

ALLTEX HOME INSPECTIONS



1028 E 14TH STREET
Houston, TX 77009

ALLTEX HOME INSPECTIONS

STEPHEN PERRY
SUGAR LAND, TX 77498

Phone 281-224-8486

TREC 7854

INVOICE

SOLD TO:

LUIS MATOS

TX

INVOICE NUMBER 20180619-01
INVOICE DATE 06/19/2018

LOCATION 1028 E 14TH STREET

REALTOR

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$595.00	\$595.00
6/19/2018 PAID \$595 CHECK	(\$595.00)	(\$595.00)
	SUBTOTAL	\$595.00
	TAX	\$0.00
	TOTAL	\$595.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: LUIS MATOS
(Name of Client)

Concerning: 1028 E 14TH STREET, Houston, TX 77009
(Address or Other Identification of Inspected Property)

By: Stephen Perry, Lic #7854 06/19/2018
(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 standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: [x] Buyer [x] Selling Agent [] Listing Agent [] Occupant
Building Status: [x] Vacant [] Owner Occupied [] Tenant Occupied [] Other
Weather Conditions: [] Fair [x] Cloudy [x] Rain Temp: 85
Utilities On: [x] Yes [] No Water [] No Electricity [] No Gas
Special Notes:

INACCESSIBLE OR OBSTRUCTED AREAS

- [x] Attic Space is Limited - Viewed from Accessible Areas
[x] Plumbing Areas - Only Visible Plumbing Inspected
[x] Walls/Ceilings recently Painted
[x] Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

I=Inspected

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace

Comments:

Signs of Structural Movement or Settling

Deteriorated Pier/Beam Condition

Improper shims

Performance Opinion: (An opinion on performance is mandatory)

Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

Signs of structural movement noted(pier settlement); suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken. The floor elevation was level. however, there is pier/block deficiencies detailed below that does need evaluation by a foundation repair expert.

AS PART OF THE FOUNDATION INSPECTION THE ELEVATION OF THE FLOOR WAS CHECKED FOR EXCESSIVE SLOPE WITH A "ZIP LEVEL/ PRO-2000"- ("HIGH PRECISION ALTIMETER"). A REFERENCE POINT WAS SELECTED IN THE MIDDLE OF HOUSE AND ELEVATION MEASUREMENTS WERE TAKEN IN EACH ROOM. IT WAS DETERMINED AFTER CAREFUL EVALUATION OF THE DATA OBTAINED THAT THE FOUNDATION ELEVATION/SLOPE IS WITHIN ACCEPTABLE TOLERANCES.

Suggested Maintenance: (managing trees and large

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shrubs): Trees and large shrubs extract large amounts of water from the soil every day, when they are close to the foundation the can significantly exacerbate the shrinkage of soil when there is drought. It is during extended periods that we see the most damage due to foundation movement; The houses that exhibit damage during a drought almost always have trees/large shrubs close to the foundation that are clearly making the situation worse than it would be otherwise. Tress and large shrubs can be managed for improved moisture control and foundation performance. Large shrubs can be removed. Trees can also be removed. In many cases, the roots of trees can be pruned between the trees and foundation.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

DEFICIENCY- THERE IS SOME PIERS THAT ARE NOT PROPERLY SHIMMED AND NOT SUPPORTING THE BEAM

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PROPERLY. THERE IS SOME OUTER PERIMETER PIERS THAT ARE LEANING AND IN NEED OF EVALUATION BY A FOUNDATION REPAIR EXPERT.

THERE IS IMPROPER GRADING AND DRAINAGE UNDER THE HOME AND WATER PONDING UNDER THE HOME IN THE CENTER OF THE HOME THAT COULD AFFECT FOUNDATION PERFORMANCE IF NOT CORRECTED.



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- **THERE IS SOME PREVIOUS SUB FLOORING REPAIRS AND THERE IS SOME AREAS OF DRY ROT ON THE OLDER SUB FLOORING IN SOME LOCATIONS THAT DID SHOW SUNLIGHT THROUGH THE HARDWOOD FLOORING IN SOME LOCATIONS OF THE HOME IN THE DEN AND IN THE KITCHEN THAT DOES NEED EVALUATION/REPAIRS**
- **THERE IS NO INSULATION PRESENT UNDER THE SUB FLOORING BETWEEN THE FLOOR JOIST AS RECOMMENDED AND NO "BRIDGING OR BLOCKING" AS IS RECOMMENDED. RECOMMEND EVALUATION BY A FRAMING EXPERT AND FOR INSULATION TO BE INSTALLED.**

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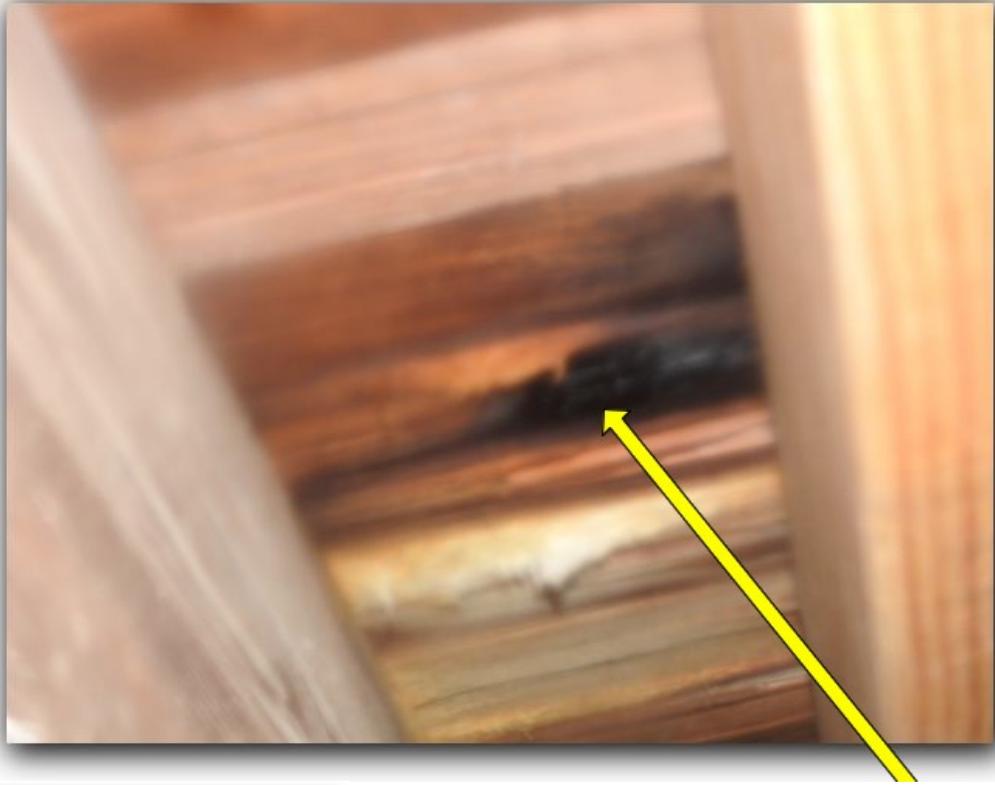
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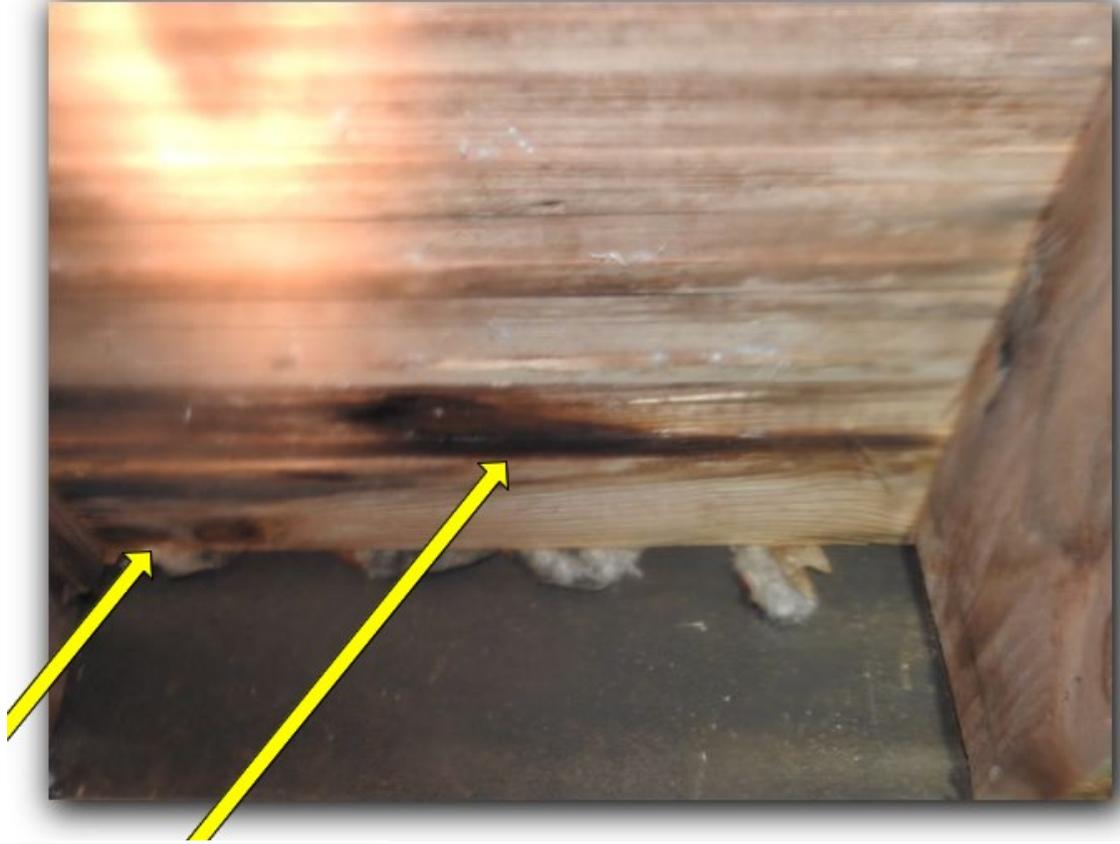
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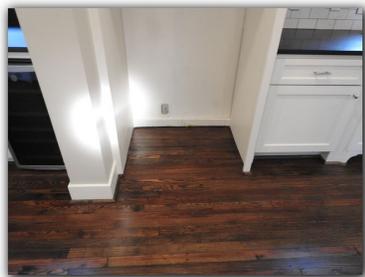
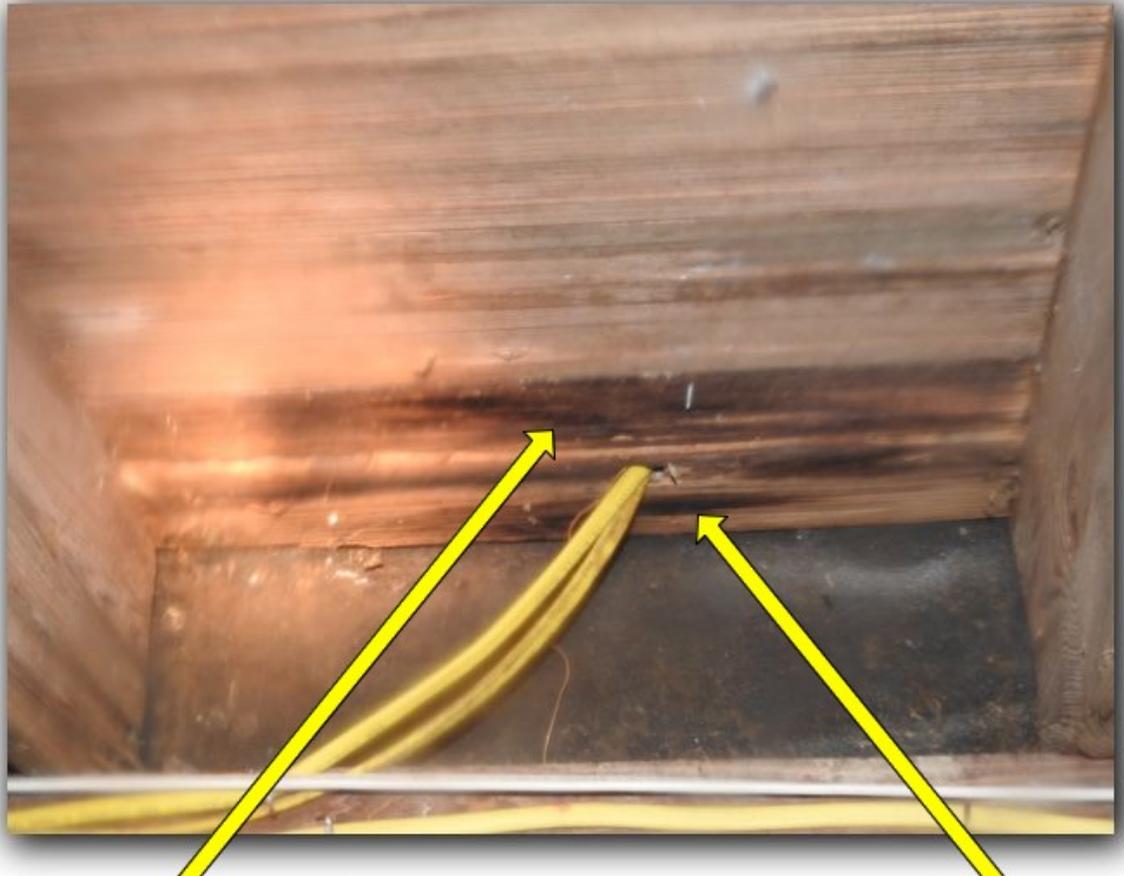
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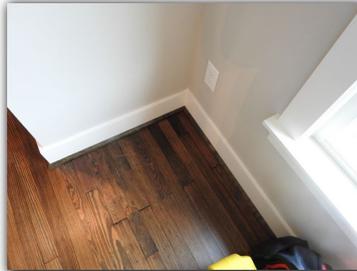
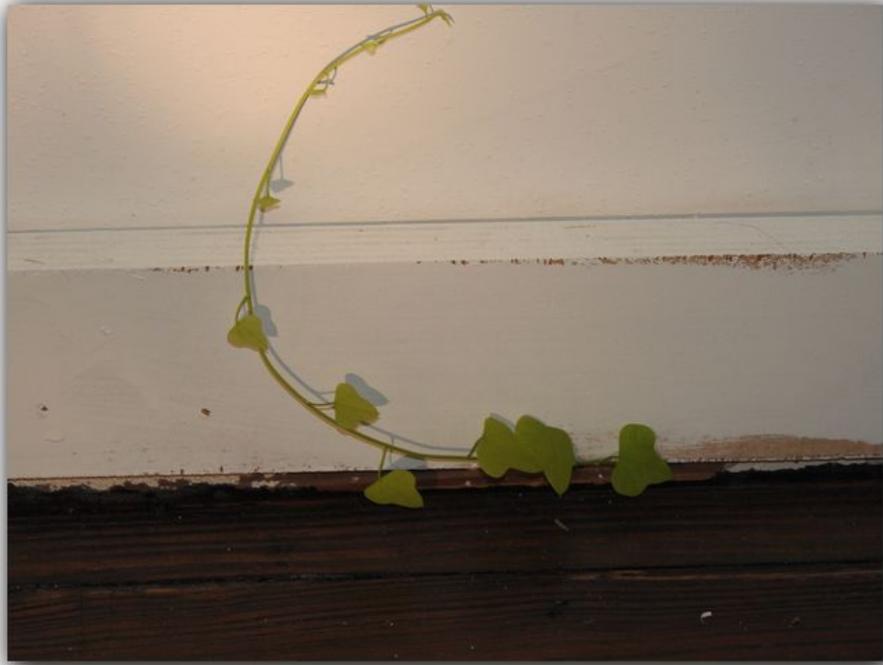
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B. Grading and Drainage

Comments:

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

- Improper drainage from foundation**
- Erosion or ponding next to foundation, draining under the home and ponding near the pier locations.**
- Run off intrusion into crawl space**
- Grade slopes toward the structure/right side of the home near the air condenser**
- Soil / lot conditions suggest further evaluation by appropriate professional, i.e.. watering program, drains, etc.**
- THERE IS IMPROPER GRADING AND DRAINAGE UNDER THE HOME WITH LARGE DEPRESSIONS THAT CAN HOLD WATER UNDER THE HOME AND CAN AFFECT FOUNDATION PERFORMANCE. DURING THE INSPECTION WITH ACTIVE RAINFALL WATER WAS DRAINING UNDER**
- THE HOME FROM THE RIGHT SIDE OF THE HOME NEAR THE AIR CONDENSER LOCATION DUE TO IMPROPER GRADING AND EROSION. RECOMMEND EVALUATION AND IMPROVEMENTS WITH ROCK/GRAVEL**

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AND GRADING IMPROVEMENTS UNDER THE HOME AND AROUND THE PERIMETER OF THE HOME. IN ADDTION, IT WOULD RECOMMEND GUTTERS WITH FRENCH DRAINS INSTALLED AROUND THE PERIMETER OF THE HOME.

- **RECOMMEND EVALUATION AND IMPROVEMENTS BY A LANDSCAPE AND IRRIGATION EXPERT.**
- **LOOSE LUMBER AND DEBRIS UNDER HOME THAT WOULD BE CONSIDERED CONDUCTIVE CONDITIONS FOR WOOD DESTROYING INSECTS AND NEEDS TO BE REMOVED**

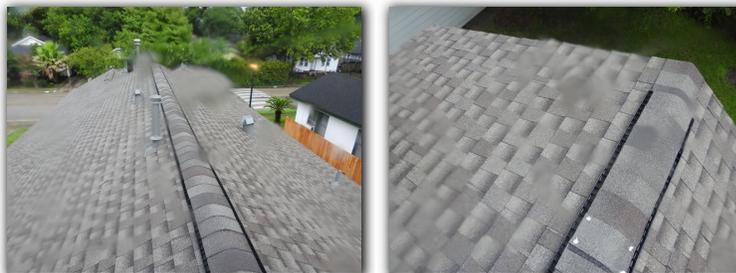


C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: Roof Level

Comments: **THE ROOF APPEARS TO BE A RECENT INSTALLATION AND IN OVERALL GOOD CONDITION. HOWEVER, THERE IS SOME MINOR DEFICIENCIES DETAILED BELOW THAT NEEDS EVALUATION BY A ROOFING EXPERT.**



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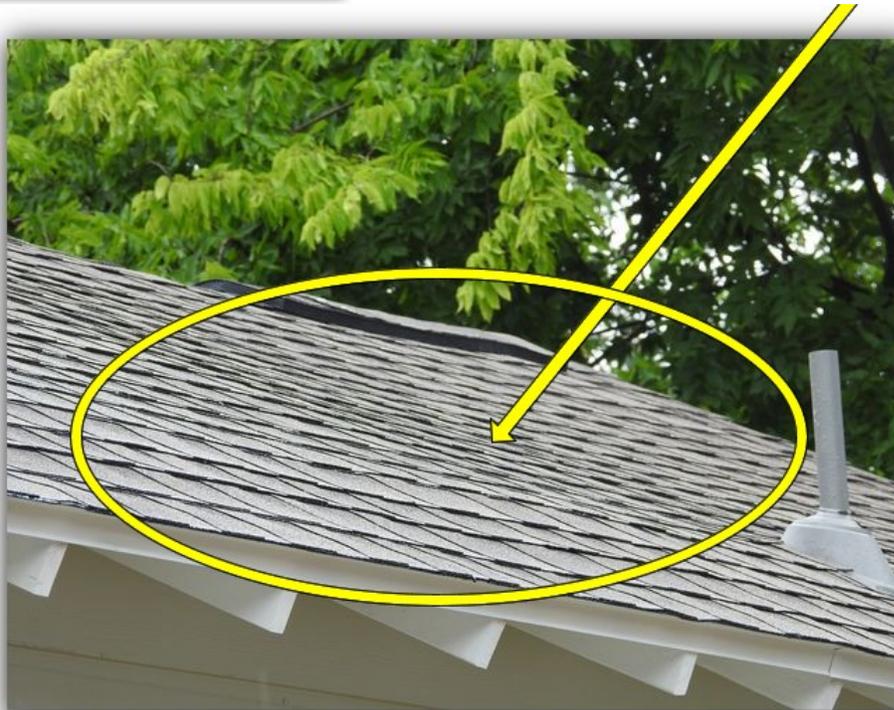
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☑ Roof decking deflection and / or sagging
ON THE FRONT RIGHT AND BACK RIGHT SIDES OF THE
HOME DUE TO A LACK OF RAFTER/HIP JACK MID SPAN
SUPPORT COMMON WITH OLD HOMES THAT DOES NEED
EVALUATION AND REPAIRS TO THE ROOF STRUCTURE IN
THE ATTIC.



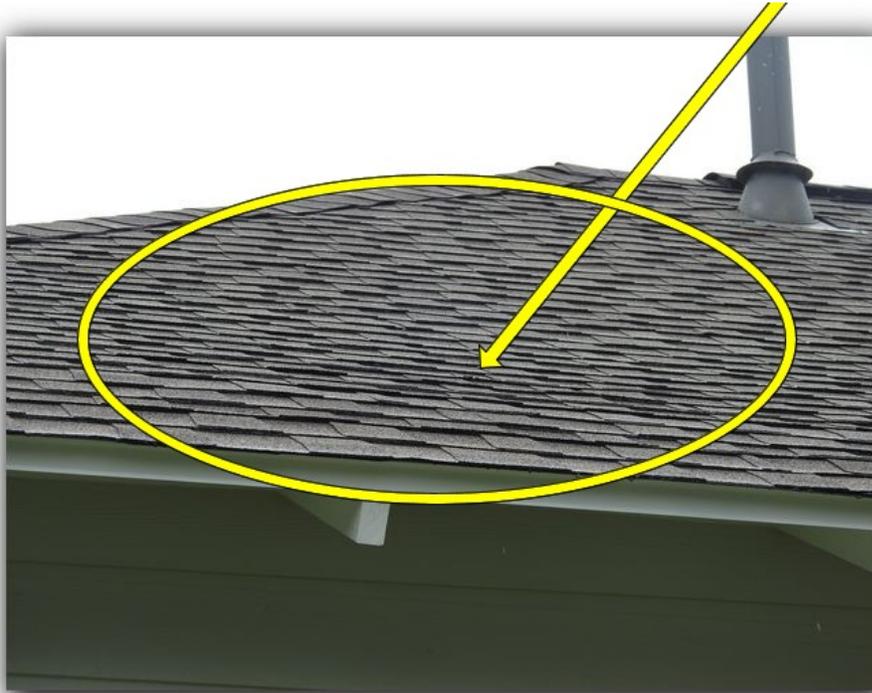
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D. Roof Structures and Attics

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: 12 TO 14 INCHES

Approximate Average Thickness of Vertical Insulation: NOT VISIBLE

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- IT WOULD BE RECOMMENDED FOR IMPROVED ENERGY EFFICIENCY TO HAVE A SOLAR POWERED ATTIC EXHAUST FAN.

Inadequate roof support and / or failed members

Roof decking deflection and / or sagging

ON THE FRONT RIGHT AND BACK RIGHT SIDES OF THE HOME DUE TO A LACK OF RAFTER/HIP JACK MID SPAN SUPPORT COMMON WITH OLD HOMES THAT DOES NEED EVALUATION AND REPAIRS TO THE ROOF STRUCTURE IN THE ATTIC.



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☑ THE OLD BRICK CHIMNEY STILL PRESENT AND PROPERLY SUPPORTED AT THE ORIGINAL CONCRETE PAD UNDER THE HOME IS NO LONGER IN USE BUT DOES HAVE LARGE OPENINGS IN THE CRAWLSPACE, THE KITCHEN/DEN, AND IN THE ATTIC NOT SEALED OFF AT ALL THREE LOCATIONS ALLOWING HEAT TRANSFER/DRAFTS/ AND NOT ENERGY EFFICIENT. IN ADDITION, THE OPENINGS ARE LARGE ENOUGH FOR VERMIN TO ENTER INTO THE HOME AND ALSO INTO THE ATTIC SPACE FROM THE CRAWL SPACE OPENING. IN NEED OF BEING REPAIRED/SEALED OFF WITH MORTAR AND BRICK BY A MASONRY REPAIR PERSON.

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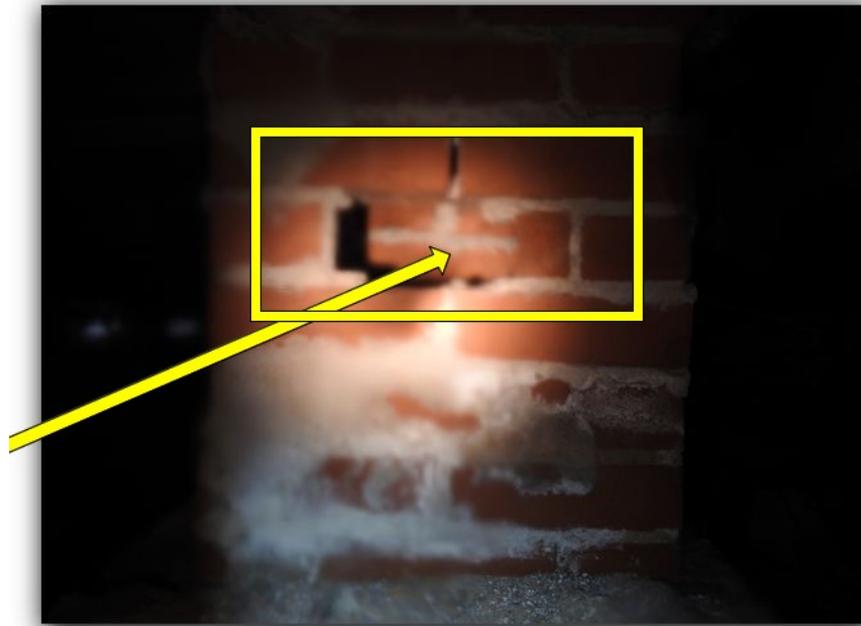
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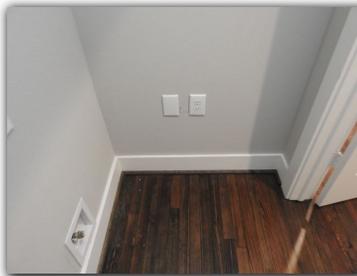


E. Walls (Interior and Exterior)

Comments:

Interior Walls:

- **SOME DRYWALL DAMAGE IN THE LAUNDRY ROOM/FINISHING WORK NEEDED**



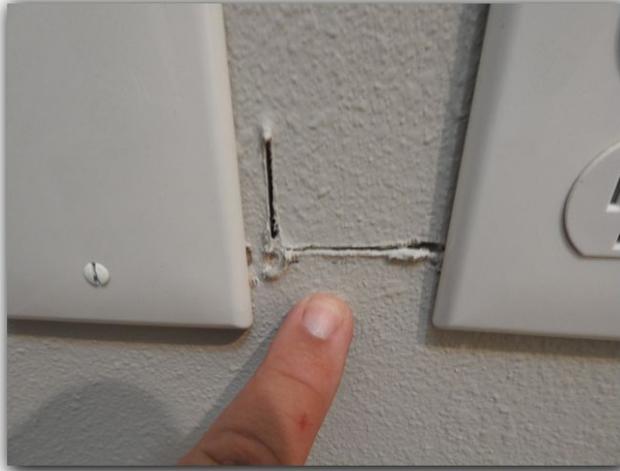
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- **CALKING/GROUT AND SOME PAINT DEFICIENCIES IN THE BATHROOMS, DOOR FRAME/BASE BOARDS TRIM, AND THE CLOSET HANGER RODS NEED PAINTING**



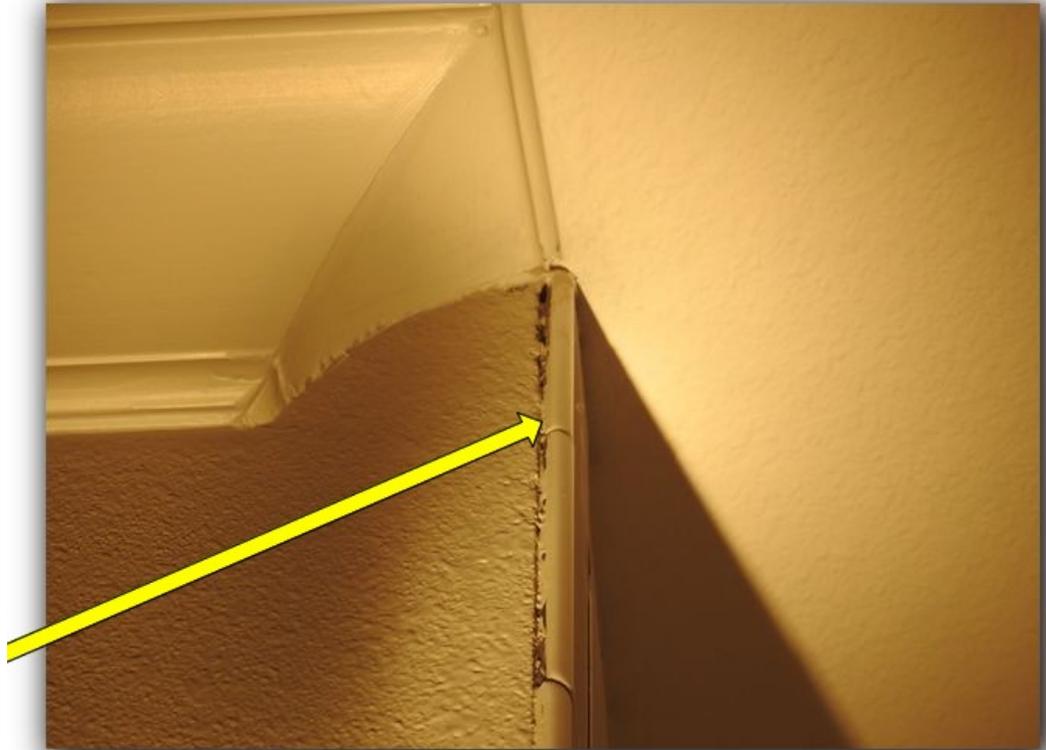
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Exterior Walls:

Siding Materials: Brick Stone Wood Wood byproducts Stucco
 Vinyl Aluminum Asbestos Cement Board Other

- **THERE IS A CONCAVE WARPED AREA OF THE LOWER EXTERIOR WALL ON THE RIGHT SIDE OF THE HOME THAT NEEDS EVALUATION AND REPAIRS. POTENTIAL ROTTED FRAMING MAY HAVE BEEN COVERED OVER WITH CEMENT BOARD SIDING OR JUST IMPROPERLY INSTALLED.**



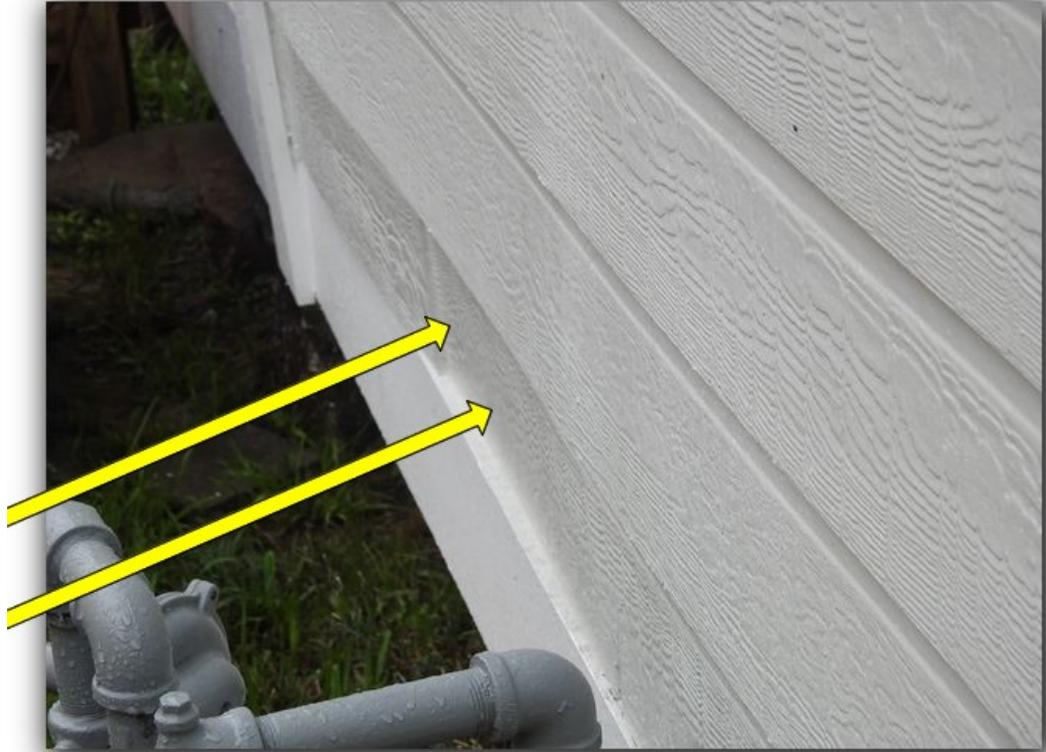
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- **THE CLOTHES DRYER DUCT VENT COVER NEEDS TO BE PAINTED AND TEMPORARY SEALED OFF TO PREVENT A DRAFT AND ALSO VERMIN FROM ENTERING INTO THE HOME UNTIL A DRYER IS INSTALLED.**



F. Ceilings and Floors

Comments:

- **SOME FLOORING HAS GAPS AND OPENINGS AT THE FLOOR AND BASE BOARD INTERSECTIONS THAT HAVE**

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ALLOWED DRAFTS FROM OUTSIDE AND WEEDS GROWING THROUGH THE GAPS AND NEED TO BE REPAIRED AND PROPERLY SEALED OFF. THERE IS SOME GAPS IN THE BATHROOM FLOORING AND BASE BOARDS THAT NEEDS CALKING AND AT SOME DOOR FRAME AND THRESHOLD LOCATIONS.

- **INFRARED CAMERA DID SHOW SOME DEFICIENCIES IN THE SUB FLOORING AND DRAFTS FROM DAMAGED SUB FLOORING IN THE DEN LOCATION.**



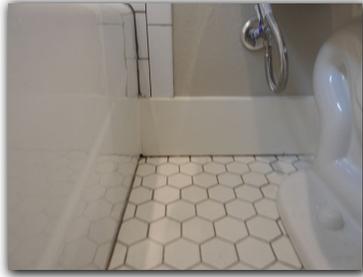
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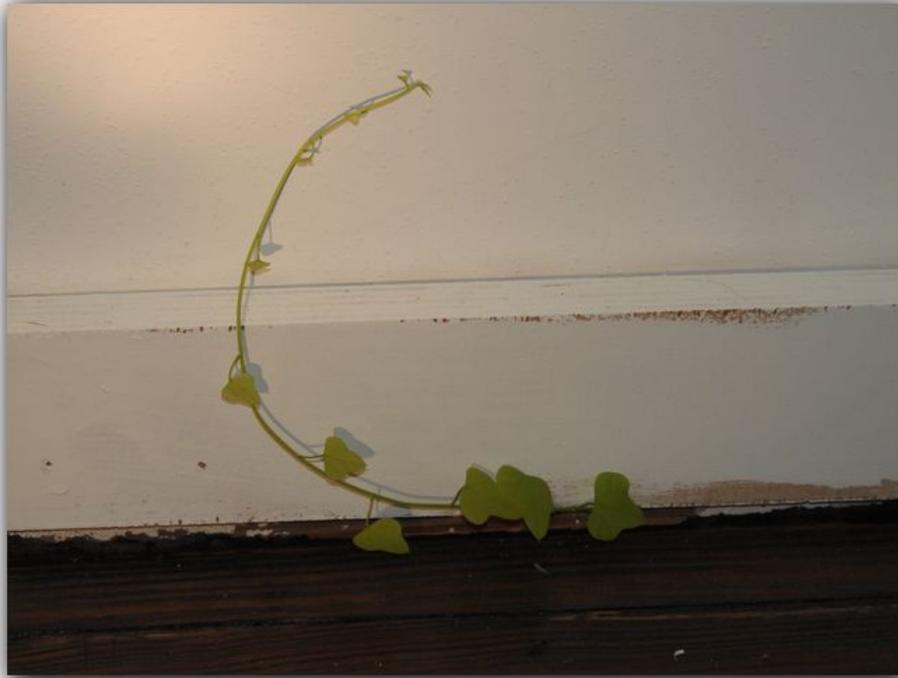
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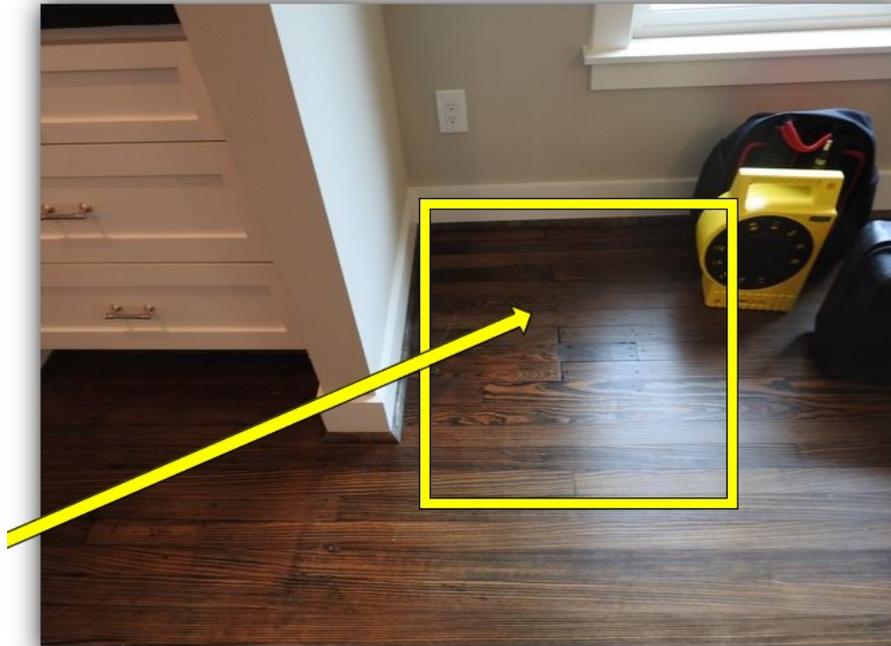
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- **SOFT SPOTS IN THE WOOD FLOORING IN SOME LOCATIONS THAT NEEDS EVALUATION AND REPAIRS BY A FLOORING REPAIR EXPERT.**

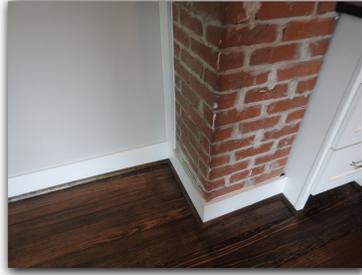
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G. Doors (Interior and Exterior)

Comments:

Interior Doors

Exterior Doors

- **THE BOTTOM OF THE EXTERIOR DOOR FRAMES AT THE LOWER JAMBS NEEDS TO HAVE SMALL SQUARE FOAM RUBBER WEATHER STRIPS THAT DO PREVENT THE INSIDE JAMB FROM BECOMING ROTTED FROM WATER PENETRATIONS**
- **CALKING NEEDED AT THE EXTERIOR DOOR FRAME TRIM/THRESHOLD/FLOOR PLATE AND TRIM**



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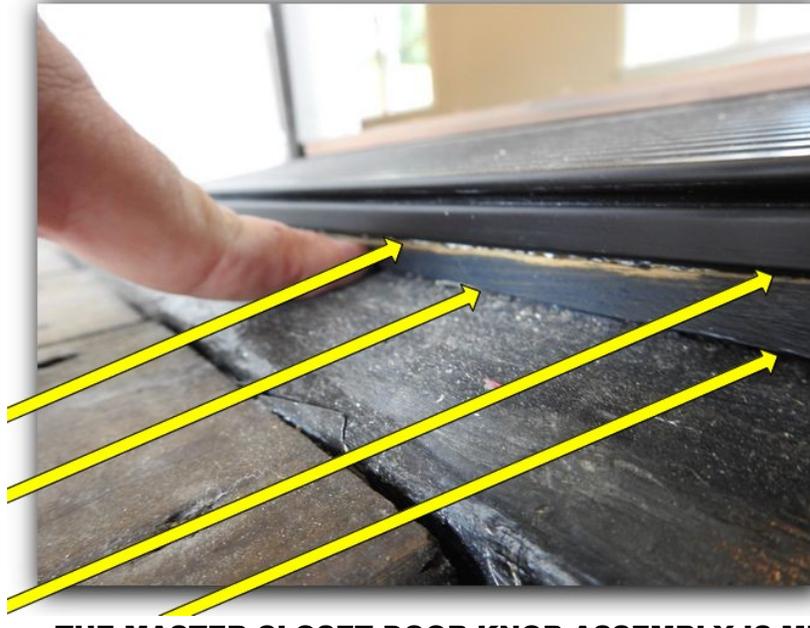
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- **THE MASTER CLOSET DOOR KNOB ASSEMBLY IS MISSING A LATCH THAT NEEDS TO BE INSTALLED**



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Garage Doors

Type: Metal Wood Fiberglass Doors / panels are damaged

H. Windows

Comments:

Some windows are difficult to open or close

THE MASTER BEDROOM LEFT SIDE WINDOW IS HARD TO OPEN AND CLOSE AND IN NEED OF EVALUATION BY A WINDOW REPAIR EXPERT, ALSO COMMON WITH SETTLEMENT

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- **THE MASTER BATH CASEMENT WINDOW HAS A LOCK ON THE LEFT SIDE HARD TO LOCK AND IN NEED OF EVALUATION AND REPAIR**



- window screens are all missing**



- Thermal pane window seals have failed, moisture is present**
- There appears to be a broken seal with a foggy appearance on the master bedroom window on the back right side that may require replacement on the lower sash of the double hung window. recommend evaluation by a window repair expert.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I. Stairways (Interior and Exterior)

Comments:

INTERIOR

EXTERIOR

J. Fireplaces and Chimneys

Comments:

brick chimney: Factory Masonry Free Standing

**NO FIRE PLACE IS PRESENT ONLY AN OLD BRICK CHIMNEY THAT WAS
ORIGINALLY USED FOR KITCHEN STOVE AND FURNACE ONLY AND NOW
JUST FOR DECORATIVE PURPOSE ONLY.**

**THE OLD BRICK CHIMNEY STILL PRESENT AND
PROPERLY SUPPORTED AT THE ORIGINAL CONCRETE PAD**

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UNDER THE HOME IS NO LONGER IN USE BUT DOES HAVE LARGE OPENINGS IN THE CRAWLSPACE, THE KITCHEN/DEN, AND IN THE ATTIC NOT SEALED OFF AT ALL THREE LOCATIONS ALLOWING HEAT TRANSFER/DRAFTS/ AND NOT ENERGY EFFICIENT. IN ADDITION, THE OPENINGS ARE LARGE ENOUGH FOR VERMIN TO ENTER INTO THE HOME AND ALSO INTO THE ATTIC SPACE FROM THE CRAWL SPACE OPENING. IN NEED OF BEING REPAIRED/SEALED OFF WITH MORTAR AND BRICK BY A MASONRY REPAIR PERSON.

K. Porches, Balconies, Decks, and Carports
Comments:

L. Other
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Comments:
 Overhead Service



Main Disconnect Panel

ARC FAULTS TESTED AND FUNCTIONING

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I NI NP D

200 AMP MAIN PANEL LOCATED ON THE RIGHT SIDE OF THE HOME



Sub Panels

Type of Wire: Copper Aluminum

SUB PANEL LOCATED IN GARAGE



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum Conduit _____
Comments:

Outlet and Switches

Loose, damaged, missing outlets / switches / covers



**•INFRARED CAMERA DID SHOW ONE OUTLET IN THE DEN WITH EXCESSIVE HEAT;
RECOMMEND EVALUATION BY AN ELECTRICIAN**

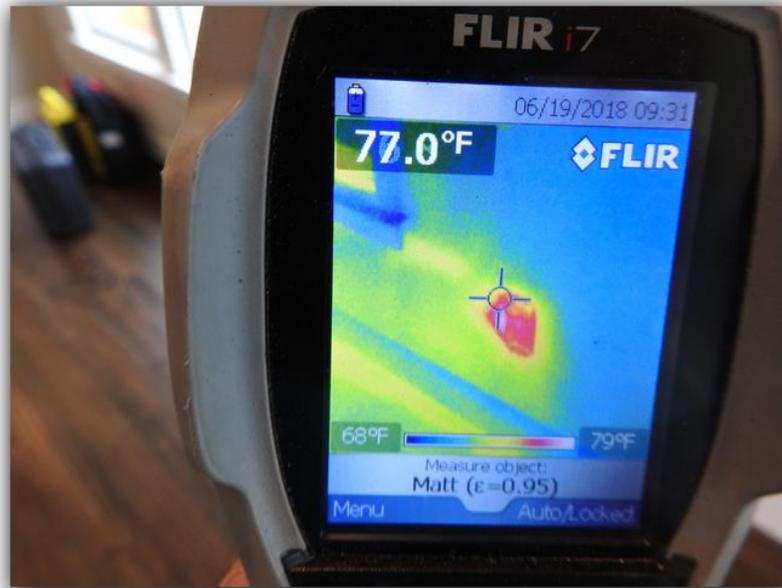
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Ground/ARC Fault Circuit Interrupt Safety Protection

- | | | | | | | | |
|-----------|---|-----------------------------|----------------------------------|------------|---|-----------------------------|----------------------------------|
| Kitchen: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Bathrooms: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Exterior: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Garage: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Laundry: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | | | | |

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I	NI	NP	D
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Fixtures

- Light fixtures inoperable or in need of repair**
BACK PORCH HALL CLOSET LIGHT IS OUT



- **ONE FLORESCENT LIGHT IS OUT IN THE GARAGE THAT NEEDS TO BE REPAIRED.**



Smoke and Fire Alarms

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central

Energy Source: Gas

Comments:

- THE FURNACE WAS TESTED AND FUNCTIONING PROPERLY.**
- GAS FURNACES ARE RECOMMENDED TO HAVE THE HEAT EXCHANGER EVALUATED FOR CRACKS THAT CAN BE A SAFETY HAZARD BY A LICENSED HVAC PROFESSIONAL. HEAT EXCHANGERS ARE OUTSIDE THE SCOPE OF INSPECTION DUE TO DISMANTLING THAT IS REQUIRED.**



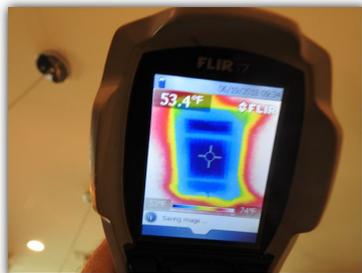
B. Cooling Equipment

Type of System: Central

Comments:

Unit #1:

Supply Air Temp: 53 °F Return Air Temp: 71 °F Temp. Differential: 18 °F



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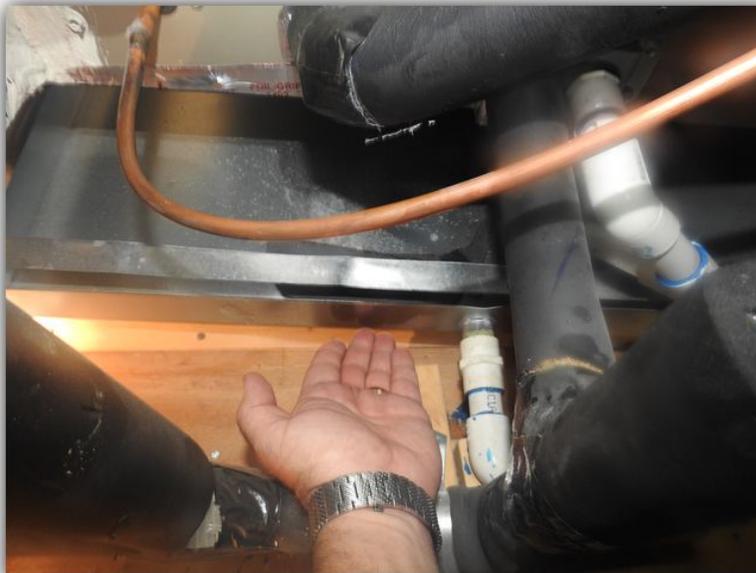
D=Deficient

I	NI	NP	D
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FOR ROUTINE MAINTENANCE IT IS RECOMMENDED TO HAVE ANNUAL SERVICE AND CLEANING OF THE COILS AND CONDENSATE DRAINS BY LICENSED HVAC PROFESSIONAL.

RECOMMEND THAT MEDIA FILTERS/ELECTRONIC AIR CLEANERS BE INSTALLED FOR LESS MAINTENANCE AND IMPROVED PERFORMANCE AND CLEANER COILS.

IT WOULD BE RECOMMENDED TO HAVE FLOAT SWITCHES INSTALLED ON THE A/C WATER PANS IN THE ATTIC THAT CAN PREVENT POTENTIAL WATER PAN OVERFLOW BY SHUTTING DOWN THE SYSTEM IF THE PAN WAS TO OVERFILL.



THE COOLING EQUIPMENT IS PROPERLY COOLING THE HOME WITH THE PROPER TEMPERATURE DIFFERENTIAL.

THE AIR CONDENSER IS A "BRYANT" 16 SEER, 4-TON UNIT; MANUFACTURED IN 2018. .

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I NI NP D



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I NI NP D



C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Flex Ducting Duct Board Metal

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: STREET

Location of main water supply valve: FRONT SIDE OF THE HOME

Static water pressure reading: 55

Comments:

Water Source: Public Private Sewer Type: Public Private

Sinks

Comments: _____

Bathtubs and Showers

Comments: **IT IS RECOMMENDED TO HAVE SHOWER PAN TESTED FOR POTENTIAL SHOWER PAN LEAKS DUE TO BEING OUTSIDE THE SCOPE OF INSPECTION AND UNABLE TO PERFORM THIS TYPE OF INSPECTION THAT CAN BE PERFORMED BY A LICENSED PLUMBER.**

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Caulking or grout missing or damaged in the corners of the tile enclosures



Commodes
Comments: _____

Washing Machine Connections
Comments: _____

Exterior Plumbing
Comments: _____

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

Comments:

IT IS RECOMMENDED TO HAVE A DRAIN INSPECTION PERFORMED BY A LICENSED PLUMBER/DRAIN INSPECTOR THAT INCLUDES A HYDROSTATIC TEST AND CAMERA INSPECTION THAT CAN DETERMINE IF THERE IS ANY POSSIBLE LEAKS IN THE DRAIN SYSTEM AND UNDER GROUND AND SLAB OUT TOWARDS THE MAIN DRAIN TO THE SEWER AS WELL. THIS IS OUTSIDE THE SCOPE OF THE INSPECTION AND CAN ONLY BE PROPERLY DETERMINED BY A SPECIALIZED TEST DONE BY A PLUMBER.

-

C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 GALLON

*Comments:*LOCATED IN THE ATTIC

- 1. FOR ROUTINE MAINTENANCE IT IS RECOMMENDED TO PARTIALLY DRAIN THE TANK ANNUALLY AND REPLACE THE T&P RELIEF VALVE EVERY 5-6 YEARS.**

Water heater Temperature and Pressure Relief Valve

- **MISSING FLAME PLATE THAT NEEDS TO BE REPLACED**



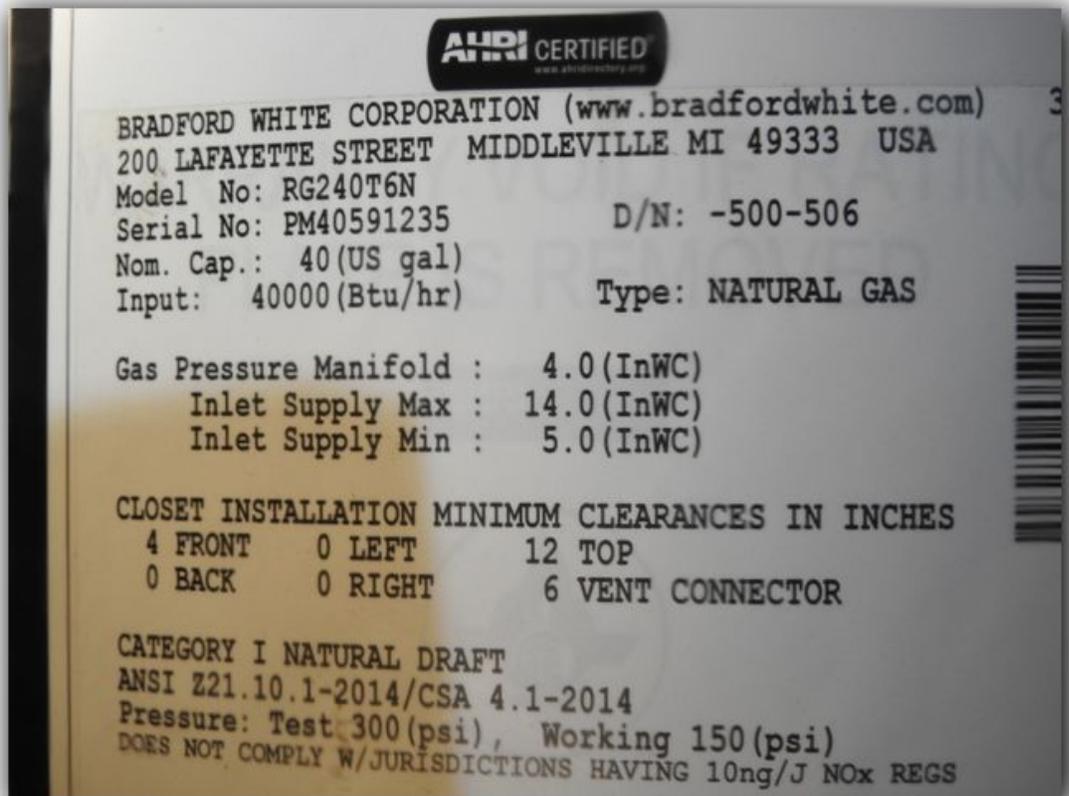
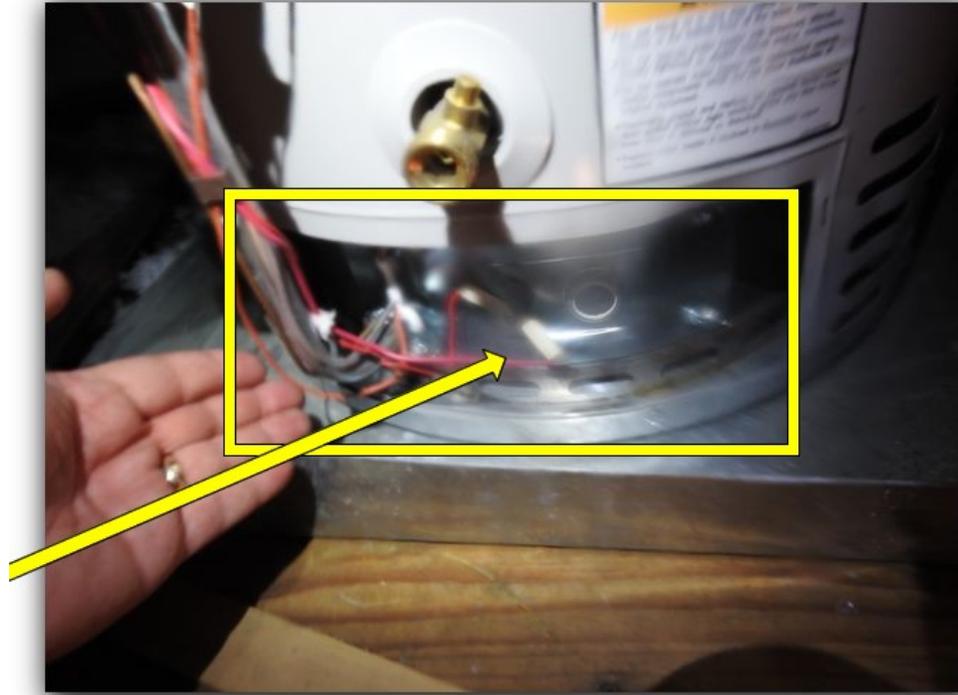
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I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:



B. Food Waste Disposers

Comments:

Excessive Vibration; may have dirt or debris from during construction. recommend service/cleaning



C. Range Hood and Exhaust Systems

Comments:

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NP=Not Present

D=Deficient

I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

Range Type: Electric Gas



- **LOOSE TRIM PIECE ON THE BACK OF THE OVEN/RANGE THAT NEEDS REPAIRS**



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I NI NP D



Oven(s):

Unit #1: Electric Gas
Tested at 350°F, Variance noted: 0 ____ °F (max 25°F)

Unit #2: Electric Gas
Tested at 350°F, Variance noted: ____ °F (max 25°F)



E. Microwave Ovens

Comments:

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D=Deficient

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

G. Garage Door Operators
Comments:

H. Dryer Exhaust Systems
Comments:
 Dryer vent cover needs to be painted

I. Other
Comments: