

SEC PROPERTY INSPECTION SERVICE**7457 HARWIN DRIVE STE. 230 HOUSTON, TX. 77036, PH:- DIRECT(713)-498-6393, OFF: (713)-510-4461****PROPERTY INSPECTION REPORT****Prepared For: NICHOLAS PAGE**
(Name of Client)**Concerning: 2241 N. MACGREGOR WAY HOUSTON, TEXAS 77004**
(Address or Other Identification of Inspected Property)**By: HENRY I. IJOMAH, CEI, CEC** **04/28/2021**
Civil/Structural Engineer
Professional Inspector Lic. # 4459
(Name and License Number of Inspector)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188
(512) 936-3000 (<http://www.trec.texas.gov>).
REI 7-3 (Revised 05/2013) Page 1 of __

Report Identification: _____

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; and
- lack of electrical bonding and grounding.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

SEE ATTACHED AGREEMENT

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>) REI 7A-5

Report identification

2241 N. MACGREGOR WAY HOUSTON, TEXAS 77004

Page 4 of 18

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected the "NI" column will be checked and an explanation is necessary. The inspector may provide comments whether or not an item is deemed in need of repair.

I=Inspected**NI=Not Inspected****NP=Not Present****D= Deficiency**

I	NI	NP	D	Inspection Item
1. STRUCTURAL SYSTEMS				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations (If all crawl space areas are not inspected, provide an explanation.) <i>Type of Foundation(s)</i> Post Tension Concrete slab-on-grade foundation. <i>Comments (An opinion on performance is mandatory.)</i> Preforming as intended. See added comment page.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Grading and Drainage <i>Comments:</i> The grade appears adequate except at front right by the fence. See comment page.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Roof Covering Material (*If the attic is inaccessible, report the method used to inspect.) <i>Type(s) of Roof Covering:</i> Appears to be flat with undetermined covering. <i>Viewed From:</i> Could not access the roof. <i>Comments:</i> Roof too high. 4 story structure. See comment page.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect) <i>Viewed From:</i> Not observed. No access to the attic. <i>Approximate Average Depth of Insulation:</i> Not observed <i>Approximate Average Thickness of Vertical Insulation:</i> Not observed. <i>Comments:</i> Attic access sealed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior) <i>Comments:</i> <u>Exterior:</u> Brick, wood & cement board exterior wall siding. OK. <u>Interior:</u> Moisture stains noted at master bedroom front window. See added comment page.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceiling and Floors <i>Comments:</i> <u>Floors:</u> Hardwood & Ceramic tile. Damaged wood at master bedroom front left corner. <u>Ceiling:</u> OK. See comment page.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior and Exterior) <i>Comments:</i> Interior: - Some of the doors does not close. Exterior: - OK. See comment page.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows <i>Comments:</i> All the windows are missing screens. See comment page.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior & Exterior) <i>Comments:</i> OK.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	J. Fireplace/Chimney <i>Comments:</i> N/P.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks and Carports- (Attached) <i>Comments:</i> Attached 2- Car garage. OK. Automatic door opens & closed freely.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. Other <i>Comments:</i>

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I	NI	NP	D	Inspection Item
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11. ELECTRICAL SYSTEMS

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. Service Entrance and Panels
<i>Comments:</i> 150 amp 3-wire system. OK.
Service entrance is overhead.
See comment page. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required):
<i>Type of Wiring:</i> Copper wiring
<i>Comments:</i> House have proper GFCI protection in bathrooms, kitchen and Exterior outlets. |

111. HEATING VENTILATION AND AIR CONDITIONING SYSTEMS

- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. Heating Equipment
<i>Type of System:</i> Not inspected. Not observed.
<i>Energy Source:</i> Not observed.
<i>Comments:</i> System runs OK. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. Cooling Equipment:
<i>Type of System:</i> Not observed. Assumed (Electric).
<i>Comments:</i> System runs OK.
See added comment page. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. Ducts System, Chases, and Vents
<i>Comments:</i> did not observe. |

IV. PLUMBING SYSTEM

- | | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Water Supply System and Fixtures
<i>Location of water meter:</i> At Rear.
<i>Location of main water supply valve:</i> At rear exterior wall.
<i>Static water pressure reading:</i> OK.
<i>Comments:</i> Water leaks at main water supply valve. See comment page. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. Drains, Wastes, Vents
<i>Comments:</i> OK |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules)
<i>Energy Source:</i> Did not observe.
<i>Capacity:</i> Unknown.
<i>Comments:</i> Hot water is present. Assume located in the attic. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. Hydro-Massage Therapy Equipment
<i>Comments:</i> N/P |

V. APPLIANCES

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. Dishwasher
<i>Comments:</i> OK. |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|

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I	NI	NP	D	Inspection Item
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B. Food Waste Disposer

Comments: OK

C. Range Exhaust Vent

Comments: OK.

D. Ranges, Cooktops, and Ovens

Comments: Electric range & oven. OK.
See comment page.

E. Microwave Oven

Comments: OK.

F. Trash Compactor

Comments: N/P

G. Mechanical Exhaust Vents and Bathroom Heaters

Comments: OK.

H. Garage Door Operators

Comments: Wall unit OK.

I. Door Bell and Chimes

Comments: OK.

J. Dryer Vents

Comments: OK.

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I	NI	NP	D	Inspection Item
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VI. OPTIONAL SYSTEMS **A. Lawn and Garden Sprinklers Systems***Comments:* N/P. **B. Swimming Pools Spas, Hot Tubs, and Equipment***Type of Construction:**Comments:* N/P **C. Outbuilding***Comments:* N/P. **D. Outdoor Cooking Equipment***Energy Source:**Comments:* N/P **E. Gas Supply Systems***Comments:* Gas line present. N/I. **F. Private Water Wells (A coliform analysis is recommended.)***Type of Pump:**Type of Storage Equipment:**Comments:* N/P **G. Private Sewage Disposal (Septic) Systems***Type of System:**Location of Drain Field:**Comments:* N/P **H. Whole-House Vacuum Systems***Comments:* N/P **I. Other Built-in Appliances***Comments:*

SEC

PROPERTY INSPECTION SERVICE ADDED COMMENTS FOR REI 7A-0 2241 N. MACGREGOR WAY HOUSTON, TEXAS 77004

Date: April 28, 2021.

Time: 01.40 Pm

Weather Condition: Warm and sunny weather conditions prevailed at the time of the inspection.

BACKGROUND

The property is a four story, custom built single family home constructed of conventional wood framing brick, wood, and cement board exterior wall siding. The house is new construction. The interior walls and ceilings are finished with gypsum wall board. The roof support structure in the attic was not observed but assumed to be a typical rafter and ceiling joist type of construction. The roof covering was not observed but most likely to be of composition shingles. The interior floors are finished with hardwood and ceramic floor tiles. The house has an attached 2-car garage. A Post tension concrete slab-on-grade foundation supports the structure. The elevation of the house is higher than the street elevation.

The property is landscaped, with grass. The landscape appears well maintained. The property is fully fenced. No further information was provided as the property owners/builder were not present during the inspection.

For the purpose of this report, the home faces N. Macgregor Way.

EXTERIOR OBSERVATION

Note: All directions in this report are annotated by **left, right, front and rear** as if looking at the front door.

The exterior walls are in generally Good Condition. The exterior walls are made of brick, wood and cement board. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. Driveway and walkway appears nicely placed. Condition of ground cover and vegetation adjacent to the foundation appears to be satisfactory.

Site Grading

Drainage:

Good surface drainage is important in all building sites. The ground surface should slope away from the house to prevent standing water and soil saturation.

The grade appears adequate except as noted below:

- ▶ The grade at front right side by the fence is gradually eroding away. Needs to be improved. (Photo #3)

Roof Covering/Structure

The roof covering was not inspected/observed due to the height of structure. 4 story structure.

The roof structures in the attic was not observed. No access to the attic.

Attic insulation: The attic insulation was not observed. No access to the attic.

Gutters & Downspouts

Gutters & downspouts are provided and are in good condition except as noted below:

- ▶ The downspouts at front and rear are missing splash plates. Install splash to channel rainwater away from the foundation. (Photo #4)

STRUCTURAL

FOUNDATION

The foundation supporting this residence is a Post Tension Concrete-slab-on-grade foundation. The performance of a slab-on-grade foundation depends greatly upon the quality of construction. Such foundation should be made stiff enough to support the superstructure loads without excessive deflections.

The inspection of the foundation of this residence failed to reveal or show any evidence indicating that major foundation instabilities are present at this time. The concrete in the visible portion of the foundation was observed to be free of significant honeycomb pockets or exposed reinforcement steels. A good majority of the doors and windows generally fit properly in their frames and doors opened and closed freely with the exception of a few that are improperly installed.

No cracks were observed on the interior walls of the property. Floor, counters, sills etc. were observed to be in reasonably level conditions. The floor levelness was measured using an Electronic Compulevel and the result superimposed upon a file sketch. From the sketch, the lowest point measured is -0.8 inches at the living room right exterior wall. The highest point measured is 0.0 inches at the front left corner of the kitchen (Our Reference)

For most of the house, the maximum differential movement is less than (0.5) inches. The total differential movement across the entire floor is 0.8 inches which is good. The foundation is level with elevation difference of 0.8 inches across the house floor. The foundation is performing as intended. **No recommendation is made at this time.**

Front Side

Front view of the house. (Photo #1)

- ▶ The wood siding above garage door needs to be painted/treated to protect against rots. (Photo #5)

Left Side

Left view of the house.
No distress noted.

Rear Side

Rear view of the house. (Photo #2)

- ▶ Main water supply pipe is broken. Needs to be repaired. (Photo #6)

Right Side

Right view of the house. (Photo #3)

- ▶ Rotted wood at side of second floor balcony. (Photo #7).
 - ▶ Moisture stains/damage at balcony. (Photo #8)
-

INTERIOR OBSERVATION

The interior finishes are in **Good Condition** except as noted below:

- ▶▶ **General** ▶ All the windows in the house are missing screens. Needs to be installed.
(Photo #9)

First Floor

GARAGE

Attached 2-Car Garage

Automatic door opens and closes freely. Safety system checked OK.

Second Floor:

Family Room (Front Right)

No distress observed.

Dining Room (Rear Right)

No distress noted

Kitchen/Breakfast (Front Left)

- ▶ The kitchen storage door does not close properly. Improperly installed. (Photo #10)

Gust Bathroom

No distress observed.

Third Floor:

Master Bedroom (Front)

- ▶ Top dead bolt to double door does not lock. (Photo #11)
- ▶ Evidence of moisture stain noted at right window. (Photo #12)
- ▶ Damaged/cracked hard wood floor at front left corner. (Photo #13)

Master Bathroom

- ▶ The faucets at master tub and sinks shoots water to the floor. Needs to be repaired by a plumber. (Photo #14)

Utility Room (W/D)

- ▶ Door to the utility room (W/D) does not close. (Photo #15)

Fourth Floor:

Bedroom #1(Front Left)

- ▶ Evidence of moisture stains above door to balcony. (Photo #16)
- ▶ Door to balcony does not lock. Improper installation. (Photo #17)

Bedroom #1 (Bathroom)

No distress observed.

Bedroom #2 (Front Right)

No distress observed.

Bedroom #2 (Bathroom)

- ▶ Door does not close. Improper installation. (Photo #18)

Steps, Stairs, & Railings:

The interior stairways are in good condition and are equipped with railings.

ELECTRICAL

Service entrance: Overhead service wires.

Breaker box: 150 amps 3 wire system. OK.

The electrical panel is in good condition.

The distribution of electricity within the home is good.

All three prong outlets that were tested were appropriately grounded.

Dedicated 240 volt circuits have been provided for all 240 volt appliances within the home.

Ground fault circuit interrupters (GFCI's) are present in bathrooms, kitchen, garage and exterior outlets. Exterior and interior lights and ceiling fans tested satisfactorily.

Overall, the electrical system appears to be in "**Good**" order, and the size of the electrical service is sufficient for a single family home of this size.

MECHANICAL

Cooling System:

Assumed R-14 split system (Electric)

Located on the roof. System was not observed.

The cooling systems appear to be in "**Good**" order; capacity and configuration should be sufficient for the home. Normal service life for a cooling system of this type is 12 to 15 years with proper maintenance.

Heating System:

System was not observed. Located in the attic. No attic access.

PLUMBING

The plumbing system appears to be in **Good Condition**; all visible supply piping is pvc/copper. Water pressure and flow at plumbing fixtures are reasonably good. No drop in flow was experienced when two fixtures were operated simultaneously.

Water Heater: Located in the attic.

System was not observed. No access to the attic.

CONCLUSION

In conclusion, this inspection report is the result of a visual inspection that was conducted in accordance with inspection guidelines as published by the Texas Real Estate Commission. Our compensation is derived from fees based on size, number of amenities, type of construction, location, etc. This report has been prepared for our client only and is not for secondary or third party use. The observations and findings as contained in this report are based on our education, experience, professional judgment and any background information obtained at the time of the inspection. If additional information becomes available, we reserve the right to review and supplement our report as warranted. No guarantee as to the future life or performance of the structure is intended or implied.

If you have any questions or require additional assistance, please feel free to contact this office.

Sincerely,

SEC Property Inspection & Evaluations

Henry Ijomah

Henry Ijomah, CEC, CEI
Civil/Structural Engineer
Professional Inspector, Lic. #4459

► Repairs.

SEC **PHOTO ADDENDUM**



Photo #1

Front view of the property.



Photo #2

Rear view of the property.



Photo #3

The grade at right by the fence is eroding away. Needs to be improved.

^{DS}
GLF

^{DS}
MRP

^{DS}
TF



Photo #4
All the downspouts around the house are missing splash plates. Needs to be installed.

DS
GLF
DS
MRP DS
TF



Photo #5
Wood siding above garage door needs to be painted/treated to prevent rots.

DS
GLF
DS
TF



Photo #6
Broken pipe at main water supply line.

DS
GLF
DS
MRP DS
TF



Photo #7

Rotted/damage siding at 2nd floor balcony.

DS
GLF
DS
NRP DS
TF



Photo #8

Damaged 2nd floor balcony deck.

DS
GLF
DS
NRP DS
TF



Photo #9

All the windows in the house are missing screens.

DS
GLF
DS
NRP DS
TF

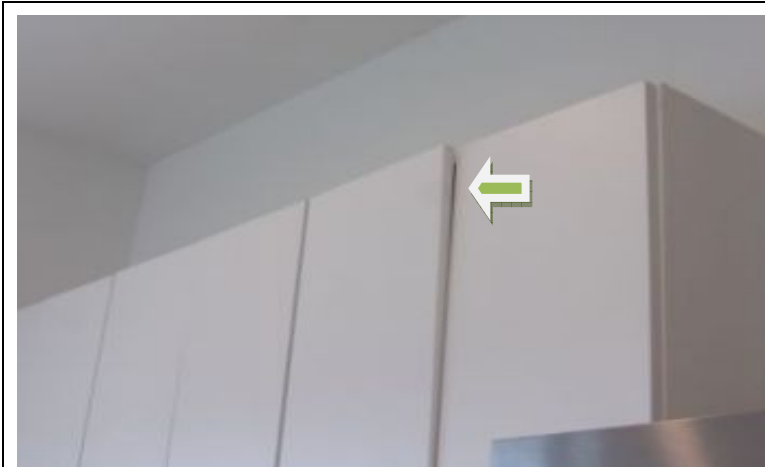


Photo #10
Kitchen storage door does not close properly. Improperly installed.

DS
GLF
DS
NRP
DS
TF

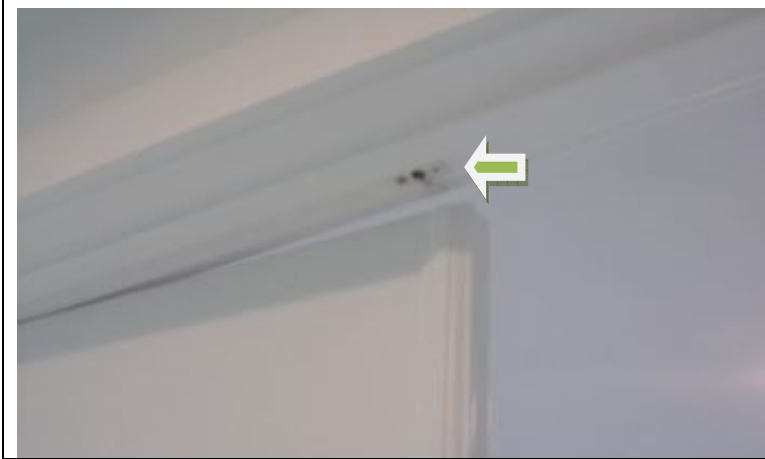


Photo #11
Dead bolt to double door does not lock.

DS
GLF
DS
NRP
DS
TF

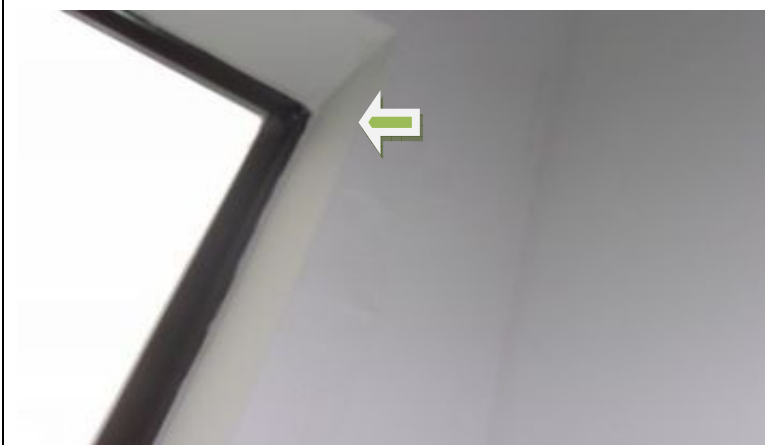


Photo #12
Evidence of moisture stains at master bedroom left window.

DS
GLF
DS
NRP
DS
TF



Photo #13

Cracked/damaged wood floor at front left corner of master bedroom.

DS
GLF
DS
NRP
DS
TF



Photo #14

Faucets at master bathroom sinks and tub shoots water to the floor.

DS
GLF
DS
NRP
DS
TF

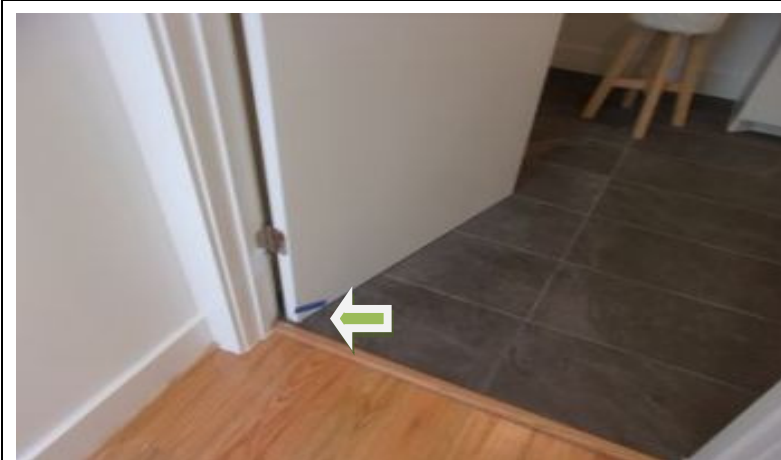


Photo #15

Door to utility room (W/D) does not close.

DS
GLF
DS
NRP
DS
TF



Photo #16

Moisture stains above door to balcony.

DS
GLF
DS
NRP
DS
TF

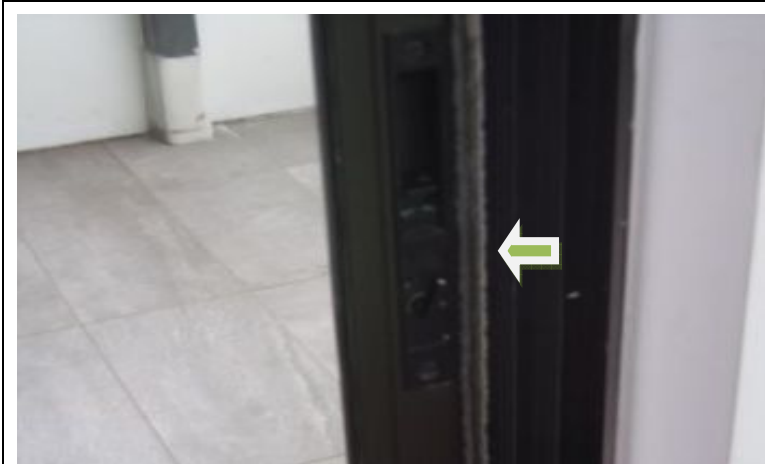


Photo #17

Door to balcony does not lock.

DS
GLF
DS
NRP
DS
TF

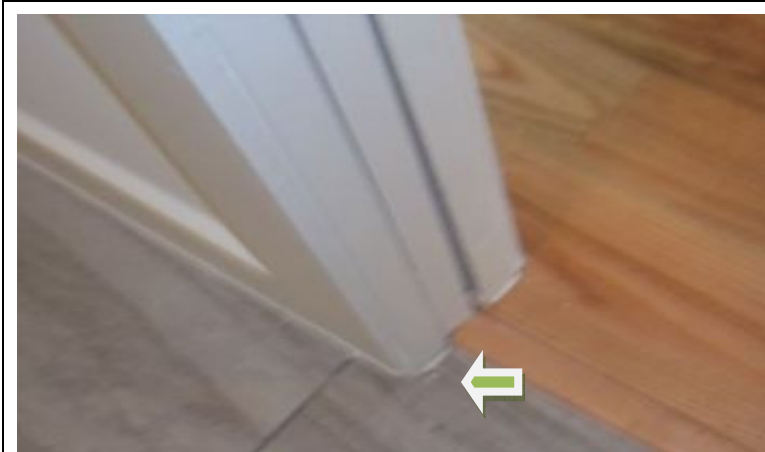


Photo #18

Door to bedroom #2 bathroom does not close.

DS
GLF
DS
NRP
DS
TF