



14724 Perthshire Road Unit F  
Houston, TX 77079  
Jennifer Bounds

10/22/2021

**Kelly Herbert Home Inspection Services**  
22906 Fairleaf Circle  
Katy, TX 77494

Phone: 713.557.0225  
Fax:  
Email: khinspects@gmail.com

## PROPERTY INSPECTION REPORT

**Prepared For:** Jennifer Bounds  
(Name of Client)

**Concerning:** 14724 Perthshire Road Unit F, Houston, TX 77079  
(Address or Other Identification of Inspected Property)

**By:** Kelly M Herbert, Lic #TREC21822 10/22/2021  
(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](http://www.trec.texas.gov).

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. 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. 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

Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

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, bathroom, 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 requires 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.

Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX \_\_\_\_\_

**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**

Occupied                       Vacant

PRESENT AT INSPECTION: **Buyer's Agent / N/A**

**Weather Condition at Time of Inspection**

Clear                       Overcast/Hazy                       Cloudy                       Rainy                       Ice/Snow

Outside Temperature: Arrival **72** °

Departure: **83** °

The contents of this report are for the sole use of the client named above and below and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at his or her own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

The photos provided in this report SHOULD NOT be considered representative of the 'only' -or- 'most significant' items in the report. The photos provided are merely for 'visual reference' of random items in the report.

Any deficiencies reported are the buyer's responsibility to obtain additional reviews and evaluations by a certified technician prior to the end of the option period. Additional investigations from qualified technicians may lead to additional discoveries or deficiencies that may not be visible or accessible at the time of the inspection and may require additional repairs or costs. Failure to address these deficiencies may lead to additional costs in the future. It is not the responsibility of the inspector to provide these additional evaluations or to verify that these evaluations/repairs have been made.

Note: Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the property.

**NOTE: Recommend Buyer consult with HOA about responsibility for Maintenance of Roof and Other exterior features.**

Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): **Post Tension Slab**

Comments:

Performance Opinion:

At this time, the **foundation appears to be supporting the structure** and immediate significant **repair needs are not evident**.

Prior to closing, the **foundation should be inspected** by a qualified structural engineer, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.

**Notes:** The client should understand that inspectors are not professional engineers. Our opinion is based on general observation of the foundation and the the inspector's personal experience with similar structures. This inspection does not predict or guarantee future performance.

**Note:** Observed evidence of movement may be perceived differently by a Buyer or inspector at the time of re-sell. You have the option of having this foundation further inspected by a licensed structural engineer. The engineer report may serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an "as is" basis and may find repairs necessary in the future.

**Note:** Where face of foundation is covered / obstructed the foundation cannot be inspected.

**Elevation survey as indicated on Sketch 1 showed no indication of settlement and or movement that would require foundation repair. Maximum elevation difference +/- 5/8" to reference (R0.0).**

### SPECIAL TOWNHOUSE COMMENT

**A townhouse complex normally is constructed on a common foundation. The significance of this condition (if in fact true) is that an adverse condition can occur in the foundation at one point and impact a different point without the point of investigation reflecting distress suggestive of an adverse foundation condition. This report has been written for the identified unit; however, other units could be experiencing problems which are not reflected in this report.**

### B. Grading and Drainage

Comments:

**Notes:** Proper drainage and soil moisture contents should be maintained around the foundation to help minimize foundation problems.

### C. Roof Covering Materials

Type(s) of Roof Covering: **Composition**

Viewed From: **From Ground/Binoculars**

Comments:

Condition: **The roof should be evaluated by a qualified roofing contractor**

Additional Notes: (This inspector is not a roofing expert. Client should have a roofing company

Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

inspect the roof for further evaluation if the the Client so chooses).

NOTE: The underlayment cannot be inspected if shingles are properly secured to the roof.

NOTE: The limited visual inspection is not a certification or warranty, expressed or implied, that the roofing surfaces will not leak. Simply viewing a roof surface from any angle cannot determine if it leaks or not. We would have no knowledge if this roof leaks under a limited visual inspection. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this roof which might indicate to you past or continual problems and in case of a fairly new roof a copy of the contractors and manufacturer warranty to see if any warranty can be transferred is available. The Texas Inspection Standards of Practice for property inspections is not designed for the purpose of underwriting or insurability.

**Shingles appear to be weathered and stained with Grit loss. Recommend Roofing contractor inspect.**



**Observed Lifted Shingles at Front & Back Slopes. Recommend consulting with HOA for maintenance/repair.**

Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Rain Gutter downspout missing Splash blocks to direct run-off away from Foundation.**



- 
- 
- 
- 

**D. Roof Structures and Attics**

*Viewed From: Walked deck or safe area*

*Approximate Average Depth of Insulation: +/-3"*

*Approximate Average Thickness of Vertical Insulation: Not Accessible*

*Comments:*

Attic

Attic Insulation: **Loose Fill**

Roof

Ventilation Observed: **Yes**      Condition: **Ventilation Adequate**

Notes: Some areas of the attic are not accessible due to low clearance, insulation, stored belongings etc.

**Framing/Roof structure appear to be performing as intended at time of inspection.**

**Drywall between Units not taped (Fire Rated). Fire separation between units incomplete. Recommend a Qualified Contractor further inspect.**



Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Observed Water Stains on Roof Deck at Main Structure. Recommend Further inspection by Qualified Roofer.**



**Insulation appears to be marginal and compressed. Recommend additional insulation to achieve proper R-Value.**

- 
- 
- 
- 

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

*Comments:*

Prevalent exterior siding: **Masonry / Brick / Stone**

**NOTE:** If the home is occupied, not all walls are visible during inspection for review due to furniture or storage obstructions.

**All wall penetrations and exposed openings should be sealed to help prevent pest and moisture penetration into the wall cavity including areas such as electrical outlets, exterior light fixtures, window and door frames, and water and gas supply lines.**



Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

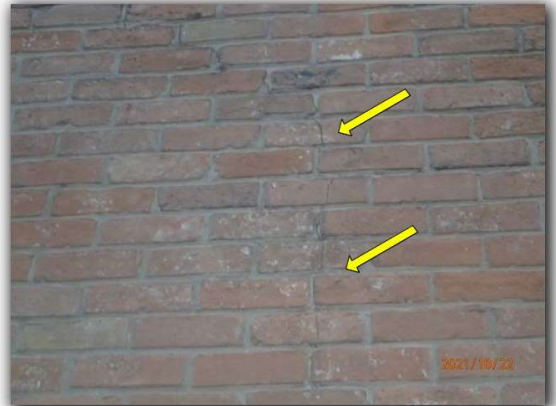
NI=Not Inspected

NP=Not Present

D=Deficient

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

Observed mortar cracks/voids at Front & Right-sides of Structure. Recommend re-pointing mortar.



Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**Weep holes missing above Metal Lintel plates at Window & Door openings.**



**Observed Loose siding at Upper Right Side. Repair as required.**



**Observed Water Stains on Drywall at Hall Bath Linen Closet. Area Dry at time of inspection. Measured with Moisture Meter.**



Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

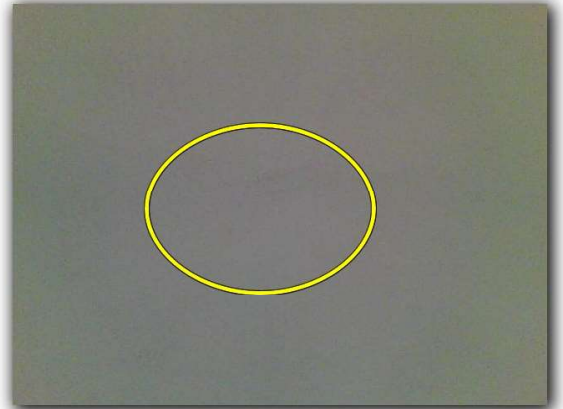
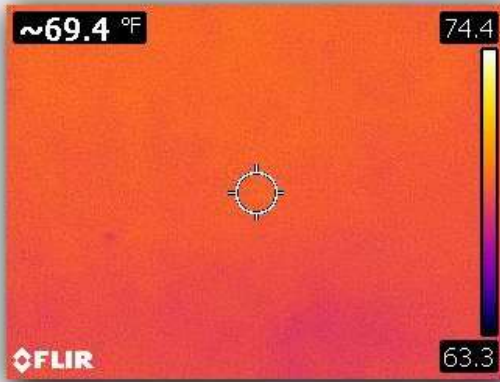
I NI NP D

**F. Ceilings and Floors**

*Comments:*

**NOTE:** If the home is occupied, not all floors are visible during inspection for review due to furniture or storage obstructions.

**Observed Drywall Repair at Living Room. Area is below Hall Bath. See Comments at Plumbing. Area dry at time of inspection. Measured with IR Camera.**



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

*Comments:*

**Exterior door deadbolt double keyed. This could create an egress issue during an emergency. Recommend replacing with a thumb latch.**



Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**Right Side Sliding Door Does Not Open. Proper Key not available at time of inspection to unlock.**



**Screen Damaged at Right-Side Sliding Door.**



**Wood Deterioration observed on Right-Side Balcony Access Door. Recommend replacing Door.**



**Door Drags Carpet. Right-Side Balcony Access Door.**

Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**Latch Set Loose on Door at Left-Side Balcony Access Door.**



**NOTE: Dead Bolts for Balcony Doors Difficult to operate. Recommend lubricating mechanism.  
Doors Do Not Latch at Kitchen doors to Breakfast Area & Master Bedroom.**



- 
- 
- 
- 

**H. Windows**

*Comments: Single Pane*

**Window screen damaged at Back Bedrooms.**



Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**The window springs have popped loose at Dining Room & Right-Rear Bedroom. Recommend securing guides to ensure proper operation of the window(s).**



**Upstairs Bedroom windows less than 24" above floor and more than 72" above grade. Per today's standards these window should not open more than 4" for safety reasons.**



**Window sill height >44" from floor at Master Bedroom. Per today's standards Windows as mean of Egress shall not be more than 44" above floor. (IRC; R310.1)**

Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Window Latches Broken/Missing at Master Bedroom.**



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

*Comments:*

**Stairway hand rail does not terminate to wall per today's standards.**



**J. Fireplaces and Chimneys**

*Comments:*

Type: **Metal**

Fuel Source: **Wood burning**

Damper: **Does not open**

Chimney: **Fire-stop Inaccessible**

**NOTE:** The majority of the chimney flue cannot be safely inspected. It was inspected from the damper opening only.

Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Damper does not open. Recommend not using Fire Place until condition is repaired.



Bricks in back of firebox need pointing up with fire clay.



- 

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

Comments:

Note: Structural load capabilities were not inspected

**II. ELECTRICAL SYSTEMS**

- 

**A. Service Entrance and Panels**

Comments:

Main panel location: **Exterior Wall**      Type of wiring: **Copper**

Manufacture: **EATON**      Main Breaker Size: **200-amp**



Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**ARC Fault**

ARC outlet location(s):  Missing per today's standards.

Grounding Electrode present: **Yes**

Due to aluminum wiring being found, recommend service and complete system check by licensed electrician.

Notes: Unable to inspect underground services and the depth of the ground rods. Any covers not reasonably accessible due to shrubs, storage etc. as determined by the inspector are not removed for safety.

**The writer removed the breaker box cover in accordance with T.R.E.C. directives and found only single copper wiring for the circuits. Also, found aluminum cable that is assumed to go to appliances; therefore, proper connections should have been provided by the manufacturer at those appliances.**



Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

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:

Receptacle Type:       2 prong       3 prong       Aluminum wiring observed

Ground Fault Circuit Interrupter (GFCI)

GFCI Outlet location(s) Bathroom:	<input checked="" type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
Kitchen:	<input checked="" type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
Exterior:	<input checked="" type="checkbox"/> Missing	<input type="checkbox"/> Not tripping
Wet Bar:	<input checked="" type="checkbox"/> Missing	<input type="checkbox"/> Not tripping

Additional notes:

**NOTE: I recommend installing carbon monoxide detectors in the hallways on each floor level outside the sleeping areas.**

**NOTE: Not all outlets are accessible for inspection. Only outlets that are readily accessible are tested. Outlets behind furniture or storage, or high up on ceilings or soffits, that are not accessible were not tested.**

**GFCI lacking at Exterior, Kitchen, Master Bath, Hall Bath(s), Powder Room, Wet Bar, Utility. Per today's standards ALL these area outlets require GFCI protection.**



Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



**Per today's standards, Smoke detectors lacking at required areas.**

**R314.3 Location**

- 1. In each sleeping room.**
- 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.**
- 3. Every floor of Home.**

**Electrical Outlet inoperable at Master Bedroom.**



**Light fixture bulb missing/non-functional at Balcony, Left-Rear Bedroom & Master Bath.**



**Wiring Exposed out of Conduit at Water Heater.**

Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Exterior Light fixtures not sealed to wall. Recommend sealing to prevent moisture problems.



NOTE: The dryer outlet is a three prong outlet. New dryers use a four prong outlet.



### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- 

#### A. Heating Equipment

Type of System: **Central Forced Air**

Energy Source: **Electric**

Comments:

The electric heating cycle was checked by placing the system into the heating mode demanding heat and observing or hearing 1) fan operation, 2) sense of heat and 3) cessation of fan operation when the heating demand is withdrawn. The heating cycle appears to be performing within acceptable limits.

Thermostat Location: **Downstairs Hall**

Condition:  Loose  Not level  Not registering properly

Due to Age of Unit(s), Recommend Licensed HVAC Contractor service HVAC System.

Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

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

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

- 

**B. Cooling Equipment**

Type of System: **Central - Air Conditioner**

Comments:

Supply Temp: **55.9**

Return Temp: **75.2**

Difference: **19.3**

**Manufacturer: Carrier**

**Size:4T**

**Coolant:R-410A**



I recommend the heating and cooling systems be serviced by a licensed HVAC technician prior to each heating and cooling season. It cannot be verified that the previous occupants performed regular or routine maintenance.

Recommend asking seller for Current Season Service Records for HVAC System. If seller unable to provide it is recommended the HVAC System be serviced by a Licensed HVAC Contractor.

Insulation damaged/missing on Suction line at Condenser.



Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**Rust/Water Stains observed in secondary A/C Drain pan(s).**



**Note: RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.** The inspector has limited visual access to the HVAC system. Only an licensed HVAC technician is permitted to review the interior parts of the HVAC system for a complete inspection.

- 
- 
- 
- 

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

*Comments:*

**NOTE: Duct work appears to be old and may not be efficiently distributing air. Recommend consulting with Licensed HVAC Contractor.**



Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Wiring in return air chase. Wiring/Plumbing other foreign material should not "add" to the fuel load of a fire or add smoke to the Air Handler. NEC Section 300-21



Observed open duct chase at Attic. Recommend covering opening with Insulation.



#### IV. PLUMBING SYSTEMS

- 

##### A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: **Complex**

Location of main water supply valve: **Exterior/Front of Structure**

Static water pressure reading: **60-psi**

Comments:

Type: **Galvanized, PEX, Copper**

Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Kitchen Sink:

**There are moisture stains / damage in the base of the cabinet under the sink in the kitchen. I cannot verify if the stains were caused by a prior leak or by wet objects being placed under the sink.**

**Water Shut-off Valve Closed, No Supply, to Cold Water Valve.**



Bar / utility Sink:

**Drain line leak observed at Sink. Repair as required.**





Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**Bath 1: Powder Room (Downstairs)**  
**INSPECTED**

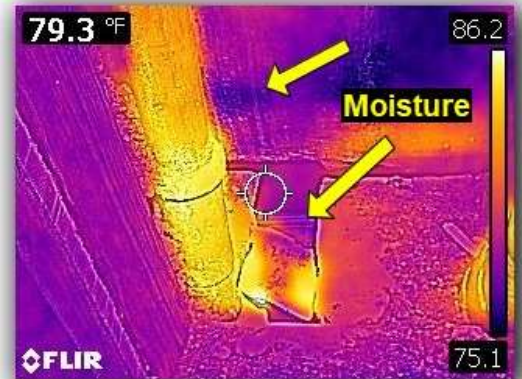
Master:  
**Showerhead leaking at Pipe Connection.**



**Bath 3: Upstairs hall**  
**Water Shut-off valve Closed to Toilet. Toilet not operated.**



**Observed Drain line leak at Tub in Drain Area. Repair as required.**



Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**Microbial Growth observed at Tub Drain Area.**



**Tub Drains Slower than Normal. Recommend clearing Drain Line.**



Outside Faucets:

**Anti-siphon device missing at Hose Bibs.**

Laundry Room:

**Washer Connection Leaking at time of inspection. Cold Water Valve.**



Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

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

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

**B. Drains, Wastes, and Vents**

*Comments:*

**Main Sewer Clean-out at Front of Structure. (Informational)**



**Due to age of residence, recommend testing all waste/drain lines for leaks and/or blockage, consult further with plumber.**

**C. Water Heating Equipment**

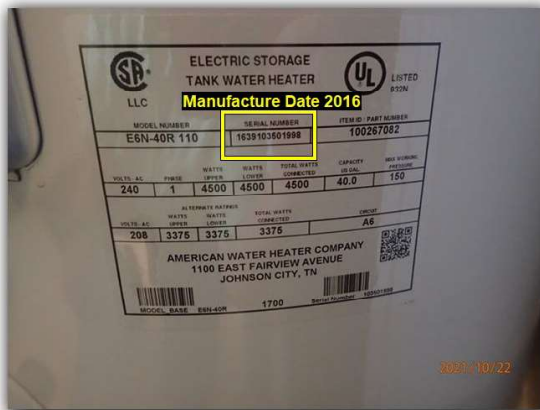
*Energy Source:* **Electric**

*Capacity:* **40-Gal**

*Comments:*

**NOTE: Average life span of water heaters vary based on REGULAR MAINTENANCE. Gas water heater's typical life is 8 -12 years; Electric water heater's typical life is 10-15 years. Older Water heaters should be inspected by a Licensed Plumber if age exceeds industry age guidelines.**

**Unit 1: American**



**Location: Utility room**

**NOTE: The TPR (temperature and pressure relief valve) was not operationally checked at the time of the inspection. If the water heater is not maintained annually, the valve may not seat properly when it is operated, which causes the valve to leak. It is best to replace a TPR valve every 3 years to prevent it from getting clogged with mineral deposits. It is also**

Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

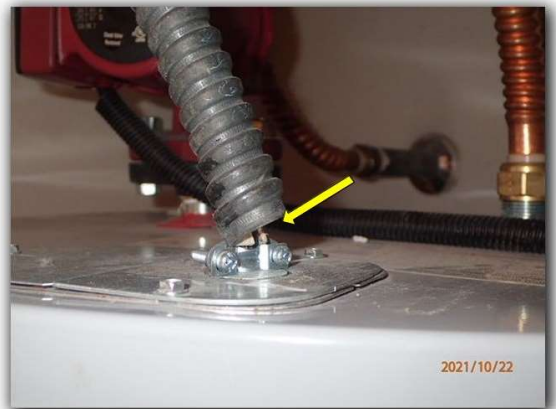
I	NI	NP	D
---	----	----	---

recommended to open / close the valve at least twice per year as a form of maintenance.

T/P Valve Discharge Line improperly installed. T/P Valve Shall not have any valve, T fitting or other obstruction between the relief valve and the drain.



Wiring exposed out of Conduit at Water Heater Connection.



Electrical Disconnect Missing/Not Visible at Water Heater.

Corrosion at Inlet/outlet water lines at unit.



Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**Observed Circulation Pump installed at Water Heater. This unit is outside scope of inspection.**



**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Other**

*Comments:*

**Note: The water supply pipes in this home are made of Galvanized Pipes. I have attached a document to the bottom of this inspection report giving more information and history about this type of water supply pipe. It is the buyers discretion to have the water supply pipes reviewed by a licensed plumber.**



Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

## V. APPLIANCES

### A. Dishwashers

*Comments:*

**Insufficient loop in drain line to disposal. Elevate line to counter top level.**



**Observed rust on Dishwasher Trays.**



### B. Food Waste Disposers

*Comments:*

**Rust observed on interior grinding components.**

Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**Protective wire clamp missing at electrical connection.**



C. Range Hood and Exhaust Systems

Comments:

**No conditions observed which suggested, to the writer, the need for immediate repairs.**

D. Ranges, Cooktops, and Ovens

Comments:

Oven Source: **Electric**

Cooktop Source: **Electric**

Thermostat set at 350°F      Achieved: Oven **375** °F  
**Oven off temperature. Recommend calibrating unit.**



Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**Gasket in oven door is damaged, not sealing properly.**



- 
- 
- 
- 

**E. Microwave Ovens**

*Comments:*

**No conditions observed which suggested, to the writer, the need for immediate repairs.**

- 
- 
- 
- 

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

*Comments:*

**Exhaust fans dirty at Master & Hall baths. Recommend cleaning to insure proper operation.**



- 
- 
- 
- 

**G. Garage Door Operators**

*Comments:*



Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

- 

**H. Dryer Exhaust Systems**

*Comments:*

**NOTE: I recommend a regular cleaning of the dryer vent pipe to prevent an accumulation of lint. Lint build up will reduce the efficiency of the dryer and represents a potential fire hazard.**

**Lint/Debris observed at dryer vent. Flapper blocked open. Recommend thorough cleaning.**



**VI. OPTIONAL SYSTEMS**

- 

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

*Comments:*

## Summary

### FOUNDATIONS

---

Elevation survey as indicated on Sketch 1 showed no indication of settlement and or movement that would require foundation repair. Maximum elevation difference +/- 5/8" to reference (R0.0).

### ROOF COVERING MATERIALS

---

Shingles appear to be weathered and stained with Grit loss. Recommend Roofing contractor inspect.

Observed Lifted Shingles at Front & Back Slopes. Recommend consulting with HOA for maintenance/repair.

Rain Gutter downspout missing Splash blocks to direct run-off away from Foundation.

### ROOF STRUCTURES AND ATTICS

---

Drywall between Units not taped (Fire Rated). Fire separation between units incomplete. Recommend a Qualified Contractor further inspect.

Observed Water Stains on Roof Deck at Main Structure. Recommend Further inspection by Qualified Roofer.

Insulation appears to be marginal and compressed. Recommend additional insulation to achieve proper R-Value.

### WALLS (INTERIOR AND EXTERIOR)

---

Observed mortar cracks/voids at Front & Right-sides of Structure. Recommend re-pointing mortar.

Weep holes missing above Metal Lintel plates at Window & Door openings.

Observed Loose siding at Upper Right Side. Repair as required.

Observed Water Stains on Drywall at Hall Bath Linen Closet. Area Dry at time of inspection. Measured with Moisture Meter.

### CEILINGS AND FLOORS

---

Observed Drywall Repair at Living Room. Area is below Hall Bath. See Comments at Plumbing. Area dry at time of inspection. Measured with IR Camera.

### DOORS (INTERIOR AND EXTERIOR)

---

Exterior door deadbolt double keyed. This could create an egress issue during an emergency.

Recommend replacing with a thumb latch.

Right Side Sliding Door Does Not Open. Proper Key not available at time of inspection to unlock.

Screen Damaged at Right-Side Sliding Door.

Wood Deterioration observed on Right-Side Balcony Access Door. Recommend replacing Door.

Door Drags Carpet. Right-Side Balcony Access Door.

Latch Set Loose on Door at Left-Side Balcony Access Door.

Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

---

**Doors Do Not Latch at Kitchen doors to Breakfast Area & Master Bedroom.**

## WINDOWS

**Window screen damaged at Back Bedrooms.**

**The window springs have popped loose at Dining Room & Right-Rear Bedroom. Recommend securing guides to ensure proper operation of the window(s).**

**Upstairs Bedroom windows less than 24" above floor and more than 72" above grade. Per today's standards these window should not open more than 4" for safety reasons.**

**Window sill height >44" from floor at Master Bedroom. Per today's standards Windows as mean of Egress shall not be more than 44" above floor. (IRC; R310.1)**

**Window Latches Broken/Missing at Master Bedroom.**

## STAIRWAYS (INTERIOR AND EXTERIOR)

**Stairway hand rail does not terminate to wall per today's standards.**

## FIREPLACES AND CHIMNEYS

**Damper does not open. Recommend not using Fire Place until condition is repaired.  
Bricks in back of firebox need pointing up with fire clay.**

## SERVICE ENTRANCE AND PANELS

**The writer removed the breaker box cover in accordance with T.R.E.C. directives and found only single copper wiring for the circuits. Also, found aluminum cable that is assumed to go to appliances; therefore, proper connections should have been provided by the manufacturer at those appliances.**

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

**GFCI lacking at Exterior, Kitchen, Master Bath, Hall Bath(s), Powder Room, Wet Bar, Utility. Per today's standards ALL these area outlets require GFCI protection.**

**Per today's standards, Smoke detectors lacking at required areas.**

**Electrical Outlet inoperable at Master Bedroom.**

**Light fixture bulb missing/non-functional at Balcony, Left-Rear Bedroom & Master Bath.**

**Wiring Exposed out of Conduit at Water Heater.**

**Exterior Light fixtures not sealed to wall. Recommend sealing to prevent moisture problems.**

## HEATING EQUIPMENT

**Due to Age of Unit(s), Recommend Licensed HVAC Contractor service HVAC System.**

Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

---

## COOLING EQUIPMENT

**Recommend asking seller for Current Season Service Records for HVAC System. If seller unable to provide it is recommended the HVAC System be serviced by a Licensed HVAC Contractor.**  
**Insulation damaged/missing on Suction line at Condenser.**  
**Rust/Water Stains observed in secondary A/C Drain pan(s).**

## DUCT SYSTEMS, CHASES, AND VENTS

**NOTE: Duct work appears to be old and may not be efficiently distributing air. Recommend consulting with Licensed HVAC Contractor.**  
**Wiring in return air chase. Wiring/Plumbing other foreign material should not "add" to the fuel load of a fire or add smoke to the Air Handler. NEC Section 300-21**  
**Observed open duct chase at Attic. Recommend covering opening with Insulation.**

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

### Kitchen Sink:

**There are moisture stains / damage in the base of the cabinet under the sink in the kitchen. I cannot verify if the stains were caused by a prior leak or by wet objects being placed under the sink.**  
**Water Shut-off Valve Closed, No Supply, to Cold Water Valve.**

### Bar / utility Sink:

**Drain line leak observed at Sink. Repair as required.**

### Master:

**Showerhead leaking at Pipe Connection.**

### Bath 3: Upstairs hall

**Water Shut-off valve Closed to Toilet. Toilet not operated.**  
**Observed Drain line leak at Tub in Drain Area. Repair as required.**  
**Microbial Growth observed at Tub Drain Area.**  
**Tub Drains Slower than Normal. Recommend clearing Drain Line.**

### Outside Faucets:

**Anti-siphon device missing at Hose Bibs.**

### Laundry Room:

**Washer Connection Leaking at time of inspection. Cold Water Valve.**

## DRAINS, WASTES, AND VENTS

**Due to age of residence, recommend testing all waste/drain lines for leaks and/or blockage, consult further with plumber.**

## WATER HEATING EQUIPMENT

**NOTE: Average life span of water heaters vary based on REGULAR MAINTENANCE. Gas water heater's typical life is 8 -12 years; Electric water heater's typical life is 10-15 years. Older Water heaters should be inspected by a Licensed Plumber if age exceeds industry age guidelines.**  
**T/P Valve Discharge Line improperly installed. T/P Valve Shall not have any valve, T fitting or other obstruction between the relief valve and the drain.**  
**Wiring exposed out of Conduit at Water Heater Connection.**

Report Identification: P21-1212 Bounds, 14724 Perthshire Road Unit F, Houston, TX

---

**Electrical Disconnect Missing/Not Visible at Water Heater.  
Corrosion at Inlet/outlet water lines at unit.  
Observed Circulation Pump installed at Water Heater. This unit is outside scope of inspection.**

## **OTHER**

---

**Note: The water supply pipes in this home are made of Galvanized Pipes. I have attached a document to the bottom of this inspection report giving more information and history about this type of water supply pipe. It is the buyers discretion to have the water supply pipes reviewed by a licensed plumber.**

## **DISHWASHERS**

---

**Insufficient loop in drain line to disposal. Elevate line to counter top level.  
Observed rust on Dishwasher Trays.**

## **FOOD WASTE DISPOSERS**

---

**Rust observed on interior grinding components.  
Protective wire clamp missing at electrical connection.**

## **RANGES, COOKTOPS, AND OVENS**

---

**Oven off temperature. Recommend calibrating unit.  
Gasket in oven door is damaged, not sealing properly.**

## **MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS**

---

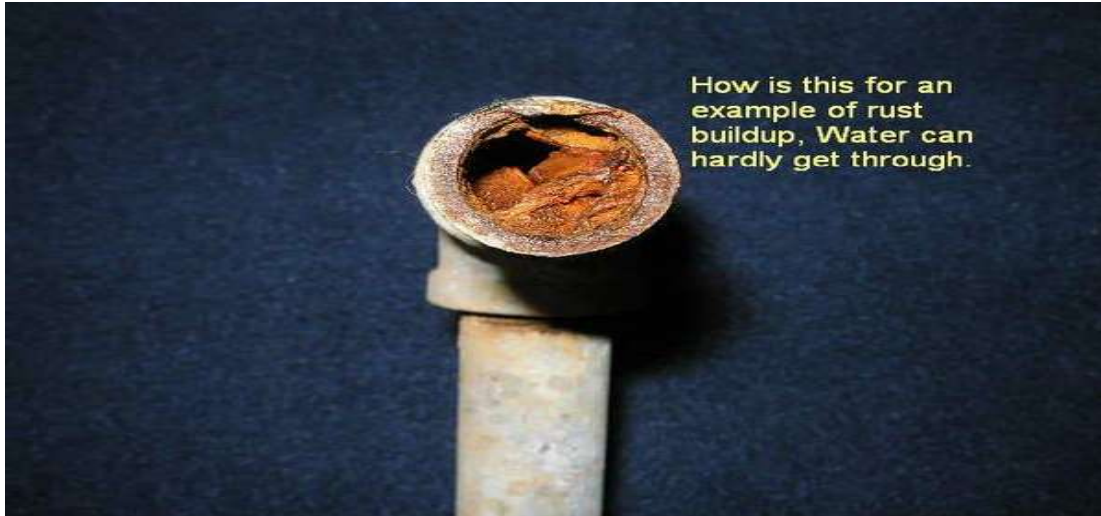
**Exhaust fans dirty at Master & Hall baths. Recommend cleaning to insure proper operation.**

## **DRYER EXHAUST SYSTEMS**

---

**Lint/Debris observed at dryer vent. Flapper blocked open. Recommend thorough cleaning.**

## What Causes Galvanized Steel Pipe to Leak? (pipe failure)



Brown or discolored water and low water flow in galvanized piping systems is a sign of rust and corrosion buildup within the pipe.

Galvanized pipe is steel pipe covered with a protective coating of zinc which greatly reduces its tendency to corrode and extends its life expectancy.

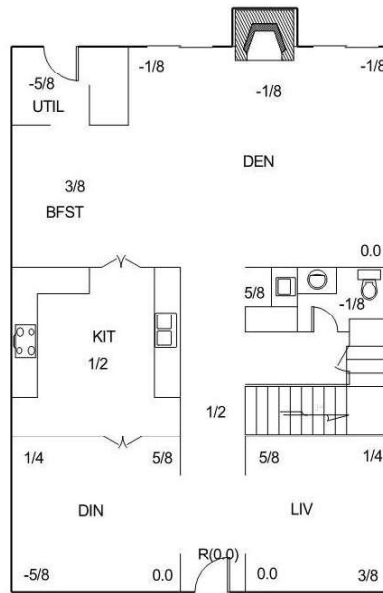
No longer used in homes, galvanized pipe was used extensively as water supply lines in new construction prior to the 1960's. Today it is most often found in water well applications of all types.

Galvanized pipe has a tendency to react with minerals in water, producing a buildup of calcium deposits (scale) that can lead to lower water pressure.

A moderate level of calcium helps form a protective coating on the pipe, which may slow down corrosive effects. The operative word is moderate. High levels of calcium may build up in the pipe and restrict water flow.

Galvanized steel also corrodes over a period of time. The pipe rusts from the inside out. Over time, the pipes might corrode to the point where the pipes are completely restricted due to rust.

Galvanized steel can last roughly forty years until it needs to be replaced. Hard water in the home generally reduces the life expectancy of galvanized pipe.



14724 Perthshire Unit F  
Oct. 22, 2021

Project No. 21-1212 Page No. 1 of 1

KH HOME INSPECTION SERVICES

**SKETCH "1"**