



SUMMARY
11711 Cabot Hill St, Houston, TX
77044
Isidro Maldonado
September 19, 2023

Gabriel Salazar
TREC#24171
Lakeside Home Inspections
832-827-4727
gabe@lakeside-inspections.com



26

RECOMMENDATION

1

SAFETY HAZARD

2.1.2 A. Foundations

FOUNDATION: TREE NEAR FOUNDATION

RIGHT

Area observed where large trees are planted/growing near foundation. Trees adjacent to foundations are prone to cause issues with excessive settlement. Recommend contacting a structural engineer or professional foundation contractor to evaluate and determine the extent of repairs needed.

Recommendation

Contact a qualified professional.

 Recommendation



Right

2.2.1 B. Grading and Drainage

GRADING AND DRAINAGE: GUTTERS ABSENT

RIGHT, LEFT, REAR

 Recommendation

Missing gutters were observed during the home inspection. Gutters are an essential component of the home's drainage system, and their absence can cause water damage to the foundation and exterior walls. The lack of gutters can also result in soil erosion and damage to landscaping. It is recommended that the missing gutters be installed by a qualified professional to prevent water damage and maintain the integrity of the home's structure."

Recommendation

Contact a qualified professional.



Right



Left



Rear

2.2.2 B. Grading and Drainage

LANDSCAPING: HIGH SOIL

FRONT

 Recommendation

High soil conditions were observed at various locations around the structure. The soil level should be reduced to allow for a minimum of 4" of foundation exposure, while still providing positive drainage away from the home. Recommend correction by a professional landscaping contractor.

Recommendation

Contact a qualified professional.



Front

2.2.4 B. Grading and Drainage

GRADING AND DRAINAGE: SOIL EROSION

FRONT

 Recommendation

Soil erosion was observed at various locations around the home, likely being contributed to the lack of gutters. This condition can lead to grading issues and standing water. Recommend further evaluation and correction as needed to prevent erosion and ensure proper drainage conditions.

Recommendation

Contact a qualified professional.



Front

2.3.2 C. Roof Covering Materials
SHINGLES: DAMAGED/MISSING

 Recommendation

Damaged/missing shingles were observed to the roof covering at the time of the inspection. These conditions can compromise the integrity of the roof covering. Recommend contacting a professional roofing contractor to evaluate and determine the extent of the repairs needed.

Recommendation
Contact a qualified professional.



2.3.3 C. Roof Covering Materials

FLASHING: LOOSE/RAISED FLASHING

 Recommendation

Raised or loose flashing areas were observed around the roof covering. This condition leaves the covering exposed to potential moisture or pest intrusion. Recommend all areas be evaluated secured and sealed as needed.

Recommendation

Contact a qualified professional.



2.3.4 C. Roof Covering Materials

ROOF COVERING: DAMAGED/DETERIORATED ROOF JACK

 Recommendation

A roof boot jack was observed to be deteriorated around the collar. This can lead to water retention and intrusion. Recommend contacting a professional roofing contractor to evaluate and determine the extent of repairs needed.

Recommendation

Contact a qualified professional.



ROOF COVERING: IMPROPER REPAIR

 Recommendation

During the inspection, it was observed that there has been an attempt to repair the roof shingles. However, the repair appears to be improper and not in compliance with common roofing standards. Therefore, it is recommended that the roof be further inspected and repaired by a qualified roofing contractor to ensure the safety and integrity of the roof."

Recommendation

Contact a qualified professional.



ATTIC: ACTIVE MOISTURE INTRUSION

 Recommendation

Active moisture intrusion was observed in the attic at the time of the inspection. A surface moisture meter was used and revealed elevated levels of moisture to this area along with moisture to area directly below. Recommend contacting a professional roofing contractor to evaluate and determine the extent of repairs needed.

Recommendation

Contact a qualified professional.



WALLS: WOOD ROT/MOISTURE ISSUES

REAR

Moisture penetration was observed to multiple sections of the interior baseboard and wooden siding/trim. While not uncommon, these areas will deteriorate and lead to other issues. Recommend replacement by a qualified contractor to avoid further deterioration.

Recommendation

Contact a qualified professional.



Rear



Rear

MASONRY: LINTELS RUSTED/MAINTENANCE NEEDED

FRONT

Steel lintels above the windows/doors were observed to be unpainted and displaying signs of corrosion. Corrosion will cause expansion leading to cracking of brick/mortar to the surrounding areas. Recommend properly painting/sealing to prevent deterioration.

Recommendation

Contact a qualified professional.



Front

WALLS: SEPERATION/VOIDS BETWEEN SIDING JOINTS

MULTIPLE LOCATIONS

Sections of the siding was observed to have excessive separation/voids that can lead to potential moisture intrusion. Cement fiber siding joints shall have minimal separation along with flashing to divert moisture away. Recommend contacting a qualified contractor to evaluate and install per manufacturer recommendations.

Recommendation

Contact a qualified professional.



Right

2.6.2 F. Ceilings and Floors

CEILING: ACTIVE MOISTURE INTRUSION

Recommendation

GAME ROOM

Thermal imaging revealed active moisture to the ceiling in the game room. Recommend contacting a professional contractor to evaluate and determine the extent of repairs needed.

Note: the darker areas of the thermal imaging pictures are areas with moisture

Recommendation

Contact a qualified professional.



Game room



Game room



Game room

2.7.2 G. Doors (Interior and Exterior)

DOORS: WOOD ROT/EXCESSIVE MOISTURE AT BASE

Recommendation

REAR

During the inspection, wood rot was found on the exterior door of the property. The wood rot appears to be localized to the bottom of the door frame, and may be due to moisture infiltration over time. Wood rot can compromise the structural integrity of the door frame and may lead to further damage if left untreated. A qualified contractor should be contacted to assess the extent of the damage and recommend appropriate repairs or replacement.

Recommendation

Contact a qualified professional.



Rear

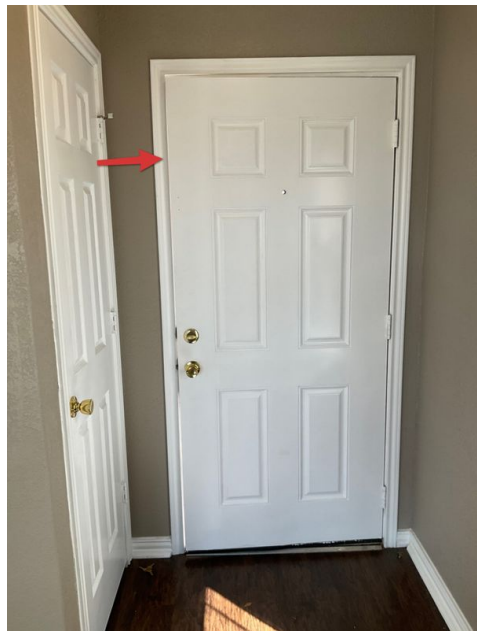
INTERIOR DOOR: BINDING/RUBBING

MULTIPLE LOCATIONS

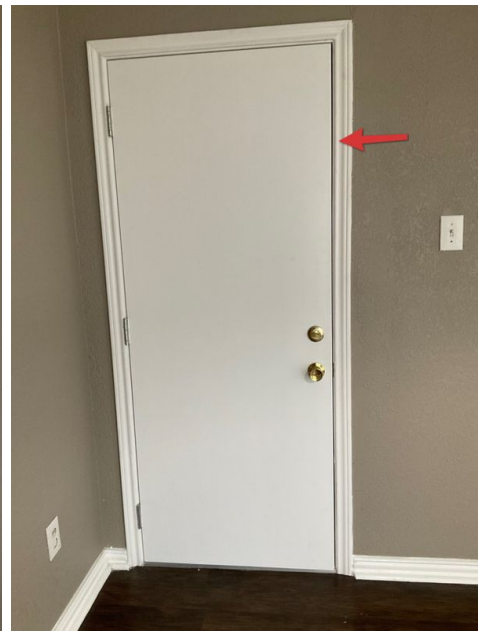
Multiple doors were observed to bind/rub when attempting to close. Binding can be caused by several factors, such as hinges that are loose, worn, or improperly installed as well as door frames that are out of square or warped. Recommend contacting a qualified contractor to evaluate and determine the extent of repairs needed.

Recommendation

Contact a qualified professional.



Front



Garage



1st Floor Bathroom

EXTERIOR DOOR: KEYED DEADBOLT

REAR

A deadbolt lock was in use at one or more exterior doors. Recommend it be updated to a thumb latch type as the current set up as a hazard in the event of an emergency.

Recommendation

Contact a qualified professional.



Rear

2.8.1 H. Windows

WINDOWS: FAILED WINDOW SEAL

 Recommendation

FRONT

Failed window seals was observed at the above stated locations at the time of the inspection. This is indicated by the haze or moisture in between the window panes. Failed seals on windows can lead to energy loss and air seepage. Recommend contacting a professional contractor to evaluate and determine the extent of repairs needed.

Recommendation

Contact a qualified professional.



Front

2.12.1 L. Other

NOTE: PREVIOUS SUBTERRANEAN TERMITE TREATMENT

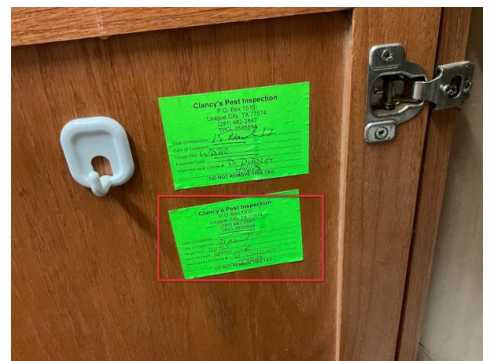
 Recommendation

Note: A previous subterranean termite treatment has been performed on this property as indicated by the drill holes observed in the concrete around the foundation. Recommend you consult with the seller to try and obtain information on the extent of repairs and a possible transferable warranty.

Note: no drill holes were observed at the exterior of the property

Recommendation

Contact a qualified professional.



3.1.1 A. Service Entrance and Panels

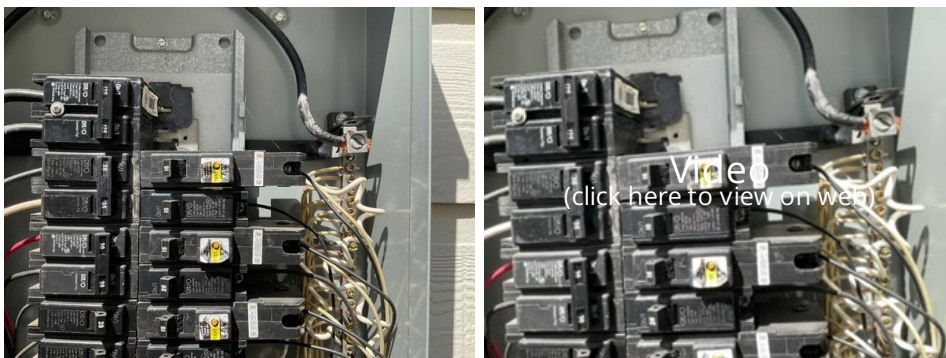
ELECTRICAL PANEL: FAULTY AFCI BREAKER

 Recommendation

AFCI breakers were faulty when tested at the time of the inspection. Recommend contacting a licensed electrician to evaluate and determine the extent of repairs needed.

Recommendation

Contact a qualified professional.



3.1.2 A. Service Entrance and Panels

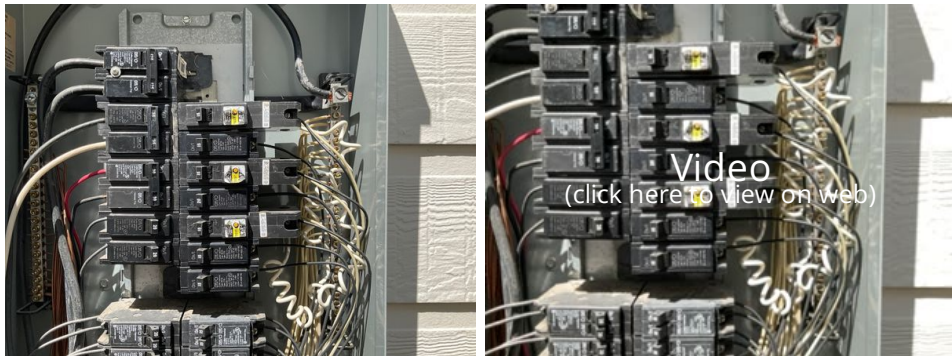
ELECTRICAL PANEL: LOOSE BREAKERS

 Recommendation

Multiple electrical breakers was observed to be loose in the electrical panel. Loose breakers can lead to tripping of the breakers or potential arcing. Recommend contacting a licensed electrician to evaluate and determine the extent of repairs needed.

Recommendation

Contact a qualified professional.



3.1.3 A. Service Entrance and Panels

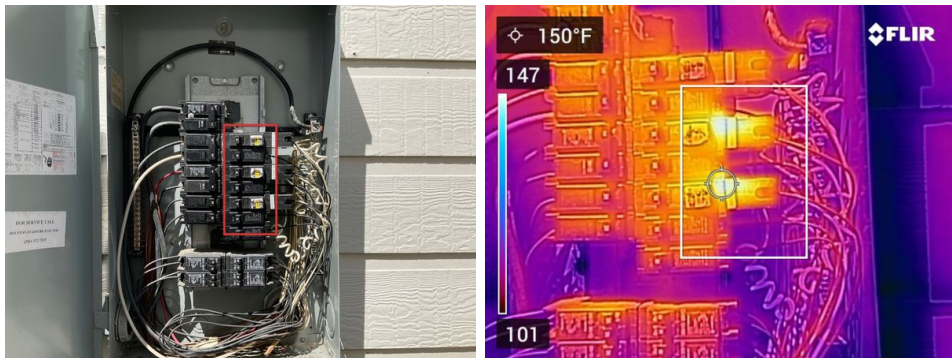
ELECTRICAL PANEL: OVERHEATING

 Safety Hazard

Thermal imaging of the electrical panel revealed excessive heat at portions of the electrical panel. Overheating inside the electrical panel can result in a potential fire hazard if not corrected. Recommend contacting a licensed electrician to evaluate and determine the extent of repairs needed.

Recommendation

Contact a qualified professional.



3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

ELECTRICAL FIXTURES: MULTIPLE ISSUES

 Recommendation

Missing exterior weathercovers

Multiple issues were observed to the electrical fixtures at the time of the inspection. Recommend contacting a licensed electrician to evaluate and determine the extent of repairs needed.

Recommendation

Contact a qualified electrical contractor.



Rear

SMOKE DETECTORS: PAST LIFE EXPECTANCY

The smoke detectors in the home appeared to be more than 10 years old. It is recommended that they be replaced every 10 years to ensure that they will operate properly. Remedy as needed.

Recommendation

Contact a qualified professional.



4.2.1 B. Cooling Equipment

CONDENSER: UNIT NOT LEVEL

Concrete pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

Recommendation

Contact a qualified HVAC professional.



5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

TOILET: LEAK FROM BASE

2ND FLOOR HALLWAY BATHROOM

A slow leak was observed to come from the base of the toilet. This is indicated by the moisture at the base after several flushes. Recommend contacting a professional plumber to evaluate and determine the extent of repairs needed.

Recommendation

Contact a qualified professional.



2nd Floor Hallway Bathroom

5.4.1 C. Water Heating Equipment
WATER HEATER: INOPERABLE

 Recommendation

The water heater was inoperable at the time of the inspection. Recommend contacting a professional plumber to evaluate and determine the extent of repairs needed.

Note: The units pilot light was off upon inspection. Multiple attempts were made to ignite the unit but were unsuccessful. All valves were opened and breaker was on at the time of the inspection.

Recommendation
Contact a qualified professional.



6.2.1 B. Food Waste Disposers
FOOD DISPOSAL: INOPERABLE

 Recommendation

Garbage disposal was inoperable at the time of inspection. Recommend contacting a professional plumber to evaluate and determine the extent of repairs needed.

Recommendation
Contact a qualified handyman.

