

SUMMARY

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ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

⊖ 2.2.1 I. Structural Systems - B. Grading and Drainage: Inadequate Clearance Above Grade

Proper drainage is defined as grass and landscaping in place to move water away from the foundation and have no low spots to allow pooling next to foundation. The grading should promote the flow of storm water away from the house and off the lot. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least 4-6 inches of clearance should be maintained between soil level and the top of the foundation walls.

⊖ 2.3.1 I. Structural Systems - C. Roof Covering Materials: Debris on Roof

There was debris observed on the roof at the time of the inspection. Debris will hold moisture and negatively impact the roof covering material. I recommend removal of all debris on the roof.

⊖ 2.3.2 I. Structural Systems - C. Roof Covering Materials: Raised Shingle

There are a couple raised shingles on the roof. Any raised sections of shingle can be easily blown upwards by strong winds. I recommend evaluation and repair by a qualified roofer.

⊖ 2.3.3 I. Structural Systems - C. Roof Covering Materials: Gaps

There were visible gaps in the roof structure at the time of the inspection. Gaps will permit the entry of pests and moisture into the home. All gaps/spaces identified should be properly sealed. I recommend that a qualified roofer evaluate and make any necessary repairs.

⊖ 2.3.4 I. Structural Systems - C. Roof Covering Materials: Missing Kickout Flashing

Kickout flashing was not present in area(s) where guttering and/or fascia abutted a sidewall. The installation of kickout flashing is recommended to be performed by a roofing contractor at any areas where gutters or fascia meet a sidewall, preventing rain water from infiltrating between the end of the gutter/fascia and the wall. Hidden damage may exist in areas where kickout flashing is missing and this should be investigated during the installation of kick-out flashing

⊖ 2.4.1 I. Structural Systems - D. Roof Structures and Attics: Insufficient/Missing Insulation

The insulation in the attic was insufficient and missing in some areas. This should be corrected immediately to prevent energy losses. I recommend a qualified attic insulation contractor re-install the appropriate level of insulation.

2.4.2 I. Structural Systems - D. Roof Structures and Attics: Attic/Roof Framing Members Damaged

Framing member appeared inferior with multiple cracks I recommend evaluation, monitoring and repair if necessary, by a qualified roofer.

2.5.1 I. Structural Systems - E. Walls (Interior and Exterior): Exterior Brick/Stone Veneer Cracks

There were minor cracks observed in the exterior bricks and brick joints at the time of the inspection. I recommend repair by a qualified contractor and monitor for any future movements.

Note: Cracks are common in masonry because masonry products such as plaster and concrete are brittle and rigid, but are supported on materials that may not be equally rigid. Plaster walls are attached to flexible wood structures, and foundations rest upon compressible soil. In addition, house components expand and contract with temperature changes and relative humidity

2.5.2 I. Structural Systems - E. Walls (Interior and Exterior): Mortar Joint/Grout Gaps/Cracks

There were gaps in the mortar joint/Grout at several locations around the home. I recommend sealing these areas with appropriate mortar sealant.

2.5.3 I. Structural Systems - E. Walls (Interior and Exterior): Exterior Trim Damaged

During the inspection, damaged trim was observed on the exterior of the home. It is recommended to repair or replace the damaged areas to prevent moisture and pest penetration into the home.

2.5.4 I. Structural Systems - E. Walls (Interior and Exterior): Deteriorated/Missing Siding

Deteriorated and missing siding was observed on the following locations around the exterior wall. I recommend repairing these deficient sections of siding.

2.5.5 I. Structural Systems - E. Walls (Interior and Exterior): Algae Growth - Exterior Wall

There was growth of algae on the exterior wall at the time of the inspection. I recommend cleaning the affected sections of siding.

Recommendation: Clean the surfaces, let them dry, seal with sealant or paint that includes a fungicide, correct site conditions or building conditions that help reduce future growth.

Note: North facing sections of homes in the Northern Hemisphere are in the sun's shadow for a longer period during the year. This promotes damper conditions and are conducive to algae growth.

Note: The causes of these unsightly stains are either or a combination of: moisture, shade, and from the stain pattern. Several conditions might invite this Algae growth and staining 1. Gutter overflow making the eave and wood beam and wall below wetter than otherwise. 2. Shade 3. Algae-friendly coatings that lack a fungicidal ingredient

2.5.6 I. Structural Systems - E. Walls (Interior and Exterior): Caulk/Grout - Shower/Bath

Observed deteriorated and or missing caulk/grout at one or more locations within bath/shower enclosures. It is beyond the scope of this inspection to determine if moisture penetration has occurred and/or is present in non-visible areas, such as behind wall coverings. This should be sealed to help prevent moisture penetration in those areas.

2.6.1 I. Structural Systems - F. Ceilings and Floors: Missing or Deteriorated Caulking/Gaps

During the inspection of the property, it was observed that there were missing caulking and gaps at several areas around the floor of the home. Proper sealing of these areas is crucial to prevent issues such as moisture intrusion, air leaks, and potential damage to the property. I recommend having a qualified profession to address these deficiencies by properly sealing and caulking the identified areas.

2.6.2 I. Structural Systems - F. Ceilings and Floors: Flooring - Damage/Wear

Floors have evidence of general surface wear and damage in several areas. Recommend a qualified flooring contractor evaluate & remedy.

[Here is a DIY article](#) that outlines how to refinish wood floors yourself.

⊖ 2.6.3 I. Structural Systems - F. Ceilings and Floors: Flooring Uneven

The flooring in the following areas was not level, and appears uneven. Flooring should be properly attached to the sub-floor, be laid horizontally, and present no tripping hazards. This uneven section of flooring should be repaired.

⊖ 2.6.4 I. Structural Systems - F. Ceilings and Floors: Flooring is not finished

The flooring in the following location is not finished. I recommend further evaluation and completion by a qualified professional.

⊖ 2.7.1 I. Structural Systems - G. Doors (Interior and Exterior): Missing Caulking

There are several areas of missing or gaps in caulking around the exterior doors. I recommend sealing all these areas with caulking.

⊖ 2.7.2 I. Structural Systems - G. Doors (Interior and Exterior): Damaged Door

The following door/s is damaged. I recommend repairing/replacing the damaged door(s).

⊖ 2.7.3 I. Structural Systems - G. Doors (Interior and Exterior): Weatherstripping Insufficient

The weather stripping on the following exterior door is deficient. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping, or adjusting the closure space of the door in its frame.

[Here is a DIY guide on weatherstripping.](#)

⊖ 2.7.4 I. Structural Systems - G. Doors (Interior and Exterior): Missing/Non Functioning Door Stop

There were missing doorstops on several doors in the home. I recommend installation of door stops to prevent doors from striking the wall therefore damaging the adjacent wall.

⊖ 2.7.5 I. Structural Systems - G. Doors (Interior and Exterior): Garage Door Trim installation not sealed and complete

During the home inspection, it was observed that the garage door trim installation was incomplete and not properly sealed. The trim had gaps and uneven edges, This incomplete sealing could potentially lead to air leakage, which may result in energy inefficiency and increased utility costs for the homeowner. Additionally, the gaps in the trim could allow moisture to seep in, potentially leading to water damage or the growth of mold and mildew. Immediate attention and proper sealing of the door trim are recommended to ensure a secure and energy-efficient home.

⊖ 2.7.6 I. Structural Systems - G. Doors (Interior and Exterior): Rusted/Exposed Lintels

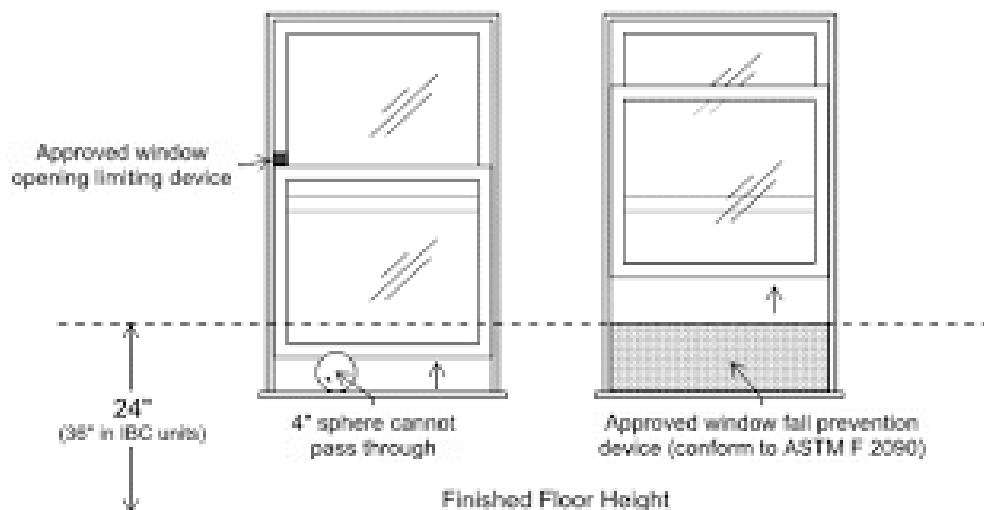
Rusted lintels were observed unpainted or exposed in the following locations. Rusting of lintels cause expansion of the steel which may cause further damage to exterior wall cladding. I recommend cleaning, re-painting and sealing all exposed and rusted lintels.

⚠ 2.8.1 I. Structural Systems - H. Windows: Window Opening Control Device

The windows in the following areas do not comply with the requirements of operable windows that are less than 24 inches above the adjacent interior floor when they are more than 6 feet above the grade outside the window.

Note: The IRC requires the bottom of openings created by operable windows to be a minimum height of 24 inches above the adjacent interior floor when they are more than 6 feet above the grade outside the window.

Note: An exception from this requirement is for windows that do not open more than 4 inches or that are equipped with window guards or window opening control devices (WOCDs) that comply with ASTM F2090-17. The WOCD must limit the initial opening of the window to no more than 4 inches.



⊖ 2.8.2 I. Structural Systems - H. Windows: Failed Window Seal

Discoloration/condensation between the window panes of following window/s was observed which may indicate a failed seal. Recommend qualified window contractor evaluate & replace.

⊖ 2.8.3 I. Structural Systems - H. Windows: Inadequate Window Caulking

There were gaps between the window frame and the window openings around several windows at the time of the inspection. I recommend sealing these areas with caulking to prevent moisture and possible pest penetration into the home.

⚠ 2.9.1 I. Structural Systems - I. Stairways (Interior and Exterior): Spindles/Baulistera Missing

Vertical stair railing was not present. Vertical stair railing with no more than 4 3/8 inch spacing between the balusters, is recommended for safety.

⚠ 2.9.2 I. Structural Systems - I. Stairways (Interior and Exterior): Missing Handrail

During the inspection, it was noted that there is no stairs or handrail present in the following location. This poses a safety issue, particularly for those with mobility concerns. It is recommended to install a handrail anywhere there is three or more steps to ensure safety.

⊖ 2.11.1 I. Structural Systems - K. Porches, Balconies, Decks, and Carports: Driveway Cracks

The driveway had cracks at the time of the inspection. I recommend sealing all cracks with an appropriate sealant to prevent water penetration below the slab.

⊖ 2.11.2 I. Structural Systems - K. Porches, Balconies, Decks, and Carports: Cracked Exterior Floor

There were minor cracks to the following exterior floor areas. I recommend sealing the cracks to prevent moisture penetration and deterioration over time.

⊖ 2.11.3 I. Structural Systems - K. Porches, Balconies, Decks, and Carports: Front Porch Ceiling needs to be repaired

The patio ceiling trim needs to be repaired in the following location.

⊖ 3.1.1 II. Electrical Systems - A. Service Entrance and Panels: Service Terminal Caps

A non-conductive plastic cap/cover should be installed over the service terminal connections. This is a safety device for service personnel which helps prevent electrocution from accidental contact with the main service wires.

Note: While this was not a requirement in older homes, the installation of non-conductive plastic cap/covers over the service terminals is recommended.

⊖ 3.1.2 II. Electrical Systems - A. Service Entrance and Panels: White Wires on Breakers

There were "white wires" attached to breakers. White wires are deemed neutral and must be identified as hot wires by tape or red or black paint at breaker end.

⊖ 3.1.3 II. Electrical Systems - A. Service Entrance and Panels: Double Tapping Neutrals

Note: A 'double tapped neutral or ground' is when one of the screws on the neutral/grounding bus bar in the panelboard has more than one wire feeding to it. Double tapped can expand and contract enough to the point where the connection becomes loose. The loose connection could overheat and cause a fire. Should this happen to a grounding wire, it means that circuit will not have grounding protection.

⚠ 3.1.4 II. Electrical Systems - A. Service Entrance and Panels: Exposed Wires in Panel

There were exposed wires in the electrical panel. Exposed wires can come into contact with live wires in the panel, creating arcs and fires. This presents a hazard that should be immediately rectified.

⊖ 3.2.1 II. Electrical Systems - B. Branch Circuits, Connected Devices, and Fixtures: Bubble Cover

Note: Outlet box hoods, also called in-use covers or bubble covers, are required for 15- and 20-ampere, 125- and 250-volt receptacles installed in wet locations. They must also be weatherproof whether or not the attachment plug cap is inserted.

The following exterior electrical outlets do not meet this requirement and should be replaced with the appropriate bubble cover.

⚠ 3.2.2 II. Electrical Systems - B. Branch Circuits, Connected Devices, and Fixtures: No Bonding on Gas Meter

The gas meter is not properly bonded to the remainder of the electrical system. The clamp and bond wire are required to be firmly attached in a location that is visible and accessible for inspection. I recommend that a qualified electrician evaluate and repair the bonding necessary.

Note: The purpose of bonding metal gas piping to the building grounding system is to provide a safe electrical path to ground should the metal piping become electrically energized. This safety requirement is intended to protect the system user from shock and the gas piping system from damage.

⊖ 3.2.3 II. Electrical Systems - B. Branch Circuits, Connected Devices, and Fixtures: Missing/Blown Bulb

There are several blown or missing light bulbs in light fixtures around the home. I recommend replacing the blown/missing light bulbs.

⚠ 3.2.4 II. Electrical Systems - B. Branch Circuits, Connected Devices, and Fixtures: GFCI required in the following location

GFCI protection is required in areas where there is a higher risk of electrical shock due to exposure to water or damp conditions. The National Electrical Code (NEC) requires GFCI protection for all 120-volt, single-phase, 15 and 20-ampere receptacles installed in the following locations:

1. Bathrooms
2. Garages
3. Outdoors
4. Kitchens
5. Crawl spaces
6. Unfinished basements
7. Laundry and utility rooms
8. Boathouses
9. Swimming pools and spas
10. Any area within 6 feet of a sink, wet bar, or other water source

It's important to follow electrical safety guidelines and modern building standards when installing or modifying electrical systems in these areas to prevent accidents and ensure safe operation.

⊖ 4.2.1 III. Heating, Ventilation and Air Conditioning Systems - B. Cooling Equipment: Condensation Pan - Debris/Rust

There was debris and/or rusting in the A/C condensation pan. I recommend cleaning of the condensation pan by a qualified HVAC contractor.

⊖ 4.2.2 III. Heating, Ventilation and Air Conditioning Systems - B. Cooling Equipment: Dirty A/C Vent

The return/Supply vents in the home are dirty and needs to be cleaned. This will restrict air flow and the reduce performance of the HVAC system. I also recommend changing the house filters immediately.

⊖ 4.2.3 III. Heating, Ventilation and Air Conditioning Systems - B. Cooling Equipment: Condensation

There is evidence of condensation in the attic on or around the unit and in the pan. I recommend that these areas be checked by a qualified HVAC contractor.

⊖ 5.1.1 IV. Plumbing Systems - A. Plumbing Supply, Distribution Systems, and Fixtures: Undermounted Sinks

There are gaps in caulking on the following sinks. These under-mounted sinks need to be properly sealed to prevent water intrusion into the cabinets.

⊖ 5.1.2 IV. Plumbing Systems - A. Plumbing Supply, Distribution Systems, and Fixtures: Oxidation on the plumbing

Oxidation on plumbing can be a common problem, especially in older homes with pipes made of metal such as copper, brass, or iron. Oxidation occurs when the metal in the plumbing reacts with oxygen in the air or water and forms a layer of corrosion on the surface.

While a small amount of oxidation may not be a major issue, excessive corrosion can weaken the pipes, cause leaks, and result in costly repairs. In addition, oxidation can cause the water to have an unpleasant taste, odor, or discoloration.

To prevent oxidation on plumbing, it is important to address any underlying issues that may be contributing to the problem. This may involve installing a water filtration system to remove impurities or adjusting the pH level of the water to reduce its acidity.

If the pipes are already corroded, it may be necessary to replace them. This can involve replacing individual sections of piping or, in some cases, replacing the entire plumbing system. A licensed plumber can help assess the extent of the damage and recommend the best course of action.

In addition, regular maintenance and inspections can help prevent oxidation and other plumbing issues from becoming more serious. This may involve checking for leaks or signs of corrosion, flushing the pipes to remove buildup, and ensuring that the plumbing system is properly vented and insulated.

⊖ 5.3.1 IV. Plumbing Systems - C. Water Heating Equipment: Water temperature too hot

Note: High hot water temperatures can cause scalding and burns particularly in small children. If high water temperatures over 120 degrees F are being discharged from a faucet, I recommend lowering the temperature setting on the water heater.

⚠ 5.3.2 IV. Plumbing Systems - C. Water Heating Equipment: Slanted B-Vent

The B-vent above the water heater was slightly misaligned over the top of the water heater unit. The vent is designed to remove exhaust fumes from the unit to the outside. I recommend proper alignment of the B-vent.

⊖ 5.5.1 IV. Plumbing Systems - F. Gas Distribution Systems and Gas Appliances: Rusted gas line

The gas line was rusted in the following location. I recommend evaluation and repair by a qualified Plumbing Professional.

⊖ 6.4.1 V. Appliances - D. Ranges, Cooktops, and Ovens: Missing Anti-tip Device

Range was not fastened with an anti-tip device. This poses a safety hazard to children. Recommend a qualified contractor secure range so it cannot tip over.

⊖ 6.9.1 V. Appliances - Kitchen Cabinets/Cabinets: Improper installation

The following cabinet door is Not installed correctly. Normal use will cause deterioration. I recommend further evaluation and repair.