



Inspection Report

Optima Real Estate Properties, LLC oa10000mill@gmail.com

Property Address:
1908 Upland Dr
Houston Tx. 77043



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Princess Quality Inspections

Guadalupe Garza Texas License # 21587
1026 Andover Drive, Pearland Texas 77584
www.pricessinqualityspections.net
princess.inspections@gmail.com
(281) 814-7163

PROPERTY INSPECTION REPORT

Prepared For: Optima Real Estate Properties, LLC oa10000mill@gmail.com

(Name of Client)

Concerning: 1908 Upland Dr, Houston, Tx. 77043

(Address or Other Identification of Inspected Property)

By: Guadalupe Garza Texas License # 21587 / Princess Quality Inspections 1/9/2019

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard 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.

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

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, 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Standards of Practice:

NACHI National Association of Certified
Home Inspectors

In Attendance:

Seller only

Type of building:

Duplex Residential

Approximate age of building:

Over 25 Years

Temperature:

Over 65

Weather:

Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

1.0 Roof Coverings

Viewed roof covering from: Ladder, Binoculars, Drone

Roof Covering: Asphalt/Fiberglass

Comments:



1.0 Item 1(Picture) Roof covering materials



1.0 Item 2(Picture) Roof covering materials

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1.0 Item 3(Picture) Damaged shingles



1.0 Item 4(Picture) Damaged shingles

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1.0 Item 5(Picture) Damaged shingles



1.0 Item 6(Picture) Damaged shingles

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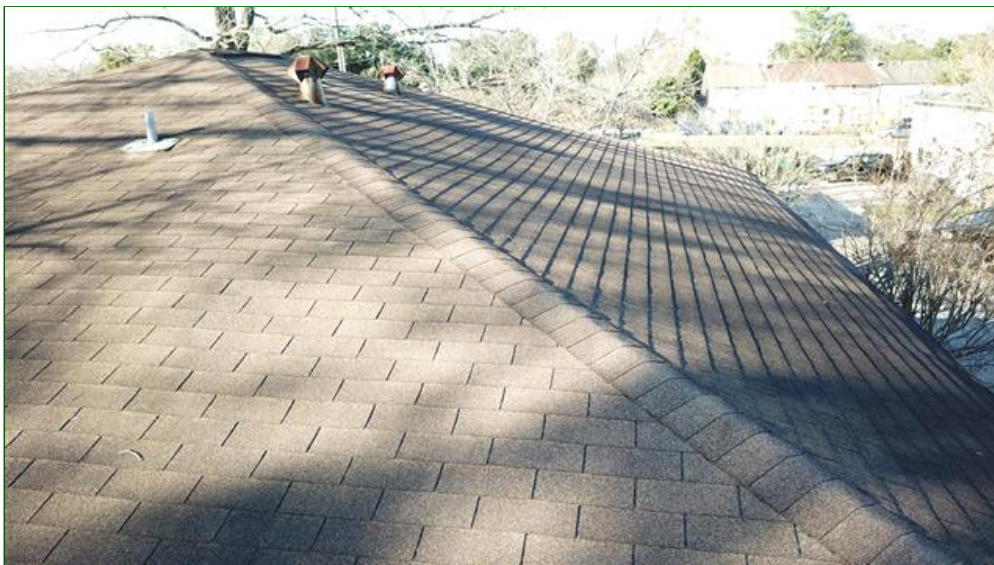
1.0 Item 7(Picture) Damaged shingles



1.0 Item 8(Picture) Roof covering materials

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1.0 Item 9(Picture) Roof covering materials



1.0 Item 10(Picture) Damaged shingles

More than one area of the roof shows signs of age/wear, damaged shingles are in need of repair and roof penetrations must be monitored for alligating of tar and repaired periodically. The inspector recommends a qualified roofing contractor examine the roof further to advise and repair as necessary.

1.1 Flashings

Comments:

Drip edge is in need of repair at one or more area at eaves.

1.2 Skylights, Chimneys and Roof Penetrations

Comments:

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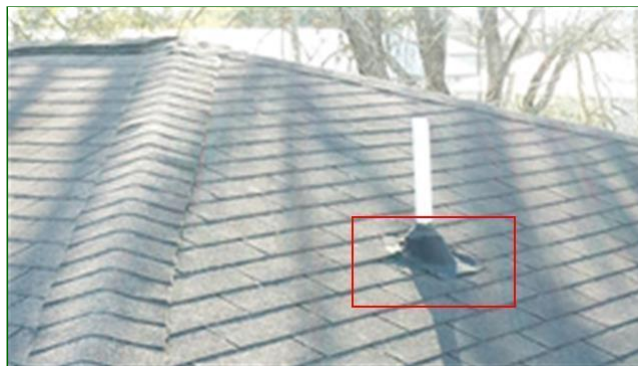
IN NI NP RR



1.2 Item 1(Picture) Improperly installed vents



1.2 Item 2(Picture) Improperly installed vents



1.2 Item 3(Picture) Improperly installed vents

Improperly installed vents are in need of further examination and repair by a qualified roofing contractor.

1.3 Roof Ventilation

Roof Ventilation: Ridge vents, None found

Comments:

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1.3 Item 1(Picture) Bonnet vents are improperly installed



1.3 Item 2(Picture) Bonnet vents are improperly installed

Bonnet vents are improperly installed and should be replaced with passive vents at next roof covering change.

Mechanical bathroom ventilation terminate at bonnet vents and reducing attic ventilation.

The inspector recommends increasing the attic ventilation in both units. High attic temperatures reduce roof covering material service life and may cause blistering of shingles. Some shingles show signs of blistering caused by excessive attic temperatures.

1.4 Roof Drainage Systems (gutters and downspouts)

Comments:

1.5 Roof Structure and Attic (Report leak signs or condensation)

Roof-Type: Hip

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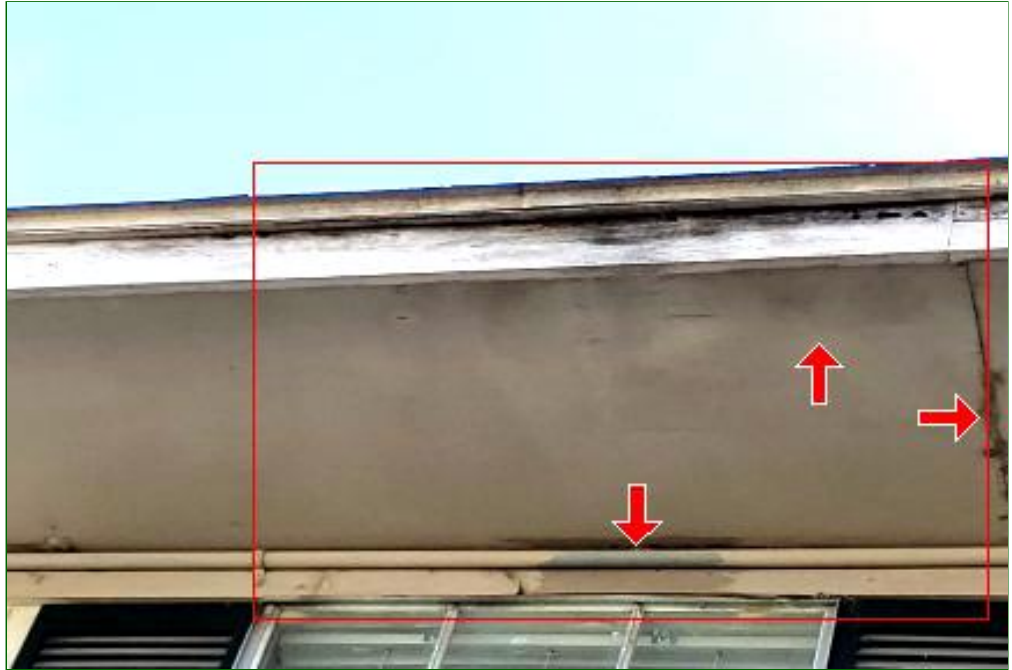
Method used to observe attic: Walked

Roof Structure: 2 X 6 Rafters, Plywood, Deflections in roof structure observed

Ceiling Structure: 6" or better

Attic info: Scuttle hole, No Storage

Comments:



1.5 Item 1(Picture) Moisture stains in soffit system

Moisture stains and deteriorated materials in soffit system are in need of repair as well as cause of moisture.

1.6 Ventilation Fans and Thermostatic Controls (attic)

Comments:

The inspector recommends while repairing soffit system add soffit ventilation to increase air flow thru attic.

1.7 Insulation in Attic

Attic Insulation: Unknown, Below, R-19

Comments:

1.8 Visible Electric Wiring in Attic

Comments:

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IN NI NP RR



1.8 Item 1(Picture) Improper wire connections in attic of both units is in need of repair.

Improper wire connections in attic of both units is in need of repair.

1.9 Firewall Separation Between Units in Attic Space

Comments:

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IN NI NP RR



1.9 Item 1(Picture) Firewall damage between units



1.9 Item 2(Picture) Breach in firewall

Firewall damage between units **(must)** be repaired to code by a qualified contractor to give occupants time to escape from a spreading fire.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

2.0 Wall Cladding Flashing and Trim

Siding Style: Lap, Brick

Siding Material: Wood, Brick veneer

Comments:

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IN NI NP RR



2.0 Item 1(Picture) Damaged/deteriorated siding/
trim



2.0 Item 2(Picture) Damaged/deteriorated siding/trim

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2.0 Item 3(Picture) Damaged/deteriorated siding/trim



2.0 Item 4(Picture) Damaged/deteriorated siding/trim

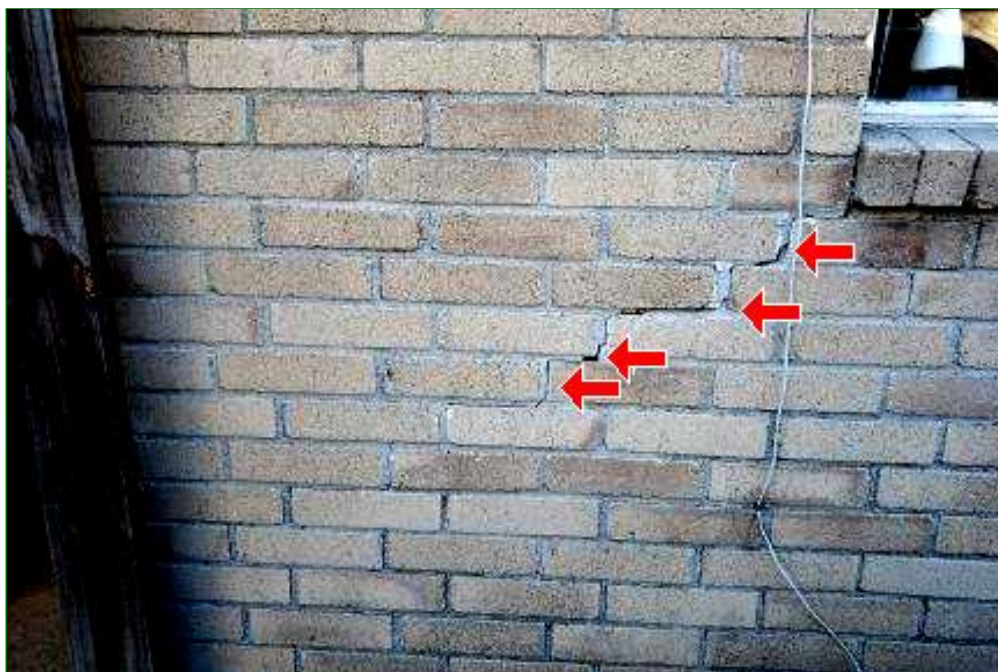
(1) Damaged/deteriorated siding/trim is in need of repair.

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2.0 Item 5(Picture) Brick mortar cracks discovered on both units



2.0 Item 6(Picture) Brick mortar cracks discovered on both units

(2) Brick mortar cracks along with cracks in drywall in both units discovered are indicators that settlement has occurred or is ongoing. The distress patterns observed at the time of inspection were not significant

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enough to warrant repair of foundation. This is the opinion of the inspector and the inspector recommends a qualified foundation contractor render his/her opinion to advise and repair if necessary.

2.1 Doors (Exterior)

Exterior Entry Doors: Steel, Insulated glass

Comments:



2.1 Item 1(Picture) seal around door frame



2.1 Item 2(Picture) Damaged/deteriorated door frame

(1) Seal around door frame.

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Damaged/deteriorated door frame should be examined further by a pest control contractor to identify, and treat any insect infestations in the home.



2.1 Item 3(Picture) Rusty lintels above doors and windows are in need of painting with a rust inhibitor to prevent premature deterioration of load bearing lintels.

(2) Rusty lintels above doors and windows are in need of painting with a rust inhibitor to prevent premature deterioration of load bearing lintels.

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2.1 Item 4(Picture) Door damaged and in need of repair.

(3) Door damaged and in need of repair.

2.2 Windows

Comments:



2.2 Item 1(Picture) Missing window screens throughout the units are in need of replacing

Missing window screens throughout the units are in need of replacing.

Seal around exterior windows and deteriorated glass seals to prevent moisture intrusions.

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IN NI NP RR

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Appurtenance: Sidewalk, Patio

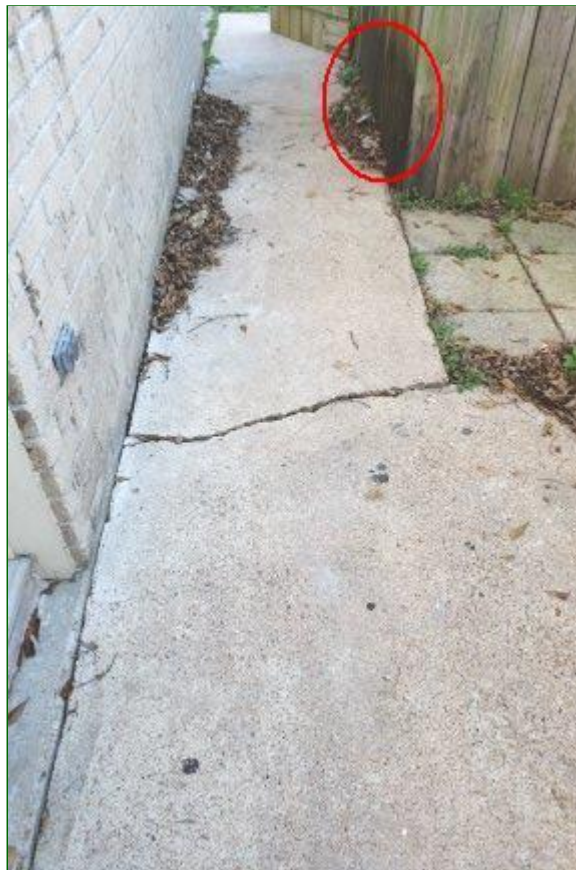
Comments:

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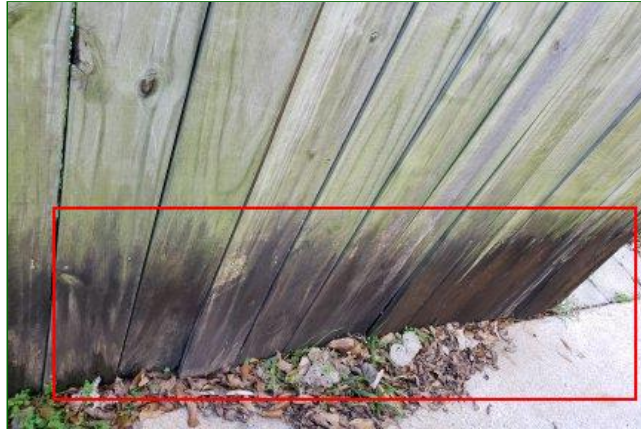
2.3 Item 1(Picture) Fencing at both units have microbic growth with a musty odor that is in need of cleaning



2.3 Item 2(Picture) Fencing at both units have microbic growth with a musty odor that is in need of cleaning

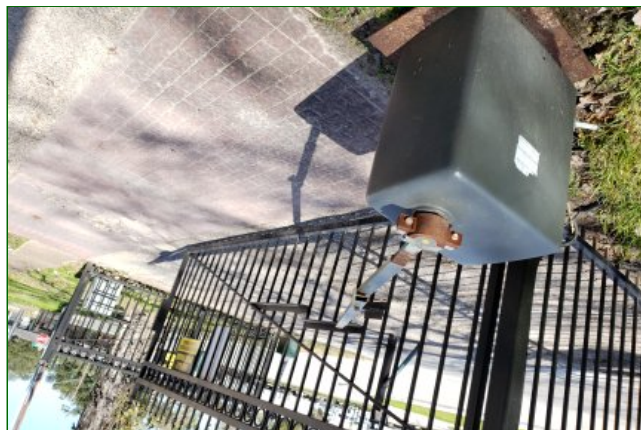
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2.3 Item 3(Picture) Fencing at both units have microbic growth with a musty odor that is in need of cleaning

(1) Fencing at both units have microbic growth with a musty odor that is in need of cleaning. Examine area near fencing further for leaks and repair as necessary.



2.3 Item 4(Picture) Entry gate not working at the time of inspection and is in need of repair

(2) Entry gate not working at the time of inspection and is in need of repair.

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2.3 Item 5(Picture) Damaged/deteriorated fencing materials are in need of repair.

(3) Damaged/deteriorated fencing materials are in need of repair.



2.3 Item 6(Picture) Cracked walkway is in need of repair.

(4) Cracked walkway is in need of repair.

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2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Driveway: Concrete

Comments:



2.4 Item 1(Picture) Trees near flatwork and buildings



2.4 Item 2(Picture) Trees at rear of building should be removed to prevent differential settlement of the building.

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IN NI NP RR

(1) The inspector recommends considering removing trees near flatwork and buildings or installing a root barrier to help prevent differential settlement of the buildings foundation/structure.

Trees at rear of building should be removed to prevent differential settlement of the building.



2.4 Item 3(Picture) Gate must be lifted to open and close and is in need of repair.

(2) Gate must be lifted to open and close and is in need of repair.

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IN NI NP RR



2.4 Item 4(Picture) Tree branches in need of trimming back from structure.

(3) Tree branches in need of trimming back from structure.



2.4 Item 5(Picture) Trip hazard in sidewalk at front of building is in need of repair.

(4) Trip hazard in sidewalk at front of building is in need of repair.

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IN NI NP RR



2.4 Item 6(Picture) Overgrown vegetation

(5) Overgrown vegetation surrounding transformer is in need of trimming.

2.5 Eaves, Soffits and Fascias

Comments:

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IN NI NP RR



2.5 Item 1(Picture) Deteriorated soffit/fascia is in need of repair



2.5 Item 2(Picture) Deteriorated soffit/fascia is in need of repair



2.5 Item 3(Picture) Deteriorated soffit/fascia is in need of repair

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2.5 Item 4(Picture) Deteriorated soffit/fascia is in need of repair



2.5 Item 5(Picture) Deteriorated soffit/fascia is in need of repair



2.5 Item 6(Picture) Deteriorated soffit/fascia is in need of repair

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2.5 Item 7(Picture) Deteriorated soffit/fascia is in need of repair



2.5 Item 8(Picture) Deteriorated soffit/fascia is in need of repair

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2.5 Item 9(Picture) Deteriorated soffit/fascia is in need of repair

(1) Deteriorated soffit/fascia is in need of repair. Further examination of eaves is recommended by a roofing contractor for leaks into soffit at areas of buildings soffit system.



2.5 Item 10(Picture) Roof decking at rear of building

(2) Roof decking at rear of building is lifted in areas and is in need of further examination by a qualified roofing contractor to advise and repair as necessary.

2.6 Plumbing Water Faucets (hose bibs)

Comments:

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IN NI NP RR



2.6 Item 1(Picture) Loose ground on exterior hose bib is in need of repair.



2.6 Item 2(Picture) Insulate all exterior water supply piping

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



2.6 Item 3(Picture) Insulate all exterior water supply piping

Loose ground on exterior hose bib is in need of repair.

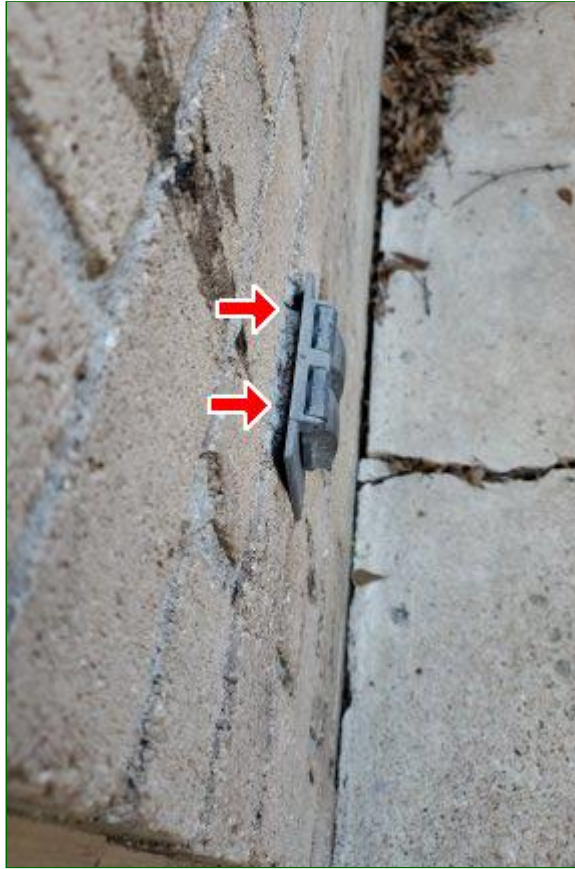
Insulate all exterior water supply piping.

2.7 Outlets (exterior)

Comments:

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IN NI NP RR



2.7 Item 1(Picture) Seal around exterior receptacles

Seal around exterior receptacles

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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3. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

3.0 Ceilings

Refrigerator: KENMORE

Comments:

3.1 Walls

Comments:

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IN NI NP RR



3.1 Item 1(Picture) Wall damage near range

Unit 1908 Wall damage near range is on need of repair.

3.2 Floors

Comments:

3.3 Pantry/Closet Doors

Comments:

3.4 Windows

Comments:

3.5 Counters and a Representative Number of Cabinets

Cabinetry: Wood, Veneer

Countertop: Laminate

Comments:

3.6 Plumbing Drain and Vent Systems

Comments:

3.7 Plumbing Water Supply Faucets and Fixtures

Comments:

Unit 1908 Stand up shower fixture is in need of repair or replacement.

3.8 Outlets, Wall Switches and Fixtures

Comments:

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3.8 Item 1(Picture) No GFCI protection in kitchen or bathrooms and should be updated for safety

Unit 1910 No GFCI protection in kitchen or bathrooms and should be updated for safety.

3.9 Dishwasher

Dishwasher Brand: WHIRLPOOL

Comments:



3.9 Item 1(Picture) Dishwasher

(1) Unit 1910 Dishwasher was performing as intended at the time of inspection.



3.9 Item 2(Picture) Dishwasher

(2) Unit 1908 Dishwasher was performing as intended at the time of inspection.

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3.10 Ranges/Ovens/Cooktops

Range/Oven: GENERAL ELECTRIC, KENMORE

Comments:



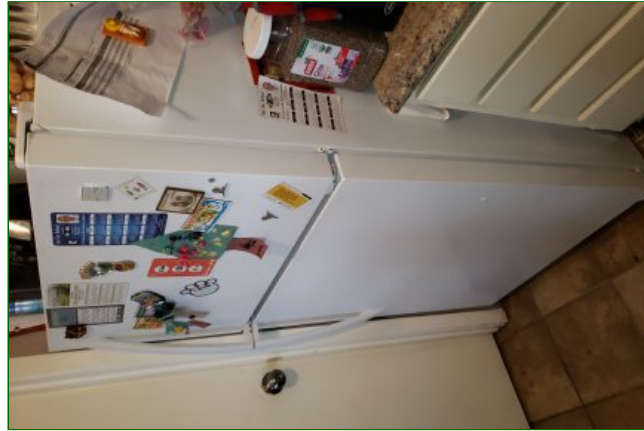
3.10 Item 1(Picture) Range hot light stays on constantly and left front burner element was not working at the time of inspection and in need of repair.

3.10 Item 2(Picture) Light stays on

(1) Unit 1910 Range hot light stays on constantly and left front burner element was not working at the time of inspection and in need of repair.

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3.10 Item 3(Picture) Refrigerator



3.10 Item 4(Picture) Ice maker was not working

(2) Unit 1910 Refrigerator was working but ice maker not working and may not have a connection.

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3.10 Item 5(Picture) Range/Oven



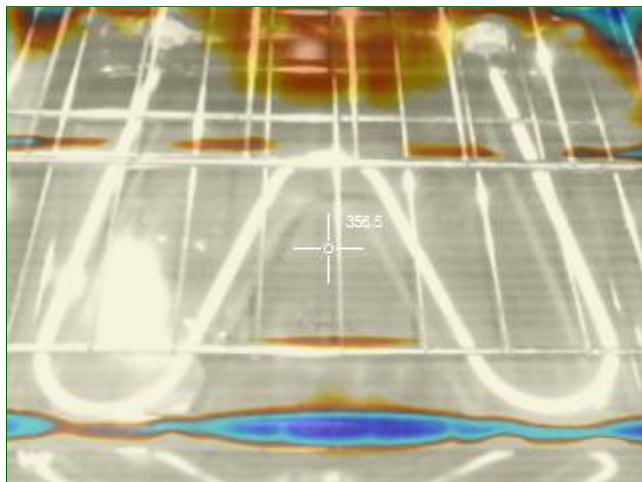
3.10 Item 6(Picture) Missing anti-tip bracket and missing floor covering

(3) Unit 1908 Range/Oven was performing as intended at the time of inspection.

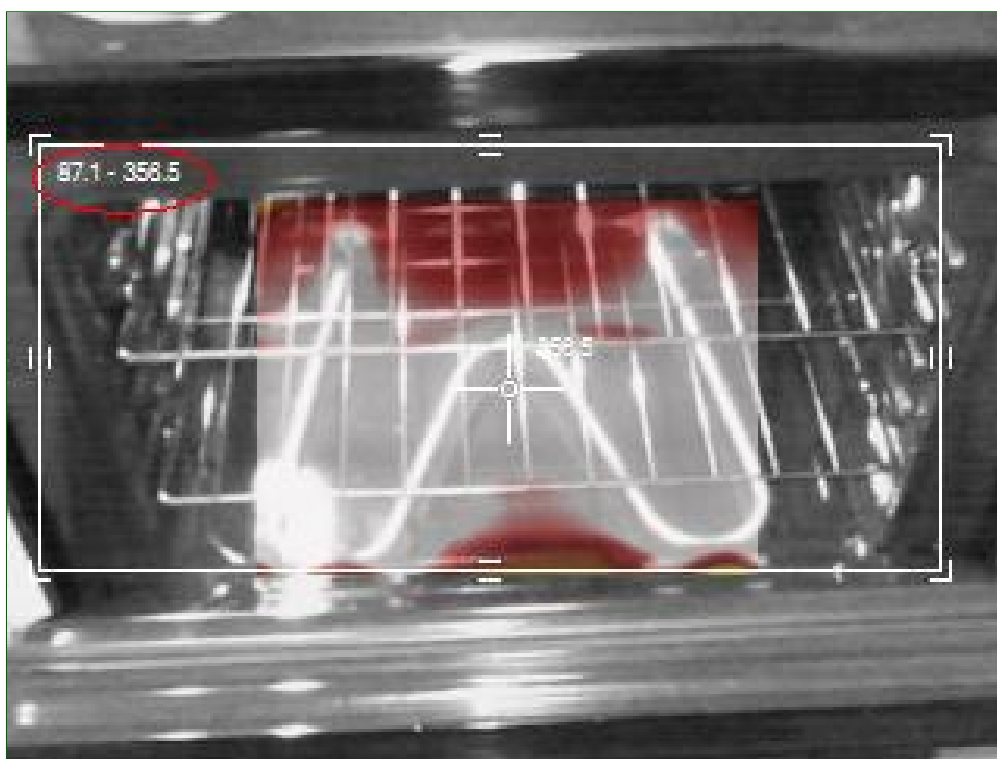
Missing anti-tip bracket and floor covering behind range and are in need of repair.

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3.10 Item 7(Picture) Oven temperatures in unit 1910
ok



3.10 Item 8(Picture) Oven temperatures in unit 1908 ok

(4) Oven temperatures ok in both units.

3.11 Range Hood

Exhaust/Range hood: GENERAL ELECTRIC, KENMORE

Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



3.11 Item 1(Picture) Range hood exhaust system

(1) Unlit 1910 Range hood exhaust system was working at the time of inspection.



3.11 Item 2(Picture) Range hood exhaust system

(2) Unit 1908 Range hood exhaust system was working as intended at the time of inspection.

3.12 Food Waste Disposer

Disposer Brand: BADGER

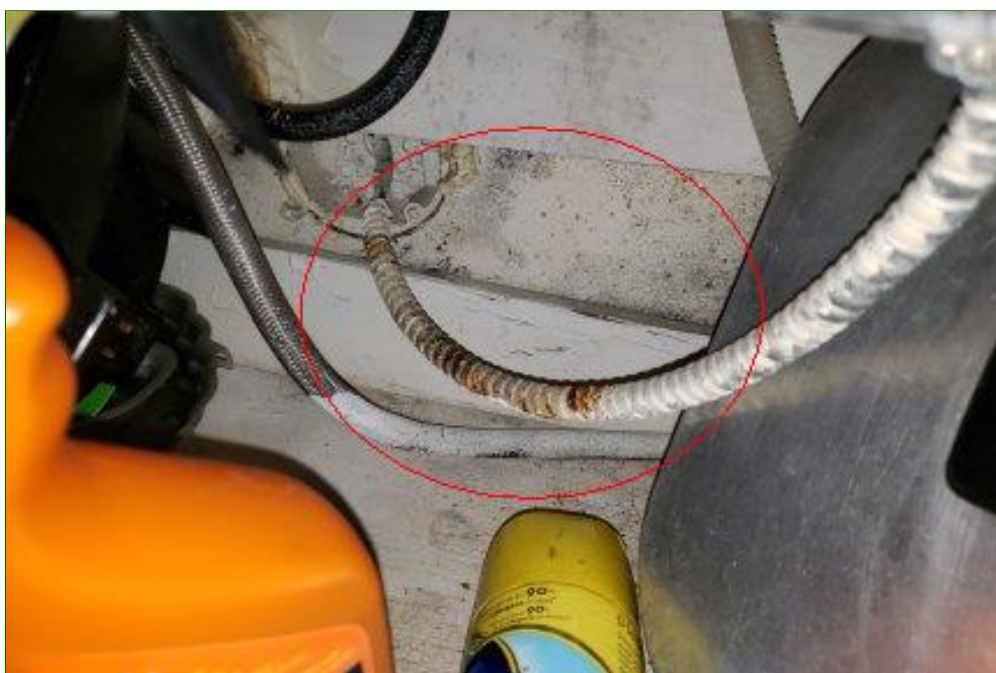
Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



3.12 Item 1(Picture) Food waste disposal



3.12 Item 2(Picture) Deteriorated food waste disposal power supply conduit

(1) Unit 1910 Food waste disposal was working at the time of inspection.

Deteriorated food waste disposal power supply conduit is in need of repair.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



3.12 Item 3(Picture) Food waste disposal



3.12 Item 4(Picture) Improper food waste disposal power supply

(2) Unit 1908 Food waste disposal was performing at the time of inspection.

Improper food waste disposal power supply connection is in need of repair.

3.13 Microwave Cooking Equipment

Built in Microwave: WHIRLPOOL

Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



3.13 Item 1(Picture) Microwave

Microwave was working at the time of inspection.

3.14 Clothes Dryer Vent Piping

Clothes Dryer Vent Material: Unknown, Metal

Comments:



3.14 Item 1(Picture) Clogged Dryer vent termination

(1) Unit 1910 Clogged Dryer vent termination is in need of cleaning.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



3.14 Item 2(Picture) Damaged dryer vent is in need of repair and cleaning

(2) Unit 1908 Damaged dryer vent has bee hives and is in need of repair and cleaning.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR

4. Rooms

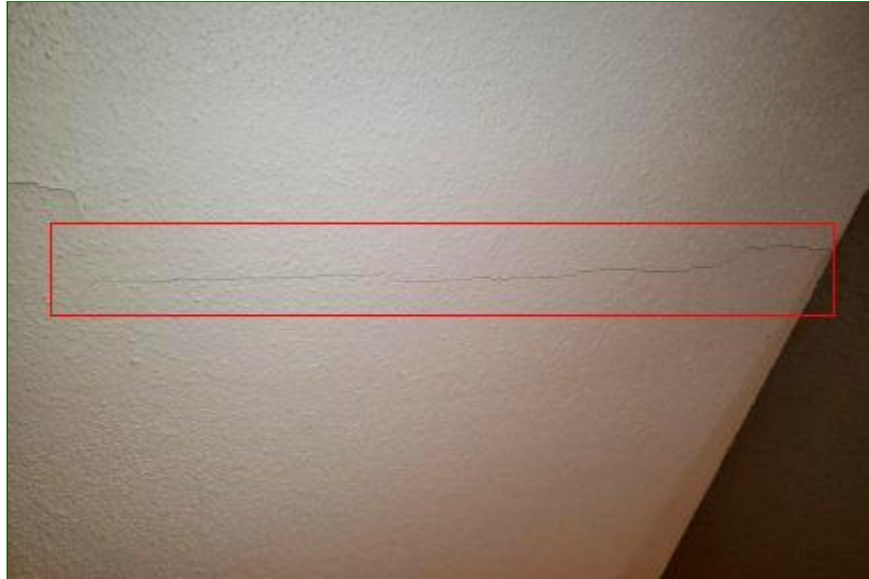
4.0 Ceilings

Ceiling Materials: Drywall

Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



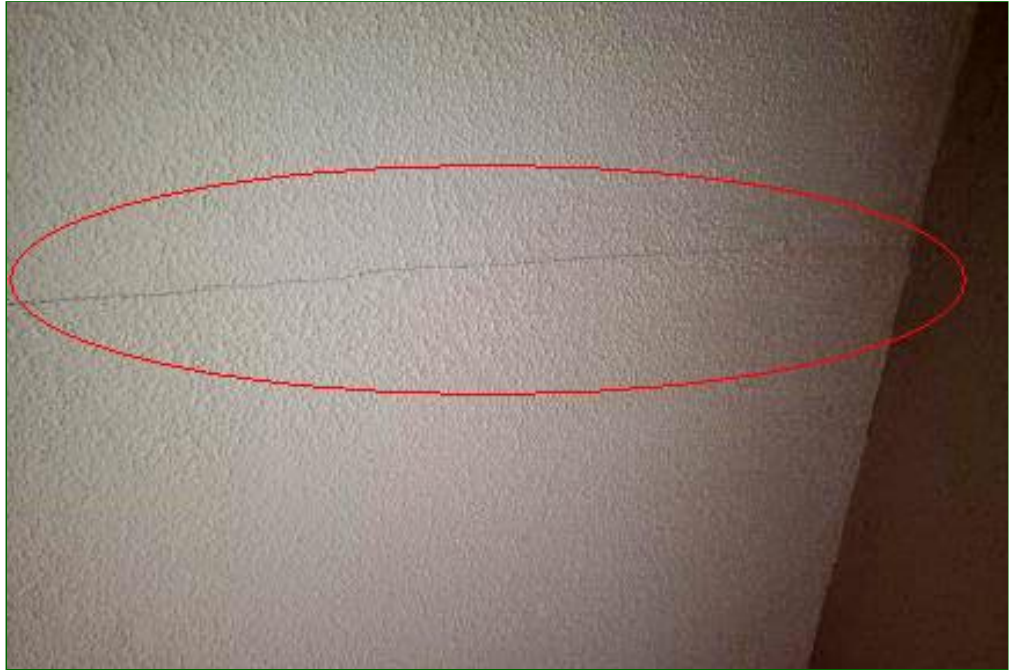
4.0 Item 1(Picture) Ceiling cracks discovered in both units are in need of repair



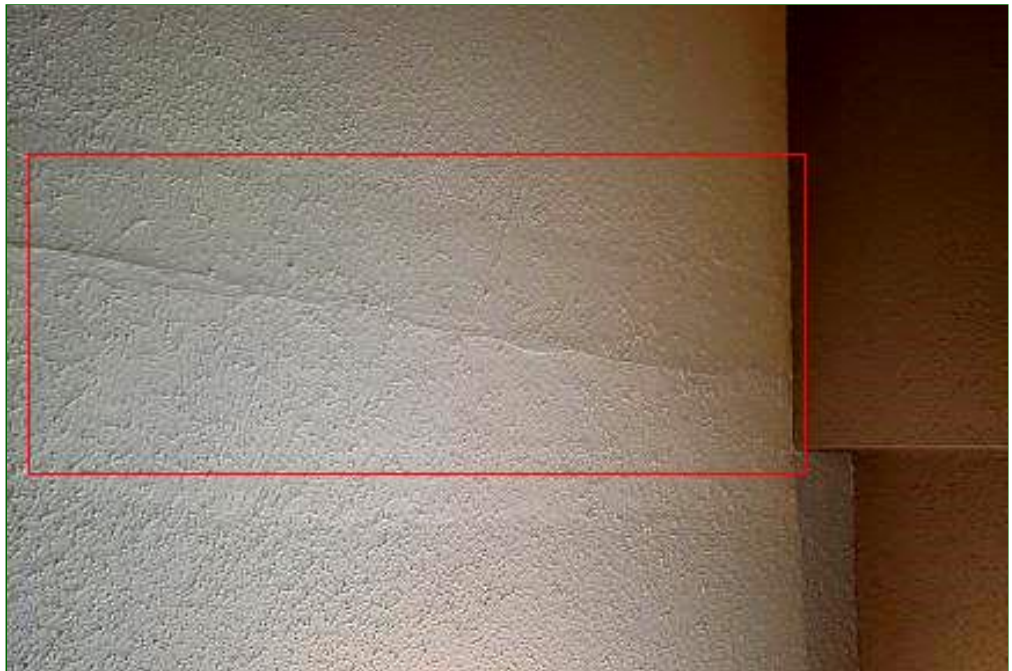
4.0 Item 2(Picture) Ceiling cracks discovered in both units are in need of repair

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



4.0 Item 3(Picture) Ceiling cracks discovered in both units are in need of repair

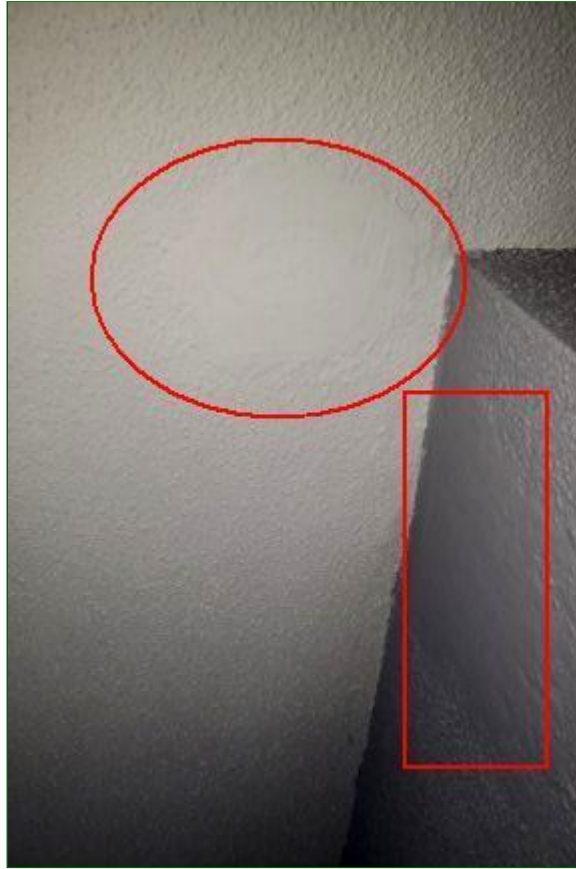


4.0 Item 4(Picture) Ceiling cracks discovered in both units are in need of repair

(1) Ceiling cracks discovered in both units are in need of repair.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



4.0 Item 5(Picture) Amateurish ceiling repairs discovered in both units are in need of repair by a drywall finisher



4.0 Item 6(Picture) Area below A/C unit in unit 1908 was dry at the time of inspection
(2) Amateurish ceiling repairs discovered in both units are in need of repair by a drywall finisher

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR

4.1 Walls

Wall Material: Drywall, Tile

Comments:



4.1 Item 1(Picture) Wall crack

Wall and ceiling cracks in unit 1908 and 1910 are in need of repair.

4.2 Floors

Floor Covering(s): Carpet, Linoleum, Tile

Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



4.2 Item 1(Picture) Uneven flooring at tub

(1) Unit 1908 Uneven flooring at tub is in need of repair.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



4.2 Item 2(Picture) Evidence of moisture entering front entry



4.2 Item 3(Picture) Evidence of moisture entering front entry

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



4.2 Item 4(Picture) Evidence of moisture entering front entry

(2) Evidence of moisture entering front entry in Unit 1908 is in need of further examination by a qualified contractor and repair as necessary.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



4.2 Item 5(Picture) Damaged floor tile



4.2 Item 6(Picture) Damaged tile

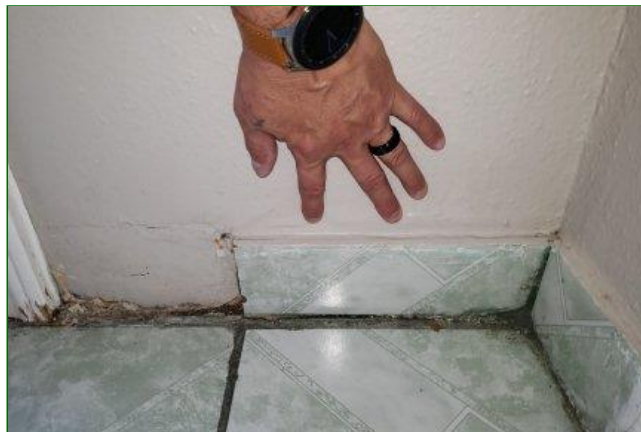
(3) Unit 1908 Amateurish installation and damaged of floor tile are in need of repair.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



4.2 Item 7(Picture) Deteriorated drywall at side exit



4.2 Item 8(Picture) Deteriorated drywall at side exit

(4) Deteriorated drywall at side exit is in need of further examination to repair moisture intrusion and repair drywall.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



4.2 Item 9(Picture) uneven and creaking flooring on second floor

(5) Unit 1908 second floor uneven and creaking and in need of repair.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR

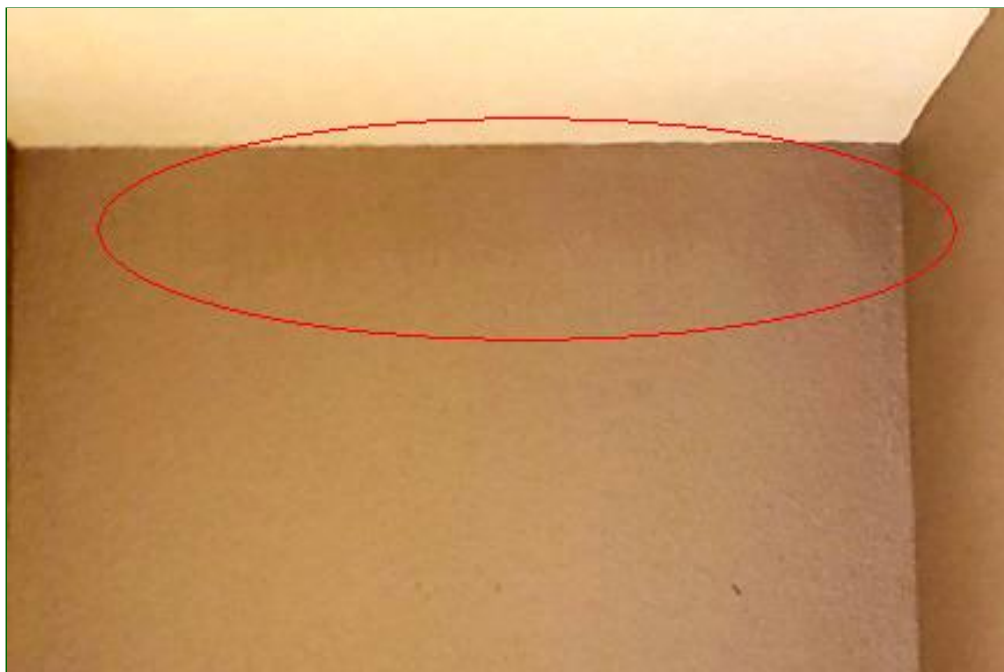


4.2 Item 10(Picture) Floor trim missing throughout unit 1908

(6) Floor trim missing throughout unit 1908 is in need of repair.

4.3 Steps, Stairways, Balconies and Railings

Comments:



4.3 Item 1(Picture) Ceiling above stairway shows evidence of a past or present leak and should be examined further after a rain event and repair as necessary.

(1) Unit 1908 Ceiling above stairway shows evidence of a past or present leak and should be examined further after a rain event and repair as necessary.

(2) Stairways in both units creek and are in need of repair.

4.4 Doors (Representative number)

Interior Doors: Hollow core

Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



4.4 Item 1(Picture) Door will not latch

Unit 1908 Door will not latch on second floor and is in need of repair.

4.5 Windows (Representative number)

Window Types: Single-hung, Sliders

Window Manufacturer: UNKNOWN

Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



4.5 Item 1(Picture) Seal window sills

(1) Seal window sills at windows.



4.5 Item 2(Picture) Deteriorated window sill

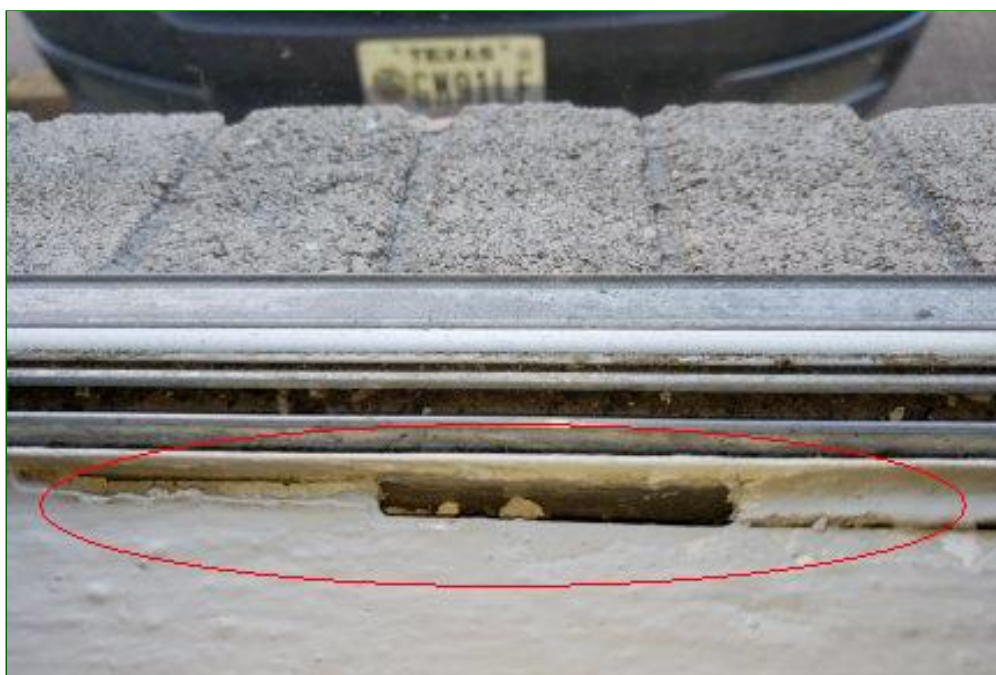
(2) Unit 1908 Deteriorated window sill is in need of repair.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



4.5 Item 3(Picture) Rear bedroom window loose in track



4.5 Item 4(Picture) Seal gaps in window sills

(3) Unit 1908 Rear bedroom window loose in track and in need of repair.

Seal gaps in window sills.

Old paint on window sills was not tested for lead at the time of inspection.

4.6 Outlets, Switches and Fixtures

Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR

5(A) . Hall Bath

5.0.A Counters and Cabinets

Comments:

5.1.A Doors (Representative number)

Comments:

5.2.A Windows

Comments:

5.3.A Plumbing Drain, Waste and Vent Systems

Comments:

5.4.A Plumbing Water Supply and Distribution Systems and Fixtures

Comments:

5.5.A Outlets, Switches and Fixtures

Comments:

Unit 1910 No GFCI protection in bathrooms and should be upgraded for safety.

5.6.A Exhaust Fan

Exhaust Fans: Fan only

Comments:

Unit 1910 exhaust fan on second floor bathroom was not working at the time of inspection.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR

5(B) . Master Bath

5.0.B Counters and Cabinets

Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



5.0.B Item 1(Picture) Damaged kitchen counter is in need of repair.

Unit 1910 Damaged kitchen counter is in need of repair.

5.1.B Doors (Representative number)

Comments:

5.2.B Windows

Comments:

Window seals at the exterior of both units are in need of repair.

5.3.B Plumbing Drain, Waste and Vent Systems

Comments:

5.4.B Plumbing Water Supply and Distribution Systems and Fixtures

Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



5.4.B Item 1(Picture) Damaged drain stop diverter is in need of repair.

Unit 1910 Damaged drain stop diverter is in need of repair.

5.5.B Outlets, Switches and Fixtures

Comments:

5.6.B Exhaust Fan

Exhaust Fans: Fan only

Comments:



5.6.B Item 1(Picture) Exhaust fan in Unit 1910 Exhaust fan not working and in need of repair/replacement.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR

6. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

- 6.0 Foundations, Basements and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

Foundation: Poured concrete

Method used to observe Crawlspace: No crawlspace

Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



6.0 Item 1(Picture) "Zip Level" spot check of the foundation for level



6.0 Item 2(Picture) "Zip Level" spot check of the foundation for level

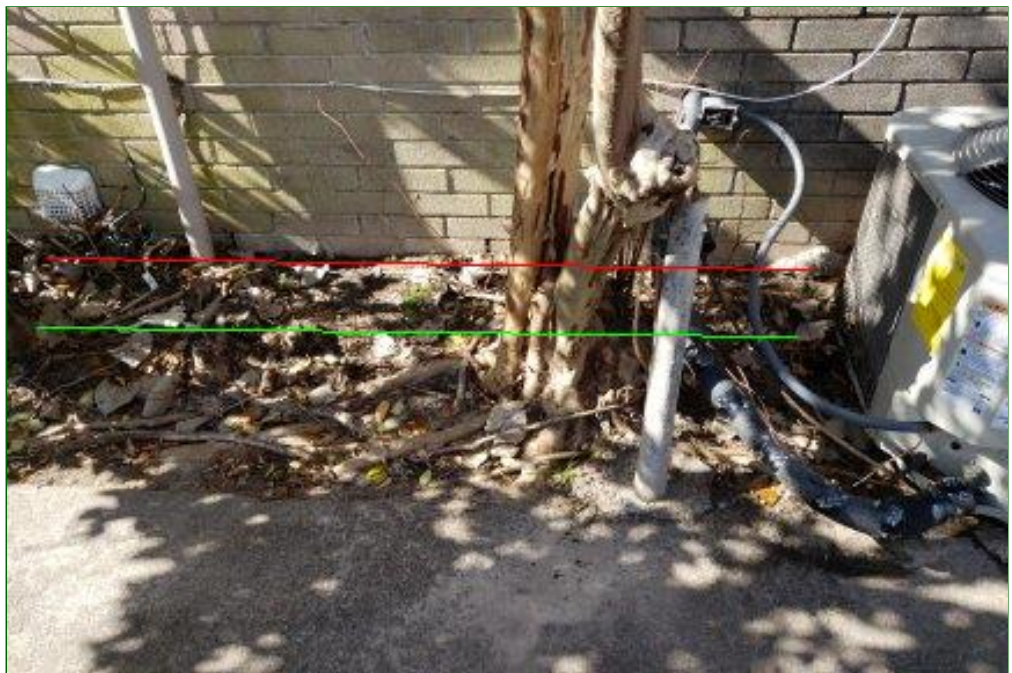
(1) "Zip Level" spot check of the foundation for level revealed some settlement of the foundation has occurred but not enough to warrant costly repairs. This is the inspectors opinion. The foundation is 1.8 inches off level and is within two inches plus or minus. If the foundation has ongoing settlement the 1.8 inches off level may increase and will warrant repair. Foundation contractors often will give a free foundation check. This option may be considered for peace of mind.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



6.0 Item 3(Picture) Soil too high on brick



6.0 Item 4(Picture) Soil too high on brick

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



6.0 Item 5(Picture) Soil too high on brick



6.0 Item 6(Picture) Soil too high on brick

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



6.0 Item 7(Picture) Soil too high on brick

(2) Soil too high on brick surrounding the building and must be lowered from 4 to six inches to prevent moisture and insects from entering weep holes.

6.1 Floors (Structural)

Floor Structure: Wood joists, Slab

Comments:

Both units flooring in the second floors are uneven and creek and should be repaired at the time of next floor covering change.

6.2 Ceilings (structural)

Comments:

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

7.0 Plumbing Drain, Waste and Vent Systems

Washer Drain Size: 2" Diameter

Plumbing Waste Line: PVC

Water Heater Location: Under Stairs

Comments:



7.0 Item 1(Picture) accordion drain should be replaced by a qualified plumber

Unit 1808 accordion drain should be replaced by a qualified plumber.

7.1 Plumbing Water Supply and Distribution Systems and Fixtures

Water Source: Public

Water Filters: None

Plumbing Water Supply (into home): Copper, PVC

Plumbing Water Distribution (inside home): Galvanized, Copper, Not visible

Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



7.1 Item 1(Picture) Water meters located on right rear of building facing front

(1) Water meters located on right rear of building facing front.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



7.1 Item 2(Picture) Seal gaps in fixtures to prevent moisture intrusions.

(2) Unit 1908 Seal gaps in fixtures to prevent moisture intrusions.

7.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Water Heater Power Source: Electric

Water Heater Capacity: 30 Gallon (small)

Water Heater Manufacturer: GE

Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



7.2 Item 1(Picture) Unit 1910 water heater



7.2 Item 2(Picture) Water heater installed in 2013

(1) Water heater installed in 2013 in unit 1910

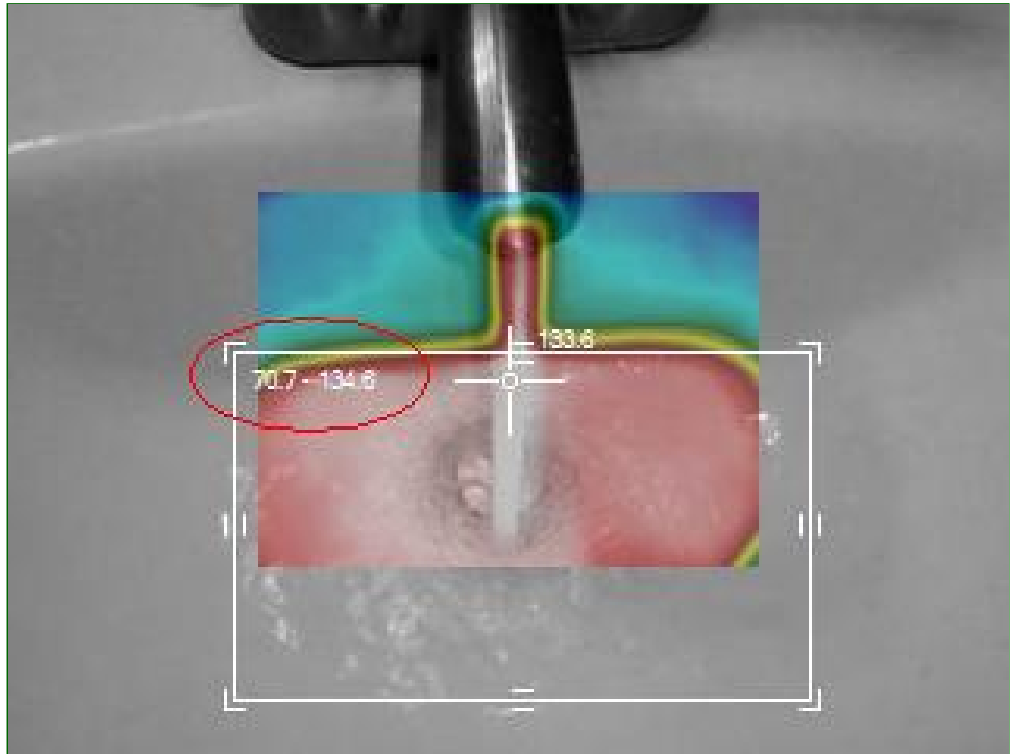
Unit 1908 was manufactured in 2006 and is leaking at the temperature and pressure relief valve termination and is in need of repair.

No drip pan installed under water heaters and are in need of repair.

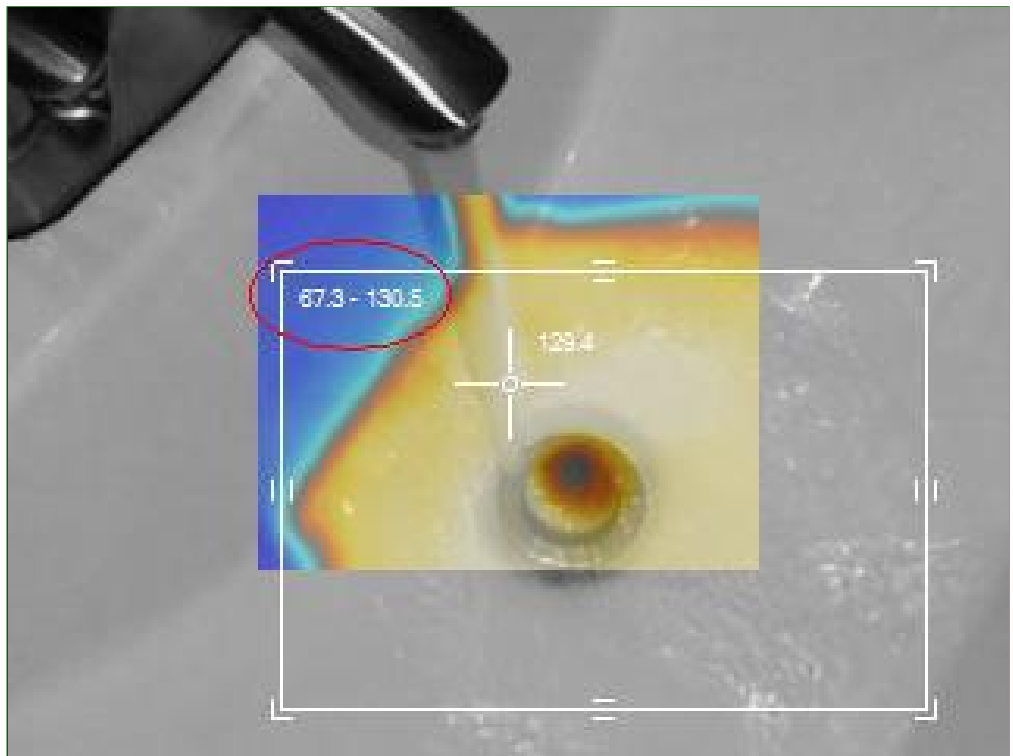
Unit 1908 water has an odor that is often associated with the deterioration of the sacrificial anode in the water heater and may due to non use over a period of time. Flush water heater and repair as necessary.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



7.2 Item 3(Picture) Representative of water heating temperatures in unit 1910



7.2 Item 4(Picture) Representative of water heating temperatures in unit 1908

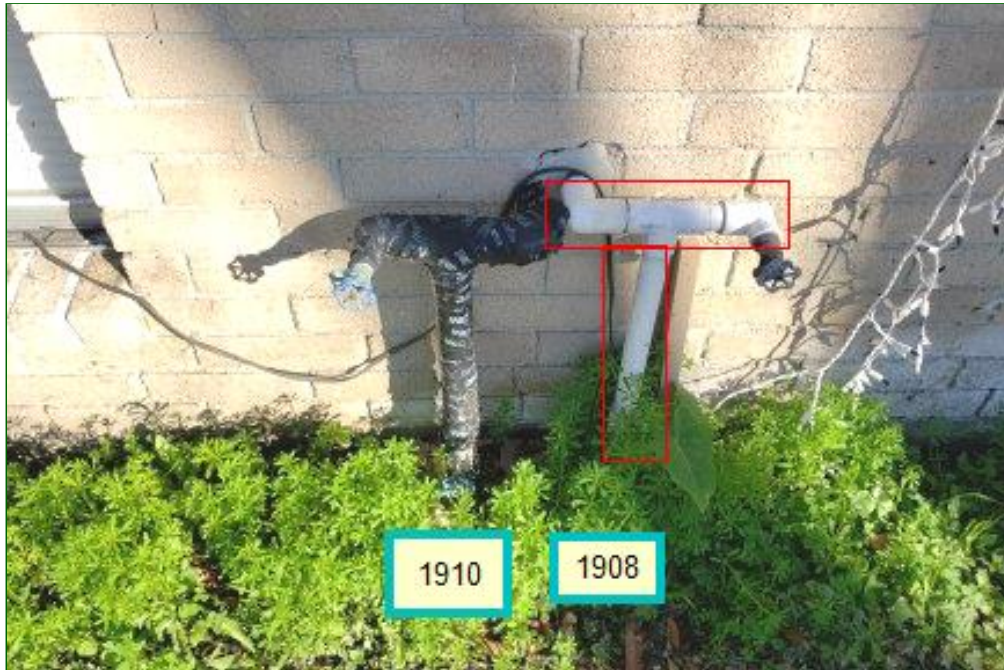
(2) The water heaters were heating water at the time of inspection.

7.3 Main Water Shut-off Device (Describe location)

Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



7.3 Item 1(Picture) Water service entrance and cut offs are located at the front of building

Water service entrance and cut offs are located at the front of building and should be insulated to protect from extreme cold temperature damage.

Water service entrance and cut offs are located at the front of building

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR

8. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR

8.0 Service Entrance Conductors

Comments:



8.0 Item 1(Picture) Unit 1908 No visible dielectric grease on aluminum strand wiring should be corrected by a qualified contractor



8.0 Item 2(Picture) Unit 1908 No visible dielectric grease on aluminum strand wiring should be corrected by a qualified contractor

Unit 1908 No visible dielectric grease on aluminum strand wiring should be corrected by a qualified contractor.

8.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



8.1 Item 1(Picture) Bushes must be trimmed back and away from panels. 3 feet of clearance is required in front of panels and 30 inches to either side.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

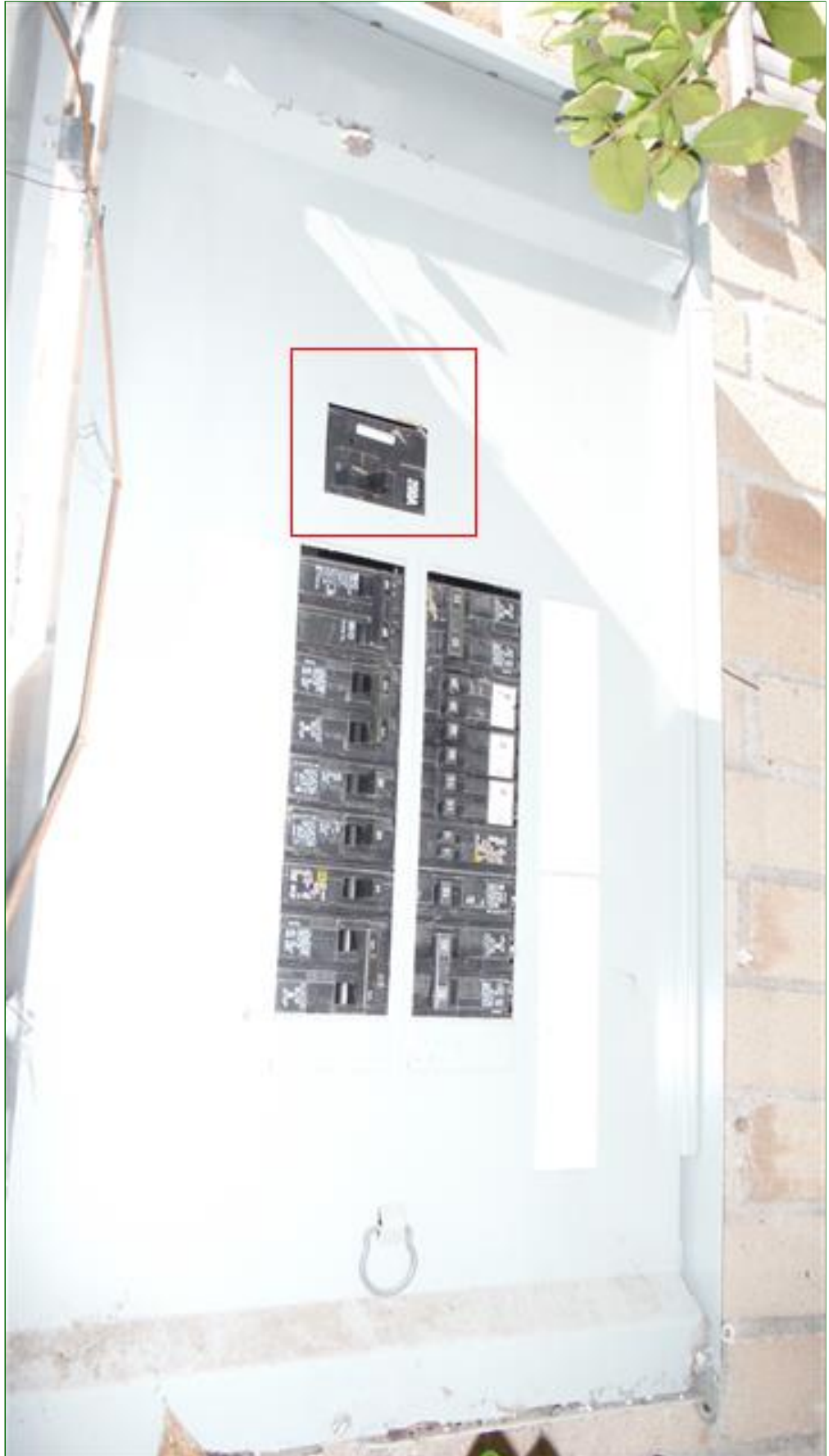
IN NI NP RR



8.1 Item 2(Picture) Panel grounds to both panels are loose and in need of repair.
Page 78 of 126

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



8.1 Item 3(Picture) Unit 1908 Main electrical disconnect
Page 79 of 126

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

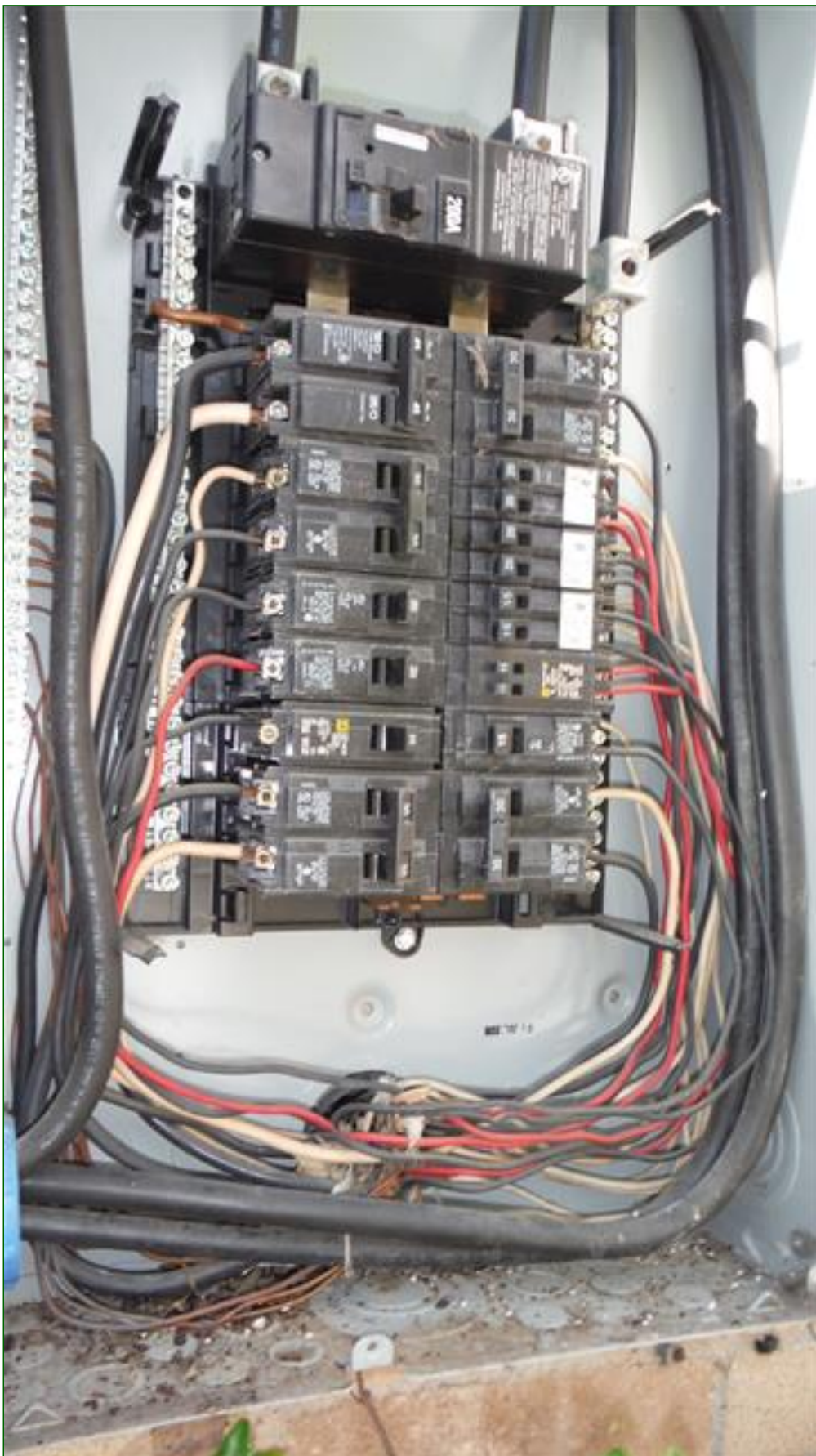
IN NI NP RR



8.1 Item 4(Picture) 200 amp service Unit 1908

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



8.1 Item 5(Picture) Dead front removed 1908
Page 81 of 126

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



8.1 Item 6(Picture) 1908 circuit connections ok
Page 82 of 126

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



8.1 Item 7(Picture) 1908 circuit connections ok
Page 83 of 126

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

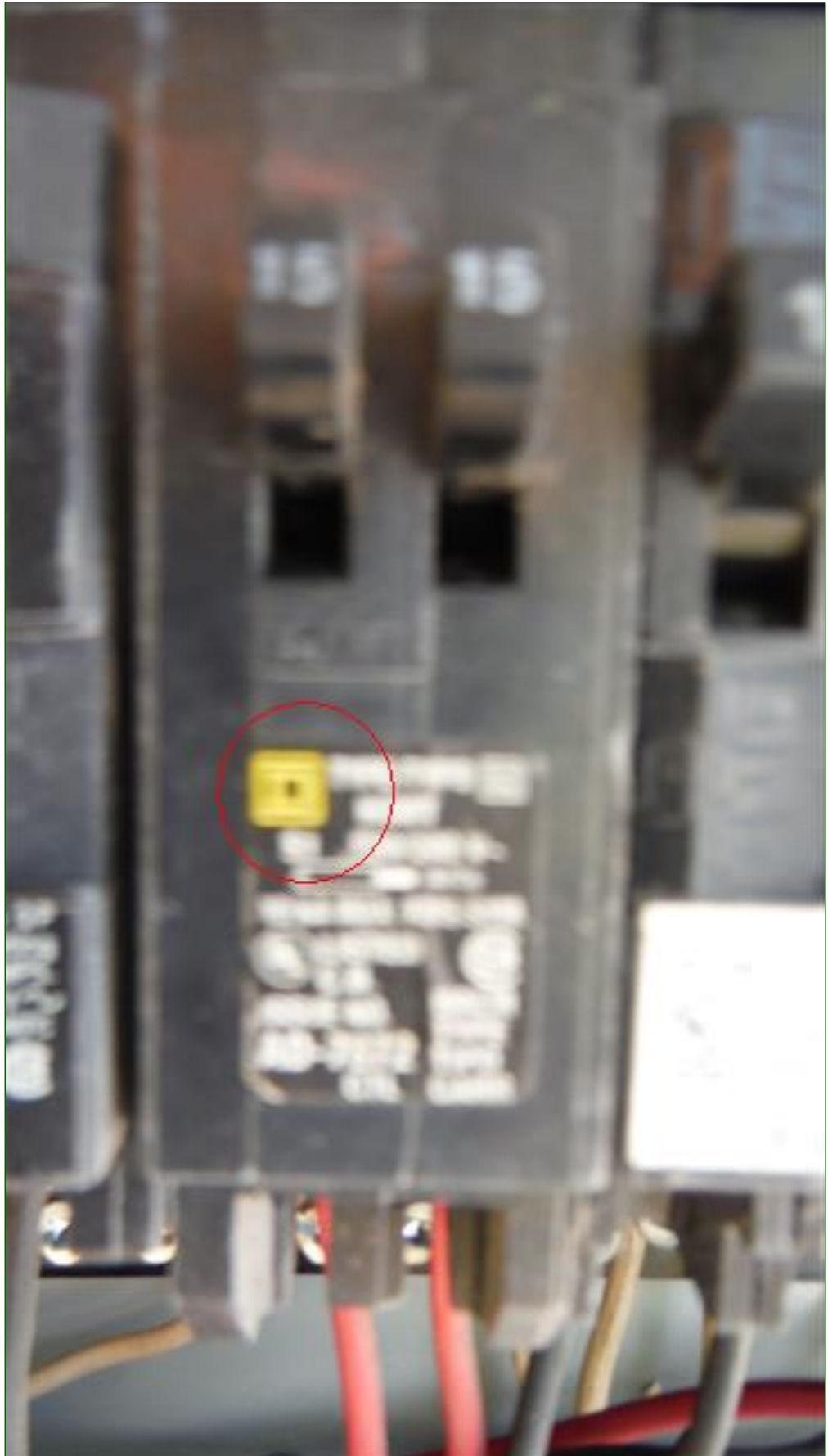
IN NI NP RR



8.1 Item 8(Picture) 1908 Wire pass-through bushing is in need of repair

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

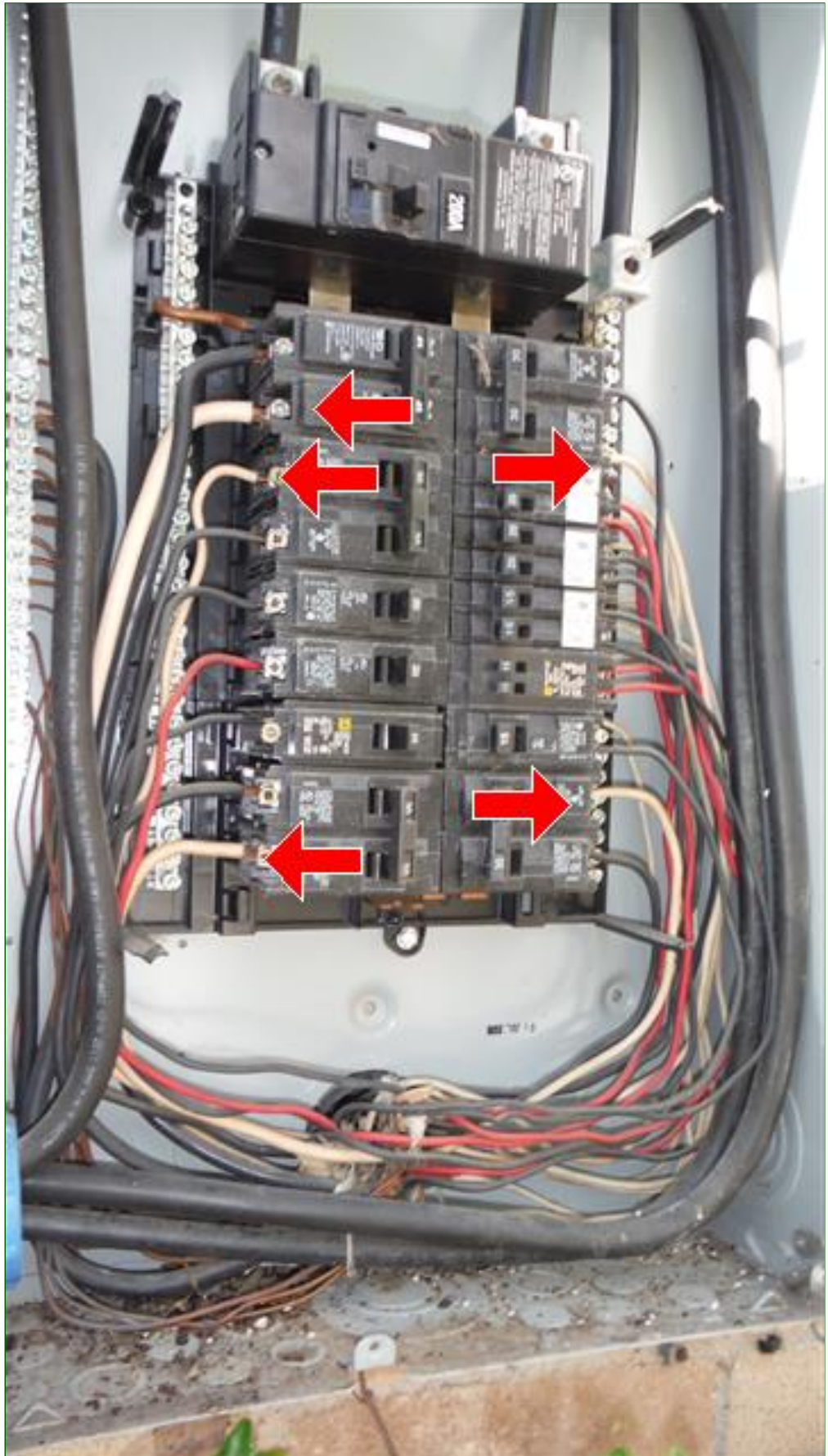
IN NI NP RR



8.1 Item 9(Picture) Square d breakers in a siemens panel should be examined further by a licensed electrician and repair as necessary.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



8.1 Item 10(Picture) White hot wires in 1908 should be identified as hot by a qualified contractor.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



8.1 Item 11(Picture) 1910 panel
Page 87 of 126

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

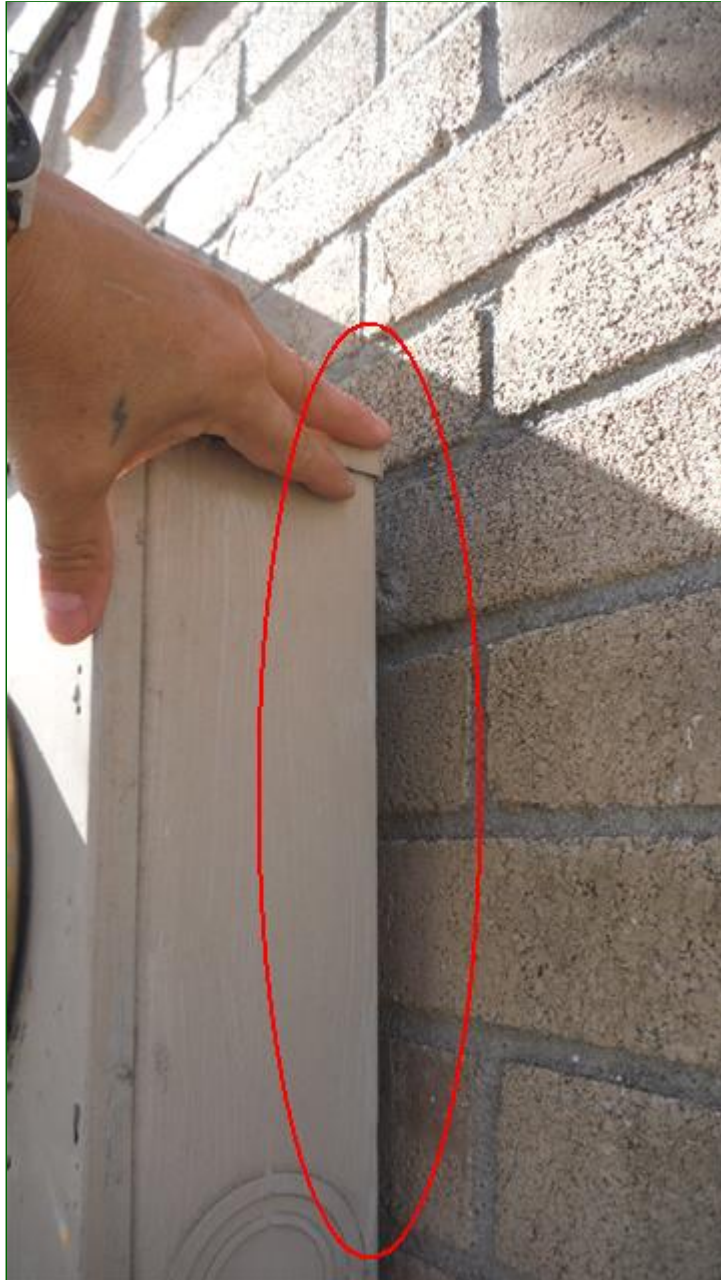
IN NI NP RR



8.1 Item 12(Picture) 1910 panel ground loose and in need of repair.
Page 88 of 126

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

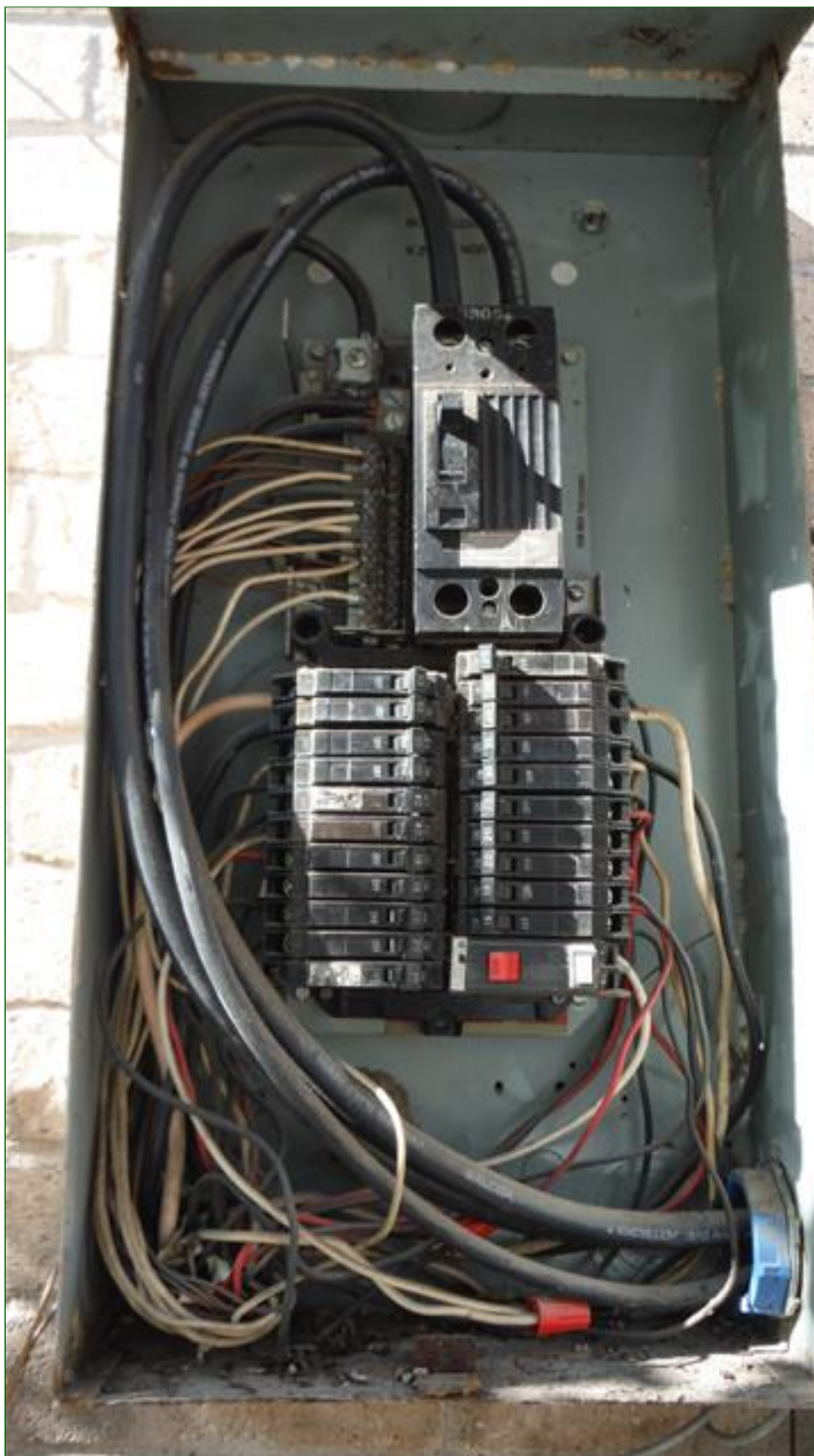
IN NI NP RR



8.1 Item 13(Picture) 1910 meter is loose from the wall and in need of repair

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

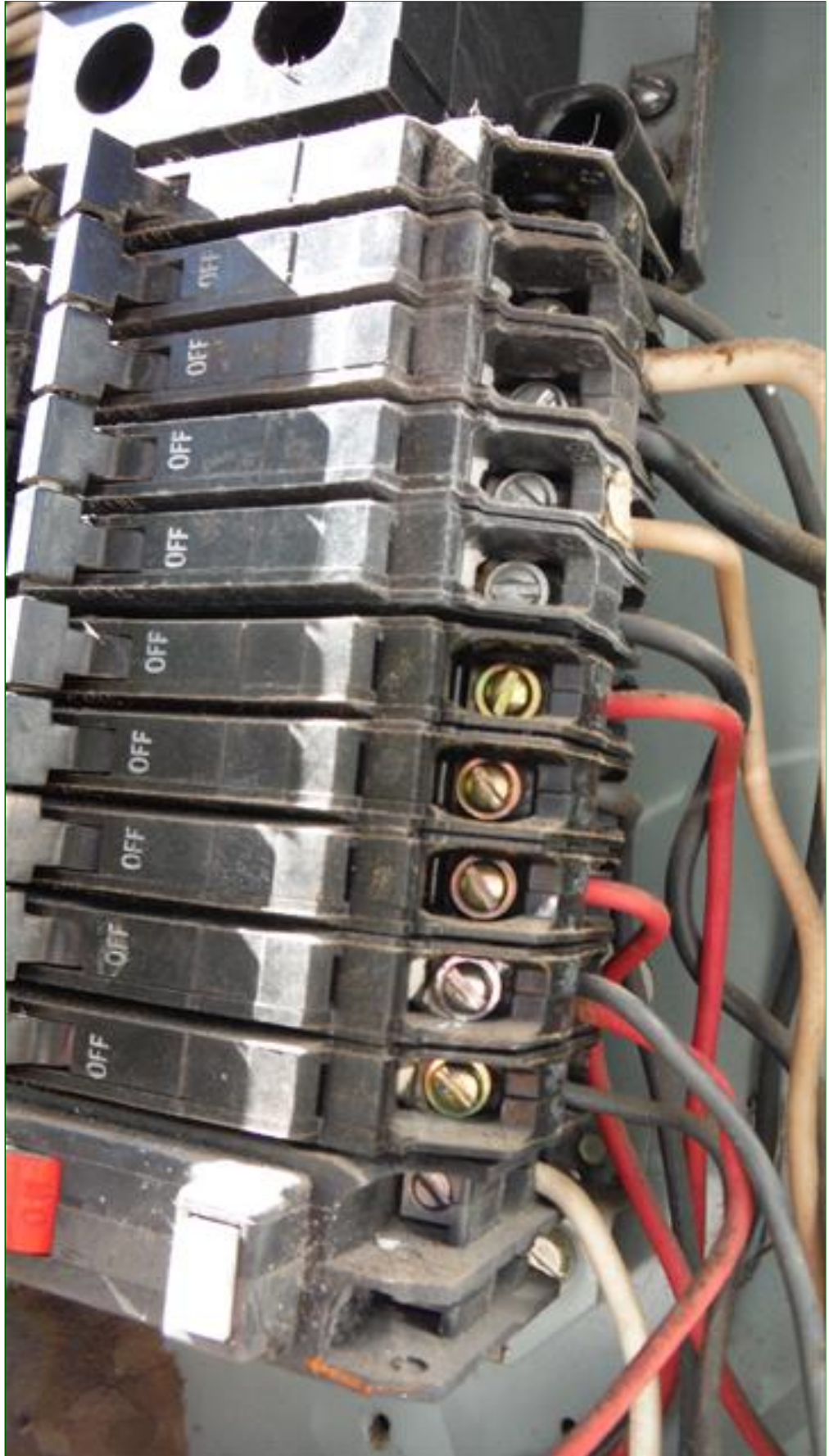
IN NI NP RR



8.1 Item 14(Picture) Dead front removed
Page 90 of 126

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

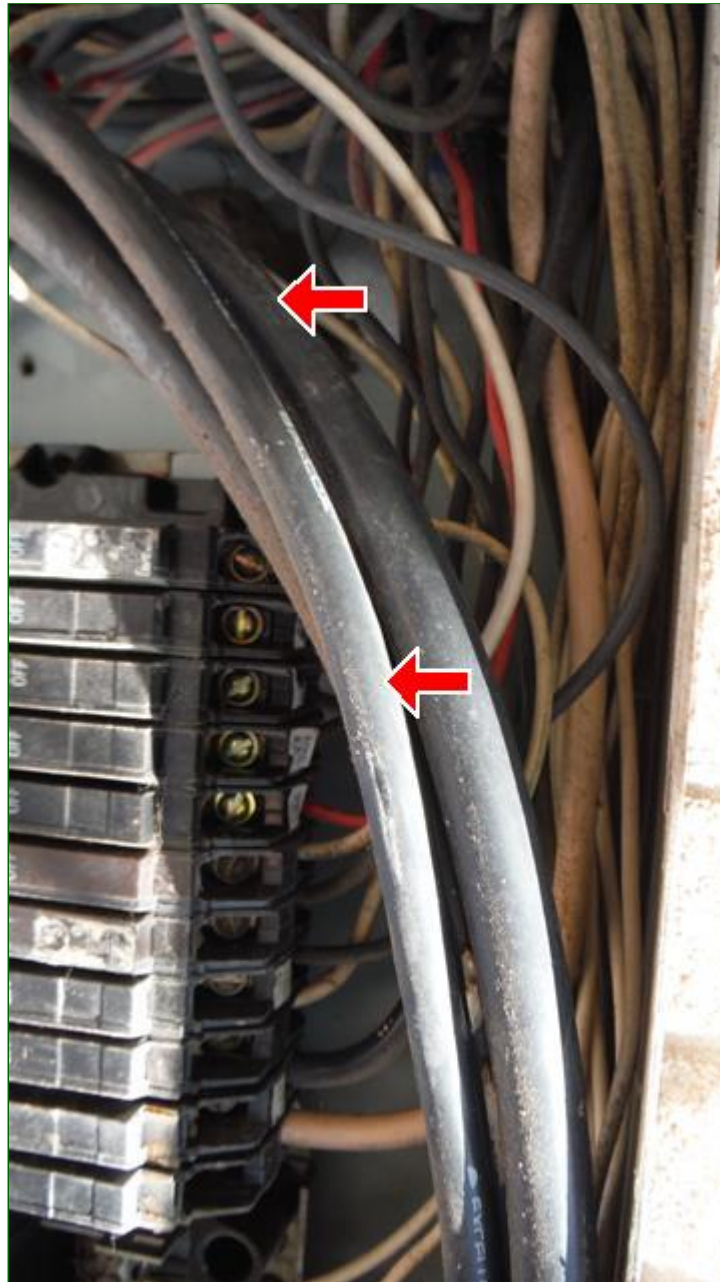
IN NI NP RR



8.1 Item 15(Picture) 1910 circuit connections ok
Page 91 of 126

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

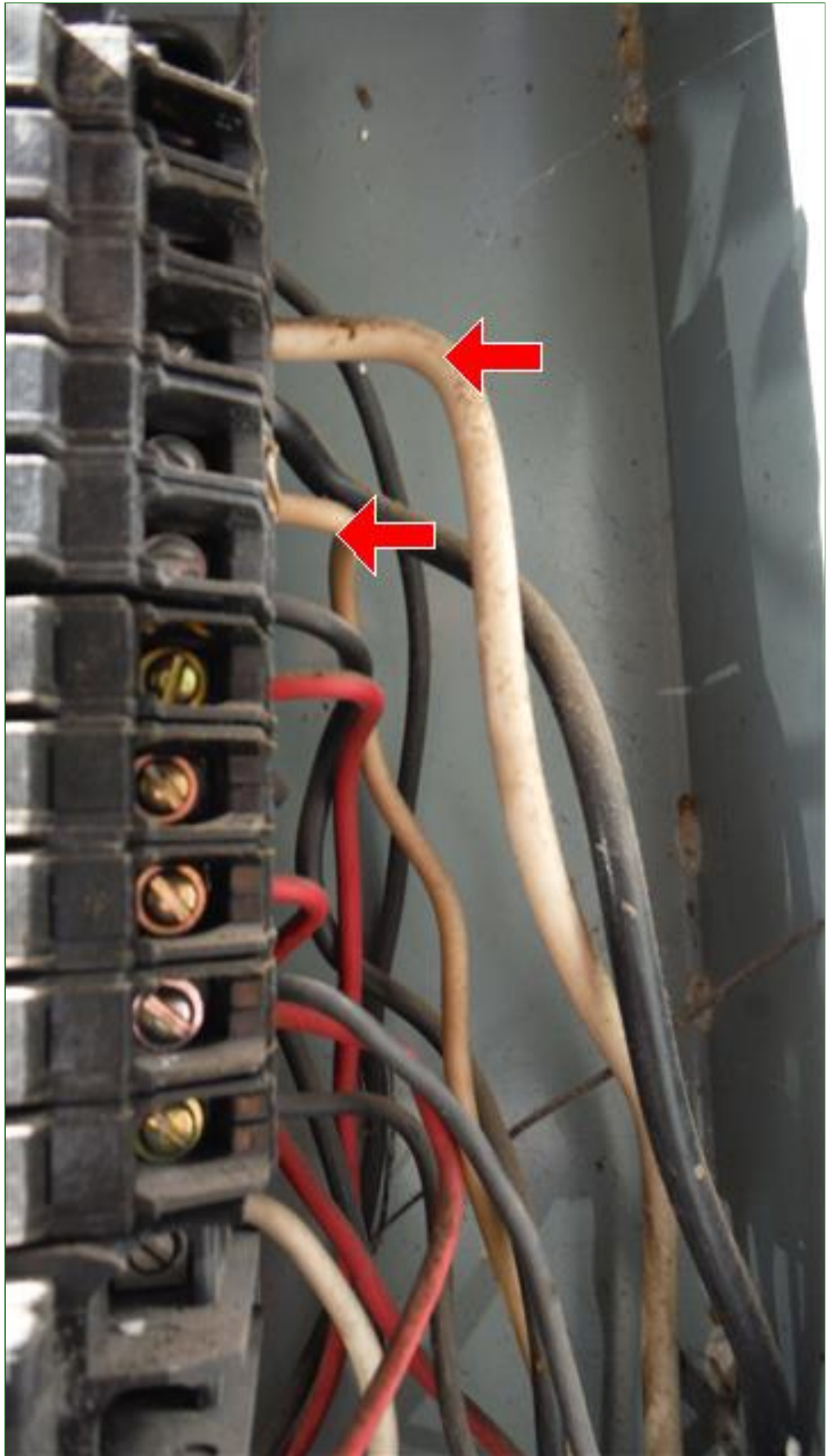
IN NI NP RR



8.1 Item 16(Picture) Service conductors for unit 1910 should have been installed under circuit wiring and should be repaired by a qualified contractor.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

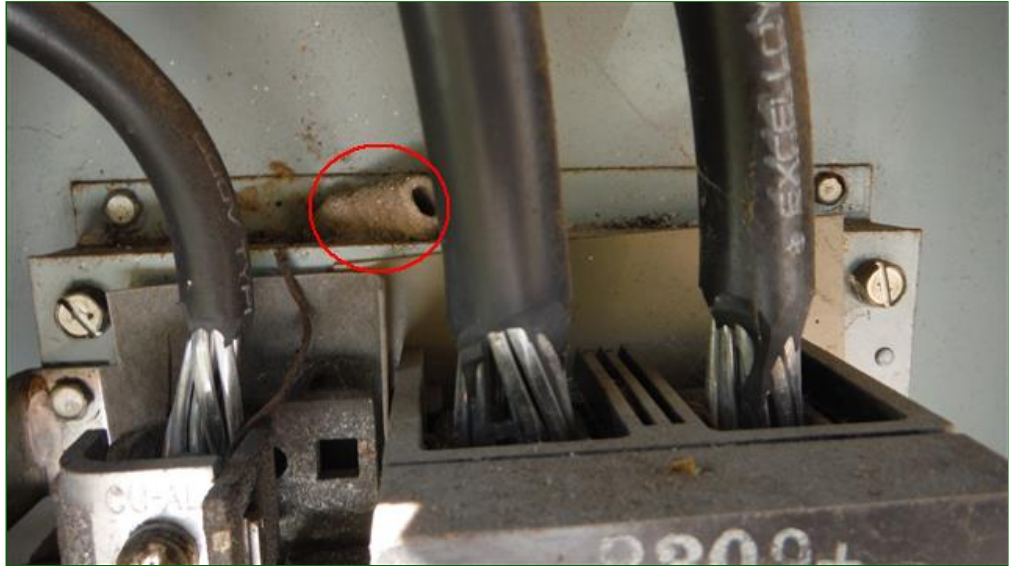
IN NI NP RR



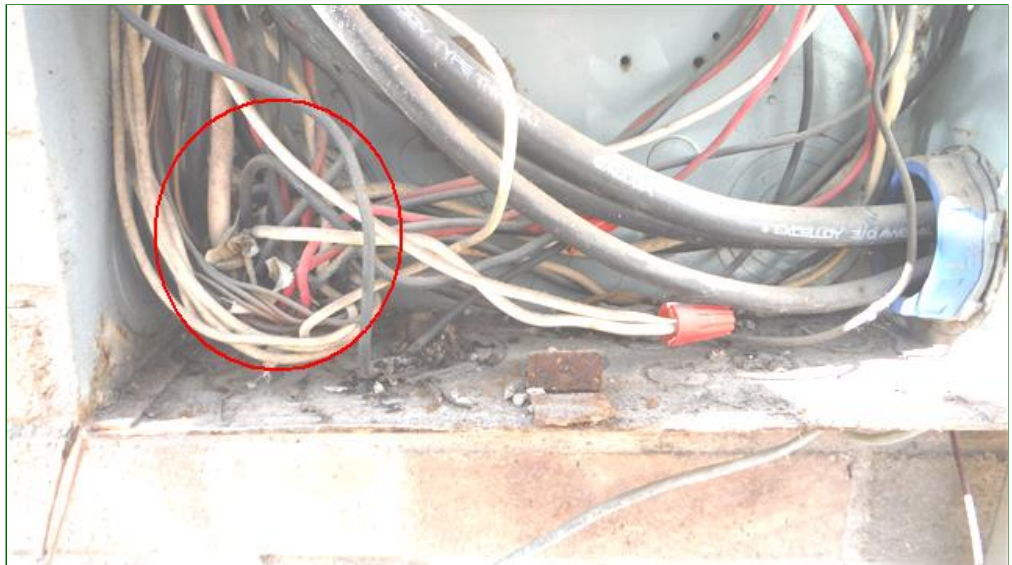
8.1 Item 17(Picture) White hot wires for unit 1910 should be identified as hot by a qualified contractor

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



8.1 Item 18(Picture)



8.1 Item 19(Picture) Unit 1910 pass-through bushing is missing and in need of repair

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

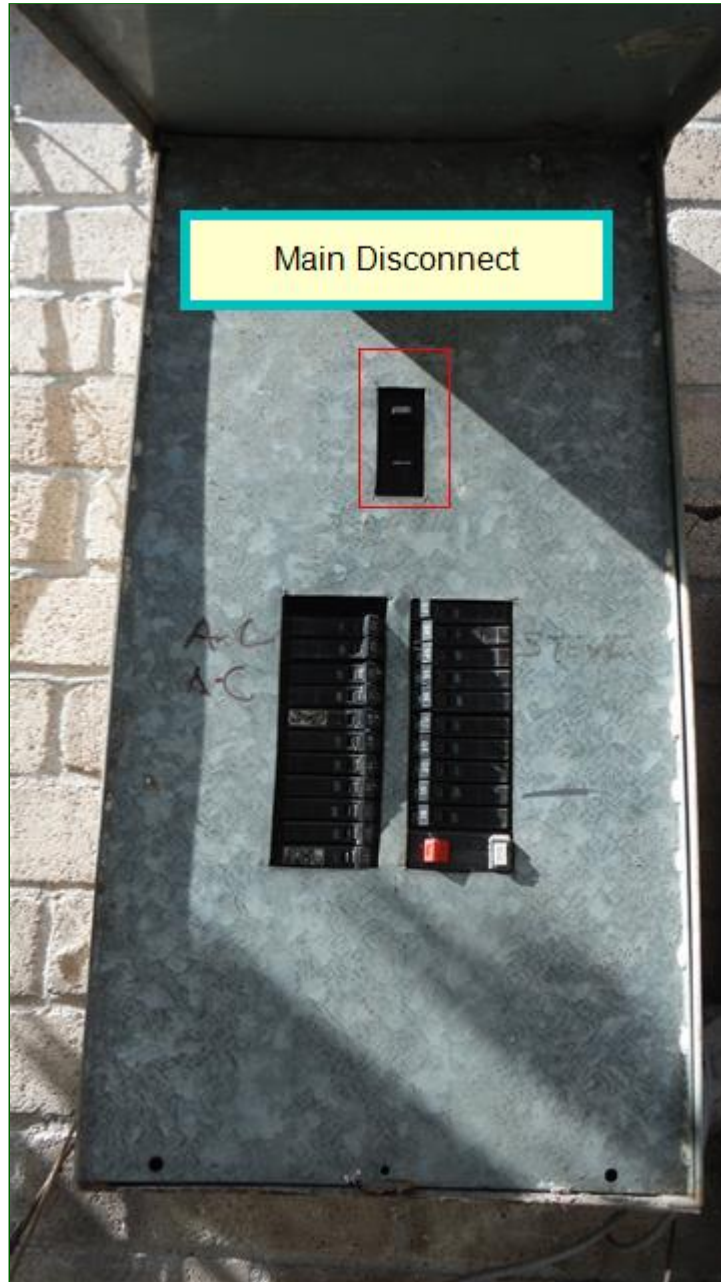
IN NI NP RR



8.1 Item 20(Picture) Unit 1910 150 amp service

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



8.1 Item 21(Picture) Circuits not labeled in both units and is in need of correcting for future reference and safety

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



8.1 Item 22(Picture) Loose meter for 1910 is in need of repair.

No AFCI protection is installed in either unit. The inspector recommends updating for safety.

Bushes must be trimmed back and away from panels. 3 feet of clearance is required in front of panels and 30 inches to either side.

Panel grounds to both panels are loose and in need of repair.

1908 Wire pass-through bushing is in need of repair.

Square d breakers in a siemens panel should be examined further by a licensed electrician and repair as necessary.

White hot wires in 1908 should be identified as hot by a qualified contractor.

1910 meter is loose from the wall and in need of repair

Service conductors for unit 1910 should have been installed under circuit wiring and should be repaired by a qualified contractor.

White hot wires for unit 1910 should be identified as hot by a qualified contractor.

Unit 1910 pass-through bushing is missing and in need of repair.

Unit 1910 150 amp service.

Circuits not labeled in both units and is in need of correcting for future reference and safety.

Panel screws missing for unit 1910 and is in need of correcting.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR

Loose meter for 1910 is in need of repair.

8.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Comments:

8.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



8.3 Item 1(Picture) Unit 1910 has improper electrical connections and are in need of repair.



8.3 Item 2(Picture) Unit 1910 has improper electrical connections and are in need of repair.

(1) Unit 1910 has improper electrical connections and are in need of repair.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



8.3 Item 3(Picture) Damaged receptacles



8.3 Item 4(Picture) Damaged receptacles

(2) Unit 1908 Damaged and loose receptacles are in need of repair/replacement by a qualified contractor.

8.4 Polarity and Grounding of Receptacles Within 6 Feet of Interior Plumbing Fixtures, and All Receptacles in Garage, Carport, Exterior Walls of Inspected Structure

Comments:

8.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments:

Unit 1908 GFCI Ok. Unit 1910 does not have GFCI protection in required locations and should be updated for safety by a qualified contractor.

8.6 Location of Main and Distribution Panels

Comments:

The distribution panels and main electrical cut offs are located at the rear of the building.

8.7 Smoke Detectors

Comments:

Unit 1908 Smoke detectors ok. Unit 1910 smoke detectors are missing from bedrooms and living room and are in need of installation.

8.8 Carbon Monoxide Detectors

Comments:

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR

9. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

9.0 Heating Equipment

Heat Type: Electric heat

Energy Source: Electric

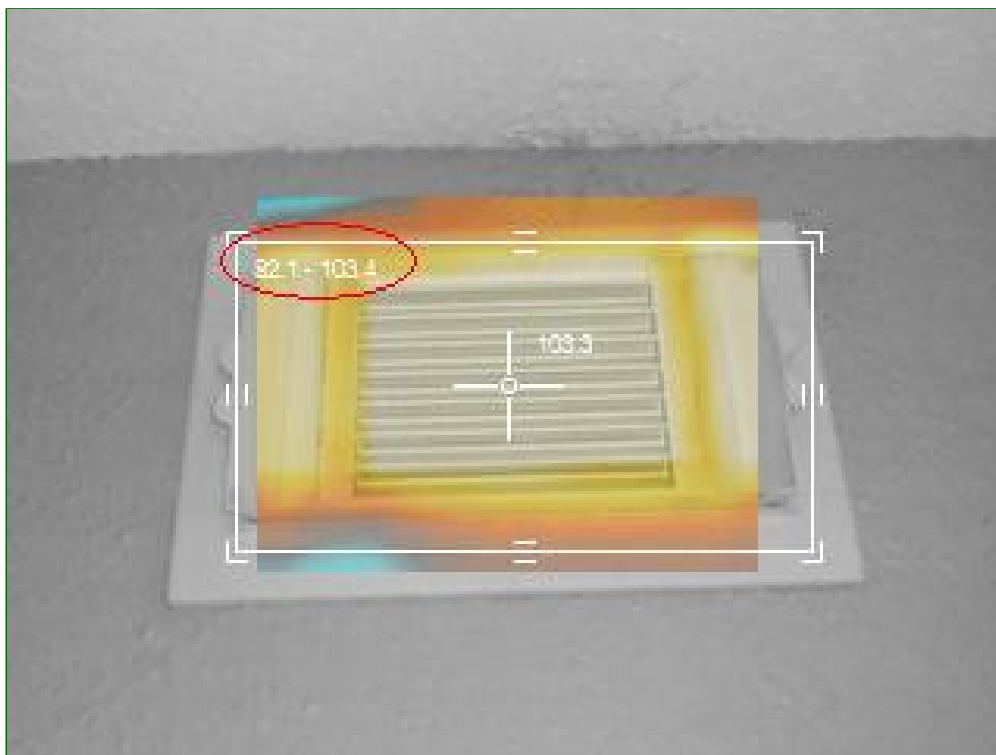
Number of Heat Systems (excluding wood): Two

Heat System Brand: GOODMAN

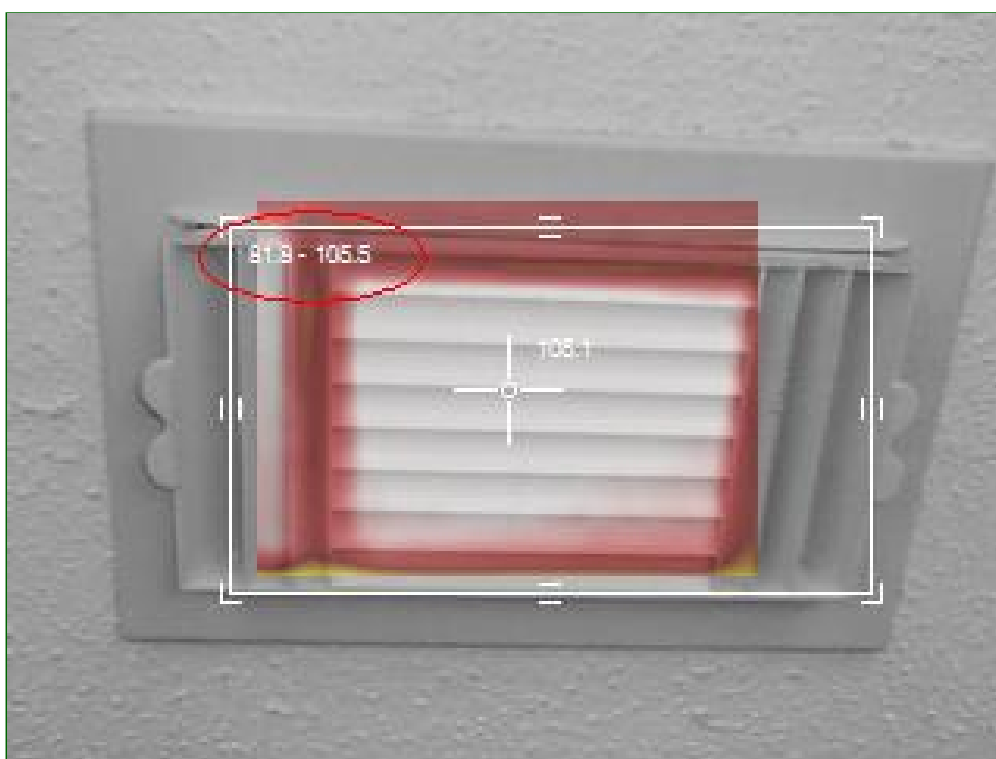
Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



9.0 Item 1(Picture) Representative of heating system temperatures in unit 1910



9.0 Item 2(Picture) Representative of heating system temperatures in unit 1908

The Heating systems in both units were performing as intended at the time of inspection.

9.1 Normal Operating Controls

Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR

9.2 Automatic Safety Controls

Comments:

9.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Ductwork: Insulated, and, Non-insulated

Filter Type: Disposable

Filter Size: N/A

Comments:



9.3 Item 1(Picture) Dirty vents

Unit 1908 vents are in need of cleaning.

9.4 Presence of Installed Heat Source in Each Room

Comments:

9.5 Cooling and Air Handler Equipment

Cooling Equipment Type: Air conditioner unit

Cooling Equipment Energy Source: Electricity

Central Air Manufacturer: GOODMAN

Number of AC Only Units: Two

Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



9.5 Item 1(Picture) Compressor should be installed 24 inches from wall as per manufacturers installation instructions



9.5 Item 2(Picture) Evaporator was manufactured in

BDP COMPANY					
DIVISION OF CARRIER CORPORATION					
INDIANAPOLIS, IN			CITY OF INDUSTRY, CA		
MODEL NO.	H172035		SERIAL NO.	4381301775	
PRODUCT NO.	517EX030000A01E				
VOLTS	208/230	PHASE-HERTZ	1/60	REFRIGERANT	22
MOTOR H.P.	1/3	MOTOR FLA	3.0	DESIGN PSIG.	300
SINGLE SUPPLY					
HEATER NO. OR COOLING CONTROL	QTY	HEATER AMPS	MIN. AMPACITY	MAX. FUSE	
302573-424		27.1/33	30.4/42	40/60 FUSED	
302573-425		36.1/39.9	40.6/54.0	50/60 FUSED	
302573-426		43.3/47.0	50.6/204.4	60/70	
302573-427		54.2/59.9	70.3/79.4	80/90	
302573-428		72.2/79.5	94.8/104.3	100/110	
DUAL SUPPLY					
HEATER NO.	QTY	HEATER AMPS	MIN. AMPACITY	MAX. FUSE	
302573-429		30.1/33	30.4/42	40/60 FUSED	
302573-430		36.1/39.9	40.6/54.0	50/60 FUSED	
302573-431		43.3/47.0	50.6/204.4	60/70	
302573-432		54.2/59.9	70.3/79.4	80/90	
302573-433		72.2/79.5	94.8/104.3	100/110	

9.5 Item 3(Picture) Evaporator was appears to have been manufactured in 1981

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



9.5 Item 4(Picture) Rodent droppings were discovered in Air handler closet



9.5 Item 5(Picture) Air handler closet should be sealed to prevent un-filtered air from entering air handler

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



9.5 Item 6(Picture) Loose tape on air handler is in need of repair by a HVAC contractor



9.5 Item 7(Picture) Damaged insulation on cooling lines is in need of repair to prevent Cooling loss and condensation damage to materials

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



9.5 Item 8(Picture) Air handler power supply should be secured to structure and is in need of repair by a licensed electrician.



9.5 Item 9(Picture) Damaged/deteriorated materials under air handler above ceiling repairs in living room. The area was dry at the time of inspection, monitor and repair as necessary.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



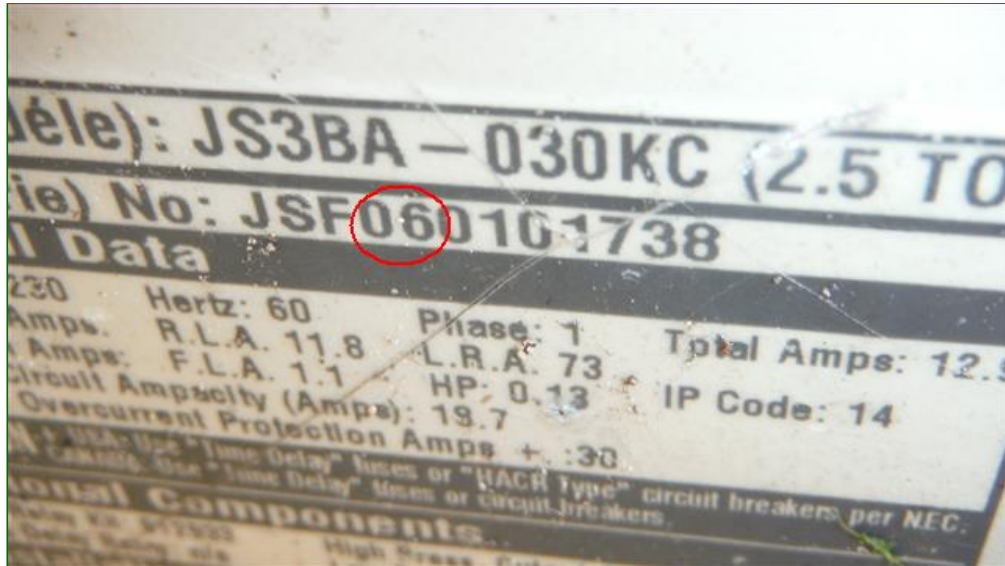
9.5 Item 10(Picture) Evaporative coils are dirty and in need of service/repair.



9.5 Item 11(Picture) Unit 1908 compressor

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



9.5 Item 12(Picture) Unit 1908 compressor was manufactured in 2006

(1) Unit 1908 Cooling system was performing as intended at the time of inspection.

Compressor should be installed 24 inches from wall as per manufacturers installation instructions

Evaporator was appears to have been manufactured in 1981 and has exceeded is normal service life and remaining life could not be determined at the time of inspection.

Rodent droppings were discovered in Air handler closet and should be treated by a pest control contractor.

Air handler closet should be sealed to prevent un-filtered air from entering air handler.

Loose tape on air handler is in need of repair by a HVAC contractor.

Damaged insulation on cooling lines is in need of repair to prevent Cooling loss and condensation damage to materials.

Air handler power supply should be secured to structure and is in need of repair by a licensed electrician.

Damaged/deteriorated materials under air handler above ceiling repairs in living room. The area was dry at the time of inspection, monitor and repair as necessary.

Evaporative coils are dirty and in need of service/repair.

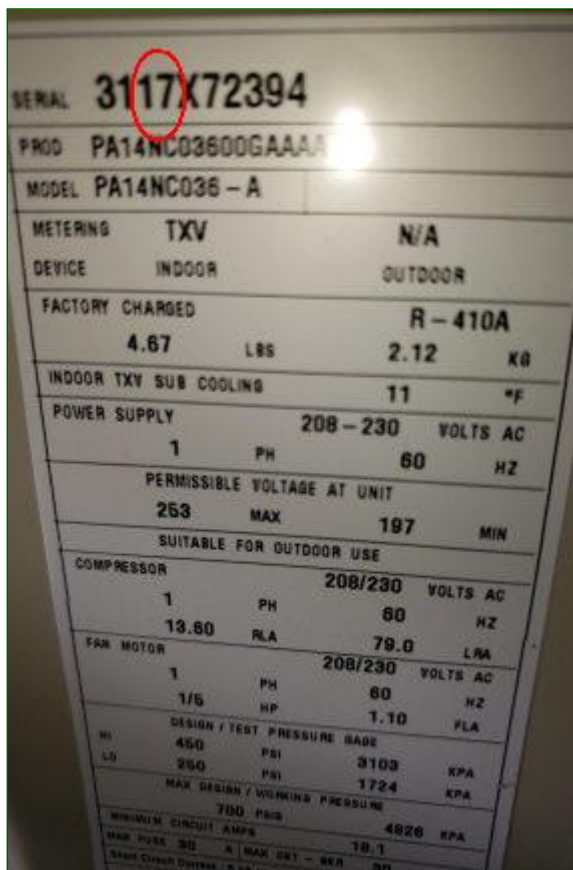
The primary condensate drain line terminations were not located at the time of inspection and should terminate before a p-trap.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



9.5 Item 13(Picture) Compressor should be installed 24 inches from wall as per manufacturers installation instructions



9.5 Item 14(Picture) Compressor was manufactured in 2017

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



9.5 Item 15(Picture) Air handler

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



9.5 Item 16(Picture) Air handler was manufactured in 2016

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



9.5 Item 17(Picture) Evaporator coils are not as bad as other unit but is in need of servicing.



9.5 Item 18(Picture) Compressor should be installed 24 inches from wall as per manufacturers installation instructions.

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR

(2) Unit 1910 Compressor should be installed 24 inches from wall as per manufacturers installation instructions.

Compressor was manufactured in 2017

Evaporator coils are not as bad as other unit but is in need of servicing.



9.5 Item 19(Picture) Seal wall penetrations

(3) Seal wall penetrations to prevent insects and rodents from entering building



9.5 Item 20(Picture) Compressor power supply junction box is in need of repair

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR

(4) Compressor power supply junction box is in need of repair.



9.5 Item 21(Picture) Extremely dirty filter



9.5 Item 22(Picture) Damaged filter grill is in need of repair

(5) Extremely dirty filter is in need of replacement.

Damaged filter grill is in need of repair.

9.6 Normal Operating Controls

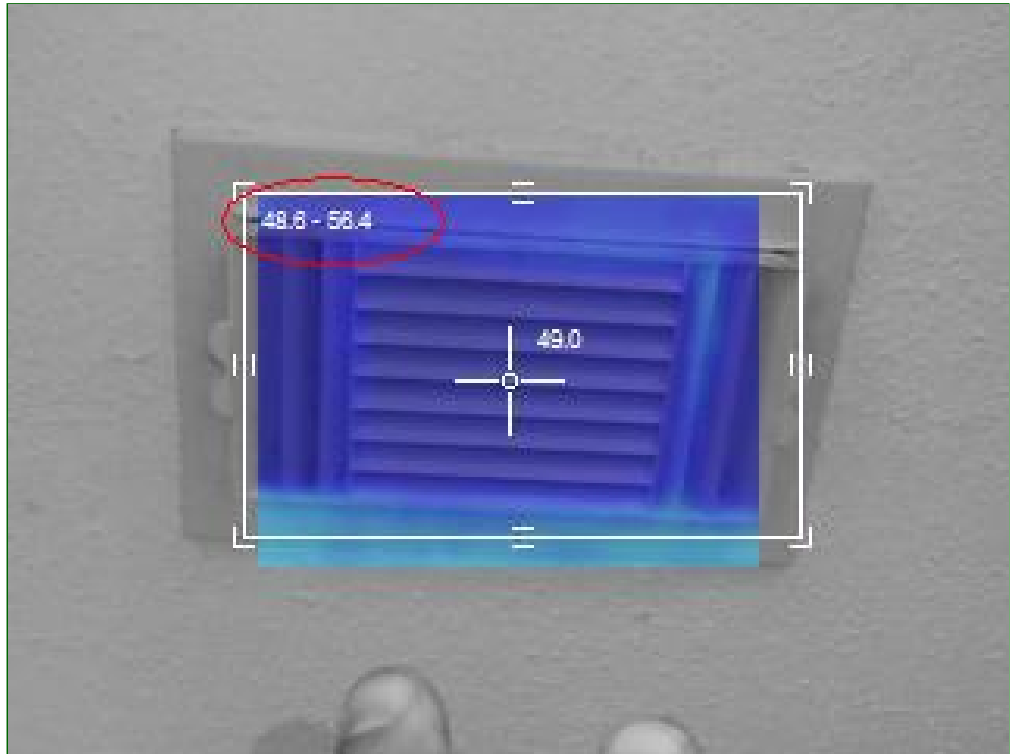
Comments:

9.7 Presence of Installed Cooling Source in Each Room

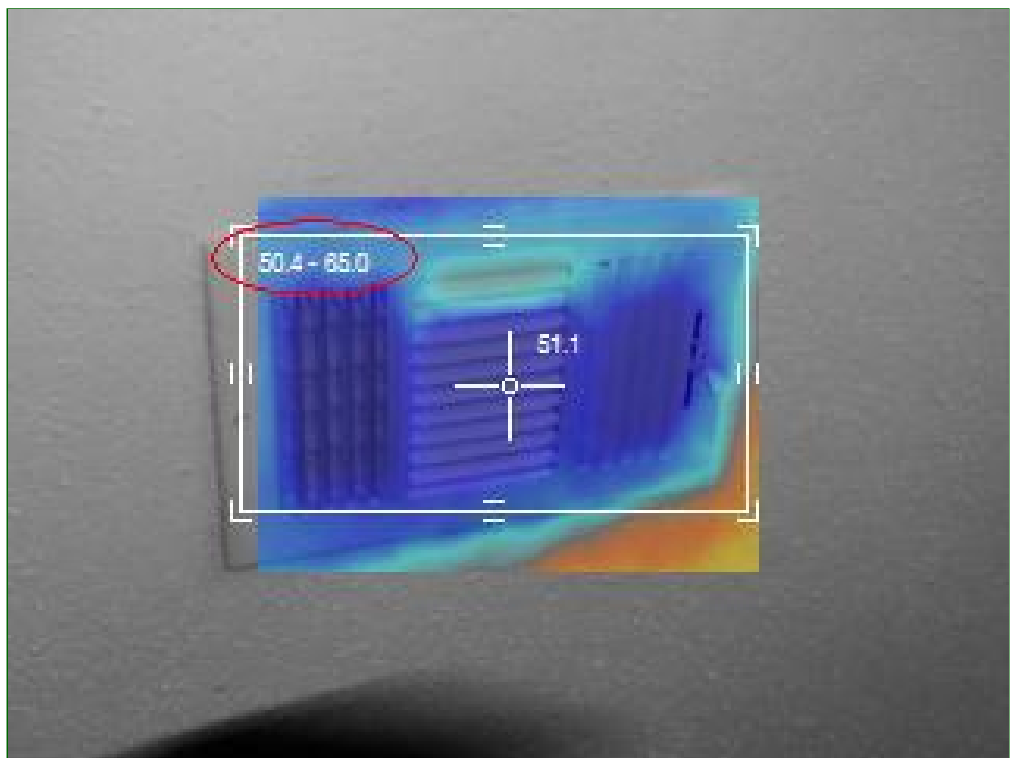
Comments:

IN = Inspected NI = Not Inspected NP = Not Present RR = Repair or Replace

IN NI NP RR



9.7 Item 1(Picture) Representative of cooling system temperatures in unit 1910



9.7 Item 2(Picture) Representative of cooling system temperatures in unit 1908

The cooling systems were cooling at the time of inspection.

Report Identification: 1908 Upland Dr

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Princess Quality Inspections

1026 Andover Drive, Pearland Texas 77584
www.pricessinqualityspections.net
princess.inspections@gmail.com
(281) 814-7163

Customer

Optima Real Estate Properties, LLC oa10000mill@gmail.com

Address

1908 Upland Dr
Houston Tx. 77043

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys / Roof Structure and Attic

1.0 Roof Coverings

Inspected, Repair or Replace

More than one area of the roof shows signs of age/wear, damaged shingles are in need of repair and roof penetrations must be monitored for alligating of tar and repaired periodically. The inspector recommends a qualified roofing contractor examine the roof further to advise and repair as necessary.

1.1 Flashings

Inspected, Repair or Replace

Drip edge is in need of repair at one or more area at eaves.

1.2 Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

Improperly installed vents are in need of further examination and repair by a qualified roofing contractor.

1.3 Roof Ventilation

Inspected, Repair or Replace

Bonnet vents are improperly installed and should be replaced with passive vents at next roof covering change.

Mechanical bathroom ventilation terminate at bonnet vents and reducing attic ventilation.

The inspector recommends increasing the attic ventilation in both units. High attic temperatures reduce roof covering material service life and may cause blistering of shingles. Some shingles show signs of blistering caused by excessive attic temperatures.

1.5 Roof Structure and Attic (Report leak signs or condensation)

Inspected, Repair or Replace

Moisture stains and deteriorated materials in soffit system are in need of repair as well as cause of moisture.

1.6 Ventilation Fans and Thermostatic Controls (attic)

Inspected, Repair or Replace

The inspector recommends while repairing soffit system add soffit ventilation to increase air flow thru attic.

1.8 Visible Electric Wiring in Attic

Inspected, Repair or Replace

Improper wire connections in attic of both units is in need of repair.

1.9 Firewall Separation Between Units in Attic Space

Inspected, Repair or Replace

Firewall damage between units (**must**) be repaired to code by a qualified contractor to give occupants time to escape from a spreading fire.

2. Exterior

2.0 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

(1) Damaged/deteriorated siding/trim is in need of repair.

(2) Brick mortar cracks along with cracks in drywall in both units discovered are indicators that settlement has occurred or is ongoing. The distress patterns observed at the time of inspection were not significant enough to warrant repair of foundation. This is the opinion of the inspector and the inspector recommends a qualified foundation contractor render his/her opinion to advise and repair if necessary.

2.1 Doors (Exterior)

Inspected, Repair or Replace

(1) Seal around door frame.

Damaged/deteriorated door frame should be examined further by a pest control contractor to identify, and treat any insect infestations in the home.

(2) Rusty lintels above doors and windows are in need of painting with a rust inhibitor to prevent premature deterioration of load bearing lintels.

(3) Door damaged and in need of repair.

2.2 Windows

Inspected, Repair or Replace

Missing window screens throughout the units are in need of replacing.

Seal around exterior windows and deteriorated glass seals to prevent moisture intrusions.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Repair or Replace

- (1) Fencing at both units have microbic growth with a musty odor that is in need of cleaning. Examine area near fencing further for leaks and repair as necessary.
- (2) Entry gate not working at the time of inspection and is in need of repair.
- (3) Damaged/deteriorated fencing materials are in need of repair.
- (4) Cracked walkway is in need of repair.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

- (1) The inspector recommends considering removing trees near flatwork and buildings or installing a root barrier to help prevent differential settlement of the buildings foundation/structure.

Trees at rear of building should be removed to prevent differential settlement of the building.

- (2) Gate must be lifted to open and close and is in need of repair.
- (3) Tree branches in need of trimming back from structure.
- (4) Trip hazard in sidewalk at front of building is in need of repair.
- (5) Overgrown vegetation surrounding transformer is in need of trimming.

2.5 Eaves, Soffits and Fascias

Inspected, Repair or Replace

- (1) Deteriorated soffit/fascia is in need of repair. Further examination of eaves is recommended by a roofing contractor for leaks into soffit at areas of buildings soffit system.
- (2) Roof decking at rear of building is lifted in areas and is in need of further examination by a qualified roofing contractor to advise and repair as necessary.

2.6 Plumbing Water Faucets (hose bibs)

Inspected, Repair or Replace

Loose ground on exterior hose bib is in need of repair.

Insulate all exterior water supply piping.

2.7 Outlets (exterior)

Inspected, Repair or Replace

Seal around exterior receptacles

3. Kitchen Components and Appliances

3.1 Walls

Inspected, Repair or Replace

Unit 1908 Wall damage near range is on need of repair.

3.7 Plumbing Water Supply Faucets and Fixtures

Inspected, Repair or Replace

Unit 1908 Stand up shower fixture is in need of repair or replacement.

3.8 Outlets, Wall Switches and Fixtures

Inspected, Repair or Replace

Unit 1910 No GFCI protection in kitchen or bathrooms and should be updated for safety.

3.10 Ranges/Ovens/Cooktops

Inspected, Repair or Replace

(1) Unit 1910 Range hot light stays on constantly and left front burner element was not working at the time of inspection and in need of repair.

(2) Unit 1910 Refrigerator was working but ice maker not working and may not have a connection.

(3) Unit 1908 Range/Oven was performing as intended at the time of inspection.

Missing anti-tip bracket and floor covering behind range and are in need of repair.

3.12 Food Waste Disposer

Inspected, Repair or Replace

(1) Unit 1910 Food waste disposal was working at the time of inspection.

Deteriorated food waste disposal power supply conduit is in need of repair.

(2) Unit 1908 Food waste disposal was performing at the time of inspection.

Improper food waste disposal power supply connection is in need of repair.

3.13 Microwave Cooking Equipment

Inspected

Microwave was working at the time of inspection.

3.14 Clothes Dryer Vent Piping

Inspected, Repair or Replace

(1) Unit 1910 Clogged Dryer vent termination is in need of cleaning.

(2) Unit 1908 Damaged dryer vent has bee hives and is in need of repair and cleaning.

4. Rooms

4.0 Ceilings

Inspected, Repair or Replace

(1) Ceiling cracks discovered in both units are in need of repair.

(2) Amateurish ceiling repairs discovered in both units are in need of repair by a drywall finisher

4.1 Walls

Inspected, Repair or Replace

Wall and ceiling cracks in unit 1908 and 1910 are in need of repair.

4.2 Floors

Inspected, Repair or Replace

(1) Unit 1908 Uneven flooring at tub is in need of repair.

(2) Evidence of moisture entering front entry in Unit 1908 is in need of further examination by a qualified contractor and repair as necessary.

(3) Unit 1908 Amateurish installation and damaged of floor tile are in need of repair.

(4) Deteriorated drywall at side exit is in need of further examination to repair moisture intrusion and repair drywall.

(5) Unit 1908 second floor uneven and creaking and in need of repair.

(6) Floor trim missing throughout unit 1908 is in need of repair.

4.3 Steps, Stairways, Balconies and Railings

Inspected, Repair or Replace

(1) Unit 1908 Ceiling above stairway shows evidence of a past or present leak and should be examined further after a rain event and repair as necessary.

(2) Stairways in both units creek and are in need of repair.

4.4 Doors (Representative number)

Inspected, Repair or Replace

Unit 1908 Door will not latch on second floor and is in need of repair.

4.5 Windows (Representative number)

Inspected, Repair or Replace

(1) Seal window sills at windows.

(2) Unit 1908 Deteriorated window sill is in need of repair.

(3) Unit 1908 Rear bedroom window loose in track and in need of repair.

Seal gaps in window sills.

Old paint on window sills was not tested for lead at the time of inspection.

5(A) . Hall Bath

5.5.A Outlets, Switches and Fixtures

Inspected, Repair or Replace

Unit 1910 No GFCI protection in bathrooms and should be upgraded for safety.

5.6.A Exhaust Fan

Inspected, Repair or Replace

Unit 1910 exhaust fan on second floor bathroom was not working at the time of inspection.

5(B) . Master Bath

5.0.B Counters and Cabinets

Inspected, Repair or Replace

Unit 1910 Damaged kitchen counter is in need of repair.

5.2.B Windows

Inspected

Window seals at the exterior of both units are in need of repair.

5.4.B Plumbing Water Supply and Distribution Systems and Fixtures

Inspected, Repair or Replace

Unit 1910 Damaged drain stop diverter is in need of repair.

5.6.B Exhaust Fan

Inspected, Repair or Replace

Unit 1910 Exhaust fan not working and in need of repair/replacement.

6. Structural Components

6.0 Foundations, Basements and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

(1) "Zip Level" spot check of the foundation for level revealed some settlement of the foundation has occurred but not enough to warrant costly repairs. This is the inspectors opinion. The foundation is 1.8 inches off level and is within two inches plus or minus. If the foundation has ongoing settlement the 1.8 inches off level may increase and

will warrant repair. Foundation contractors often will give a free foundation check. This option may be considered for peace of mind.

(2) Soil too high on brick surrounding the building and must be lowered from 4 to six inches to prevent moisture and insects from entering weep holes.

6.1 Floors (Structural)

Inspected, Repair or Replace

Both units flooring in the second floors are uneven and creek and should be repaired at the time of next floor covering change.

7. Plumbing System

7.0 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

Unit 1808 accordion drain should be replaced by a qualified plumber.

7.1 Plumbing Water Supply and Distribution Systems and Fixtures

Inspected, Repair or Replace

(1) Water meters located on right rear of building facing front.

(2) Unit 1908 Seal gaps in fixtures to prevent moisture intrusions.

7.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

(1) Water heater installed in 2013 in unit 1910

Unit 1908 was manufactured in 2006 and is leaking at the temperature and pressure relief valve termination and is in need of repair.

No drip pan installed under water heaters and are in need of repair.

Unit 1908 water has an odor that is often associated with the deterioration of the sacrificial anode in the water heater and may due to non use over a period of time. Flush water heater and repair as necessary.

7.3 Main Water Shut-off Device (Describe location)

Inspected, Repair or Replace

Water service entrance and cut offs are located at the front of building and should be insulated to protect from extreme cold temperature damage.

Water service entrance and cut offs are located at the front of building

8. Electrical System

8.0 Service Entrance Conductors

Inspected, Repair or Replace

Unit 1908 No visible dielectric grease on aluminum strand wiring should be corrected by a qualified contractor.

8.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected, Repair or Replace

No AFCI protection is installed in either unit. The inspector recommends updating for safety.

Bushes must be trimmed back and away from panels. 3 feet of clearance is required in front of panels and 30 inches to either side.

Panel grounds to both panels are loose and in need of repair.

1908 Wire pass-through bushing is in need of repair.

Square d breakers in a siemens panel should be examined further by a licensed electrician and repair as necessary.

White hot wires in 1908 should be identified as hot by a qualified contractor.

1910 meter is loose from the wall and in need of repair

Service conductors for unit 1910 should have been installed under circuit wiring and should be repaired by a qualified contractor.

White hot wires for unit 1910 should be identified as hot by a qualified contractor.

Unit 1910 pass-through bushing is missing and in need of repair.

Unit 1910 150 amp service.

Circuits not labeled in both units and is in need of correcting for future reference and safety.

Panel screws missing for unit 1910 and is in need of correcting.

Loose meter for 1910 is in need of repair.

8.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

(1) Unit 1910 has improper electrical connections and are in need of repair.

(2) Unit 1908 Damaged and loose receptacles are in need of repair/replacement by a qualified contractor.

8.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

Unit 1908 GFCI Ok. Unit 1910 does not have GFCI protection in required locations and should be updated for safety by a qualified contractor.

8.7 Smoke Detectors

Inspected, Repair or Replace

Unit 1908 Smoke detectors ok. Unit 1910 smoke detectors are missing from bedrooms and living room and are in need of installation.

9. Heating / Central Air Conditioning

9.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

Unit 1908 vents are in need of cleaning.

9.5 Cooling and Air Handler Equipment

Inspected, Repair or Replace

(1) Unit 1908 Cooling system was performing as intended at the time of inspection.

Compressor should be installed 24 inches from wall as per manufacturers installation instructions

Evaporator was appears to have been manufactured in 1981 and has exceeded is normal service life and remaining life could not be determined at the time of inspection.

Rodent droppings were discovered in Air handler closet and should be treated by a pest control contractor.

Air handler closet should be sealed to prevent un-filtered air from entering air handler.

Loose tape on air handler is in need of repair by a HVAC contractor.

Damaged insulation on cooling lines is in need of repair to prevent Cooling loss and condensation damage to materials.

Air handler power supply should be secured to structure and is in need of repair by a licensed electrician.

Damaged/deteriorated materials under air handler above ceiling repairs in living room. The area was dry at the time of inspection, monitor and repair as necessary.

Evaporative coils are dirty and in need of service/repair.

The primary condensate drain line terminations were not located at the time of inspection and should terminate before a p-trap.

(2) Unit 1910 Compressor should be installed 24 inches from wall as per manufacturers installation instructions.

Compressor was manufactured in 2017

Evaporator coils are not as bad as other unit but is in need of servicing.

(3) Seal wall penetrations to prevent insects and rodents from entering building

(4) Compressor power supply junction box is in need of repair.

(5) Extremely dirty filter is in need of replacement.

Damaged filter grill is in need of repair.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Princess Quality Inspections

Guadalupe Garza

1026 Andover Drive, Pearland Texas 77584

www.pricessinqualityspections.net

princess.inspections@gmail.com

(281) 814-7163

