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Inspection for Property located at 22311 Rolling Meadow Ln
08/04/2021
Prepared for : Cathal and Ina Quinn

PROPERTY INSPECTION REPORT

Prepared For: Cathal and Ina Quinn
(Name of Client)

Concerning: 22311 Rolling Meadow Ln, Katy, TX 77450
(Address or Other Identification of Inspected Property)

By: Gregory Hughes, Lic #22420 08/04/2021
(Name and TREC License Number of Inspector) (Date)

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

Gregory Hughes Lic #22420
(Name and TREC 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.

The 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 will 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 common standards. 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.

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.

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 Northwest

Description: 2 Story, Wood framed single family residence ; Brick and Cement board exterior ;
Composition roof ; Detached garage

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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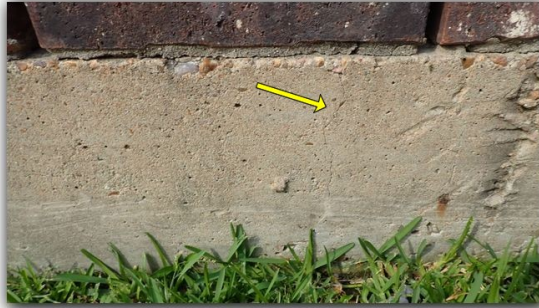
I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Monolithic Slab on Grade

Comments: Foundation shows evidence of minor movement – nothing major at this time – as evidenced by settlement cracks in drywall margin on doors, some brick separation on exterior; ground around foundation needs to be kept moist.

Observed one or more small cracks in the foundation slab. The cracks do not appear to transfer to surrounding structures and are likely surface cracks. For further information about slab on grade foundations, I highly suggest downloading and reading the e-book by R Michael Gray P.E. called "[Buyer's guide to slab on grade foundations](#)".



Spalling at one or more locations around house / garage. Generally due to not enough concrete (Minimum 2") coverage over steel in foundation which causes steel to rust and spall / pop off concrete.



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Spalling (i.e., corner pops) at one or more corner(s). Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation. However, if the spalling crack extends into the soil it should be monitored as a possible termite entry point.



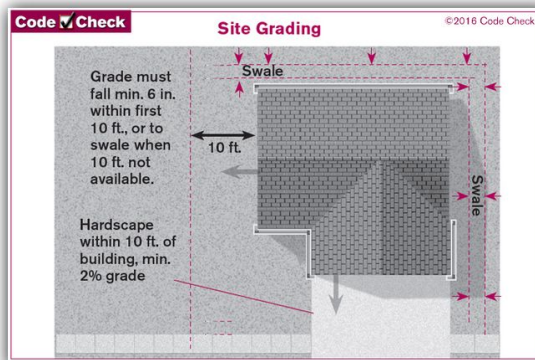
Slab dressing observed at one or more areas of foundation. Slab dressing is usually applied for cosmetic reasons but may be covering defects.



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B. Grading and Drainage

Comments: Drainage swale is not continuous at all sides The drainage swale must be clear and continuously sloped in order to drain water properly.



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Buyer's note: inspector observed flower bed / soil has been trenched around some areas of house/garage. It is our experience that the soil soon fills up the trench resulting in soil at/above/in contact with house siding and foundation resulting in wood rot and/or water entry during heavy rains.



Ants entering house at masonry weep holes, use insecticide treatment, do not seal up weep holes.



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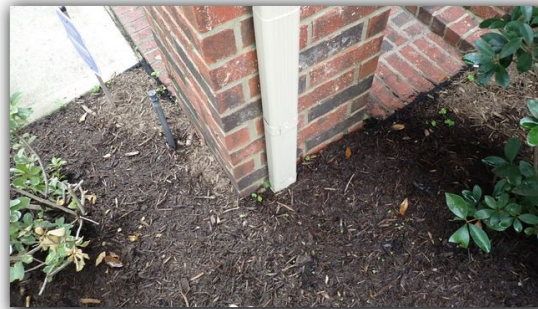
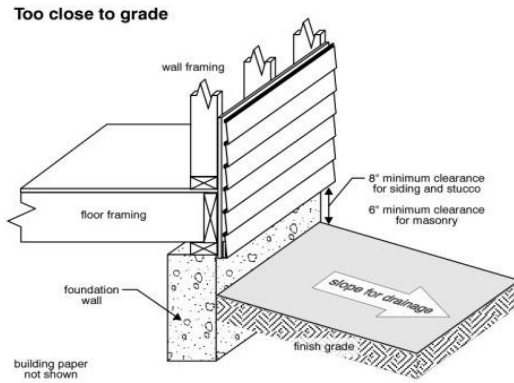
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Soil level too high around areas with brick siding at front flower beds . Common industry practice requires a clearance of at least 4 inches from bottom of brick veneer to soil. High soil level near brick siding promotes wood rot and is considered a conducive condition to termite activity and water penetration.



Patio is too high on the wall. Cannot inspect foundation and is considered a conducive condition to wood destroying insects.



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Heavy foliage next to house make it difficult to inspect the foundation and is considered a conducive condition to wood destroying insects such as termites.



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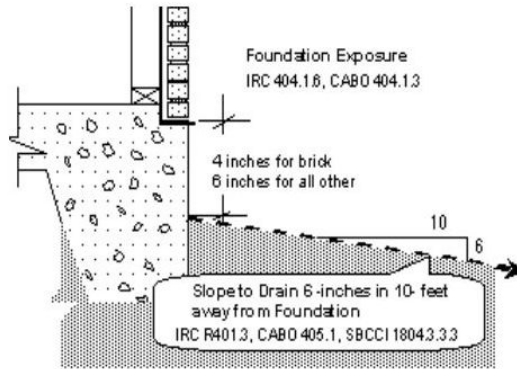
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Bricks, stone, etc. should not be stored near house or garage, can hide evidence of wood destroying insect activity, recommend relocating away from house / garage.



Soil grade and drainage patterns around some areas of house do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains.



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C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

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Viewed From: Ground / Aerial Camera



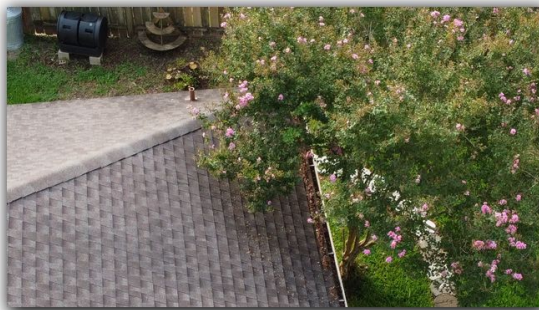
Comments: Missing shingles observed at one or more locations.



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.



Tree limbs in contact with roof can/ will damage the roof.



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Observed spot repairs to roof surface. Recommend asking the seller about the reason and circumstances requiring repair.



Rusted flashing can be a potential location of wind driven rain entry.



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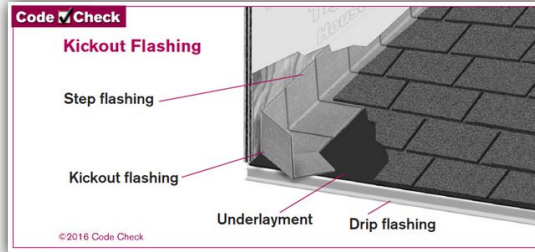
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Did not observe "kick out" flashing where a roof terminates along a vertical wall. Kick out flashing encourages rain water running down roof to be diverted / "kicked out" away from vertical wall and reduce water running down vertical wall. IRC R905.2.8.3



One or more areas of raised shingle tabs from fasteners not secured down properly or nail heads popping up through shingles.



Lower side of flashing is not sealed down, wind driven rains can cause water penetration.



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Downspouts need splash blocks at bottoms to prevent soil erosion.



Insufficient gap where vertical wall meets roof. Roofing and siding manufacturers require 2 inch gap to allow leaves/debris a path to wash down. Insufficient gap can also cause water to penetrate via capillary action.



Section of valley with questionable flashing configuration.



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D. Roof Structures and Attics

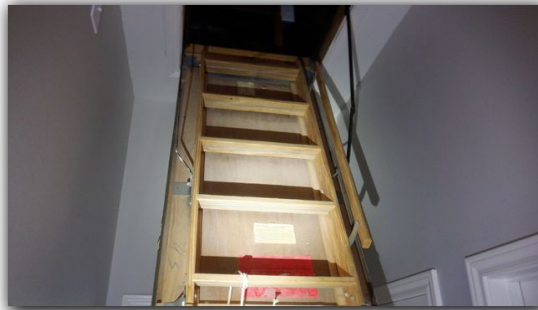
Viewed From: Attic Equipment Platform

Approximate Average Depth of Insulation: 8"

Comments: Could not inspect the attic in the garage due to personal belongings obstructing access.



Stairway to attic is missing insulation on stairway.



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Attic ladder not cut to fit properly, which puts undue stress on ladder; there should be no gaps at section ends.

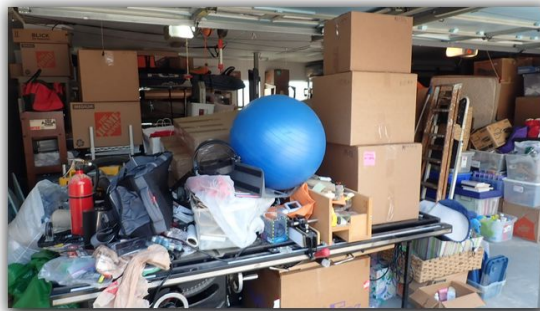


Damaged weather barrier in attic.



E. Walls (Interior and Exterior)

Comments: Buyer's note: due to large amount of stored items, limited viewing, and full/proper inspection was impaired, particularly in the garage.



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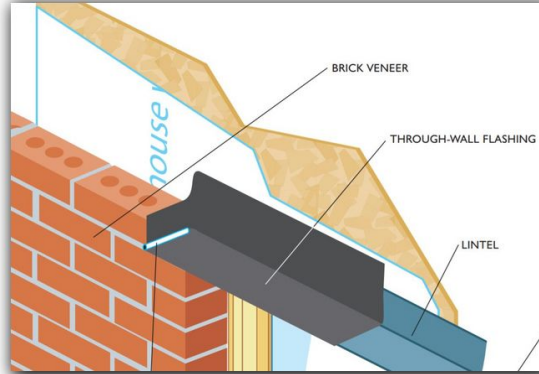
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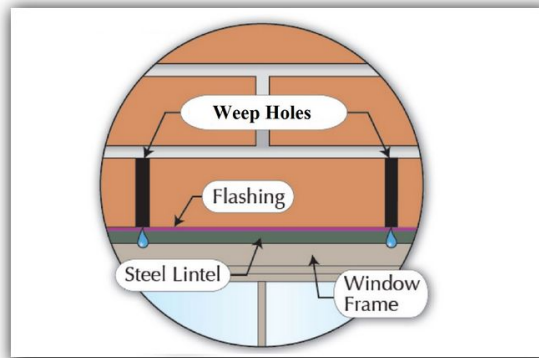
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Metal lintel(s) over window/door openings do not appear to be flashed as required by current building standards. flashing is required to direct water out of the weepholes, create a chemical barrier between the metal lintel and the caustic mortar (reduces rust), and also to create a bond break to reduce cracks. Ref:IRC 2015 Section R703.8.5 For more information, please view this video



Brick veneer siding missing required weep holes above Lintels to prevent moisture buildup in exterior walls and prevent wood rot / decay.



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Cracks in brick veneer and/or repairs, one or more locations, Recommend having cracks repaired, then take photographs of cracks, their location, and width [ruler across the crack] with a high resolution camera that has a date stamp for future reference.



Cracks in brick arch observed, loose bricks are hazardous.



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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.



Caulking deficient around one or more windows, will allow water penetration during heavy / wind driven rains.



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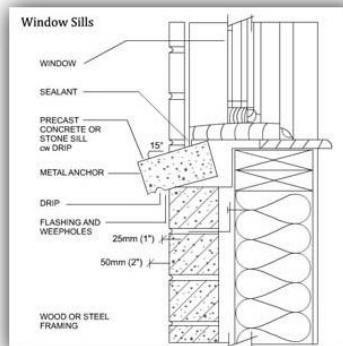
Expansion joint(s) and / or inside corners in brick veneer need caulking. Ensure any mortar present in expansion joint is first removed before sealing.



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



Window brick ledge should have a positive slope to shed water. The slope should be a minimum 15 degrees.



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Wood rot observed on areas of house / garage.



Cosmetic cracks and/or repaired cracks in sheetrock observed over Some doors, windows, and/or corners.

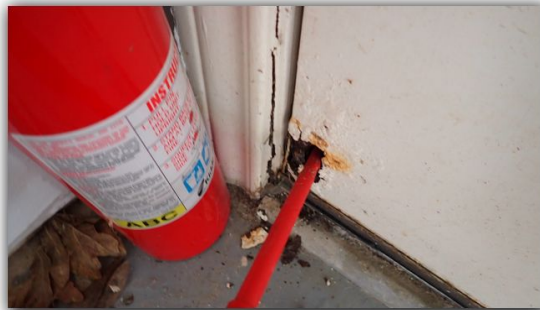


F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments: Base of the metal garage door is rusted, damaged.



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Missing or non-functioning door stop behind one or more doors needed to prevent damage to sheetrock and/or other surfaces.



Recommend removal of gasket around office door to prevent air return restriction.



H. Windows

Comments: Evidence of previous condensation on some window frames. Dry at the time of inspection.



I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

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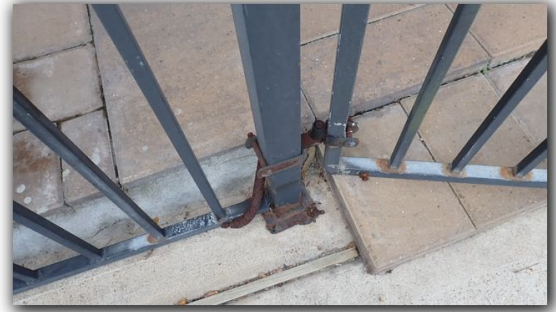
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K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

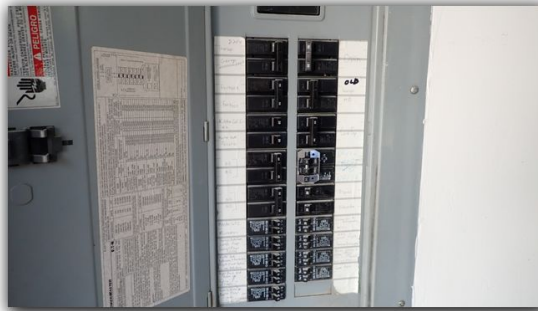
Comments: Backyard gate springs were broken, disconnected.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. 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. 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 prior to 2002, generally were not required to have arc fault protection. However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.



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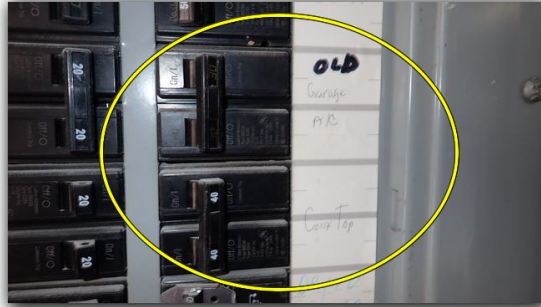
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One or more breaker(s) were off at time of inspection. Inspector does not turn on breakers found in off position due to potential short / electrical problem, recommend inquiring seller regarding information regarding any / all breaker(s) found in off position.



Dead front was painted to the wall and was not removed for inspection because removing the cover may damage the wall finish.



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"/> Utility Room | <input type="checkbox"/> Pool area |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Spa / hot tub |

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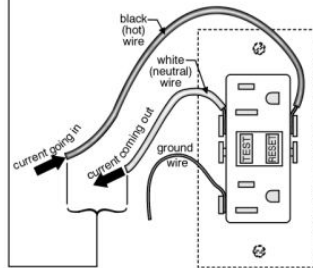
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Ground fault interrupter

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



Air conditioning disconnects should not be located directly behind the condenser units. Sufficient access and working space (36" minimum) shall be provided and maintained around all electrical equipment (disconnects) to permit ready and safe operation and maintenance of such equipment in accordance with IRC Section E3405.1.



Unknown switch operation; attic.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

Energy Sources: Natural Gas

Comments: Noisy operation; First floor heater.



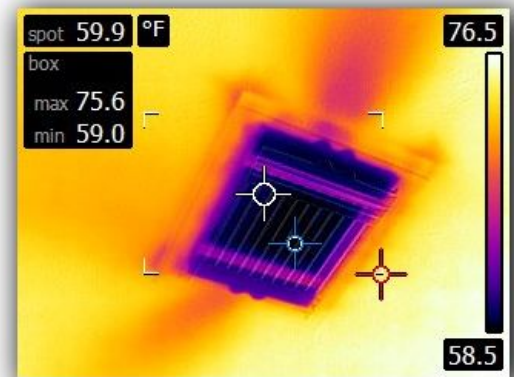
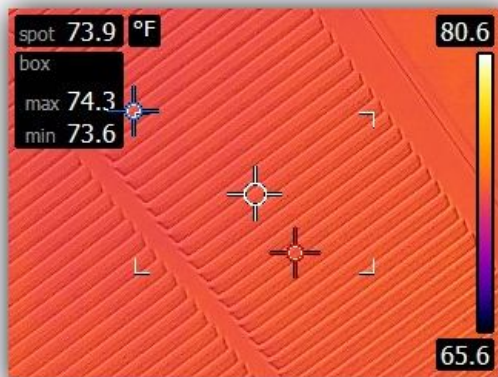
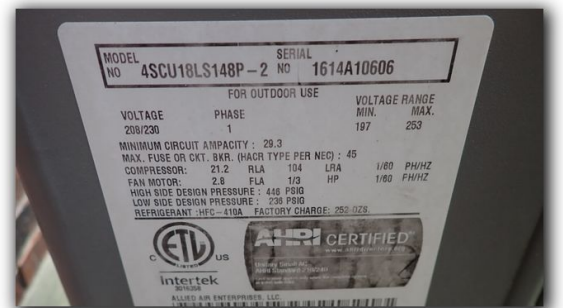
B. Cooling Equipment

Type of Systems: Central - Air Conditioner, Mini-Split for the Garage

Comments: *Due to the changing seasons, we at Texas House Check recommend that the HVAC system is serviced prior to closing.*

The first floor air conditioner produces a differential temperature of 15.3 degrees F.

The condenser has a 4 ton cooling capacity and was manufactured by Air Armstrong in 2014.



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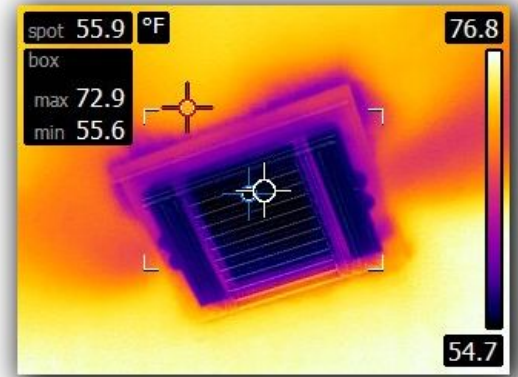
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The second floor air conditioner produces a differential temperature of 20.1 degrees F.

The condenser has a 4 ton cooling capacity and was manufactured by Air Armstrong in 2014.



The garage min-split condenser was manufactured by Chigo.



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Recommend painting expanding foam sealant where A/C Freon lines pass through wall to protect it from degradation due to UV light exposure.



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



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 outer walls if the room feels uncomfortable.



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Media air filter(s) located in attic that requires changing/cleaning every 6 months, recommend checking guide for proper maintenance information.



Some staining and possible mold on plenum box/joints. Recommend cleaning.



Observed several / multiple areas in attic where flex duct touch and are missing required 1" clearance from other ducts to prevent condensation between ducts that touch. Recommend general maintenance to flex ducts in attic, Re-support where needed, seal/tape minor air leaks, repair torn/damaged vapor seal, etc.



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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of Property

Location of main water supply valve: Master closet



Static water pressure reading: 60 PSI

Comments: Exterior hose spigot(s) do not have code approved anti-back flow devices installed.



Gas piping not sleeved as it passes through masonry wall as required by Code [CABO 2608.3] IRC 2603.3.



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Commode not secured to floor, This condition will leak sewer gas and may also leak water/moisture. Recommend removal of commode, inspection of flange serviceability, install new wax ring and new securing bolts.



Sink in the garage was loose.



Portions of the gas piping system in this home is comprised of Corrugated Stainless Steel Tubing also known as CSST. CSST has recently been alleged to cause increased risk of fire (over conventional black iron piping) in the event of a lightning strike. There has been a class action lawsuit and settlement agreement. The manufacturers indicate that the risk occurs when CSST is not adequately bonded. Please read the CSST Settlement <http://www.pddocs.com/csst> for additional information regarding the alleged safety issues, lawsuit and settlement. Recommend further evaluation by a licensed electrician and the installation of any necessary safety enhancements regarding the proper grounding, bonding, and or lightning protection of this particular installation.



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Some rusty water observed when tub was ran, cleared up over time.



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



B. Drains, Wastes, and Vents

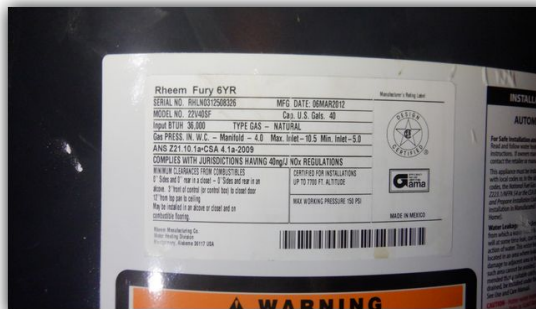
Comments:

C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 80 gallons (2 units at 40 gallons each)

Comments: The water heater data-plates indicate that both units were manufactured in 2012



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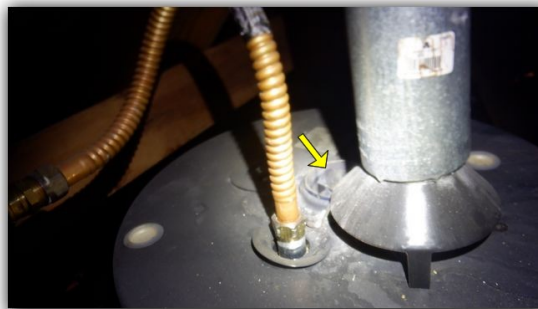
Did not check operation of T&P relief valve since valve is over 3 years old. Most manufacturers recommend replacement of T&P valves over 3 years of age.



Daylight visible at vent/roof connection.



The vent hood is not properly aligned with the vent pipe. This condition allows dangerous combustible gases to enter the structure instead of properly venting to the exterior.



D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

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A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

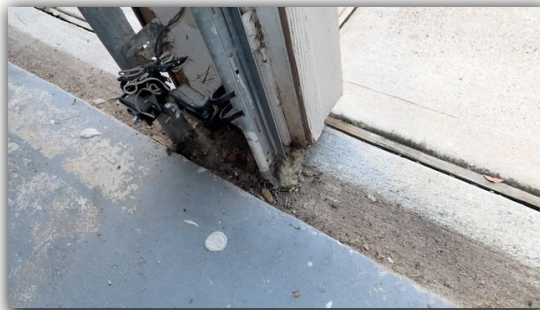
Comments:

G. Garage Door Operators

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



Electronic sensing eyes are improperly installed; should be no more than 6 inches above floor.



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H. Dryer Exhaust Systems

Comments:

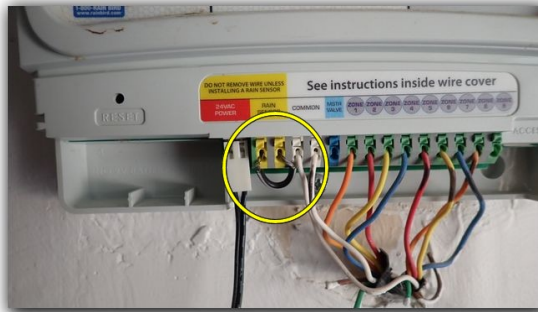
I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments: The rain sensor was installed but not connected to the irrigation controller at the manufacturer indicated interface.



Heads in one or more locations require adjustment due to spray covering areas not needing water (driveways, streets, pools, etc.). Or Heads do not "pop-up" correctly.

