

***BE Inspected LLC***  
**Property Inspection Report**



1122c W 22nd St, Houston, TX 77008  
Inspection prepared for: Fernando Blanco  
Date of Inspection: 9/10/2019 Time: 9:00  
Age of Home: 2018  
Weather: Hot and Clear

New Construction. Directional statements are from the perspective of standing at the front door looking in.

Inspector: Michael Beau Evetts  
License #10434

Email: [beinspected@hotmail.com](mailto:beinspected@hotmail.com)





## PROPERTY INSPECTION REPORT

Prepared For: Fernando Blanco  
(Name of Client)

Concerning: 1122c W 22nd St, Houston TX, 77008  
(Address or Other Identification of Inspected Property)

By: Michael Beau Evetts, License #10434 9/10/2019  
(Name and License Number of Inspector) (Date)

### 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
<http://www.trec.texas.gov>.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THIS INSPECTION AND REPORT WERE PREPARED FOR YOUR (ORIGINAL PURCHASING PARTY) EXCLUSIVE USE. USE OF THIS REPORT BY, OR LIABILITY TO THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT BUYERS IS SPECIFICALLY EXCLUDED.

RELIANCE ON THIS REPORT BY THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT OWNERS IS AT THEIR PERIL. NO WARRANTIES OR GUARANTIES TO THIRD PARTIES, PRESENT OWNERS OR FUTURE OWNERS ARE IMPLIED OR SHOULD BE ASSUMED. Use of this report by third parties is unauthorized and unintended. Opinions of the inspector are subjective based on his education and experience and should not be considered conclusive.

This inspection is not intended to be an exhaustive evaluation of all the systems and appliances in the structure, nor is it intended to be a total list of defects, existing or potential. Items marked as "inspected" mean that, at a minimum, all parts and components of that section or item listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. Items noted as "not inspected" in the following report are not covered by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by lack of notation. The term "No Comments" indicates that the unit was performing the function for which it was intended without the apparent need of immediate repair at the time of the inspection. No verbal statements by the inspector are to be considered a part of the inspection or of this report.

This inspection report is made under prevailing conditions of the items indicated at the time of the inspection, and no warranty or guarantee of subsequent performance or condition of said items is being made by the inspector. This inspection report does not guarantee concurrence with city building and electrical codes. This inspection is limited to observations of only those components of the structure and those portions of the roof framing and surface readily accessible and visible without moving or the removal of any item or object that would obstruct visual observation. Any item not capable of being seen at the time of the inspection, that is concealed by objects, vegetation or the finishes of the structure is specifically excluded as being beyond the scope of this inspection. Conditions not readily and visually apparent at the time of the inspection, were not considered in reaching the conclusions or rendering the opinions contained in this report.

Specifically excluded from the inspection and this report are:

- 1) boring, digging or probing the soil or structure
  - 2) location or effects of geological faults or of any underground structure or object
  - 3) location of gas lines and/or systems
  - 4) presence of asbestos and/or radon gas
  - 5) lead based paint and/or products made from or containing lead
  - 6) adequacy of site drainage
  - 7) opinions relating to compliance with any specifications, legal and/or code requirements or restrictions of any kind, and
  - 8) determination of the presence or health effects of molds, mildew, etc.
  - 9) additional testing included for environmental factors such as, but not limited to: air quality, mold, insects, foreign or chinese or defective drywall or foreign or chinese or defective building materials.
- NOTE: No environmental inspections of any kind were performed during this inspection. If you have any concerns over the presence or possible future growth of any of these type items, you should, as part of your due diligence, have the environmental inspections of your choice performed on the house prior to closing.

The inspector does not take care, custody or control of the structure at any time. If the structure is occupied at the time of the inspection, it is possible that visible defects may have been concealed or covered by furniture, fixtures, appliances and/or clothing, etc. Once the owner/occupant vacates the property, any visible defect that becomes apparent should be reported to you via an updated seller's disclosure form. The photographs included in this report are intended to be used to illustrate some, but not all, of the defects and to clarify the text information in the report. All photographs taken at the subject property may not be included in the report. The photographs are not intended to be all inclusive or to describe all conditions noted on the property.

By acceptance of this inspection report, the client paying for the inspection waives any and all claims for damages, costs, expenses, repairs, or other liabilities against BE Inspected, LLC (the company)

or the inspector rising out of or in any way related to this inspection and the failure to report any defects in the items inspected unless caused by gross and willful negligence. Our intent is to reduce the clients risk associated with this transaction however we cannot eliminate all risk nor will the company assume the clients risk. An inspector is a generalist and does not claim to be an expert in any one area or field. The inspection is to provide an opinion on specific items and their function during the time of the inspection only. In the event that a qualified licensed contractor or expert disagrees with statement(s) in this report, it is suggested they provide written documentation supporting their opposition and sign their name to it. Recovery for any claim arising from this inspection for whatever cause is strictly limited to the total amount of the fee paid to the inspector or this company by you, our client.

The client should notify the company within 24 hours of discovery, of any items or items in question considered to have been overlooked, underreported, etc. due to gross and willful negligence by the inspector. If a repair is needed for the item in question the repair must be delayed to give the company time to reexamine the item(s) or the item(s) will not be considered as a valid complaint and render this contract null and void between the client and the company. If the repair item(s) in question must be resolved prior to an inspector from the company being present then a minimum of 5 different, clear, digital photos must be taken, including a time and date stamp affixed to the photos, of each item in question or the terms in this inspection contract agreement will be considered violated. If any term(s) in this agreement is/are violated this contract is null and void and the company assumes no responsibility for the home listed in this inspection report.

Notwithstanding any provision in this agreement to the contrary, any dispute, controversy, or lawsuit between any of the parties to this agreement about any matter arising out of this agreement shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to the Texas General Arbitration Act and in accordance with this arbitration agreement and the Commercial Arbitration Rules of the AAA. To the extent that any inconsistency exists between this arbitration agreement and such statutes and rules, this arbitration agreement shall control. Judgment upon the award rendered by the arbitrators may be entered in, and enforced by, any court having jurisdiction and in accordance with the practice of such court.

In any dispute, controversy, or lawsuit arising from this agreement, the prevailing party shall be entitled to recover from the unsuccessful party, reasonable and necessary attorney's fees incurred in connection with such dispute, controversy, or lawsuit. This agreement is entered into in Harris County, Texas and shall be construed and interpreted in accordance with the laws of the State of Texas. Venue for any action brought to enforce this agreement shall lie in Harris County, Texas.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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I. Structural Systems

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Foundations
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Type of Foundation(s): Post-Tension Slab • Pier and Beam

Comments:

• About Foundations:

Two common Foundation types are a concrete slab or a pier and beam foundation. Foundations are designed to provide a base for the framing and structural components of a dwelling as well as transfer the weight of the dwelling to the ground. Foundation movement can have a negative impact on the structural systems of the house. Most parts of the foundation are not visually accessible. Inspectors' opinions are limited to the visible interior and exterior structural components. Imperfections can be obstructed or hidden behind wall and floor coverings, behind walls, landscaping and other items. Inspectors do not take engineering measurements or perform any tests that would indicate the exact condition of any foundation. We always recommend further evaluation by a qualified foundation company if there are any concerns with the condition or future performance of the foundation. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Opinion: Foundation appeared to be a combination post-tension slab and pier and beam. It is our opinion that no evidence existed to indicate excessive foundation settlement. The overall degree of foundation settlement was acceptable for a house of this age and type of construction. After a thorough visual inspection it appeared that the foundation was performing as intended at the time of inspection and was not in need of repair.

• In our opinion, crawl space was not properly accessible. Per common building code, there should be a minimum 18" x 24" opening to enter the crawl space. There should be at least 12" of clearance from the ground to the bottom of the beams. There should be at least 18" of clearance from the ground to the floor joists.

• Insulation was hanging and unsecured in some of the crawl space.

• Soil appeared to be uneven and there were visible voids. This could hold water in the crawl space. In our opinion, soil should be better graded under the home to ensure proper drainage from the crawl space and away from the home.

• All debris should be removed from the crawl space.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Grading and Drainage
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Comments:

• About Grading and Drainage:

Proper grading and drainage away from the structure is vital to the performance of the foundation. Water intrusion can cause wood rot, attract insects and encourage mold growth. As a general rule gutter down pipes should drain away from the house and terminate at least 5 feet from the foundation and the ground should slope 6" in the first 10' away from the house. Clearance to wall siding should be at least 4" for brick and 6" for siding. Grading and drainage is inspected visually around the site. Flood plain research, soil and topographical studies are not performed as a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- Grade in yard did not slope 6" in the first 10' away from the house. Did appear to be engineered. Drainage patterns were not observed.
- Drainage system was installed. System was not inspected or tested.
- In our opinion, gutter drainage was too close to house. Gutter drains should point away from the structure and terminate at least 5 feet from the foundation.
- Excessive vegetation was noted in some areas of the home. In our opinion vegetation should be cleared at least 12" from the exterior walls.



In our opinion, gutter drainage was too close to house.



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Excessive vegetation was noted in some areas of the home.

X			X
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3. Roof Covering Materials

Type(s) of Roof Covering: Asphalt composite shingles

Viewed From: Ground with binoculars and telephoto lens.

Comments:

• About Roof Coverings:

The roof consists of many different systems and layers that come together to keep water from penetrating the structure. These systems include the actual roof covering, underlayment, metal flashing, sheathing and rafters. The roof is inspected visually and is limited to visual and accessible areas of the roof. Many elements of the roof are hidden and there is no guarantee that all damage, installation defects and leaks can be detected. We always recommend consultation with a qualified roofing professional if there are any concerns or a need to determine insurability, life expectancy or the potential for future problems. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Some of the roof surface was not visible from any area around the home due to lot lines and the height of the structure. Most notably the right side and some of the left side.

• **PVC** plumbing vents should be painted to avoid UV exposure.

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I	NI	NP	D
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PVC plumbing vents should be painted to avoid UV exposure.

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4. Roof Structures and Attics

Approximate Average Depth of Insulation: Insulation is 12" deep.  
 Approximate Average Thickness of Vertical Insulation: No vertical insulation in the attic.

Comments:

• About Roof Structure and Attic:

The attic of a house is important for many different reasons. In warm moist climates the attic is the key to having an energy efficient house. Insulation in the attic should be sufficient. There should be sufficient air flow or some sort of humidity control in all confined areas of a home. Net attic venting should be approximately 1/150th of vented area, however, no measurements were taken as a part of the inspection. Also visible in the attic are the structural components and decking of the roof. Inspectors can visibly inspect these components in areas that are accessible and safe to enter. Many elements of the roof and attic are hidden or inaccessible and there is no guarantee that all damage, installation defects and leaks can be detected. Inspections are limited to accessible areas. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Attic was observed from the floored area of the attic only. Much of the attic was not accessible.

• Access door was not seating properly in the closed position.



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I	NI	NP	D
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Access door was not seating properly in the closed position.

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I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Walls (Interior and Exterior)
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Wall Materials: Exterior walls are made of traditional stucco and fiber cement siding.. Interior walls are made of drywall.

Comments:

• About Interior and Exterior Walls:

Walls will be visually inspected for moisture penetration and general structural performance. Condition of wall finishes and cosmetic imperfections that do not indicate a more serious problem are not noted. Any area that is enclosed within the wall and is not visible cannot be inspected. Areas that are obstructed by things such as furniture, decorations, personal items and landscaping will be considered inaccessible and are not a part of the inspection. There is no additional testing included for environmental factors such as, but not limited to: air quality, mold, insects, excessive moisture, foreign or defective drywall or foreign or defective building materials. If there are any concerns regarding environmental factors the client should consult with a certified professional in these areas. Texas law does not allow an inspector to identify and report on things such as mold, insects or other environmental factors. This inspection is NOT a pest or wood destroying insect inspection and we do not assume any responsibility for damage to the dwelling caused by pests or insects. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Garage walls were finished out. Garage framing was not visible or accessible.  
• No specialized stucco inspection or testing was performed. Visual inspection only.

• Holes were observed around the exterior walls. Most notably at the rear, near the electric panel.

• Siding over windows/doors/joints appeared to be caulked, flushed and not properly gapped above the flashings. Typically siding manufacturer's require an uncaulked 1/4" gap. Manufacturer's requirements should be consulted. See Diagram.

• There was no weep screed flashing visibly installed at the bottom of the stucco on the front balcony area.

• Wall gaps were observed. Most notably at siding nail heads. Fiber cement siding manufacturers recommend all gaps be sealed. All exterior wall penetrations, changes of materials and direction should be properly sealed to prevent water and pest intrusion.

• Some of the rear exterior siding did not appear to be finished.

• Excess wall sheathing should be removed from the lower wall near the garage.

I=Inspected

NI=Not Inspected

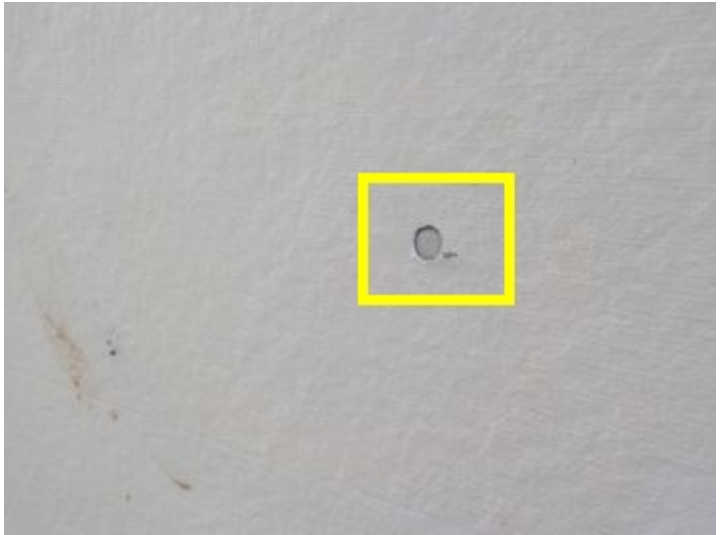
NP=Not Present

D=Deficient

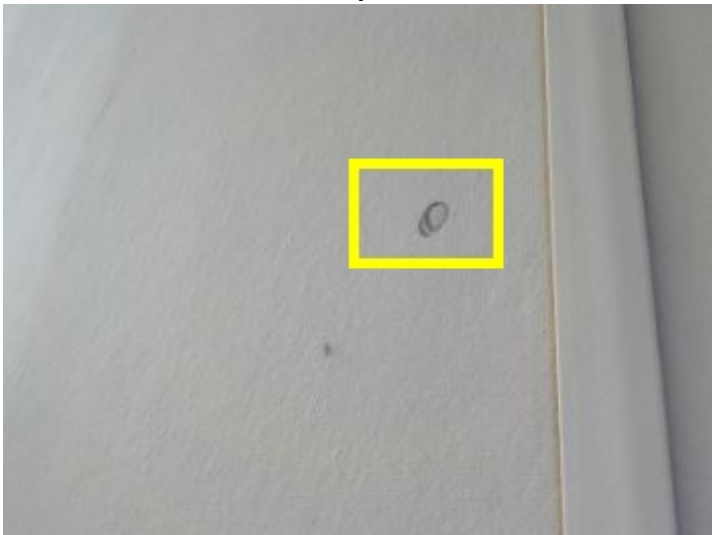
I	NI	NP	D
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There was no weep screed flashing visibly installed at the bottom of the stucco on the front balcony area.



Wall gaps were observed. Most notably at siding nail heads.



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Holes were observed around the exterior walls.



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Some of the rear exterior siding did not appear to be finished.



Siding over windows/doors/joints appeared to be caulked, flushed and not properly gapped above the flashings.



Holes were observed around the exterior walls.



Excess wall sheathing should be removed from the lower wall near the garage.

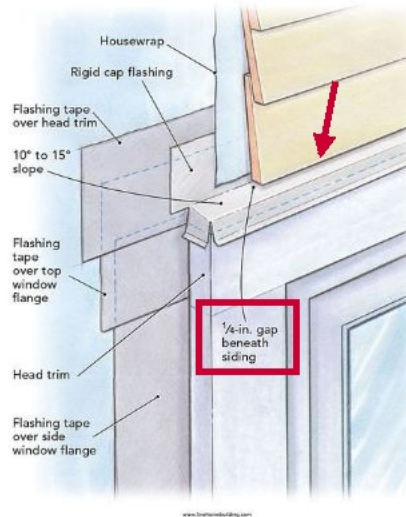
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I	NI	NP	D
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Siding over windows/doors/joints appeared to be caulked, flushed and not properly gapped above the flashings. Typically siding manufacturer's require an uncaulked 1/4" gap.

6. Ceilings and Floors

Ceiling Materials: Ceiling is made of drywall. Floor surfaces were carpet, tile and wood.

Comments:

• About Ceilings and Floors:

Ceilings and floors will be visually inspected for moisture penetration and general structural performance. Condition of surface finishes and cosmetic imperfections that do not indicate a more serious problem are not noted. Any area that is enclosed or inaccessible and is not visible cannot be inspected. Areas that are obstructed by things such as furniture, decorations and personal items will be considered inaccessible and are not a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Some floor cracks were observed. Most notably in the garage. In our opinion, there did not appear to be excessive deflection or settlement in these areas. These should be properly sealed and monitored.

• Some wood floor delamination was observed. Most notably in the den area.  
 • Den area flooring appeared to be visibly uneven.

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Some floor cracks were observed. Most notably in the garage.



Some wood floor delamination was observed. Most notably in the den area.



Den area flooring appeared to be visibly uneven.

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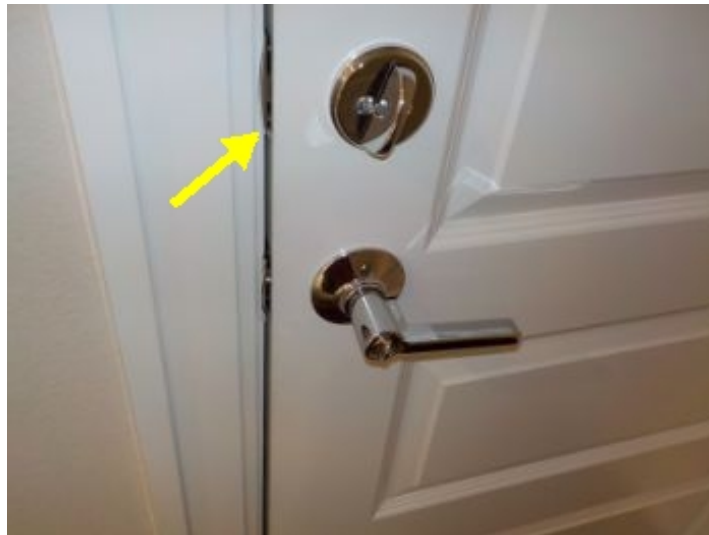
7. Doors (Interior and Exterior)

Comments:

• About Doors:

Interior and exterior doors are inspected for functionality. Doors should open and close properly. Locks and latches should work as well. Garage doors should operate smoothly and safely. Automatic reversing devices and photo eyes are checked as a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- Several drawers appeared to be sticking around the home. Most notably in the kitchen.
- Door lock was not properly aligned at the garage entry door. Lock was inoperable.
- Master bathroom door did not close properly.
- Master bedroom door did not close properly.
- Master bedroom closet door did not close properly.
- Front door lock was loose.
- Weatherstripping was damaged at the balcony door.



Door lock was not properly aligned at the garage entry door. Lock was inoperable.

8. Windows

Window Types: Windows are made of vinyl

Comments:

• About Windows:

Accessible windows are inspected for general functionality. Windows are examined for broken seals, weather stripping and safety glass in proper locations. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

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I	NI	NP	D
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9. Stairways (Interior and Exterior)

Comments:

• About Stairs:

Stairs are inspected for functionality and compliance with common building practices. Safety concerns of risers, steps and rails are noted in the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- Stair rails were more than 4" apart at the front porch.
- Multiple stairway treads were less than 6" at interior turn. Per common building code, these should be a minimum of 6".
- Handrail was loose at the front porch.



Stair rails were more than 4" apart at the front porch.



Multiple stairway treads were less than 6" at interior turn.

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Multiple stairway treads were less than 6" at interior turn.

Handrail was loose at the front porch.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Fireplaces and Chimneys
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Locations:  
Types:  
Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Porches, Balconies, Decks, and Carports
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Comments:  
• About Porches, Balconies, Decks and Carports:  
Any porch, balcony, deck or carport that attaches or abuts to the main structure and is used for ingress and egress is included in the inspection. Detached structures and out buildings are not included. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Other
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Materials:  
Comments:

II. Electrical Systems

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D





## 1. Service Entrance and Panels

Panel Locations: Electrical panel was located in the garage. • Main electrical panels were located on the exterior.

Materials & Amp Rating: Copper wiring • Aluminum wiring • 150 amp

Comments:

- About Electric Panels: Visible and accessible portions of the electrical service system are included in the inspection. The electrical service system includes components such as the service drop, mast, meter and service panel. Branch and service wiring can be partially observed in the service panel. Inspectors may attempt to remove the cover if deemed safe by the inspector to do so. Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector in no way assesses the present or future capacity of the electrical system or accuracy of the device labeling. The inspector also does not verify the effectiveness of or operate any overcurrent devices. We always recommend further assessment by a licensed electrician if the client has any concerns with the electrical system or its insurability. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.
- 3 wire 120/240v service lateral feeds electrical panel with 2/0 AWG aluminum wire (size estimated) which is rated for 150 amps. The main disconnect breaker was 150 amps and located on the exterior. The cabinets appeared to be grounded. Neutrals/grounds appeared to be bonded at the street area panel. Main panels were located at the rear exterior, street area. Trip ties appeared to be installed properly. It appeared that AFCI circuits were installed.
- Proper grounding/bonding was not completely visible or verifiable on all metal water/gas piping and appliances. Many areas were concealed and not accessible or visible. Visible bonding was noted at the exterior gas piping. We recommend proper grounding/bonding of applicable systems, water heater and appliances be verified by a qualified licensed electrician.
- AFCI breakers may not have been completely installed. There was a 20 amp breaker labeled for small appliances that was not AFCI protected. Per the 2015 NEC (National Electric Code) AFCI breakers are required in most 15 and 20 amp circuits supplying power to household outlets and devices including kitchens and laundry room. They are not typically required in exterior, garage or bathroom circuits. Typically homes prior to 2006 did not have any form of AFCI protection as a part of the original construction. Recommend further evaluation by a qualified licensed electrician.
- The dead front cover was not properly flushed with the panel enclosure. The panel enclosure appeared to be recessed well behind the drywall creating a gap between the enclosure and dead front cover. Manufacturer's recommendations should be consulted. Typically, per common building code, there should be a maximum gap of only 1/4".
- There was debris on the interior of the distribution panel.

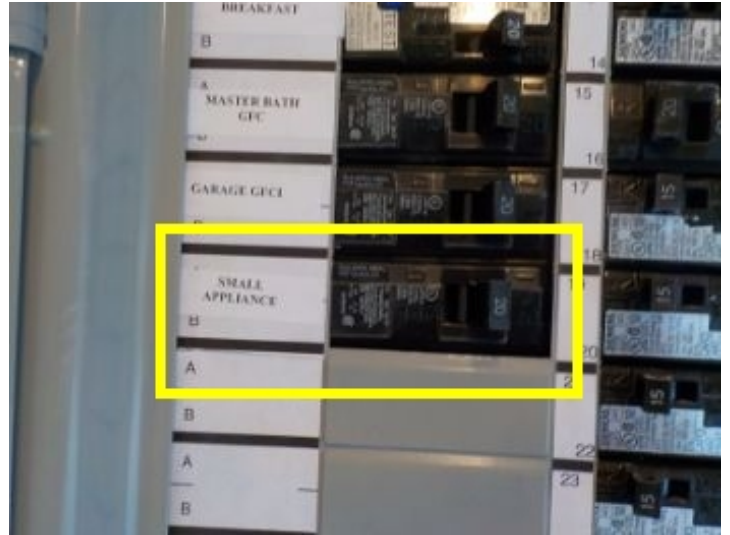
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AFCI breakers may not have been completely installed. There was a 20 amp breaker labeled for small appliances that was not AFCI protected.





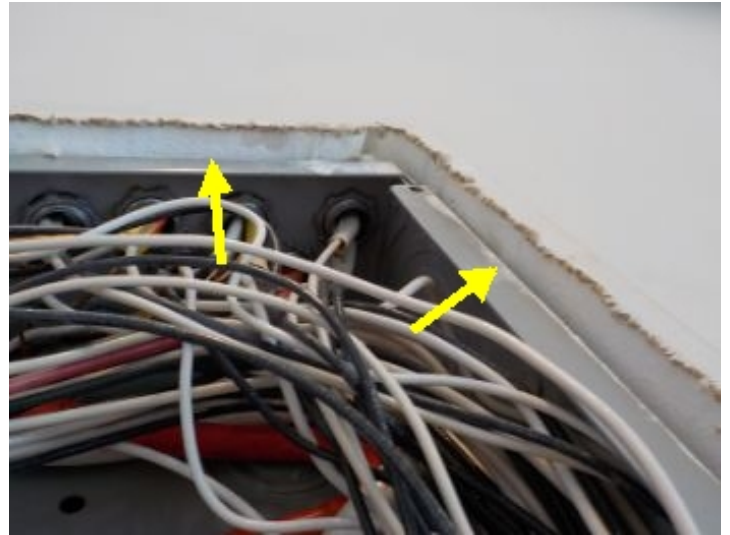
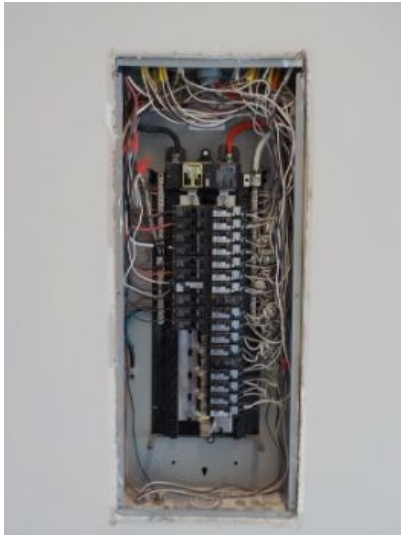
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The dead front cover was not properly flushed with the panel enclosure. The panel enclosure appeared to be recessed well behind the drywall creating a gap between the enclosure and dead front cover.



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2. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- About Branch Circuits, Connected Devices and Fixtures:

Visible and accessible portions of the electrical system are included in the inspection. The electrical system includes components such as wiring, switches, outlets and fixtures. Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. **GFCI** and AFI protection devices are inspected and reported by the inspector. Though general locations and power sources for smoke alarms are noted; their effectiveness, interconnectivity or suitability for the hearing impaired are not inspected. Low voltage systems and disassembly of mechanical appliances are not included in the inspection. We always recommend further assessment by a licensed electrician if the client has any concerns with the electrical system or its insurability. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- Smoke alarms were present and functioning on all levels and in all bedrooms and adjacent areas. Test buttons were activated and alarms sounded.
- Carbon monoxide detectors were located. Carbon monoxide detectors are required outside of sleeping areas in homes that have gas appliances and/or an attached garage.
- Fixtures did not appear to be functioning properly at the lower level stairway. The stair lights appeared to be tied to a switch in the lower bedroom. This was preventing the other switches from functioning properly.
- Fixture did not appear to be functioning over the kitchen sink.

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Fixture did not appear to be functioning over the kitchen sink.

### III. Heating, Ventilation and Air Conditioning Systems

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Heating Equipment
-------------------------------------	--------------------------	--------------------------	-------------------------------------	----------------------

Type of Systems: Furnace located in the attic.

Energy Sources: Furnace was gas powered.

Comments:

• About Heating Equipment:

The heating unit is designed to heat and circulate the inside air. Central heating units often work in conjunction with central cooling systems. The inspector will operate the heating equipment if it is safe to do so. Inspectors will visually inspect the heating unit for general operation and safety issues. Inspectors do not disassemble heating or cooling units. Inspectors do not verify compatibility of components, accuracy of the thermostat, integrity of the heat exchanger, sizing of the unit, uniformity of the air supply or types of insulation. We always recommend an annual evaluation and cleaning by a qualified HVAC professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Furnace appeared to be manufactured by Goodman in 2018. Furnace was operated and interior was observed.

• Furnace access door was missing a fastener and the other fastener was too tight to remove.

• Furnace appeared to be inoperable at the time of inspection. Unit was non-responsive.

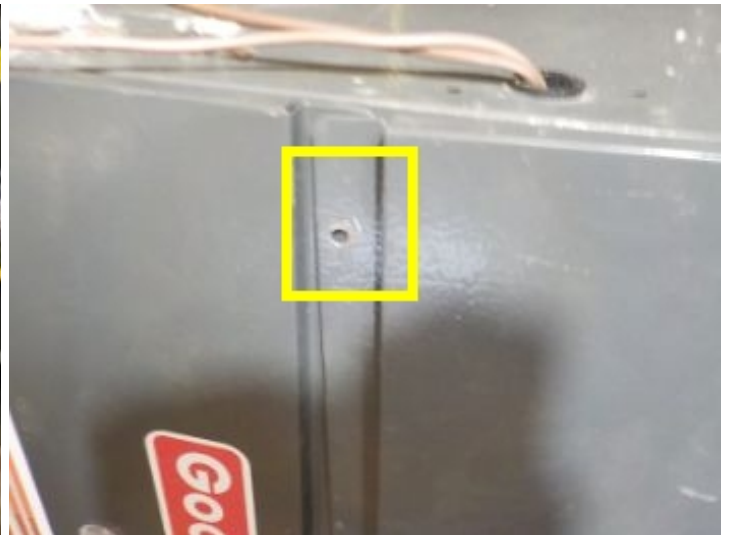
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Furnace access door was missing a fastener.



I=Inspected

NI=Not Inspected

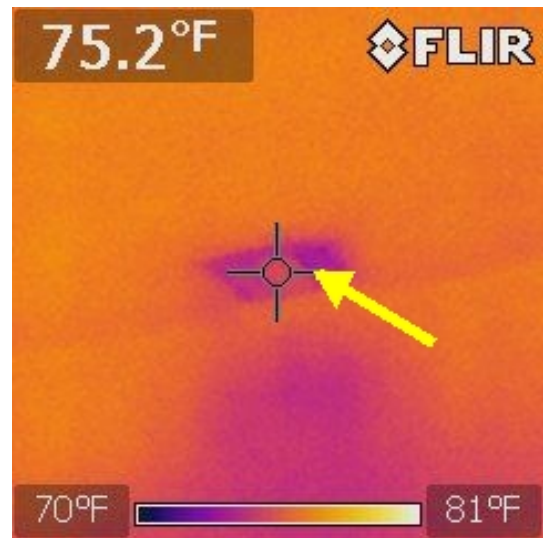
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Furnace access door fastener was too tight to remove.



Furnace appeared to be inoperable at the time of inspection. Unit was non-responsive.

I=Inspected

NI=Not Inspected

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D=Deficient

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Cooling Equipment
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Type of Systems: AC evaporator unit was located in the attic. • AC condensing unit was located on the exterior.

Comments:

• About Cooling Equipment:

The cooling unit is designed to cool and circulate the inside air throughout the house. Central air conditioning units often work in conjunction with central heating systems. The inspector will operate the cooling equipment if it is safe to do so and it is greater than 60 degrees outside. Inspectors will visually inspect the cooling unit for general operation and safety issues. Inspectors are not authorized to disassemble heating or cooling units. Inspectors do not verify compatibility of components, accuracy of the thermostat, sizing of the unit, uniformity of the air supply, types of insulation, proper refrigerant charge or leaks in the system. We always recommend an annual evaluation and cleaning by a qualified HVAC professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Condensing unit appeared to be manufactured by Goodman in 2018. Unit appeared to be 4 ton. Per the manufacturer's label, max amps on breaker should be 40. Per the labeling on the electrical panel, AC was connected to a 40 amp breaker.

• Evaporator unit appeared to be manufactured by Goodman in 2018. Unit appeared to be 4 ton.

• Evaporator coils were not visible or accessible.

• AC drain line terminations were not completely visible or accessible.

• AC appeared to be cooling properly. Temperature differential measured 20 degrees between air supply and registers. Typical range should be 15 to 20 degrees.

• =====Evaporator=====

• Evidence of possible water stains were observed in the secondary evaporator drain pan. Suspect this could be from typical condensation, however, this could be a sign of improper drainage of the main drain line. Recommend that unit be evaluated and serviced by an HVAC professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

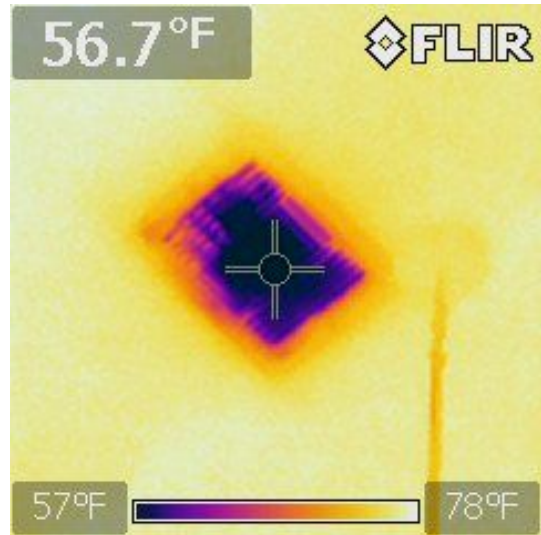
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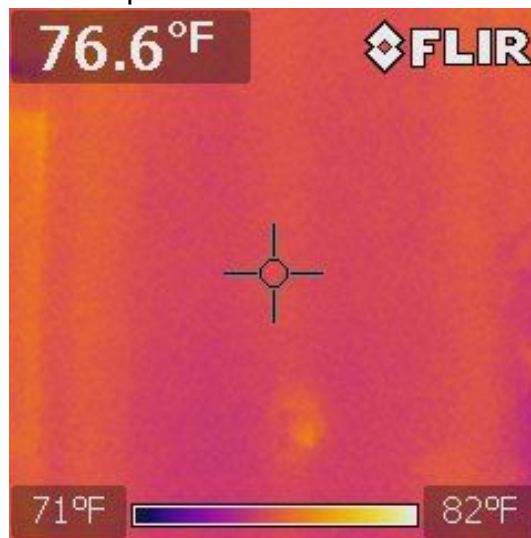
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Evidence of possible water stains were observed in the secondary evaporator drain pan.



AC Register Temperature



AC Intake Temperature



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Duct System, Chases, and Vents
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Comments:

- About Duct Systems, Chases and Vents:

Inspector will observe air ducts, and absence of air flow at accessible registers. Any visible deficiencies in the duct system, chases or vents will be reported. Overall ventilation in the house and attic is very important for the overall health of the structure. Proper ventilation can help control moisture levels and vent out harmful gases. This inspection is not a mold or air quality inspection. Texas law does not allow an inspector to identify and report on things such as mold or insects. Environmental and mold investigations should only be conducted by certified and trained professionals in this area. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- Air filters were dirty.

- Some air ducts did not appear to be properly supported and were laying on insulation and/or contacting other ducts.



Air filters were dirty.



Some air ducts did not appear to be properly supported and were laying on insulation and/or contacting other ducts.

#### IV. Plumbing System

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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1. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Meter was not located.  
 Location of Main Water Supply Valve: Right side of house.  
 Comments:

- Static water pressure reading: 50 psi.
- About Plumbing Systems:

The plumbing system of a home includes water supply, plumbing drains, plumbing vents and fixtures. Much of the plumbing system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. Drainage is visually inspected for functional drainage. No additional testing is done to determine exact condition of drains or water supply. Inspector does not operate any shutoff valves or sump pumps. Inspector is not required to inspect numerous other systems such as swimming pools, sprinkler systems, water wells, filter systems, fire sprinklers or backflow devices. Functionality of clothes drains, floor drains and freestanding appliances is not tested. Water volume, potability or quality is not tested. Water testing should only be done by qualified professionals in this field. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

- No specialized shower pan testing or inspection was performed.
- There were no access panels for the bath tubs. Interior plumbing of the tubs was not inspected. We recommend panels be installed for regular inspection.
- PEX supply lines were observed in the home.
- [Hot side water supply was inoperable at the master bathroom tub.](#)



Static water pressure reading: 50 psi.



Hot side water supply was inoperable at the master bathroom tub.

2. Drains, Wastes, and Vents

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Water Heating Equipment
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Energy Source: Water heater was gas powered.

Capacity: Unit is 50 gallons

Comments:

• About Water Heaters:

Water heaters are designed to heat the water in the home. The report will include the energy source and capacity of the water heating unit. General installation and safety issues are addressed in the inspection. Water heaters should be equipped with a temperature and pressure relief valve that is designed to relieve back pressure in the unit if the pressure or temperature exceeds the unit's capacity. Most of these valves are not tested as a part of the inspection as they could cause unforeseen damage to persons or property. We recommend that annual maintenance be performed to water heaters as suggested in the owner's manual. If the client is not comfortable with general water heater maintenance we recommend consultation with a qualified professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Manufacturers of most Temperature and Pressure Relief Valves (TPRV) state that the TPRV should be replaced and/or evaluated by a licensed plumbing professional every two to three years.

• Water heater was gas powered and appeared to be manufactured by Bradford White in 2018.

• Water heater was inoperable at the time of inspection.

• There was debris in the water heater drain pan. This should be cleared to allow for proper drainage.

• Water heater flue was not proper distance from combustibles in attic. It was too close to the roof decking.

• Outer burn shield was not installed.

• Unit showed signs of rust at the bottom. Recommend that the unit be further evaluated by a qualified licensed plumbing professional.

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Outer burn shield was not installed.



Unit showed signs of rust at the bottom.



There was debris in the water heater drain pan.



Water heater flue was not proper distance from combustibles in attic. It was too close to the roof decking.

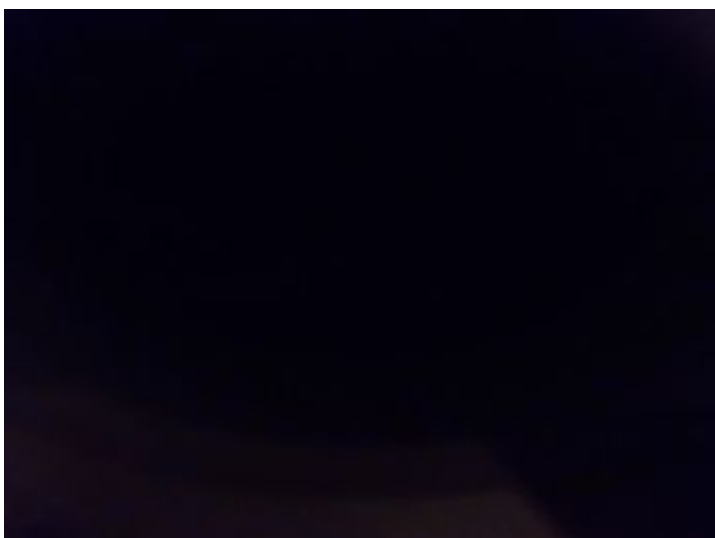
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Water heater was inoperable at the time of inspection.

4. Hydro-Massage Therapy Equipment

Comments:

5. Other

Observations:

V. Appliances

1. Dishwashers

Comments:

- Dishwasher operated normally.

2. Food Waste Disposers

Comments:

- Garbage disposal operated normally.

3. Range Hood and Exhaust Systems

Comments:

- Unit operated normally.

I=Inspected    NI=Not Inspected    NP=Not Present    D=Deficient

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Ranges, Cooktops, and Ovens
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Comments:

- Gas cook top operated normally.
- Gas oven was measured at or near 350 degrees when set at 350 degrees.
- No gas shutoff valve was located at stove connection.



No gas shutoff valve was located at stove connection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Microwave Ovens
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Comments:

- Microwave operated normally.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:

- Bath fans operated normally.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Garage Door Operators
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Door Type: Sectional door

Comments:

- Garage door opener operated normally.
- Door lock should be disabled since opener is present.

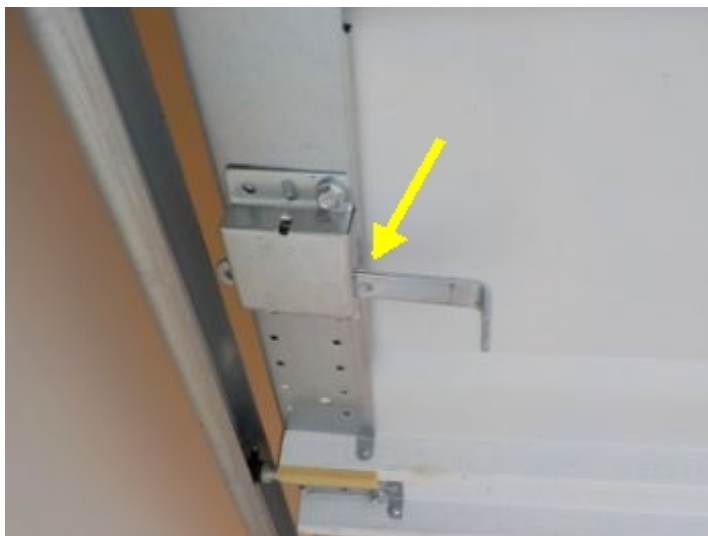
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Door lock should be disabled since opener is present.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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8. Dryer Exhaust Systems

Comments:

- Dryer vent appeared to exit through the roof. Presence of a back draft prevention device was not observable.
- Dryer vent duct was damaged in the attic.



Dryer vent duct was damaged in the attic.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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9. Other

Observations:

- No additional appliances were inspected.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

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VI. Optional Systems

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Landscape Irrigation (Sprinkler) Systems
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Outbuildings
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Materials:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:

Type of Storage Equipment:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Private Sewage Disposal (Septic) Systems
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Materials:

Location of Drain Field:

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Other
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Comments:

- No additional systems were inspected.



## Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

## Report Summary

Structural Systems		
Page 6 Item: 1	Foundations	<ul style="list-style-type: none"> <li>In our opinion, crawl space was not properly accessible. Per common building code, there should be a minimum 18" x 24" opening to enter the crawl space. There should be at least 12" of clearance from the ground to the bottom of the beams. There should be at least 18" of clearance from the ground to the floor joists.</li> <li>Insulation was hanging and unsecured in some of the crawl space.</li> <li>Soil appeared to be uneven and there were visible voids. This could hold water in the crawl space. In our opinion, soil should be better graded under the home to ensure proper drainage from the crawl space and away from the home.</li> <li>All debris should be removed from the crawl space.</li> </ul>
Page 9 Item: 2	Grading and Drainage	<ul style="list-style-type: none"> <li>In our opinion, gutter drainage was too close to house. Gutter drains should point away from the structure and terminate at least 5 feet from the foundation.</li> <li>Excessive vegetation was noted in some areas of the home. In our opinion vegetation should be cleared at least 12" from the exterior walls.</li> </ul>
Page 10 Item: 3	Roof Covering Materials	<ul style="list-style-type: none"> <li>PVC plumbing vents should be painted to avoid UV exposure.</li> </ul>
Page 12 Item: 4	Roof Structures and Attics	<ul style="list-style-type: none"> <li>Access door was not seating properly in the closed position.</li> </ul>
Page 14 Item: 5	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>Holes were observed around the exterior walls. Most notably at the rear, near the electric panel.</li> <li>Siding over windows/doors/joints appeared to be caulked, flushed and not properly gapped above the flashings. Typically siding manufacturer's require an uncaulked 1/4" gap. Manufacturer's requirements should be consulted. See Diagram.</li> <li>There was no weep screed flashing visibly installed at the bottom of the stucco on the front balcony area.</li> <li>Wall gaps were observed. Most notably at siding nail heads. Fiber cement siding manufacturers recommend all gaps be sealed. All exterior wall penetrations, changes of materials and direction should be properly sealed to prevent water and pest intrusion.</li> <li>Some of the rear exterior siding did not appear to be finished.</li> <li>Excess wall sheathing should be removed from the lower wall near the garage.</li> </ul>
Page 17 Item: 6	Ceilings and Floors	<ul style="list-style-type: none"> <li>Some floor cracks were observed. Most notably in the garage. In our opinion, there did not appear to be excessive deflection or settlement in these areas. These should be properly sealed and monitored.</li> <li>Some wood floor delamination was observed. Most notably in the den area.</li> <li>Den area flooring appeared to be visibly uneven.</li> </ul>

Page 19 Item: 7	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Several drawers appeared to be sticking around the home. Most notably in the kitchen.</li> <li>• Door lock was not properly aligned at the garage entry door. Lock was inoperable.</li> <li>• Master bathroom door did not close properly.</li> <li>• Master bedroom door did not close properly.</li> <li>• Master bedroom closet door did not close properly.</li> <li>• Front door lock was loose.</li> <li>• Weatherstripping was damaged at the balcony door.</li> </ul>
Page 20 Item: 9	Stairways (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Stair rails were more than 4" apart at the front porch.</li> <li>• Multiple stairway treads were less than 6" at interior turn. Per common building code, these should be a minimum of 6".</li> <li>• Handrail was loose at the front porch.</li> </ul>

**Electrical Systems**

Page 22 Item: 1	Service Entrance and Panels	<ul style="list-style-type: none"> <li>• <b>AFCI</b> breakers may not have been completely installed. There was a 20 amp breaker labeled for small appliances that was not AFCI protected. Per the 2015 NEC (National Electric Code) AFCI breakers are required in most 15 and 20 amp circuits supplying power to household outlets and devices including kitchens and laundry room. They are not typically required in exterior, garage or bathroom circuits. Typically homes prior to 2006 did not have any form of AFCI protection as a part of the original construction. Recommend further evaluation by a qualified licensed electrician.</li> <li>• The dead front cover was not properly flushed with the panel enclosure. The panel enclosure appeared to be recessed well behind the drywall creating a gap between the enclosure and dead front cover. Manufacturer's recommendations should be consulted. Typically, per common building code, there should be a maximum gap of only 1/4".</li> <li>• There was debris on the interior of the distribution panel.</li> </ul>
Page 25 Item: 2	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• Fixtures did not appear to be functioning properly at the lower level stairway. The stair lights appeared to be tied to a switch in the lower bedroom. This was preventing the other switches from functioning properly.</li> <li>• Fixture did not appear to be functioning over the kitchen sink.</li> </ul>

**Heating, Ventilation and Air Conditioning Systems**

Page 26 Item: 1	Heating Equipment	<ul style="list-style-type: none"> <li>• Furnace access door was missing a fastener and the other fastener was too tight to remove.</li> <li>• Furnace appeared to be inoperable at the time of inspection. Unit was non-responsive.</li> </ul>
Page 29 Item: 2	Cooling Equipment	<ul style="list-style-type: none"> <li>• =====Evaporator=====</li> <li>• Evidence of possible water stains were observed in the secondary evaporator drain pan. Suspect this could be from typical condensation, however, this could be a sign of improper drainage of the main drain line. Recommend that unit be evaluated and serviced by an HVAC professional.</li> </ul>
Page 32 Item: 3	Duct System, Chases, and Vents	<ul style="list-style-type: none"> <li>• Air filters were dirty.</li> <li>• Some air ducts did not appear to be properly supported and were laying on insulation and/or contacting other ducts.</li> </ul>

**Plumbing System**

Page 33 Item: 1	Plumbing Supply, Distribution Systems and Fixtures	<ul style="list-style-type: none"> <li>• Hot side water supply was inoperable at the master bathroom tub.</li> </ul>
Page 34 Item: 3	Water Heating Equipment	<ul style="list-style-type: none"> <li>• Water heater was inoperable at the time of inspection.</li> <li>• There was debris in the water heater drain pan. This should be cleared to allow for proper drainage.</li> <li>• Water heater flue was not proper distance from combustibles in attic. It was too close to the roof decking.</li> <li>• Outer burn shield was not installed.</li> <li>• Unit showed signs of rust at the bottom. Recommend that the unit be further evaluated by a qualified licensed plumbing professional.</li> </ul>
<b>Appliances</b>		
Page 37 Item: 4	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> <li>• No gas shutoff valve was located at stove connection.</li> </ul>
Page 37 Item: 7	Garage Door Operators	<ul style="list-style-type: none"> <li>• Door lock should be disabled since opener is present.</li> </ul>
Page 38 Item: 8	Dryer Exhaust Systems	<ul style="list-style-type: none"> <li>• Dryer vent duct was damaged in the attic.</li> </ul>