



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



Inspection for Property located at 27615 Brentsprings Run Lane
05/06/2023
Prepared for : Roy Howard



PROPERTY INSPECTION REPORT FORM

Roy Howard

Name of Client

05/06/2023

Date of Inspection

27615 Brentsprings Run Lane, Katy, TX 77494

Address of Inspected Property

Robert Hughes

Name of Inspector

20949

TREC License #

Gregory Hughes Lic #22420

(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 exterior ;
Composition roof ; Attached garage

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

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I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on Grade

Comments: Appears to be performing intended function. No evidence suggesting significant foundation movement at time of inspection.

Spalling (i.e., corner pops) at one or more corner(s), Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation. However, if the spalling crack extends into the soil it should be monitored as a possible termite entry point.



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B. Grading and Drainage

Comments: Bricks, stone, sheds, etc. should not be stored near house or garage, can hide evidence of wood destroying insect activity, recommend relocating away from house / garage.



I=Inspected

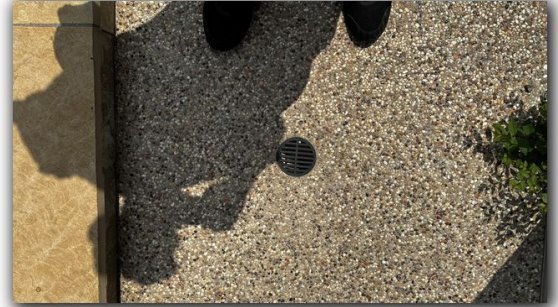
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Underground yard and/ or pool deck drainage system not tested for flow, adequacy and placement.. Did not verify yard drains operate properly and that there are no collapsed or clogged areas. Inspector (or anyone else) is unable to induce sufficient quantity of water to determine if system will operate properly when needed. Recommend observing performance during heavy rains and ensure system is maintained / cleaned.



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C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Ground / Aerial Camera



Comments:

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D. Roof Structures and Attics

Viewed From: Attic Equipment Platform

Approximate Average Depth of Insulation: 12 inches

Comments:

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E. Walls (Interior and Exterior)

Comments: Buyer's note: Fresh paint observed on interior surfaces can mask distress indicators.

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Water damage to base of cabinet below sink.



Observed musty/moldy smell/odors 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 further information / investigation.

Under Kitchen Sink



Observed possible micro-organism growth (Mold) which may be a concern due to increased awareness of environmental issues associated with molds. Recommend removal of all sheetrock and other building materials containing visible mold growth plus an additional 2 feet surrounding area. If this is a concern or potential concern, Texas House Check recommends contacting us for further information / investigation / Testing.

Master Bedroom



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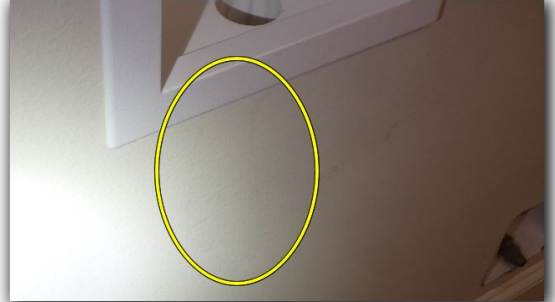
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Water stains / damage or repairs observed at multiple locations. Dry at the time of inspection via moisture detection equipment.

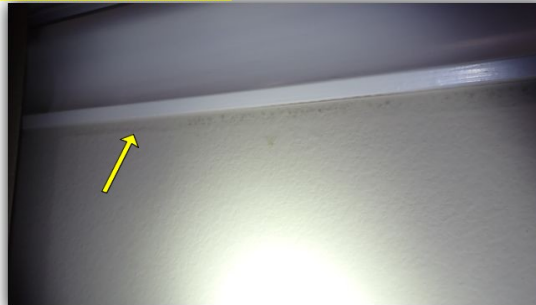
Kitchen pantry



Utility Room



Master Bedroom under window



Master Bath



Living Room



Living Room



Master Shower



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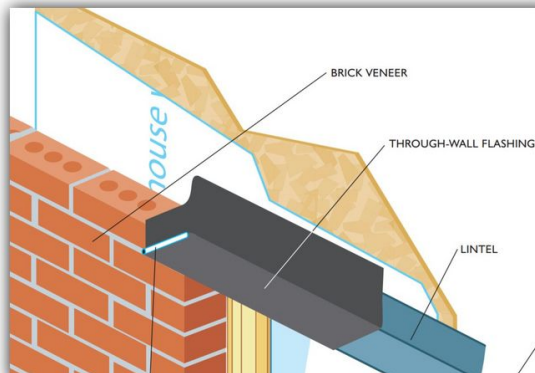
D=Deficient

I	NI	NP	D
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Cracks in brick veneer and/or repairs, one or more locations, Recommend having cracks repaired, then take photographs of cracks, their location, and width [ruler across the crack] with a high resolution camera that has a date stamp for future reference.



Metal lintel(s) over window/door openings do not appear to be flashed as required by current building standards. flashing is required to direct water out of the weepholes, create a chemical barrier between the metal lintel and the caustic mortar (reduces rust), and also to create a bond break to reduce cracks. Ref:IRC 2015 Section R703.8.5 For more information, please view this video



Flashing not visible via weep hole



Fire rated wall in the garage is compromised by installation of the plumbing manifold. The water distribution manifold can be mounted in a fire rated wall only if either the box is fireblocked within the wall or the access door meets the same rating requirements as the wall and is installed over the access opening. The manifold manufacturer makes a fire rated access panel for this purpose.



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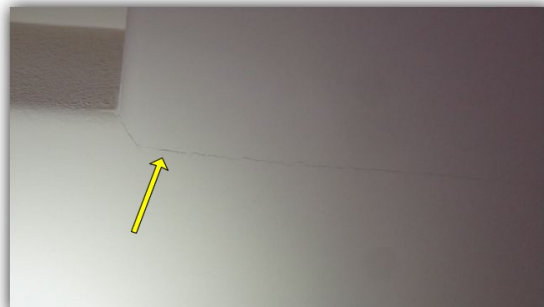
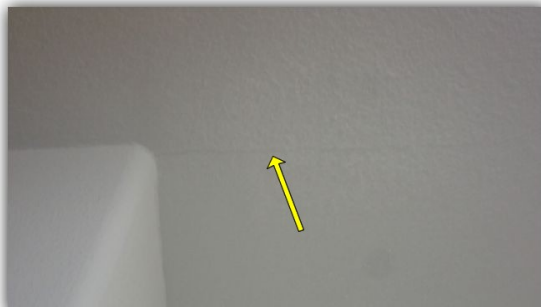
D=Deficient

I	NI	NP	D
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F. Ceilings and Floors

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



Possible water damaged wood flooring observed.



Water stains observed on ceiling around water heater exhaust vent, indication of previous / current water penetration, recommend caulking / sealing vent and storm collar above roof line.



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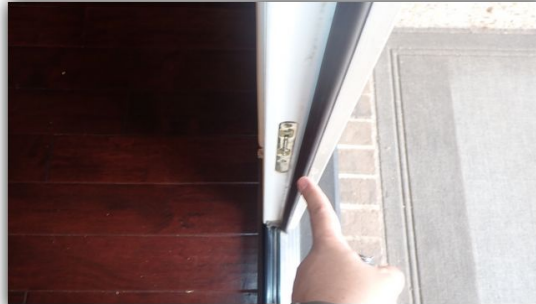
G. Doors (Interior and Exterior)

Comments: One or more door(s) have sticky hardware.

Back Bathroom



One or more door(s) have sticky hardware.



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H. Windows

Comments: The window frames require caulk or caulk replacement.



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I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Comments:

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K. Porches, Balconies, Decks, and Carports

Comments:

☐ ☒ ☐ ☐

L. Other

Comments:

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I NI NP D

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments: AFCI (Arc Fault Circuit Interrupt) device (multiple) did not operate properly, when tested with the manufacturer provided test button, during inspection. The device may not be providing arc fault protection as intended. This is considered a hazardous condition. We recommend a qualified, licensed electrician diagnose and correct the condition.



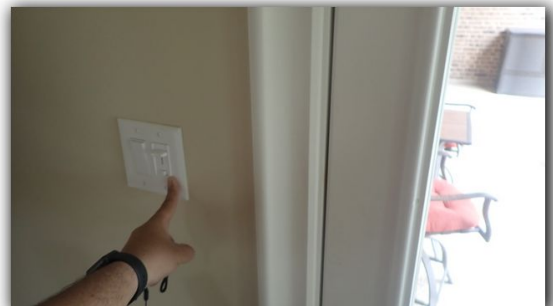
Not all breakers are properly identified.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Switch improperly wired, does not operate like proper a proper 3 or 4-way type, (Fixture cannot be turned on/off from all switch locations, regardless of the position of other switches); Patio lighting



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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.

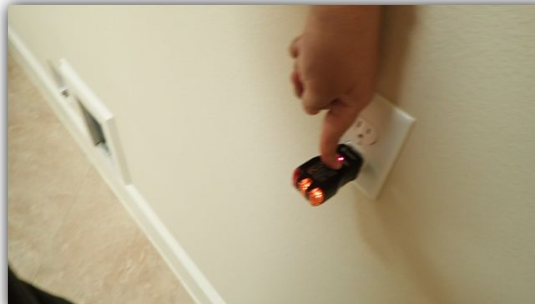
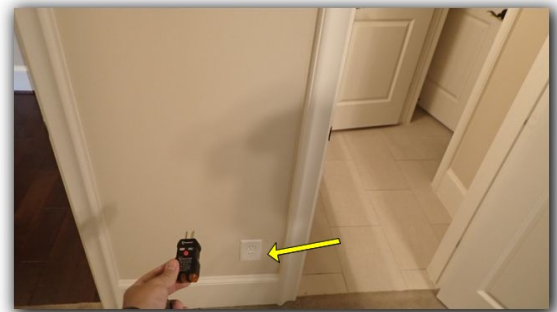
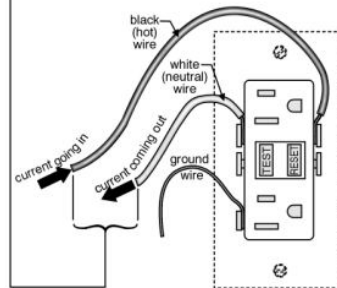
- ☐ All bathrooms
- ☐ Kitchen island
- ☐ All exterior locations
- ☒ Utility Room
- ☒ Other: Within 6 ft of a sink

- ☐ 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 milliamperes), 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



Light(s) found to be not functioning. Probably just a burned out bulb, or it could be a broken fixture / switch or improper wiring. Including but not limited to;

Hallway to garage



☐ ☒ ☐ ☐

C. Other

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

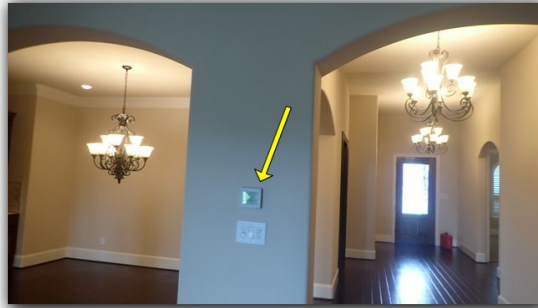
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A. Heating Equipment

Type of Systems: Central and Zoned

Energy Sources: Natural Gas

Comments: Improperly located, thermostats are supposed to be located near return air chase.



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B. Cooling Equipment

Type of Systems: Central - Air Conditioner

Comments: Both A/C units are producing a low temperature differential when measured at the return and supply registers. According to the Texas Real Estate Commission, the temperature differential is deficient if it is below 15 degrees or above 22 degrees. Because of this condition Texas House Check recommends that the Air Conditioning systems be serviced by an HVAC contractor when the temperature differential is below 15 Degrees F.

The main air conditioner produces a differential temperature of 11.6 degrees F.

The condenser has a 5 ton cooling capacity and was manufactured by Lennox in 2015.



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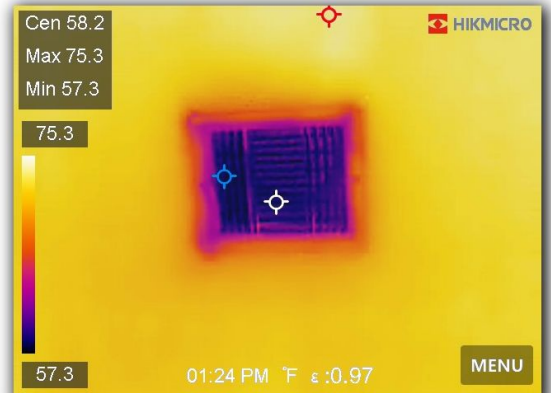
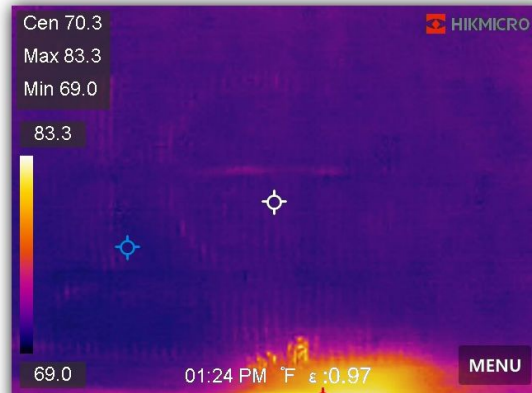
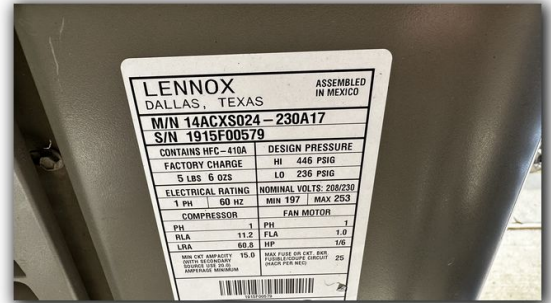
NP=Not Present

D=Deficient

I NI NP D

The master air conditioner produces a differential temperature of 13 degrees F.

The condenser has a 2 ton cooling capacity and was manufactured by Lennox in 2015.



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C. Duct Systems, Chases, and Vents

Comments: Media air filter(s) located in attic that requires changing/cleaning every 6 months, recommend checking guide for proper maintenance information.



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D. Other

Comments:

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I	NI	NP	D
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IV. PLUMBING SYSTEMS

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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: 52 psi



Type of supply piping material: PEX

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



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Shower door needs adjustment to operate/close properly.



Commode not secured to floor, This condition will leak sewer gas and may also leak water/moisture. Recommend removal of commode, inspection of flange serviceability, install new wax ring and new securing bolts.



Recommend caulking around base of all commodes.



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.



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I NI NP D

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B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

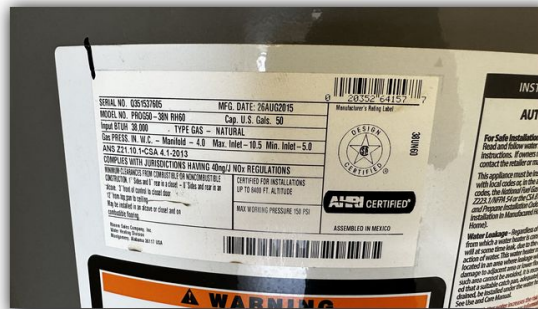
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C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 100 gallons (2 units at 50 gallons each)

Comments: The water heater data-plates indicate that both units were manufactured in 2015



Vent collar not secured around vent pipe at ceiling and/or is missing.



☒ ☐ ☐ ☒

D. Hydro-Massage Therapy Equipment

Comments: Was not able to access motor for visual inspection. Does not fully comply with National Electric Code (Reference NEC 680-72. Accessibility. "hydromassage bathtub electrical equipment shall be accessible for repair / replacement without damaging the building structure or building finish".) Should have access panel installed for servicing / access to pump motor IRC 4109.3.



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Power switch for the spa tub is located in the commode room.



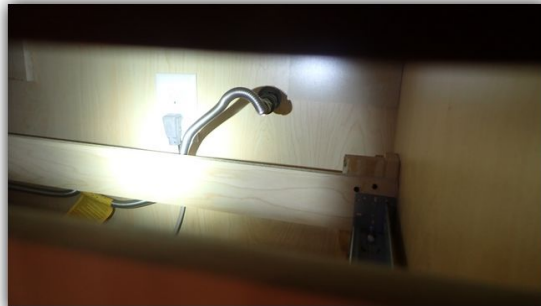
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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Exterior Wall

Type of gas distribution piping material: Black Steel Pipe

*Comments: **Active gas leak observed underneath the range. Recommend immediate repair by a licensed plumber. The supply was shut off at the valve during the inspection to help prevent further leaking.***



Uncapped gas valve at laundry room. Gas line needs to be capped if not used.



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I	NI	NP	D
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F. Other

Comments: Plumbing "rough-in" work not inspected.



V. APPLIANCES

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A. Dishwashers

Comments:

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B. Food Waste Disposers

Comments:

☒ ☐ ☐ ☒

C. Range Hood and Exhaust Systems

Comments: Range hood vent duct is not properly sealed.



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D. Ranges, Cooktops, and Ovens

Comments:

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E. Microwave Ovens

Comments:

☒ ☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

☒ ☐ ☐ ☐

G. Garage Door Operators

Comments:

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H. Dryer Exhaust Systems

Comments:

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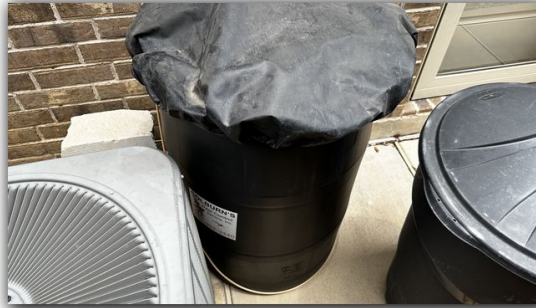
D=Deficient

I	NI	NP	D
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I. Other

Comments: Texas House Check does not inspect Mosquito Control Systems. Suggest asking the sellers for all maintenance/operation details.



VI. OPTIONAL SYSTEMS

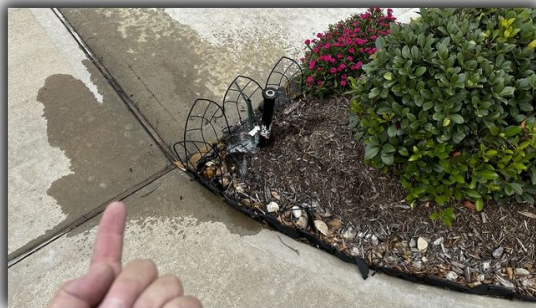
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A. Landscape Irrigation (Sprinkler) Systems

Comments: The sprinkler controller was off at the time of inspection. We turned the controller on for testing and then returned it to off before the inspection was completed.



Damaged water line, water gusher in yard; Zone 1



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I NI NP D

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

Type of Construction: Gunite - Pebbletec surface - Media Filter - NG Heater - In-Line Chlorinator



Comments: Access gates shall comply with the requirements of International Residential Code Section AG105.2, and shall be equipped to accommodate a locking device. Access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and
2. The gate and barrier shall have no opening larger than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.
3. House doors opening to the back yard should have an audible notification when opened.



Expansion Gap between coping and deck needs to be caulked.



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The pneumatic switch for the spa blower does not function as intended.



The pool equipment panel did not have any GFCI protection. This condition should be evaluated by an electrical contractor.

