



Home Inspection Report



4826 Lake Harbor Dr., Houston, TX 77063

Inspection Date:

Tuesday, May 4, 2021

Prepared For:

Jane Merced

Prepared By:

West Resource Group, LLC
15403 Swan Creek Drive
Houston, Texas 77095
2812168281
matthew@west-rgllc.com

Report Number:

7

Inspector:

Matthew West

License/Certification #:

24681

Inspector Signature:

A handwritten signature in black ink, appearing to read "Matthew West", is written over a horizontal line.

PROPERTY INSPECTION REPORT

Prepared For: Jane Merced

(Name of Client)

Concerning: 4826 Lake Harbor Dr., Houston, TX 77063

By: Matthew West 24681

(Name and License Number of Inspector)

May 04, 2021

(Date)

(Name and 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 standards 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 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. 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188,
(<http://www.trec.texas.gov>).

(512) 936-3000

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 TERMS CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

No comments

Report Overview

Scope of Inspection

Conditional Inspection

Main Entrance Faces

South

State of Occupancy

Occupied

Weather Conditions

Sunny, some cloud cover

Recent Rain

None

Ground Cover

None

Approximate Age

25 years

Report Identification: 4826 Lake Harbor Dr., Houston, TX 77063

Receipt/Invoice

West Resource Group, LLC
15403 Swan Creek Drive
Houston, Texas 77095
2812168281

Date: Tue. May. 4, 2021 3:45
Inspected By: Matthew West

Property Address
4826 Lake Harbor Dr.
Houston, TX 77063

Inspection Number: 7
Payment Method:

Client: Jane Merced

Inspection	Fee
-------------------	------------

Total	\$0.00
--------------	---------------

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundations(s):

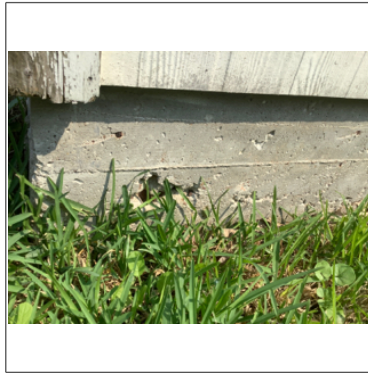
Slab-on grade

The Foundation is:

performing as intended. No significant problems were observed

Comments: No cracking and no signs of movement were observed.

Photos



B. Grading and Drainage

Comments:

The grading should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. 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 eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.

Photos



Elbow to downspout should be attached and extend far enough out to adequately divert water away from foundation. In addition a splash block should be installed to route water to a drain.



Downspout is not securely attached to structure, and splash block should be repositioned to catch water and drain properly.



This could potentially be an area where water could pool and begin to affect the performance of the foundation. It is recommended to fill the grade to slope away from the house or fill in with concrete.

C. Roof Covering Materials

Types of Roof Covering:

Asphalt composition shingle

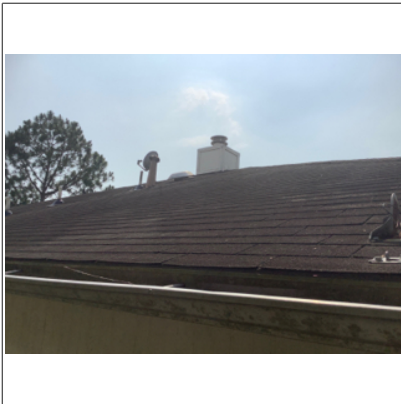
Viewed From:

Viewed From Ladder At Eave

Comments: The roofing is nearing the end of its life cycle. Replacement will become necessary in the near future.

The roof is 24 years old. Shingles are shedding granules and are weathered. Replacement is recommended within the next 3 years.

Photos





D. Roof Structures and Attics

Viewed From:

Interior of Attic

Approximate Average Depth of Insulation:

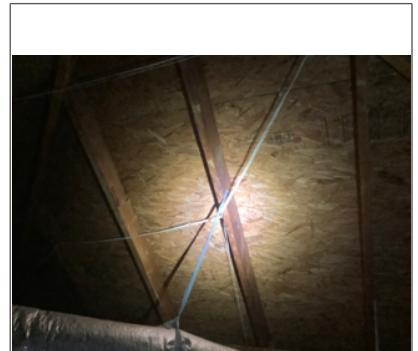
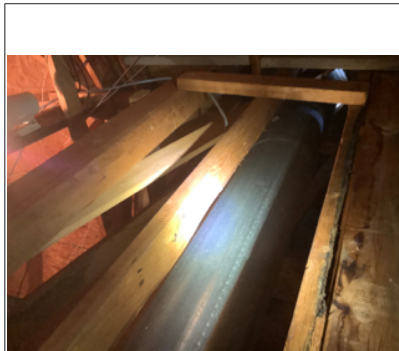
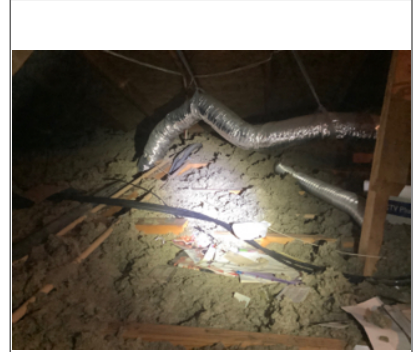
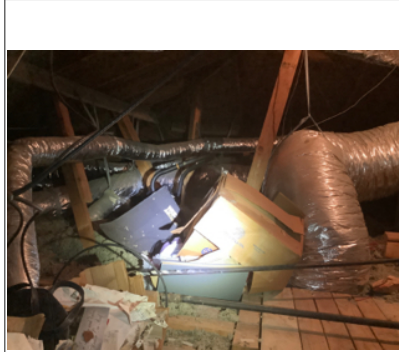
7" to 9"

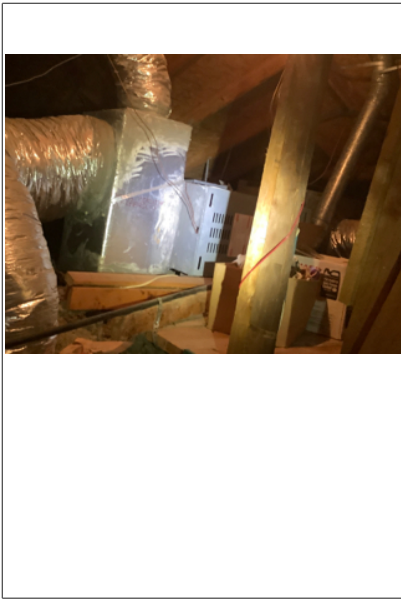
Comments: Loose blown cellulose insulation is adequate. Roof penetrations are properly sealed, and structure appears to have appropriate clearance from combustibles.

Photos



Attic access door insulation is not adequate. It is recommended that access door is weatherstripped with a tight seal and door is insulated throughout to prevent conditioned air from escaping home into attic.



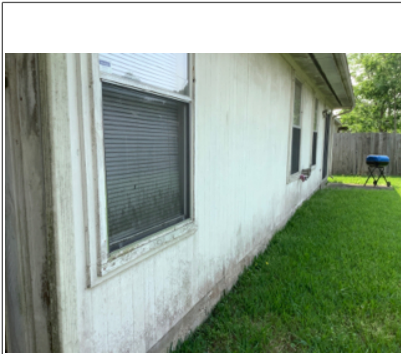


E. Walls (Interior and Exterior)

Comments: Organic mold-like substance found on garage wall near hot water heater. It's possible this could be from previous plumbing pipe damage behind wall or a current leak situation. I recommend evaluation by a specialist.

Photos





There are some screw hole penetrations through the wood siding that could allow water to penetrate to the wood structure behind the siding that could promote decay. It is recommended that these holes are patched and sealed up.

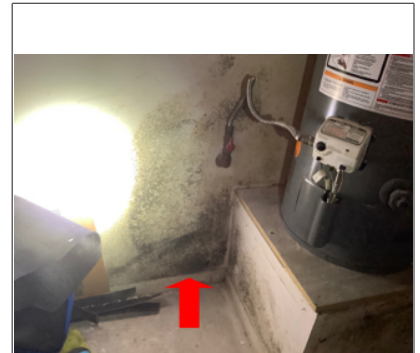
Several areas were noted where weep holes had been caulked or blocked. Weep holes allow the brick veneer siding to breathe and release water that would otherwise be trapped between the brick and the wood sheathing and cause damage. It's recommended that the weep holes be cleared to function as intended.



Improperly caulked weep holes



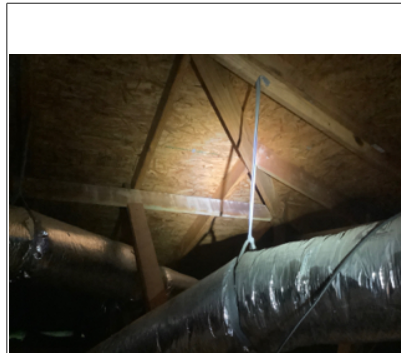
Improperly caulked weep hole



Organic mold-like substance found on garage wall near hot water heater. It's possible this could be from previous plumbing pipe damage behind wall or a current leak situation. I recommend evaluation by a specialist.



Organic mold-like substance found on garage wall near hot water heater. It's possible this could be from previous plumbing pipe damage behind wall or a current leak situation. I recommend evaluation by a specialist.



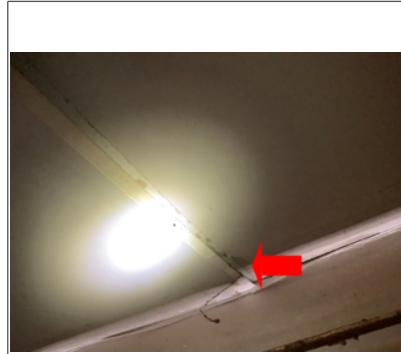
F. Ceilings and Floors

Comments: Ceiling drywall in garage needs joints sealed.

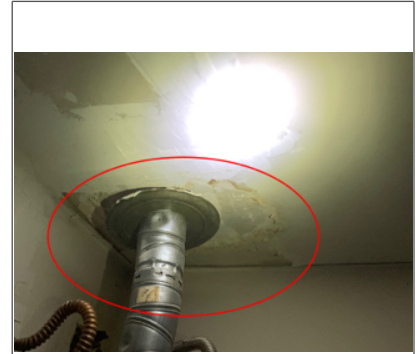
Photos



Ceiling drywall in garage needs joints sealed.



Ceiling drywall in garage needs joints sealed.

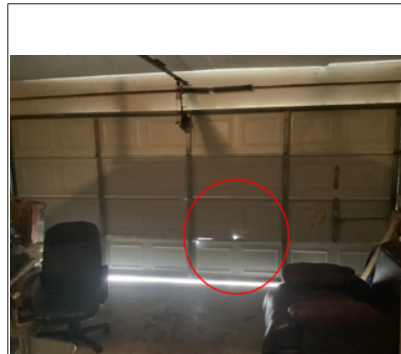
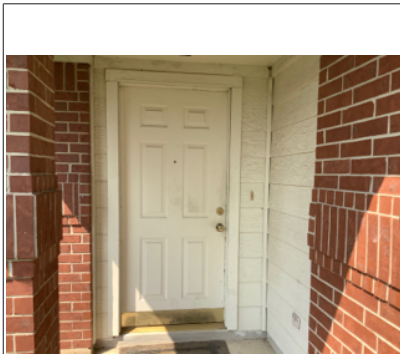


Drywall around hot water heater vent pipe termination is not sealed tightly. This area should be properly sealed to allow flue gases to vent safely without leaking to attic, garage or any living spaces throughout the home.

G. Doors (Interior and Exterior)

Comments: Steel garage door panel has holes in it. In most instances the holes cannot be repaired, however the entire panel would have to be replaced. 2 panels show damage.

Photos



Steel garage door panel has holes in it. In most instances the holes cannot be repaired, however the entire panel would have to be replaced.

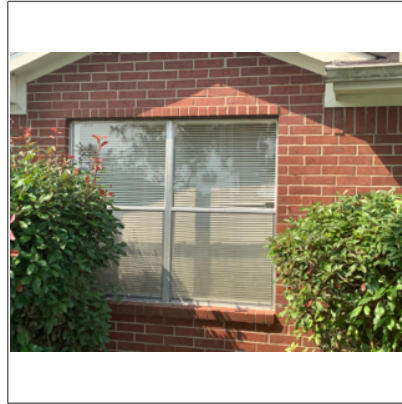


Steel garage door panel has holes in it. In most instances the holes cannot be repaired, however the entire panel would have to be replaced. 2 panels show damage.

H. Windows

Comments:
(null)

Photos



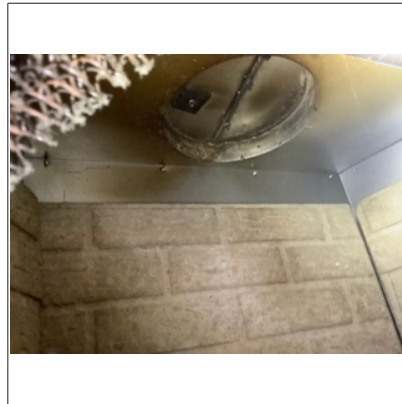
I. Stairways (Interior and Exterior)

Comments:
(null)

J. Fireplaces and Chimneys

Comments:
(null)

Photos



K. Porches, Balconies, Decks, and Carports

Comments:
(null)

Photos



L. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

L. Other cont.

Comments: cont.

(null)

I. STRUCTURAL SYSTEMS PHOTOS



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: 100 Amp main service panel is located on east side exterior of home.

Photos





B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Copper

Comments: GFCI outlet located in the kitchen was tested and did not prevent a ground fault from occurring which is a shock hazard. I recommend an electrician to evaluate and repair as needed.

Photos



GFCI not working

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

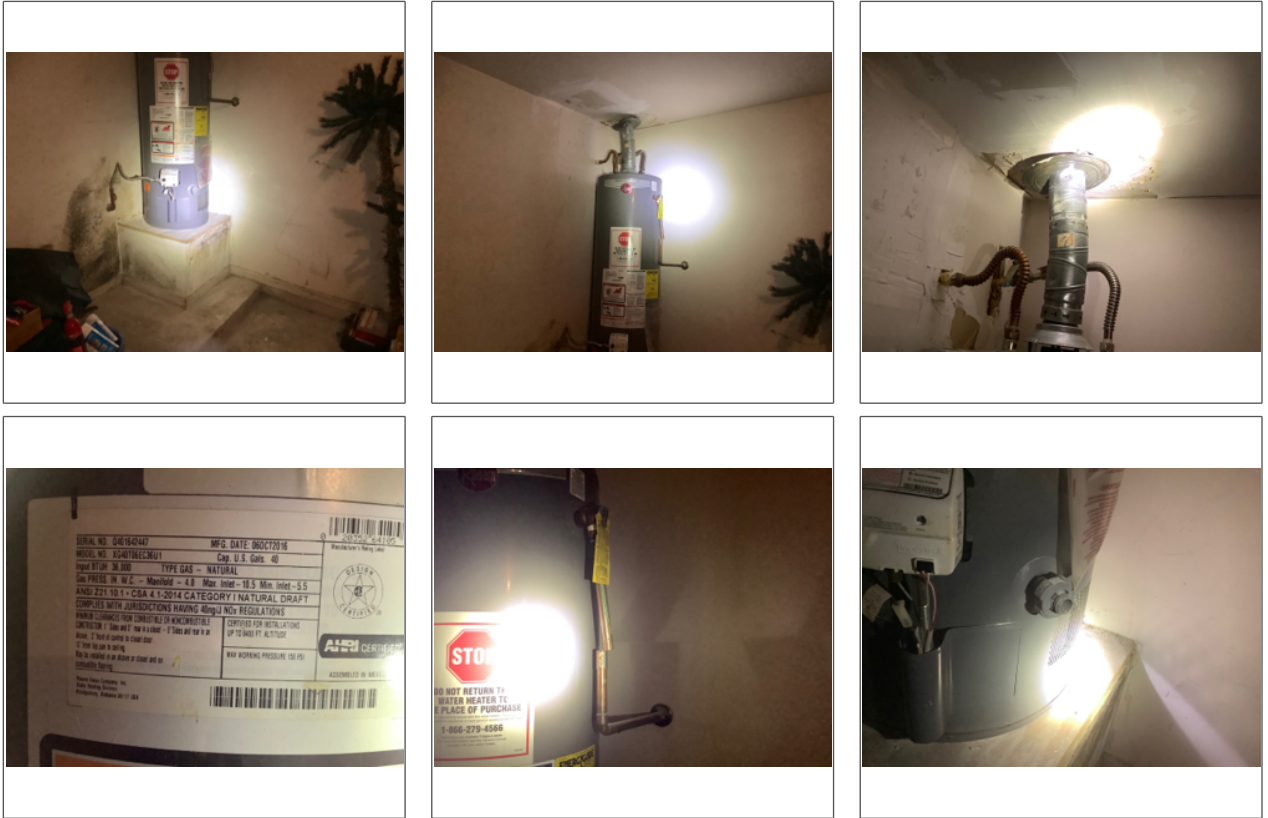
(null)

Energy Sources:

Gas

Comments: Hot water heater system inspection located under plumbing section.

Photos



B. Cooling Equipment

Type of Systems:

Central Forced Air System

Comments: Rheem brand 15 year old split system. The condenser and compressor located outside with an interior furnace and evaporator.

Photos



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS PHOTOS



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution, Systems, and Fixtures

Location of water meter:

Within 5-feet of Front Curb

Location of main water supply valve:

Within 3-feet of the east exterior wall.

Static water pressure reading: 50

Comments: Commode located in secondary bathroom is loose and not sealed properly.

Photos



Commode base loose and needs proper caulking/sealant.

B. Drains, Wastes, and Vents

Comments:

(null)

C. Water Heating Equipment

Energy Sources:

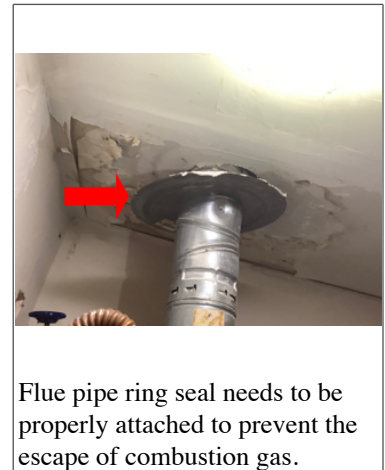
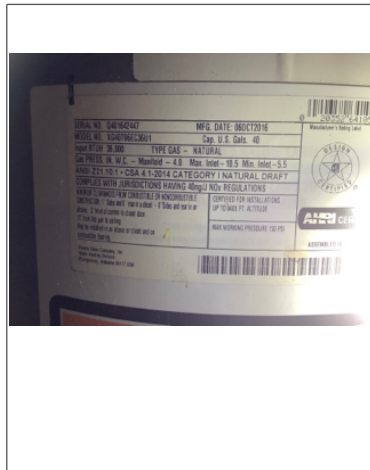
Gas

Capacity:

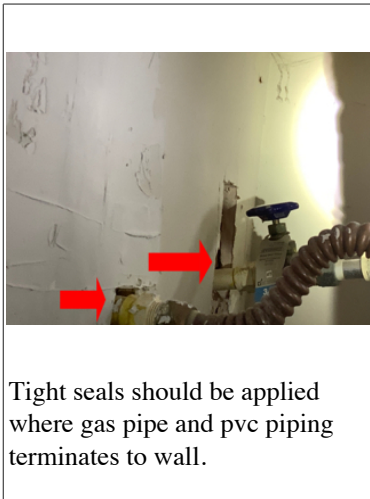
40 Gallons

Comments: Water heater flue pipe not sealed properly where pipe terminates to ceiling. This area should be sealed tightly to prevent combustion gases from escaping. The TPR valve copper discharge pipe is interrupted and does not terminate within 6 inches from the ground.

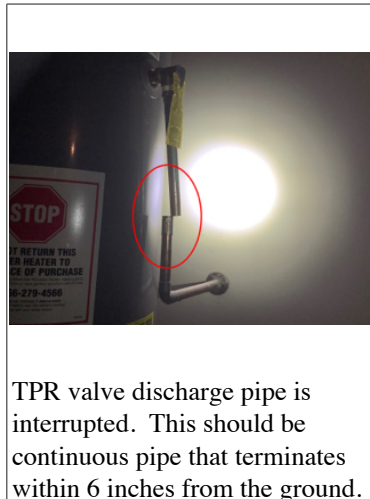
Photos



Flue pipe ring seal needs to be properly attached to prevent the escape of combustion gas.



Tight seals should be applied where gas pipe and pvc piping terminates to wall.



TPR valve discharge pipe is interrupted. This should be continuous pipe that terminates within 6 inches from the ground.

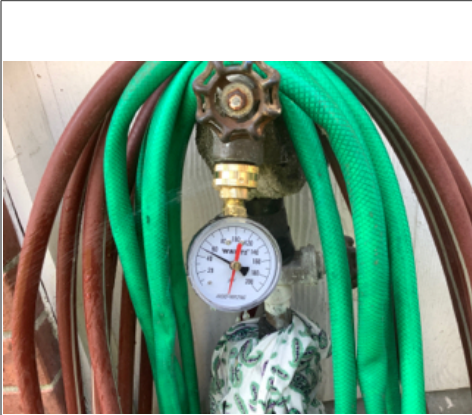
D. Hydro-Massage Therapy Equipment

Comments:
(null)

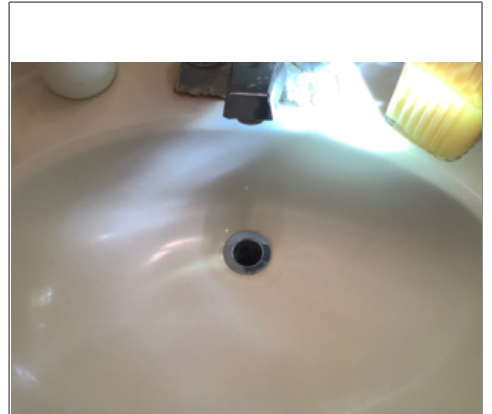
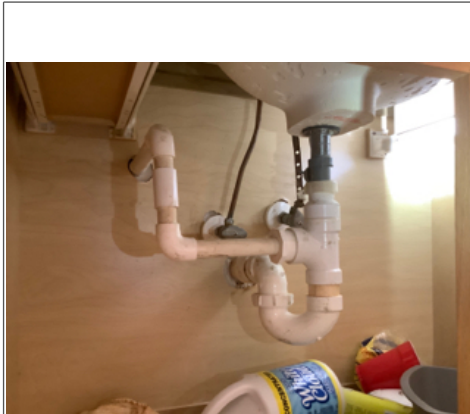
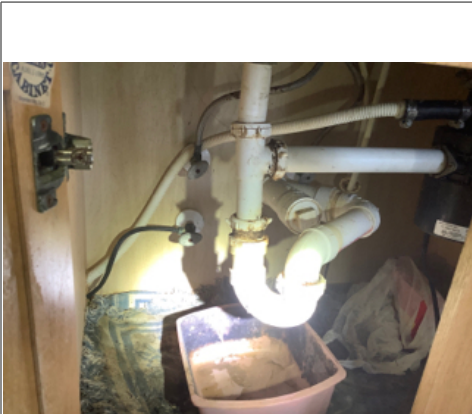
E. Other

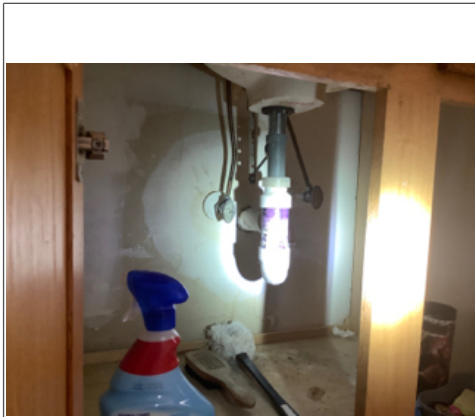
Comments:
(null)

IV. PLUMBING SYSTEM PHOTOS



P trap and piping underneath kitchen sink appears to be leaking. The floorboard underneath the sink is rotted and damaged and here is a bucket to catch water underneath pipes. I recommend examination and repair by a licensed plumber.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:
(null)

Photos



B. Food Waste Disposers

Comments: Food waste disposal not GFCI protected.

Photos



Waste disposal not GFCI protected

C. Range Hood and Exhaust Systems

Comments:
(null)

Photos



D. Ranges, Cooktops, and Ovens

Comments:
(null)

Photos



E. Microwave Ovens

Comments:
(null)

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:
(null)

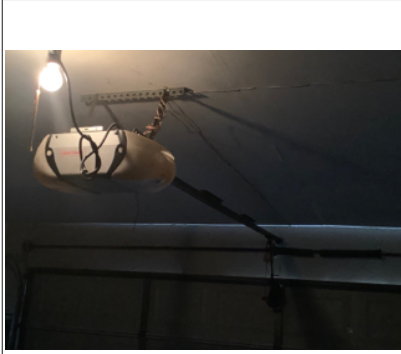
Photos



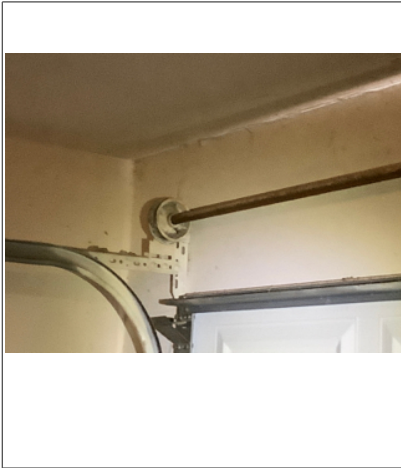
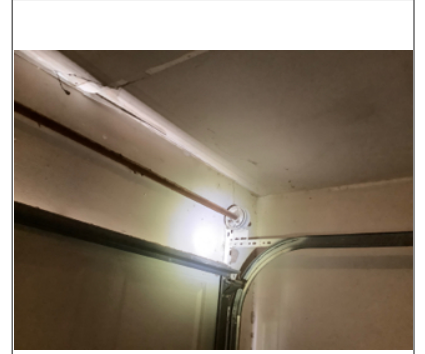
G. Garage Door Operators

Comments: Garage door spring is broken. I recommend repair by a specialist.

Photos



Garage door spring is broken. I recommend repair by a specialist.



H. Dryer Exhaust Systems

Comments:

Photos



I. Other

Comments:

(null)

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

A. Landscape Irrigation (Sprinkler) Systems cont.

Comments: cont.

Comments: Vegetation growth in driveway concrete joints. This can promote water penetration and cracking in concrete sections.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

(null)

Comments:

C. Outbuildings

Comments:

(null)

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

(null)

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

(null)

Location of Drain Field:

Comments:

F. Other:

Comments:

(null)

VI. OPTIONAL SYSTEMS PHOTOS



Report Identification: 4826 Lake Harbor Dr., Houston, TX 77063

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Summary Page

The Summary Page is for informational purposes only and will not contain all of the information that is in the actual report. Items of concern may have been left off of the Summary Page and be in the actual report. It is recommended that the client, client representatives and all interested parties read the entire report to ensure a complete understanding of the condition of the house and its components. Please contact the inspector with any questions or concerns.

STRUCTURAL SYSTEMS

Foundations

There were no signs of significant settlement or movement in the foundation. It is performing as intended.

Grading and Drainage

There is a negatively sloped area in front of the porch in the front of the house that may allow water to collect and possibly penetrate the foundation. This can be corrected by a landscaper.

Roof Covering Materials

The roof is 25 years old. The roof covering materials are asphalt shingles and typically last 15 to 30 years. The shingle tab ends are not curling and shingles are not buckling, however, I recommend evaluation and possible replacement within the next 5 years.

Roof Structures and Attics

The roof structure which was viewed from inside of the attic appeared to be sound. The sheathing showed no signs of water intrusion and the rafters were correctly sized and spaced apart.

Walls (Interior and Exterior)

The exterior wood siding on the east side of the home contained some screw penetrations that should be patched and sealed to prevent water intrusion. There was drywall in the garage area that faced the interior of the home that contained a mold like substance. I recommend evaluation and repair by a specialist.

Ceilings and Floors

A ceiling area in the garage above the hot water heater should be sealed, taped and floated properly.

ELECTRICAL SYSTEMS

Service Entrance and Panels

Electrical service entrance is lateral. No defects found in main panel or wiring. Square D is the brand of the panel and

Summary Page

Service Entrance and Panels

breakers and is located on the east side exterior of home.

Branch Circuits, Connected Devices, and Fixtures

GFCI outlet in kitchen not functioning.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

PLUMBING SYSTEM

Plumbing Supply, Distribution, Systems, and Fixtures

P trap and piping underneath kitchen sink appears to be leaking. The floorboard underneath the sink is rotted and damaged and here is a bucket to catch water underneath pipes. I recommend examination and repair by a licensed plumber.

Commode located in secondary bathroom is loose and not sealed properly.

Water Heating Equipment

Water heater flue pipe not sealed properly where pipe terminates to ceiling. This area should be sealed tightly to prevent combustion gases from escaping. The TPR valve copper discharge pipe is interrupted and does not terminate within 6 inches from the ground.

APPLIANCES

Food Waste Disposers

Waste disposal system is not GFCI protected, must be GFCI protected according to Texas Standards of Practice.

Garage Door Operators

Garage door spring is broken. I recommend repair by a specialist.

OPTIONAL SYSTEMS
