

# *Duke's Home Inspections, PLLC*

## Property Inspection Report



103 Brighton Woods Ct, Willis, TX 77318  
Inspection prepared for: Mike & Sara Stephenson  
Real Estate Agent: Christy Dragotta - Keller Williams Advantage Realty

Date of Inspection: 6/10/2022 Time: 9:30 AM  
Age of Home: 2019 Size: 2936  
Weather: Sunny and 83 degrees.  
Home faces East.  
Home was occupied.  
Customer not present.

Inspector: James Duke  
TREC# 21718

Email: [dukesinspections@yahoo.com](mailto:dukesinspections@yahoo.com)



# PROPERTY INSPECTION REPORT FORM

Mike & Sara Stephenson

Name of Client

6/10/2022

Date of Inspection

103 Brighton Woods Ct, Willis, TX 77318

Address of Inspected Property

James Duke

Name of Inspector

TREC# 21718

TREC License #

Name of Sponsor (if applicable)

TREC License #

## 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**

## 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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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.

## Table Of Contents

STRUCTURAL SYSTEMS	5-12
ELECTRICAL SYSTEMS	13
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS	14-15
PLUMBING SYSTEMS	16-20
APPLIANCES	21-23
OPTIONAL SYSTEMS	24-25
Report Summary	26



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
---	----	----	---

I. STRUCTURAL SYSTEMS

**A. Foundations**

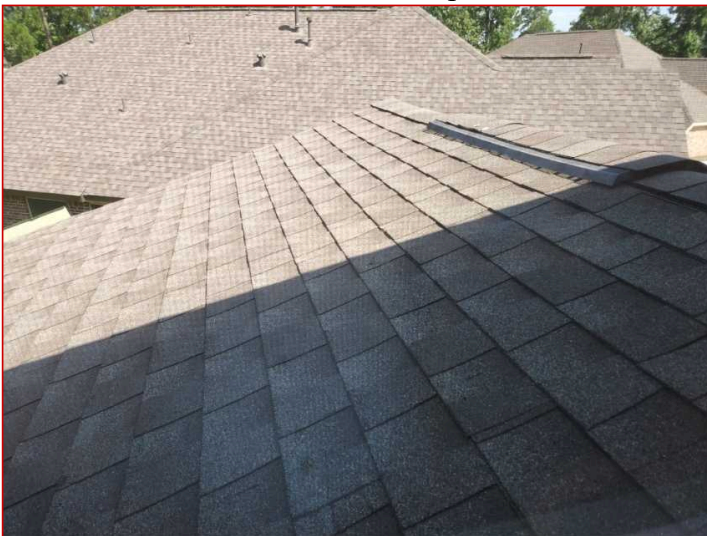
- Slab foundation
- Comments:
  - In the inspectors opinion the foundation was performing as intended. If buyer has any concerns they should have a professional home leveler further evaluate it.
  - Unable to see all of the foundation due to high soil, decks, porches etc. There should be 4 inches of clearance for brick and stone,6 inches for wood and 8 inches for stucco.
  - Corner cracks noticed. Not uncommon to see.

**B. Grading and Drainage**

- Comments:
  - Satisfactory at time of inspection.

**C. Roof Covering Materials**

- Asphalt composition shingles noted.
- Metal and/or aluminum roofing noted.
  
- Viewed from the Ground with binoculars
- Inspected from one or more Windows
- Comments:
  - Satisfactory condition at the time of the inspection. If buyer has any concerns they should have a professional roofer to further evaluate the roofing system or ask seller.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

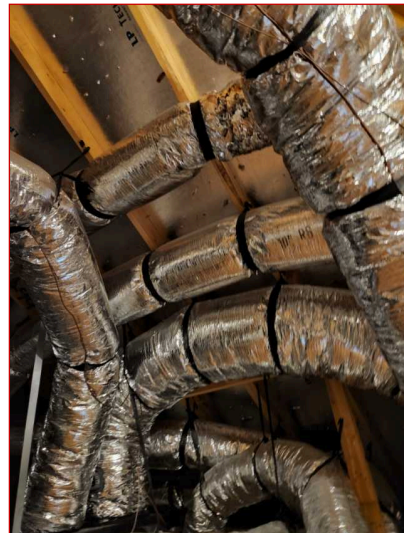
**D. Roof Structure and Attics**

- Interior of the attic

- Blown-in insulation was noted at 10" plus

Comments:

- Satisfactory at time of inspection. Could not see everything due to framing, insulation, ductwork, personal stored items, etc.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

**E. Walls (Interior and Exterior)**

- Exterior brick veneer and/or structural walls noted
- Exterior stone and grout walls noted
- Exterior Hardiboard like {fiber cement} siding noted
- Exterior walls noted as stucco

Comments:

- The areas between the exterior cladding / veneer and ALL wall penetrations need to be properly sealed such as utility connections, downspouts, hose bibs, lighting fixtures, receptacles, window frames etc with an exterior grade elastomeric sealant. This is regular maintenance.
- The foliage growing on, over or around the exterior walls of the structure should be trimmed back at least {12"}. The plant material may limit the Inspectors visual observation of the existing surfaces.(Regular home Maintenance )
- Mortor cracks noted in one or more areas. Not uncommon to see.
- Caulking needed at one or more places around the home/building. This is common maintenance.
- The joint tape is pulling and is sometimes related to moisture and or very minor movement of the wall(s). Sometimes this happens with homes that set without **A/C** for periods of time. Living room upper windows.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



*Caulking needed at one or more places around the home/building.  
This is common maintenance.*





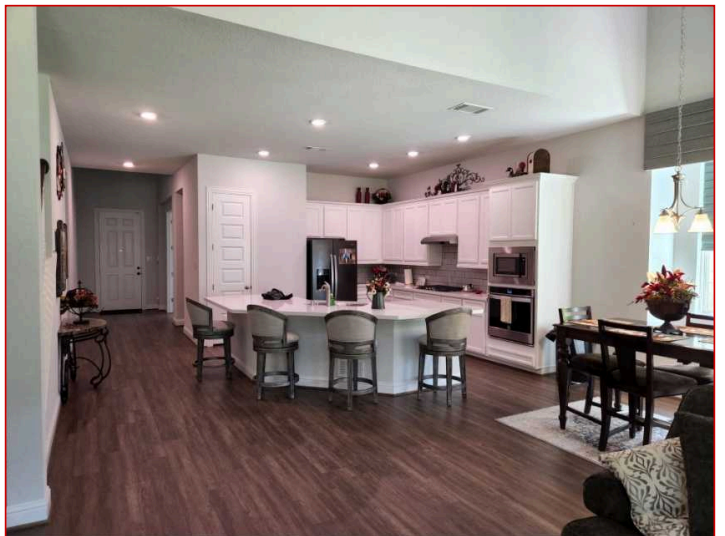
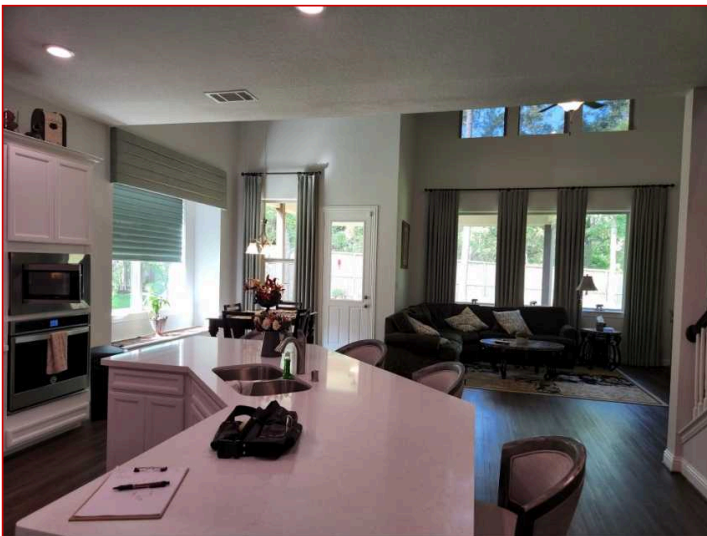
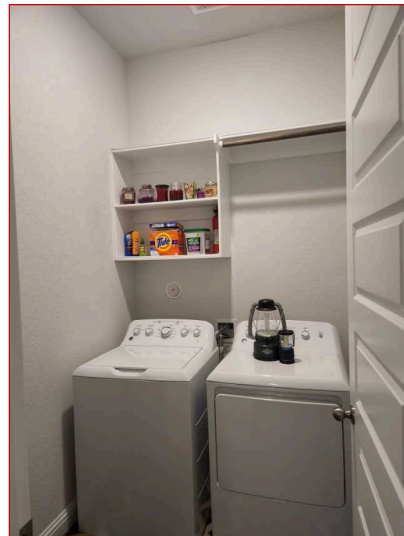
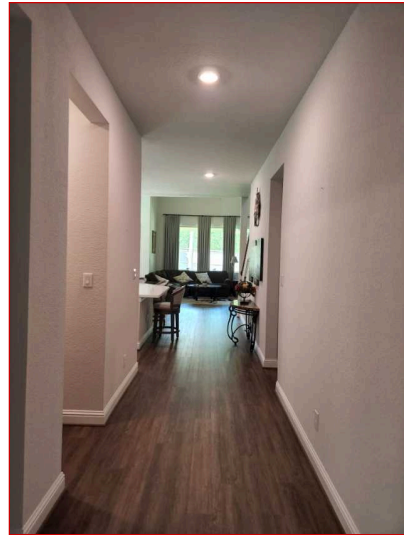
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



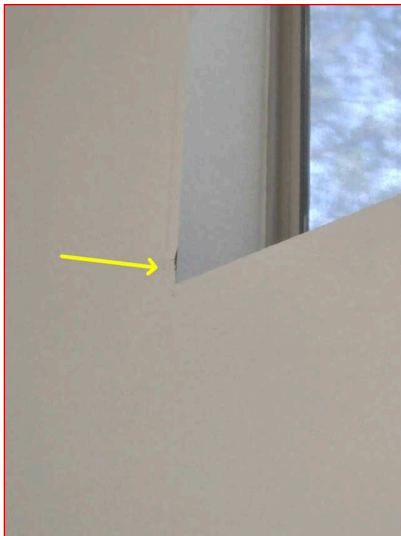
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



*The joint tape is pulling and is sometimes related to moisture and or very minor movement of the wall(s). Sometimes this happens with homes that set without A/C for periods of time. Living room upper windows.* *Mortar cracks noted in one or more areas. Not uncommon to see.*



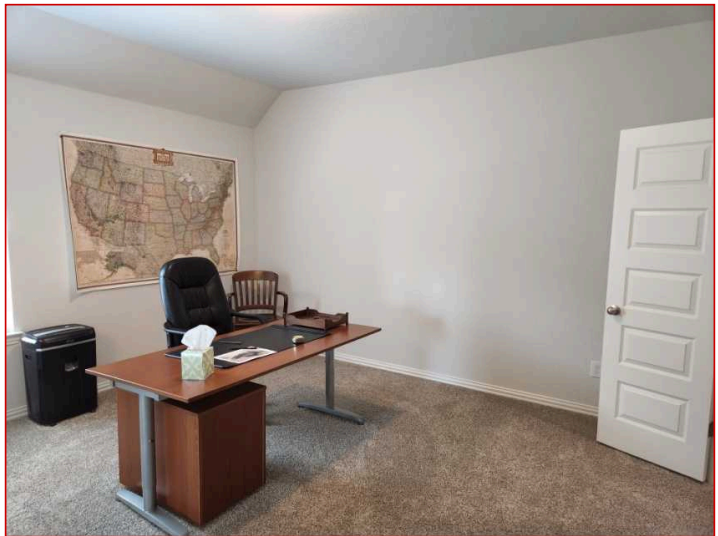
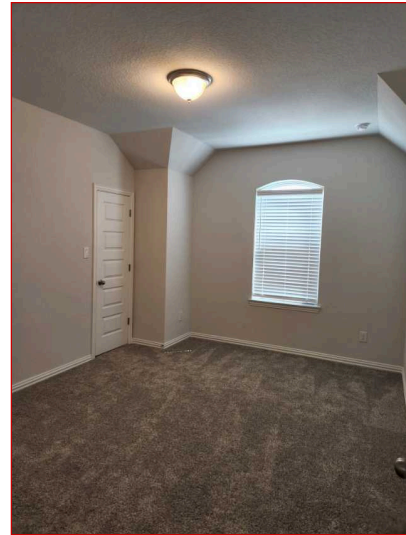
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



**F. Ceilings and Floors**

- Ceiling is made of drywall with popcorn and/or texture finish
- Floors had carpet covering in various locations
- Floor cover is tiled in areas
- Floors are cover with wood

Comments:

- Satisfactory at time of inspection

**G. Doors (Interior and Exterior)**

Comments:

- Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware. Not uncommon in older homes. Upstairs bedroom.



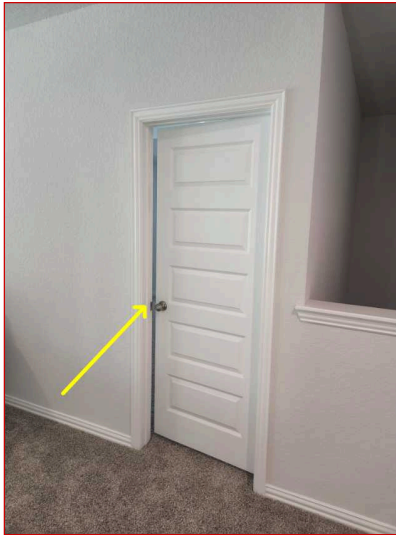
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



*Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware. Not uncommon in older homes. Upstairs bedroom.*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

**H. Windows**

- Windows are made of vinyl.
- Comments:
- Satisfactory condition at the time of the inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

**I. Stairways (Interior and Exterior)**

- Comments:
- Satisfactory condition at the time of the inspection



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**J. Fireplaces and Chimneys**

Comments:

**K. Porches, Balconies, Decks, and Carports**

Comments:

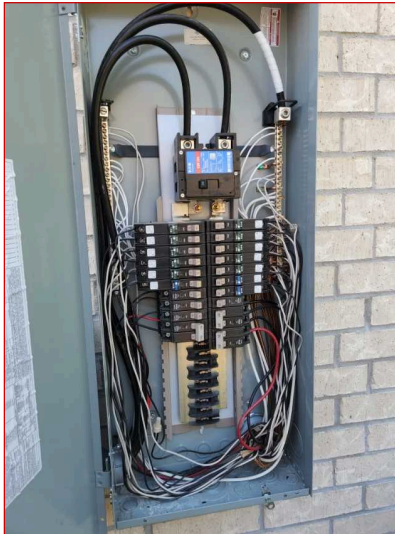
**L. Other**

Comments:

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

- Panel is located on the exterior wall.
  - 200 amp service.
- Comments:
- Satisfactory at time of inspection



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
---	----	----	---

**B. Branch Circuits, Connected Devices, and Fixtures**

- Copper wiring

Comments:

- Recommend **GFCI** protection (If not present) on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge. Also recommended to upgrade smoke and carbon monoxide detectors in home after closing. Homes with attached garages and gas appliances should have carbon monoxide detectors.

- **Outlet was loose in Jack and Jill bathroom.**



*Outlet was loose in Jack and Jill bathroom.*

**C. Other**

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

- Central forced air furnace
- The furnace is gas powered

Comments:

- The functional testing and/or inspection of the heating system was unable to be conducted due to an outside temperature in excess of {80} degrees. A limited visual inspection was performed.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
---	----	----	---

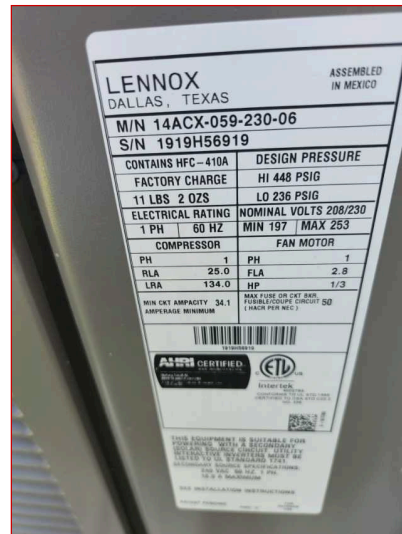


**B. Cooling Equipment**

- Central forced air furnace

Comments:

- Supply temperature typically +/- {55} degrees. Return air should be between {15 - 20} degrees greater
- **Rust and water in pan at time of the inspection.**





I=Inspected

NI=Not Inspected

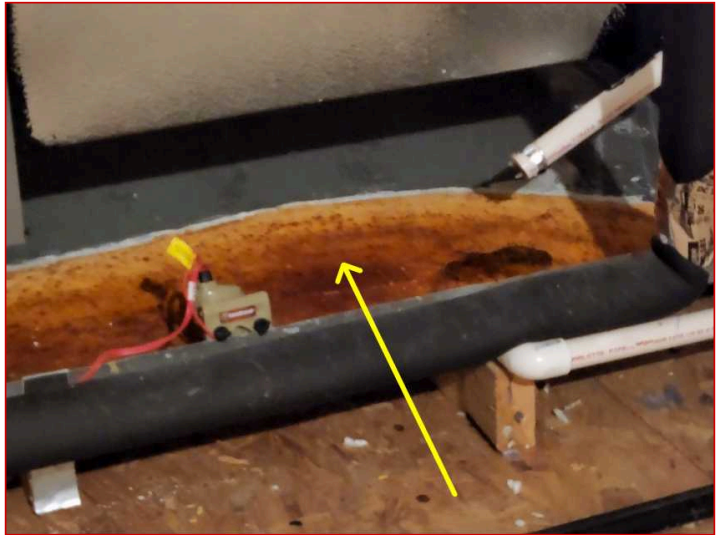
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Return temp 70.2 degrees.



Rust and water in pan at time of the inspection.



Supply temp 48.7 degrees.

**C. Duct Systems, Chases, and Vents**

Comments:  
 • Satisfactory at time of inspection

**D. Other**

Comments:

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
---	----	----	---

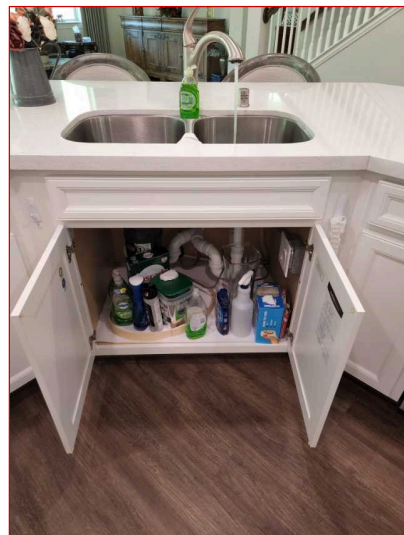
IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution System and Fixtures**

- Front of structure
  - At the meter
- Comments:
- Home was supplied with pex.
  - Satisfactory condition on the day of the inspection. If buyer has any concerns they should have a professional plumber to further evaluate the system.
  - Water ran for several minutes at each fixture. We do not preform water leak tests on drain lines. We simply look for active leaks, which is quite limited by our short time at the property.
  - The anti static water pressure readings are typically at {40-80 psi} in the normal operating range. Pressure exceeding these limits or higher than {80 psi} is likely to put excessive pressure on the household water system. It is recommended that a licensed plumber and/or the city water department further evaluate in the event a pressure reducing valve is required for safety concerns
  - Water pressure was 59 psi
  - Main water supply side of home



*Main water supply side of home*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---





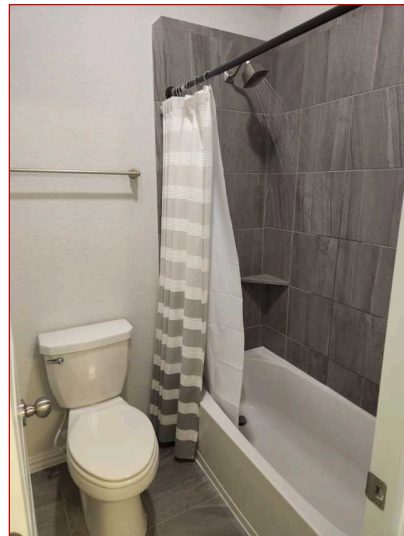
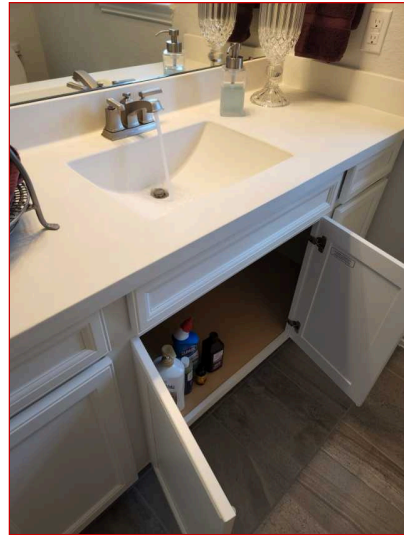
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---







**B. Drains, Wastes, and Vents**

Comments:

- Plastic Drain pipes were present.
- Satisfactory. No issues were noted at time of inspection





**C. Water Heating Equipment**

- Water heater is gas fired
- Water heater is a tankless unit
- Located in the garage

Comments:

- Satisfactory condition at the time of the inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



**D. Hydro-Massage Therapy Equipment**

Comments:

**E. Gas Distribution and Gas Appliances**

- Natural gas supplies the home.

- South side of the home.

Comments:

- Black pipe.



**F. Other**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

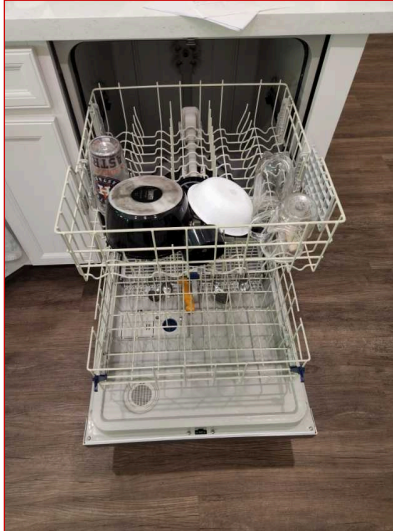
I	NI	NP	D
---	----	----	---

V. APPLIANCES

**A. Dishwashers**

Comments:

- Dishwasher was operational at the time of inspection.



**B. Food Waste Disposers**

Comments:

- Operational and functional at the time of the inspection

**C. Range Hood and Exhaust Systems**

Comments:

- The range venting system was functional at the time of the inspection



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---





### D. Ranges, Cooktops, and Ovens

Comments:

- Oven(s): Electric
- Gas fired
- Oven(s) was functional at the time of the inspection



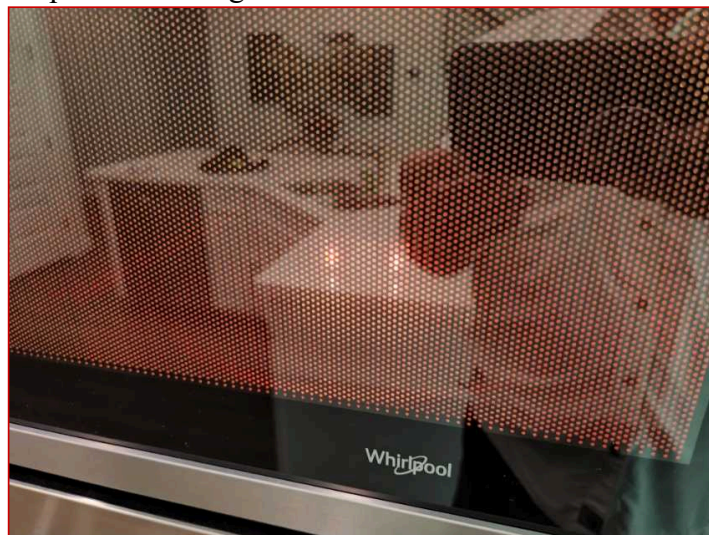




### E. Microwave Ovens

Comments:

- Microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---





**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

- The bath fan{s} were functioning as intended at the time of inspection





**G. Garage Door Operators**

- Two doors were noted
- Steel door(s)

Comments:

- Garage door{s} were functional at the time of the inspection.

- NOTE: The typical lifespan of a standard garage door opener is normally about {12} years







**H. Dryer Exhaust Systems**

Comments:

- Recommend dryer duct to be cleaned periodically to keep it clear of lint.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Recommend dryer duct to be cleaned periodically to keep it clear of lint.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**I. Other**

Observations:

VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

**A. Landscape Irrigation (Sprinkler) Systems**

Comments:

- Sprinkler system appeared functional and was tested in the manual setting only



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

**C. Outbuildings**

Comments:

**D. Private Water Wells (A coliform analysis is recommended)**

Comments:

**E. Private Sewage Disposal Systems**

Comments:

**F. Other Built-in Appliances**

Comments:

**G. Other**

Observations:

## Report Summary

**STRUCTURAL SYSTEMS**

Page 7 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Caulking needed at one or more places around the home/building. This is common maintenance.</li> <li>• The joint tape is pulling and is sometimes related to moisture and or very minor movement of the wall(s). Sometimes this happens with homes that set without <b>A/C</b> for periods of time. Living room upper windows.</li> </ul>
Page 11 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware. Not uncommon in older homes. Upstairs bedroom.</li> </ul>

**ELECTRICAL SYSTEMS**

Page 14 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• Outlet was loose in Jack and Jill bathroom.</li> </ul>
-----------------	--	---

**HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

Page 15 Item: B	Cooling Equipment	<ul style="list-style-type: none"> <li>• Rust and water in pan at time of the inspection.</li> </ul>
-----------------	-------------------	--

**APPLIANCES**

Page 23 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> <li>• Recommend dryer duct to be cleaned periodically to keep it clear of lint.</li> </ul>
-----------------	-----------------------	---