

## ALLTEX HOME INSPECTIONS



11942 GREENGLEN DR.  
Houston, TX 77044

# ALLTEX HOME INSPECTIONS

STEPHEN PERRY  
SUGAR LAND, TX 77498

Phone 281-224-8486

TREC 7854

# INVOICE

**SOLD TO:**  
  
MARIO GONZA  
11942 GREENGLEN DR.  
HOUSTON, TX 77044

**INVOICE NUMBER** 20190716-01  
**INVOICE DATE** 07/16/2019  
  
**LOCATION** 11942 GREENGLEN DR.  
  
**REALTOR**

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$400.00	\$400.00
7/16/2019 PAID \$400 CASH	(\$400.00)	(\$400.00)
	<b>SUBTOTAL</b>	\$400.00
	<b>TAX</b>	\$0.00
	<b>TOTAL</b>	\$400.00
	<b>BALANCE DUE</b>	<b>\$0.00</b>

**THANK YOU FOR YOUR BUSINESS!**

## PROPERTY INSPECTION REPORT

**Prepared For:** MARIO GONZA  
(Name of Client)

**Concerning:** 11942 GREENGLEN DR., Houston, TX 77044  
(Address or Other Identification of Inspected Property)

**By:** Stephen Perry, Lic #7854 07/16/2019  
(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](http://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 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. 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, bathroom, 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 requires 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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Present at Inspection:  Buyer     Selling Agent     Listing Agent     Occupant  
Building Status:  Vacant     Owner Occupied     Tenant Occupied     Other  
Weather Conditions:  HOT     Cloudy     Rain    Temp: 92  
Utilities On:  Yes     No Water     No Electricity     No Gas  
Special Notes: \_\_\_\_\_

**INACCESSIBLE OR OBSTRUCTED AREAS**

- Attic Space is not Accessible no attic entry**
- Plumbing Areas - Only Visible Plumbing Inspected**
- Walls/Ceilings Covered or Freshly Painted**
- Crawl Space is limited - Viewed From Accessible Areas**
  
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.**

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NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.  
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

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I=Inspected

NI=Not Inspected

NP=Not Present

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I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace

Comments:

#### Signs of Structural Movement or Settling

- Floors not level
- Deteriorated Pier/Beam Condition
- Separations between trim and siding
- Cracks in wall(s) and / or ceiling, recently patched/textured and painted over.
- Door / window frames out of square, some doors hard to close and some windows loose at the frame

Performance Opinion: (An opinion on performance is mandatory)

Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

- Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken. Recommend evaluation by a Structural engineer/foundation expert.

AS PART OF THE FOUNDATION INSPECTION THE ELEVATION OF THE FLOOR WAS CHECKED FOR EXCESSIVE SLOPE WITH A "ZIP LEVEL/ PRO-2000" - ("HIGH PRECISION ALTIMETER"). A REFERENCE POINT WAS SELECTED IN THE MIDDLE OF HOUSE AND ELEVATION MEASUREMENTS WERE TAKEN IN EACH ROOM. **IT WAS DETERMINED AFTER CAREFUL EVALUATION OF THE DATA OBTAINED THAT THE FOUNDATION ELEVATION/SLOPE IS NOT WITHIN ACCEPTABLE TOLERANCES. EXCESSIVE TOLERANCES ON THE BACK RIGHT SIDE OF HOME IN THE MASTER BEDROOM SHOWING -2" INCHES LOW, -1.8" AND -1.7" INCHES IN SEVERAL OTHER LOCATION IN THE SECONDARY BEDROOM, FRONT LEFT CORNER OF THE DEN, THE LAUNDRY ROOM. RECOMMEND EVALUATION BY A STRUCTURAL ENGINEER/FOUNDATION EXPERT FOR PIER REPAIRS DUE TO LEANING PIERS AND SETTLED PIERS AND ALSO TO**

I=Inspected

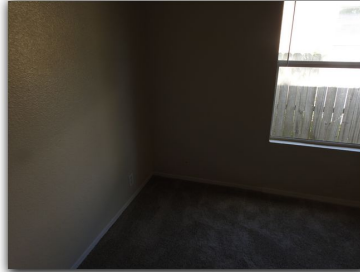
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**PROPERLY LEVEL THE HOME.**



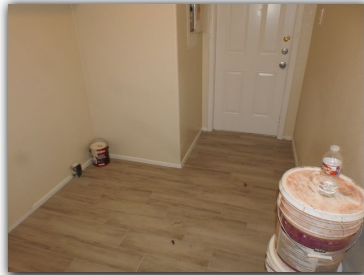
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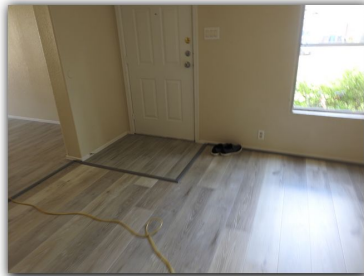
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**PIERS HAVE SETTLED AND LEANING; IN NEED OF REPAIR.**

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- **THE HOME IS BUILT ON A STEEL FRAME AND SUPPORTED BY CMU BLOCK PIERS, SIMILAR TO MANUFACTURED HOME CONSTRUCTION. THE STEEL FRAME IS RUSTED IN SOME LOCATIONS AND NEEDS REPAIRS AND ANTI CORROSIVE PAINT APPLIED.**



- ☑ **Suggested Maintenance: (managing trees and large shrubs):** Trees and large shrubs extract large amounts of water from the soil every day, when they are close to the foundation they can significantly exacerbate the shrinkage of soil when there is drought. It is during extended periods that we see the most damage due to foundation movement; The houses that exhibit damage during a drought almost always have trees/large shrubs close to the foundation that are clearly making the situation worse than it would be otherwise. Trees and large shrubs can be managed for improved moisture control and foundation performance. Large shrubs can be removed. Trees can also be removed. In many cases, the roots of trees can be pruned between the trees and foundation.

### **SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper**

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**drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.**

**B. Grading and Drainage**

*Comments:*

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

- Improper drainage from foundation**
- Erosion or ponding next to foundation**
- Run off intrusion into crawl space**
- Inadequate grading clearance to exterior wall surface**
- Grade slopes toward the structure**

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- Soil / lot conditions suggest further evaluation by appropriate professional, i.e.. watering program, drains, etc.**
- **Recommend evaluation and improvements to the grading surrounding the home and also under the home to prevent ponding near and under the home that can affect foundation performance. Recommend French drain system be installed and other improvements for improved drainage such as rocks/gravel around the home perimeter and under home as well.**



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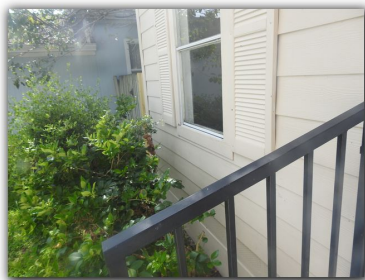
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- Inadequate grading clearance to exterior wall surface. There should be a 4" inch minimum clearance from the bottom of the brick and the grading, 6" inches from the bottom of wood siding. Recommend improvements by a landscape and irrigation expert.



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**Trees/heavy foliage close to structure; recommend that the trees and shrubs close to the home have a root barrier system installed or roots pruned back between the home and tree. trees close to the home and large roots from trees and shrubs growing underneath the home can affect foundation performance.(Neighbors tree, but has roots growing under the home and needs a root barrier system installed)**



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**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Composition Asphalt Shingles

*Viewed From:* Roof Level

*Comments:* **THE ROOF APPEARS TO BE A NEW OR RECENT ROOF INSTALLATION AND IN OVERALL GOOD CONDITION.**



- **DEFICIENCY- THE NEW ROOF VENT NEEDS TO BE PAINTED**

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- **DEFICIENCY- GUTTER FILLED WITH LEAVES AND DEBRIS AND PLANTS GROWING INSIDE; NEEDS A GOOD CLEANING. RECOMMEND GUTTERS TERMINATE TO A FRENCH DRAIN SYSTEM AS WELL FOR IMPROVED DRAINAGE.**



**D. Roof Structures and Attics**

*Viewed From:* [Roof Structure Viewed From](#)

*Approximate Average Depth of Insulation:*

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*Approximate Average Thickness of Vertical Insulation:*

*Comments:*

- **UNABLE TO INSPECT THERE WAS NO ATTIC ENTRANCE PRESENT, CHECKED ALL LOCATIONS.**

E. Walls (Interior and Exterior)

*Comments:*

**Interior Walls:**

- Signs of Structural Settling**
- Freshly Painted**

- **RECENTLY TEXTURED WALL/CEILING AND RECENTLY PAINTED OVER SETTLEMENT CRACKS AS WELL COMMON WITH STRUCTURAL SETTLEMENT THAT NEEDS EVALUATION BY A FOUNDATION EXPERT/STRUCTURAL ENGINEER.**



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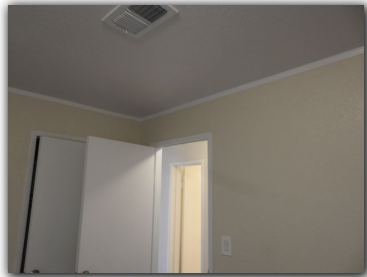
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**Exterior Walls:**

Siding Materials:  Brick  Stone  Wood  Wood byproducts  Stucco  
 Vinyl  Aluminum  Asbestos  Cement Board  Other

- **THERE IS SOME LARGE OPENINGS IN THE WALL EXTERIOR SIDING THAT NEEDS REPAIRS, MISSING WINDOW TRIM, SOME OPENINGS IN THE TRIM AND SIDING, SOME DAMAGED SIDING, LARGE OPENINGS IN THE SKIRT AT THE CRAWL SPACE THAT COULD ALLOW VERMIN UNDER THE HOME. IN NEED OF REPAIRS TO THE SIDING AND TRIM.**
- **SOME SEPARATIONS IN THE SIDING/TRIM THAT IS COMMON WITH STRUCTURAL SETTLEMENT.**

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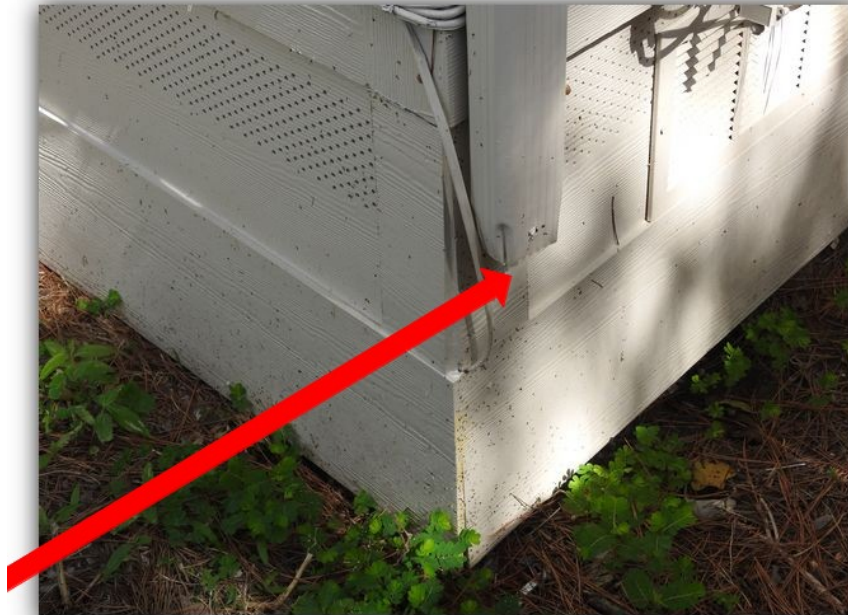
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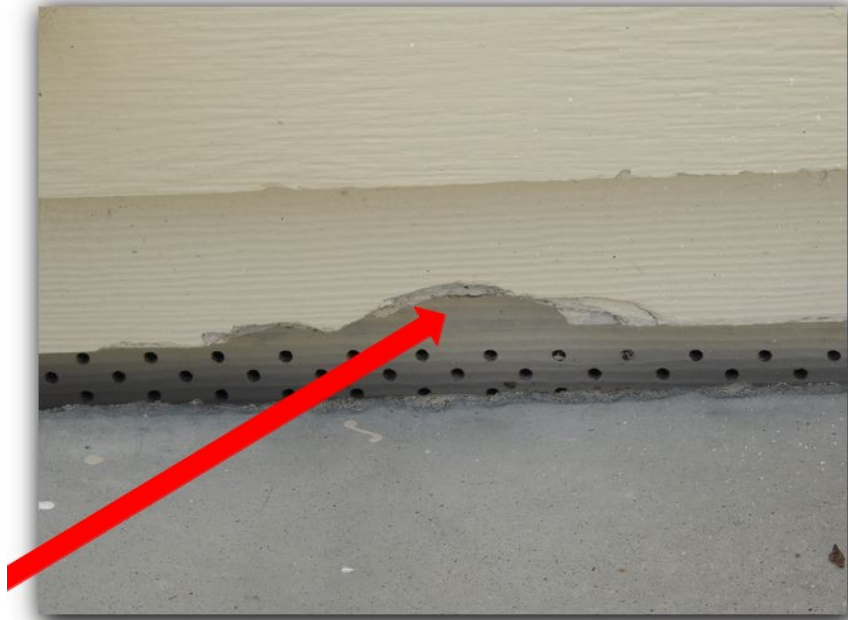
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F. Ceilings and Floors

Comments:

**Ceiling cracks in some areas**

**Signs of structural settling**

- **LARGE AREA OF PATCHWORK IN THE HALLWAY THAT APPEARS TO BE POSSIBLE PATCHED CRACKS. RECOMMEND EVALUATION AND REPAIRS.**



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**G. Doors (Interior and Exterior)**

*Comments:*

**Interior Doors**

- **HALL BATH DOOR IS HARD TO CLOSE; OUT OF SQUARE AND COMMON WITH STRUCTURAL SETTLEMENT. RECOMMEND EVALUATION AND REPAIRS.**



**Exterior Doors**

- **DAMAGED WEATHER STRIPPING ON THE FRONT DOOR FRAME THAT NEEDS TO BE REPLACED.**

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- THE BACK DOOR KNOB LOCK DOES NOT FUNCTION, ONLY THE DEAD BOLTS.



- **THE BOTTOM OF THE EXTERIOR DOOR FRAMES AT THE LOWER JAMBS NEEDS TO HAVE SMALL SQUARE FOAM RUBBER WEATHER STRIPS THAT DO PREVENT THE INSIDE JAMB FROM BECOMING ROTTED FROM WATER PENETRATIONS**





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**Garage Doors**

Type:  Metal  Wood  Fiberglass  Doors / panels are damaged  
 NEW OVERHEAD GARAGE DOOR

**H. Windows**

Comments:

- **OVERALL THE WINDOWS ARE OF LOW QUALITY, POORLY INSTALLED, DAMAGED, LOOSE HARD TO OPEN, NOT CALKED OR SEALED, AND WOULD RECOMMEND COMPLETE WINDOW REPLACEMENT WITH PREFERABLY INSULATED GLASS WINDOWS.**

- Some windows are difficult to open or close**
  - Some glass panes are loose, damaged or missing**
- One window on the back left bedroom is coming loose at the wall and frame; in need of repairs.**

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- Some window lift supports are loose, damaged or missing**
- Some window / door screens are damaged or missing**

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- Caulking / plastic , etc. damaged and / or missing**
- SEVERAL WINDOWS ARE DIFFICULT TO FULLY OPEN, SOME HAVE MISSING SECOND INTERIOR SIDE PANE OF GLAZING AND SOME HAVE THE EXTERIOR GLAZING MISSING. RECOMMEND EVALUATION AND REPAIRS BY A WINDOW REPAIR EXPERT.**
- THE SCREENS ARE MISSING IN SOME LOCATIONS AS WELL.**



**I. Stairways (Interior and Exterior)**

*Comments:*  
**INTERIOR**

**EXTERIOR**

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**J. Fireplaces and Chimneys**

*Comments:*

**Type of Fireplace:**  Factory  Masonry  Free Standing

- 

**K. Porches, Balconies, Decks, and Carports**

*Comments:*

**Structural deficiencies;rotted damaged tread/steps at the back porch that needs repairs and would recommend hand railing as well.**



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**L. Other**

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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

Comments:

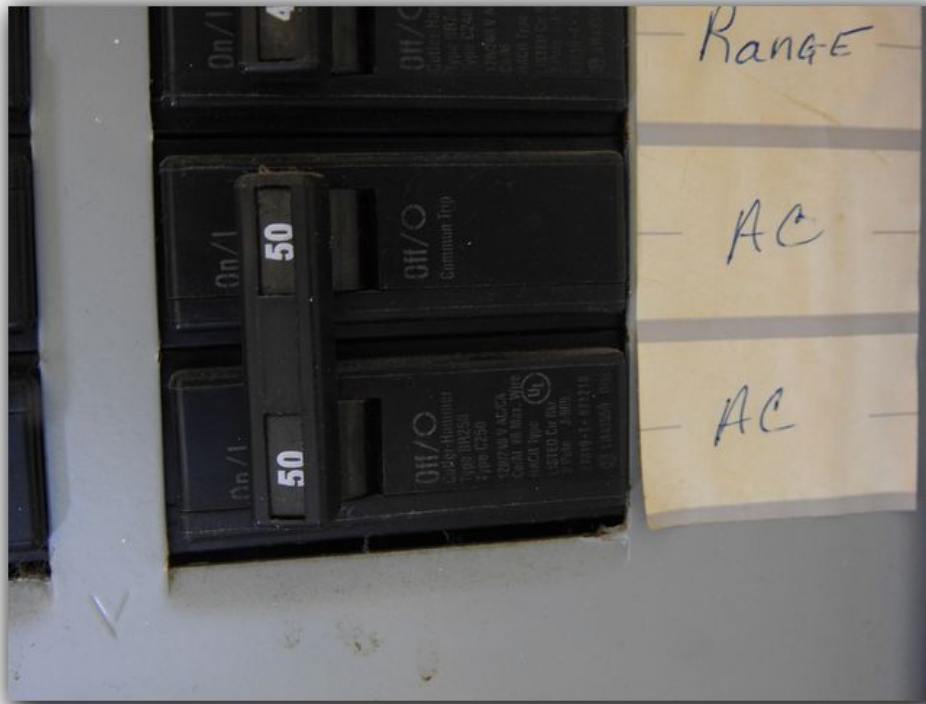
Overhead Service     Underground Service

Main Disconnect Panel

**A/C condensing unit #1:**

**Specifies max amp breaker of 30 and a 50 amp breaker is in use**

**IN NEED OF REPAIR BY AN ELECTRICIAN**



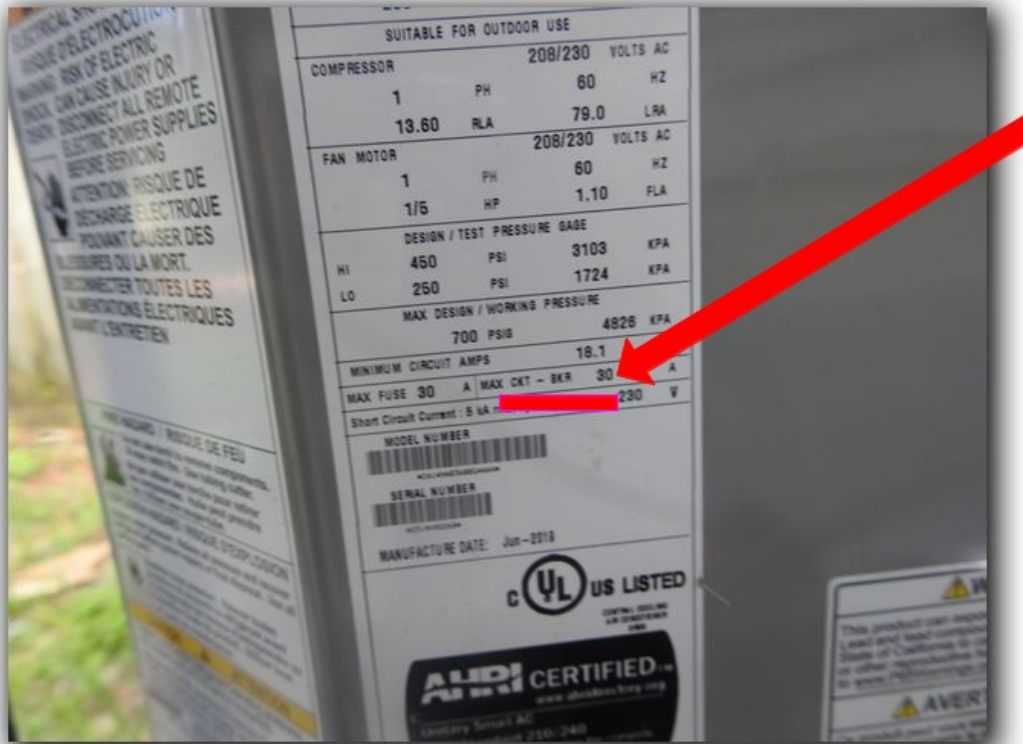
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**Sub Panels**

Type of Wire:  Copper  Aluminum

200 AMP "CUTLER HAMMER" SERVICE PANEL LOCATED IN THE LAUNDRY ROOM



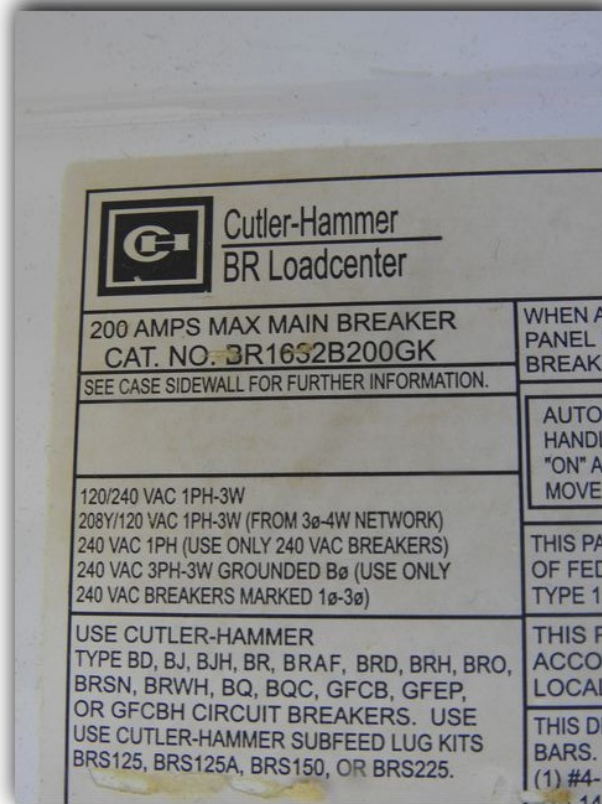
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- **THERE IS NO AFCI PROTECTION IN ALL THE REQUIRED LOCATIONS.** AFCI (ARC FAULT CIRCUIT INTERRUPTION) PROTECTION PROVIDES FIRE SAFETY PROTECTION. **NOW REQUIRED FOR NEW CONSTRUCTION** IN BEDROOMS, GAME ROOMS, PARLORS, LIBRARIES, DINING ROOMS, HALLWAYS, CLOSETS, SUN ROOMS AND SIMILAR AREAS.

**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring:  Copper  Aluminum Conduit \_\_\_\_\_

Comments:

**Outlet and Switches**

- Loose, damaged, missing outlets / switches / covers (exterior outlet missing cover)**



- **DAMAGED HALL BATH LIGHT SWITCH NEEDS REPLACEMENT BY AN ELECTRICIAN**

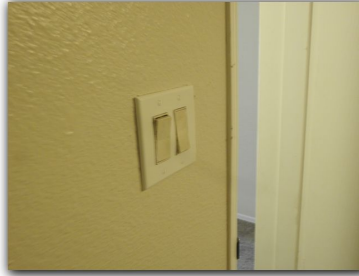
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**Lack of Ground/Bonding at: \_\_\_\_\_**  
**THE OUTLET IN THE BREAKFAST AREA SHOWS OPEN GROUND AND IN NEED OF REPAIR BY AN ELECTRICIAN.**





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**Ground/ARC Fault Circuit Interrupt Safety Protection**

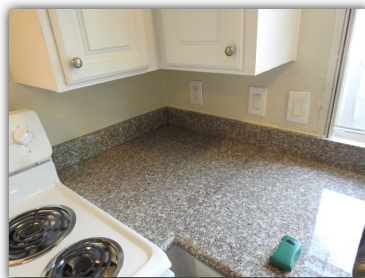
Kitchen:  Yes  No  Partial      Bathrooms:  Yes  No  Partial  
Exterior:  Yes  No  Partial      Garage:  Yes  No  Partial  
Laundry:  Yes  No  Partial

**No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard.**

**•GFCI NOW REQUIRED FOR THE LAUNDRY ROOM LOCATIONS FOR NEW CONSTRUCTION.**

**•THE KITCHEN GFCI IS NOT FUNCTIONING AND WILL NOT RESET; IN NEED OF REPAIR OR REPLACEMENT BY AN ELECTRICIAN.**

- THE KITCHEN GFCI OUTLET WHEN TESTED DID NOT RESET AND HAS NO POWER PRESENT FOR THE CIRCUIT; WILL REQUIRE GFCI OUTLET REPLACEMENT BY A LICENSED ELECTRICIAN.**



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I NI NP D

### Fixtures

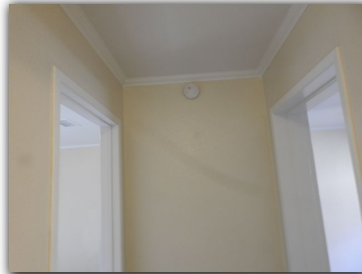
**Light fixtures inoperable or in need of repair**

(Bulb replacement in some locations)



### Smoke and Fire Alarms

• **THE SMOKE DETECTOR IN HALLWAY WHEN TESTED DID NOT FUNCTION**



## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

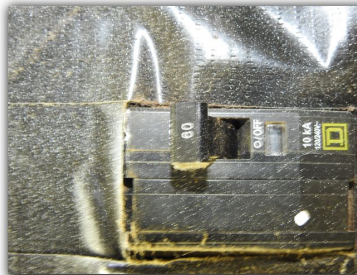
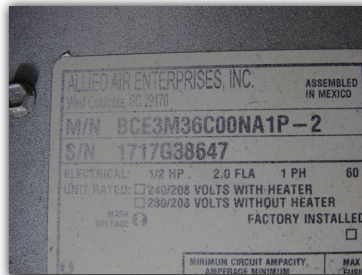
### A. Heating Equipment

Type of System: Central

Energy Source: Electric

Comments:

MANUFACTURED IN 2017 (2 YEARS OLD) RECENT INSTALLATION



### B. Cooling Equipment

Type of System: Central

Comments:

I=Inspected

NI=Not Inspected

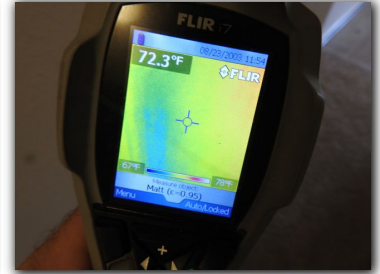
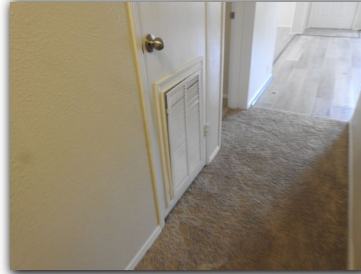
NP=Not Present

D=Deficient

I NI NP D

Unit #1:

Supply Air Temp: 56 °F    Return Air Temp: 72 °F    Temp. Differential: 16 °F



**FOR ROUTINE MAINTENANCE IT IS RECOMMENDED TO HAVE ANNUAL SERVICE AND CLEANING OF THE COILS AND CONDENSATE DRAINS BY LICENSED HVAC PROFESSIONAL.**

**RECOMMEND THAT MEDIA FILTERS/ELECTRONIC AIR CLEANERS BE INSTALLED FOR LESS MAINTENANCE AND IMPROVED PERFORMANCE AND CLEANER COILS.**

**IT WOULD BE RECOMMENDED TO HAVE FLOAT SWITCHES INSTALLED ON THE A/C WATER PANS IN THE ATTIC THAT CAN PREVENT POTENTIAL WATER PAN OVERFLOW BY SHUTTING DOWN THE SYSTEM IF THE PAN WAS TO OVERFILL.**

**THE COOLING EQUIPMENT IS PROPERLY COOLING THE HOME WITH THE PROPER TEMPERATURE DIFFERENTIAL.**

**THE AIR CONDENSER IS A "CARRIER" 14 SEER, 3-TON UNIT; MANUFACTURED IN 2019. AND EVAPORATOR COILS WERE MANUFACTURED IN 2017.**



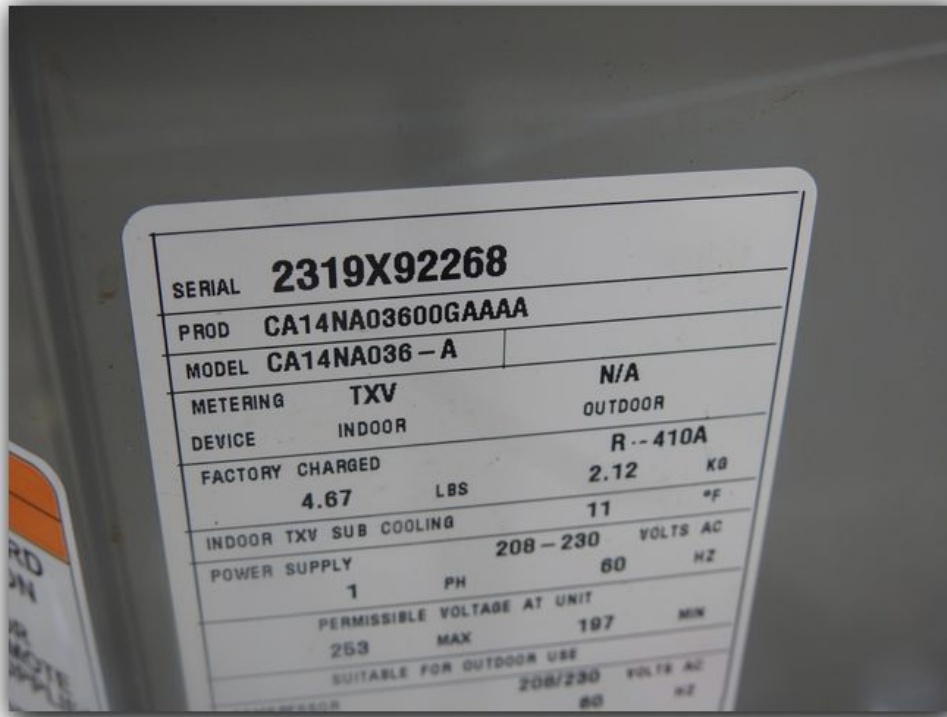
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



C. Duct Systems, Chases, and Vents

Comments: **UNABLE TO INSPECT, NOT ACCESSIBLE, NO ATTIC SPACE**

Type of Ducting:  Flex Ducting  Duct Board  Metal

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: STREET

Location of main water supply valve: FRONT SIDE OF THE HOME

Static water pressure reading: 56

Comments:

Water Source:  Public  Private Sewer Type:  Public  Private

Sinks

Comments: \_\_\_\_\_

- **THE WATER PRESSURE WAS LOW WHEN RUNNING MORE THAN ONE FIXTURE AT A TIME; RECOMMEND EVALUATION BY A PLUMBER**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



**Loose or damaged faucet handles/fixtures loose at the sink counter top. IN need of repair.**



**Bathtubs and Showers**

Comments: \_\_\_\_\_

- **BOTH THE BATHROOMS HAVE TUB FIXTURES THAT ARE LOOSE, DAMAGED, COLD WATER HANDLE IN MASTER JUST SPINS BUT DOES NOT TURN ON, LEAKS AT BOTH LOCATIONS AND LOOSE INSIDE THE WALL AT THE HALL BATH. THE FIXTURES ARE VERY LOW QUALITY AND IN POOR CONDITION AND LEAKING, NEED TO BE REPLACED BY A PLUMBER.**
- **HALL BATH SHOWER HEAD LEAKS AND IN NEED OF REPAIR OR REPLACEMENT.**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**Commodes**

Comments: \_\_\_\_\_

- Loose at floor mounting, both bathrooms**



- **TOILETS NEED CALKING AT THE BOTTOM AND FLOORING**



**Washing Machine Connections**

Comments: \_\_\_\_\_

**Exterior Plumbing**

Comments: \_\_\_\_\_

- Exterior hose bibs do not have back-flow prevention**

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



**B. Drains, Wastes, and Vents**

*Comments:*

**C. Water Heating Equipment**

*Energy Source:* Electric

*Capacity:*

*Comments:* **UNABLE TO INSPECT, CONCEALED IN AN EXTERIOR CLOSET SPACE THAT IS BOARDED UP AND WOULD REQUIRED DISMANTLING TO GAIN ACCESS/DRILL TO REMOVED CEMENT BOARD PANEL. THIS IS OUTSIDE THE SCOPE OF INSPECTION. THERE WAS HOT WATER PRESENT, UNIT IS FUNCTIONING.**



**Water heater Temperature and Pressure Relief Valve**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

**Inoperative unit(s), recent unit but the door latch is broken and will not operate until fixed by an appliance repair person**



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D=Deficient

I	NI	NP	D
---	----	----	---



**B. Food Waste Disposers**

*Comments:*

**Inoperative Unit;DID NOT FUNCTION, JUST BUZZING SOUND; IN NEED OF REPAIR OR REPLACEMENT BY A PLUMBER.**



**C. Range Hood and Exhaust Systems**

*Comments:*



**D. Ranges, Cooktops, and Ovens**

*Comments:*

**Range Type:**  Electric  Gas

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NP=Not Present

D=Deficient

I	NI	NP	D
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**Absence of anti-tilt device**, required for child safety



**Oven(s):**

Unit #1:  Electric     Gas

Tested at 350°F, Variance noted: 0 \_\_\_\_\_ °F (max 25°F)

**E. Microwave Ovens**

*Comments:*

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

**G. Garage Door Operators**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

NOT PRESENT



**H. Dryer Exhaust Systems**

*Comments:*

**I. Other**

*Comments:*