Inspection Report

Property Address:
722 Last Arrow Dr
Houston TX 77079

Bill Harvey Inspection Services
13119 Jasper Lane
Cypress TX 77429
281-477-7875

PROPERTY INSPECTION REPORT

Prepared For:		
	(Name of Client)	
Concerning:	722 Last Arrow Dr, Houston, TX 77079	
	(Address or Other Identification of Inspected Property)	
By:	Sean Kennedy #22935	8/23/2019
	(Name and License Number of Inspector)	(Date)
	(Name, License Number of Sponsoring Inspector)	

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 standard 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. The 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 any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000 (http:\\www.trec.state.tx.us).

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 licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms 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:

Type of building:
Single family, two story

In Attendance:
Inspector only

Approximate age of building:
Over 25 Years

Home faces (general direction):
East

Home is:
Vacant

Temperature:
90 to 100 degrees

Weather:
Cloudy

Rain in last 3 days:
No

Table of Contents

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☐ ☐ ☐ ☑ **A. Foundations** Foundation repair performed by Church Foundation on October 9th - Receipts available with lifetime warranty

Type of Foundation (s): Concrete slab on grade

Comments:

- As is commonly observed with a home of this age and construction some indications of foundation movement were observed. It should be noted that this foundation does have indications of more than average movement. In my opinion these conditions do not represent a failure of the foundation at this time. The future performance of foundation is difficult to predict and other foundation inspectors or foundation experts may from a different opinion when evaluating this foundation. It may be advisable to consult with a foundation specialist before purchasing the home, regarding both its current condition, and the best measure to prevent further movement in the future. Some notable indications of foundation movement observed are cracks in the brick veneer and minor deflection of floor surface.

An elevation survey of the foundation was performed using a Zip Level. This survey is general in nature and does not meet a particular standard.

- The benchmark was taken at the entrance to the family room. Floor covering tile.
- A reading of - 0. 2 inches was taken at the southeast corner of the home. Floor covering tile.
- A reading of - 0. 3 inches was taken at the southeast corner of the dining room. Floor covering tile.
- A reading of - 0. 8 inches was taken at the front entrance. Floor covering tile.
- A reading of - 1 . 9 inches was taken at the northeast corner of the study. Floor covering tile.
- A reading of - 2 . 3 inches was taken at the northeast corner of the home. Floor covering tile.
- A reading of - 1 . 8 inches was taken at the left of the bathtub in the the master bathroom. Floor covering tile.
- A reading of - 0. 2 inches was taken at the northwest corner of the home. Floor covering tile.
- A reading of + 0. 0 inches was taken at the southwest corner of the master bedroom. Floor covering tile.
- A reading of - 0. 8 inches was taken at the northwest corner of the family room. Floor covering tile.
- A reading of - 0. 8 inches was taken at the southwest corner of the family room. Floor covering tile.
- A reading of - 0. 3 inches was taken at the southwest corner of the home. Floor covering tile.
- A reading of - 0. 1 inches was taken at the southwest corner of the kitchen. Floor covering tile.

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☐	☐	☐	☑	**B. Grading and Drainage**

Comments:

- High soil levels were observed at the foundation walls in various locations. A minimum of four inches of foundation wall should be exposed under the brick veneer and a minimum of six inches of foundation wall should be exposed under the wood surfaces. High soil levels are conducive to wood destroying insect infestation, and possible water penetration into the home. When repaired, the grade should slope downward away from the home directing runoff away from the foundation. Improvements should be undertaken by professional landscaper.

front

right

garage

grading, soil and grass fixed

I	NI	NP	D	
☐	☐	☐	☑	**C. Roof Covering Materials**

Roof viewed from: From roof surface where safely accesible
Types of roof covering: Composition shingles, Architectural
Roof decking: Plywood

Comments:

- The roof covering was inspected by walking on the roof. The roof covering appears to be in fair (middle of service life over all condition). Minor repairs and preventative maintenance are needed.

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I NI NP D

garage

garage

front

front

front

front

left

rear

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

I NI NP D

rear

middle

rear

- Rodent damage was observed at the plumbing vent jacks. Repairs will be needed to prevent leakage into the home.

- Gutter splash guard along breezeway is loose and needs to secured.

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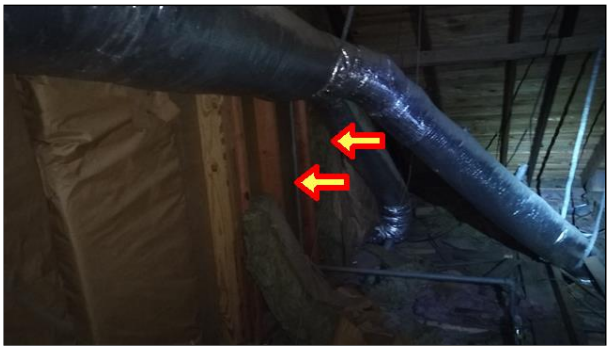
☐ ☐ ☐ ☑ **D. Roof Structures and Attics**

Roof ventilation: Ridge vents, Soffit Vents
Attic acess information: Pull down stairs, Walk in
Method used to observe attic: Entered attic and viewed from acessible and reasonble safe locations
Roof structure: Stick-built (rafters, ceiling joist and purlins)
Attic insulation: Batt, Fiberglass
Approximate depth of ceiling insulation (Deepest Point): 6 inches
Approximate depth of ceiling insulation (Shallow Point): 6 inches
Approximate average thickness of vertical insulation: less than 6 inches
Comments:

- Open chases were observed in the attic. The open chase expose interior walls to attic temperatures. The chases should be insulated in the attic.

above kitchen

- Vertical insulation in the lower attic has fallen down in some locations. Recommend installing insulation where missing.



- Some areas of the attic are not reasonably accessible, the garage attic. This inhibits the inspectors ability to fully inspect components located in the attic.

- The garage attic space is not vented at the roof and soffit. Venting should be divided evenly between the lower edge of the roof, commonly the soffit area and at the upper areas of the roof. This method of venting allows for entry of exterior air into the attic at the lower area as hot air passes through the roof vent. This attic space is required by code and shingle manufactures to be vented.

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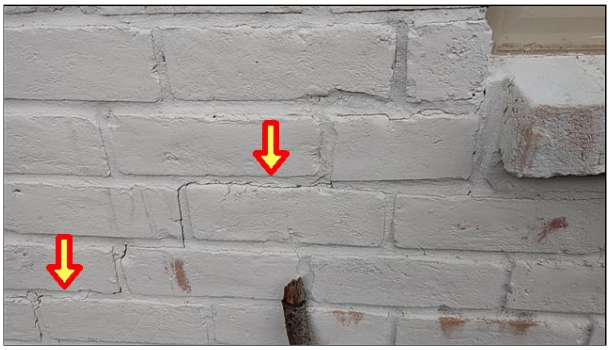
☐ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

Exterior wall covering: Brick veneer, Fiber cement siding, Wood siding

Comments:

- Masonry (brick / stone / mortar) cracks were observed on the right half of the home. These cracks are likely associated with previous foundation moment.







fixed after addressing the foundation and settlement. All gaps in brick and mortar addressed.

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I	NI	NP	D	

- The at the siding at the garage is. .

- Siding in contact with ground at the garage. Because the siding is in contact with ground it is possible for framing to be deteriorated. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible.

addressed

- A loose board on the the siding was observed in the storage shed attached to the rear of the garage.

addressed

☑ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

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

Comments:

- The exterior door front of the home was observed to have the following deficiencies: binds at the threshold and the rubber threshold seal is loose. The door should be adjusted to function properly.

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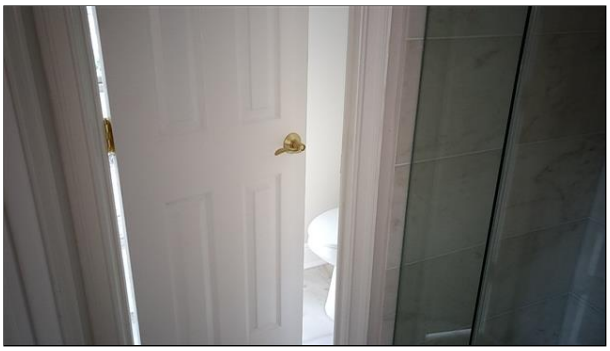
I	NI	NP	D

addressed

- The interior door in the study and the master water closet has the following defects: door does not latch.

study addressed



master bathroom addressed

- The interior door at the second level right rear bedroom has the following defects: door rubs at jamb when closing.

- The interior door at the left front bedroom from the hallway has the following defects: door falls shut / open.

☐ ☐ ☐ ☑ **H. Windows**

Window type: Aluminum frame, Vinyl / PVC, double pane, single pane

Comments:

- Loose "sprung" window balancers were observed on at least one window(s) in the front middle bedroom. This affects proper operation of the window.

addressed

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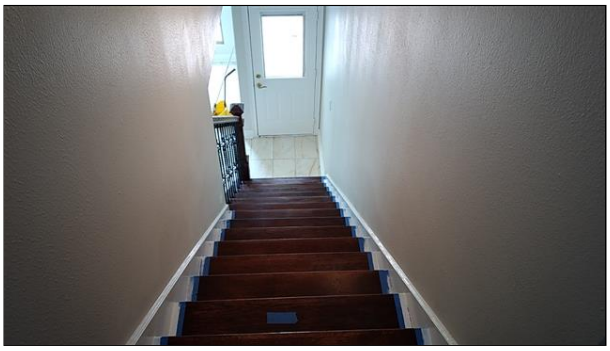
- Several window screen(s) on the second level are not installed.

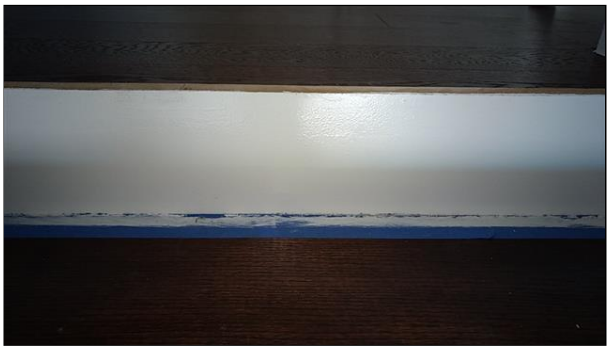
☐ ☐ ☐ ☑ **I. Stairways (Interior and Exterior)**

Comments:

- The stair railing does not have a "graspable" hand rail that is continuous from the bottom to the top of the stairs. .

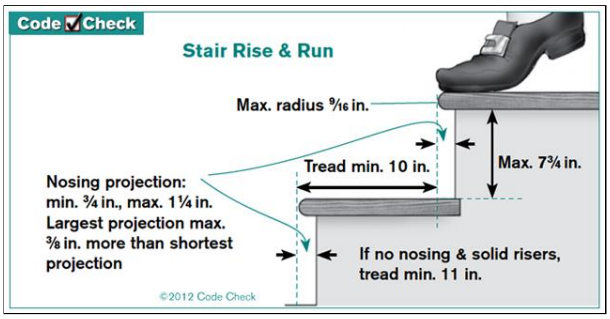


- Top nosing is not installed at the top of the stairs.



addressed

- The stair risers are inconsistent in height at the top of the stairs. Stair defects can be significant safety hazards.



Riser ILLUS

☐ ☐ ☐ ☑ **J. Fireplaces and Chimneys**

Types of fireplaces: Masonary fireplace, with gas log lighter

Comments:

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I NI NP D

- The masonry fireplace coping is cracked. Repairs are needed to prevent water intrusion.

- Gaps in the fire brick were observed. Recommend the fire box should be inspected by a chimney sweep prior to using the fireplace.

- The damper for fireplace at the same location is rusted tight or "seized" (non-operational). Repairs should be made so unit works properly. I recommend a qualified contractor inspect and repair as needed. addressed

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

Comments:

Inspector Limitations Regarding Slab on Grade Foundations

Assessment of foundation performance and condition is based solely upon this Inspectors opinion and his interpretation of the visually observed conditions at the time the inspection was performed without prediction of future performance. Generally, foundation movement occurs over an extended period of time. This inspection is of a first impression nature without the opportunity to monitor possible movement or review documents related to this foundations past performance. This opinion was formed without the knowledge or intent of the design criteria or designer. Previous foundation repairs my not be detected by this inspection. This inspection will not detect or identify plumbing leaks, under ground springs, fault lines, deficient soil conditions, or any other conditions not detectable within the limitations of a visual only inspection. Other inspectors or foundation experts may form a different opinion when assessing the condition of this foundation.

Inspector Limitations Regarding Roof Systems

Roof systems consist of many components, some of which are not accessible under the best of conditions. The height, pitch, line of sight, and weather conditions at the time of inspection dictate the method of inspection. These conditions often limit the Inspectors ability to inspect a roof system. Detection of defects should only be expected within the reasonable limitations of the method of inspection safely allowable at the time of inspection. Even under the best of condition there in guarantee against leakage.

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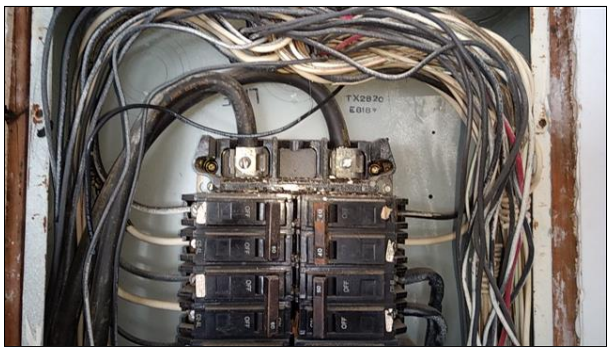
I	NI	NP	D

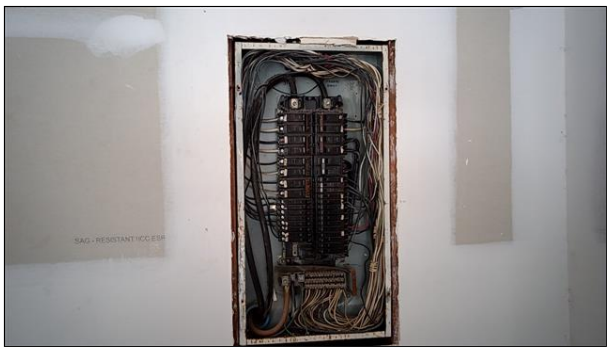
II. ELECTRICAL SYSTEMS

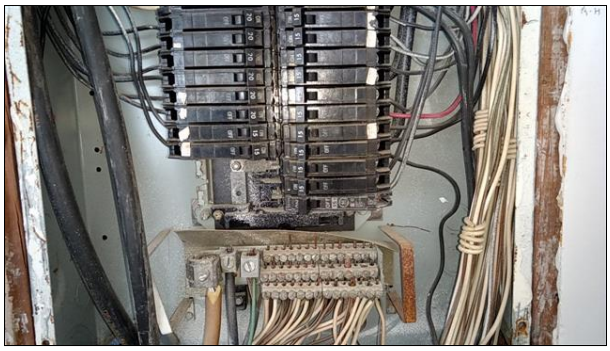
☐ ☐ ☐ ☑ **A. Service Entrance and Panels**

Main Panel Located: In the garage
Electric Panel Manufacturer: General Electric
Main Breaker Amps: 150 AMP
Electrical Service Conductors: Below ground
Feeder wire type: Aluminum
Branch wire type: Copper
Comments:

- The main panel enclosure was inspected with the deadfront removed. Conditions needing repair were observed. These repairs should be performed by a licensed electrician. Additional defects may be discovered when inspected by the licensed electrician.







- The main panel enclosure does not have a disconnect or main breaker as currently required.
- The aluminum feeder wires are not coated with anti-oxidant paste to prevent corrosion. addressed
- "Hot" wires terminating at breakers main panel enclosure are improperly colored. These wires should be red or black in color. Marking the wires with a marker is acceptable. addressed

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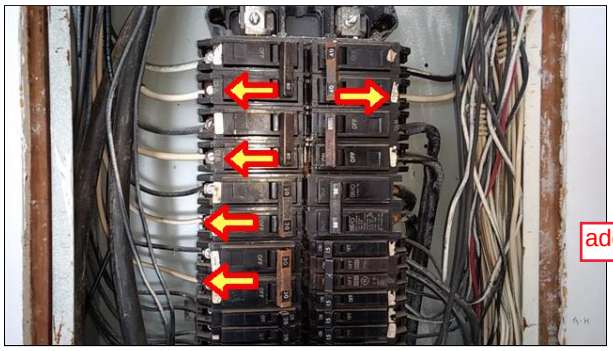

addressed

- Breakers in the main panel enclosure are not properly labeled.
- Screws to secure the deadfront (cover) main panel enclosure are missing. Blunt tip screws designed for this purpose should be installed. Pointed screws are not allowed.
- The breaker serving the second level air conditioning condensing unit is over sized. The breaker serving the appliances is rated at 60 amps. The maximum size breaker allowed by the appliance manufacture is 35 amps.
- The breaker serving the first level air conditioning condensing unit is over sized. The breaker serving the appliances is rated at 60 amps. The maximum size breaker allowed by the appliance manufacture is 50 amps.

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

Type of Wiring: Romex

Comments:

- One ground fault interrupt receptacle(s) exterior of the home shows to have power even after being tripped. Repairs should be undertaken by a licensed electrician.

addressed

- One electrical junction box(s) in the garage is loose and should be properly secured.

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I	NI	NP	D

addressed

- One receptacle(s) in the study show to have hot/ neutral reversed when tested. Repairs should be performed by licensed electrician.

addressed

- One receptacle(s) in the master bathroom show to have an open ground when tested. Repairs should be performed by licensed electrician.

addressed

- One receptacle(s) in the second level left front bedroom show to have an open ground when tested and a second receptacle is inoperative. Repairs should be performed by licensed electrician.

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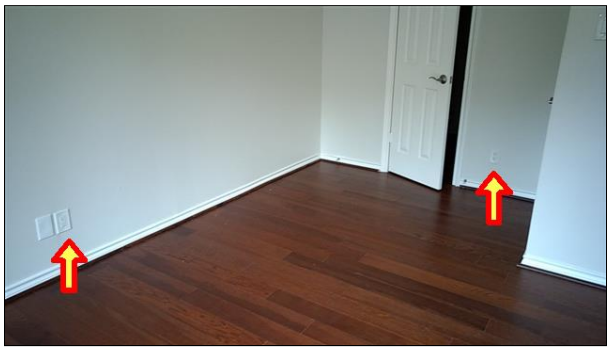
I	NI	NP	D



addressed

- One open splice in the upper attic space. Repairs should be performed by licensed electrician..

addressed

- One electrical junction box(s) in the lower attic is missing a cover and is loose and should be properly secured.

addressed

- Junction box extension are needed at the kitchen counters to bring the edge of the junction box flush with the edge of the finished wall surface.

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I	NI	NP	D

addressed

- Two light fixture(s) at the front of the home are inoperative. If the fixture does not work after replacing the bulbs, a licensed electrician should be consulted.

addressed

- One light fixture(s) in the second level left front bedroom closet is inoperative. If the fixture does not work after replacing the bulbs, a licensed electrician should be consulted.

- Several light fixture(s) in the kitchen island, laundry room and hall are on a GFCI circuit protecting the exterior wall and garage receptacles. This is for information purposes.

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I	NI	NP	D




Inspector Limitations Regarding Electrical Systems

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Information regarding smoke detectors and carbon monoxide detectors.

Smoke detectors and carbon monoxide detector are important safety features in a home. The Standards of Practice for home inspector mandated by the Texas Real Estate Commission requires the Home Inspector verify the presence of appealability of accessible smoke detectors in each sleeping area, outside the sleeping area in the immediate vicinity, and on each level of the home. Carbon monoxide detectors are to tested when installed and accessible. This does not assume that smoke and carbon monoxide detectors meet or exceed a particular code.

Smoke detector batteries should be changed upon taking possession of the home and on a yearly basis there after. Smoke detectors are are dated, and should be replaced every ten years. The Home Inspector **does not** remove smoke detectors to inspect for expiration dates.

Inspector Recommendations Regarding Electrical Systems

Electrical defects can create significant safety hazards. Electrical repairs should always be performed by a licensed electrician.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☐ ☐ ☑ **A. Heating Equipment**

Forced air gas furnaces: Two

Heat System Brand: Amana, Ruud

Comments:

Unit photo second level

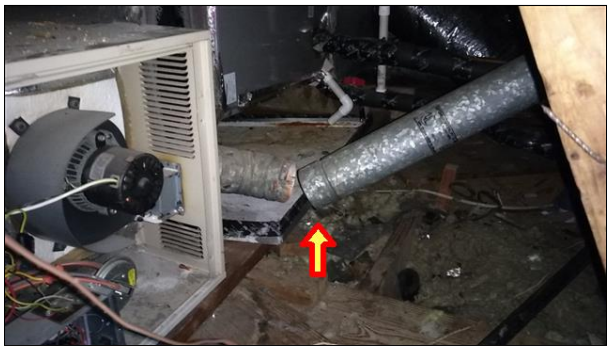
addressed

Unit photo first level

addressed

- The gas utility was off at the time of inspection preventing the furnace from being inspected while operating.

- The vent connector is disconnected at the furnace for the first level of home. This condition is a safety hazard that should be corrected.



addressed

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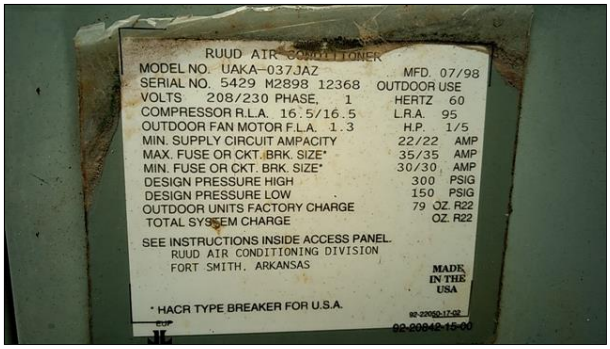
☐	☐	☐	☑	**B. Cooling Equipment**

First level cooling system brand / BTU: Rudd, 48,000 BTU
First level cooling system Delta T: 19
Second level cooling system brand / BTU: Ruud, 36,000 BTU
Second level cooling system Delta T: 21
Comments:

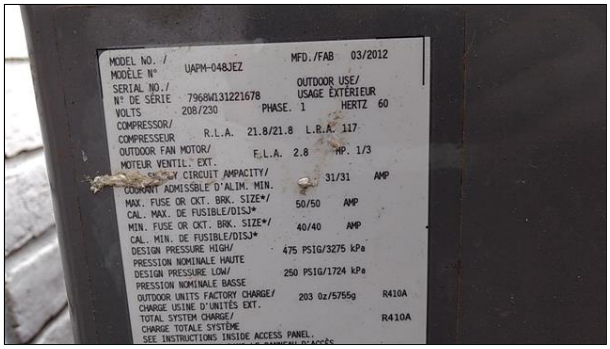
Cooling Nomenclatures Second Level



condenser nameplate

evaporator nameplate

Cooling Nomenclatures First Level

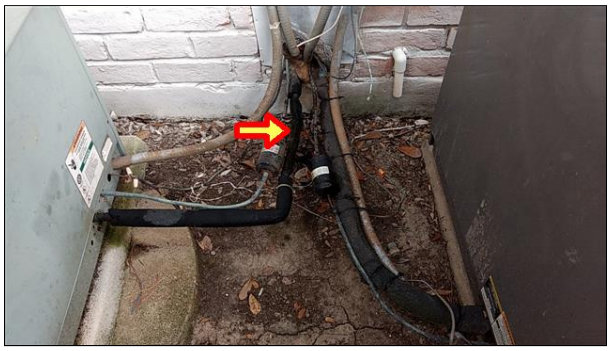


condenser nameplate

- The insulation at the condensing unit(s) refrigerant line(s) are damaged and they should be replaced.

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

I	NI	NP	D



addressed

- Two open drain connections at the separate air conditioning condensate drains were observed. If water backs up to this point in the drain, damage to the structure could occur.

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

Ductwork: Flexible duct, and, Rigid insulated metal duct
Filter Type: Disposable
Filter Size: 16x25, 20x30
Comments:

- Air filter(s) are dirty. The filter(s) should be replaced.

addressed

- The the return air chase has waste plumbing piping inside the chase. This condition is a health concern.

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I	NI	NP	D

IV. PLUMBING SYSTEM

☐ ☐ ☐ ☑ **A. Plumbing Supply Distribution Systems and Fixtures**

Location of water meter: Street
Location of main water supply valve: Left Side
Static water pressure reading: 60 pounds/square inch
Water Source: Public
Supply Plumbing (inside home): Copper

Comments:

KITCHEN No visible leaks were observed.

LAUNDRY ROOM Conditions requiring repair were observed.

- Installation of the faucet may be incomplete

POWDER ROOM No visible leaks were observed.

WET BAR No visible leaks were observed. Conditions requiring repair were observed.

- Countertop ledge interferes with operation of faucet valve

MASTER BATHROOM No visible leaks were observed. The tub drain trap area was not accessible for inspection. Conditions requiring repair were observed.

- Bathtub is loose on floor. This should be secured.
- Shower faucet was inoperative and installation was incomplete.

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

I	NI	NP	D

LEFT JACK / JILL BATHROOM No visible leaks were observed. Conditions requiring repair were observed.

- The drain at the at the right sink drains slowly. The cause of this condition should be determined and repaired as needed.

RIGHT JACK / JILL BATHROOM No visible leaks were observed. Conditions requiring repair were observed.

- Caulk / grout improvements are needed at the tub.
- The supply line or valve at the sink is corroded. The wall or cabinet area around the valve should be inspected for water damage.

addressed

addressed

☐ ☐ ☐ ☑ **B. Drains, Waste, and Vents**

Plumbing Waste: PVC

Comments:

- A plumbing vent near the second level HVAC equipment is not terminated through the roof. Repairs are needed to vent the plumbing to the exterior of the structure.

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

I	NI	NP	D

addressed

- A plumbing vent in the lower attic above the kitchen is not terminated through the roof. Repairs are needed to vent the plumbing to the exterior of the structure. A section of the vent has been cut out and removed.

addressed

addressed

addressed

☑ ☐ ☐ ☐ **C. Water Heating Equipment**

Water Heater Manufacturer: Rheem
Capacity (Water Heater): 40 Gallon
Energy Sources: Gas

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

I	NI	NP	D	

Number of water heaters: one
Water Heater Location: Attic
Comments:

- The gas utility was off at the time of inspection preventing the water heater from being inspected while operating. The water heater(s) appears to be installed properly.

addressed

☐ ☐ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

☐ ☐ ☐ ☑ **E. Other**

Comments:

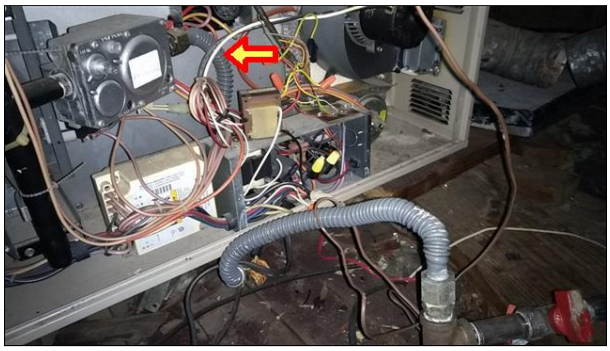
- The gas utility was shut off at the time of inspection. This prevents inspection of any gas fueled appliances or gas related plumbing. In some cases the gas provider may require a static pressure test by licensed plumber before the gas service can be restore.

addressed

- One furnace(s) are plumbed with the flexible gas connector passing through furnace case. The flexible connector is not rated for this installation method. Hard piping should be plumbed to the exterior of the furnace and the flexible connector connected at the exterior of the furnace.

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

I	NI	NP	D



addressed

- CSST, corrugated stainless steel tubing, was observed serving as as gas supply piping. This flexible tubing system has specific requirements related to electrical bonding, designed to reduce the potential for lighting related arcing and other electrically related defects that can perforated the tubing and result in gas leaks or fires. At the time of inspection, the CSST could not be verified to be integrally bonded or to have a bonding attachment. A licensed electrician should further evaluate all CSST at this property to assure the presence of a proper electrical bonding path.

Notice

- CSST (corrugated stainless steel tubing) is installed as gas supply plumbing. The proper method to electrically bond CSST gas tubing has been controversial, and several house fires have been blamed on faulty CSST installation. It is however a very common and widely used product

Inspector Limitations Regarding Plumbing Systems

Any plumbing component underground, under the foundation, in the foundation, enclosed in walls, not completely visible, or inaccessible to the Inspector for any reason should not be considered inspected. Water softeners and filters will not be inspected. Shower enclosures and shower pans are inspections are limited to the visual inspection of accessible components. Static testing and or shower pan test were not performed. Removal of floor ad wall coverings to inspect for leaks was not performed. The Inspector cannot comment to the effectiveness of previous repairs.

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

I	NI	NP	D

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**

Dishwasher Brand: Kitchenaide

Comments:

- The dishwasher appears to be properly installed and functioning as intended.

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Disposer Brand: In Sink Erator

Comments:

- The food waste disposer appears to be installed and functioning as intended.

☐ ☐ ☐ ☑ **C. Range Hood and Exhaust Systems**

Exhaust/Range hood: Kitchen Aid

Range hood is vented: to the exterior of the home

Comments:

- The range hood vent is constructed of an improper material ,flex duct. The range hood vent should be constructed of rigid metal duct.

addressed

☐ ☐ ☐ ☑ **D. Ranges, Cooktops and Ovens**

Cooktop: Kitchen Aid, gas cooktop

Oven: Kitchen Aide, electric oven

Comments:

- The gas utility was shut off at the time of inspection and installation of the cooktop was incomplete. The gas cooking equipment could not be inspected while in operation.

- The oven appears to be properly installed and functioning as intended.

☐ ☐ ☑ ☐ **E. Microwave Ovens**

Built in Microwave: None

Comments:

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

Comments:

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

I	NI	NP	D

- The exhaust fans were observed to discharge into the attic. Repairs should be undertaken to vent the the exhaust fans to the exterior of the home. Venting ot the soffits is not acceptable.

☐ ☐ ☐ ☑ **G. Garage Door Operator(s)**

Garage door operator brand: Genie

Number of garage door openers: one

Comments:

- The garage door will not reverse when met with resistance.

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

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

I	NI	NP	D	

VI. OPTIONAL SYSTEMS

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

Comments:

- The sprinkler system was found to be without power and inoperative when attempting to operate the system manually.

addressed

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

Comments:

- Bill Harvey Inspection Services does not inspect swimming pools. Safety concerns may have been created by the installation of the pool that did not exist before the pool was installed. Some examples of these conditions are areas that may now require tempered glass, door alarms and self locking gates. It is our recommendation the Client have pool and related safety concerns inspected by a qualified swimming pool specialist.

☐ ☐ ☑ ☐ **C. Outbuildings**

Comments:

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

Comments:

☐ ☐ ☑ ☐ **E. Private Sewage Disposal (Septic) System**

Comments:

Summary

Customer

Address
722 Last Arrow Dr
Houston TX 77079

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

General Summary

Foundations

Deficient

1. • As is commonly observed with a home of this age and construction some indications of foundation movement were observed. It should be noted that this foundation does have indications of more than average movement. In my opinion these conditions do not represent a failure of the foundation at this time. The future performance of foundation is difficult to predict and other foundation inspectors or foundation experts may from a different opinion when evaluating this foundation. It may be advisable to consult with a foundation specialist before purchasing the home, regarding both its current condition, and the best measure to prevent further movement in the future. Some notable indications of foundation movement observed are cracks in the brick veneer and minor deflection of floor surface.

Grading and Drainage

Deficient

2. • High soil levels were observed at the foundation walls in various locations. A minimum of four inches of foundation wall should be exposed under the brick veneer and a minimum of six inches of foundation wall should be exposed under the wood surfaces. High soil levels are conducive to wood destroying insect infestation, and possible water penetration into the home. When repaired, the grade should slope downward away from the home directing runoff away from the foundation. Improvements should be undertaken by professional landscaper.

Roof Covering Materials

Deficient

3. • The roof covering was inspected by walking on the roof. The roof covering appears to be in fair (middle of service life over all condition). Minor repairs and preventative maintenance are needed.

4. • Rodent damage was observed at the plumbing vent jacks. Repairs will be needed to prevent leakage into the home.

5. • Gutter splash guard along breezeway is loose and needs to secured.

Roof Structures and Attics

Deficient

6. • Open chases were observed in the attic. The open chase expose interior walls to attic temperatures. The chases should be insulated in the attic.

7. • Vertical insulation in the lower attic has fallen down in some locations. Recommend installing insulation where missing.

8. • Some areas of the attic are not reasonably accessible, the garage attic. This inhibits the inspectors ability to fully inspect components located in the attic.
9. • The garage attic space is not vented at the roof and soffit. Venting should be divided evenly between the lower edge of the roof, commonly the soffit area and at the upper areas of the roof. This method of venting allows for entry of exterior air into the attic at the lower area as hot air passes through the roof vent. This attic space is required by code and shingle manufactures to be vented.

Walls (Interior and Exterior)

Deficient

10. • Masonry (brick / stone / mortar) cracks were observed on the right half of the home. These cracks are likely associated with previous foundation moment.
11. • The at the siding at the garage is. .
12. • Siding in contact with ground at the garage. Because the siding is in contact with ground it is possible for framing to be deteriorated. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible.
13. • A loose board on the the siding was observed in the storage shed attached to the rear of the garage.

Doors (Interior and Exterior)

Deficient

14. • The exterior door front of the home was observed to have the following deficiencies: binds at the threshold and the rubber threshold seal is loose. The door should be adjusted to function properly.
15. • The interior door in the study and the master water closet has the following defects: door does not latch.
16. • The interior door at the second level right rear bedroom has the following defects: door rubs at jamb when closing.
17. • The interior door at the left front bedroom from the hallway has the following defects: door falls shut / open.

Windows

Deficient

18. • Loose "sprung" window balancers were observed on at least one window(s) in the front middle bedroom. This affects proper operation of the window.
19. • Several window screen(s) on the second level are not installed.

Stairways (Interior and Exterior)

Deficient

20. • The stair railing does not have a "graspable" hand rail that is continuous from the bottom to the top of the stairs. .
21. • Top nosing is not installed at the top of the stairs.
22. • The stair risers are inconsistent in height at the top of the stairs. Stair defects can be significant safety hazards.

Fireplaces and Chimneys

Deficient

23. • The masonry fireplace coping is cracked. Repairs are needed to prevent water intrusion.
24. • Gaps in the fire brick were observed. Recommend the fire box should be inspected by a chimney sweep prior to using the fireplace.
25. • The damper for fireplace at the same location is rusted tight or "seized" (non-operational). Repairs should be made so unit works properly. I recommend a qualified contractor inspect and repair as needed.

II. ELECTRICAL SYSTEMS

General Summary

Service Entrance and Panels

Deficient

26. • The main panel enclosure does not have a disconnect or main breaker as currently required.
27. • The aluminum feeder wires are not coated with anti-oxidant paste to prevent corrosion.

28. • "Hot" wires terminating at breakers main panel enclosure are improperly colored. These wires should be red or black in color. Marking the wires with a marker is acceptable.

29. • Breakers in the main panel enclosure are not properly labeled.

30. • Screws to secure the deadfront (cover) main panel enclosure are missing. Blunt tip screws designed for this purpose should be installed. Pointed screws are not allowed.

31. • The breaker serving the second level air conditioning condensing unit is over sized. The breaker serving the appliances is rated at 60 amps. The maximum size breaker allowed by the appliance manufacture is 35 amps.

32. • The breaker serving the first level air conditioning condensing unit is over sized. The breaker serving the appliances is rated at 60 amps. The maximum size breaker allowed by the appliance manufacture is 50 amps.

Branch Circuits, Connected Devices, and Fixtures

Deficient

33. • One ground fault interrupt receptacle(s) exterior of the home shows to have power even after being tripped. Repairs should be undertaken by a licensed electrician.

34. • One electrical junction box(s) in the garage is loose and should be properly secured.

35. • One receptacle(s) in the study show to have hot/ neutral reversed when tested. Repairs should be performed by licensed electrician.

36. • One receptacle(s) in the master bathroom show to have an open ground when tested. Repairs should be performed by licensed electrician.

37. • One receptacle(s) in the second level left front bedroom show to have an open ground when tested and a second receptacle is inoperative. Repairs should be performed by licensed electrician.

38. • One open splice in the upper attic space. Repairs should be performed by licensed electrician..

39. • One electrical junction box(s) in the lower attic is missing a cover and is loose and should be properly secured.

40. • Junction box extension are needed at the kitchen counters to bring the edge of the junction box flush with the edge of the finished wall surface.

41. • Two light fixture(s) at the front of the home are inoperative. If the fixture does not work after replacing the bulbs, a licensed electrician should be consulted.

42. • One light fixture(s) in the second level left front bedroom closet is inoperative. If the fixture does not work after replacing the bulbs, a licensed electrician should be consulted.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

General Summary

Heating Equipment

Deficient

43. Unit photo second level

44. Unit photo first level

45. • The gas utility was off at the time of inspection preventing the furnace from being inspected while operating.

46. • The vent connector is disconnected at the furnace for the first level of home. This condition is a safety hazard that should be corrected.

Cooling Equipment

Deficient

47. • The insulation at the condensing unit(s) refrigerant line(s) are damaged and they should be replaced.

48. • Two open drain connections at the separate air conditioning condensate drains were observed. If water backs up to this point in the drain, damage to the structure could occur.

Duct Systems, Chases, and Vents

Deficient

49. • Air filter(s) are dirty. The filter(s) should be replaced.

50. • The the return air chase has waste plumbing piping inside the chase. This condition is a health concern.

IV. PLUMBING SYSTEM

General Summary

Plumbing Supply Distribution Systems and Fixtures

Deficient

51. *LAUNDRY ROOM* Conditions requiring repair were observed.
- Installation of the faucet may be incomplete

52. *WET BAR* No visible leaks were observed. Conditions requiring repair were observed.
- Countertop ledge interferes with operation of faucet valve

53. *MASTER BATHROOM* No visible leaks were observed. The tub drain trap area was not accessible for inspection. Conditions requiring repair were observed.
- Bathtub is loose on floor. This should be secured.
- Shower faucet was inoperative and installation was incomplete.

54. *LEFT JACK / JILL BATHROOM* No visible leaks were observed. Conditions requiring repair were observed.
- The drain at the at the right sink drains slowly. The cause of this condition should be determined and repaired as needed.

55. *RIGHT JACK / JILL BATHROOM* No visible leaks were observed. Conditions requiring repair were observed.
- Caulk / grout improvements are needed at the tub.
- The supply line or valve at the sink is corroded. The wall or cabinet area around the valve should be inspected for water damage.

Drains, Waste, and Vents

Deficient

56.
- A plumbing vent near the second level HVAC equipment is not terminated through the roof. Repairs are needed to vent the plumbing to the exterior of the structure.

57.
- A plumbing vent in the lower attic above the kitchen is not terminated through the roof. Repairs are needed to vent the plumbing to the exterior of the structure. A section of the vent has been cut out and removed.

Other

Deficient

58.
- The gas utility was shut off at the time of inspection. This prevents inspection of any gas fueled appliances or gas related plumbing. In some cases the gas provider may require a static pressure test by licensed plumber before the gas service can be restore.

59.
- One furnace(s) are plumbed with the flexible gas connector passing through furnace case. The flexible connector is not rated for this installation method. Hard piping should be plumbed to the exterior of the furnace and the flexible connector connected at the exterior of the furnace.

60.
- CSST, corrugated stainless steel tubing, was observed serving as as gas supply piping. This flexible tubing system has specific requirements related to electrical bonding, designed to reduce the potential for lighting related arcing and other electrically related defects that can perforated the tubing and result in gas leaks or fires. At the time of inspection, the CSST could not be verified to be integrally bonded or to have a bonding attachment. A licensed electrician should further evaluate all CSST at this property to assure the presence of a proper electrical bonding path.

61. ***Notice***
- CSST (corrugated stainless steel tubing) is installed as gas supply plumbing. The proper method to electrically bond CSST gas tubing has been controversial, and several house fires have been blamed on faulty CSST installation. It is however a very common and widely used product

V. APPLIANCES

General Summary

Range Hood and Exhaust Systems

Deficient

62. • The range hood vent is constructed of an improper material ,flex duct. The range hood vent should be constructed of rigid metal duct.

Ranges, Cooktops and Ovens

Deficient

63. • The gas utility was shut off at the time of inspection and installation of the cooktop was incomplete. The gas cooking equipment could not be inspected while in operation.

64. • The oven appears to be properly installed and functioning as intended.

Mechanical Exhaust Vents and Bathroom Heaters

Deficient

65. • The exhaust fans were observed to discharge into the attic. Repairs should be undertaken to vent the the exhaust fans to the exterior of the home. Venting ot the soffits is not acceptable.

Garage Door Operator(s)

Deficient

66. • The garage door will not reverse when met with resistance.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.