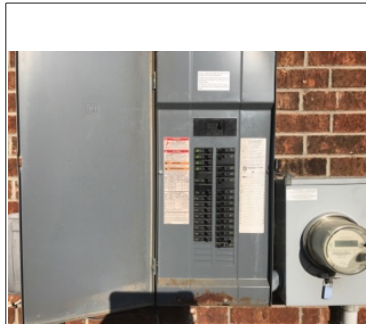
Overheated wiring within the main distribution panel should be examined by a licensed electrician and repaired as necessary.

Repair damaged ground wire

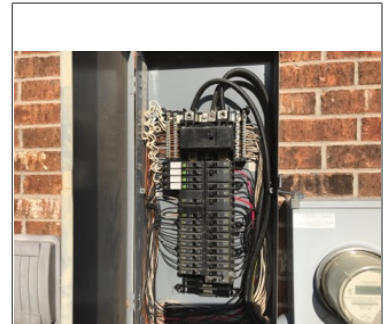
Photos



Ref photo



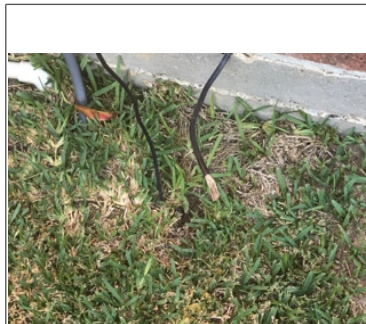
Labeling improvements needed



Ref photo



Wire shows signs of overheating



Ground wire requires repairs

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: The damaged light fixture should be repaired or replaced.

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D=Deficient

I NI NP D

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

Comments: cont.

The light is inoperative. If the bulbs are not blown, the circuit should be investigated.

Outdoor light fixtures mounted on home require seal to protect against moisture.

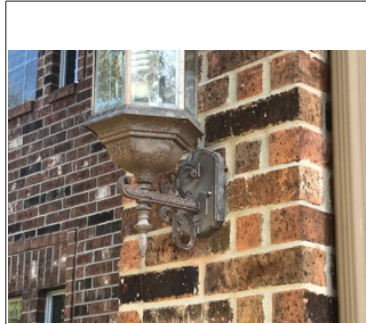
Loose outlet(s) were found. Repairs are need to secure outlet(s)

A smoke detector is inoperative. This item should be repaired as it poses a potential safety hazard.

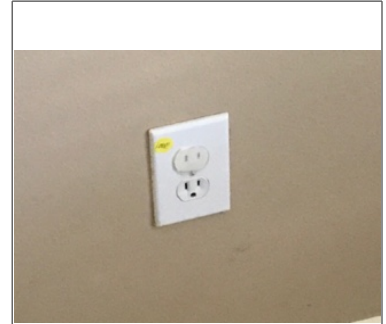
Photos



Light seals needed



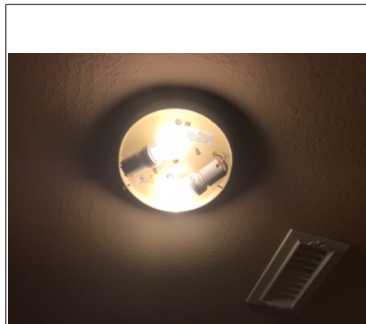
Seals needed



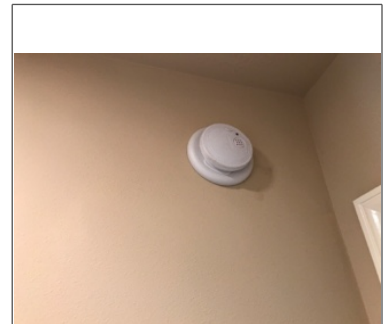
Loose outlets



Inoperative light



Damaged light



Inoperative smoke detectors

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

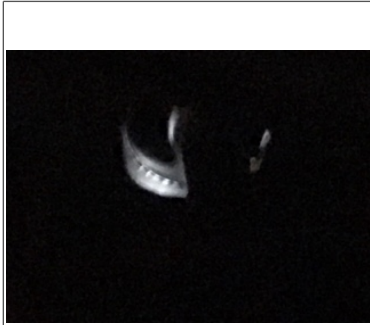
A. Heating Equipment

Type of Systems: Central Forced Air Furnace

Energy Sources: Gas

Comments: Filter(s) found to need service. Dirty filter(s) will reduce efficiency of system. Flue pipe(s) and or roof jack(s) need seal improvements to prevent moisture and or pest entry to home.

Photos



Roof jacks and flue pipes need seals

B. Cooling Equipment

Type of Systems: Central Forced Air System

Comments: Condensation leaks observed outside drip pan area. Recommend correcting to prevent possible ceiling damage.

Evaporator coil(s) are dirty and need to be serviced / cleaned.

The service lines from the compressor into home are required to be seal to prevent pest and moisture entry

Rust was observed in drip pan. This can be a sign of a rusted evaporator coil and further investigation may want to be considered or recommend having unit serviced.

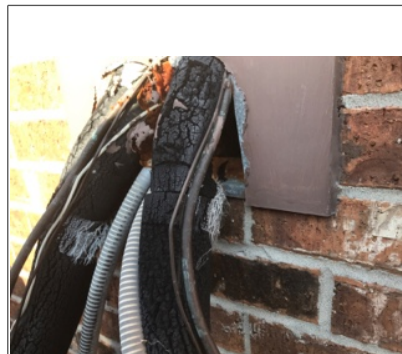
The air conditioning system(s) were inspected for temperature differentials and visible external deficiencies. Inspector has determined that system(s) need further evaluation and servicing by technician.

At time of inspection temperatures were monitored at the coil(s) of the unit(s). The recommended temperature(s) drop at coil(s) is 14 - 21 degrees. The system(s) operated within these standards.

Photos



Ref photo



Line entry seal needed



Ref photo



Dirty evaporator coil



Ref photo



Clean rust in pan



Condensation leaking outside drip pan

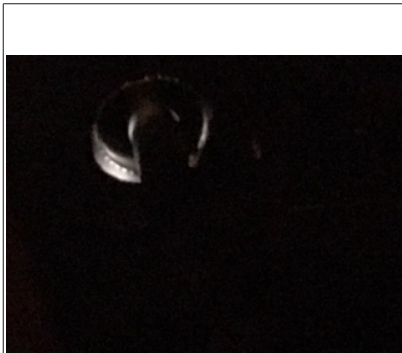


Ref photo

C. Duct Systems, Chases, and Vents

Comments: Flue pipe(s) are required to be sealed at roof jacks to prevent moisture and or pests into the attic space. Failure to seal properly may lead to home damage. Repair roof jacks and flue pipe seals. Vent for dryer appears to need cleaning. Build up of lint in vents are a fire risk.

Photos



Roof jacks and flue pipes need seals

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution, Systems, and Fixtures

Location of water meter: Within 5-feet of Front Curb

Location of main water supply valve: Within 3-feet of the east exterior wall.

Static water pressure reading: 56

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

Comments: cont.

Comments: **Recommend access panel be installed to confirm drains and faucets at tubs aren't leaking**

The drainstop for the tub is missing and should be repaired.

Inspector viewed supply connections that had corrosion. This is an indicator that past leaks have occurred and connections should be monitored for possible future leaks.

Seals at counter tops and or vanity tops need improvements to prevent water leaking. Failure to improve may lead to wall, floor or sink base damage

Faucet(s) damaged and may need to be replaced

Corrosion on the exterior of the supply piping was observed.

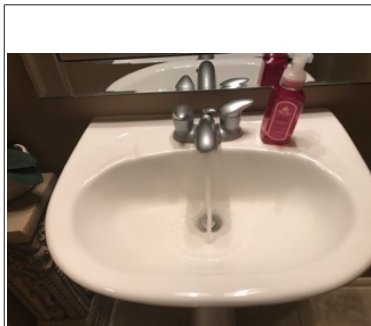
Seal Improvements needed at faucet(s) to protect against water / moisture getting behind walls.

Supply line at shower head was found to be loose and requires repairs to prevent possible leaks at head or in wall.

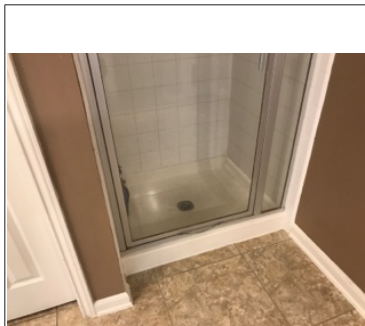
The drainstop for the sink is inoperative and should be repaired.

Water temperature was found to be height than recommend temperature of 120 degrees. Recommend corrections for safety

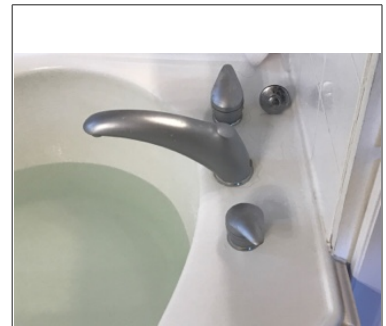
Photos



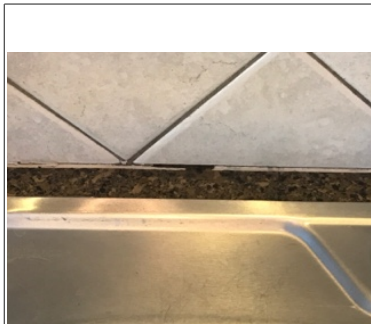
Inoperative stopper



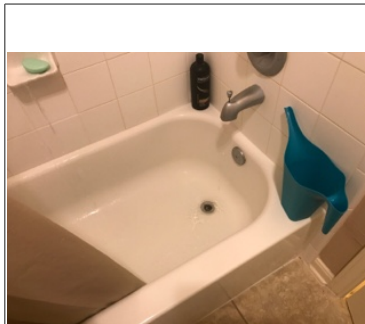
Repair shower door



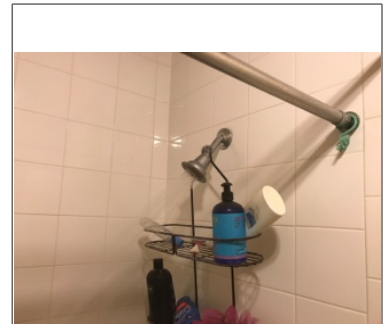
Damaged faucet at primary tub



Caulking improvements needed at counters and vanity's



Stopper missing



Shower supply line is loose in wall. Recommend repairs



Safe water temperature of 120 degrees is recommended

B. Drains, Wastes, and Vents

Comments: At time of inspection the inspector is only able to view exposed supply and drain lines. It is unlawful for the home inspector to use a camera in drain lines. (This requires a plumbers license.) inspector will report on what is visible only. If inspector feels further evaluation is needed, he or she will recommend a licensed professional to further evaluate. In many cases poor installation is viewed and if home has been updated, connections in walls, floors and ceilings are often impossible for home inspector to view. Performance Inspections PLLC and its employees take no responsibility for connections that aren't visible at time of inspection.

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gallons

50 Gallons

Comments: Flue pipe(s) are in need of seal (s). Daylight is coming through around roof jack which could potentially be a water or pest entry point.

The Temperature and Pressure Relief (TPR) Valve serving the water heater is inoperative. This condition should be repaired.

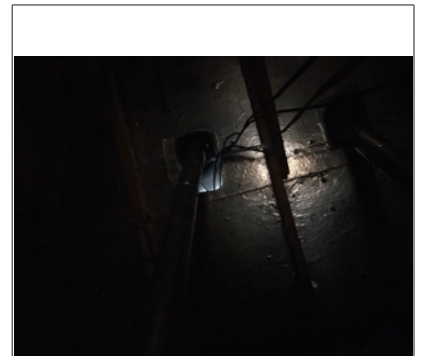
Photos



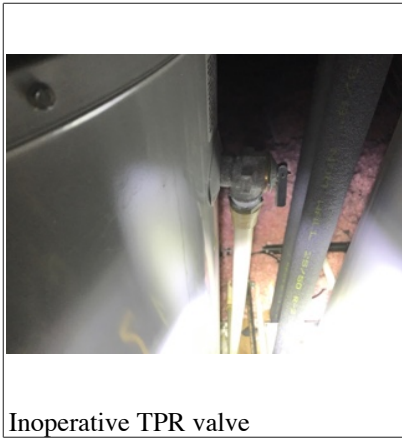
Ref photo



Ref photo



Roof jacks and flue pipes need seals



Inoperative TPR valve

D. Hydro-Massage Therapy Equipment

Comments: Tub and all its visible components operated as intended at time of inspection

E. Other

Comments: N/A

V. APPLIANCES

A. Dishwashers

Comments: All components operating as intended at time of inspection.

B. Food Waste Disposers

Comments: The food waste disposer is excessively noisy. Repairs may be necessary.

C. Range Hood and Exhaust Systems

Comments: Microwave is positioned over range and provides exhaust system to exterior of home. Range hood and its components operated as intended at time of inspection.

D. Ranges, Cooktops, and Ovens

Comments: The burners on the gas range need servicing. All burners on the gas cooktop is inoperative and is in need of repair.

Photos



Cooktop didn't operate at time of inspection

E. Microwave Ovens

Comments: Microwave and all its components operated as intended at time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

F. Mechanical Exhaust Vents and Bathroom Heaters cont.

Comments: cont.

Comments: Bathroom and laundry room vent fan (s) operating as intended.

G. Garage Door Operators

Comments: The garage door opener(s) were inoperative. Repairs or replacement of unit(s) may be needed.

Photos



Inoperative opener

H. Dryer Exhaust Systems

Comments: Dryer vent shows signs of lint and other material buildup. This is a possible safety and fire risk. Cleaning vent is recommended.

I. Other

Comments: N/A

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments: Damaged/ leaking valve assembly needs replacing

Photos



Damaged/ leaking valve assembly needs replacing

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

Type of Construction: N/A

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

C. Outbuildings

Comments: N/A

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

Type of Pump: N/A

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System: N/A

Location of Drain Field:

Comments:

F. Other:

Comments: N/A