



REDSTAR PROFESSIONAL HOME INSPECTION, INC

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<https://www.redstarhomeinspection.com>



REDSTAR RESIDENTIAL INSPECTION

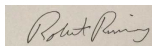
23307 Yellow Larkspur
Katy TX 77493

Vance Medbery
FEBRUARY 3, 2021



Inspector

Robert Ramirez

 0739237

TREC# 10013

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Agent

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PROPERTY INSPECTION REPORT

Prepared For: Vance Medbery

(Name of Client)

Concerning: 23307 Yellow Larkspur , Katy TX 77493

(Address or Other Identification of Inspected Property)

By: Robert Ramirez - TREC# 10013

(Name and License Number of Inspector)

02/03/2021 9:00 am

(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders 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 require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

: New Construction

In Attendance: Buyer, Buyer Agent

Weather Conditions: Clear, Humid, Windy, Cool/Fair

Temperature (approximate): 65 Fahrenheit (F)

Type of Building: Single Family

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Foundation Performance: Functioning as Intended:

The foundation integrity appears to be performing the function intended. No visible differential movement was noted at the interior and exterior of the structure.

Note: Red Star Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this company.

B. Grading and Drainage

1: Gutters: Splashblocks absent

 **Maintenance Item**

Splash blocks were missing from multiple downspouts. Splash blocks placed under the downspout discharge helps disperse the water away from the foundation and to prevent soil erosion. Correct as needed.

Recommendation: Contact a handyman or DIY project

2: Gutters not installed completely

 **Recommendation**

Backyard

The gutters in the backyard were not completely installed at the time of inspection. Gutters were meeting joint connectors to connect to different angles. Recommend finishing and repairing as needed.

Recommendation: Contact a qualified professional.



C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Walking the Roof Surface

Roof Covering: Performing as intended:

The roof covering was performing as intended at the time of inspection. No sign of damage was observed at the exterior of the home, and no sign of water penetration was observed at interior of the home or attic space.

1: Roof Jacks: Daylight Visible Around Flues/Vents

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⊖ Recommendation

Daylight was observed to be coming through the vent and/or flue penetrations. This condition can result in moisture intrusion issues. Recommend further evaluation and correction as needed.

Recommendation: Contact a qualified roofing professional.



D. Roof Structures & Attics

Viewed From: Decked areas of the attic

Approximate Average Depth of Insulation: 14 Inches

Type of Attic Roof Ventilation: Roof and Soffit Vents

Type of Insulation Material: Blown Fiberglass, Batt Fiberglass

Performing as intended:

The attic space was performing as intended at the time of inspection. No issues observed with the roof structure or related components in the attic space.

E. Walls (Interior and Exterior)

Types of Exterior Wall Covering: Masonry Walls, Cement Fiber Siding/Trim

1: Caulking and Sealing Needed

⊖ Recommendation

Second floor front corner window, under kitchen sink


Plumbing penetrations, Various locations on trim and siding -

The above stated locations were identified as areas in need of proper caulking and sealing, or maintenance to the existing sealant. Recommend further evaluation of these areas and all others to determine the extent of needed repairs.

Recommendation: Contact a qualified handyman.



2: Siding: Trim issues

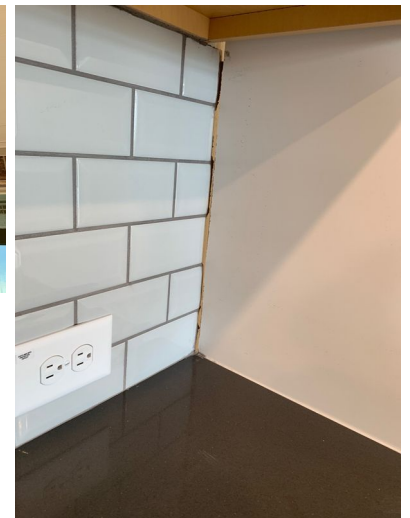
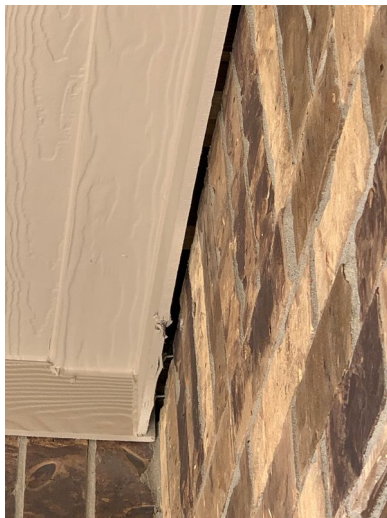
 Maintenance Item

Back porch

Sections of exterior trim at the back patio were either missing, loose, or damaged. Also trim around the kitchen counter top is needed at the backsplash. Recommend securing to prevent pest intrusion.

Remedy as needed.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

1: Ceiling: Damage

 Maintenance Item

Second-floor hallway bathroom

Damage was observed to the ceiling finish. Repair as needed.

Recommendation: Contact a qualified professional.



2: Stained Floor Covering

🔴 Recommendation

Master bedroom, Stairway

Stain floor covering was observed at various places throughout the structure. Recommend having it further evaluated and repaired or replace as needed.

Recommendation: Contact a qualified professional.



G. Doors (Interior and Exterior)

1: Interior Door Hardware: Missing Handle

🔧 Maintenance Item

Attic access doors

The hardware for one or more doors around the home was loose. Repair as needed.

Recommendation: Contact a qualified professional.

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H. Windows

1: Improper Installation

🔴 **Recommendation**

Dining room, Second floor side middle bedroom

Windows appear to not be operating properly due to substandard installation. The window is not securely attached in the guide. Recommend window specialist evaluate.

Recommendation: Contact a qualified window repair/installation contractor.



I. Stairways (Interior and Exterior)

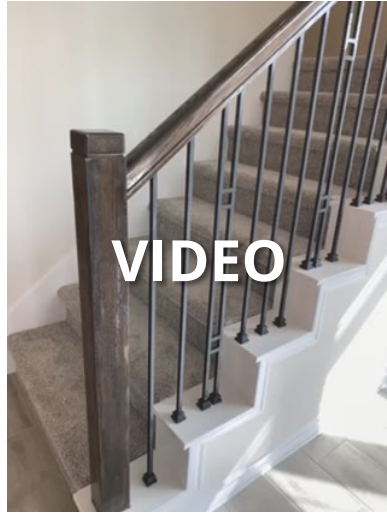
1: Balusters: Loose

🔴 **Recommendation**

Balusters for the handrails were loose/damaged. Repair as needed.

Recommendation: Contact a qualified handyman.

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K. Porches, Balconies, Decks, and Carports

1: Damage Patio

 Recommendation

Front entrance

The concrete patio at the front entrance was observed to have damage to the surface area. Recommend further evaluation and repair as needed.

Recommendation: Contact a qualified professional.



J. Fireplaces and Chimneys

L. Other

1: Fence: Loose, Damaged and Missing Boards

 Maintenance Item

Left side

Loose fence at the left side of the property. The fence was unstable and could possibly be damaged under High winds. Repair as needed for security and privacy purposes.

Recommendation: Contact a qualified professional.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Disconnect/Service Box Type and Location: Breakers-Garage -

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Service Entrance Cable Location: Underground (Cable Material Type Not Visible) -

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Service Size: 150 Amps -

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Photo of Panel:

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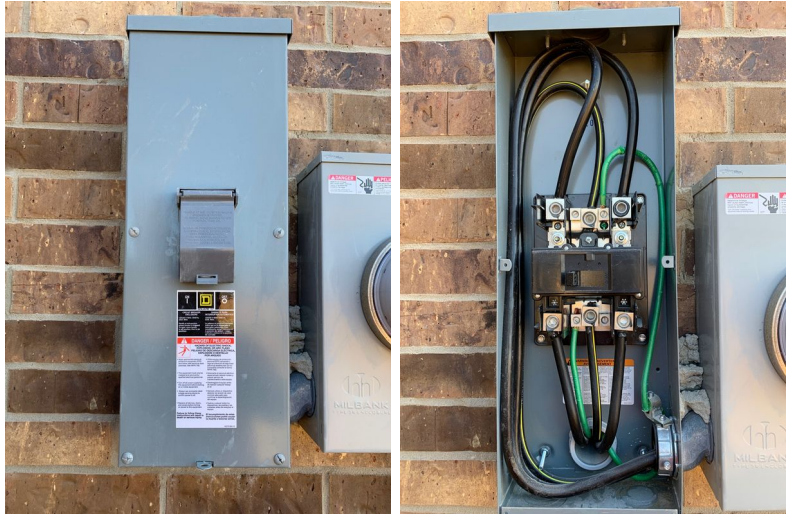
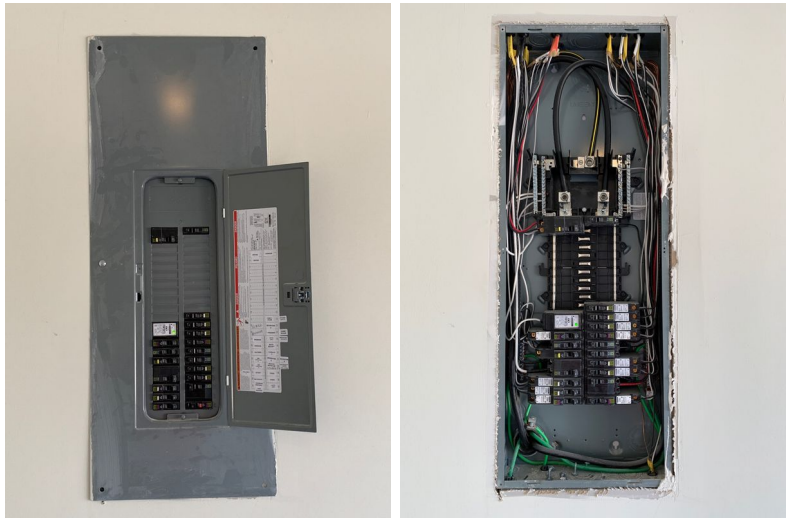


Photo of Sub Panel:



Unable to Verify Gas Line Bonding:



1: Missing Panel Screws

 **Maintenance Item**

Screws that mount the cover to the electrical panel were missing.

Note: blunt tipped screws designed for this application are recommended to prevent puncturing

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electrical wire insulation.

Recommendation: Contact a handyman or DIY project



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Branch Circuits and Fixtures: Performing as intended:

All accessible portions of the branch wiring and fixtures were operated and performing as intended at the time of inspection.

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Natural Gas

HVAC technician needed:

Due to the conditions stated below I recommend you consult with a qualified HVAC technician to fully evaluate the system and determine the extent of any necessary repairs.

1: Inoperable

➡ **Recommendation**

Heating element was inoperable at time of inspection. Recommend qualified HVAC professional evaluate & ensure functionality.

Recommendation: Contact a qualified HVAC professional.



B. Cooling Equipment

Type of Systems: Central Air Conditioner

HVAC technician needed:

Due to visible condition of the equipment and issues stated below, I recommend that you consult with an HVAC technician to evaluate the systems further and determine the extent of necessary repairs.

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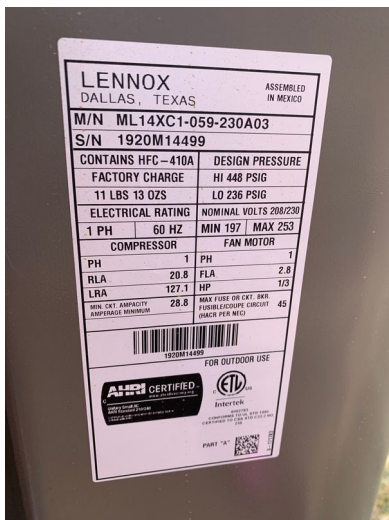
System size: 5 tons

System Brand: American standard

Condenser age: 2016

Evaporator age: 2016

Refrigerant type: 410A



1: A/C Not Performing

➔ Recommendation

The air conditioner is not performing to the level that it is designed. Recommend further evaluation by an HVAC contractor.

Recommendation: Contact a qualified HVAC professional.

C. Duct System, Chases, and Vents

Ducts: Performing as intended:

All visible portions of the ducts appeared to be in overall good condition and performing as intended at the time of inspection.

1: Return Air System: Missing/Insufficient

➔ Recommendation

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Air register and return air register were missing/insufficient for the 2nd floor rear corner room. Further evaluation by an HVAC contractor is recommended.

Recommendation: Contact a qualified professional.



IV. PLUMBING SYSTEMS

- A. Plumbing Supply, Distribution Systems, and Fixtures**

Location of Water Meter: Front yard near street

Location of Main Water Supply Valve : Garage



Static Water Pressure Reading: 56-60 PSI -

-



Type of Piping:: PEX

1: Toilet: Inoperable

🚫 **Recommendation**

Master bathroom, Second floor side middle bedroom bathroom

One or more of the toilets inside the home were observed to be inoperable at the time of inspection or the water pressure was so low that tanks would not fill. The inspector tried to flush the toilet but it would not operate. Recommend further evaluation of all units and correction as needed. Some units were observed to be loose at their base and condition of flanges and seals should be evaluated.

Recommendation: Contact a qualified plumbing contractor.



2: Shower: Missing/Deteriorated Caulk or Grout

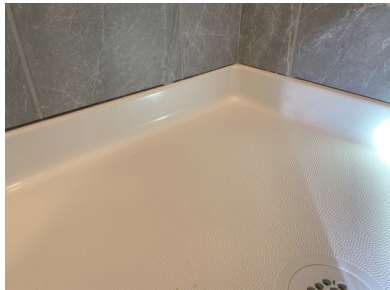
🚫 **Recommendation**

Second floor side middle bedroom bathroom

Grout or caulking is deteriorated and/or missing. This could lead to moisture penetration behind the wall. Remedy as needed.

Recommendation: Contact a handyman or DIY project

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B. Drains, Wastes, & Vents

Type of Piping:: PVC

Comments:

All drains, wastes and vents were performing as intended at time of inspection.

C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 40 Gallons -

-

Location: Garage -

-



Data label:

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- D. Hydro-Massage Therapy Equipment**

V. APPLIANCES

- A. Dishwashers**

Not Installed:

The dishwasher was not installed at the time of inspection. Unable to test.

- B. Food Waste Disposers**

Food waste disposal was performing as intended at the time of the inspection.:



1: Excessive Noise

🔴 **Recommendation**

Kitchen

Waste disposal had excessive noise. Recommend further evaluation by a licensed plumber for remedy.

Note: Something is stuck in the waste disposal unit.

Recommendation: Contact a qualified professional.

- C. Range Hood and Exhaust Systems**

Not present:

The range hood was not present at the time of inspection.

- D. Ranges, Cooktops, and Ovens**

Not Installed:

Oven and range were not installed at the time of the inspection.

- E. Microwave Ovens**

Not installed:

The microwave unit was not installed at the time of inspection.

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F. Mechanical Exhaust Vents and Bathroom Heaters
Exhaust fans were performing as intended at the time of the inspection.:

G. Garage Door Operators

1: Auto Reverse Sensor Not Working

🚫 Recommendation

The auto reverse sensor was not properly adjusted at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair as needed.

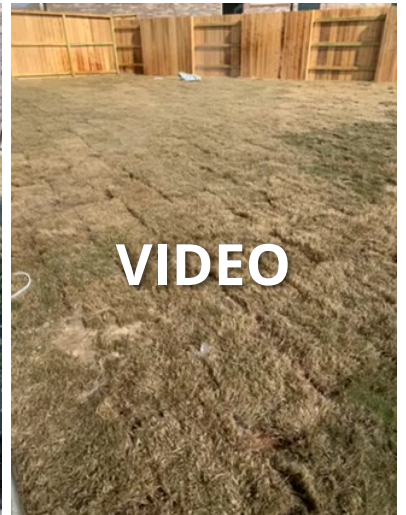
Recommendation: Contact a qualified garage door contractor.



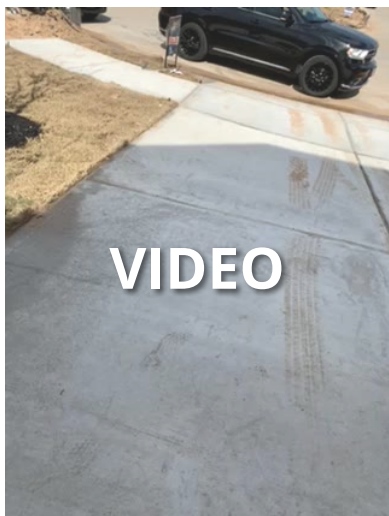
H. Dryer Exhaust Systems
Dryer exhaust was performing as intended at the time of the inspection.:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems
Comments:

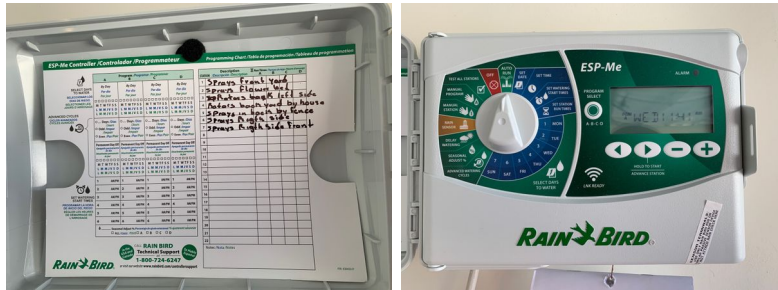


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Photos of Equipment:





Recommend further evaluation:

Due to conditions observed at the time of the inspection, I recommend you consult with a qualified irrigation contractor to evaluate further and determine the extent of necessary repairs.

1: Area of grass not be in irrigated

🔴 Recommendation

Backyard near gate

Inspector observed one or more areas not be in irrigated by the sprinkler system. Zone six was not irrigating in the back corner near the gate. Recommend further evaluation and repair as needed to irrigate the lawn properly.

Recommendation: Contact a qualified professional.

