

Home Run Inspection Invoice

3007 Guese Rd
Houston, Texas 77018
(832) 971-1819



**Confidential Inspection Report
Exclusively Prepared For**

Claudia Gomez

Inspection Fee Paid \$375.00

Date & Property Address : 3-10-2022 915 Willow West

Inspection Performed By Charles Brent Meyer TREC 9946

PROPERTY INSPECTION REPORT

Prepared For:

Claudia Gomez
(Name of Client)

Concerning:

915 Willow West

Houston, Texas

(Address or Other Identification of Inspected Property)

By:

Charles Brent Meyer

TREC 9946

3/10/2022

(Name and License Number of Inspector)

(Date)

This property inspection report may include an inspection agreement (contract) addenda, and other information related to property conditions. If any item of comment is unclear, you should ask the inspector to clarify the finding. It is important that you carefully read ALL of this information.

The TREC Standards of Practice (Section 535.227-535.231 of the Rules are the minimum standards for inspection 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 condition parts, component, or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishing on 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 warrant-ability of the structure of 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 inspection report, the inspector will not which systems and components were inspected (I) Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damaged, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The Inspector is not required to prioritized or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, for OP-1.

This property inspection is not an 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 changed in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosure, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection department, lenders, insurers and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place to 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 action 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. Evaluation by qualified tradesmen may lead to the discovery of additional deficiencies

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, and TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A--1

which may involve additional repair costs. Failure to address deficiencies or comments noted in this inspection 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. Repair, professional opinions or additional inspection report 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 the property.

ADDITIONAL INFORMATION PROVIDED BY THE INSPECTOR



This report will be saved for one year from the date of the inspection.

Time of Inspection 12: 00 pm Weather Sunny Temperature 64 degrees

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I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Comments: Repair

Type of foundation: The slab on grade concrete foundation

(Weather conditions, drainage, and other adverse factors are able to effect structures and differential movements are likely to occur. The Inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

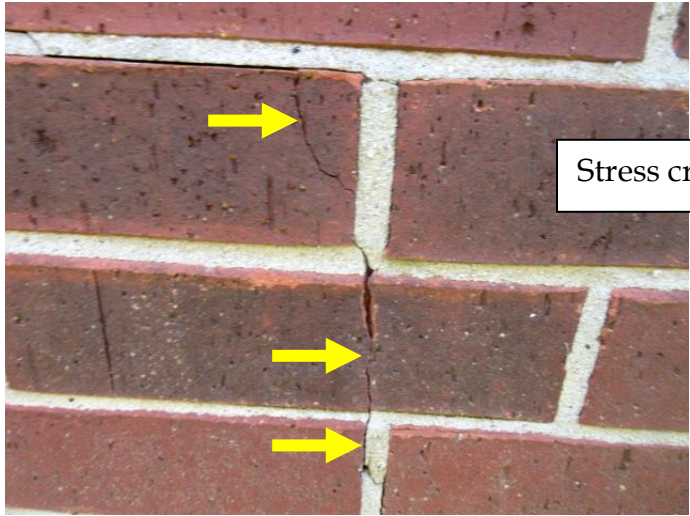
Even if no damage is observed at the time of the inspection, soil conditions in this part of Texas are known to be unstable and no warranty is made against future damage from soil movement.)

- Contact a foundation expert to evaluate for repairs. Evidence of movement observed through: stress cracks around fireplace, stress crack in kitchen, separation around door frames & window frames, stress crack on left exterior foundation wall, etc.
- Every property owner should conduct a yearly survey of the foundation and perform any preventative maintenance necessary to improve drainage and minimize the effects of landscaping and existing vegetation on the foundation. Conditions can change yearly for the life of the foundation.
- Stress crack = kitchen interior wall.





Window frame separation



Stress crack



Crack on living room ceiling



Crack in kitchen



Crack above fireplace

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I	NI	NP	D
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 B. Grading and Drainage Comments: Repair

- Install 90 degree elbow under left rear downspout.
- Damaged / detached rain gutters = right rear corner of house.
- Repair the loose rain gutters, which are pulling away from fascia board = right side of house.
- Clean all debris out of rain gutters!

 C. Roof Covering Comments: Functional

Type of Roof covering: Composition shingles
Viewed from: Roof Top

- The degree of deterioration accelerates with the age of the roof and cannot be determined accurately by visual inspection.
- Roof leaks can and may occur at anytime, regardless of the age of the roof, and cannot be accurately predicted.

 D. Roof Structure and Attic Comments: Functional

All areas of the attic accessible Yes No

Approx. average depth of Insulation: 10"

Approx. average thickness of vertical insulation: 8"

Type of Insulation: Fiberglass Cellulose
 Rock Wool Other

The attic area was viewed from:
 attic space attic ladder

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E. Walls (Interior and Exterior)

Comments: Repair

Exterior walls: Repair

- Reduce soil grade to expose at least 4" of the concrete slab. Create positive drainage away from the structure
- Caulk around windows and doors, where the previous application of caulk has dried and cracked over time.
- Caulk around the base of all exterior light fixtures. This will help prevent rain water from entering the electrical junction box in wall.
- Seal all gaps in the exterior walls (trim, fascia, etc) to prevent water intrusion.
- Re-caulk vertical expansion gaps in left & right brick walls.



Door frame separating from wall

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Interior Walls: Repair

- Cosmetic damage (nail holes, scratches, craters, etc) observed around house interior, from prior Residents.
- Rear guest bedroom closet = Observed possible micro-organism growth on interior wall which may be a concern due to increased awareness of environmental issues associated with molds.
- Damaged kitchen counter tops/cabinets.
- Damaged kitchen drawer.
- Replace damaged/missing quarter round in laundry room.
- Damaged shelves in laundry room.
- Water damaged wall trim = outside middle guest bedroom.
- Water damaged wall trim = outside rear guest bedroom.
- Secure loose clothes rods to their wall brackets. Ex. Front coat closet, front guest bedroom closet, rear guest bedroom closet, master bedroom closet.
- Master bathroom = damaged drawer.



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F. Ceilings and Floors

Comments: Repair

- Damaged flooring observed throughout common rooms of house (peeling, tears, gaps, etc)
- Front door = the threshold under door is loose / not properly supported. Threshold flexes and bends when stepped on (damaging caulk and causing gaps along edges).
- Damaged floor = front door threshold area.
- Damaged floor = rear guest bedroom closet.

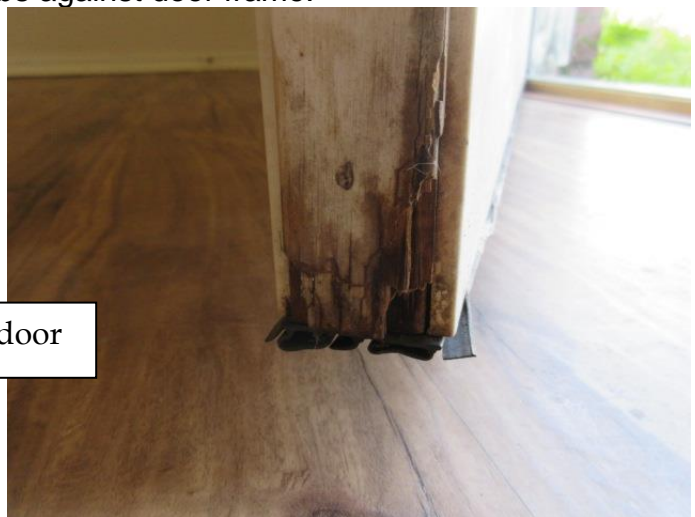
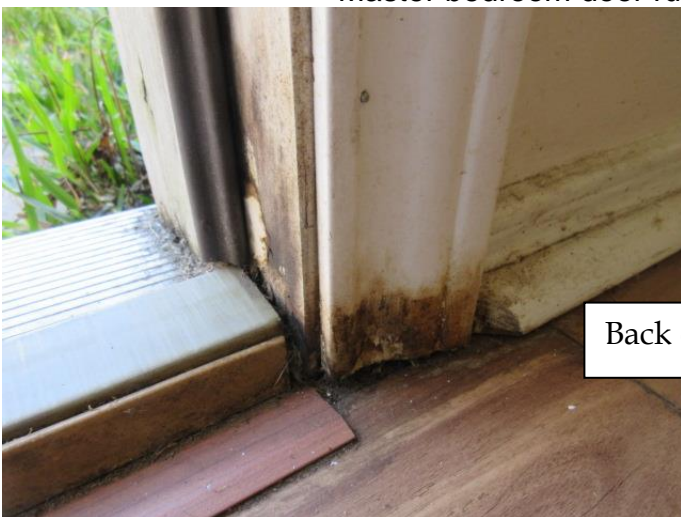


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G. Doors (Interior and Exterior)

Comments: Repair

- Install door stops behind all interior doors to prevent damage to walls.
- Back door = water damaged corner of door & water damaged door trim/frame.
- Back door = large amounts of separation observed around door frame.
- Garage door = rust damage observed along bottom of door.
- Garage interior door = replace missing self closing door hinge.
- Crater in laundry room door.
- Middle guest bedroom = adjust the strike plate so the door can be secured shut.
- Master bedroom door rubs against door frame.



Back door

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 H. Windows Comments: Functional
Type: Single Pane
Frame Type: Aluminum

 I. Stairways (Interior & Exterior) Comments: None

 J. Fireplace/Chimney Comments: Repair

- Replace missing hearth cover.
- Gas fireplaces must have a dampner stop, to prevent the flue dampner from being completely closed (carbon monoxide hazard)
- Functional.
- Missing grout in tile hearth area.
- Wood rot observed on chimney exterior.



 K. Porches, Balconies, Decks, Carports Comments: Functional

 I. Other Comments: None

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Repair

Type of Branch Wire: Copper

Aluminum

Brand: Cutler-Hammer

Size: 100 amp

- Arc-fault (AFCI) protection is now required for all 15amp and 20amp electrical circuits that are not GFCI protected or dedicated outlets. This is a current NEC code change and upgrade to the electrical system. While this may not have been a code requirement when this property was originally constructed it is now a requirement for all TREC Licensed Inspectors to call as a deficiency. Upgrading the AFCI protection will enhance your home and personal safety.

B. Branch Circuits-Connected Devices and Fixtures

Outlet/Switch Covers Missing Yes No

Outlet/Switch Loose Yes No

Light Bulbs Not Functional Yes No

- Replace all missing screws in light switch cover plates.
- Front porch outlet is loose from wall.
- Front porch light was non functional, replace bulb and re-evaluate.
- Damaged outlet = left of kitchen stove.
- Outlet right of refrigerator = top receptacle has heat damage.
- Living room ceiling fan makes rubbing noise when operated.
- Front guest bedroom ceiling fan shakes.
- Master bedroom ceiling fan makes loud humming noise when operated.
- Master bathroom light fixture has rust scale on it.
- Guest bathroom light fixture has rust scale on it.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment: Comments: Functional
Type and Energy Source: Vertical gas attic unit
Year and Brand: 1999 Unknown



B. Cooling Equipment: (Delta Cooling = Difference between the air return and the a/c vents, typically 16-22 degrees) Comments: Functional
Type and Energy Source: 3.5 ton Condensing Unit
Delta Cooling: 16 degrees delta
Year and Brand: 2015 American Standard

- The evaporator coil in attic area is circa 2016
- The AC system was cooling with an acceptable temperature differential and performing adequately at the time of the inspection.



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 C. Ducts and Vents Comments: Repair
• Replace the extremely dirty air filters!

IV. PLUMBING SYSTEM

 A. Water Supply System and Fixtures Comments: Repair
Location of water meter: left front corner of property
Location of main water supply valve: front guest bedroom
Static water pressure reading: 50 psi

- House is equipped with copper water supply system.
- Inspector was unable to view the wall cavity/drain line/supply lines behind either bathtub, due to plumbing access points not being installed.
- Kitchen sink dishwand was non functional.
- Kitchen sink = replace missing aerator in faucet.
- Kitchen sink = loose faucet handles.
- Master shower stall = loose faucet handle.
- Master bath sink = loose faucet handles.
- Master bathroom commode is loose from the floor.
- Guest shower = loose faucet handle.
- Guest bath sink = loose faucet handle.
- Guest bathroom commode is loose from the floor.
- Guest bathtub = corroded/damaged over flow medallion, under faucet in tub (round metal piece).

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B. Drains, Wastes, Vents

Comments: Repair

- Master bathtub drains too slowly!
- Suspected leak from drain line under guest bathtub! Water stains & mildew observed on wall behind tub. Install an access behind tub to evaluate the drain line further.



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- C. Water Heating Equipment** Comments: Functional
Energy Source: Natural Gas
Year and Brand: 2019 Bradford White
Capacity: 40 gallon



- D. Hydro Therapy Equipment (W/GFCI)** Comments: None

V. APPLIANCES

- A. Dishwasher** Comments: Repair
 - Unit was non functional.
 - Damaged plastic walls inside unit.
 - Rust damaged trays inside unit.
 - Dishwasher door rubs against counter top/cabinet walls.

- B. Food Waste Disposal** Comments: Repair
 - Unit was non functional, replace.
 - Unprofessional electrical wiring observed to unit.

- C. Range Exhaust** Comments: Functional

- D. Ranges/Ovens/Cook tops** Comments: Repair
 - Gas stove top - functional
 - Gas oven - functional
 - Damaged digital display on unit, numbers cannot be read properly.

- E. Microwave Cooking Equipment** Comments: None

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|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|----------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Trash Compactor | Comments: None |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | G. Bathroom Exhaust Fans and Heaters | Comments: Functional |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I. Garage Door Operators | Comments: Functional |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | J. Door Bell and Chimes | Comments: Functional |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | K. Dryer Vents | Comments: Repair |
| | | | | <ul style="list-style-type: none"> • Replace damaged "hood" cover over the dryer vent opening on the exterior wall. | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | L. Other Built-in Appliance | Comments: N/A |
| | | | | Washer / Dryer and Refrigerator are not part of inspection. | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | M. Smoke Detectors | Comments: Repair |
| | | | | <ul style="list-style-type: none"> • Check batteries in all smoke detectors. • Install smoke detectors on ceiling above the inside of all bedroom doorways & one in a common room for each story of the house (ex. hallway, living room). | |

VI. OPTIONAL SYSTEMS

- | | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---|------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A. Lawn Sprinkler System | Comments: None |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. Swimming Pools and Equipment | Comments: None |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | C. Outbuildings | Comments: None |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. Outdoor Cooking Equipment | Comments: None |
| | | | | Energy Source: | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. Gas Lines | Comments: Repair |
| | | | | <ul style="list-style-type: none"> • Furnace = Install a drip leg or sedimentary trap, on the gas line prior to where it enters unit. • Install carbon monoxide detectors in all areas where gas appliances are present inside house (ex. fireplace, gas oven/stove) • Gas stove/oven = the only disconnect valve to the gas line, is located directly behind unit. Install a disconnect valve on gas line outside unit (typically in cabinet next to unit), so if a fire starts, someone can turn off gas to unit without having to pull out stove and reach behind it. | |

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 F. Private Water Wells (A coliform analysis recommended.) Comments: None

Type of Pump:
Type of Storage Equipment:

 G. Private Sewage disposal (Septic) Systems
Comments: None (This is not a part of inspection)

 H. Whole –House Vacuum System
Comments: None (This is not a part of inspection)

 I. Other Built-in Appliances Comments: None