



Robert Hughes
TREC License # 20949 TPCL 787224
Texas House Check
832-444-3626
robert@texashousecheck.com



Inspection for Property located at 23943 Prairie Dust Dr
10/16/2021
Prepared for : Ebony Williams

PROPERTY INSPECTION REPORT

Prepared For: Ebony Williams
(Name of Client)

Concerning: 23943 Prairie Dust Dr, Hockley, TX 77447
(Address or Other Identification of Inspected Property)

By: Robert Hughes, Lic #20949 TPCL 787224 10/16/2021
(Name and License Number of Inspector) (Date)

Anthony Hughes Lic #21356
(Name and License Number of Inspector)

(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 West

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

This inspection is an "11-month" inspection. This purpose of this inspection is to check for defects requiring repair before the builder's warranty expires

The house was occupied at the time of inspection. Could not properly inspect, any systems, parts, and/or components that are blocked by personal items such as furniture, artwork, etc.

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.

B. Grading and Drainage

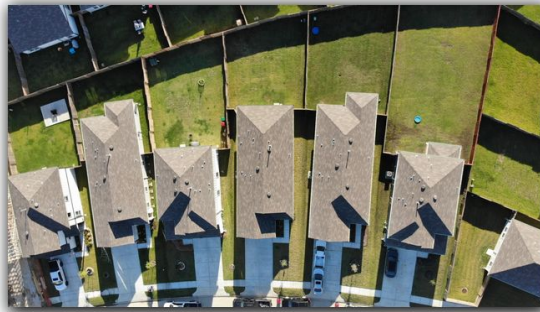
Comments: Downspouts need splash blocks at bottoms to prevent soil erosion.



C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Ground / Aerial Camera



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Comments: Observed scuffed / damaged shingles . Probably due to foot traffic. Scuffing the mineral surface off of a composition shingle exposes the asphalt to ultraviolet light which causes it to deteriorate and can greatly reduce the life of the shingle. Replace scuffed shingles.



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D. Roof Structures and Attics

Viewed From: Attic opening

Approximate Average Depth of Insulation: 8 inches

Comments:

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E. Walls (Interior and Exterior)

Comments: Need sealing / caulking around all holes and exterior siding penetrations on top and both sides, (leave bottom open) to prevent water entry. Including but not limited to dryer, bath and range top vents, light fixtures, etc.



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F. Ceilings and Floors

Comments: Access holes / openings in garage walls and / or ceiling need to have fireproof covers to serve as fire stopping to comply with current code and help protect house. Doors to openings should be 20 minute fire rated. 2012 R302.5.1



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G. Doors (Interior and Exterior)

Comments: The upper trim at one or more exterior doors is not caulked. This condition allows unconditioned exterior air to enter the house.



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H. Windows

Comments:

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I. Porches, Balconies, Decks, and Carports

Comments:

-

J. Other

Comments:

II. ELECTRICAL SYSTEMS

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I	NI	NP	D
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 A. Service Entrance and Panels

Comments:

 B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

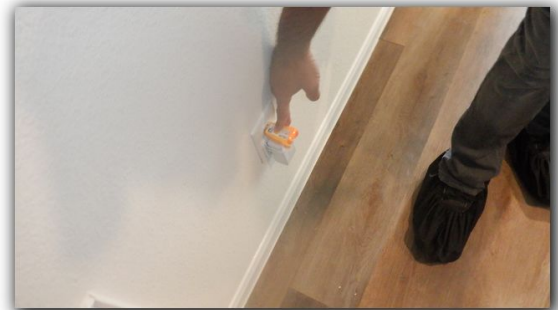
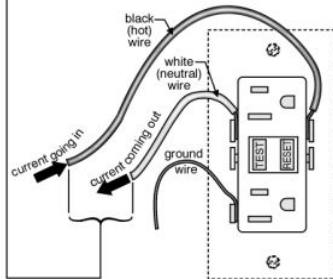
Comments: Did not observe GFCI protection of all outlets in required locations, including but not limited to the location marked below. This condition is a recognized safety hazard and is in need of repair.

- | | |
|---|---|
| <input type="checkbox"/> All bathrooms | <input checked="" type="checkbox"/> All kitchen outlets |
| <input type="checkbox"/> Kitchen island | <input type="checkbox"/> Wet bar locations |
| <input type="checkbox"/> All exterior locations | <input type="checkbox"/> In garage |
| <input type="checkbox"/> Laundry sink | <input type="checkbox"/> Pool area |
| <input type="checkbox"/> Other: | <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 milliamperes), 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



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.

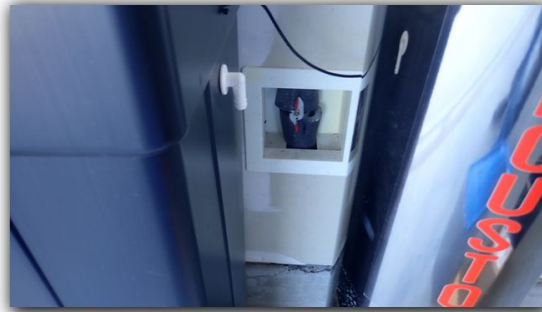
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I NI NP D



Static water pressure reading:
45 psi



Comments:

-

B. Water Heating Equipment

Energy Sources: Electric

Capacity: 40 gallons

Comments: The water heater data-plate indicates the unit was manufactured in 2020



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C. Other

Comments: The water softener/filter systems were not checked. Suggest checking with the sellers to obtain user manual and maintenance schedule.



V. APPLIANCES

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A. Dishwashers

Comments:

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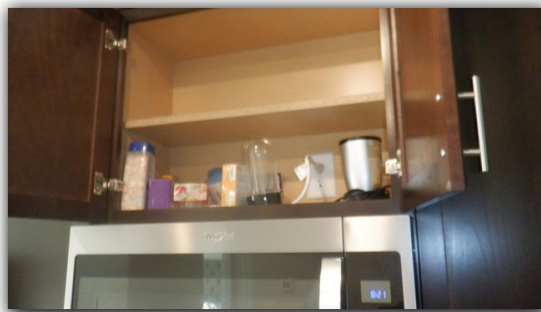
B. Food Waste Disposers

Comments:

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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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D. Ranges, Cooktops, and Ovens

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E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments: Missing required safety sticker / decal next to operator button.



Locks should be made non-operational on garage doors equipped with openers.



H. Dryer Exhaust Systems

Comments: *The interior of the dryer vent could not be inspected because a dryer was connected to the vent. Suggest having the vent cleaned by an HVAC contractor prior to closing.*

I. Other

Comments:

VI. OPTIONAL SYSTEMS

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I NI NP D

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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.