

Home Inspection Services



3107 Snug Harbor Ct
Katy, TX 77449



PROPERTY INSPECTION REPORT FORM

Jordan Briones <i>Name of Client</i>	08/07/2022 <i>Date of Inspection</i>
3107 Snug Harbor Ct, Katy, TX 77449 <i>Address of Inspected Property</i>	
Mark McCullough <i>Name of Inspector</i>	9139 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<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 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

- Present at Inspection: Buyer Selling Agent Listing Agent Occupant
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain Temp: _____
Utilities On: Yes No Water No Electricity No Gas
Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

- Sub Flooring Attic Space is Limited - Viewed from Accessible Areas
 - Floors Covered Plumbing Areas - Only Visible Plumbing Inspected
 - Walls/Ceilings Covered or Freshly Painted Siding Over Older Existing Siding
 - Behind/Under Furniture and/or Stored Items Crawl Space is limited - Viewed From Accessible Areas
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post Tension

Comments:

Signs of Structural Movement or Settling



Strike plate / alignment at pantry door and back bedroom



Floors not level and or debris under carpet in primary bedroom



Separations between trim and siding

I=Inspected

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- Missed brick ledge at time of construction at entry



- Corner cracks on foundation due to thermal expansion of bricks (cosmetic)

Performance Opinion: (An opinion on performance is mandatory)

Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

- Some movement and or settling noted; however, the foundation is supporting the structure at this time.

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

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B. Grading and Drainage

Comments:

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.



- Improper drainage from foundation
- Erosion or ponding next to foundation



- Level lot, does not facilitate proper drainage

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: Drone

Comments:

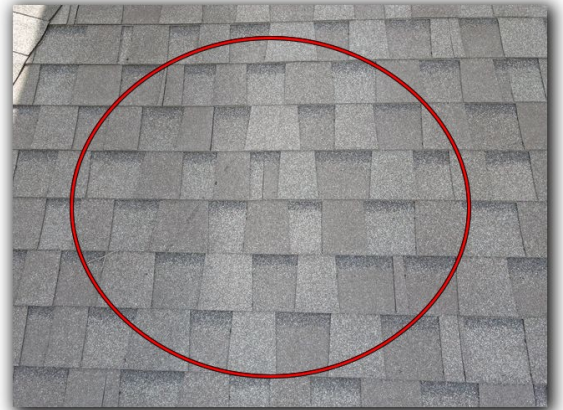
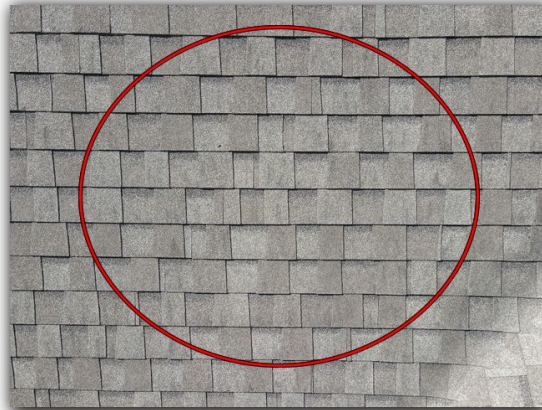
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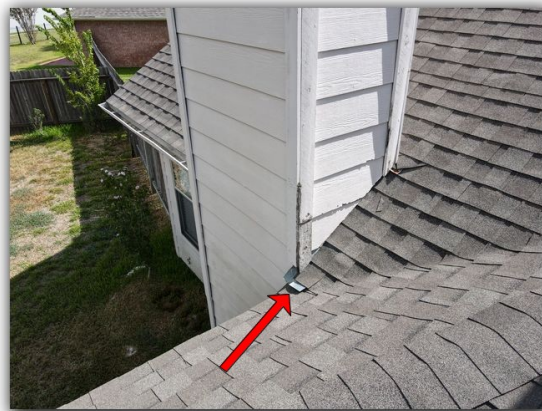
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Weathered shingles



Brick chimney not properly flashed and or lifted flashing

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Gutters need cleaning



Flashing is lifting, ill configured



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Roof penetration(s) not properly caulked / sealed



Improper clearance between roof and siding

D. Roof Structures and Attics

Viewed From: Some areas Obstructed from view

Approximate Average Depth of Insulation:4-8

Approximate Average Thickness of Vertical Insulation:0-6

Comments:



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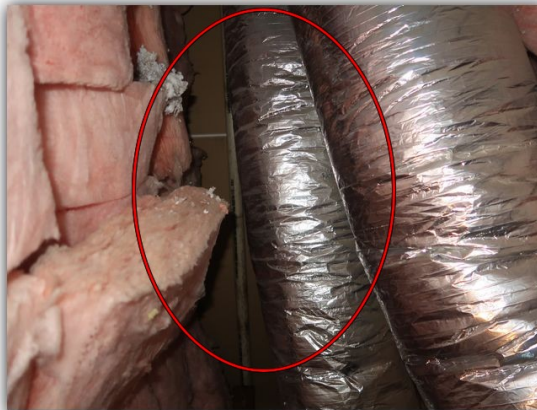
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Water stained, damaged decking



Evidence of rodents in attic



Evidence of insulation voids and poor installation

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Recommend door locks be installed at walk in attic access doors

E. Walls (Interior and Exterior)

Comments:

Interior Walls:



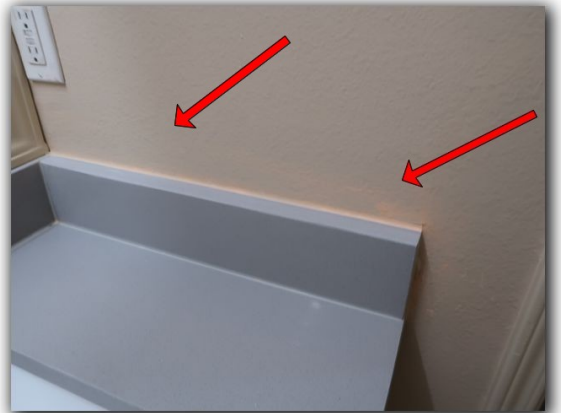
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Visible tape joints, patches, stains, poor finish in some areas

Exterior Walls:

Siding Materials: Brick Stone Wood Wood byproducts Stucco
 Vinyl Aluminum Asbestos Cement Board Other



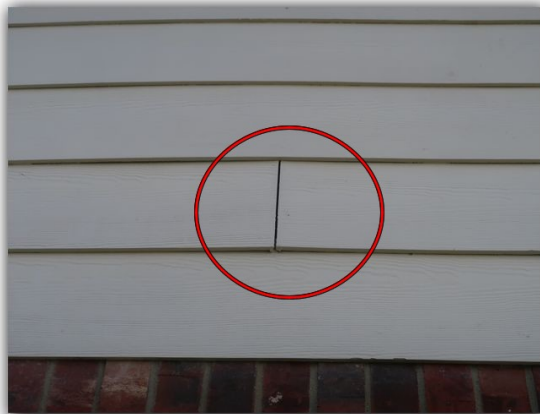
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Damaged, separated, stained, poor finish cement board siding and trim boards



Mortar is separated or missing in some areas

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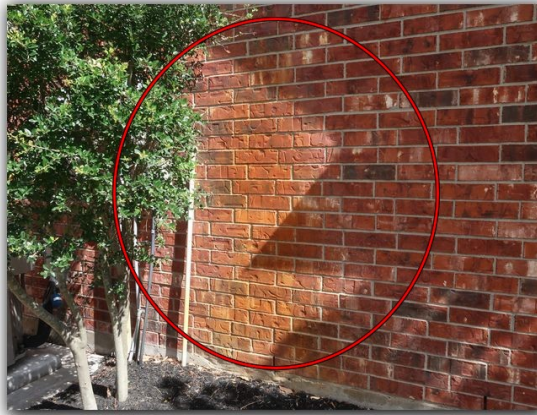
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Caulking / sealant is separated or missing in some areas



Dirty, stained bricks



Previous brick / mortar repairs at garage

F. Ceilings and Floors

Comments:

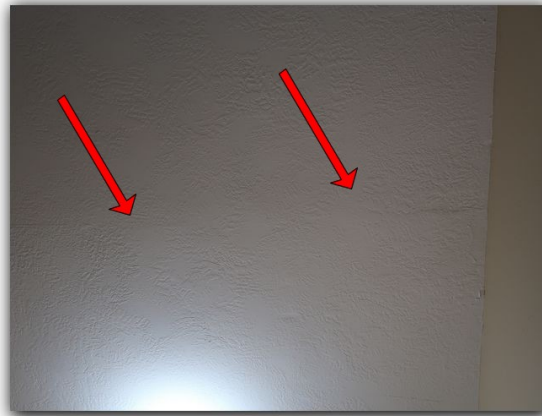
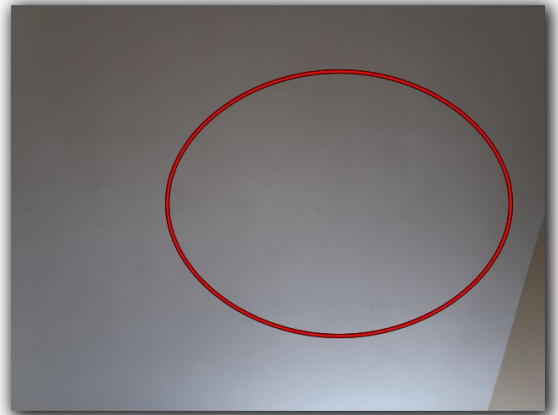
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Ceiling cracks, tape joints, nail pops, patches, stains and or poor finish in some areas



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Cracked, loose, poor installation tile and missing grout kitchen, entry and bathrooms



Damaged, separated flooring

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Loose, warped trim board



Dirty, stained, poor installation carpet back bedroom



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Loose / Unlevel floor decking upstairs (Common on two story houses new and old)

G. Doors (Interior and Exterior)

Comments:

Interior Doors

Performing as intended at time of inspection

Exterior Doors



Damaged, missing weather strip at front door

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Garage Doors

Type: Metal Wood Fiberglass



Doors / panels are bent

H. Windows

Comments:



Clean and seal rusted / exposed lintels above some windows



Some windows are difficult to open or close living room and primary bathroom

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Some window lift supports are loose, damaged or missing living room, upstairs back bedrooms



Some window screens are damaged or missing

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Inspection of some windows was limited



Caulking / plastic , etc. damaged and or missing

I. Stairways (Interior and Exterior)

Comments:

INTERIOR

J. Fireplaces and Chimneys

Comments:

Type of Fireplace: Factory Masonry Free Standing

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Dirty, stained, previous tile grout repair

K. Porches, Balconies, Decks, and Carports

Comments:



Cracks in driveway and back patio



Some settlement at sidewalk

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Damaged support at back patio column



Small hole in ceiling at back patio



Missing siding, trim, flashing at back patio cover

L. Other

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Damaged fence pickets and gate needs adjustment

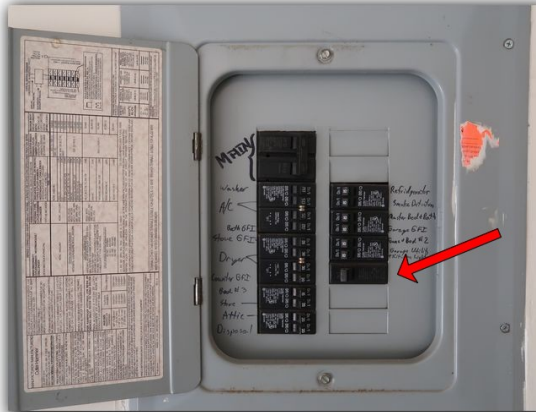
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Overhead Service Underground Service

Main Disconnect Panel 100 amp



Label one breaker



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Missing caulking around meter

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum Conduit _____

Comments:

Outlet and Switches



Missing weatherproof cover at back patio



Missing and or removed outlet below kitchen countertop

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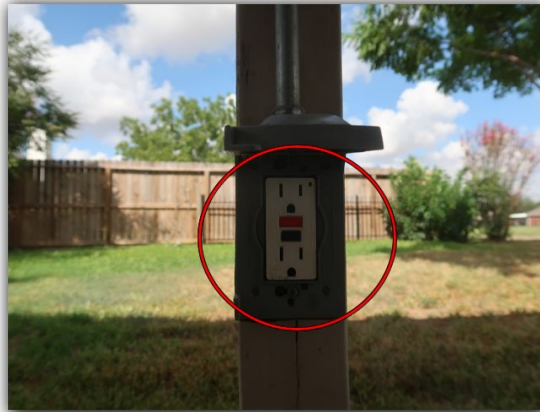
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One or more junction boxes do not have covers



GFCI is inoperable at back patio

I=Inspected

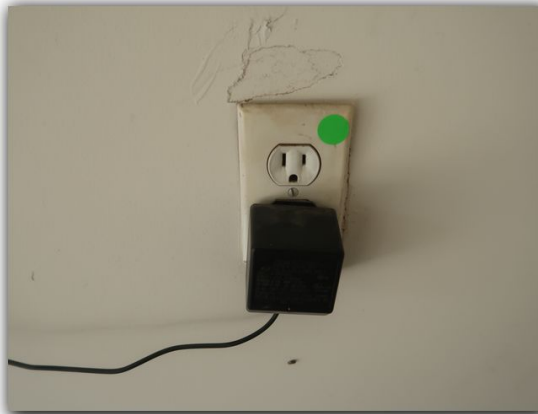
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Ground Fault Circuit Interrupt Safety Protection



- No GFCI protection at one or more location. This is considered a recognized safety hazard.

Fixtures



- Ceiling fan is loose, noisy, unlevel in primary bedroom

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- Loose, warped fan blades at back patio

Smoke and Fire Alarms

- Performing as intended at time of inspection

-

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-

A. Heating Equipment

Type of System: Central

Energy Source: Gas

Comments:



- Blower fan assembly is vibrating
- Recommend cleaning, servicing, and further evaluation by a licensed professional

-

B. Cooling Equipment

Type of System: Central

Comments:

- Unit #1: 2013 4 TON
- Temperature differential is not within range of 14-23 degrees Fahrenheit

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Noisy compressor



Evaporator coil is not properly sealed



Rust and corrosion in drain pan

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- Improper condensation drain line termination
- Recommend cleaning, servicing and or further evaluation by a licensed professional

C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Flex Ducting Duct Board Metal



- Evidence of excessive condensation / bio-growth on ducts and or plenum



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Some torn ducts



Inadequate support of duct work



Return air filter needs replacement

D. Other

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front

Location of main water supply valve: Garage

Static water pressure reading: 50

Type of supply piping material: PVC

Comments:

Water Source: Public Private **Sewer Type:** Public Private

Sinks

Comments: _____



Water stained, damaged, poor finish cabinet bottoms

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Clean and or replace aerator at half bathroom



Some cabinet doors need adjustment



Missing caulking and or poor installation sink faucet hall bathroom

Bathtubs and Showers

Comments: _____

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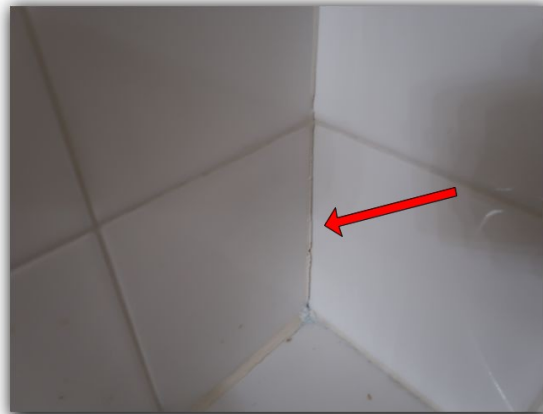
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Dirty, stained, poor finish shower pan at primary bathroom



Caulking or grout missing or damaged at primary bathroom

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Shower diverter valve not operating properly at hall bathroom

Commodos

Comments: _____



Rebuild toilets at half bathroom and primary bathroom



Loose toilet tank at half bathroom

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Loose flush handle at hall bathroom

Exterior Plumbing

Comments: _____



Exterior hose bibs do not have back-flow prevention

B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

Performing as intended at time of inspection

C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 gallon

Comments:

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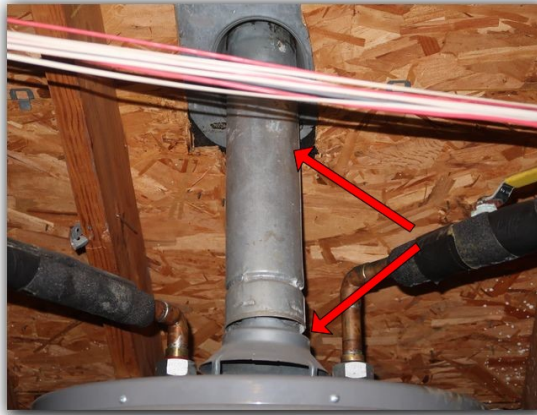
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Cloudy water at some fixtures recommend water heater be flushed



Vent pipe needs adjustment and missing strap

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Right side of House

Type of gas distribution piping material: Steel

I=Inspected

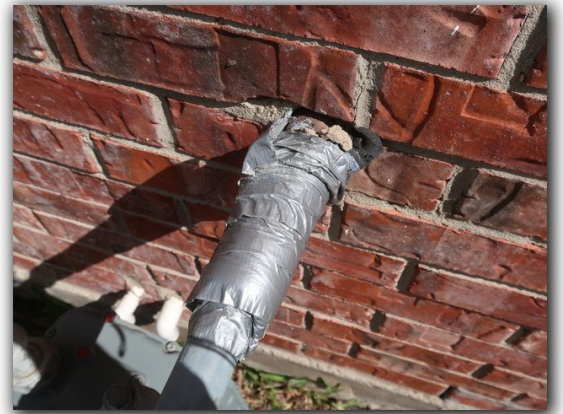
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Comments:



Some surface rust on gas line (clean and seal)

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:



No anti-siphon loop at the drain line

B. Food Waste Disposers

Comments:

Performing as intended at time of inspection

C. Range Hood and Exhaust Systems

Comments:

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Missing one filter

D. Ranges, Cooktops, and Ovens

Comments:

Range Type: Electric Gas

Performing as intended at time of inspection

E. Microwave Ovens

Comments:

Performing as intended at time of inspection

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:



Unit motor and or fan is noisy hall bathroom

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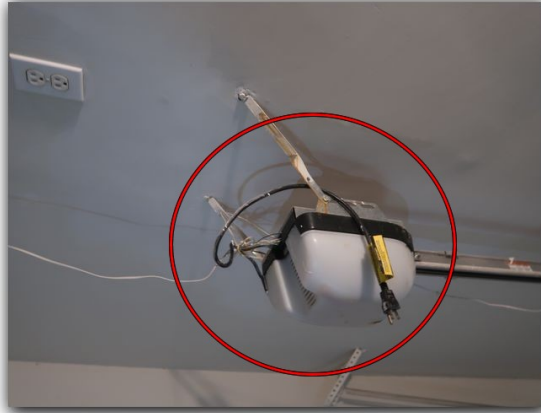
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G. Garage Door Operators

Comments:



Opener was disconnected at time of inspection (Consult Owner)

H. Dryer Exhaust Systems

Comments:

I. Other

Comments: