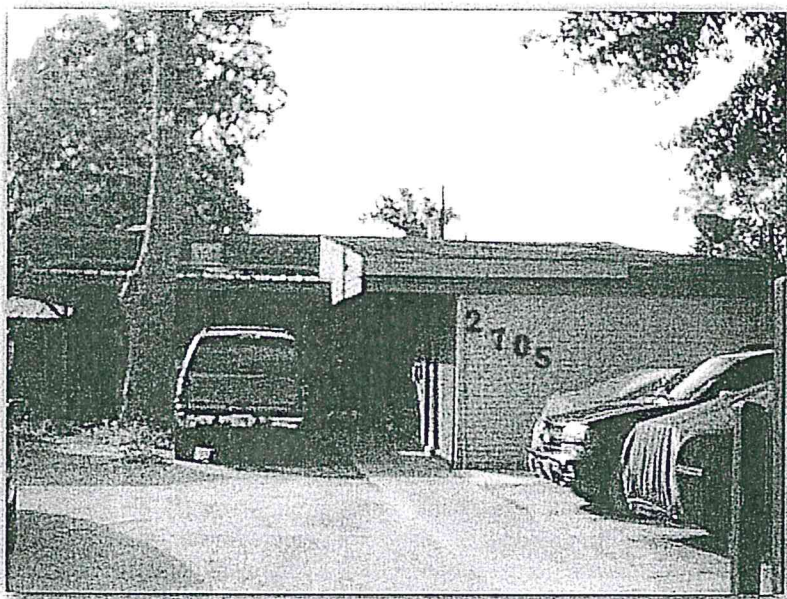




**SENTINEL**  
INSPECTION GROUP

**"A big city inspection group with small town values"**



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**2705 Beatty St.  
Houston 77023**

# PROPERTY INSPECTION REPORT

Prepared For: George Ramon  
(Name of Client)

Concerning: 2705 Beatty St., Houston 77023  
(Address or Other Identification of Inspected Property)

By: Ruben Santillan, Lic #5570 07/14/2020  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name and License Number of 2nd 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**

**How to read and interpret this report:**

All commented items should be repaired or addressed to client's satisfaction PRIOR TO THE EXPIRATION OF YOUR OPTION PERIOD.

**Highest Priority Items are printed in bold print and/or are in boxes**

Items that are underlined should be addressed to prevent more extensive damage and should be a priority item or indicate non-compliance with current building standards.

*Comments in italics are generally FYI (for your information) and don't require any action.*

**For reference:** The front of the unit faces west

**Description:** 1 story, wood framed single family residence ; brick/cement board/wood exterior; composition roof; no garage present

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**Due to the large number of issues / deficiencies found during the course of this inspection, client is advised / put on notice that this report should be considered to contain only a representative sample of deficiencies and does NOT list all possible issues or deficiencies.**



I=Inspected

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I NI NP D

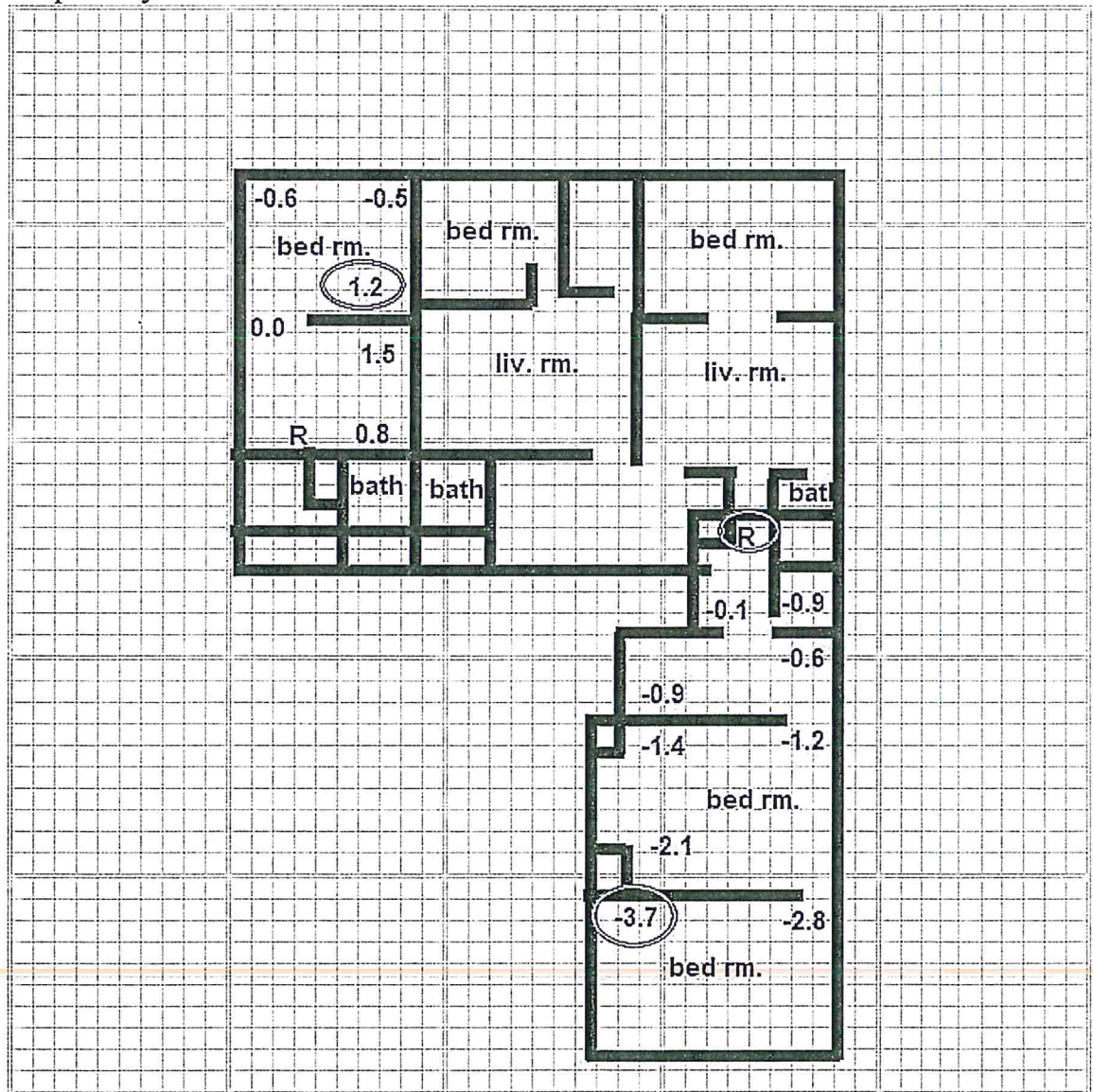
## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Slab on grade

Comments:

A foundation elevation survey was conducted during the inspection. The table below represents data gathered using a Zip Level or similar instrument and adjusting for floor covering height differences. i.e. differences between tile, carpet and wood flooring. Measurements are listed to the nearest .1". Measurements were taken along the respective walls listed below-North, East South, West, etc. Greatest variance was possibly over 4 inches.



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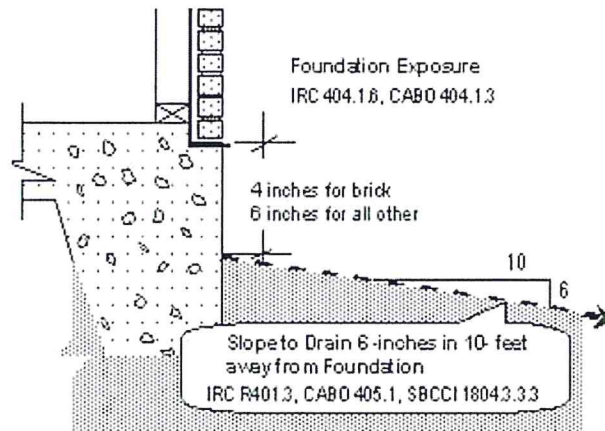
Note: numerous areas could not be measured due to excessive storage/furniture and locked rooms. The numbers that were observed were larger than considered typical. The flooring on unit D also feels hollow or elevated. Recommend having the entire structure further evaluated by a foundation repair company or structure engineer.

**Differential movement / settlement observed; indicated by one or more of the following observed conditions; Cracks in brick veneer and/or foundation, Cracks in sheetrock over doors and windows, door that are not square in jamb, etc. In my opinion the distress patterns observed at the time of inspection are/were severe enough to recommend repair. Acceptance of present and future condition / performance / maintenance rests solely on the buyer.**

**B. Grading and Drainage**

*Comments:*

Soil grade and drainage patterns around some areas of house do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains.





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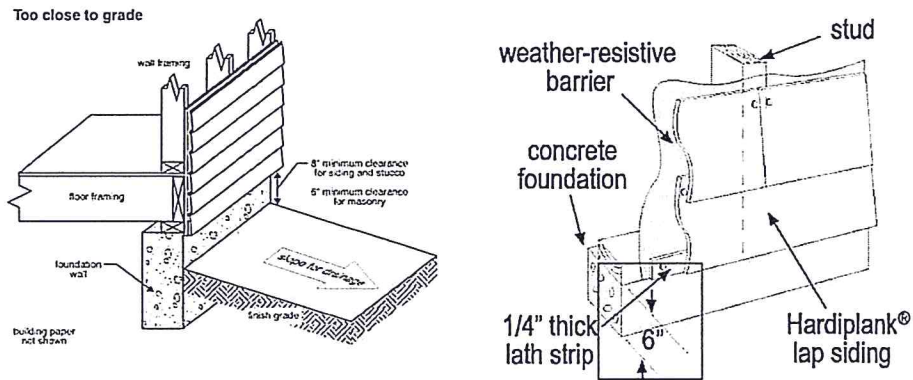
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Soil level too high around areas with brick siding at west side. Common industry practice requires a clearance of at least 4 inches from bottom of brick veneer to soil. High soil level near brick siding promotes wood rot and is considered a conducive condition to termite activity and water penetration.

Soil level too high, or close to Hardi plank siding, promotes wood rot and is considered a conducive condition to termite activity at one or more locations around house/garage



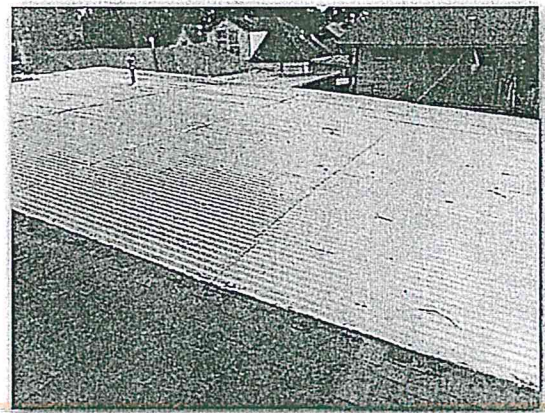
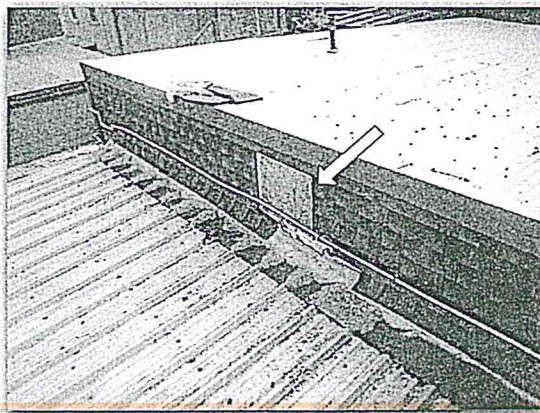
**C. Roof Covering Materials**

*Types of Roof Covering: composition shingles over solid decking and metal roofing.*

*Viewed From: Roof Level*

*Comments:*

**Exposed roof/wall deck observed without covering, this will allow the exposed wood to deteriorate and allow water penetration.**



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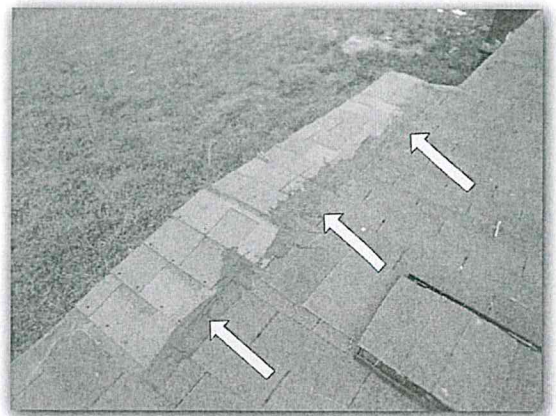
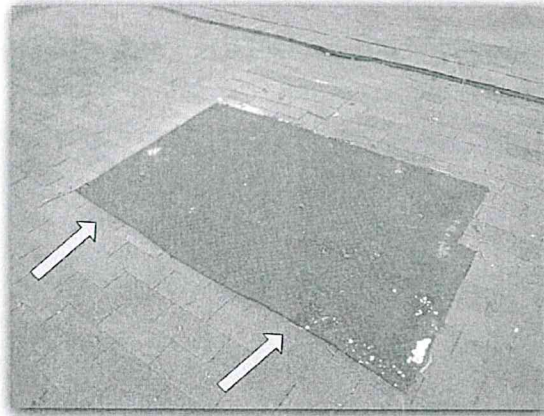
**ROOF SURFACE:**

**It appears that either the roof structure, or roof decking is inadequate. The roofing material has sags between the roof structure supports. The decking feels spongy or bouncy indications that the roof decking may be too thin (1/4 thick). The cause and remedy should be investigated and corrected as necessary.**

Possible improper use of roofing material on low sloped roof. Composition shingles on low slope roof have a tendency to allow wind driven rain to penetrate below shingles.



**Observed amateurish patching roof patching jobs at numerous locations. Some of the patching is not properly inter woven with existing roofing material where the edges are exposed. A plastic mat also observed being used to patch the roof. This inspection firm recommend roof replacement.**





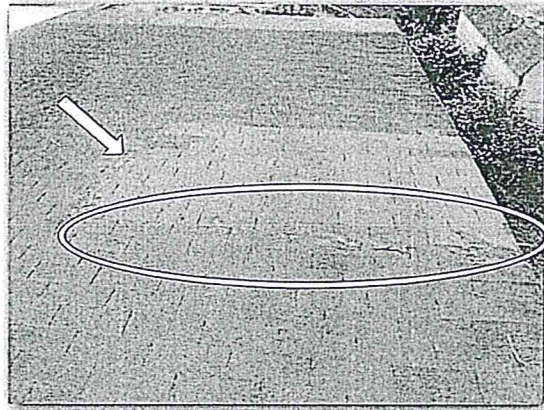
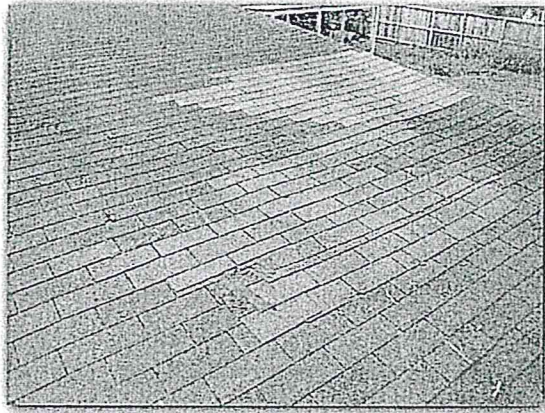
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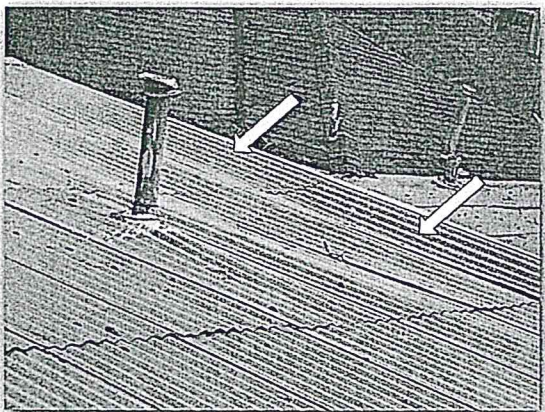
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**Area(s) of soft/spongy and/or rotted roof decking observed while walking on roof.  
The extent of any damage is beyond the scope of this inspection.**





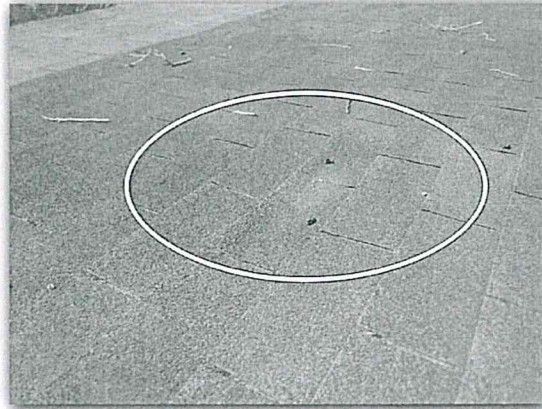
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The ridge vents appear to be damaged. Typically these vents are installed in higher sloped roofs. The vents should not be stepped on to prevent the vents from collapsing. All sections of the vents appears to be pressed on damaging the vents.





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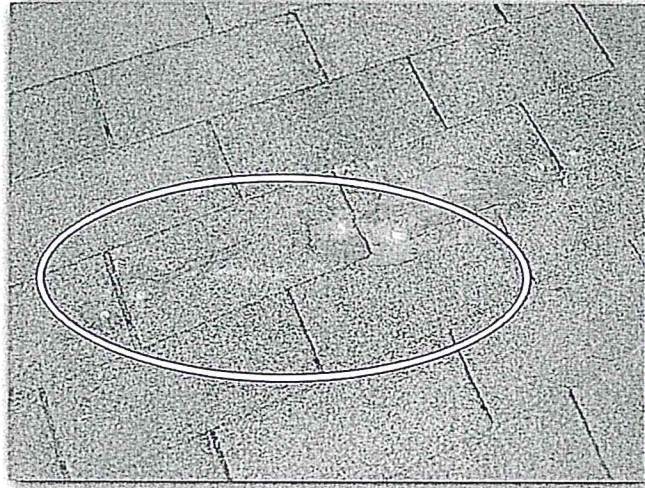
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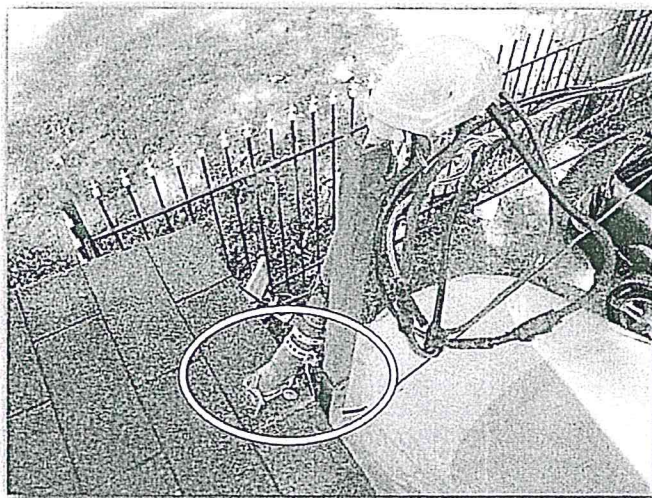
I NI NP D

One or more areas of raised shingle tabs from fasteners not secured down properly or nail heads popping up through shingles.



**VISIBLE FLASHING:**

**Flashing for the electrical service drop observed to be missing, this condition could and will allow water penetration.**



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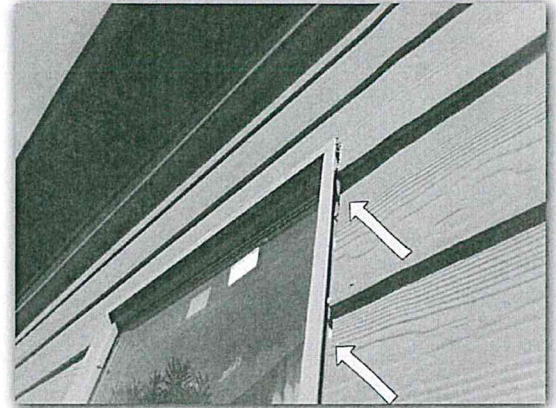
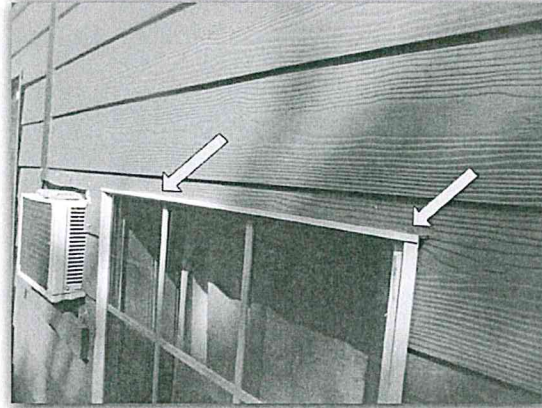
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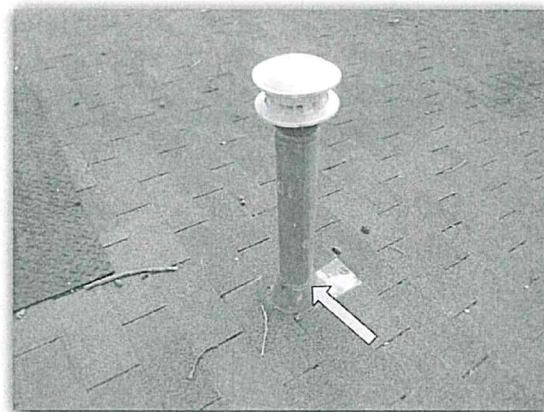
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**Multiple windows observed to be missing flashing to help prevent water penetration. The top and sides edges of the windows are exposed.**



**ROOF PENETRATIONS:**

Storm collar missing.(south unit water heater)



**EVIDENCE OF ROOF WATER PENETRATION:**

<b>Roof water penetration observed at the following location(s):</b>
--

**RAIN GUTTERS AND DOWNSPOUTS:**

*Not present at time of inspection.*

Recommend addition of rain gutters to help improve drainage and/or prevent wood rot at following locations; west and east.



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**D. Roof Structures and Attics**

*Viewed From: At the top of the scuttle access/hole due to limited safe access*

*Approximate Average Depth of Insulation: 0-3 inches*

*Approximate Average Thickness of Vertical Insulation: not observable*

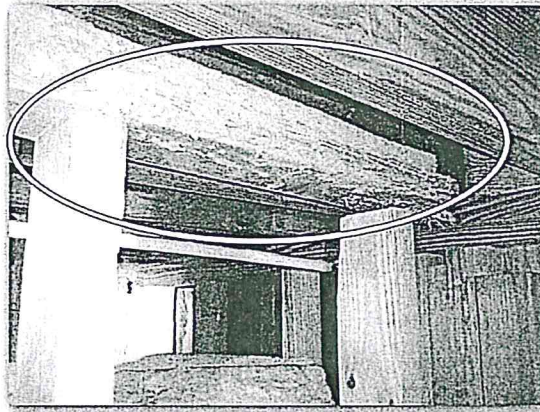
*Comments:*

**ROOF STRUCTURE AND FRAMING:**

**Note:: most of the attic could not be accessed due to inadequate entry or low clearance.**

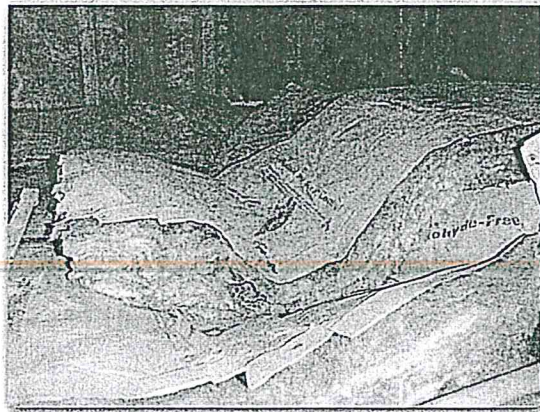
**It appears that either the roof structure, or roof decking is inadequate. The roofing material has sags between the roof structure supports. The decking feels spongy or bouncy indications that the roof decking may be too thin (1/4 thick). The cause and remedy should be investigated and corrected as necessary.**

**Termite damage to the roof structure observed from the front attic hatch.**



**ATTIC INSULATION:**

**Insulation improperly installed. Vapor barrier not on "warm on winter" side.**



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**ATTIC ACCESS, LADDERS AND SERVICE WALKS:**

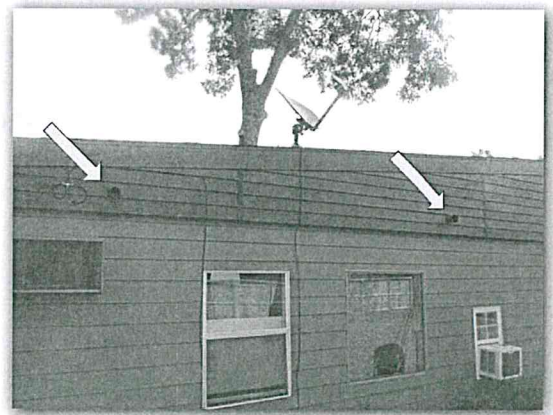
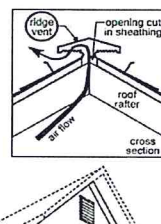
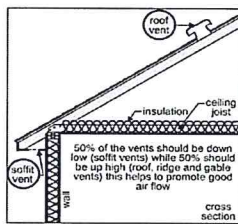
*Not all areas of attic were accessible for inspection.*

Scuttle hole access.

**ATTIC VENTILATION AND SCREENING:**

**Inadequate amount of soffit or roof venting to allow proper ventilation of attic, owner incurs larger utility bills as well as shortened roof life with poor attic ventilation. Only a few pipes sticking out of the structure observed on the south side. This method is adequate and improper. The pipes are opened, not properly flashed and could allow water penetration.**

Types and locations of vents



**E. Walls (Interior and Exterior)**

*Comments:*

*Houses built prior to 1978 may contain lead based paint, this company does not inspect for lead, bio-hazards or any other pollutants.*

*Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.*

***Note: no access to the back room at unit B and a storage closet at the time of this inspection. The both areas were locked and the inspector could not inspect these areas.***



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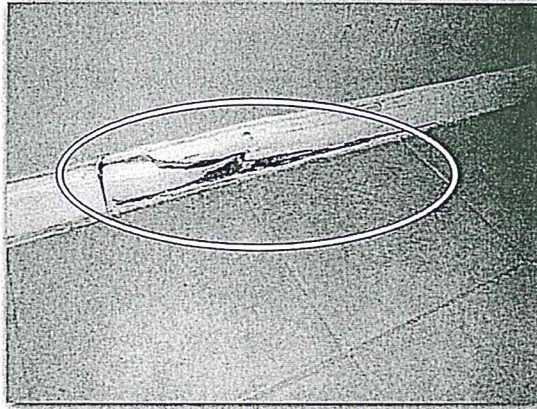
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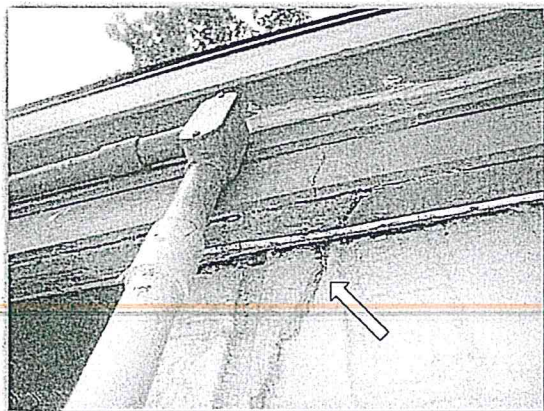
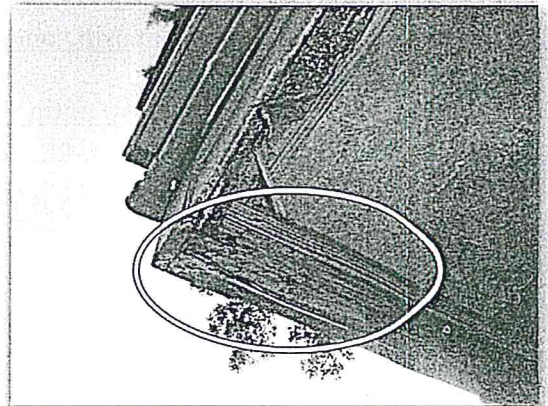
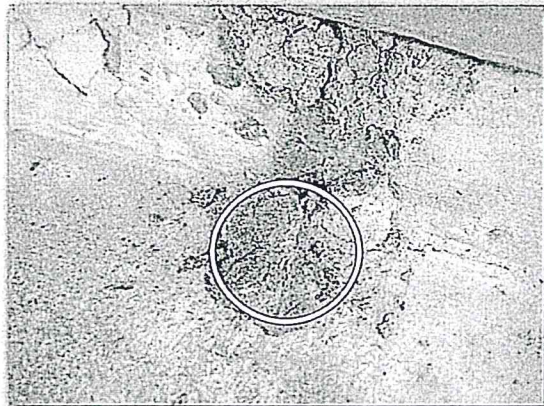
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Wood deterioration due to water damage or wood destroying insect damaged observed at unit D back bedroom or east edge.



Wood destroying insect activity observed at front unit. ; **Final determination of structurally significant damage to wood members cannot be determined without removal of wall covering {interior sheetrock or exterior siding}.**





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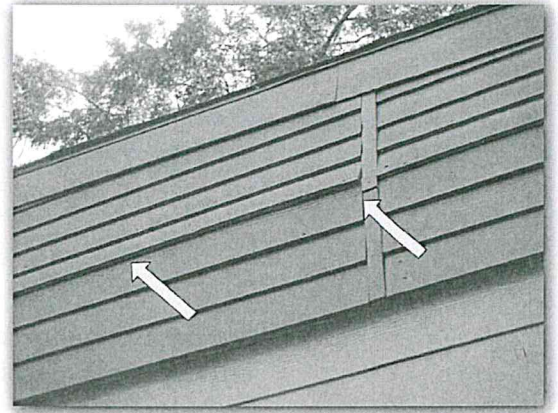
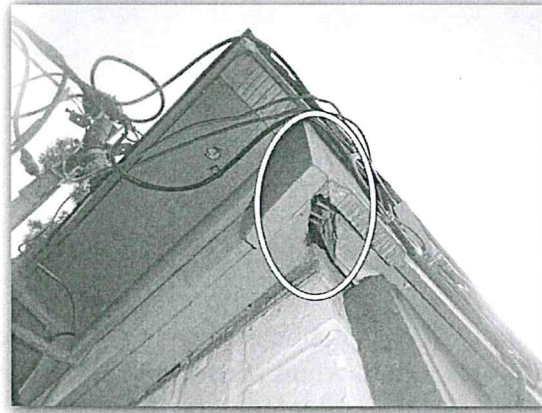
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**EXTERIOR:**

Painted brick can hide cracks very well.

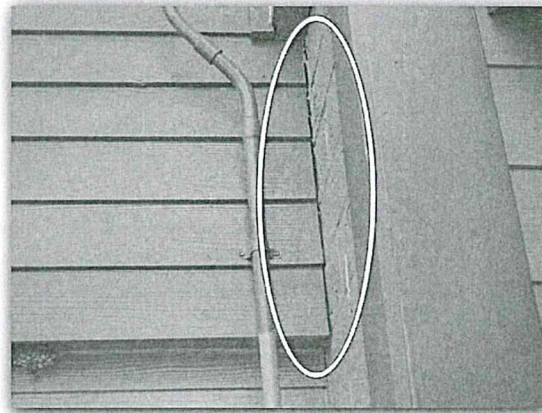
Freeze board separation at one or more corners of house. Indication of foundation movement. Recommend sealing to prevent insect entry into the attic.

Vener observed to be loose, or bowing out on the south side of the structure. The cause and remedy should be investigated and corrected as necessary.



Caulking missing and/or deficient around vertical trim boards may allow wind driven rain entry.

Recommend painting any exposed wood such as at the fascia board around the structure to help prevent wood deterioration.





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Exterior cement board siding installation does not comply with manufacture's (James Hardie ) installation requirements which may/can/will void warranty. Installation requirements specifically state " Do not over-drive nail heads or drive nails at an angle. If nail is countersunk, caulk nail hole and add a nail."



**DO NOT  
STAPLE**

**FASTENING REQUIREMENTS:**

- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space). (Fig. A & B)
- Do not over-drive nail heads or drive nails at an angle.
- If nail is countersunk, caulk nail hole and add a nail. (Fig. C)



Snug

figure A



Flush

figure B



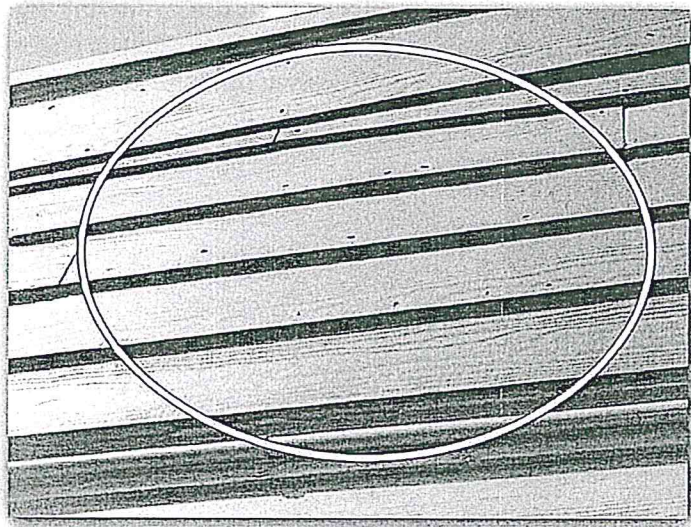
Countersunk,  
Caulk &  
add nail

figure C



do not under  
drive nails

Recommend sealing veneer vertical joints to help prevent possible moisture penetration at one or more locations.



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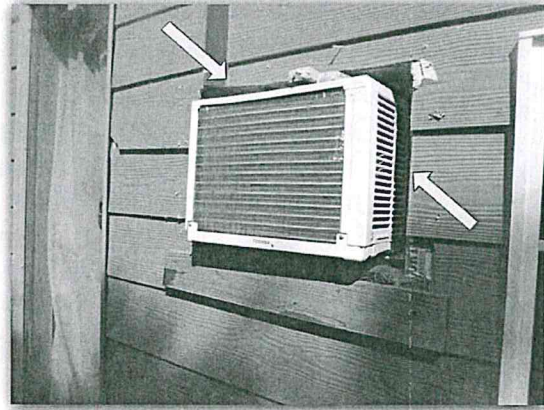
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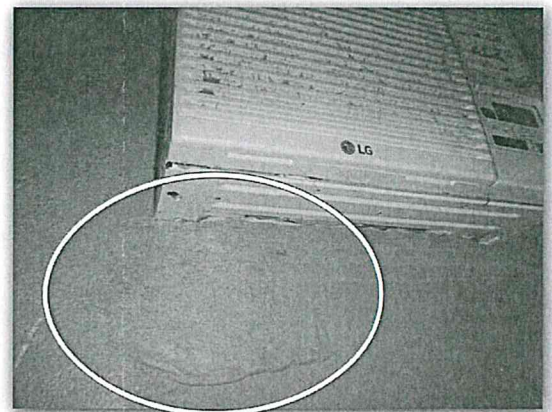
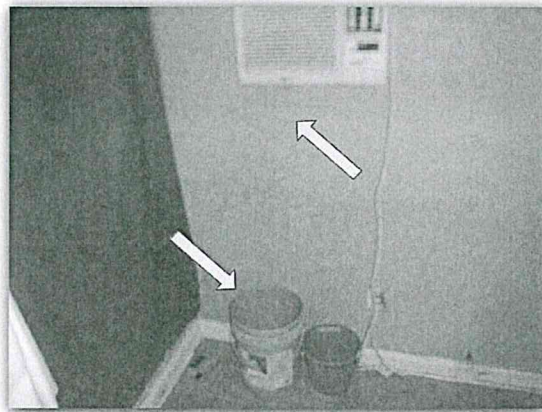
I NI NP D

Large gaps at one or more wall units observed that are not properly sealed to help prevent water penetration.



**EVIDENCE OF WATER PENETRATION:**

**Water penetration observed at the following location(s): Moisture damage observed at unit D back room from water entering the wall void from the AC wall unit. Extent of damage is beyond the scope of this inspection.**





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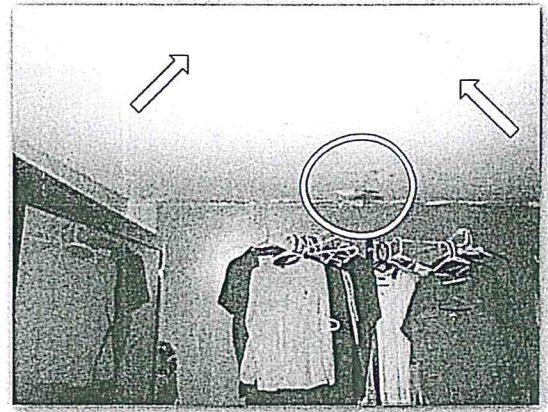
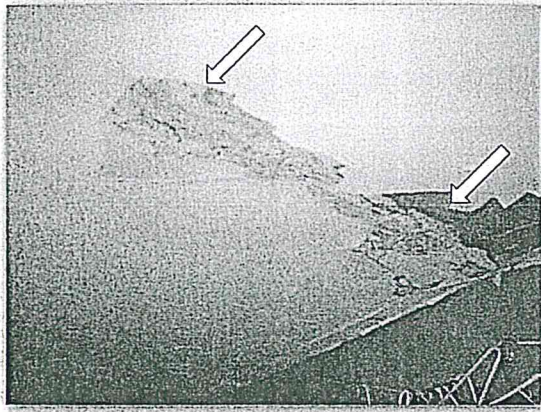
**F. Ceilings and Floors**

*Comments:*

**CEILING:**

**Water stains / damage or repairs observed; numerous locations.**

Wood destroying insect activity observed at front unit at the front bedroom ceiling.. ;  
**Final determination of structurally significant damage to wood members cannot be determined without removal of wall covering {interior sheetrock or exterior siding}.**



**FLOORS:**

Cracks and/or loose floor tile observed in, numerous locations at multiple units.

**Floor is not level, possibly due to foundation settlement.**

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

*Comments:*

**INTERIOR:**

One or more doors in house will not latch.

Multiple interior doors observed to have realigned striker plate(s), door shaved to fit, not square in jamb, will not latch and/or snug fit, etc.

One or more doors in house are not square in jamb.

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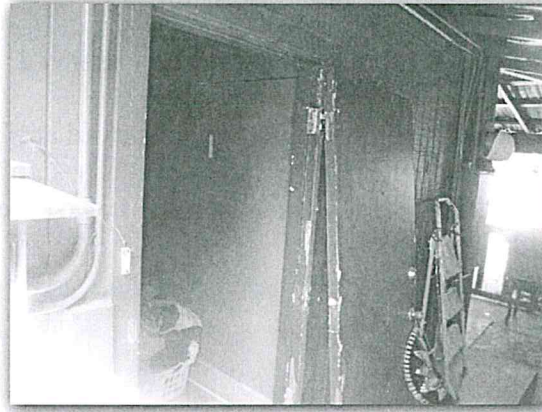
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**EXTERIOR:**

*Prudent buyers replace/rekey exterior locks upon taking possession of property.*  
Weather stripping torn/damaged and/or missing on one or more exterior door(s).  
Security consideration, exterior "hollow core" door. (one or more)  
One or more doors inside and out observed to be missing or not installed.



**H. Windows**

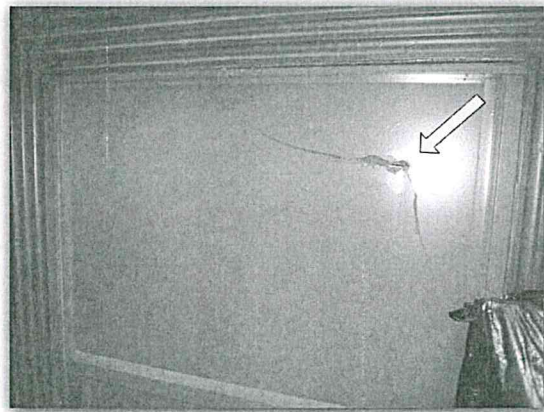
*Comments:*

*All windows were not operated/accessible in furnished residence.*

**WINDOWS:**

No window screens on house.

One or more windows had cracked / broken glass pane(s).(storage window)



One or more of the thermal pane windows observed to have lost their seals. This has resulted in condensation and/or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seals. The windows that have noticeably lost their seals are listed but may not be limited to the following:unit B living space.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Special Notice:** Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity change. Some windows with lost seals may not be evident at the time of this inspection. Windows are only checked for obvious fogging. If some lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation.

**SAFETY GLASS IN HAZARDOUS LOCATIONS:**

Could not find/observe markings on glass panel(s) of window(s) within 24" arc of closed door to indicate the presence of required tempered / safety glass which is a recognized safety hazard and code requirement. Ref CABO 308.4.6 UBC 2406.4.6 IRC R308.4.6.

Large picture window(s) do not appear to be safety/tempered glass. Considered a recognized safety hazard. Ref IRC R308.4.7.

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

*Comments:*

*Not present at time of inspection.*

**J. Fireplaces and Chimneys**

*Comments:*

*Not present at time of inspection.*

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

*Comments:*

Cracks in walkways, driveway and/or garage concrete observed, typical.

**L. Other**

*Comments:*

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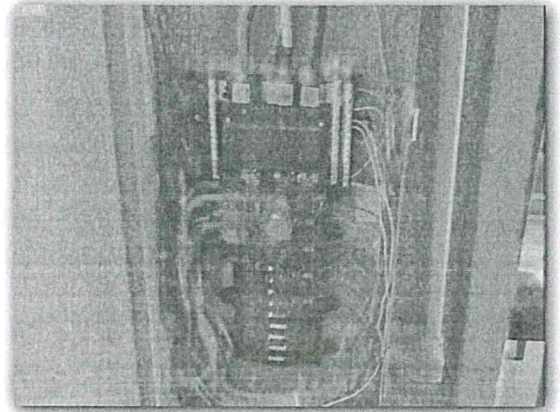
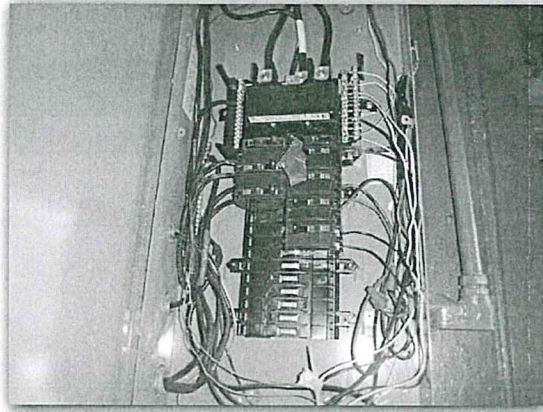
I NI NP D

## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

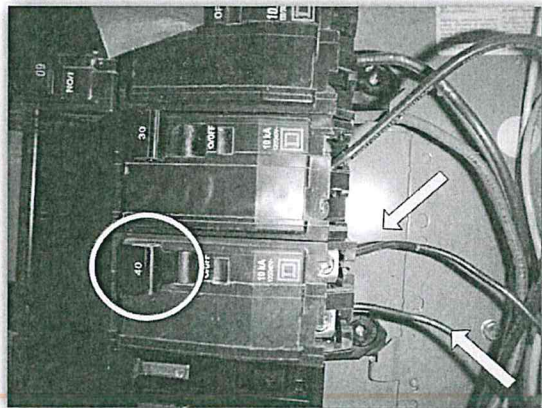
*Comments:*

150 AMP ELECTRICAL SERVICE PANEL LOCATED AT NORTH EXTERIOR



Dead front missing one or more securing screws. Need to ensure screws used do not have sharp / pointed ends that can penetrate live electrical wiring behind dead front and cause shock, fire, serious injury.

**One or more breakers appear oversized for wiring used. A 40 amp breaker connected with 12 gauge wiring. 12 gauge wiring is listed or labeled to be used with a 20 amp circuit only. The breaker will not trip if a surge exist on this circuit.**





I=Inspected

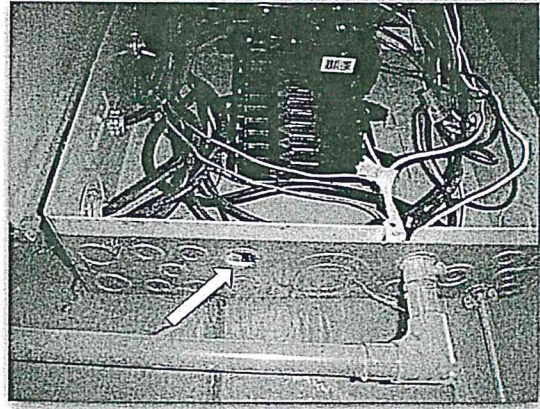
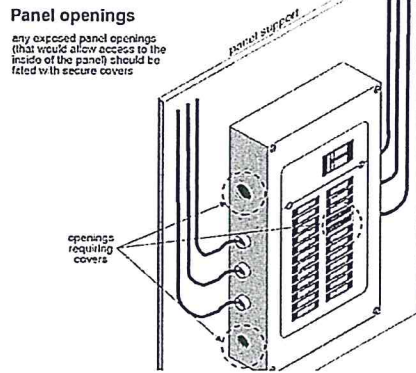
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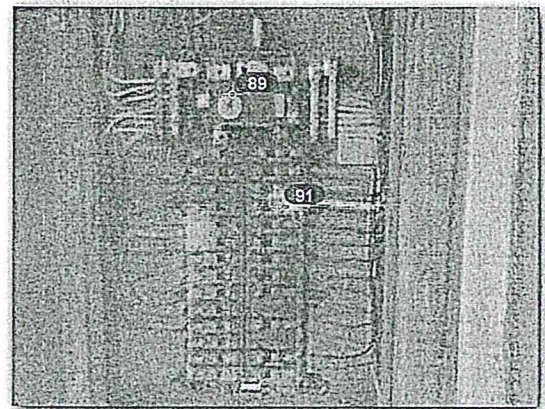
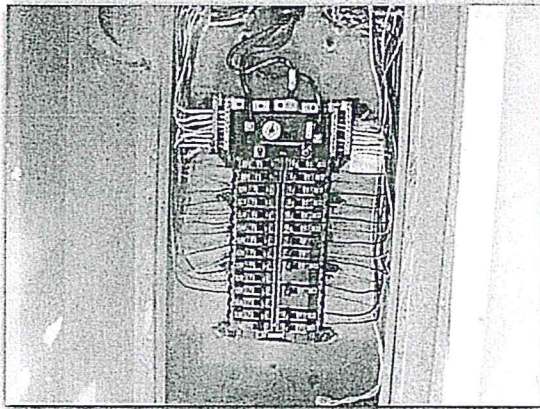
D=Deficient

I NI NP D

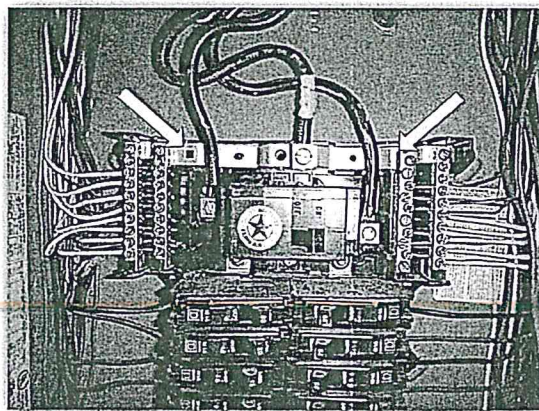
Panel exterior circular knock out(s) need to be sealed to prevent wasp / bee infestation.



100 AMP ELECTRICAL SUB PANEL LOCATED AT UNIT D ENTRY NOOK



Improper connection at sub-panel, need to remove bonding jumper from ground bus bar to isolate ground from neutral.





I=Inspected

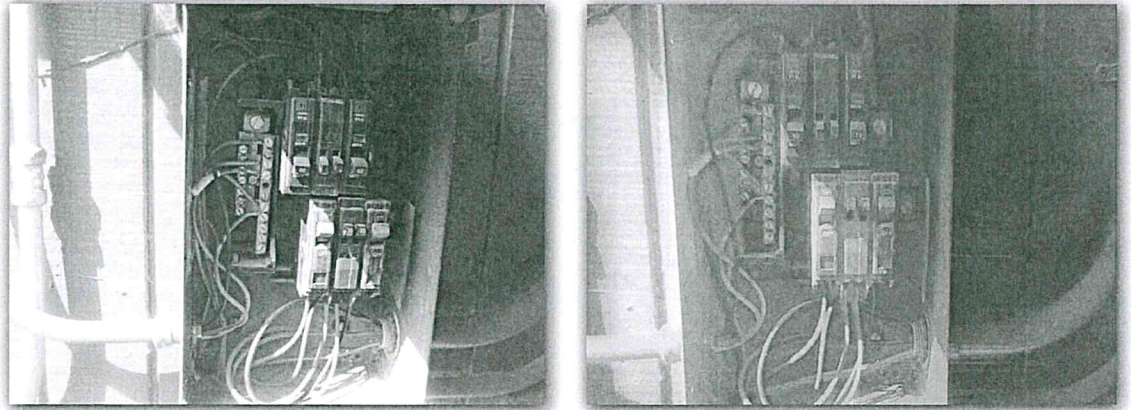
NI=Not Inspected

NP=Not Present

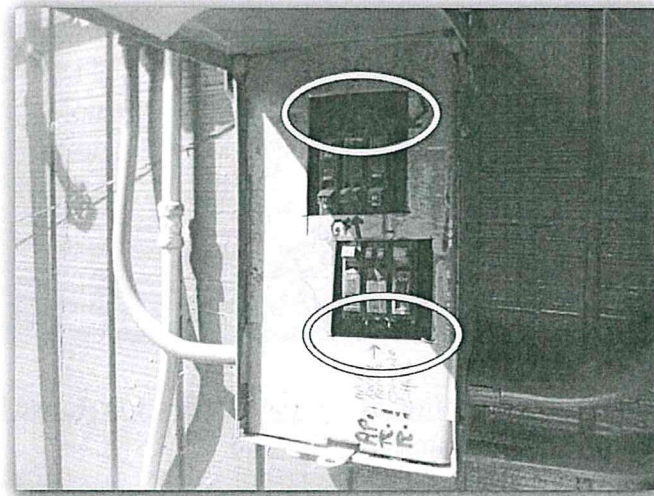
D=Deficient

I	NI	NP	D
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?? AMP ELECTRICAL SUB PANEL LOCATED AT NORTH EXTERIOR



Improper or homemade dead front cover observed, the cover is not adequate and large gaps can be seen exposing the interior of the panel box.



FEEDER WIRING:

*Observed feeder type of wiring is copper.*

No deficiencies observed at the time of inspection.



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B. Branch Circuits, Connected Devices, and Fixtures

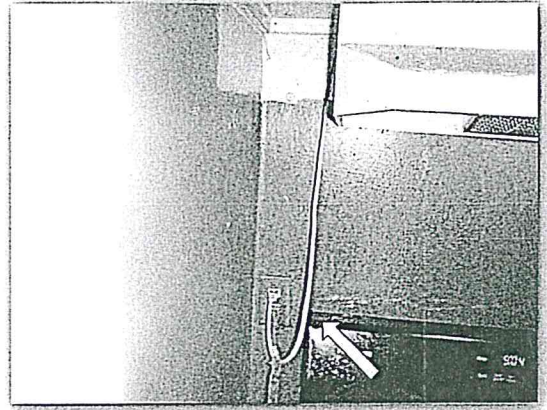
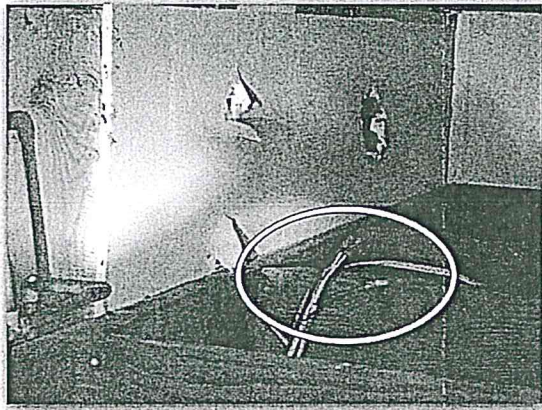
*Type of Wiring: Observed type of branch wiring is copper.*

*Comments:*

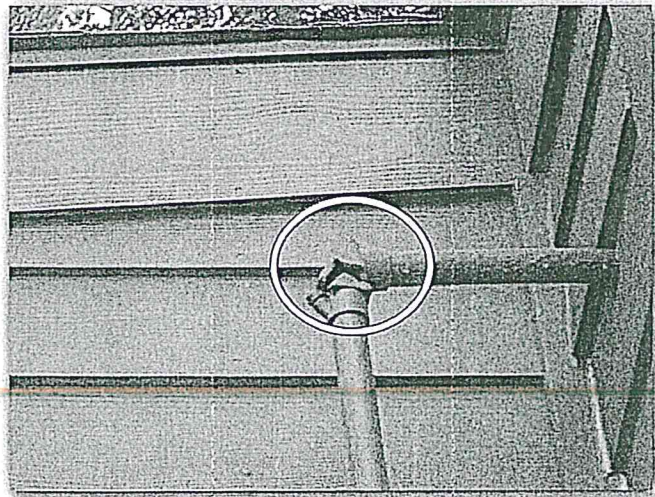
**BRANCH WIRING:**

Wire connections are not enclosed in proper electrical junction box(s), or electrical junction box(s) do not have covers in place, including but not limited to the following location: attic.

Lamp cord and/or extension cord wiring used improperly as permanent wiring; servicing the hood vent for unit A.



Conduit elbow observed to be damaged on the south side exposing the wiring to the outside elements and possibly allowing water intrusion within the conduit.



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**FIXTURES:**

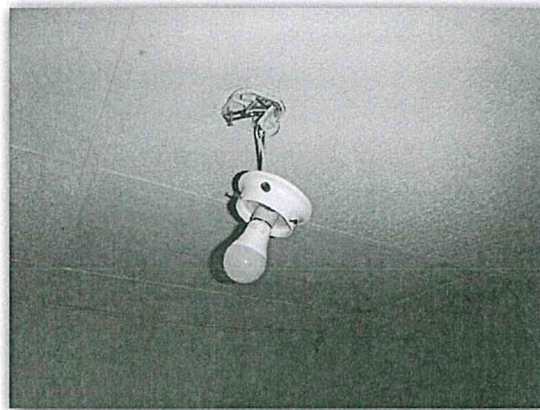
*Some exterior lights appear to be equipped with dusk to dawn sensor, motion sensor or timer controls, sensor controlled lights were not checked / inspected.*

Light diffuser / globe cracked, damaged or missing; multiple locations.

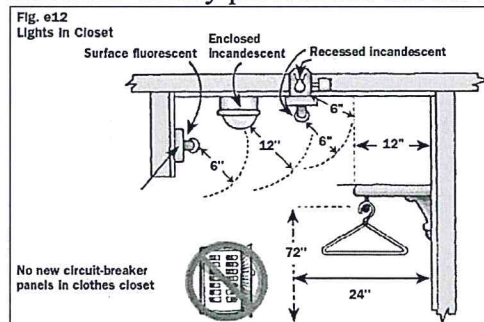
Light(s) found to be not functioning. Probably just a burned out bulb, or it could be a broken fixture / switch or improper wiring. Including but not limited to; multiple locations.

Missing light bulb(s) observed in light fixture(s) at following locations; outdoor locations.

Light not secured, unit D.



One or more of the closet light fixture(s) appear to be mounted to close to combustible material. Safety precautions should be taken around these light fixtures.





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**OUTLETS:**

*Outlets located in inaccessible areas (e.g., garage ceilings, exterior soffits, etc.) are not individually tested.*

*GFCI reset locations; all bathrooms and north and south exterior.*

The Bathroom GFCI in units B and D were not functioning, no power. Multiple GFCI outlets observed to have been painted over, this will affect the performance of the outlet

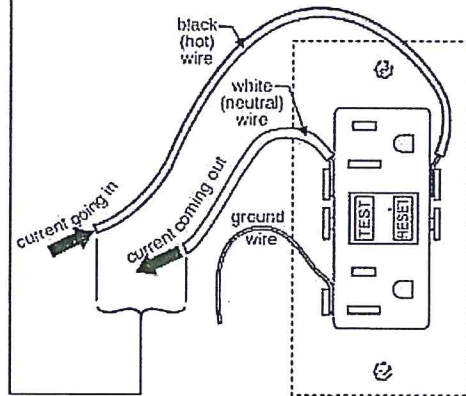
Did not observe GFCI protection of all outlets in required locations, including but not limited to the location marked below. This condition is a recognized safety hazard and is in need of repair.(all apartmntnets)

- |  |  |
|--|--|
| <input type="checkbox"/> All bathrooms             | <input type="checkbox"/> All kitchen counter top outlets |
| <input checked="" type="checkbox"/> Kitchen island | <input type="checkbox"/> Wet bar locations               |
| <input type="checkbox"/> All exterior locations    | <input type="checkbox"/> In garage                       |
| <input type="checkbox"/> Laundry sink              | <input type="checkbox"/> Pool area                       |
| <input type="checkbox"/> Other:                    | <input type="checkbox"/> Spa / hot tub                   |

**Ground fault interrupter**

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires  
 if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

**note:**  
 if the GFI is in the panel, the entire circuit will be shut down



**SWITCHES:**

*Voltage detector indicated switch(s) are not grounded as required by current industry standards (code) to reduce risk of electrical shock. Prior to 1999, grounding of switches was not required. Recommend grounding all non-grounded switches or replace all metal face plates and screws with non-conductive plastic face plates and screws.*

**EQUIPMENT DISCONNECTS:**

*Not present at time of inspection.*

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**SMOKE DETECTORS AND ALARMS:**

*Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.*

*The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: [www.cpsc.gov/CPSCPUB/PUBS/464.pdf](http://www.cpsc.gov/CPSCPUB/PUBS/464.pdf), [www.carbonmonoxidekills.com](http://www.carbonmonoxidekills.com), [www.nfpa.org/index.asp](http://www.nfpa.org/index.asp), and [www.usfa.dhs.gov/downloads/pyfff/inhome.html](http://www.usfa.dhs.gov/downloads/pyfff/inhome.html).*

**Inadequate number and/or improper location of smoke detectors in home. Smoke detectors should be located on each level of the home AND inside AND outside of all sleeping rooms. Consult the smoke detector manufacturer's instructions regarding specific placement of detectors.**

**DOORBELL & CHIMES**

There was only one door bell/button and it belonged to unit D. The door bell however was not functional.



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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

*Type of Systems: NO central heat*

*Energy Sources:*

*Comments:*

HEATING UNIT:

Make:

Model:

S/N:

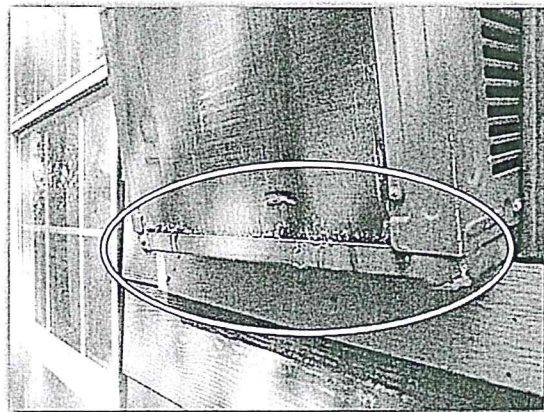
*Not present at time of inspection.*

#### B. Cooling Equipment

*Type of Systems: Wall units only. NO central heat and air.*

*Comments:*

**One of the wall units in apartment A was not functioning at the time of this inspection.**



CONDENSING UNIT:

Make:

Model:

S/N:

I=Inspected

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D=Deficient

I	NI	NP	D
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**EVAPORATOR COIL:**

Temperature Differential:

Make:

Capacity:

**C. Duct Systems, Chases, and Vents**

*Comments:*

*Not present at time of inspection.*

**IV. PLUMBING SYSTEMS**

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter: Front yard*

*Location of main water supply valve: At meter*

*Static water pressure reading: 56 psi*



*Comments:*

**WATER SUPPLY PLUMBING:**

*Water supply piping observed to be predominantly galvanized steel.*

*Water softener, treatment and filtration type of equipment was not checked/inspected.*



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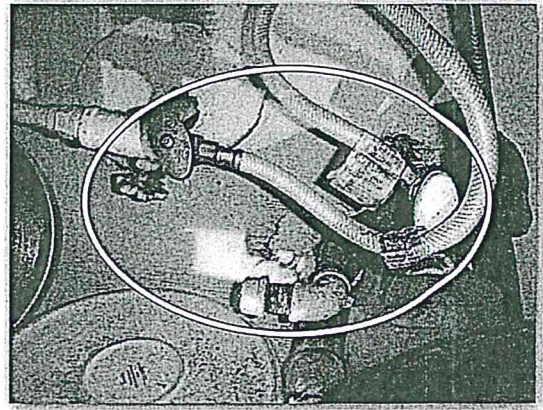
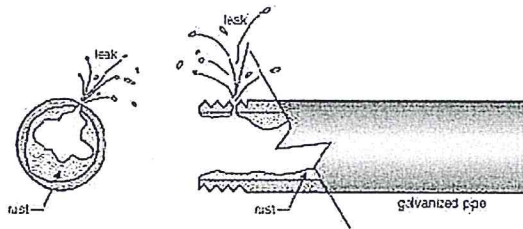
I NI NP D

*Water supply piping observed to be predominantly galvanized.*

**Galvanized steel pipe**

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe wall:

problems are likely to occur sooner on pipes carrying hot water, horizontal pipes and all threaded (thinner) sections



**COMMODES:**

Older commode has weak flush; multiple.

*One or more commode seats are loose, need to be secured.*

**SINKS:**

Surface damage to the sink observed to the bathroom unit A

**FAUCETS:**

Leaks at base "O" rings, and/or stem washers;

Faucet stop broken, [turns 360 degrees];unit A sink.

Hot/cold reversed, Hot water supply to any fixture shall be installed on the left side,

Standard Plumbing Code; Unit A tub/

**TUBS:**

Grout / caulking needed at vertical tile corners, cracks in tile and/or mortar between tiles, and where tile meets tub to prevent water entry behind wall. (multiple)

**SHOWER(S):**

*24 hour shower pan test has been specifically excluded.*

Shower diverter valve is not fully functional, does not direct all water to shower head during operation, multiple.

**LAUNDRY CONNECTIONS:**

Recommend use of stainless steel braided "no burst" clothes washer water supply lines to reduce chance of water damage.

**EXTERIOR HOSE BIBS:**

No deficiencies observed at the time of inspection.

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### GAS SUPPLY SYSTEMS

*Pressure test of gas lines has been specifically excluded.*

*Gas meter located at the north exterior side of house*

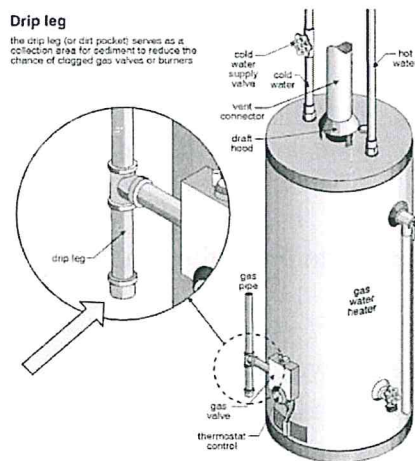
### OBSERVED BRANCH LINES:

*Galvanized and/or black iron*

### APPLIANCE CONNECTIONS:

*Proper flex*

*Did not observe gas line drip leg(s) on gas house heater and/or gas water heaters which is called for in the manufactures installation instructions.*





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I	NI	NP	D
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**B. Drains, Wastes, and Vents**

*Comments:*

*Hydrostatic pressure test of sewer lines was specifically excluded.*

**DRAIN, WASTE, VENT PLUMBING:**

*Type of drain waste vent material observed to primarily cast iron and/or galvanized. There were no plumbing access / inspection panels behind one or more tub(s). Overflow gaskets and drains not checked. Recommend installation of bath plumbing access panels where possible.*

Recommend hydrostatic test of sewer lines. Due to age of house and/or amount of settlement, the possibility of damaged/leaking drain lines below house in this inspector's opinion is significant. The test by licensed plumber costs several hundred dollars and may uncover / find problems that can easily cost 10-20 thousand dollars to fix. Most new homeowner's policy will no longer cover this expense while existing homeowner policy holder may be covered / insured for this expense.

**C. Water Heating Equipment**

*Energy Source: Gas both 2014 units*

*Capacity: 40 gallons*

*Comments:*

**WATER HEATING UNIT(S):**

Located in house without benefit of a drain pan. Should water heater leak interior flooring can be damaged REF.: 1991 Standard Plumbing Code 1213.7.1 IRC 2801.5.

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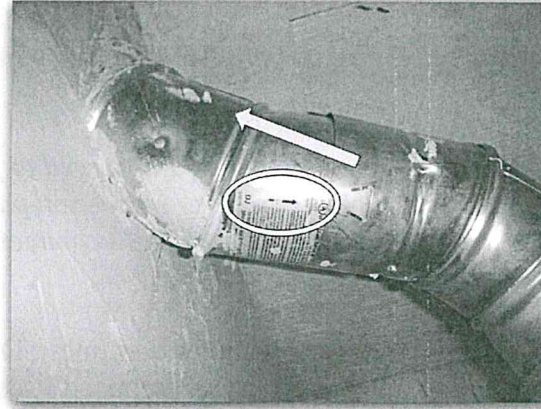
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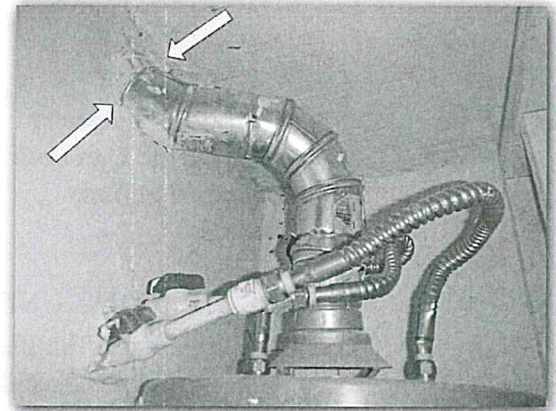
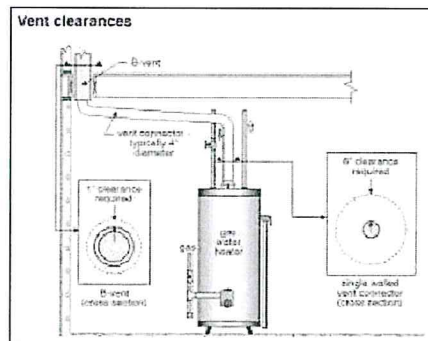
I NI NP D

**WATER HEATER EXHAUST VENT(S):**

**Vent pipe connection(s) improper, inside out / upside down, does not fully contain products of combustion in duct; south unit.**



Exhaust vent pipe is in contact or does not have required minimum 1" clearance from combustible material, [wood roof decking].





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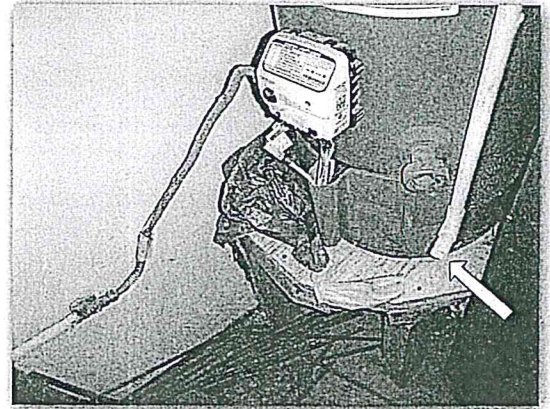
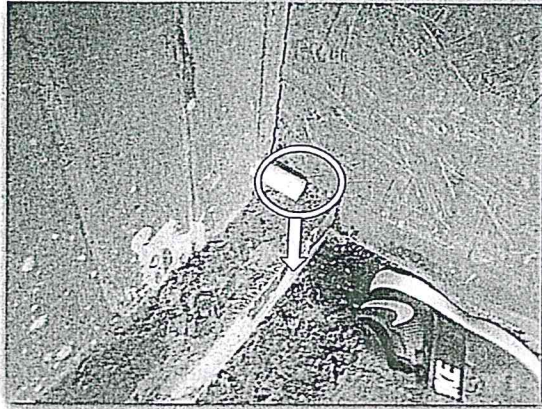
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**TEMPERATURE AND PRESSURE RELIEF VALVE(S):**

Did not check operation since valve(s) is/are over 3 years old. Most manufacturers recommend replacement of T&P valves over 3 years of age.

End of drain line missing 90 degree fitting to direct discharge downward.

**The TPR drain line should terminate to the exterior of the structure and terminate within 6 inches of the ground.**



**D. Hydro-Massage Therapy Equipment**

*Comments:*

*Not present at time of inspection.*

**E. Other**

*Comments:*

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NI=Not Inspected

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D=Deficient

I	NI	NP	D
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## V. APPLIANCES

### A. Dishwashers

*Comments:*

*Not present at time of inspection.*

### B. Food Waste Disposers

*Comments:*

*Not present at time of inspection.*

### C. Range Hood and Exhaust Systems

*Comments:*

Older unit, limited service life remaining.(all)

Light does not work/missing.

Excessive grease buildup on vent screen.(all)

Recirculating vent hood observed, does not vent appliance(s) to exterior.(all)

### D. Ranges, Cooktops, and Ovens

*Comments:*

GAS RANGE/COOKTOP:

Older unit, limited service life remaining.

GAS OVEN:

*Timer and cleaning cycles not checked*

Does not have recommended anti-tip bracket on back side of unit.

### E. Microwave Ovens

*Comments:*

*Not present at time of inspection.*



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

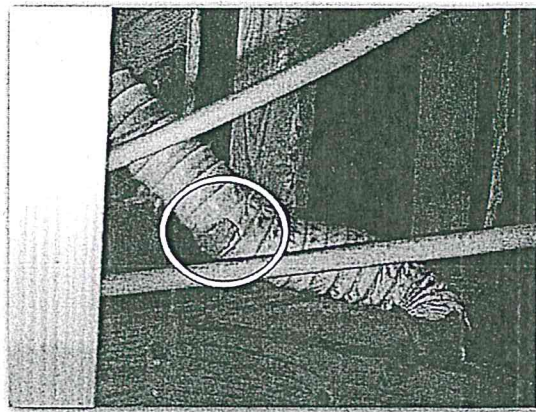
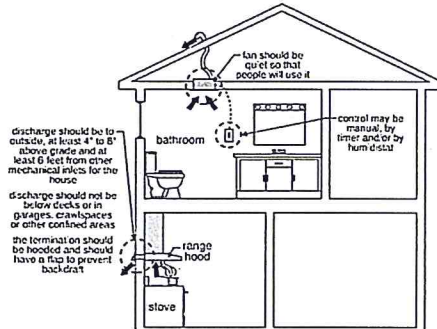
*Comments:*

Unit was not operational, not performing its intended function, in need of repair/replacement.

Multiple units were not functional, venting moisture.

Improperly vents into attic. Should vent to exterior.(not all to the exterior) The only one that had evidence of terminating to the exterior was for the front unit. This motor was not functional and the plastic vent is not rated to be used in the attic. The vent is also damaged probably by rodents.

Exhaust system components



**G. Garage Door Operators**

*Comments:*

*Not present at time of inspection.*

**H. Dryer Exhaust Systems**

*Comments:*

*Not present at time of inspection.*

**I. Other**

*Comments:*

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D=Deficient

I	NI	NP	D
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## VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**  
*Comments:*  
*Not present at time of inspection.*

**B. Outbuildings**  
*Comments:*  
*Not present at time of inspection.*

**C. Outdoor Cooking Equipment**  
*Energy Source:*  
*Comments:*

**D. Other**  
*Comments:*



***INTENT OF INSPECTION:***

It is the expressed intent and purpose of this report to inform you the client exclusively of the **visual ("eyeball") observations** and opinions made on the day of the inspection as to whether or not the structure, electrical, plumbing, and mechanical components of the subject property are performing the function for which they were intended to perform or are in need of immediate repairs. It is not within the intent and/or scope of this report to determine the insurability, habitability, suitability of use, economic life span, deferred maintenance issues , and/or issues unnamed in this report. **This report is neither an expressed nor implied warranty and / or guarantee as to future life and/or performance of the items inspected , but is intended to express the inspector's perceived impression of the apparent performance of the structure, electrical, plumbing, and mechanical components viewed on the date of the inspection. Our intent is to reduce your risk associated with this transaction, however we cannot eliminate all risk nor assume your risk.**

***SCOPE OF INSPECTION:***

The content of this report is based solely upon "eyeball" observations of apparent performance. Opinions have been formed from the inspector's personal knowledge and experience and not upon any code requirements and/or performance standards. Compliance with any federal, state or local codes and/or other legal requirements is not within the scope or intent of this report.

***METHOD OF INSPECTION:***

The inspection methodology has not been of a formal engineered type of inspection; therefore, no soil, physical or geological testing or inspections were performed. Many of the structural, electrical, plumbing, and mechanical components were judged indirectly by the visible condition of the surfaces and/or components open to view. Observations were made both inside as well as outside of the structure; however, these observations were limited to only those areas open to view without moving any item, i.e.; inhabitants furniture, belongings or stored items which was blocking the view. The inspector did not employ any instruments to aid in the inspection, **disassemble any component of an item checked**, (i.e.: disassemble a heating unit to inspect for a cracked heat exchanger), conduct extensive destructive testing, calculations, or removal of wall and floor covering unless noted in the body of this report.

***LIMITATION OF INSPECTION:***

The visual inspection method employed will generally produce a competent first impression assessment of the apparent past structural, electrical, plumbing, and mechanical components, provided refurbishing repairs have not been performed which would mask distress patterns normally produce by structural, electrical, plumbing, and mechanical components problems.

**Because the inspection procedure is visual only and was not intended to be diagnostic and/or technically exhaustive, an inherent residual risk remains that undiscovered problems exist and/or future problems will develop.**

There is no guarantee or warranty stated or implied that all defects have been found or that Sentinel Inspection Group, LLC will pay for the repair of any defect not discovered. The content of this report should be considered as an opinion of apparent performance of the items inspected and not engineering fact. THIS INSPECTION DOES NOT INCLUDE THE INSPECTION OF, SAMPLING FOR OR TESTING OF ANY SUBSTANCE CLASSIFIED OR OTHERWISE IDENTIFIED WITH OR AS A TOXIC SUBSTANCE AND/OR BIO-HAZARD OR WOOD DESTROYING INSECTS/ORGANISMS.



*Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed, The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and /or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.*

**EXPERT TESTIMONY / LITIGATION FINANCIAL COMPENSATION CLAUSE:**

In the event our services are needed at any time in the future as expert testimony or in a litigation case, client agrees at this time / in advance to financially compensate this firm for it's time and services.

Terms: Non-refundable retainer of \$2,500.00 upfront, Hourly rate of \$175.00 for any activities on our part for your case, including but not limited to; deposition, phone time, research, court time, travel time portal to portal, review of case prior to court appearance, etc. Balance due invoiced weekly, submitted Wednesday, payable the next Friday

**ARBITRATION / DISPUTE RESOLUTION**

In the event a dispute arises regarding an inspection that has been performed under this service agreement, Client(s) agree to notify Sentinel Inspection Group, LLC within ten (10) days of the time of discovery to give Walters Home Inspection a reasonable opportunity to re-inspect the property and resolve the dispute amicably. Upon the request of either party, all unresolved disputes relating to this agreement shall be submitted for arbitration in accordance with (AAA) American Association of Arbitrators then in effect with costs shared equally. This provision shall be specifically enforceable and damages for breach of this provision shall include but not limited to court costs and attorney's fees. Client agrees that Sentinel Inspection Group, LLC and it's agents liability, if any, shall be limited to the amount of the inspection fee paid for inspection. This limitation shall apply regardless of the cause of action or the legal theory pled or asserted specifically including, but not limited to, negligence. Sentinel Inspection Group, LLC

Sentinel Inspection Group, LLC does not conduct re-inspection services for any reason. We are not in the business of certifying workmanship and/or warranting another company's repair work. Receipts and/or warranty for work performed should be obtained from the company or companies who have provided repairs.

Acceptance and/or reliance on this report shall constitute an acknowledgment, acceptance, and agreement by Client(s) as well as any spouse / significant other, and/or any assigns to all terms, conditions, exclusions and limitations of this report as well as an acknowledgment that the inspection includes only those items listed as inspected in the inspection report.