



Robert Hughes
TREC License # 20949 TPCL 787224
Texas House Check
(832)444-3626
robert@texashousecheck.com



Inspection for Property located at 20259 Beechview Ln
04/23/2024
Prepared for : Jose R Peniche



PROPERTY INSPECTION REPORT FORM

Jose R Peniche

Name of Client

04/23/2024

Date of Inspection

20259 Beechview Ln, Katy, TX 77449

Address of Inspected Property

Robert Hughes

Name of Inspector

20949 TPCL 787224

TREC License #

Anthony Hughes Lic #21356 Gregory Hughes Lic #22420

(Name and License Number of Inspector) (Name and License Number of Inspector)

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 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

*If this inspection is for a property transaction, all defects should be repaired or addressed to client's satisfaction **PRIOR TO THE EXPIRATION OF YOUR OPTION PERIOD.***

How to read and interpret this report:

Highest Priority Items that are significant and/or dangerous are printed in bold print

Items that are underlined indicate a defect or condition that should be addressed to prevent damage to the property and should be a priority item or indicate non-compliance with current building standards.

Comments and cosmetics in italics are generally FYI (for your information) and don't require any action.

For reference: The front of the unit faces North

Description: One Story, Wood framed single family residence ; Brick and Wood board exterior ;
Composition roof

Due to the large number of issues / deficiencies found during the course of this inspection, client is advised that this report should be considered to contain only a representative sample of deficiencies and does NOT list all possible deficiencies.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

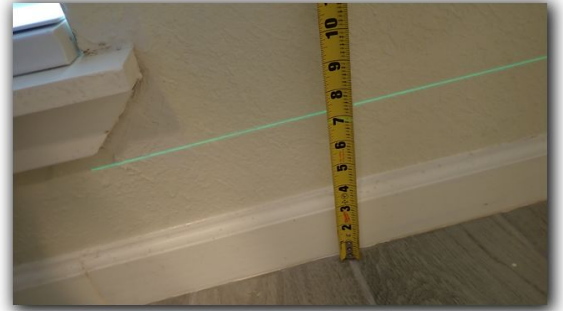
I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments: Differential movement / settlement observed; indicated by one or more of the following observed conditions; Cracks in brick veneer and/or foundation, Cracks in sheetrock over doors and windows, doors that are not square in jamb, etc. In my opinion the distress patterns observed at the time of inspection are/were not severe enough to recommend repair. Acceptance of present and future condition / performance / maintenance rests solely with the buyer / client.



B. Grading and Drainage

Comments: *The front yard is under construction.*



Mud District is repairing water line on their end. This is out of sellers control. Sidewalk and grass will be repaired within 30 days.

I=Inspected

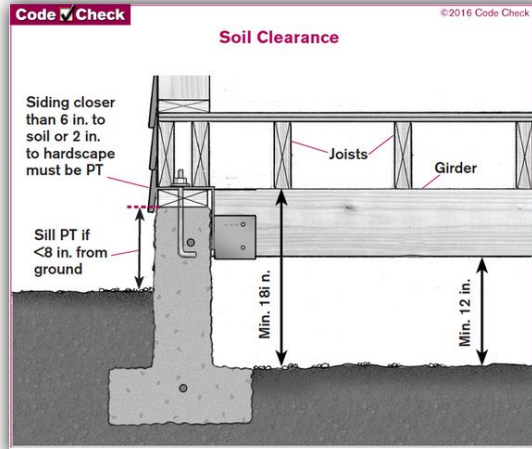
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Soil level too high, in contact with wood siding and/or at/above brick weep holes at one or more locations around house/garage. Promotes wood rot and is considered a conducive condition to termite activity.



-
-
-
-

C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles
Viewed From: Ground / Aerial Camera



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Comments: Observed one or more sections of rusting and/or rusted thru sections of flashing which indicates they are at/near end of serviceable life.



Sag(s) in roof decking observed. Probable cause is from improper/ inadequate framing in the attic or rotted/damaged roof sheathing.



Lower side of flashing is not sealed down, wind driven rains can cause water penetration.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

D. Roof Structures and Attics

Viewed From: Attic Equipment Platform

Approximate Average Depth of Insulation: 8 inches

Comments: Recommend insulating and weather stripping the attic scuttle hole access.



Sag noted in the roof/soffit structure. Needs repair.



Stairway to attic is missing insulation on stairway and weatherstrip at the frame.



E. Walls (Interior and Exterior)

Comments: Buyer's note: Fresh paint observed on interior surfaces can mask distress indicators. The garage has been converted to a living space.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Cosmetic cracks and/or repaired cracks in sheetrock observed over Some doors, windows, and/or corners.



Thermal imaging detects some missing and/or inadequate insulation.



Batt insulation will be placed on cathedral portion of ceiling

Peeling paint observed behind the refrigerator. Possible water stains.



Will inspect for possible condensation from refrigerator causing peeling paint.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Cabinet Drawers located in Kitchen need adjustment and/or repairs.



Excessive hole in wall, below kitchen sink.



Wood rot observed on areas of house / garage.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Damaged siding and/or trim at one or more locations.



Need sealing / caulking around all holes and exterior siding penetrations on top and both sides, (leave bottom open) to prevent water entry. Including but not limited to dryer, bath and range top vents, light fixtures, etc.



F. Ceilings and Floors

Comments: Observed cosmetic cracks and/or repairs in drywall ceiling of one or more rooms.

Thermal Imaging indicates missing/insufficient insulation from one or more locations of the ceiling joist cavities.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

G. Doors (Interior and Exterior)

Comments: **Weather stripping torn/damaged and/or missing on one or more exterior door(s).**



Wood rot of lower door and/or jamb;



One or more door(s) have sticky hardware.



I=Inspected

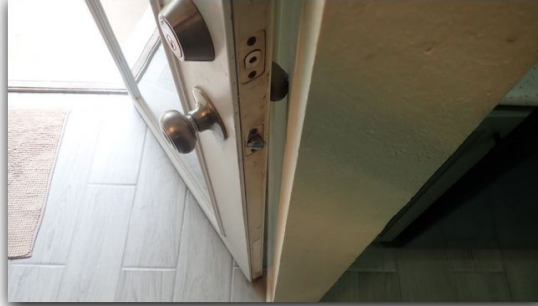
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Missing or non-functioning door stop behind one or more doors which are needed to prevent damage to sheetrock and/or other surfaces.



H. Windows

Comments: One or more windows had cracked / broken glass pane(s).



Front windows are very loose, appear to two separate windows improperly installed together.



Window mulling and installation will be revisited.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

One or more screens are missing and/or damaged.



The window frames require caulk or caulk replacement.



I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

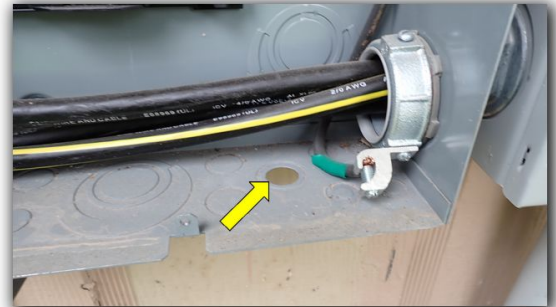
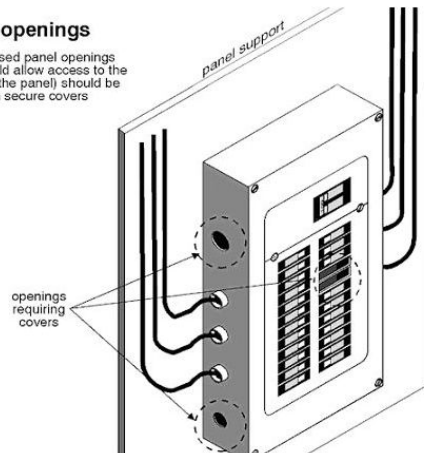
A. Service Entrance and Panels

Comments: Did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.

Panel exterior circular knock out(s) need to be sealed to prevent wasp / bee infestation.

Panel openings

any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers



Not all breakers are properly and uniquely identified.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

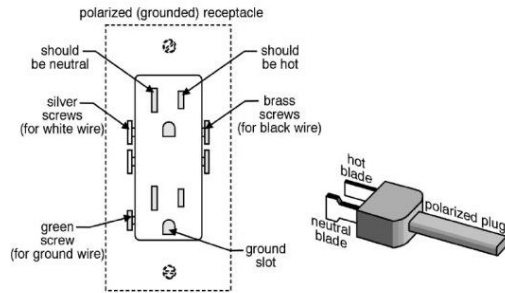
I NI NP D

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: **Improperly wired, 3 prong outlet not grounded or polarity reversed, including but not limited to:**

Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws



One or more cover plates were either missing or damaged.



3-prong outlet not grounded, including but not limited to:

Kitchen

next to front door



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

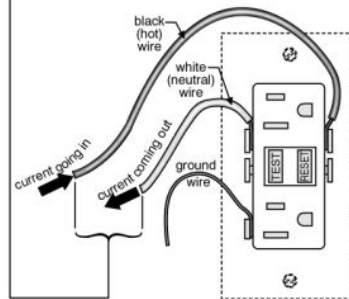
Did not observe GFCI protection of all outlets in required locations, including but not limited to the location marked below. This condition is a recognized safety hazard and is in need of repair.

- All bathrooms
- Kitchen island
- All exterior locations
- Laundry area**
- Other:
- All kitchen counter top outlets**
- Wet bar locations
- In garage
- Pool area
- Spa / hot tub

Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires
 if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:
 if the GFI is in the panel, the entire circuit will be shut down



3-prong outlet for dryer with metal cover / screws is a recognized safety / shock hazard. Recommend replacing metal cover / screws with plastic to reduce chance of electrical shock.



One or more outlets are not secured well in wall.



I=Inspected

NI=Not Inspected

NP=Not Present

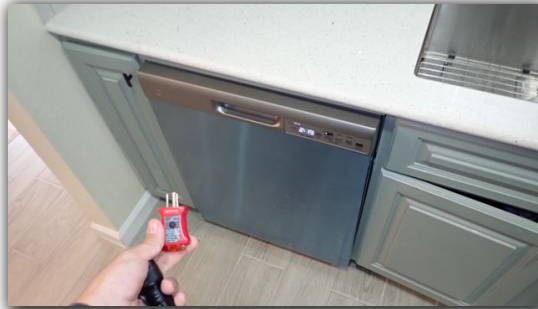
D=Deficient

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

One or more outlets at the exterior are not rated for exterior use:



No electrical disconnect (switch) for dishwasher observed. Does not comply with current National Electric Code (NEC) or State Inspection minimum standards.



Voltage detector indicated switch(s) are not grounded as required by current industry standards (code) to reduce risk of electrical shock. Prior to 1999, grounding of switches was not required. Recommend grounding all non-grounded switches or replace all metal face plates and screws with non-conductive plastic face plates and screws.



I=Inspected

NI=Not Inspected

NP=Not Present

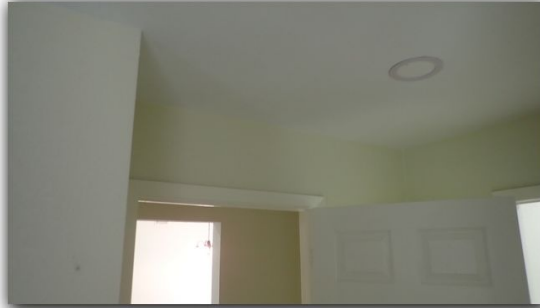
D=Deficient

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

One or more light fixtures are not grounded.



Inadequate number and/or improper location of smoke detectors in home. Smoke detectors should be located on each level of the home AND inside AND outside of all sleeping rooms. Consult the smoke detector manufacturer's instructions regarding specific placement of detectors.



Exposed wiring in the drywall of the foyer closet.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Wire connections are not enclosed in proper electrical junction box(s), or electrical junction box(s) do not have covers in place, including but not limited to the following location; Attic



Multiple lights found to be not functioning. Probably just burned out bulbs, or it could be a broken fixture / switch or improper wiring. Observed at but not limited to the previous garage area.



Breaker must have been tripped during inspection. All lights are fully functioning.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Unknown control, mystery switch(s) found, recommend inquiring current resident regarding use/control;



Switch is obsolete after garage conversion. Will remove and use flat plate cover.

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

Energy Sources: Natural Gas

Comments: **The vent cap is damaged.**



B. Cooling Equipment

Type of Systems: Central - Air Conditioner

Comments: Due to the changing seasons, we at Texas House Check recommend that the HVAC system is serviced prior to closing.

Section of suction line insulation missing or deteriorated near condenser.



AC will be serviced (i.e. plenum cleaned, Freon checked) and ductwork replaced. However, the system can be replaced in lieu of 5K concession.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

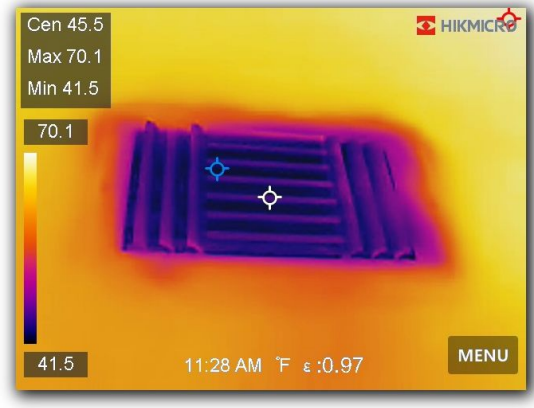
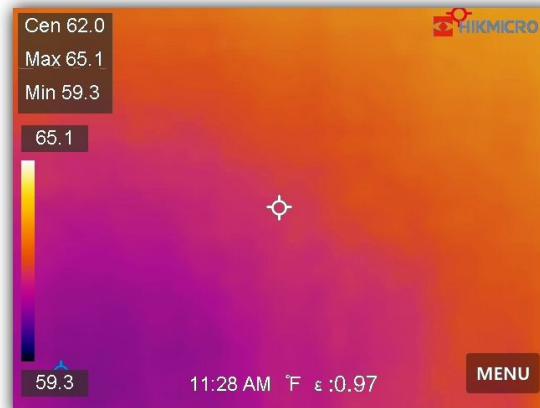
I NI NP D

Insulation / debris in drain pan should be removed to prevent blocking of drain.



The air conditioner produces a differential temperature of 23.6 degrees F. Temperature differential is too great, indication of possible air flow restriction across coil and/or low Freon charge, needs service.

The condenser has a 3 ton cooling capacity and was manufactured by Resco in 1994.



I=Inspected

NI=Not Inspected

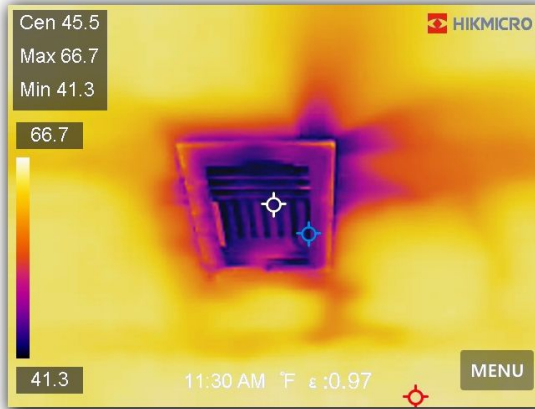
NP=Not Present

D=Deficient

I NI NP D

C. Duct Systems, Chases, and Vents

Comments: **One or more registers are not sealed to the vent. This allows air to leak out the sides.**



120 Volt electrical wiring improperly located in return air chase. Does not comply with current industry standard/code. Ref. NEC 300-22(c).



Observed possible micro-organism growth on air supply grills / vents which may be a concern due to increased awareness of environmental issues associated with molds. *If this is a concern or potential concern, Texas House Check recommends contacting us for a mold testing, etc. Suggest replacing vents and registers.*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Some gray duct wrapping damaged on ducts in attic needs to be repaired. This product appears to be type that was recalled many years ago due to deterioration of exterior vapor barrier when exposed to light.



D. Other

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of the property

Location of main water supply valve: Exterior



Static water pressure reading: 55 psi



Type of supply piping material: PEX Observed

Google search: Your home's water pressure typically ranges between 40 and 80 psi (pounds per square inch). Water pressure below 40 psi is considered low, and water pressure above 80 psi is considered too high. Having the water pressure set too high, over 80 psi, can lead to broken water pipes and costly bills.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Comments: Where the sink connects to the countertop the caulk is either missing/damaged and should be reapplied to create a smooth surface to prevent surfaces prone to fouling. Refer to IRC P2701.1 Quality of fixtures



Does not flush properly, must hold down handle for proper flush;



Recommend caulking around all tub/shower faucets and spouts to prevent water entry behind wall.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Grout / caulking needed at vertical tile corners, cracks in tile and/or mortar between tiles, and where tile meets tub to prevent water entry behind wall.



Recommend protecting window from shower spray to prevent water damage.



One or more hose bib handle(s) were damaged or missing.



Exterior hose spigot(s) do not have code approved anti-back flow devices installed.



I=Inspected

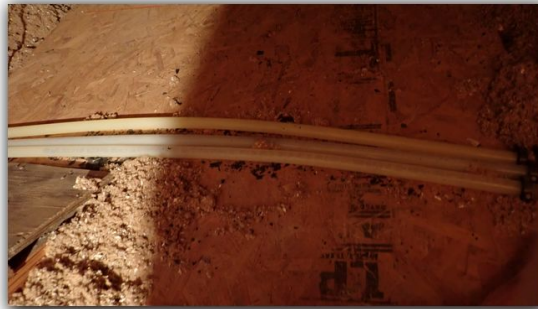
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommend insulation of exposed water lines in attic.



Entire house was replumbed in 2023 by Sellers father. Pex plumbing, water heater and entire sewer was replaced. Seller will obtain paperwork/invoice.

-
-
-
-

B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments: *Recommend hydrostatic test of sewer lines. Due to age of house and/or amount of settlement, the possibility of damaged/leaking drain lines below house in this inspector's opinion is significant. The test by licensed plumber costs several hundred dollars and may uncover / find problems that can easily cost 10-20 thousand dollars to fix. Most new homeowner's policy will no longer cover this expense while existing homeowner policy holder may be covered / insured for this expense.*

Possible sewer gas is entering the structure. Sewer gas is very dangerous and this condition should be evaluated and repaired by a plumbing contractor. Please read the document at this link concerning the dangers of sewer gas. Needs repair by a licensed plumber.



Escutcheon missing where plumbing penetrates the wall. Covering this penetration hole may help prevent air leaks and pest entry.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Roof vent has been blocked with tape.



Some newer drains have been added recently. Ask the seller for details, warranty, etc.



Some plumbing lines were rerouted due to relocating of the washer and dryer and installed in a manner to avoid removing cabinets and drywall.

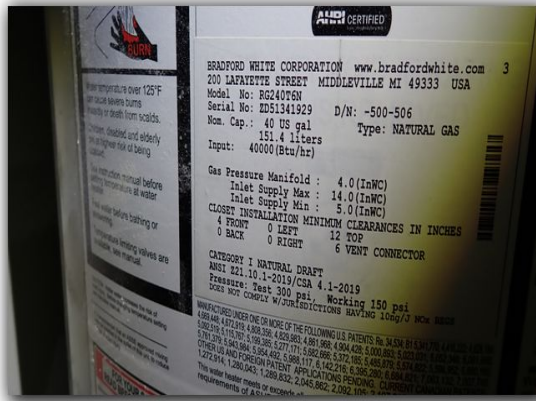
-
-
-
-

C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 40 gallons

Comments: The water heater data-plate indicates the unit was manufactured in 2023



I=Inspected

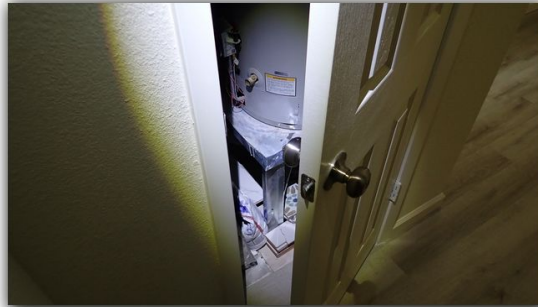
NI=Not Inspected

NP=Not Present

D=Deficient

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

Inadequate provisions for combustion air as required by manufactures installation instructions. Common industry standards (CABO Code 2002.1) require: One opening at top and bottom 12" of door, Each opening shall have "free area" (grills reduce free area) equal to a minimum of 1 square inch per 1,000 Btu/h rating of all appliances installed within the space, but not less than 100 square inches IRC 2407.10.



Improper vent termination. Replace old style bonnet type roof jack of gas fired house heater(s) with code approved class "B" vent cap to ensure proper venting of forced draft unit.



-

D. Hydro-Massage Therapy Equipment

Comments:

-

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Exterior wall

Type of gas distribution piping material: Steel Pipe

I=Inspected

NI=Not Inspected

NP=Not Present

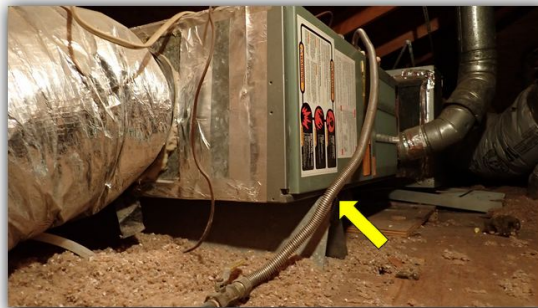
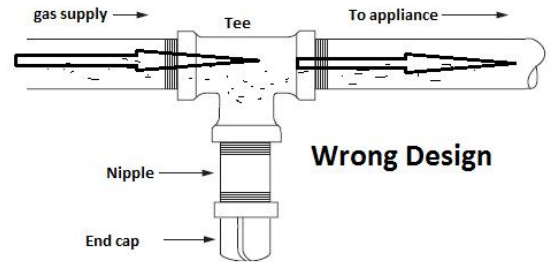
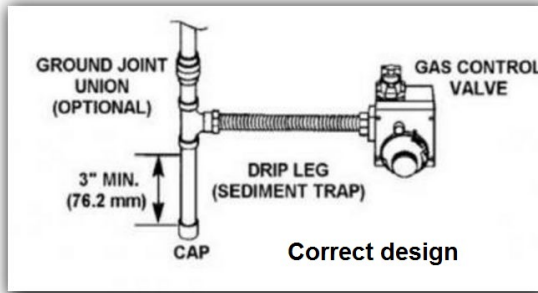
D=Deficient

I NI NP D

Comments: Gas valve improperly located more than 3 feet from unit and/or on opposite side of unit.



Did not observe gas line sediment trap on gas house furnace and/or gas water heaters. This device is required in most manufactures installation instructions.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

-

F. Other

Comments: The water softener/filter systems were not checked. Suggest checking with the sellers to obtain user manual and maintenance schedule.

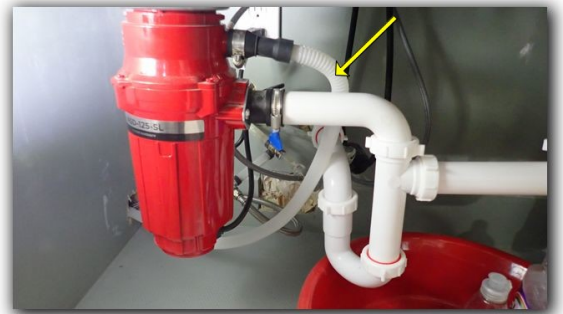
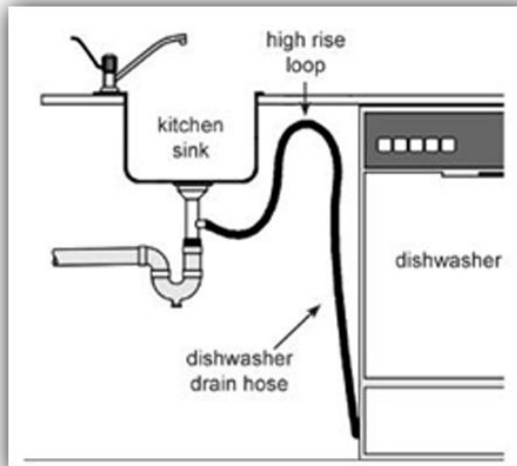


V. APPLIANCES

-

A. Dishwashers

Comments: Drain line needs to be elevated above side inlet of Sink drain or food waste disposer connection to prevent debris and gray water from draining down back into dishwasher.



-

B. Food Waste Disposers

Comments:

-

C. Range Hood and Exhaust Systems

Comments:

I=Inspected

NI=Not Inspected

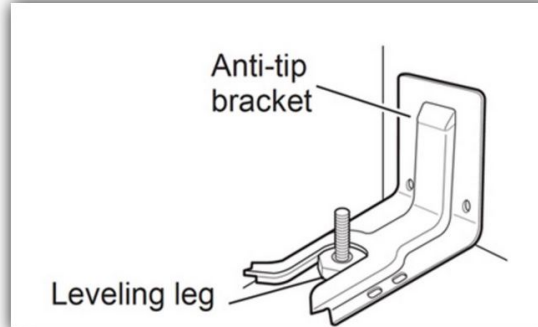
NP=Not Present

D=Deficient

I NI NP D

D. Ranges, Cooktops, and Ovens

Comments: Does not have recommended anti-tip bracket on back side of unit.



E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Improperly vents to soffit. Should vent to exterior.

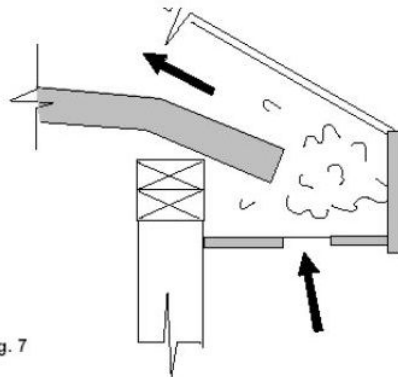


Fig. 7

Terminating exhaust fans to soffits/eaves builds up condensation moisture within the soffit that can deteriorate the fascia board, soffit and/or plywood roof decking and cause paint peeling. A soffit/eave is part of attic air space where exterior air is drafted in to the attic space with the exhaust duct fumes and moisture.



G. Garage Door Operators

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

-
-
-
-

H. Dryer Exhaust Systems

Comments: Dryer vent was covered with a rag, could not properly inspect.



-
-
-
-

I. Other

Comments: