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TEXAS REI 7-5

26902 Soapstone Terrace Ln
Katy TX 77494



Inspector

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PROPERTY INSPECTION REPORT

Prepared For: Minh Bui

(Name of Clients)

Concerning: 26902 Soapstone Terrace Ln, Katy TX 77494

(Address or Other Identification of Inspected Property)

By: Michael Rasco - TREC License #24232

(Name and License Number of Inspector)

08/29/2021 1:00 pm

(Date)

David Hite, License #22989

(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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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.

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

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 license holders 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 TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Final Walk through before closing:

Before closing on the home, you should do a final walk through after all the furniture and personal items are removed, to ensure seller did not hide any defects with furniture, pictures, rugs, etc. Also run the heat and AC to ensure that it is still functioning, sellers sometimes will have the AC and Heat serviced before the inspection knowing there is a problem so it will function on the day of the inspection. Run all sinks to check for water pressure and has hot water, look at all windows to ensure that nothing has been broken during move out. Check that all appliances are the same ones that were installed during the inspection. Turn on all lights to make sure they function. If anything is different from the day the inspection was done, those changes are not covered by this inspection.

In Attendance: Buyer

Temperature (approximate): 95 Fahrenheit (F)

Occupancy: Occupied, Furnished

General Disclaimers

All open penetrations into a home should be sealed to protect from water and pest intrusions.

An inspection does not determine the advisability or inadvisability of the purchase of the property.

An inspection does not determine the insurability of the property.

An inspection does not determine the life expectancy of the property or any components or system therein.

An inspection does not determine the market value of the property or its marketability.

An inspection does not include items not permanently installed.

An inspection is not technically exhaustive.

An inspection does not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.

An inspection will not determine the suitability of the property for any use.

An inspection will not identify concealed or latent defects.

Arc fault breakers will not be tested when the home is occupied to avoid damaging any electrical equipment plugged into the affected outlets.

If the home uses well and septic you should have the system evaluated by a licensed professional.

In a humid climate, houses where the AC is not functioning can develop issues with moisture build up in walls and ceilings. This can lead to bio growth that requires expensive remediation. If an AC unit is left inoperable for an extended period of time, a mold test should be conducted to ensure that mold has not developed as a result of high moisture levels. Bio growth can affect the health of occupants.

Mechanical and electrical systems can fail unexpectedly. Therefore, this report deals only with the condition of such systems at the time of the inspection, and is not to be considered a guarantee or warranty as to future performance.

Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.

Some items or areas may not be inspected if they are blocked by furniture or stored items.

The condition of the property may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, and the passage of time. This report reflects the condition of the property at the time of the inspection.

The inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

The inspection is limited to visible and accessible components and areas.

The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.

The water heaters TPR valve will not be operated, because of the possibility of damaging the valve itself or components of the home.

This inspection is being conducted in accordance with Texas Standards of Practice guidelines.

This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.

When the temperature is above 70 degrees furnaces cannot be adequately tested, and when the temperature is below 60 AC units cannot be adequately tested. The inspector has looked at the components and tested them as fully as possible. No assertions are being made as to the correct functionality when these conditions exist and no warranty is made as to its functionality.

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

The foundation is performing :

The foundation is performing within an acceptable range without the need of under pinning or further evaluation. it is always important to monitor the foundation for future movement.

Estimates should be obtained on all items needing repair before the option period ends to avoid unexpected repair expenses after closing:

Only visual items can be inspected, hidden items within wall and behind objects as well as latent defects cannot be discovered and are not part of this inspection.

1: Foundation steel exposed

🔴 Recommendation

Exposed foundation steel will rust and expand, which will damage the concrete surrounding it. All areas of exposed steel should be sealed to prevent further deterioration.

Recommendation: Contact a handyman or DIY project



Back of home

2: No evidence of termites

🔵 Maintenance Item

No evidence of termites were discovered, monitoring on a monthly basis is suggested in order to discover activity in the future. If activity is suspected, call a qualified termite treatment company to inspect.

3: Wedge crack in edges of foundation

🔵 Maintenance Item

Multiple Locations

Wedge cracks appear because of the lack of steel in the corners of the slab. They are only cosmetic, and do not affect the structure. Make sure and keep these places sealed to keep water out of the cracks and prevent insect intrusion into the home.

Recommendation: Contact a handyman or DIY project

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Back left corner of home



Back right corner

B. Grading and Drainage

1: Gutters are missing

 Maintenance Item

Multiple Locations

Gutters are always recommended around the entire roof perimeter to help drain water away from the foundation and siding. This helps keep moisture even around the foundation. Uneven moisture can lead to movement in the foundation. It also keeps water away from the siding, which protects it from deterioration.

Recommendation: Contact a qualified gutter contractor

C. Roof Covering Materials

Types of Roof Covering: Asphalt

Viewed From: Ground, Roof, Ladder -

The perspective from which the roof is viewed limits the scope of the inspection. For example, when the roof can only be viewed from the ground some parts of the roof may not be visible, where as when the roof can be walked on the whole roof can be observed.



1: Damaged Coverings

 Recommendation

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.

I	NI	NP	D
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2: Flashings have gaps

🔴 Recommendation

Wind driven rain can make its way into these gaps, allowing water to damage to the underlying components leading to expensive repairs. It also allow animals and insects access to the interior space of the home.

Recommendation: Contact a qualified roofing professional.



Back of home

3: Raised shingles

🔴 Recommendation

When shingles become raised they do not shed water properly and can lead to water penetration.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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- D. Roof Structures & Attics**
Approximate Average Depth of Insulation: 14 Inches



Viewed From: Attic

1: Attic entry is not properly secured

▲Safety items

Attic entries need to be secured with 16d nails or lag screws. Most attic entries have labels giving instruction on how to properly install the entry. entrance ladder must be secured directly onto the framing without gaps.

Recommendation: Contact a qualified professional.



Not 16D nails

2: Evidence of insect/animals

⊖Recommendation

Seal all penetration into the attic, and consult a pest professional.

Recommendation: Contact a qualified pest control specialist.

I	NI	NP	D
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E. Walls (Interior and Exterior)

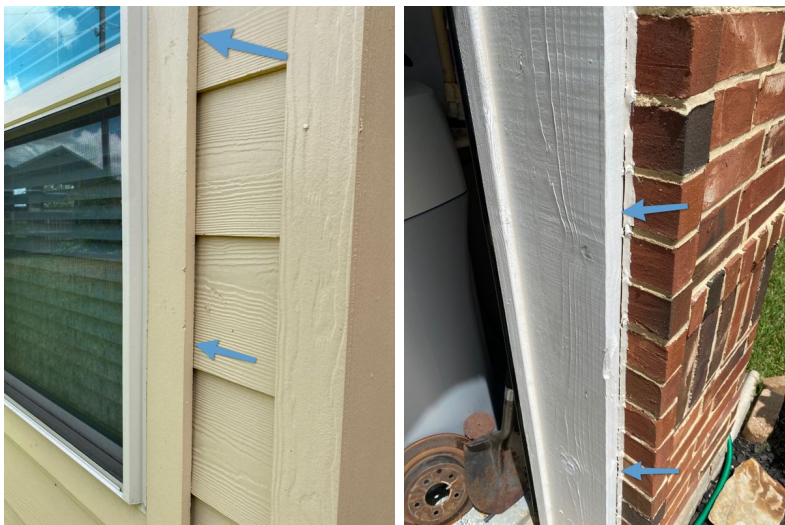
1: Caulking/sealant is deteriorated or missing

Maintenance Item

Multiple Locations

Gaps in the caulking/sealant let insects and water penetrate the structure. When caulking starts to separate or crack it is time to replace it.

Recommendation: Contact a handyman or DIY project



2: Cement board is not installed properly

Recommendation

Multiple Locations

Hardie siding and related siding products are required to butt up to trim so it does not leave gaps allowing water penetration. If installed incorrectly, have a licensed installer reinstall correctly, if that is not possible, seal all gaps created by incorrect installation to provide protection for water and insect intrusion.

<https://www.jameshardiepros.com/getattachment/513223b4-054b-4112-ab6b-38974c62c9cb/hardieplank-hz5-us-en.pdf>

I	NI	NP	D
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Recommendation: Contact a qualified siding specialist.



3: Joints are separating in siding

🔧 Recommendation

Multiple Locations

Siding should be sealed at all joints. Reason for separation should be determined in order to assess if repairs are needed to structure.

Recommendation: Contact a qualified professional.



4: Lintels are rusted

🔧 Maintenance Item

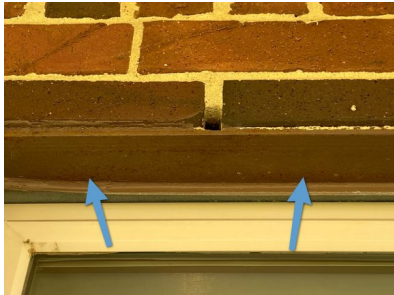
Multiple Locations

Lintels are metal plates that support the brick above them it is important to keep these painted and sealed to prevent rusting. Rust will expand and crack the brick and mortar. In extreme cases, the lintel will not be able to support the brick and will need to be replaced.

Recommendation: Contact a qualified masonry professional.

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5: Siding or trim is damaged or deteriorated

➔ Recommendation

Damaged or deteriorated siding and trim can allow access to water and insects into the home. Have damaged or deteriorated areas replaced.

Recommendation: Contact a qualified siding specialist.



Left side of home

F. Ceilings and Floors

G. Doors (Interior and Exterior)

Door is locked:

The door is locked and will not unlock with keys provided.

Bedroom Closet

I	NI	NP	D
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1: Door does not latch

🔴 Recommendation

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation: Contact a qualified handyman.



2: Door into garage/attic does not automatically close and latch

⚠️ Safety items

The garage/attic door is part of the fire wall that separates the garage/attic and the interior of the home. It is important that it stays closed so that the firewall is always continuous,. In the case of a fire, the occupants of the home will have more time to escape.

Recommendation: Contact a handyman or DIY project

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Garage



H. Windows

1: Caulking/sealant is deteriorated or missing

 Maintenance Item

Caulking/sealant keep water and pests from entering the home.

Recommendation: Contact a handyman or DIY project



2: Window ledge doesn't have correct sloping

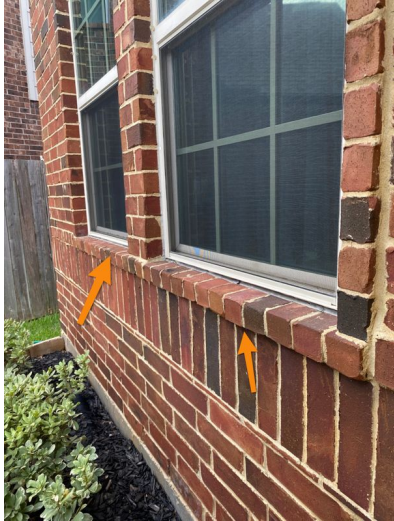
 Recommendation

Window ledges on the exterior of the building should slope 15 degrees for proper drainage.

Recommendation: Contact a qualified professional.

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

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Front windows

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

Working :
Working



K. Porches, Balconies, Decks, and Carports

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service Size : 150

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Estimates should be obtained on all items needing repair before the option period ends to avoid unexpected repair expenses after closing.:

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1: A/C breaker is not the correct size

▲Safety items

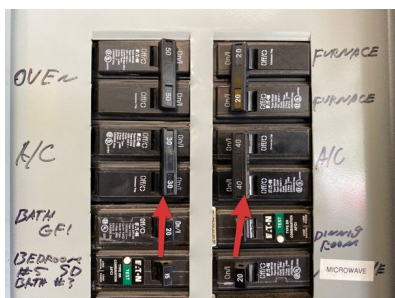
Both condensers outside have a max amp of 25 but the breakers are 30 and 40 amp. They should be changed to match the condenser conditions to proper proper protection

If the unit malfunctions, the breaker will not trip, and the unit will continue to run which could cause damage or a fire.

If the breaker is undersized it will cause the breaker to trip under heavy loads.

For more information <https://www.thespruce.com/what-is-an-arc-fault-1152477>

Recommendation: Contact a qualified heating and cooling contractor



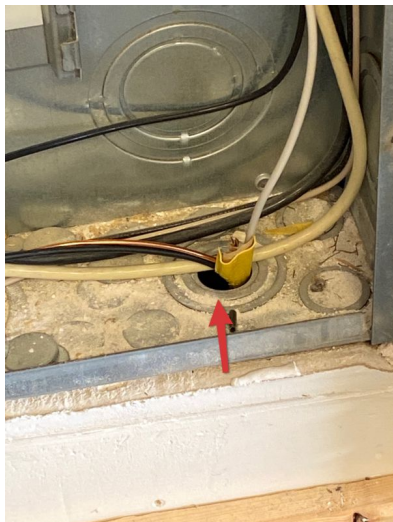
2: Bushing to protect wiring from abrasions is missing or not installed properly

▲Safety items

Bushings are installed to protect wires from abrasion when entering the panel box. Without them, the insulation around the wiring can be cut by the sharp metal in the entrance to the panel. This could cause arcing leading to electrical shock or fire.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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3: Non electrical tape is used in panel

▲Safety items

Non-electrical tape can be combustibile and should not be in contact with electricity.

Recommendation: Contact a qualified professional.



4: Panel does not have proper clearance

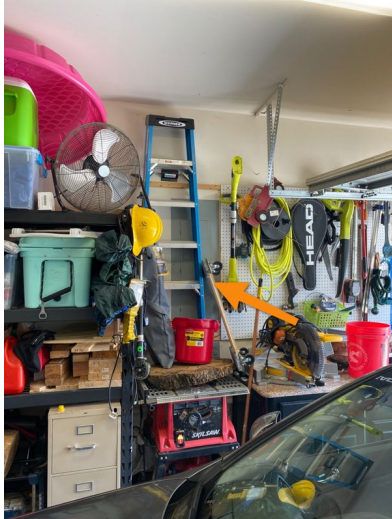
○Recommendation

The panel should have 36" of clear space in front of the panel so that the panel can be serviced and inspected easily.

Recommendation: Contact a qualified professional.

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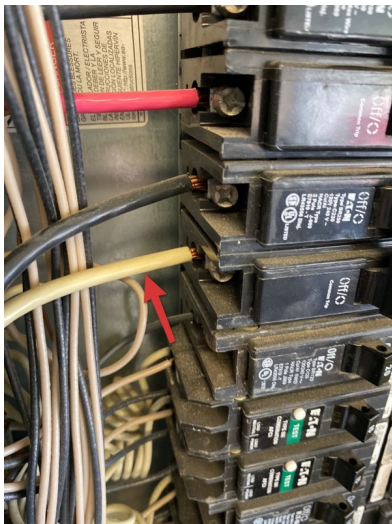


5: Wires are not color coded

▲Safety items

Without correct color coding, wiring could be installed incorrectly and wires could be misidentified as grounds or neutrals instead of hot wires.

Recommendation: Contact a qualified professional.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

1: Exposed bulbs needs cages to protect from breakage.

●Recommendation

Attic

Bulbs that are exposed and could come into contact with people should have cages on them to avoid breakage which could lead to injury.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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Attic

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

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-
-
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A. Heating Equipment

Energy Sources: Natural Gas

Type of Systems: Forced Air

Estimates should be obtained on all items needing repair before the option period ends to avoid unexpected repair expenses after closing.:

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Warm Temperature:

The furnace cannot be adequately tested when the temperature is over 70 degrees.

Furnace flame was not visible:

Gas was off to unit:



1: Light can be seen where vent penetrates the roof jack

➔ Recommendation

Roof jack should be sealed to not allow water or insects inside home

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Recommendation: Contact a qualified professional.



B. Cooling Equipment

Comments:

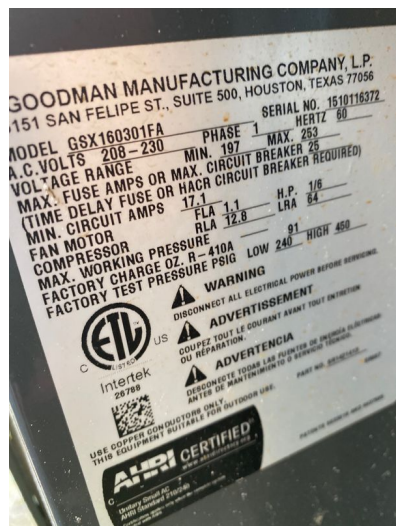
Filters are changed in the attic



Manufacturer data plate:

Instructions on how to determine age and size of the unit.

<https://comfortmonster.com/knowledge-center/identify-system-make-model-size-age-typethere-many-different-system-types-well-focus-systems-make-90-commonly-installed-today-iden/>



Type of Systems: Electric, Central Air Conditioner

AC condenser max breaker rating: 25 - amps

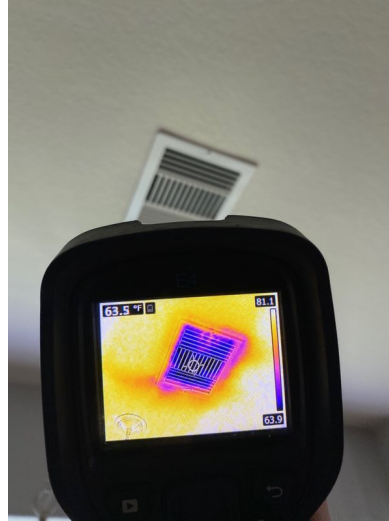
Working:

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1st Floor



1st Floor



2nd Floor



2nd Floor

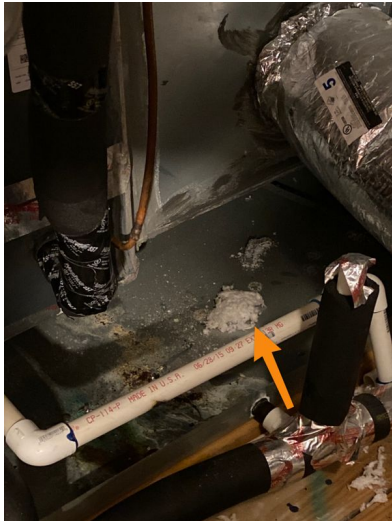
1: Debris in drain pan

➔ Recommendation

Debris can clog the pan drain and cause the pan to overflow when the secondary is running.
Recommendation- remove debris.

Recommendation: Contact a handyman or DIY project

I	NI	NP	D
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2: Drain pan has evidence of previous moisture

➔ Recommendation

Monitor for moisture in the drain pan, and call an HVAC professional if moisture is discovered.

Recommendation: Contact a qualified professional.



3: Insulation Missing or Damaged

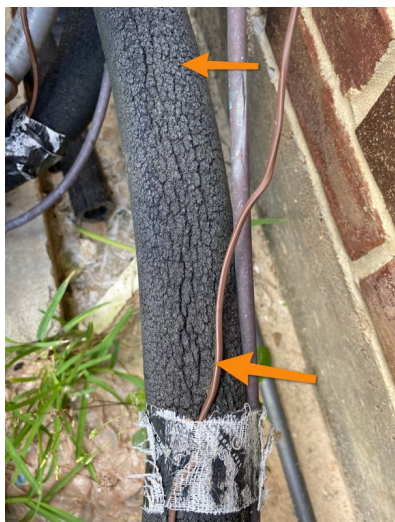
➔ Recommendation

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

Recommendation: Contact a qualified HVAC professional.

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

I	NI	NP	D
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4: Solar cover missing on insulation

Maintenance Item

Solar covers prevent the sun from deteriorating the insulation which makes the insulation last longer.

Recommendation: Contact a qualified professional.

C. Duct System, Chases, and Vents

Ducts inside walls, sub floors, and inaccessible parts of the attic are excluded from the inspection:

Only the parts of the ducts that can be seen are included in the inspection. The interior condition of the ducts cannot be observed for damage or biogrowth and should be inspected by a HVAC company if the purchaser wants to know about the ducts in areas that are not observable.

1: Duct Damaged or leaking

Recommendation

Air supply duct was leaking or damaged. Recommend a qualified HVAC contractor repair.

Recommendation: Contact a qualified HVAC professional.



Near entry

2: Ducts are installed at a sharp angle or constricted not allowing for proper flow of air

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I	NI	NP	D
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Recommendation

Multiple Locations

Improperly angled ducts do not allow air to flow freely and will not deliver air to the registers needed to cool and heat rooms adequately. Ducts should not exceed 45 to 50 angle to insure efficient airflow.

Recommendation: Contact a qualified HVAC professional.



3: Ducts are touching each other and insulation

Recommendation

Multiple Locations

Ducts are known to condensate when in contact with insulation or other ducts, and should be separated from contact with each other or insulation.

Recommendation: Contact a qualified heating and cooling contractor

IV. PLUMBING SYSTEMS

- A. Plumbing Supply, Distribution Systems, and Fixtures**
Location of Main Water Supply Valve : Garage
Location of Water Meter: Exterior of Home
Static Water Pressure Reading: 50

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I	NI	NP	D
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B. Drains, Wastes, & Vents

1: Drain stop missing or not working properly

➔ Recommendation

Without a working drain stop drains cannot be tested at a high water volume, and spa tubs cannot be tested.

Recommendation: Contact a qualified professional.



Master bathroom drain stop is not connected to each other

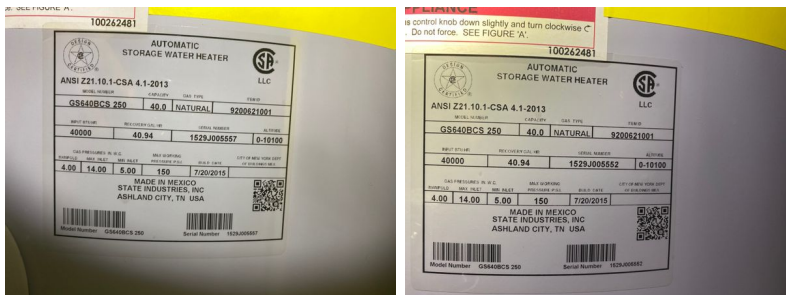
C. Water Heating Equipment

Capacity: 40 Gallons

Manufacturers data plate :

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I NI NP D



Energy Sources: Natural Gas

1: Pan has debris in it

➔ Recommendation

Debris in the drain pan can clog the drain and cause water to spill into the structure.

Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment Working :



1: No access to spa equipment

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

I	NI	NP	D
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Recommendation

The spa equipment cannot be observed or replaced without an access.

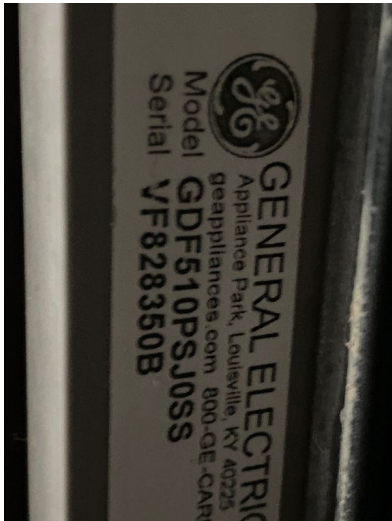
Recommendation: Contact a qualified professional.



V. APPLIANCES

A. Dishwashers

Manufacturer data plate :



Estimates should be obtained on all items needing repair before the option period ends to avoid unexpected repair expenses after closing.:

Only visual items can be inspected, hidden items within wall and behind objects as well as latent defects cannot be discovered and are not part of this inspection.

B. Food Waste Disposers

Working:

C. Range Hood and Exhaust Systems

D. Ranges, Cooktops, and Ovens

Manufactures data plate:

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

I	NI	NP	D
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Working:



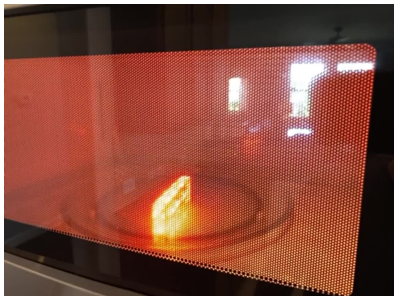
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E. Microwave Ovens

Manufacturer data plate :



Working :



-
-
-
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F. Mechanical Exhaust Vents and Bathroom Heaters

-
-
-
-

G. Garage Door Operators

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

I NI NP D

Working:



1: Lock is not disabled

🚫 **Recommendation**

If garage door opener is operated while garage door lock is engaged, it can cause damage to door and possibly caused door to come off track causing injury to property and persons.

Recommendation: Contact a qualified professional.



H. Dryer Exhaust Systems

Dryer vent inside walls cannot be inspected for continuous connection:

Dryer vents are inspected at every location that can be seen. Dryers themselves are not part of the inspection. We can only inspect the parts of the vent that can be seen visually. If the vent has been marked as having lint build up, it should be cleaned by a professional, who will be able to determine if the duct is continuous.