



24507 Rossmore Hill Court
Spring, TX 77389

Prepared for:

Jetmir Aga



Inspected by

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PROPERTY INSPECTION REPORT FORM

Jetmir Aga <i>Name of Client</i>	02/24/2022 <i>Date of Inspection</i>
24507 Rossmore Hill Court, Spring, TX 77389 <i>Address of Inspected Property</i>	
Mike L Weible <i>Name of Inspector</i>	4596 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

I=Inspected

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post Tension Slab on Grade
Comments:

Post tension slab on grade foundation: No apparent signs of differential foundation movement or stress indicators were observed at the time of the inspection. In the professional opinion of the inspector, the foundation appears to be performing its intended function at the time of the inspection.

Proper drainage and moisture maintenance are very important for performance of the foundation due to the expansive nature of the load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes.

This is not a structural engineering survey nor was any specialized testing done of any sub slab plumbing systems during this limited visual inspection. In the event that structural movement is noted, client is advised to consult with a structural engineer who can isolate and identify causes and determine what corrective steps, if any, should be considered to correct and / or stop structural movement.

B. Grading and Drainage

Comments:

Drainage appears to be away from foundation in front and sides of the house. Back yard appears to drain to the sides and front.

C. Roof Covering Materials

Types of Roof Covering: Composition Shingles
Viewed From: roof surface
Comments:

The roof covering is composition shingles, one layer, showing typical signs of age, such as mildew. The roof appears to be performing its intended function at the time of the inspection

D. Roof Structures and Attics

Viewed From: Accessible areas of attic
Approximate Average Depth of Insulation: 8 - 12 Inches
Comments:

Type of insulation: Blown-in fiberglass

Attic ventilation is continuous soffit vents and roof vents.

The underside of the roof deck has a radiant barrier installed to lower the temperature of the attic, which reduces the energy utilization in the summer.

There is evidence of small animals in the attic at some time in the past. Recommend further evaluation and remediation by a licensed pest control company.

E. Walls (Interior and Exterior)

Comments:

Exterior walls are brick veneer, rock veneer, and hardiplank siding.
No cracks were observed in exterior walls or at the interior walls.

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There is what appears to be a water stain in the wall by the shelves in the master bathroom. No moisture was detected at the time of the inspection. This stain appears to have been caused by a spill.



There are gaps / missing tile around the backsplash on the north wall of the kitchen.



There are no weep holes in the brick mortar joints above the exterior window at the back patio.



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The trim on the door between the house and garage is damaged.



There is a small amount of rotten wood at the exterior trim at the bottom of the upper level window at the south side of the house and to the upper level trim above the roof at the southwest corner of the house.



There are gaps between the baseboards and where the baseboards and walls meet. Recommend caulking.

F. Ceilings and Floors

Comments:

Floor coverings are in good condition.

There is a broken floor tile by the tub in the upstairs hall bathroom.

G. Doors (Interior and Exterior)

Comments:

All doors open / close / latch normally.

There is only a deadbolt installed in the closet in the master bedroom. Recommend installing a door knob.

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H. Windows

Comments:

The seals between the panes of glass at some of the windows appear to have failed, causing the windows to fog. Changes in temperature and humidity can cause this to become apparent and additional windows could be affected and not detected during the inspection. (including but not limited to):

- The window above the tub in the master bathroom
- The right window in the gameroom
- The arched window in the upstairs northeast bedroom

There are many damaged window screens throughout the house.



Many of the windows are difficult to open and close.

I. Stairways (Interior and Exterior)

Comments:

All components of the stairway are in good condition at the time of the inspection.

J. Fireplaces and Chimneys

Comments:

The damper in the fireplace opens / closes normally.

The gas starter was tested and appears to operate normally.

The flame from the gas starter in the fireplace is very high when the valve is fully open. Recommend using caution when lighting the starter.

K. Porches, Balconies, Decks, and Carports

Comments:

All driveways, sidewalks, and porches appeared to be in good condition at the time of the inspection.

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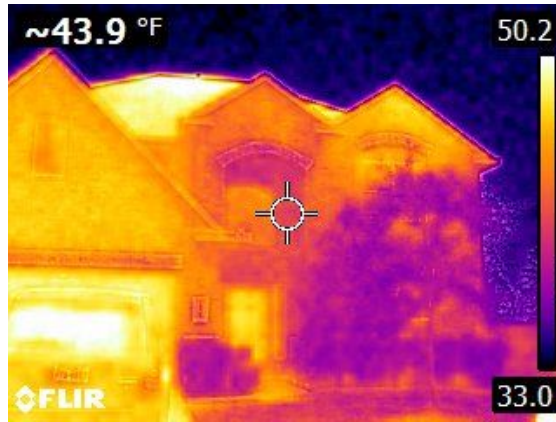
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L. Other

Comments:

A thermographic scan of the interior of the house was performed with an infrared camera to detect problems such as water penetration, electrical overheating, and insulation issues. No defects were found with the infrared camera at the time of the inspection.



The drawer to the left of the dishwasher is difficult to open / close.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Electrical service entrance wires are aluminum. The main breaker is 200 amps. The panel rating is 200 amps.

The electrical panel is located in the garage.

The top of the ground rod and clamp for the ground wire from the electrical panel is below ground level. The clamp may corrode and the electrical system may not be grounded. Recommend lowering the soil to expose the clamp and verify that the system is properly grounded.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Current building standards require GFCI protection to all receptacles in the kitchen, bathrooms, utility room, dishwasher, garage, and outdoors. The following receptacles are not GFCI protected. Recommend upgrading the following receptacles for safety:

- the circuit for the dishwasher

There are two exterior receptacles in the eaves at the back of the house that are not grounded, not GFCI protected, and neither have a weather proof cover.



The blades for the ceiling fan at the back patio are drooping. This is an indication that the fixture is not rated for use in an exterior location.

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The remote for the ceiling fan and light in the upstairs southwest bedroom is broken. The batteries were replaced and the fan / light did not come on. Additionally, the batter cover plate is missing. Recommend further evaluation and repairs.

Smoke Detectors:

7 smoke detectors were tested, and all responded to the test button.
3 of the smoke detectors are combination smoke and carbon monoxide detectors.

Both of the smoke detectors in the upstairs hallway should be combination smoke and carbon monoxide.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

Energy Sources: Gas

Comments:

Supply air temp: 120 Return air temp: 72 Temperature rise: 38 degrees F

Temperature rise for a gas heating system is normally between 35 and 55 degrees.

No carbon monoxide was detected while the heating system was in operation.

Inspecting the heat exchanger for cracks requires dismantling of the system and is outside the scope of this inspection.

The vent for the heating system is too close to the roofing materials in the roof deck. Recommend a minimum 1 inch clearance to combustible materials.



The gas line for the heating system is in contact with the heating vent. There should be a minimum of 1 inch clearance to all combustible materials.



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B. Cooling Equipment

Type of Systems: Central

Comments:

Condensing unit: 5 tons Manufactured: 2015

The A/C system could not be operated because the outside temperature is below 60 degrees. Operating the A/C under these conditions could result in damage to the system.

There is heavy corrosion in the secondary condensate drain pan under the evaporator coils in the attic. Recommend replacement of the pan by a licensed HVAC contractor.



There is what appears to be a fungal growth on the evaporator coils and plenum in the attic. Recommend further evaluation and repairs by a licensed HVAC contractor.



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C. Duct Systems, Chases, and Vents

Comments:

No loose or damaged ducts were observed.

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: by the street on the south side of the driveway

Location of main water supply valve: in the garage

Static water pressure reading: 70 psi

Type of supply piping material: PEX

Comments:

The water supply pipes are a system of red and blue flexible plastic pipes (PEX) that begin at the manifold in the utility room. The shutoff valves for each of the fixtures are at the manifold. No leaks were observed at any of the fixtures.

The anti-siphon valve for the exterior faucet at the back of the house is missing.

The faucet handle in the shower in the master bathroom, and the cold water faucet handle at the right sink in the upstairs hall bathroom are difficult to turn.

There are hairline cracks and gaps in the grout and caulking around tubs, shower pans, tub spouts, and faucets. Recommend cleaning and caulking to prevent water penetration.

B. Drains, Wastes, and Vents

Type of drain piping material:

Comments:

Drain pipes are PVC.

All drains appear to flow normally at the time of the inspection.

The pop-up stoppers in both of the master bathroom sinks do not stay closed.

The pop-up stopper in the upstairs right bathroom sink does not work.

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gallons each

Comments:

Number of water heaters: 2

Manufactured: 2020 , 2014

The water heaters are connected in series. This may cause the first tank to age more quickly. This is typical for the age of the house and is not considered a deficiency. The current standard is to connect the tanks in parallel.

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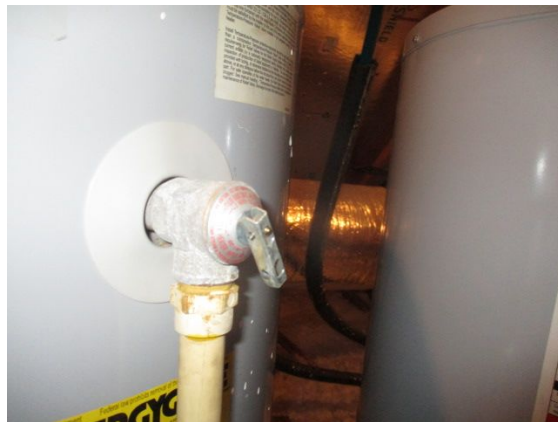
I	NI	NP	D
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The floor under the water heaters in the attic appears to be bowed. Recommend further evaluation and repairs to ensure the water heaters are properly supported.



The temperature / pressure relief valve for the 2014 water heater is stuck. Recommend replacement of the valve by a licensed plumber.



The water heaters make a popping sound when the water is being heated. This usually indicates a layer of sediment in the bottom of the tank and makes the water heater less fuel efficient and recovery times longer. Recommend further evaluation by a licensed plumber.

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D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: on the south side of the house

Type of gas distribution piping material: Black Steel with flex connectors at the gas appliances

Comments:

All accessible gas connections were checked for leaks with a combustible gas detector and no leaks were found.

F. Other

Comments:

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V. APPLIANCES

A. Dishwashers

Comments:

The dishwasher was operated through a normal cycle.

There is no anti-siphon valve for the dishwasher drain. Waste water from the disposal could backflow into the dishwasher. Recommend looping the drain line up underneath the counter top and back down to the drain at the disposal.

B. Food Waste Disposers

Comments:

The garbage disposal appears to operate normally.

C. Range Hood and Exhaust Systems

Comments:

Two speed fan and light were tested.
The fan vents through the exterior wall.

One of the louvers on the termination of the range hood duct is missing.



D. Ranges, Cooktops, and Ovens

Comments:

Gas cooktop and two electric ovens.
All four burners were tested on high / medium / low.
The light and the timer for the ovens were tested.
The upper oven was tested at 350 degrees on a setting of 350 degrees.
The lower oven was tested at 350 degrees on a setting of 350 degrees.

E. Microwave Ovens

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The microwave oven was tested by heating a container of water on high power.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

All bathroom exhaust fans appear to operate normally and vent to the outside.

G. Garage Door Operators

Comments:

Two garage door openers were tested.

The opener on the double garage door opener operates normally.

The reversing function was tested with the electric eye and by blocking the door on the down cycle.

The single garage door opener will not go down unless the button is depressed. The photo electric eyes may be misaligned. Recommend adjustment and checking the reversing functions.

H. Dryer Exhaust Systems

Comments:

The dryer vents through the outside wall.

I. Other

Comments:

The refrigerator is outside the scope of the inspection and was not tested.

The clothes washer and dryer are outside of the scope of the inspection and were not tested.

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Zone 1: 8 spray heads on the shrubs at the front of the house
- Zone 2: 9 spray heads on the front lawn
- Zone 3: 10 spray heads on the north side of the house
- Zone 4: 4 rotors along the north end of the back fence
- Zone 5: 4 rotors on the north end of the back yard
- Zone 6: 4 rotors along the back of the house
- Zone 7: 11 spray heads along the back and south sides of the house
- Zone 8: 3 rotors on the south side of the back yard
- Zone 9: 5 rotor along the fence on the south end of the back yard
- Zone 10: 7 spray heads on the south side of the garage and driveway

The anti-siphon for the sprinkler system is located on the south side of the house.

Recommend insulating the anti-siphon valve to reduce the possibility of freezing.



Additional Comments

The house was occupied at the time of the inspection. Some areas were not accessible or visible due to the presence of personal items, furniture, clothing in closets, and stored items in the attic and garage.

Recommend that all repairs and further investigations be completed before the close of escrow.

Report Summary

This report summary repeats all comments in the report which are listed as "Deficiency". It is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

Property: 24507 Rossmore Hill Court

Client: Jetmir Aga

Inspector: Mike L Weible

Inspection Date: 02/24/2022

ROOF STRUCTURES AND ATTICS

- **There is evidence of small animals in the attic at some time in the past. Recommend further evaluation and remediation by a licensed pest control company.**

WALLS (INTERIOR AND EXTERIOR)

- **There is what appears to be a water stain in the wall by the shelves in the master bathroom. No moisture was detected at the time of the inspection. This stain appears to have been cause by a spill.**
- **There are gaps / missing tile around the backsplash on the north wall of the kitchen.**
- **There are no weep holes in the brick mortar joints above the exterior window at the back patio.**
- **The trim on the door between the house and garage is damaged.**
- **There is a small amount of rotten wood at the exterior trim at the bottom of the upper level window at the south side of the house and to the upper level trim above the roof at the southwest corner of the house.**
- **There are gaps between the baseboards and where the baseboards and walls meet. Recommend caulking.**

CEILINGS AND FLOORS

- **There is a broken floor tile by the tub in the upstairs hall bathroom.**

DOORS (INTERIOR AND EXTERIOR)

- **There is only a deadbolt installed in the closet in the master bedroom. Recommend installing a door knob.**

WINDOWS

- The seals between the panes of glass at some of the windows appear to have failed, causing the windows to fog. Changes in temperature and humidity can cause this to become apparent and additional windows could be affected and not detected during the inspection. (including but not limited to):
 - The window above the tub in the master bathroom
 - The right window in the gameroom
 - The arched window in the upstairs northeast bedroom
- There are many damaged window screens throughout the house.
- Many of the windows are difficult to open and close.

FIREPLACES AND CHIMNEYS

- The flame from the gas starter in the fireplace is very high when the valve is fully open. Recommend using caution when lighting the starter.

OTHER

- The drawer to the left of the dishwasher is difficult to open / close.

SERVICE ENTRANCE AND PANELS

- The top of the ground rod and clamp for the ground wire from the electrical panel is below ground level. The clamp may corrode and the electrical system may not be grounded. Recommend lowering the soil to expose the clamp and verify that the system is properly grounded.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- Current building standards require GFCI protection to all receptacles in the kitchen, bathrooms, utility room, dishwasher, garage, and outdoors. The following receptacles are not GFCI protected. Recommend upgrading the following receptacles for safety:
 - the circuit for the dishwasher
- There are two exterior receptacles in the eaves at the back of the house that are not grounded, not GFCI protected, and neither have a weather proof cover.
- The blades for the ceiling fan at the back patio are drooping. This is an indication that the fixture is not rated for use in an exterior location.
- The remote for the ceiling fan and light in the upstairs southwest bedroom is broken. The batteries were replaced and the fan / light did not come on. Additionally, the batter cover plate is missing. Recommend further evaluation and repairs.
- Both of the smoke detectors in the upstairs hallway should be combination smoke and carbon monoxide.

HEATING EQUIPMENT

- The vent for the heating system is too close to the roofing materials in the roof deck. Recommend a minimum 1 inch clearance to combustible materials.

- The gas line for the heating system is in contact with the heating vent. There should be a minimum of 1 inch clearance to all combustible materials.

COOLING EQUIPMENT

- There is heavy corrosion in the secondary condensate drain pan under the evaporator coils in the attic. Recommend replacement of the pan by a licensed HVAC contractor.
- There is what appears to be a fungal growth on the evaporator coils and plenum in the attic. Recommend further evaluation and repairs by a licensed HVAC contractor.
- Recommend further evaluation and repairs by a licensed HVAC contractor.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- The anti-siphon valve for the exterior faucet at the back of the house is missing.
- The faucet handle in the shower in the master bathroom, and the cold water faucet handle at the right sink in the upstairs hall bathroom are difficult to turn.
- There are hairline cracks and gaps in the grout and caulking around tubs, shower pans, tub spouts, and faucets. Recommend cleaning and caulking to prevent water penetration.

DRAINS, WASTES, AND VENTS

- The pop-up stoppers in both of the master bathroom sinks do not stay closed.
- The pop-up stopper in the upstairs right bathroom sink does not work.

WATER HEATING EQUIPMENT

- The floor under the water heaters in the attic appears to be bowed. Recommend further evaluation and repairs to ensure the water heaters are properly supported.
- The temperature / pressure relief valve for the 2014 water heater is stuck. Recommend replacement of the valve by a licensed plumber.
- The water heaters make a popping sound when the water is being heated. This usually indicates a layer of sediment in the bottom of the tank and makes the water heater less fuel efficient and recovery times longer. Recommend further evaluation by a licensed plumber.

DISHWASHERS

- There is no anti-siphon valve for the dishwasher drain. Waste water from the disposal could backflow into the dishwasher. Recommend looping the drain line up underneath the counter top and back down to the drain at the disposal.

RANGE HOOD AND EXHAUST SYSTEMS

- One of the louvers on the termination of the range hood duct is missing.

GARAGE DOOR OPERATORS

- **The single garage door opener will not go down unless the button is depressed. The photo electric eyes may be misaligned. Recommend adjustment and checking the reversing functions.**

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

- **Recommend insulating the anti-siphon valve to reduce the possibility of freezing.**