



REDSTAR PROFESSIONAL HOME INSPECTION, INC

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<https://www.redstarhomeinspection.com>



REDSTAR RESIDENTIAL INSPECTION REI 7-6

24327 Palomino Sage Trl
Katy, TX 77493



Inspector

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PROPERTY INSPECTION REPORT FORM

Sonia Galvan <i>Name of Client</i>	02/10/2022 2:00 pm <i>Date of Inspection</i>
24327 Palomino Sage Trl, Katy, TX 77493 <i>Address of Inspected Property</i>	
Scott Carey <i>Name of Inspector</i>	TREC #23052 <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 (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

: New Construction

In Attendance: Buyer Agent, Inspector Only, Construction Workers

Temperature (approximate): 70 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Humid

Workers present during inspection:

Workers were present at the property completing several construction items at the time of inspection. Only those items that were complete are included in the scope of this inspection. More information may be contained within this report.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

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

Incomplete: Grading :

Grading was incomplete at the time of inspection. Sod missing in multiple areas. Recommend further evaluation upon completion and install of all components.

Front Multiple Locations



1: Gutters Absent

🔴Recommendation

Multiple Locations

No gutters were observed to be installed along portions of the roof slopes. Installation is highly recommended to prevent further erosion of the soil resulting in standing water near the foundation.

Recommendation: Contact a qualified gutter contractor



Left

Rear

Right

2: Grading and Drainage: Inadequate/Improper slope

🔴Recommendation

Front

Improper slope was observed at the above stated locations. Improper drainage can result in excessive structural movement and potential standing water issues. Recommend further evaluation of these areas to

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I NI NP D

determine the best method of repair.

Note: The grade shall fall a minimum of 6 inches within the first 10 feet, and grade should be sloped towards drain systems.

Recommendation: Contact a qualified landscaping contractor



Multiple Locations

3: No Grass

🟡Recommendation

Multiple Locations

The grass for the lawn around the property was observed to be not installed at the time of inspection. Recommend installation of gras at property to prevent further / future soil erosion issues.

Recommendation: Contact a qualified landscaping contractor

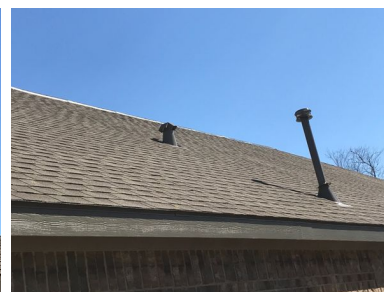
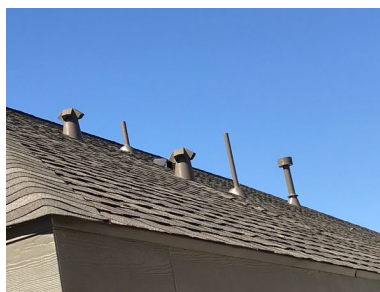


C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Walking the Roof Surface, Ground

General Photos:



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1: Exposed Nails

🔴Recommendation

Front Porch

Several locations where the nail heads are exposed and need sealed. These locations include around vent jacks, flashings, and hip and ridge caps. Recommend correction as needed to prevent moisture penetration over time.

Recommendation: Contact a qualified roofing professional.



Front Porch

2: Shingles: Lifted/Cupped

🔴Recommendation

Left & Right Exterior

Observed buckled/lifted shingles on the roof covering. This condition is where the shingles are lifted or are not laying flat due to wrinkling of the underlayment or a shingle issue. High humidity and moisture issues at decking can also contribute to this condition. Recommend further evaluation by a roofing contractor to determine the extent of necessary repair.

Recommendation: Contact a qualified roofing professional.



Left Multiple Locations

3: Gap Between Roof and Soffit

🔴Recommendation

Front Multiple Locations

A gap was observed where the roof meets the soffit. This area could possibly allow water intrusion or unwanted pests to enter the home. Recommend ceiling all these areas by a qualified person.

Recommendation: Contact a qualified professional.

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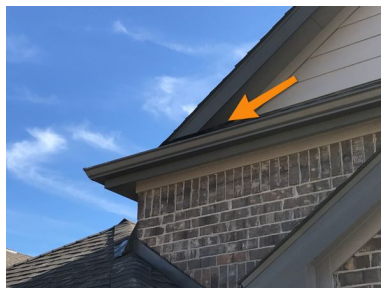
NP=Not Present

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I NI NP D



Front Multiple Locations



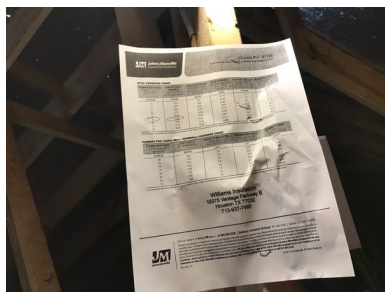
Front Multiple Locations



D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 12 Inches



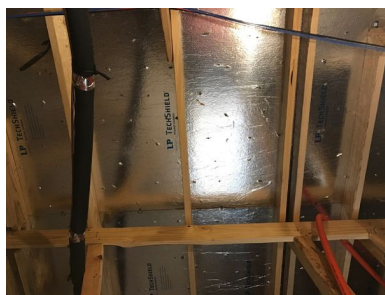
Type of Attic Roof Ventilation: Ridge Vent, Soffit Vent

Type of Insulation Material: Blown Fiberglass



Radiant Barrier Observed:

A radiant barrier was installed at the attic space. While these barriers are great for reflecting radiant heat and improving energy efficiency, they can conceal possible evidence of water penetration and limit evaluation of the decking material. Recommend regular monitoring of the attic space. More information may be contained in the report.



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E. Walls (Interior and Exterior)

Types of Exterior Wall Covering: Brick, Cement Fiber Siding/Trim - The

Fresh Paint Observed:

The inspector observed areas of recent painting or other cosmetic repairs. More information may be contained within the report. Fresh paint and cosmetic repairs can potentially obstruct issues from the inspector. Recommend consulting with the seller regarding any recent painting or other repairs.

Construction Incomplete/Ongoing work:

The inspector noted areas where recent or ongoing construction was observed. Only those items that are complete are included in the scope of this inspection. Workers present and/or recent repairs can potentially obstruct issues from the inspector. Recommend further evaluation of any incomplete items, and consulting with the seller/builder of any areas of concern. More information may be contained within the report.

1: New Home Cosmetic Issues

Maintenance Item

Multiple Locations

Cosmetic deficiencies (dings, dents, missing paint, etc.) were observed at various locations around the home. Cosmetic issues are not included in the scope of this inspection, and these items should be addressed during your builder walkthrough.

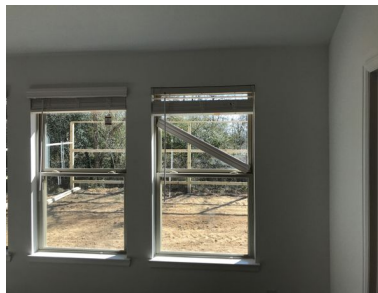
Recommendation: Contact your builder.



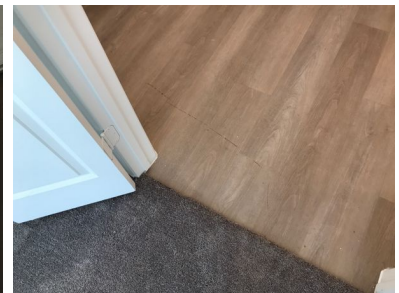
Kitchen



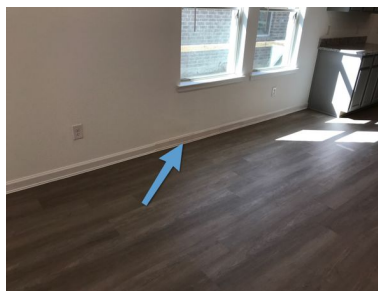
Kitchen Pantry



Rear Bedroom



Rear Bathroom Closet



Right Living Room



Hall Bathroom

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I NI NP D



Kitchen

2: Minor cosmetic/maintenance Issues

 Maintenance Item

Right Multiple Locations

Exterior Walls dirty -

The above stated issues were observed at the home at time of inspection. These items are related to cosmetic issues or maintenance due to expected wear and tear. Recommend you budget for repair of these issues for cosmetic reasons, or to avoid further deterioration.



3: Caulking and Sealing Needed

 Recommendation

Around windows, Plumbing penetrations, Various locations on trim and siding, Electrical penetrations, Electrical panel box, Light fixtures and outlets -

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

Recommendation: Contact a qualified handyman.



Left



Left



Rear Multiple Locations

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I NI NP D



Right Multiple Locations



Right Multiple Locations



Right Garage Exterior



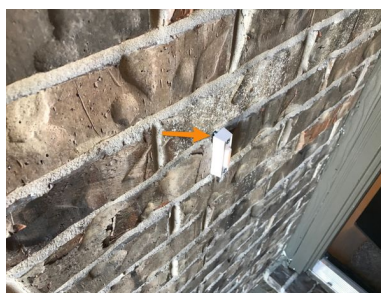
Front Multiple Locations



Front



Front Porch



Front Porch

4: Exterior Walls: Seal Openings

🔴 Recommendation

Multiple Locations

The inspector observed one or more excessive gaps or openings in the exterior finishes that could be potential points of pest intrusion. Recommend these locations be properly sealed or that you contact a qualified pest control company to perform a proper exclusion on the property.

Recommendation: Contact a qualified pest control specialist.



Left Exterior



Left



Rear Right

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I NI NP D



Right Multiple Locations



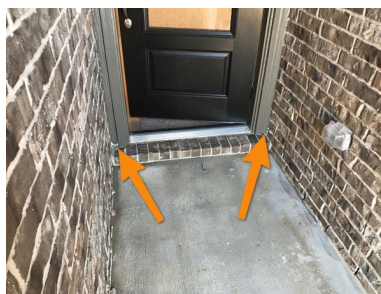
Front Garage



Front



Front Porch



Front Porch

5: Masonry: Mortar Voids/Deterioration

👉 Recommendation

Multiple Locations

Inspector observed areas on the masonry walls that displayed deterioration or voids to the mortar lines. These areas should be properly repaired to avoid further deterioration or excessive moisture issues. Recommend further evaluation and correction as needed.

Recommendation: Contact a qualified masonry professional.



Multiple Locations



Left



Left



Right



Front Left Garage



Front

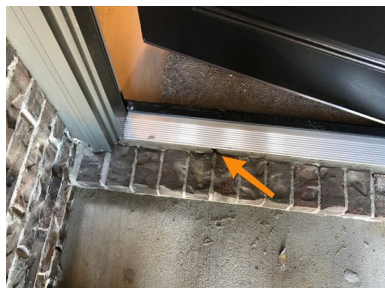
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Front Porch

6: Masonry: Expansion joint issues

Maintenance Item

Multiple Locations

The inspector observed issues with the condition of the expansion joints on the masonry walls. Common issues include lack or proper sealant, deterioration to the sealant, or excessive separation. Recommend further evaluation of these locations and correction as needed.

Recommendation: Contact a qualified professional.



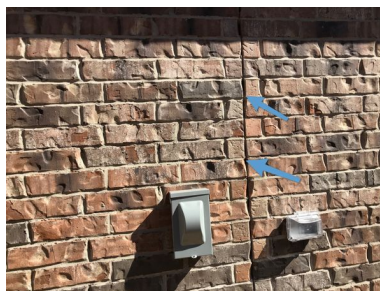
Left



Left



Right



Right

7: Masonry: Damage/Sections Missing

Recommendation

Left Middle Exterior

Inspector observed water more bricks missing around the home or general damage. Recommend to replace all brickwork as necessary.

Recommendation: Contact a qualified masonry professional.

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Left Exterior

8: Siding: Paint/Finish Issues

🔴 Recommendation

Front Multiple Locations

There were some areas of the exterior siding or trim that needs painting or staining to prevent premature weathering of building materials. Remedy as needed.

Recommendation: Contact a qualified professional.



Front Multiple Locations

9: Siding: Trim issues

🔴 Recommendation

Sections of exterior trim was damaged / not properly installed. Recommend further evaluation and repair as needed to prevent possible moisture & pest intrusion.

Recommendation: Contact your builder.



Front Left Garage

F. Ceilings and Floors

Ceiling and Floors: Performing as intended:

The ceilings and floors were performing as intended at the time of inspection. Thermal imaging revealed no signs of any moisture intrusion or areas of missing insulation.

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Thermal imaging inspection:

A FLIR thermal imaging camera was used to scan the ceilings and floors at the time of inspection. This inspection revealed no sign of any moisture related issues or similiar deficiencies.

Fresh Paint:

Fresh paint was present on ceilings of the home at time of inspection. Fresh paint can hide defects from inspector and mislead thermal imaging scans.

G. Doors (Interior and Exterior)

1: Interior Door Hardware: Ball Catch Does not Engage

 Maintenance Item

Front Bedroom

The ball hardware for the door does not engage on strike plate. Adjustment to the ball catch is recommended to allow it to close.

Recommendation: Contact a qualified professional.



Front Bedroom Closet

H. Windows

Windows: Performing as intended:

All portions of the windows were observed to be performing as intended at the time of inspection.

I. Stairways (Interior and Exterior)

K. Porches, Balconies, Decks, and Carports

Performing as intended:

All portions of the porches, balconies, and/or decks were observed to be performing as intended at the time of inspection.

J. Fireplaces and Chimneys

L. Other

1: Vanity mirror: Missing

 Recommendation

Rear Bathroom

The vanity mirror was observed missing at rear bathroom.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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Rear Bathroom

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

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

•

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

•

Service Size: 150 Amps -

- Square D



Comments:

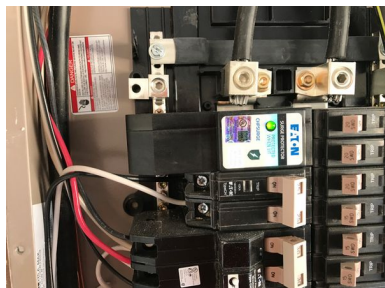


Photo of Panel:



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

1: Cover Plates:Missing

➡ **Recommendation**

Rear Bathroom

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I	NI	NP	D
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One or more switches/receptacles are missing a cover plate. Recommend correction as needed to avoid potential hazard.

Recommendation: Contact a qualified electrical contractor.



Rear Bathroom

2: Outlets: GFCI Protection Inadequate

▲Safety Hazard

Laundry -

Multiple outlets throughout the homes wet locations were in need of GFCI protection. GFCI outlets weren't required when the home was built but updating to GFCI would avoid safety hazards.

Recommendation: Contact a qualified professional.



C. Other

Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

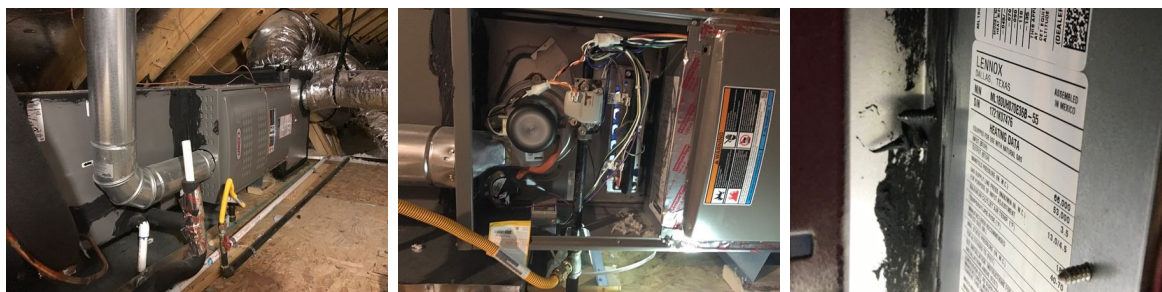
Type of Systems: Forced Air

Energy Sources: Natural Gas

Heating Equipment: Performing as Intended:

All portions of the heating equipment appeared to be performing as intended at the time of inspection.

Lennox ~ 2021



B. Cooling Equipment

Type of Systems: Central Air Conditioner

Ambient air test:

Ambient air test was performed by using thermometers on air handler of the systems to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees which indicates unit is cooling as intended.

Supply Air Temp: Degrees F 51

Return Air Temp: Degrees F 69

Temp. Differential: Degrees F 18

The AC equipment was cooling as intended at the time of inspection.

System size: 2.5-tons

System Brand: Lennox

Condenser age: 2022

Evaporator age: 2021

Refrigerant type: 410a

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C. Duct Systems, Chases, and Vents

Media Filter:

Media filter is located at the air handler in the attic. This should be changed out every 6-8 months.

Attic



D. Other

Comments:

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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: 60-65 PSI -

•

Type of Supply Piping Material: PEX

Type of Piping::: PEX

1: Shower: Missing/Deteriorated Caulk or Grout

🔴 **Recommendation**

Rear 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



Rear Bathroom

B. Drains, Wastes, and Vents

Type of Piping::: PVC

Type of Drain Piping Material: PVC

New Construction Drains:::

Note: Although draining properly at the time of the inspection, due to the nature of construction it is common for debris to enter the drain pipes. It is impossible to determine the condition of the underground sewer pipe without conducting a procedure in which a camera is run through the system to determine the internal condition. This procedure must be performed by a licensed plumbing contractor and is beyond the scope of a basic home inspection. If slow or clogged drains are persistent, recommend contacting a licensed professional plumbing contractor to discuss your options on this issue.

1: Drain Cover: Missing

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I NI NP D

Recommendation

Rear Bathroom Shower

The cover for the drain piping at the rear bathroom shower was observed missing at the time of the inspection. Recommend further evaluation by a plumbing contractor.

Recommendation: Contact a qualified plumbing contractor.



Rear Bathroom

C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 50 Gallons -

-

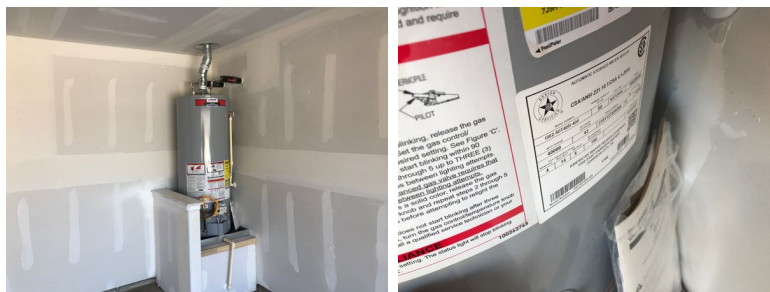
Location: Garage -

-

Water Heater: Performing as intended:

All portions of the water heating equipment were observed to be performing as intended at the time of inspection.

American ~ 2021



D. Hydro-Massage Therapy Equipment

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Main Level

Type of Gas Distribution Piping Material: Black steel

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V. APPLIANCES

A. Dishwashers

The dishwasher was performing as intended at the time of the inspection.:

B. Food Waste Disposers

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

C. Range Hood and Exhaust Systems

Exhaust systems were performing as intended at the time of the inspection.:

1: Exterior Vent Cover: Not Properly Sealed

[Maintenance Item](#)

Left Exterior

The exterior vent cover was observed not properly sealed at left exterior. Remedy as needed.

Recommendation: Contact a qualified professional.



Left Exterior

D. Ranges, Cooktops, and Ovens

Cooktop was performing as intended at the time of the inspection.:



Ovens were performing as intended at the time of the inspection.:

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I	NI	NP	D
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E. Microwave Ovens
Microwave was performing as intended at the time of the inspection.:

F. Mechanical Exhaust Vents and Bathroom Heaters
Termination point of exhaust duct:
Unable to determine where the exhaust fans terminate. Exhaust fans should terminate to the exterior to prevent from venting moisture into the attic space. I recommend inquiring with sellers where the bathroom exhaust fans terminate.

G. Garage Door Operators
Comments:
The garage door opener was performing as intended at the time of inspection.

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