



Inspection Report

Taylor & Leah Morris

Property Address:
1710 Westmere Ct
Houston TX 77077



Bill Harvey Inspection Services
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281-477-7875

PROPERTY INSPECTION REPORT

Prepared For: Taylor & Leah Morris
(Name of Client)

Concerning: 1710 Westmere Ct, Houston, TX 77077
(Address or Other Identification of Inspected Property)

By: Sean Kennedy #22935 and Warren Sturges #24574 4/19/
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.

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, one story, with detached garage

In Attendance:

Inspector only

Approximate age of building:

Over 25 Years

Home faces (general direction):

South

Home is:

Occupied

Temperature:

70 to 80 degrees

Weather:

Clear

Rain in last 3 days:

Yes

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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 on grade

Comments:

- Evidence of previous foundation repairs was observed. This inspection was performed without any data regarding the extent or final results of these repairs. Foundations repairs may not leave the foundation completely level and often the indications of excess movement before the repairs are still visible. In my opinion this foundation is not currently demonstrating evidence of defects that will adversely affect the overall performance of the foundation or evidence that suggests recent excessive movement. I do recommend that prospective buyers obtain as much documentation as possible regarding previous repairs and warranty information. The future performance of foundation is difficult to predict and other foundation inspectors or foundation experts may form 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 measures to prevent further movement in the future.



concrete patches from foundation work



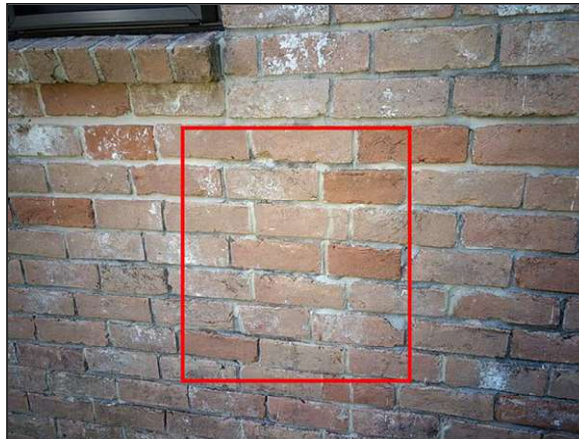
dining room window

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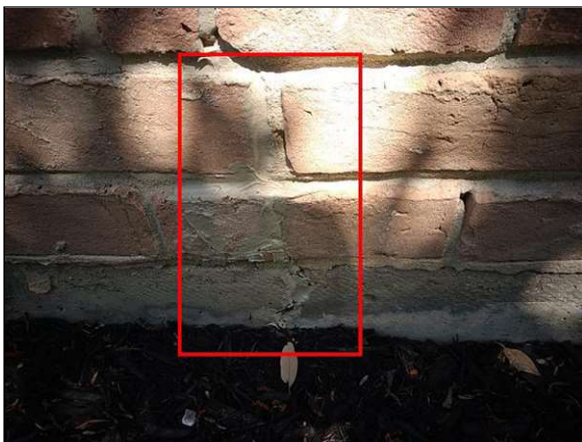
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crack at foundation wall



repaired veneer cracks



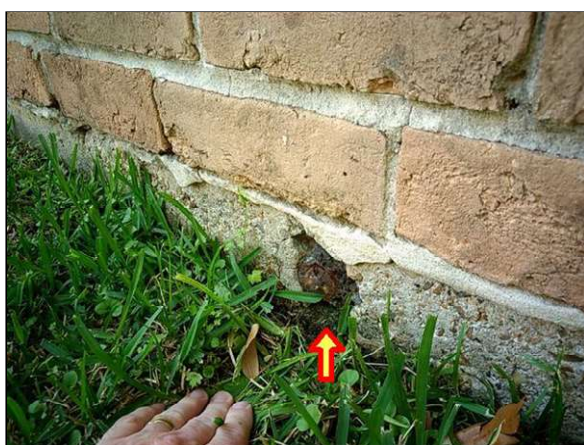
repaired veneer cracks



- Exposed post tension cable ends were observed on the exterior wall of the foundation. This should be repaired to prevent corrosion. Deterioration from corrosion causing release of tension on the cable is the primary concern. Consulting a foundation specialist is advisable

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- The base for the brick veneer at the left front corner of the home is missing.



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 southeast corner of the family room. Floor covering wood laminate.
- A reading of + 0. 9 inches was taken at the southeast corner of the home. Floor covering carpet.

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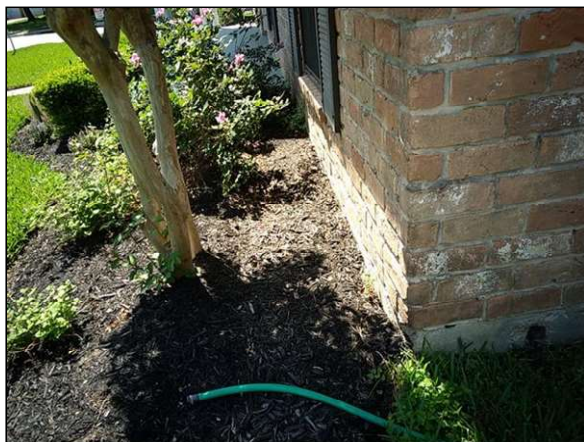
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- A reading of + 0. 7 inches was taken at the southeast corner of the left front bedroom. Floor covering carpet.
- A reading of - 0. 1 inches was taken at the front entrance. Floor covering wood laminate.
- A reading of + 0. 2 inches was taken at the southwest corner of the living room. Floor covering wood laminate.
- A reading of + 2 . 2 inches was taken at the southwest corner of the home. Floor covering wood laminate.
- A reading of + 1 . 9 inches was taken in front of the kitchen sink. Floor covering wood laminate.
- A reading of + 1 . 9 inches was taken at the northwest corner of the breakfast room. Floor covering wood laminate.
- A reading of + 2 . 0 inches was taken at the northwest corner of the home. Floor covering wood laminate.
- A reading of + 0. 5 inches was taken at the northwest corner of the family room. Floor covering wood laminate.
- A reading of + 0. 1 inches was taken at the left of the fireplace . Floor covering wood laminate.
- A reading of + 0. 8 inches was taken at the northwest corner of the master bedroom. Floor covering carpet.
- A reading of - 0. 1 inches was taken at the northeast corner of the home. Floor covering tile.
- A reading of + 0. 1 inches was taken at the southeast corner of the right middle bedroom. Floor covering carpet.
- A reading of + 0. 4 inches was taken at the northeast corner of the right front bedroom. Floor covering carpet.

B. Grading and Drainage

Comments:

- High soil and mulch levels were observed in the planing bed at the front of the home. 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.



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- The downspout is missing at the garage. Defective downspouts have the potential to erode the soil near the foundation, or saturate the soil are near the foundation. These conditions are detrimental to foundation stability.



C. Roof Covering Materials

Roof viewed from: From roof surface where safely accesible

Types of roof covering: Composition shingles, Architectural

Inspectors opinion of roof covering condition: Appears to be in the middle 1/2 of service life

Roof decking: Techshield decking

Comments:

The roof covering appears to good overall condition. Some minor repairs are needed.

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- Raised shingles were noted on the front of the roof. This condition is caused by protruding nail heads below the shingle. This condition makes the shingle susceptible to wind damage. In the long term the nail will penetrate through the raised shingle. Repairs should be undertaken.



- What appears to be evidence of previous repairs was observed at the rear patio. If possible further information regarding this condition should be obtained from the current owners. It is not possible to determine the effectiveness or longevity of repairs.

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- Exposed nail heads at the rear of the roof should be sealed to prevent water intrusion.



- Exposed nail heads at the ridges should be sealed to prevent water intrusion.



D. Roof Structures and Attics

Roof ventilation: Soffit Vents, Turbines

Attic access information: Pull down stairs

Method used to observe attic: Entered attic and viewed from accessible and reasonable safe locations

Roof structure: Stick-built (rafters, ceiling joist and purlins)

Lumber species / grade: No2 Yellow Pine

Attic insulation: Batt

Approximate depth of ceiling insulation (Deepest Point): 2 inches

Approximate depth of ceiling insulation (Shallow Point): 0 inches

Comments:

- The insulation was observed to be thin or compressed. Insulation improvements may be cost effective, depending on the anticipated term of ownership.

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- The attic insulation is damaged. Insulation should be installed as specified by the manufacture to achieve an R value of no less than R30 .



- The pull down stairs was observed to be installed with improper fasteners. The frame should be secured with 16D nails or 3" lag screws. This condition is a safety hazard.
- Multiple rafters are separated from ridge board.



E. Walls (Interior and Exterior)

Exterior wall covering: Brick veneer, Vinyl siding

Comments:

- Loose siding panel was observed at right and left side of the roof.

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F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments:

- The interior door at the powder room has the following defects: door does not latch.
- Note: the exterior door in the family room is no longer a functioning doorway.



H. Windows

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

Comments:

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

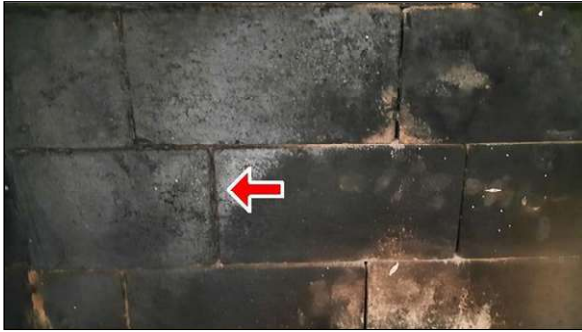
Types of fireplaces: Masonary fireplace, with gas logs

Comments:

- Gaps in fire brick were observed in the rear of fireplace

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K. Porches, Balconies, Decks and Carports

Comments:

L. Other

Comments:

- The concrete walkway at the front of the home is uneven, and can be a tripping hazard. A fall or injury can occur if not corrected. .



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 may 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 is guarantee against leakage.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Disconnet Located: In the main panel

Main Panel Located: In the garage

Electric Panel Manufacturer: Square D

Main Breaker Amps: 100 AMP

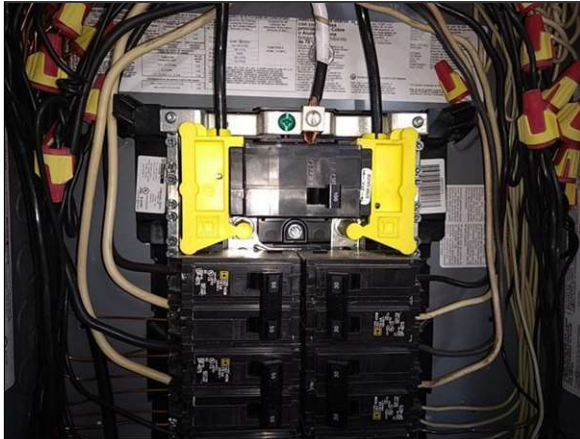
Electrical Service Conductors: Below ground

Feeder wire type: Copper

Branch wire type: Copper

Comments:

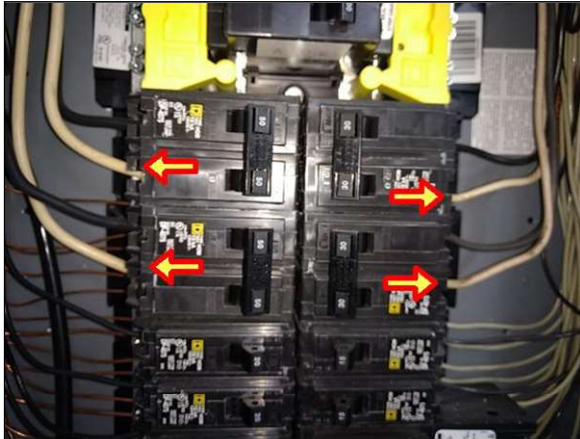
- The main panel enclosure was inspected with the deadfront removed. Conditions needing repair were observed. These repairs should be performed by a licensed electrician. Additional defects may be discovered when inspected by the licensed electrician.



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

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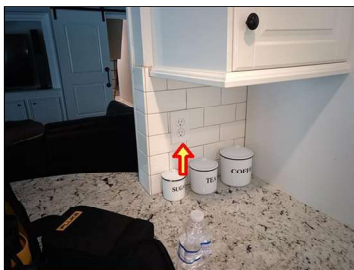


B. Branch Circuits, Connected Devices, and Fixtures

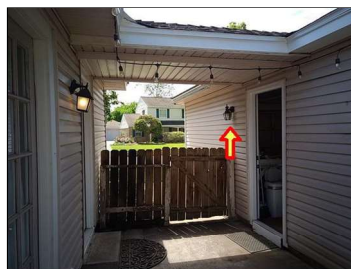
Type of Wiring: Romex

Comments:

- Several receptacle(s) at the laundry room, kitchen counter and exterior of the home are not ground fault circuit interrupt (GFCI) protected. This condition is safety hazard that should be repaired.



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



- One light fixture(s) in the hall bathroom is inoperative. If the fixture does not work after replacing the bulbs, a licensed electrician should be consulted.
- One receptacle(s) in the family room is(are) inoperative. Repairs should be performed by licensed electrician.

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- Several electrical junction box(s) in the attic are missing a cover.



Inspector Limitations Regarding Electrical Systems

The electrical system was inspected within the limitations of a visual only inspection. Only reasonably accessible components were inspected. This is not a code inspection to verify the electrical system meets a particular code. Any receptacle not accessible (behind furnishings for example) is considered inaccessible and will not be inspected.

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 inspectors mandated by the Texas Real Estate Commission require the Home Inspector verify the presence of operability 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 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

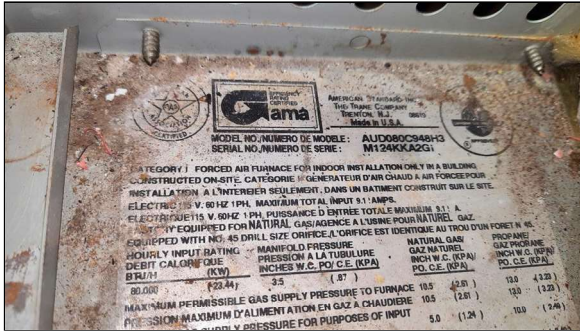
A. Heating Equipment

Forced air gas furnaces: One, Central forced air gas furnace(s)

Heat System Brand: American Standard

Comments:

The Heating Unit Photos



- The furnace was operable at the time of inspection. Conditions needing repair were not observed.



B. Cooling Equipment

Cooling system brand / BTU: American Standard, 48,000 BTU

Cooling system Delta T: 4

Comments:

The Cooling Nomenclatures



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- The temperature drop across the coil for the cooling system The entire house has one unit is less than considered normal. This is an indication repairs are needed. A licensed HVAC technician should be consulted.
- Corrosion/rust on the coil side of the attic unit were noted.



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



C. Duct Systems, Chases, and Vents

Ductwork: Rigid insulated metal duct

Filter Type: Disposable

Filter Size: 12x25

Comments:

- Broken strapping supporting the ducts was observed. Repairs are needed.

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- The the return air chase hallway has electrical wiring inside the chase. This condition is a safety hazard.



- The hallway barn door obstructs the AC return air grille when open.



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IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street

Location of main water supply valve: Right Side

Static water pressure reading: 74 pounds/square inch

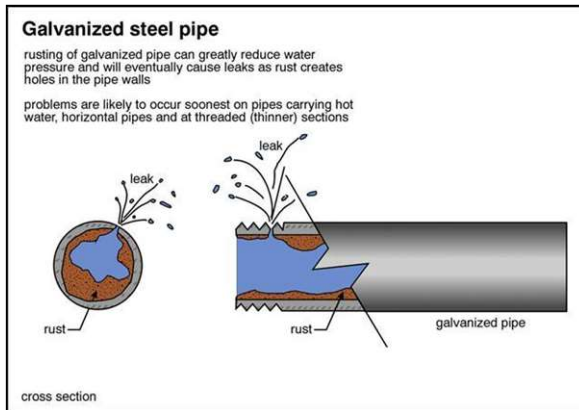
Water Source: Public

Supply Plumbing (inside home): Galvanized

Comments:

Important Notice

- Steel galvanized supply plumbing was observed. Steel galvanized pipe was commonly used as water supply plumbing until the mid 1980's. Over time, two defects occur with steel water piping. Corrosion accumulates inside the pipe restricting or even stopping water flow to fixtures. Secondly, corrosion penetrates the wall of the pipe causing leaks. This often results in water damage to the home. Most of the supply plumbing is located in walls, between ceilings and floors or under insulation. This makes the piping inaccessible to the inspector. The Client should also be aware some insurance companies will not cover water damage that has resulted from leakage due to faulty steel piping. As time passes, repairs will be needed.



Galvanized Pipe ILLUS

KITCHEN No visible leaks were observed.

LAUNDRY ROOM No visible leaks were observed.

EXTERIOR PLUMBING No visible leaks were observed. Conditions requiring repair were observed.

- The hose bib(s) at all exterior locations are missing anti siphoning devices.

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POWDER ROOM No visible leaks were observed.

HALL BATHROOM No visible leaks were observed. The tub drain trap area was not accessible for inspection.

MASTER BATHROOM No visible leaks were observed.

- Caulk / grout improvements are needed at the shower.



B. Drains, Waste, and Vents

Plumbing Waste: ABS

Comments:

C. Water Heating Equipment

Water Heater Manufacturer: Rheem

Capacity (Water Heater): 40 Gallon

Energy Sources: Gas

Number of water heaters: one

Water Heater Location: Laundry Room

Comments:

Water Heater Nomenclature

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- The water heater appears to be leaking at TPR valve connection. A more thorough inspection by a qualified contractor is needed. A qualified licensed plumber should repair or correct as needed.



- The water heater is noisy suggesting and excessive sediment build up in the tank. Sediment in water heaters reduces the volume of water in the tank lowering the efficiency of the water heater. Minor sediment build up can be flushed from the tank. Heavy build up may require replacement of the water heater.
- The water heater is not installed in a safety pan. Though there may be no requirement for a safety pan at this location, it is possible that a water hear leak could result in water damage to finished areas of the home.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

- Grounding or bonding of the natural gas system could not be verified. Evidence of a prior grounding point at the meter was observed.

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- The gas valve for the furnace is a type that is considered out dated and a safety hazard. The gas valve should be replaced.
- Furnace gas line does not have a sediment trap.



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.

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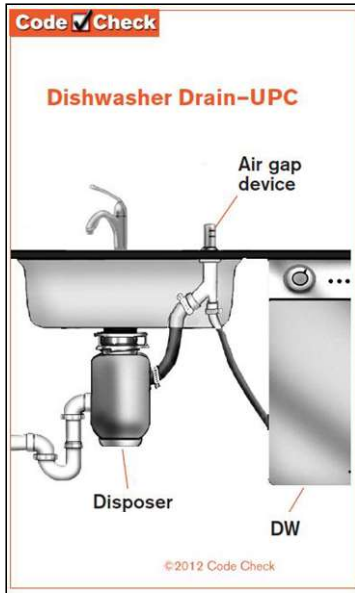
V. APPLIANCES

A. Dishwashers

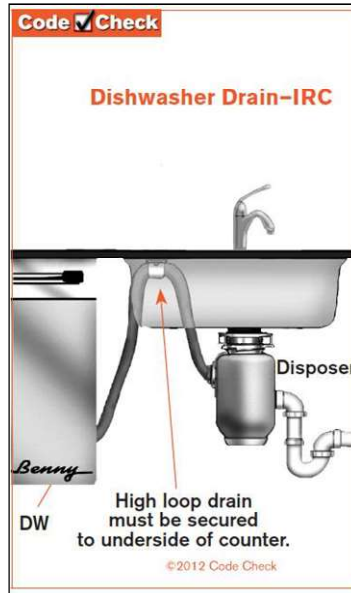
Dishwasher Brand: General Electric

Comments:

- The dishwasher is not equipped with an air gap valve or a high loop to prevent contaminated water from the sink backing into the dishwasher.



DW Air Gap Illus



DW High Loop



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: General Electric

Range hood is vented: to the exterior of the home, and is integrate with the cooktop

Comments:

- The vent termination for the downdraft exhaust could not be located. The roof vent appears to be a legacy duct from a previous one mounted above the cooktop.

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D. Ranges, Cooktops and Ovens

Cooktop: General Electric, electric cooktop

Oven: General Electric, electric oven

Comments:

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

E. Microwave Ovens

Built in Microwave: General Electric

Comments:

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

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operator(s)

Garage door operator brand: Chamberlain

Number of garage door openers: one

Comments:

- The garage door opener(s) appear to function properly. The doors reverse automatically when the sensor is activated or the door meets with resistance.

H. Dryer Exhaust Systems

Comments:

- The damper at the clothes dryer vent terminations has a mesh on the outlet that can trap lint.

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Date: 4/19/2021	Time:	Report ID: 3069 sk final
Property: 1710 Westmere Ct Houston TX 77077	Customer: Taylor & Leah Morris	Real Estate Professional:

Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficiency (D) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Type of building:

Single family, one story, with detached garage

In Attendance:

Inspector only

Approximate age of building:

Over 25 Years

Home faces (general direction):

South

Home is:

Occupied

Temperature:

70 to 80 degrees

Weather:

Clear

Rain in last 3 days:

Yes

Summary

Customer

Taylor & Leah Morris

Address

1710 Westmere Ct
Houston TX 77077

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

- Evidence of previous foundation repairs was observed. This inspection was performed without any data regarding the extent or final results of these repairs. Foundations repairs may not leave the foundation completely level and often the indications of excess movement before the repairs are still visible. In my opinion this foundation is not currently demonstrating evidence of defects that will adversely affect the overall performance of the foundation or evidence that suggests recent excessive movement. I do recommend that prospective buyers obtain as much documentation as possible regarding previous repairs and warranty information. The future performance of foundation is difficult to predict and other foundation inspectors or foundation experts may form 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 measures to prevent further movement in the future.
- Exposed post tension cable ends were observed on the exterior wall of the foundation. This should be repaired to prevent corrosion. Deterioration from corrosion causing release of tension on the cable is the primary concern. Consulting a foundation specialist is advisable
- The base for the brick veneer at the left front corner of the home is missing.

Grading and Drainage

Deficient

- High soil and mulch levels were observed in the planing bed at the front of the home. 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.
- The downspout is missing at the garage. Defective downspouts have the potential to erode the soil near the foundation, or saturate the soil are near the foundation. These conditions are detrimental to foundation stability.

Roof Covering Materials

Deficient

- Raised shingles were noted on the front of the roof. This condition is caused by protruding nail heads below the shingle. This condition makes the shingle susceptible to wind damage, In the long term the nail will penetrate through the raised shingle. Repairs should be undertaken.

7. • What appears to be evidence of previous repairs was observed at the rear patio. If possible further information regarding this condition should be obtained from the current owners. It is not possible to determine the effectiveness or longevity of repairs.
8. • Exposed nail heads at the rear of the roof should be sealed to prevent water intrusion.
9. • Exposed nail heads at the ridges should be sealed to prevent water intrusion.

Roof Structures and Attics

Deficient

10. • The insulation was observed to be thin or compressed. Insulation improvements may be cost effective, depending on the anticipated term of ownership.
11. • The attic insulation is damaged. Insulation should be installed as specified by the manufacture to achieve an R value of no less than R30 .
12. • The pull down stairs was observed to be installed with improper fasteners. The frame should be secured with 16D nails or 3" lag screws. This condition is a safety hazard.
13. • Multiple rafters are separated from ridge board.

Walls (Interior and Exterior)

Deficient

14. • Loose siding panel was observed at right and left side of the roof.

Doors (Interior and Exterior)

Deficient

15. • The interior door at the powder room has the following defects: door does not latch.

Fireplaces and Chimneys

Deficient

16. • Gaps in fire brick were observed in the rear of fireplace

Other

Deficient

17. • The concrete walkway at the front of the home is uneven, and can be a tripping hazard. A fall or injury can occur if not corrected. .

II. ELECTRICAL SYSTEMS

General Summary

Service Entrance and Panels

Deficient

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

Branch Circuits, Connected Devices, and Fixtures

Deficient

19. • Several receptacle(s) at the laundry room, kitchen counter and exterior of the home are not ground fault circuit interrupt (GFCI) protected. This condition is safety hazard that should be repaired.
20. • Two light fixture(s) at the front of the home and garage have miscellaneous inoperative bulbs. If the fixture does not work after replacing the bulbs, a licensed electrician should be consulted.
21. • One light fixture(s) in the hall bathroom is inoperative. If the fixture does not work after replacing the bulbs, a licensed electrician should be consulted.
22. • One receptacle(s) in the family room is(are) inoperative. Repairs should be performed by licensed electrician.
23. • Several electrical junction box(s) in the attic are missing a cover.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

General Summary

Cooling Equipment

Deficient

- 24. • The temperature drop across the coil for the cooling system The entire house has one unit is less than considered normal. This is an indication repairs are needed. A licensed HVAC technician should be consulted.
- 25. • Corrosion/rust on the coil side of the attic unit were noted.
- 26. • The insulation at the condensing unit(s) refrigerant line(s) are damaged and they should be replaced.

Duct Systems, Chases, and Vents

Deficient

- 27. • Broken strapping supporting the ducts was observed. Repairs are needed.
- 28. • The the return air chase hallway has electrical wiring inside the chase. This condition is a safety hazard.
- 29. • The hallway barn door obstructs the AC return air grille when open.

IV. PLUMBING SYSTEM

General Summary

Plumbing Supply Distribution Systems and Fixtures

Deficient

- 30. *EXTERIOR PLUMBING* No visible leaks were observed. Conditions requiring repair were observed.
 - The hose bib(s) at all exterior locations are missing anti siphoning devices.
- 31. *MASTER BATHROOM* No visible leaks were observed.
 - Caulk / grout improvements are needed at the shower.

Water Heating Equipment

Deficient

- 32. • The water heater appears to be leaking at TPR valve connection. A more thorough inspection by a qualified contractor is needed. A qualified licensed plumber should repair or correct as needed.
- 33. • The water heater is noisy suggesting and excessive sediment build up in the tank. Sediment in water heaters reduces the volume of water in the tank lowering the efficiency of the water heater. Minor sediment build up can be flushed from the tank. Heavy build up may require replacement of the water heater.
- 34. • The water heater is not installed in a safety pan. Though there may be no requirement for a safety pan at this location, it is possible that a water hear leak could result in water damage to finished areas of the home.

Other

Deficient

- 35. • Grounding or bonding of the natural gas system could not be verified. Evidence of a prior grounding point at the meter was observed.
- 36. • The gas valve for the furnace is a type that is considered out dated and a safety hazard. The gas valve should be replaced.
 - Furnace gas line does not have a sediment trap.

V. APPLIANCES

General Summary

Dishwashers

Deficient

37. • The dishwasher is not equipped with an air gap valve or a high loop to prevent contaminated water from the sink backing into the dishwasher.

Range Hood and Exhaust Systems

Deficient

38. • The vent termination for the downdraft exhaust could not be located. The roof vent appears to be a legacy duct from a previous one mounted above the cooktop.

Dryer Exhaust Systems

Deficient

39. • The damper at the clothes dryer vent terminations has a mesh on the outlet that can trap lint.

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.

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