



P.O. Box 571
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REAL ESTATE INSPECTION REPORT

Prepared Exclusively For
Christopher Stamp & Kristyn Grimes



**28919 Copper Break Ct
Katy, TX 77494**



Blain Smolik
Professional Inspector

Texas Real Estate Commission
Professional Inspector #20635

Affordable Home Inspections

P.O. Box 571
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TREC 20635

INVOICE

SOLD TO:
Christopher Stamp & Kristyn Grimes
TX

INVOICE NUMBER	BS20200302-01
INVOICE DATE	03/02/2020
LOCATION	28919 Copper Break Ct
REALTOR	

DESCRIPTION	PRICE	AMOUNT
Home Inspection Fee	\$350.00	\$350.00
	SUBTOTAL	\$350.00
	TAX	\$0.00
	TOTAL	\$350.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS. YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT: WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC. A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE. TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET. IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION

P.O. BOX 12188

AUSTIN, TEXAS 78711-2188

(512) 936-3000

Affordable Home Inspections

P.O. Box 571
Barker, TX 77413

Phone: 281-492-8718
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Email: ahitexas@sbcglobal.net

PROPERTY INSPECTION REPORT

Prepared For: Christopher Stamp & Kristyn Grimes
(Name of Client)

Concerning: 28919 Copper Break Ct, Katy, TX 77494
(Address or Other Identification of Inspected Property)

By: Blain Smolik, Lic #20635 03/02/2020
(Name and License Number of Inspector) (Date)

(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.

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

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(<http://www.trec.texas.gov>).

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This inspection of the subject property was performed by the inspector for the Client in accordance with the Standards of Practice of the Texas Real Estate Commission (TREC).

The purpose of this inspection is to identify and disclose visually major deficiencies of the inspected systems and items at the time of inspection only.

This inspection is not intended to be technically exhaustive nor is it considered to be a guarantee or warranty expressed or implied regarding the conditions of the property, items and systems inspected and it should not be relied on as such. The inspector shall not be held responsible or liable for any repairs or replacements with regard to the property, systems, components, or the contents therein. Affordable Home Inspections is neither a guarantor nor insurer.

DISPUTE RESOLUTION AND REMEDY LIMITATION

You understand and agree that any claims(s) or complaints arising out or related to any alleged act or omission of AHI in connection with the Services shall be reported to AHI, in writing within (10) ten business days of discovery. Unless there is an emergency condition, you agree to allow AHI a reasonable period of time to investigate the claim(s) or complaint(s) by among other things, re-inspection before you, or anyone acting on your behalf, repairs, replaces, alters or modifies the system or component that is the subject matter of the claim.

You understand and agree that any failure to timely notify AHI and allow adequate time to investigate the claim(s) or complaint(s) shall constitute a complete bar and waiver of any and all claims you have against AHI. The Services and Report are intended and prepared for the client(s) sole, confidential and exclusive benefit and use.

If the client(s) directly or indirectly allow or request the Report or any portion thereof to be disclosed to anyone else, the client(s) will hold AHI harmless. Any legal action arising from this Agreement or from the Services and Report must be commenced within one (1) year from the date of the Services. Failure to bring such an action within this time period shall be a complete bar to any such action and a full and complete waiver of any rights or claims based thereon. This time limitation period may be shorter than provided by state law. In the event the client files suit against AHI or its inspector, the client agrees to pay all of the company's legal fees, costs of expert witnesses, court costs, cost of depositions, and all other such expenses incurred by AHI if the client fails to prevail in the lawsuit.

LIMITATION OF LIABILITY

The limitation applies to anyone damaged or expenses of any kind incurred during the inspection report. This liability limitation is binding on client, client's spouse, heirs, principals, assigns, sellers and all others who may otherwise claim through client. Client assumes the risk of all losses greater than the fee paid for the inspection.

Client agrees to accept a refund not to exceed the fee listed on this agreement for any and all errors and/or omissions occurred during the inspection. This Agreement supersedes any and all representations or discussions, whether oral or written. AHI reserves the right to modify the Report for a period of time not to exceed (48) hours after the Report has been first delivered to you.

NOTE: Because of circumstances beyond Texas Inspections' control, the signing of a Pre-Inspection Agreement by the client prior to the inspection is not always possible. Therefore, the following Inspection Agreement will take the place of the Pre-Inspection Agreement if not signed. Please carefully read the terms and conditions set forth in this Inspection Agreement. The use of the following report is the binding acceptance of all terms, limitations and conditions set forth in this Inspection Agreement, signed or unsigned by the client.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on grade

Comments:

This residence is a two story with a concrete slab on grade foundation which appears to be functioning as intended at this time. There were no visible indications of movement or settlement damage. The structural members and load bearing walls appeared unremarkable at time of inspection.

In my opinion, the foundation appears to be providing adequate support of the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the interior.

- Foundation corner fractures exist on both back corners which are generally the result of differential movement between the masonry walls(expanding) and concrete foundation (shrinking). Although this condition did not appear to adversely affect the structure, sealing these cracks may be desired as they could provide hidden access for wood destroying insects. A Pest Control licensee can be retained for more specific information. Please note that the corners should be examined periodically. If the fracturing worsens and the corner(s) break off then the brick veneer may lack proper support and repair would be needed.



Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

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B. Grading and Drainage

Comments:

The residence appears to have the recommended amount of foundation exposure. The grading of the soil around the foundation appears to be sloping away from the foundation and towards the street side of the residence as recommended.

- The underground down spout extensions should allow free flow, not be blocked and be at a downward angle from the down spout.



C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Ground level with visual aid

Comments:

Composition type shingles were noted installed on the residence and inspected from ground level with visual aid. Roof cover appears to be in good condition showing no signs of age or excessive wear.

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, Prior to closing, to fully evaluate the insurability of the roof.

D. Roof Structures and Attics

Viewed From: Inside the attic

Approximate Average Depth of Insulation: 14"

Comments:

The attic of the residence was visibly inspected from inside the attic. The overall condition of the support structure and decking appear sound at time of inspection.

The insulation was observed at a depth of approximately 14".

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E. Walls (Interior and Exterior)

Comments:

Interior Walls:

The gypsum board interior walls appeared to be in good condition and showed no indications of movement or settlement cracks at time of the inspection.

Exterior Walls:

Siding Materials: Brick Stone Wood Wood byproducts Stucco
 Vinyl Aluminum Asbestos Cement Board Other

The brick masonry and rock facade and the cement fiber board siding on exterior all appeared to be in good condition.

F. Ceilings and Floors

Comments:

The gypsum board ceilings and ceramic tile and carpet flooring all appear to be in good condition and showed no indications of movement or settlement cracks at time of inspection.

G. Doors (Interior and Exterior)

Comments:

All doors interior and to the exterior are functioning as intended and appear to be in good condition at time of the inspection except for:

- The front door knob is loose to the door.



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I	NI	NP	D
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H. Windows

Comments:

The double pane vinyl windows appear to be in good condition. The readily accessible windows were examined and were operable with no visible damage to the glass.

- One of the second floor front window screens is missing.

-

I. Stairways (Interior and Exterior)

Comments:

The interior stairway appears to be in good condition with structurally sound handrails, properly spaced vertical supports and proper lighting.

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J. Fireplaces and Chimneys

Comments:

This dwelling has a metal type fireplace. The firebox walls revealed no visible discrepancies. The gas log lighter was operable. A plainly distinguishable hearth extension was provided. The metal chimney chase flashing was intact. A chimney spark arrester was provided.

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K. Porches, Balconies, Decks, and Carports

Comments:

II. ELECTRICAL SYSTEMS

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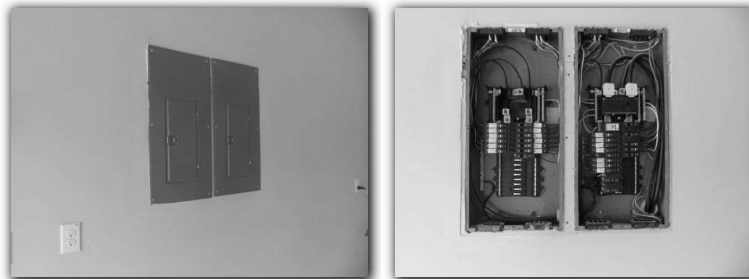
A. Service Entrance and Panels

Comments:

- Overhead Service Underground Service

Main Disconnect Panel

Main service wire is aluminum. Both the main service panel and secondary panel are located in the garage. The main panel has a 200 amp. main disconnect breaker. Wiring appears to be in good condition with no indications of overheating or arcing.



All circuits in both panels appear to be properly identified and labeled.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum

Comments:

Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen: Yes No Partial Bathrooms: Yes No Partial
 Exterior: Yes No Partial Garage: Yes No Partial

The Texas Real Estate Commission requires inspectors to call as in need of repair those residences not in compliance with current NEC (National Electrical Code) regulations concerning GFCI protection in wet areas (NEC210). Wet locations; kitchen counter outlets, bathrooms, wet bars, garages and exterior outlets are required to have GFCI protected 110v wall outlets. This residence has the required protection in these areas.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

Energy Sources: Gas

Comments:

The gas fired heating system located in the garage was operated using the standard controls in the residence. The unit was visibly checked and there were no signs of damage or indication of any component failure.



Return air is 73 degrees. Supply air is 110 degrees. Temperature differential is 37 degrees. Normal differentials should be between 35 and 55 degrees. Unit seems to be heating properly.

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B. Cooling Equipment

Type of Systems: Central - Air Conditioner

Comments:

The split air conditioning system was operated using the standard controls in the residence. The unit was visibly checked and there were no signs of damage or indication of any component failure. The outside unit is a 5 ton Carrier manufactured in 2019.



Return air is 74 degrees. Supply air is 55 degrees. Temperature differential is 19 degrees. Normal differentials should be between 15 and 22 degrees. Unit seems to be cooling properly.

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C. Duct Systems, Chases, and Vents

Comments:

All ductwork and vents appear to be in good condition and functioning as intended at time of inspection.

- Conditioned air was observed being forced into the attic from an opening under the condensate drain where attaches to the unit.



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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Southwest corner of front yard

Location of main water supply valve: At the meter and in the corner of the garage

Static water pressure reading: Approx. 60psi

Comments:



Water Source: Public Private **Sewer Type:** Public Private

The plumbing in the residence is of the Pex type and appears to be functioning properly with no visible signs of leaking at time of inspection. The inspection can only attest to the piping that is visible noting that the majority of the piping is concealed within walls and under insulation in the attic and is not visible.

B. Drains, Wastes, and Vents

Comments:

The plumbing fixtures in the residence were operated simultaneously for an extended period of time in an effort to determine the condition of the drainage system. There were no signs of slowness or stoppages noted in the drainage system at the time of the visual surface inspection.

C. Water Heating Equipment

Energy Sources: Gas

Capacity: Tankless

Comments:

The tankless gas fired Rinnai water heating unit located in the garage was observed to be in good condition.



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There was no evidence of leakage from the tank or visible piping. The safety relief valve drain pipe was intact and terminated to the exterior. The exhaust pipe was intact and appeared satisfactory.

- D. Hydro-Massage Therapy Equipment**
Comments:

V. APPLIANCES

- A. Dishwashers**
Comments:

The unit operated properly in normal cycle with heat dry; no leaks were noted & no rust was identified on the internal components.

- B. Food Waste Disposers**
Comments:

Functioning as intended, there was no leakage from the housing or attached drain hose.

- C. Range Hood and Exhaust Systems**
Comments:

The unit operated properly, vent terminates to the exterior and the variable speed blower operates correctly.

- D. Ranges, Cooktops, and Ovens**
Comments:

Range Type: Electric Gas

No deficiencies noted with the gas cook top. Each burner was tested and operated properly at high and low settings. The wall oven also operated to within the acceptable temperature variation.

- E. Microwave Ovens**
Comments:

Both microwave ovens are securely mounted; interior surfaces, door & door seal show no signs of damage and the turntable rotated during operation. Controls/control panels were operated to verify heating of a container of water.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

All bathroom exhaust vents were operated and did not have any unusual sounds, vibrations or indications of variations in speed.

- One of the vent ducts in the attic has separated and is no longer venting to the exterior.



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G. Garage Door Operators

Comments:

The automated metal garage door openers were functional and equipped with safety reverse sensors.

- The sensor wire appears to be stretched across the open floor space. This should be attached to the structure to prevent being pulled apart from the sensor.



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H. Dryer Exhaust Systems

Comments:

All components were found to be in satisfactory condition on the day of the inspection. Vents to the exterior as required.