

5826 Spruce Forest Houston TX 77092

Inspection-work needed

Foyer

Missing door stops throughout the home.

Living Room

Loose outlets throughout the home.
Missing door stops throughout the home.
Doors not closing properly.

Hall Bath

Water present under hall bath tub

Missing door stops throughout the home.
Inoperative GFCI

Attic

Rafters are not secure to the ridge beam. Further evaluation is needed.
Attic access stairs are in need of repair

Inoperative light

Master Bedroom

Loose outlets throughout the home.

Master Bath

Missing door stops throughout the home.

Work Completed

Door stop x 1

Paint fire box
Secure loose outlets x 2
Door stops x 2
Replace door casing RHS of french door 7 ft
Paint door casing RHS of french door

Replace shower valve - we have back access
Replace tub drain assembly

Door stop x 1
Replace GFCI

Install purlin bracing and strong back @ ridge to rafter separation 50ft
Replace attic access
Trim out attic access
Prime and paint attic access
Replace light bulb

Secure loose outlet x 1

Door stop x 1

Inoperative GFCI

Install GFCI x 1

Bedroom 1

Loose outlets throughout the home.

Secure loose outlet x 1

Kitchen

Outlet not operational in kitchen.

GFCI x 3

Garage

Doors not closing properly

Install pre-hung, 6 paneled door unit - fiberglass

Rot present. Bottom of the garage door, bottom of left back door.

Paint new garage door both sides

Install 1x4 treated door casing

There were moisture stains on the interior wall at the time of the inspection. Left garage wall

Install 1x10 treated rot board @ back of garage 24 lft

Prime and paint new rot board

Replace 7 sheet siding at back of garage. remove and reinstall trim

Prime and paint new siding

Did not observe GFCI protection in required locations

Install exterior GFCI and box

Inoperative GFCI

Install GFCI interior

Missing draft hood

Install draft hood cap @ water heater

Flue is not secure.

Secure flue @ water heater

The interior walls were damaged at the time of the inspection. Further evaluation is needed. Garage left wall-top plate is damaged

Install strong back across top plate and wall studs @ penetration LHS int.

Exterior

The caulking compound was deteriorated at twin windows at the time of the inspection.

Silicone caulk all windows x 8

There were cracks on the interior walls at the time of the inspection. Bricks need to be sealed up, left side of the home.

Repair cracked mortar @ exterior brick

Major cracks were found in the slab foundation based on findings at the time of inspection.

Repair cracks @ exposed slab

Exterior Back

Rot present bottom of left back door.
Exterior lights need to be sealed.

Weather stripping needs repair.

Repair rot (wood fill) @ LHS of back door jamb with paint
Silicone caulk exterior wall mount light
Install spring @ iron gate to self latch
Install weather stripping @ back doors x 2

Exterior Right

Replace rotted soffit and fascia @ breeze way and front corner
Paint replaced soffit and fascia

Exterior Front

Rot present.

Doors not closing properly.

Exterior lights need to be sealed.

Replace rotted soffit @ front door
Replace fascia and drip edge @ x 30 ft
Paint replaced soffit and fascia
Repair rotted door jamb @ LHS of front door
Paint door jambs complete at front door
Replace front door with decorative glass
Paint front door both sides
Silicone caulk exterior wall mount light

Foundation

Foundation needs inspection

12 piers driven to reinforce exterior beam of house for additional strength
3 piers installed or adjusted in the interior of house to help with the leveling
11 concrete break outs to access under foundation (interior or exterior)

Landscaper

Allow 4 inches of clearance between brick ledge and dirt

Complete.

Roof

Repair loose shingles and flashing

New roof under warranty, this has been repaired.

HVACAC condenser missingWill install new condenser when closing.**Pool**

Pool and concrete

Complete.

NRG

Inspect electrical panel and bring to code

Complete.

Chimney Sweep

Repair mortar inside fire box with high heat mortar Complete.

Repair fire box damper

Fire place gas burner pipe replace