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Inspection for Property located at 20960 Young Meadows Way
05/20/2020
Prepared for : Donna Dukes

PROPERTY INSPECTION REPORT

Prepared For: Donna Dukes
(Name of Client)

Concerning: 20960 Young Meadows Way, Katy, TX 77449
(Address or Other Identification of Inspected Property)

By: Robert Hughes, Lic #20949 TPCL 787224 05/20/2020
(Name and License Number of Inspector) (Date)
Anthony Hughes Lic #21356
(Name and License Number of Inspector)
Gregory Hughes Lic #22420
(Name and License Number of 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

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

*If this inspection is for a property transaction, all defects should be repaired or addressed to client's satisfaction **PRIOR TO THE EXPIRATION OF YOUR OPTION PERIOD.***

How to read and interpret this report:

Highest Priority Items that are significant and/or dangerous are printed in bold print

Items that are underlined indicate a defect or condition that should be addressed to prevent damage to the property and should be a priority item or indicate non-compliance with current building standards.

Comments and cosmetics in italics are generally FYI (for your information) and don't require any action.

For reference: The front of the unit faces North

Description: One Story, Wood framed single family residence ; Brick and Cement board exterior ;
Composition roof ; Attached garage

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION CONTRACT AND IS NOT TRANSFERABLE.

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

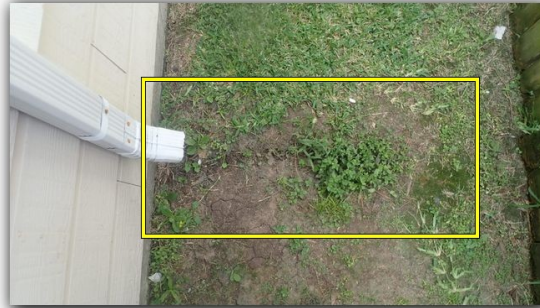
Comments: *Appears to be performing intended function. No evidence suggesting significant foundation movement at time of inspection.*

Post tension cable live ends are exposed. Recommend repair before more extensive repairs become needed.



B. Grading and Drainage

Comments: Downspouts need splash blocks at bottoms to prevent soil erosion.



I=Inspected

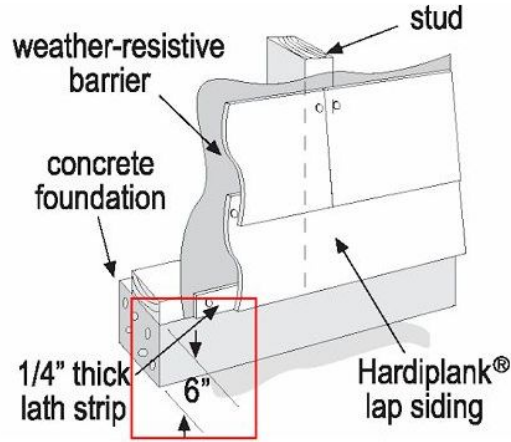
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Soil level too high, or close to cement board siding, promotes wood rot and is considered a conducive condition to termite activity at one or more locations around house/garage.



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C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Ground / Aerial Camera



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Comments: The gutters have areas full of debris and/or holds standing water. Needs to be cleared and possibly re-hung to slope toward downspout drains.



Note: Roof penetrations such as Satellite dishes, cables, etc. should be monitored for possible leaks.



D. Roof Structures and Attics

Viewed From: Attic Equipment Platform

Approximate Average Depth of Insulation: 14"

Comments: The stairway has fiberglass batt insulation. This type of insulation is be a tripping hazard because it is thick and loose. Suggest obtaining foam board insulation, cut to fit space behind stairs, then taping or glueing into place.



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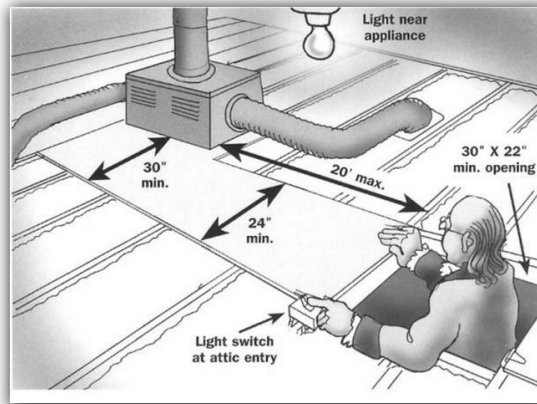
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Inadequate attic walkway and/or platform to mechanical equipment in attic. According to IRC M1305.1.3, attic passages require a minimum 30 inch head clearance and a minimum 24 inch wide SOLID (no gaps or obstructions), floor to equipment for servicing and a 30 inch deep solid platform in front of equipment.



E. Walls (Interior and Exterior)

Comments: Active leak at refrigerator supply valve.



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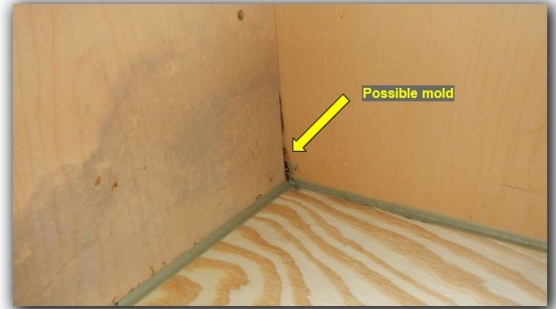
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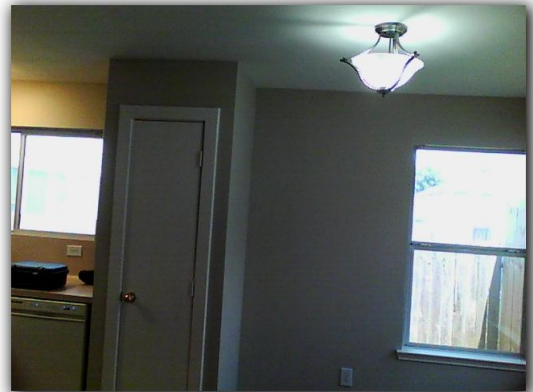
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Previous water damage to Kitchen sink cabinet, Laundry room trim and front bed closet.



Thermal imaging detects some missing and/or inadequate insulation.



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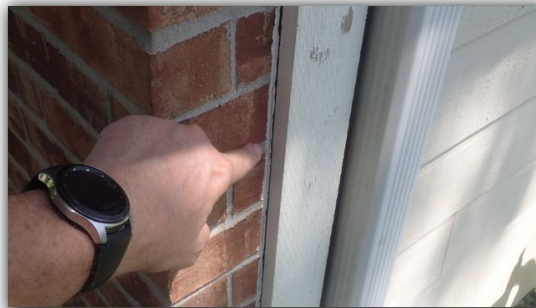
Water stains / damage or repairs observed:



One or more brick veneer wall ties exposed. Remove exposed ties.



Caulking missing and/or deficient around trim boards may allow wind driven rain entry.



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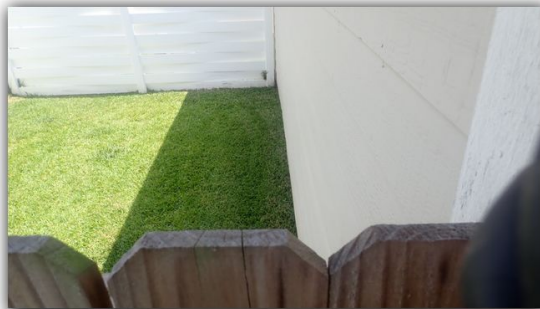
Recommend caulking around electrical service panels and disconnect boxes of A/C units to prevent water entry behind disconnects. Caulk top and sides, leave bottom un-caulked to allow moisture escape.



Wood rot observed on areas of house / garage.



The house is on a "Zero Lot Line" and the side of the Garage behind the neighbor's fence and its components could not be inspected.



F. Ceilings and Floors

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G. Doors (Interior and Exterior)

Comments: Some doors rub frame/not square.



Security consideration, dog access door to exterior.



Wood rot of lower door and/or jamb.



H. Windows

Comments:

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

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K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Observed AFCI (Arc Fault Circuit Interrupt) device protection on electrical circuits, most probably protecting the bedroom circuits. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors.

Be advised As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built between 2002 and late 2008, generally were only required to have arc fault protection for bedroom circuits. However, the current / recently adopted TREC standards of practice requires licensed home inspectors to indicate that a deficient condition exists in any home (as if the home were built today, regardless of date the home was constructed) does not have this protection at all locations required by the most current version of the National Electric Code "NEC" (currently bedrooms, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas).

Not all breakers are properly identified.



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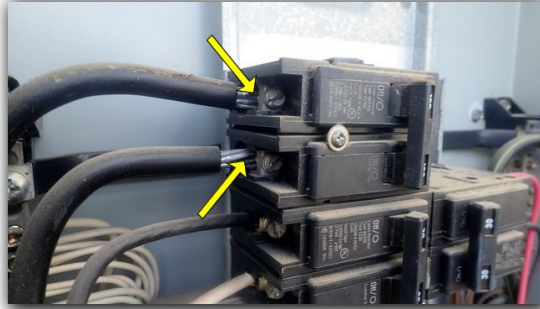
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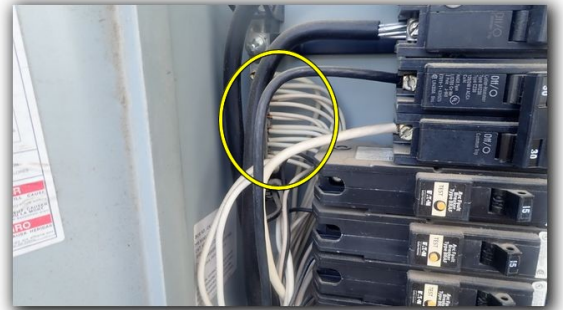
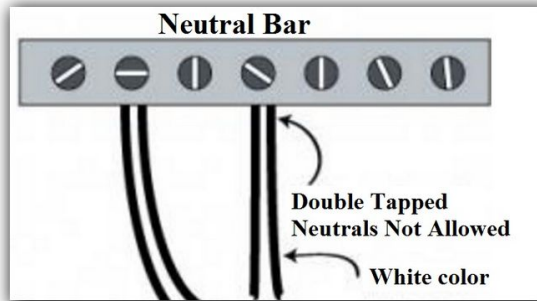
I NI NP D

There is no anti-oxidant compound (grease) on the exposed aluminum wiring.

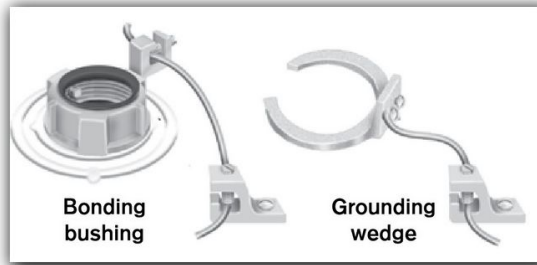


Observed two or more neutral conductors under one screw lug on the neutral bus.

Current industry standards and National Electric Code permit one neutral conductor per screw lug.



No grounding lug with bonding conductor to case on incoming service conduit at concentric knockout. IRC 3609.4.4



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

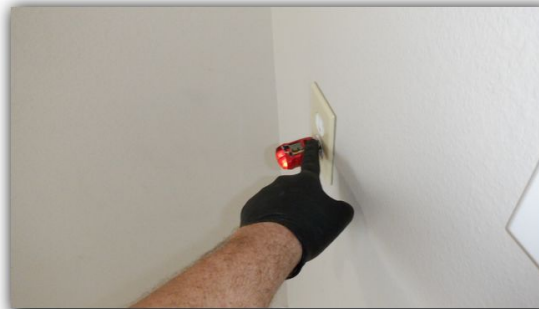
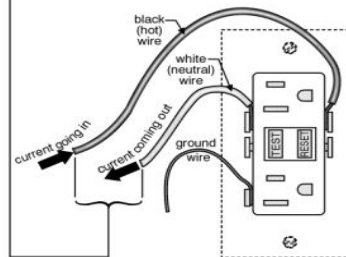
Comments: Did not observe GFCI protection of all outlets in required locations, including but not limited to the location marked below. This condition is a recognized safety hazard and is in need of repair.

- | | |
|--|--|
| <input type="checkbox"/> All bathrooms | <input type="checkbox"/> All kitchen counter top outlets |
| <input type="checkbox"/> Kitchen island | <input type="checkbox"/> Wet bar locations |
| <input checked="" type="checkbox"/> All exterior locations | <input type="checkbox"/> In garage |
| <input type="checkbox"/> Laundry sink | <input type="checkbox"/> Pool area |
| <input checked="" type="checkbox"/> Other: Laundry Room | <input type="checkbox"/> Spa / hot tub |

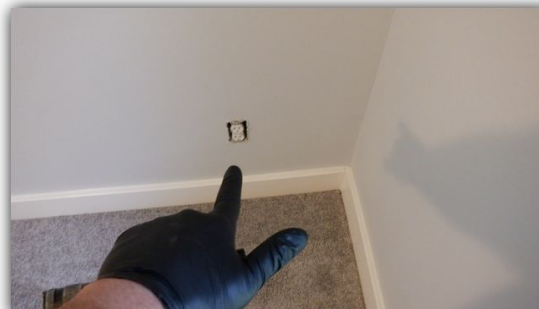
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:
if the GFI is in the panel, the entire circuit will be shut down



One or more outlets are not secured well in wall.



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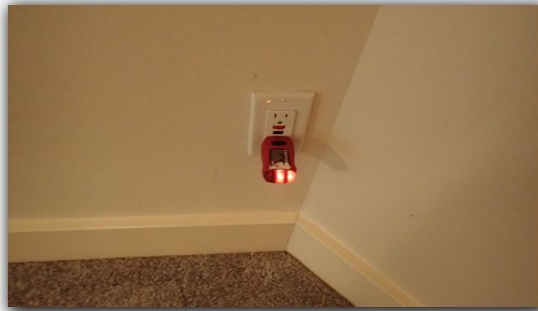
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Fan not operational.



Second GFCI outlet in the far end of the master closet was not functional.



There should be at least one GFCI outlet within 36 inches of the lavatory in each bath.



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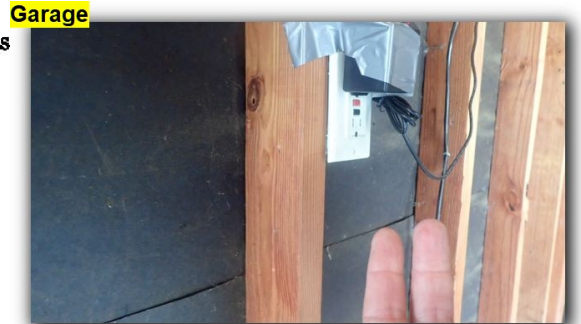
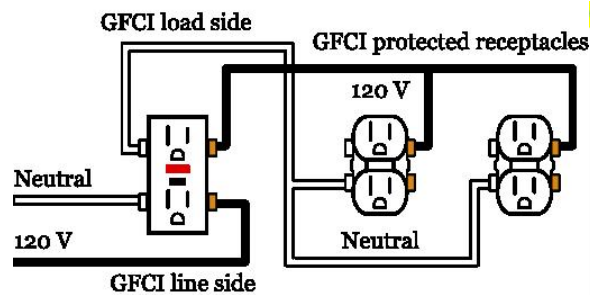
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Multiple GFCI resets on the same circuit. This condition is un-necessary and creates confusion for the homeowner. There should only be 1 GFCI reset per circuit.



The Doorbell is non-functional.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central
 Energy Sources: Natural Gas
 Comments:

B. Cooling Equipment

Type of Systems: Central - Air Conditioner
 Comments: Due to the changing seasons, we at Texas House Check recommend that the HVAC system is serviced prior to closing.

The A/C unit is producing a low temperature differential when measured at the return and supply registers. According to the Texas Real Estate Commission, the temperature differential is deficient if it is below 15 degrees or above 20 degrees. Because of this condition Texas House Check recommends that the Air Conditioning systems be serviced by an HVAC contractor when the temperature differential is below 15 Degrees F.

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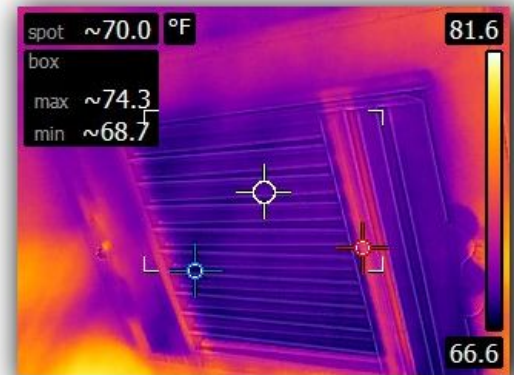
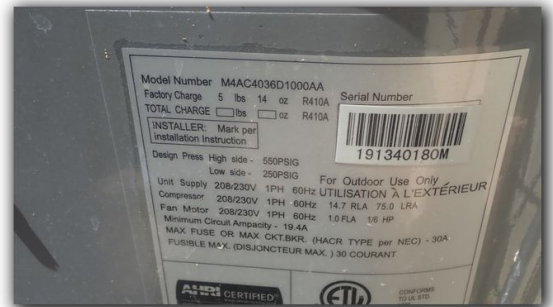
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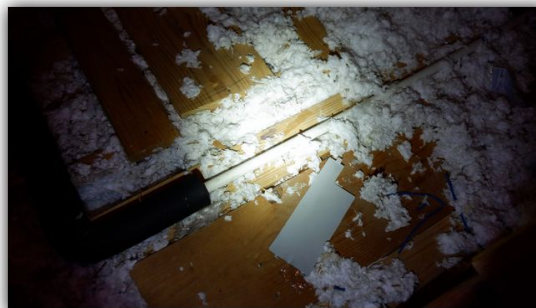
I NI NP D

The air conditioner produces a differential temperature of 14.4 degrees F.

The condenser has a 3 ton cooling capacity and was manufactured in 2019.



Primary drain line should be insulated along entire length in attic to prevent warm attic air condensing on cool drain line and dripping condensation.



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C. Duct Systems, Chases, and Vents

Comments: One or more air registers are facing a direction that may not promote good airflow and temperature comfort. Consider facing the primary flow of the registers towards the exterior walls if the room feels uncomfortable.



IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of the property

Location of main water supply valve: Master Closet



Static water pressure reading: 60 psi

Comments: Kitchen faucet line is frayed.



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Access covers that are painted to the walls were not removed for inspection because removing the cover may damage the wall finish.



Weak faucet pressure located in Master Bath. This can simply be a water supply valve problem or it could be a problem with the supply lines to the bathroom. Because a supply valve may leak when adjusted it is out of the scope of this inspection to adjust any valves.



Drain stopper or pop-up lever assembly of one or more sinks is missing, damaged or needs adjustment.



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Recommend caulking around all tub/shower faucets and spouts to prevent water entry behind wall.



B. Drains, Wastes, and Vents

Comments: Drain stopper missing.



C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 40 gallons

Comments: The water heater data-plate indicates the unit was manufactured in 2017



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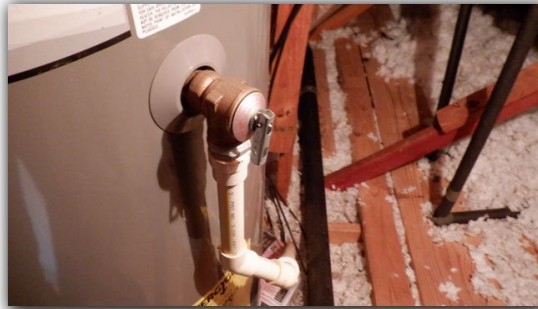
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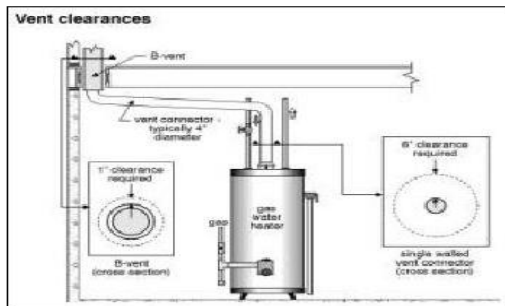
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T&P valve difficult to operate, needs repair.



Exhaust vent pipe is in contact or does not have required minimum 1" clearance from combustible material, [wood roof decking].



D. Hydro-Massage Therapy Equipment

Comments: Excessive noise when operating the spa tub. Recommend further evaluation/repair by a qualified plumber.



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E. Other

Comments:

V. APPLIANCES

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A. Dishwashers

Comments:

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B. Food Waste Disposers

Comments: Corrosion, possible previous leak.



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C. Range Hood and Exhaust Systems

Comments: The range hood is integrated in the microwave oven mounted above the range. The hood relies on filter screens to remove particles and grease from the cooking fumes. **IT DOES NOT VENT OUTSIDE.** Regular cleaning and/or replacement of the filter screens is necessary for proper and effective operation.



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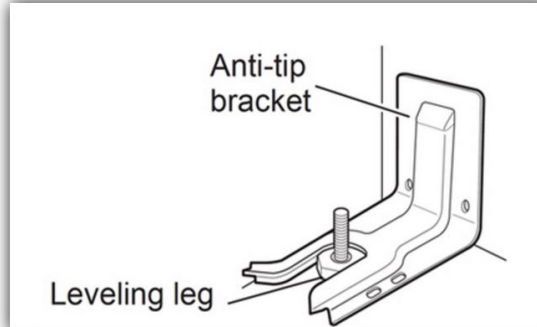
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D. Ranges, Cooktops, and Ovens

Comments: Does not have recommended anti-tip bracket on back side of unit.



Unit not level.

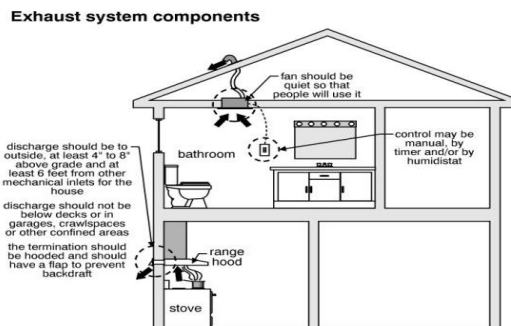


E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Improperly vents into attic. Should vent to exterior.



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G. Garage Door Operators

Comments: Garage door remote operators were not functional at the time of inspection.



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H. Dryer Exhaust Systems

Comments:

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I. Other

Comments:

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments: The sprinkler controller was off at the time of inspection. We turned the controller on for testing and then returned it to off before the inspection was completed.



Sprinkler stations/zones were not labeled or listed.



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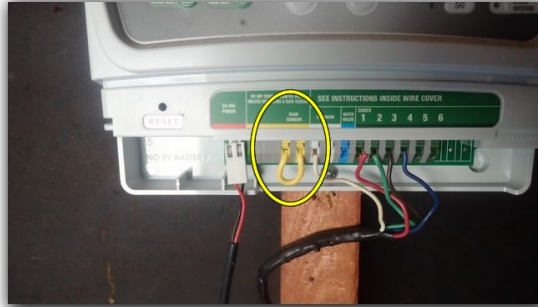
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Rain sensor was not installed.



The conduit for the irrigation control wiring should be painted to protect it from UV radiation. It should also be caulked/sealed where it penetrates the wall.

