

Old Forge LLC

Kevin Smith,
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November 25, 2019

Johannes Schmal
12310 Currin Forest
Houston Texas

Dear Mr. Schmal,

At your request I have visited the property at 12310 Currin Forest for the purpose of conducting a licensed real estate inspection. These are the findings and observations of that inspection;

Report Identification: 12310 Currin Forest Dr Houston, TX 77044

Structural Items

- **Foundation:**
 - Post tension cable slab.
 - Generally, in good condition with cracking at corners from thermal shock.
 - Back addition slopes to the south east corner with ½" slope. ¼" Refer the foundation to a licensed structural engineer or a reputable foundation repair contractor for further evaluation and possible recommendations.
 - Back shed foundation has RTS cracking due to shrinkage
- **Roof Covering:**
 - Composition roofing over wood deck.
 - Roof age appears to be 7 to 10 years old based on visual inspection and condition.

- Shingle damage on north east and south side of main building and the east addition.

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Roof Structures and Attic:

- Attic stairs have sharp bolts protruding through the panel, missing hardware to secure stairs together, and bottom two rungs are broken with half of the steps missing.
- Attic crawl space missing adequate boards to traverse to heating/cooling equipment, 30" wide x 1-inch thick plywood. Existing running boards do not run the full length to equipment.
- Evidence of possible fire damage above master bedroom and second bedroom in vicinity of the air handler. Refer to the seller for more information.
- Intake ventilation is covered by insulation, blocking proper airflow to vent from lower intake to higher exhaust. Will allow excessive heating and premature end of life to shingles.
- Provide attic ventilation in accordance with the current provisions of the IRC building code – 1 square foot net free ventilation for every 300square feet of attic space.
- Rat traps were found inside the attic at the north exhaust turbine
- **Walls (Interior & Exterior):**
 - Exterior brick veneer outside of the garage above the window has cracking in the mortar due to insufficient reinforcement above the window area, non-structural concern is limited to aesthetics.
 - Sheetrock in the back addition under the window A/C unit shows signs of water penetration with 20% moisture measured in the sheetrock. This is a condition that is conducive to wall and wall framing damage and is a risk for mold. Remediate the source of moisture and possible mold inside the wall cavity.
 - Second bedroom telephone wire access is currently covered with cardboard, cover with a blind plate.
 - Back addition shows sign of foundation settling with cracks in the upper walls at the windows.
 - Storage shed Hardie boards are damaged and must be replaced to protect the walls and the interior space.
- **Ceiling & Floors:**
 - Tile is generally in good condition

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- **Door (Exterior & Interior):**
 - Adjust the doors at the following locations to operate and latch as intended: ½ bath, master closet, second bedroom closet, and full bathroom.
 - Back door at kitchen has a broken threshold and is missing weather stripping around the door.
 - Garage conversion bedroom has a hole in the backside
- **Windows:**
 - Garage conversion bedroom has bars on the window that do not open as required per building code.
 - 2 windows in the addition have broken balance spring strings.
 - Some screens are missing or damaged.
- **Outside shed:**
 - Full of debris and dog feces.
 - Fan blades are sagging and need to be replaced.

Electrical System

- **Service Entrance Panels:**
 - Located at the south east corner of the home
 - Screws holding the dead plate of the service panel are pointed and are a health and safety risk.
 - Circuit breakers are double lugged and need to be separated into designated circuit breakers.
 - 2 non-metallic sheath circuits entering the bottom of the service panel do not have the proper anti-short bushings.
 - Conductors coming out of the bottom of the service panel must be completely enclosed in conduit.
 - Open positions in the service panel should be closed with knockouts.
 - Connector elbows to power boxes has air gaps which allow the elements to enter the boxes.
- 220v. electrical outlet at the dryer is not to current 4 prong standards.
- Kitchen does not have GFCI outlets installed above counter tops per code.
- Bathroom does not have GFCI outlets installed above counter tops per code.
- 110VAC outlet at entrance near the upper end of the door of the back addition has an open ground.
- Outside electrical outlet at A/C compressor is not a GFCI per code.
- Outside electrical outlet at circuit breaker box is not a GFCI per code.
- ½ bath does not have electrical outlets.

- Master bedroom fan lights did not come on (possibly due to bad bulbs which is outside of the inspection scope).
- Storage shed missing cover plates for all electrical outlets.

Heating, Ventilation and Air Conditioning Systems

- **Heating Equipment:**
 - Central Gas Forced Air System.
 - Yellow flex gas supply to the furnace does not meet code. The gas supply going through the chassis of the furnace must be hard piped to prevent fire or explosion.
- **Cooling Equipment:**
 - Central Electrical Forced Air System
 - Air handler
 - Model 58STA090- - - 16116
 - Serial 0818715
 - 4-ton compressor, Carrier
 - Return line is not insulated
 - Window A/C unit in back addition requires service for squeaking belt and to correct angle for drainage. The angle is flat and there is evidence of water condensate draining into the sheetrock below.
 - Window unit in storage shed is not working.

Plumbing System

- **Plumbing Supply, Distribution System and Fixtures:**
 - Water meter in front yard, water main supply valve at side of house
 - Water main shutoff leaking at the packing nut
 - Static water pressure:
 - Over 40 lbs.
 - Piping in attic is PEX type
 - Water service entry to the house is not insulated, risk of freezing damage during winter
- **Drains, Waste and Vents:**
 - The exterior dryer vent louvers at exterior of the building are blocked and inoperable. There is a risk of fire due to excessive lint buildup
- **Water Heating Equipment:**
 - Located in the laundry room, Rheem 40 gallon gas water heater.
 - Safety valve relief valve is due for 3 year replacement.
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- Hot water heater, water shutoff is on the outlet instead of the inlet, is not correctly installed.

Appliances

- **Refrigerator:**
 - Works as expected
- **Dishwasher:**
 - Works as expected
- **Food Waste Disposal:**
 - Works as expected
- **Range Hood and Exhaust Systems:**
- **Ranges, Cooktops and Ovens:**
 - Works as expected
- **Dryer Exhaust System:**
 - Works as expected
- **Smoke Detectors:**
 - 1 in the laundry room and 1 in the hallway outside of the master bedroom
 - Working smoke alarms must be installed in all sleeping areas.
- **Carbon Monoxide Detectors:**
 - Add a carbon monoxide detector in the laundry room because of the gas water heater.

Kevin Smith

TREC #3234

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