

PROPERTY INSPECTION REPORT



3034 Darlington Ct., Katy , Texas 77494
Inspection prepared for: JT Prather
Real Estate Agent: Open House - Open House

Date of Inspection: 8/23/2022
Age of Home: 2017 Size: 1,533
Structure Type: Structure is a wood framed structure
on a concrete slab foundation.

Inspector: Steve McElwee
License # 21679

and

Ken Adams

and

20878

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Email: steve@inspect-texas.com

www.Inspect-Texas.com

PROPERTY INSPECTION REPORT FORM

<u>JT Prather</u> <i>Name of Client</i>	<u>8/23/2022</u> <i>Date of Inspection</i>
<u>3034 Darlington Ct., Katy , Texas 77494</u> <i>Address of Inspected Property</i>	
<u>Ken Adams</u> <i>Name of Inspector</i>	<u>20878</u> <i>TREC License #</i>
<u>Steve McElwee</u> <i>Name of Sponsor (if applicable)</i>	<u>License # 21679</u> <i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Foundations

Type of Foundation(s):

- Post tension slab foundation
- Slab foundation

Comments:

- During the inspector's visual assessment of the home's foundation, as well as observations made outside the home and within the home, it is the inspector's opinion that the structural integrity of the foundation was performing satisfactory at time of inspection. Although no stress signals were observed at the time of inspection, no warranty against future movement can be made.
- One or more corner wedge cracks noted on foundation corner(s). These do not normally present a structural support problem but can be location(s) of undetected insect entry. The reason for damaged foundation corners typically is from thermal expansion of masonry walls. Walls heat up and expand while foundation remain cool. The stress placed on concrete foundation from wall movement results in a broken corner of slab This is a very common issue seen every day by home inspectors. Unless noted elsewhere, corner wedge cracks are more of a cosmetic issue than a structural problem.



Corner pop, front left corner.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Grading and Drainage

Comments:

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C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt composition shingles noted

Viewed From:

- Roof

Comments:

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I	NI	NP	D
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Picture of roof



Picture of roof



Picture of roof



Picture of roof

I=Inspected

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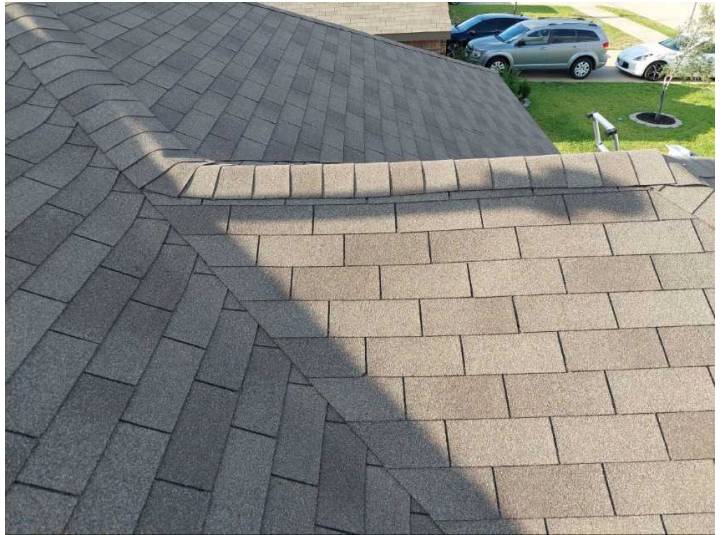
NP=Not Present

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Picture of roof



Picture of roof

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D. Roof Structure and Attics

Viewed From:

- Attic - Note: The inspector did not enter the full attic and most of the inspection is done from the work platform installed due to trip and safety hazards i.e electrical wiring, ductwork, blown in insulation and the inspector not wanting to damage the property. Only areas of the attic determined accessible by the inspector are inspected.

Approximate Average Depth of Insulation:

- Insulation is approximately 6-10 inches deep

Comments:

- The attic structure was observed to be conventionally framed with rafters, purlins and collar ties



Picture of attic space



Picture of attic space

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Picture of attic space



Picture of attic space

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior brick veneer and/or structural walls noted
- Exterior Hardiboard {fiber cement} siding noted
- Drywall walls noted on interior

Comments:

- The utility room/laundry room has an electric connection for an electric dryer; no gas connection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall with texture finish
- Floors had carpet covering in various locations
- Floors had tile and/or stone covering in one or more areas

Comments:

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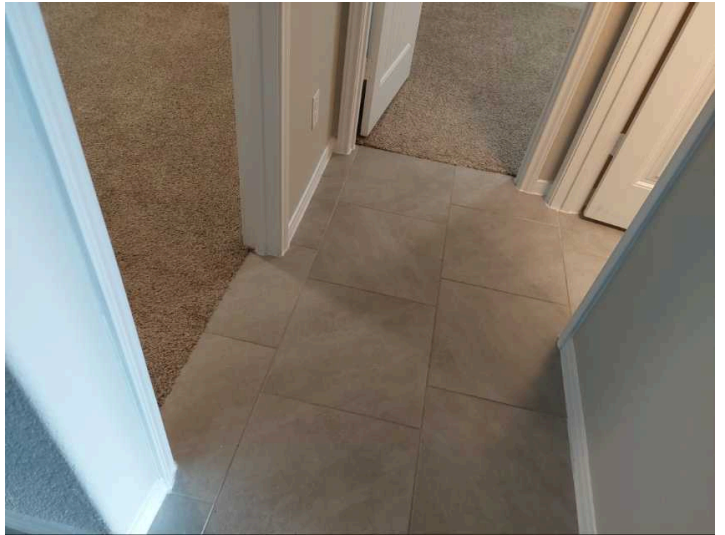
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Floor covering



Floor covering

G. Doors (Interior and Exterior)

Comments:

H. Windows

Window Types:

- Windows are vinyl clad, double-pane

Comments:

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Locations:

Types:

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Materials:

Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

- The electrical service panel is located in the garage.

Materials and Amp Rating:

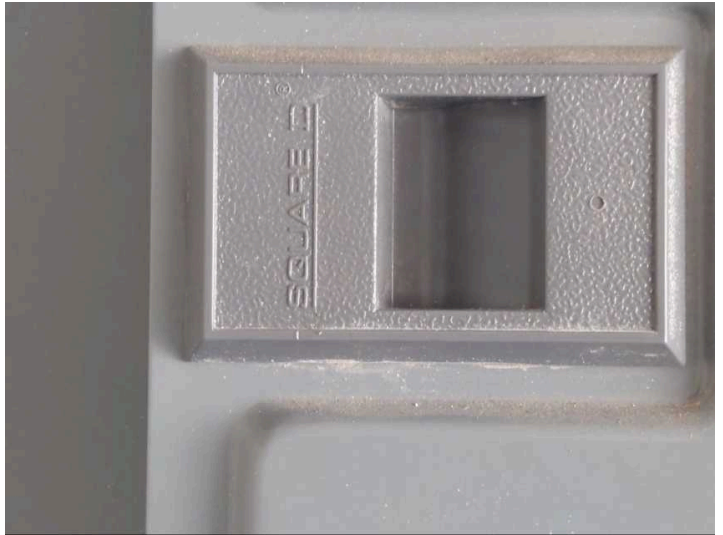
- Copper wiring
- 125 amp

Comments:

- Service entrance wiring is underground



Picture of electric meter



Panel manufacturer



Main breaker (125 A)



Picture of breakers

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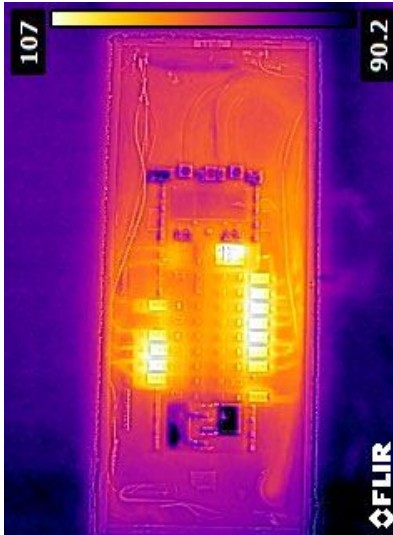
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Picture with deadfront panel removed



Branch conductor connections to breakers



Thermal imaging camera used to detect over heating electrical components. No issues.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
• Copper wiring

Comments:

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C. Other

Comments:

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I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

- Type of Systems:
- Gas fired forced hot air
- Energy Sources:
- The furnace is gas powered
- Comments:
- Number of Heating Units (1)
 - Brand name Unit #1 : CARRIER
 - Manufacture Date 2017



Picture of Furnace



Furnace Brand Label



Furnace Data Tag (2017)



Gas furnace with cover removed

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Gas furnace exhaust vent

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B. Cooling Equipment

Type of Systems:

- Forced air cooling system

Comments:

- Number of AC Units : 1
- AC Unit #1 Brand Name: CARRIER
- AC Unit #1 Manufacture Date: 2017
- The temperature difference between Return Air and Supply Air is 15.5 deg F.



AC condensing unit



AC Condensing unit brand name

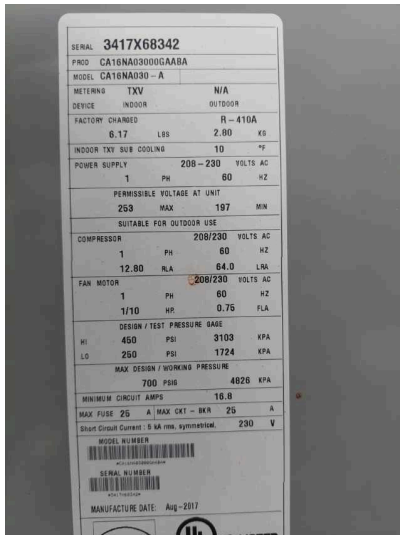
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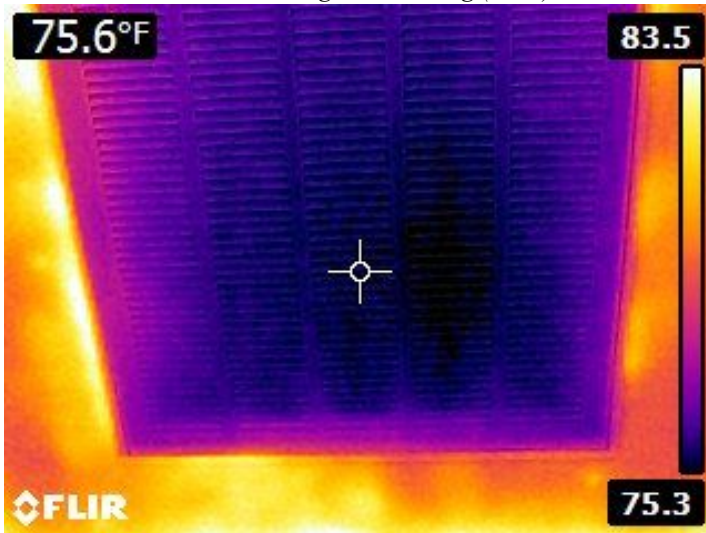
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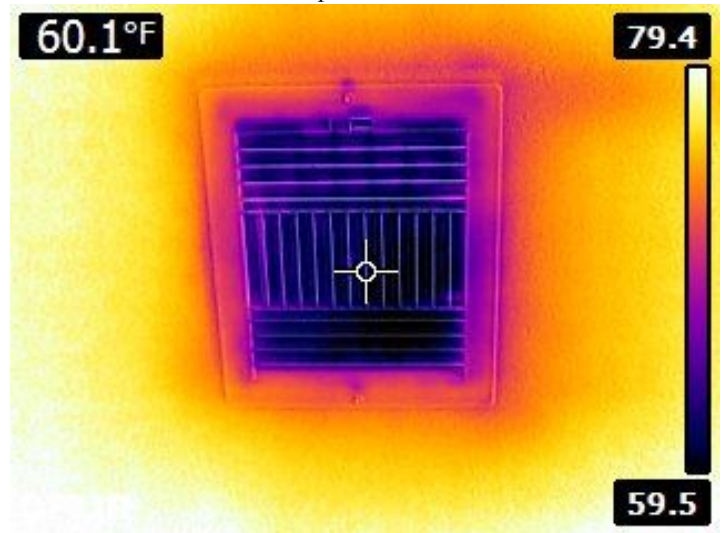
AC condensing unit data tag (2017)



Evaporator unit



Air temperature measured at return air vent 75.6



Air temperature measured at supply air vent 60.1

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C. Duct Systems, Chases, and Vents

Comments:

- Duct observations - No problems noted at the time of the inspection. Duct connections were only observed at visible areas. No loose connections were observed. The temperature was measured at the registers to verify proper conditioned air flow through the ducts.

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Picture of ducts in attic



Picture of ducts in attic

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D. Other

Comments:

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front yard Right side close to street.

Location of Main Water Supply Valve:

- In garage.

Comments:

- Type of Supply Piping Material: PEX

- Static Water Pressure Reading: unable to attach pressure gauge to get reading

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I	NI	NP	D
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Water meter



Main water shutoff valve



Picture of water supply lines - PEX



Picture of water supply lines - PEX

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I	NI	NP	D
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Unable to connect pressure gauge



Unable to connect pressure gauge

B. Drains, Wastes, and Vents

Comments:

- Type of Drain Piping Material: PVC

C. Water Heating Equipment

Energy Source:

- Water heater is natural gas
- Water heater is located in the attic
- This house is equipped with 1 water heater.

Capacity:

- Unit is 40 gallons

Comments:

- Water heater #1 Brand name: AO Smith
- Water heater #1 manufacturer date: 2017

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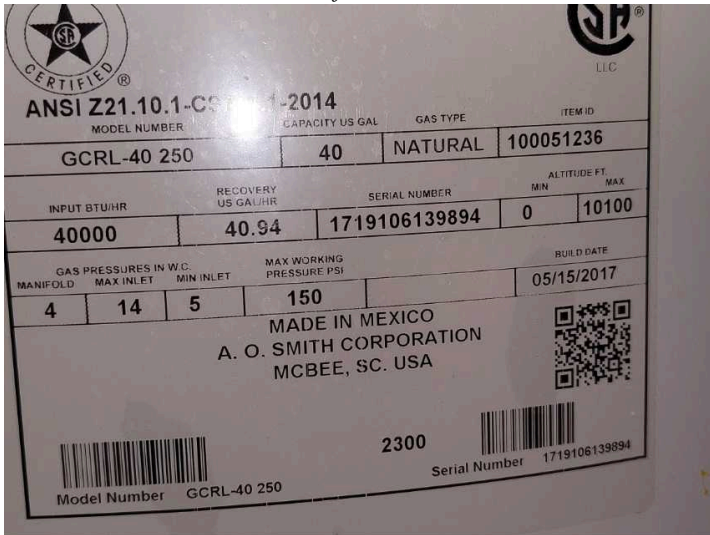
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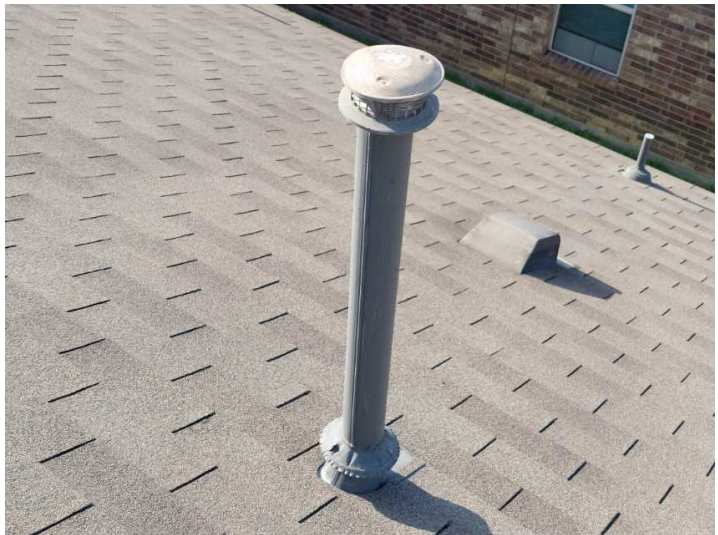
Picture of water heater



Water heater brand name



Water heater data tag (2017)



Water heater exhaust vent

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:

- Right side near front

Type of Gas Distribution Piping Material:

- Black iron pipe

Comments:

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I	NI	NP	D
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Picture of Gas Meter

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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F. Other

Materials:
Comments:

V. APPLIANCES

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A. Dishwashers

Comments:
• Operational and functional at the time of the inspection



Dishwasher

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I	NI	NP	D
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B. Food Waste Disposers

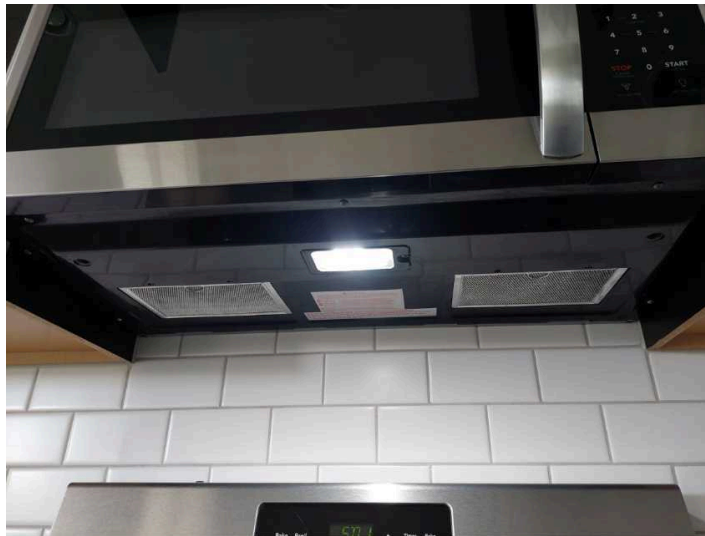
Comments:

- Operational and functional at the time of the inspection

C. Range Hood and Exhaust Systems

Comments:

- The range hood was functional at the time of the inspection



Range hood

D. Ranges, Cooktops, and Ovens

Comments:

- The gas range and oven were functional at the time of the inspection



Gas Range

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Comments:

- The microwave was found to be performing at the time of the inspection. Note: No microwave leak detection and/or output testing was done during this inspection period



Microwave oven

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fans were found to be operating properly.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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G. Garage Door Operators

Door Type:

- One {16'} steel panel door

Comments:

- The garage door operators and auto-reverse sensors functioned properly for each door.

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I	NI	NP	D
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Garage door operator

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

- The dryer vent cover has a screen installed. The screen can trap lint and should be removed; there should only be louvers or a damper.



Dryer vent cover



Dryer vent cover with screen

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I. Other

Observations:

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I	NI	NP	D
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VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

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C. Outbuildings

Materials:

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

I=Inspected

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I	NI	NP	D
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F. Other Built-in Appliances

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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G. Other

Comments:

Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary**APPLIANCES**

Page 21 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none">• The dryer vent cover has a screen installed. The screen can trap lint and should be removed; there should only be louvers or a damper.
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