



Home Inspection Report



5101 Bataan Road
Houston, Texas 77033

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Semora Inspections LLC

PROPERTY INSPECTION REPORT

Prepared For: Mike Thomas
Concerning: 5101 Bataan Road Houston, Texas 77033
Inspection Date: 09/14/2018

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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 manufacturers 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 sellers 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 inspectors 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 clients 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; 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.

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

Occupied Yes No

The house at 5101 Bataan Road is a single story aluminum siding house facing south toward Bataan Road.

The house was unoccupied at the time of this inspection.

Weather at the time of this inspection was overcast, rain, and 75 degrees.

License number 21264

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation:

Comments: Poured slab

-The foundation was checked and there was a 1.9 inch drop from the front of the living room near the front entrance to the right rear corner of the original house.

-There are corresponding exterior wall cracks and interior wall cracks. This check of the foundation is just an observation, not intended as any form of an engineering study.

-The movement is borderline on a reference to a structural engineer for assessment. If the foundation is not repaired, should be monitored for further movement.

B. Grading and Drainage - Comments: Negative slope, Gutter Issue,

-Grading has negative slope and water is pooling against the foundation.

-Gutters recommended all around the house.



C. Roof Covering Materials

Type of Roof Covering: 3 Tab Shingles

Viewed from: Ground with camera zoom

Comments: Asphalt shingle

-Roof asphalt shingles are 3 tab shingles.

-Roof covering appears to be in overall poor and deteriorating condition, with zero years serviceable life.

-Shingles lifting and cupping, all across the front slope of the roof.

-Ridge shingles lifting on left roof slope, deterioration.

-Flashing lifted, needs to be secured tight to roof and sealed, at left side gable.

-Roof penetration, flashing and shingles lifting, rear slope over addition.

-Roof penetration, flashing not properly set in roof covering, rear slope at addition.

-Tree limbs need to be trimmed away from roof.

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I NI NP D



D. Roof Structures and Attics

Viewed from: Safely accessible points of the attic.

Approximate Average Depth of Insulation: No effective attic insulation visible.

Comments: 2x6 Rafter

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I NI NP D

D. Roof Structures and Attics (continued)

- No effective attic insulation visible.
- Water stains present in attic.



E. Walls (Interior and Exterior) - Comments: Exterior walls are aluminum siding, Interior walls are drywall, Exterior walls are wood siding, Exterior walls are T1-11 type siding,

Exterior Walls:

- Front porch soffit/ceiling needs caulk at all trim joints and fresh paint to prevent deterioration.
- Fascia board joint at top of gable needs caulk, and fresh paint.
- Exterior wood trim at all front windows, deteriorating and needs paint,
- Fascia board rot and deterioration, all across the front.
- Vegetation growing against walls should be trimmed away all around the house.
- Fascia board deterioration, all along left gable, and all around the house.
- Aluminum siding covering missing, top of left gable.
- Aluminum siding junction with trim at window loose, left side of house.
- Exterior wood trim at window sill, needs caulk and paint.
- Exterior wood trim at window, gaps need caulk and paint, left side and all around the house.
- Exterior wood siding deteriorating and rot, left side entry porch.
- Exterior wood siding, T1-11 siding, deteriorating and rot, on addition at rear of house.
- Exterior trim deterioration and rot, all around back door on addition.
- Exterior wood trim at corners, rot and deterioration on corners, all around the house.
- Frieze board, rot and deterioration, all around rear addition.

Interior Walls, Cabinets, Countertops:

- Interior drywall crack, in corner at front door.

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E. Walls (Interior and Exterior) (continued)

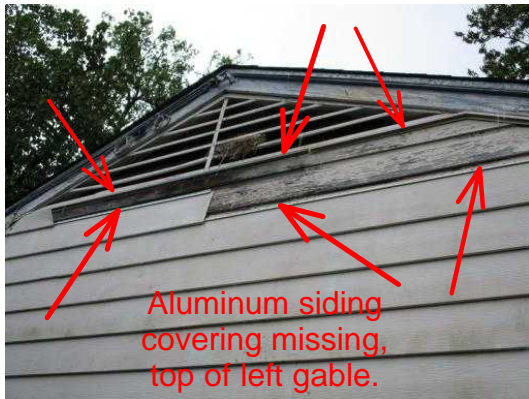
- Interior wall damage, front living room.
- Trim at side windows in living room, poorly constructed and needs caulk at joints.
- Interior wall, corner damage, in hallway.
- Interior wall damage, in corner, front middle bedroom.
- Interior wall damage, window unit forced out of wall casement during forced entry, rear bedroom.
- Interior wall damage, rear bedroom.
- Interior drywall cracks, below windows in rear bedroom.
- Window sill (stool) in rear bedroom, deterioration and rot.
- Interior wall moisture damage, in closet, rear bedroom.
- Cabinet doors in kitchen not closing and latching.
- Crown molding separation at top of wall, in kitchen.
- Interior drywall crack above door, in rear addition.
- Interior drywall corner cracks, in rear addition.
- Interior wall damage, window unit forced out of wall casement during forced entry, in rear addition.
- Interior wall damage, in rear addition.
- Interior wall moisture damage, in utility room, in rear addition.



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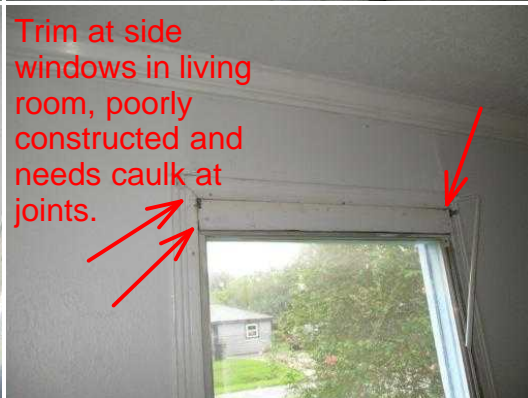
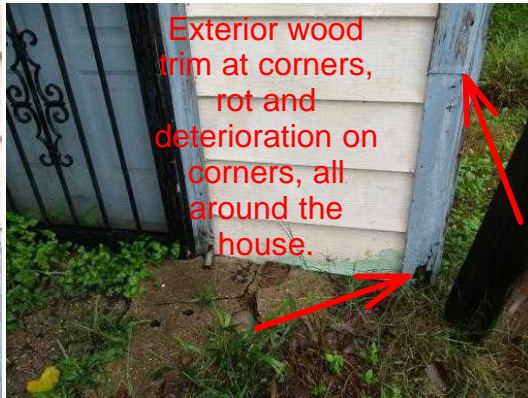
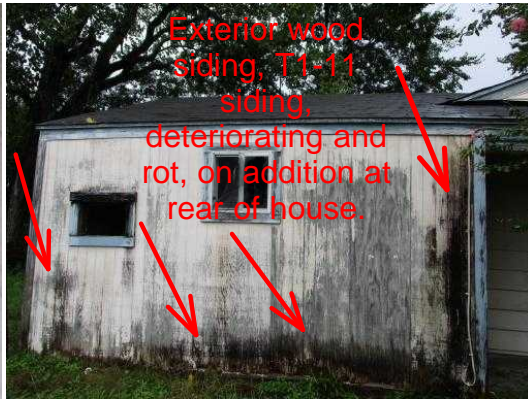
E. Walls (Interior and Exterior) (continued)



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E. Walls (Interior and Exterior) (continued)

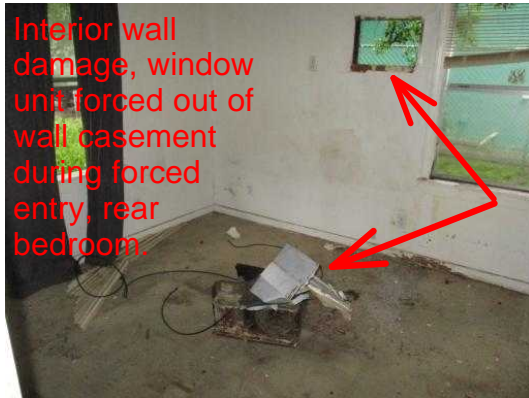


Client: Mike Thomas

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E. Walls (Interior and Exterior) (continued)



I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

E. Walls (Interior and Exterior) (continued)



F. Ceilings and Floors - Comments: Ceiling is drywall, Floors are hardwood, wood laminate, carpet and tile,

- Carpet is worn and stained in living room, and all rooms where installed.
- Ceiling crack at junction with wall, front corner bedroom.
- Ceiling moisture damage, front corner bedroom.
- Hardwood floors damage and deterioration, in closet, rear bedroom.
- Ceiling moisture damage in kitchen.
- Floor tiles cracked, in kitchen at entrance to rear addition.

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F. Ceilings and Floors (continued)



G. Doors (Interior and Exterior) - Comments: Hollow wood, Metal panel door, Wood panel,

- Door threshold, left side door, deterioration, needs caulk and paint.
- Door frame damage from prior forced entry, striker plates missing, left side door
- Door latch plate missing, on deadbolt assembly, front door.
- Door stop missing, front middle bedroom.
- Door frame damage from prior forced entry, front middle bedroom.
- Closet door latch not catching in striker plate, front middle bedroom.
- Door latch not catching in striker plate, front right corner bedroom.

Client: Mike Thomas

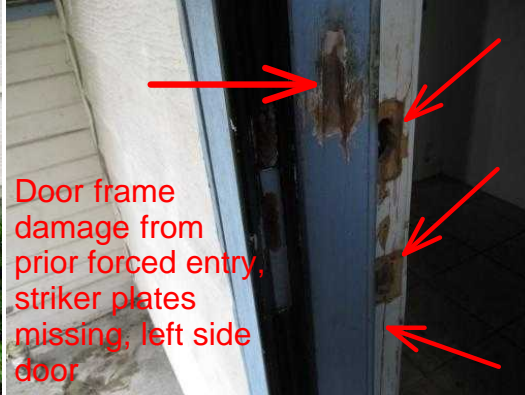
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G. Doors (Interior and Exterior) (continued)

-Door out of alignment, sticking or will not close, rear corner bedroom.

-Door latch not catching in striker plate, on entrance to rear addition.



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G. Doors (Interior and Exterior) (continued)



H. Windows - Comments: Aluminum framed, single pane,

-Window pane broken in rear bedroom, facing rear.

-Fixed windows in front bedrooms. Building standards necessitate egress available by window in bedrooms.



I. Stairways (Interior and Exterior) - Comments:

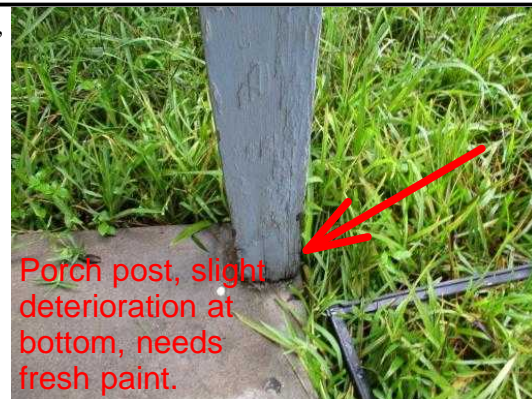
J. Fireplaces and Chimneys - Comments:

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

-Porch post, slight deterioration at bottom, needs fresh paint.



L. Other - Comments: Burglary, Forced Entry,

-Burglary with forced entry at rear of house prior to inspection. Client called selling agent to report burglary. Damage is shown in the body of this report, specifically where AC window units were kicked into rear rooms and window pane broken.

-Houston Police was called to report, however, officers did not respond to site during inspection.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels - Comments: General Electric Main Panel, 200 AMP Service, Above ground, Copper,

-Electrical service was disconnected at the time of this inspection with no power to the main service panel.

-Main electrical panel is a General Electric panel with overhead copper service wires to a 200 AMP service.

-Main electrical panel appears to be properly installed.

-Deadfront cover panel missing in main electric service panel.

Feeder wire Copper
Amperage 200 AMP



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II. ELECTRICAL SYSTEMS (Continued)

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Comments: Copper

Exterior Branch Circuits:

-Exterior light fixture crushed by front door metal burglar bar, HAZARD. This needs repair to prevent electric shock prior to restoring electrical power.

-Exterior light fixture, no protective cover, at left side door.

-Exterior receptacle missing weather proof cover plate, front porch.

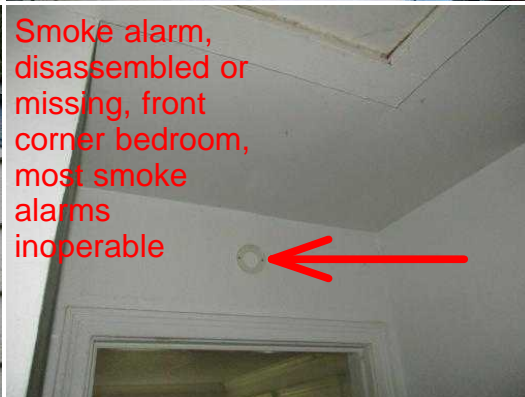
Interior Branch Circuits:

-Wire junction, outside protective junction box at rear gable light fixture.

-Smoke alarm, disassembled or missing, front corner bedroom, most smoke alarms inoperable. Working smoke alarms should be in every bedroom, hallway, and common areas.

-Receptacle cover plate missing in kitchen.

-Wires terminate outside protective box in attic.



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II. ELECTRICAL SYSTEMS (Continued)

B. Branch Circuits, Connected Devices, and Fixtures (continued)



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Not Present
Energy Sources: Not present
Comments: Not present

-No Furnace or central HVAC system in house.

B. Cooling Equipment

Type of Systems: Not Present
Comments: Not Present

-No HVAC system in house, was cooled by window units.

C. Duct Systems, Chases, and Vents - Comments:

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IV. PLUMBING SYSTEM

-Cast iron drains and vents visible. Cast iron drain pipes can corrode under the slab and in hidden areas, not visible to the inspector. If the client has concerns about the condition of the hidden areas of the drain pipes, a scope inspection would be recommended.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: At the front curb.

Location of main water supply valve: Meter at front curb

Static water pressure reading: 65 PSI

Comments: Galvanized, CPVC, Copper

Exterior Plumbing Supply, Distribution:

-Main water shutoff is at meter.

-Water pressure at exterior faucet was 65 PSI. Normal water pressure is 40 to 80 PSI.

-Exterior faucet, in front, leaking from valve in "on" position.

Interior Plumbing Supply, Distribution:

Hallway Bathroom:

-Toilet tank loose, hallway bathroom.

-Shower diverter inoperative, in tub in hallway bathroom.

-Low water pressure or flow, cold and hot water sides at tub in hallway bathroom.

-Tub tile work junction with wall/floor needs caulk repair, hallway bathroom.

Kitchen Plumbing:

-Hot water faucet handle, rotates through on/off position.

-Kitchen sink faucet assembly loose, should be secured tight to sink.

Bathroom - Rear Addition:

-Toilet loose at base, rear addition bathroom.

-Vanity cabinet base under rear addition bathroom sink, damage from prior leaks.

-Shower surround junction with wall shows moisture damage, rear addition bathroom.

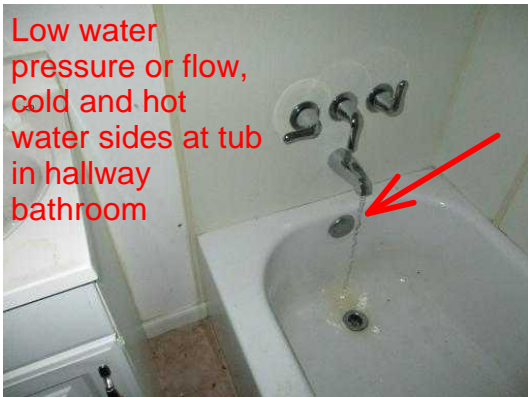
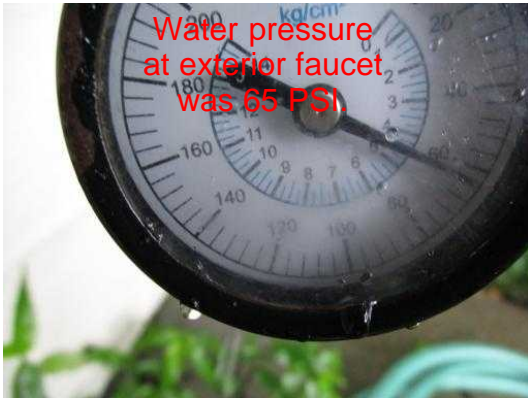
-Escutcheon plate in rear addition bathroom need to be secured tight to wall to prevent water entry.

-Shower faucet assembly loose, rear addition bathroom.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

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IV. PLUMBING SYSTEM (Continued)



I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

IV. PLUMBING SYSTEM (Continued)

Location of water meter: (continued)



B. Drains, Wastes, and Vents - Comments: PVC, Cast iron,

- PVC drain pipes and vent visible at rear of house at addition.
- Cast iron drain pipe visible in rear addition behind kitchen.
- Cast iron vents visible in attic.

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IV. PLUMBING SYSTEM (Continued)

B. Drains, Wastes, and Vents (continued)



C. Water Heating Equipment

Energy Sources: Natural gas

Capacity: 40

Comments: Whirlpool

-Water heater is a Whirlpool, Model BFG1F5040T3NOV, Serial number 0918T431606. The 0918 in the serial number shows Water heater manufactured the 18th week of 2009.

-No drain pan under water heater. Drain pan should be plumbed to indirect waste receptor or exterior of the building.

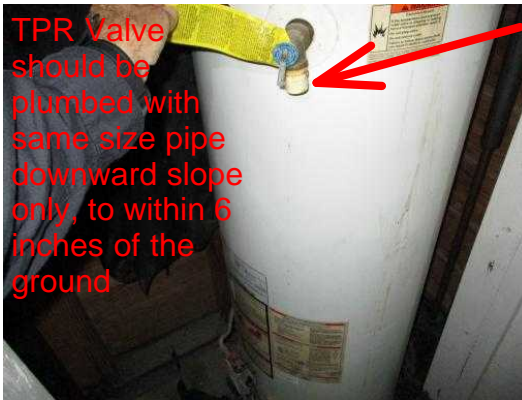
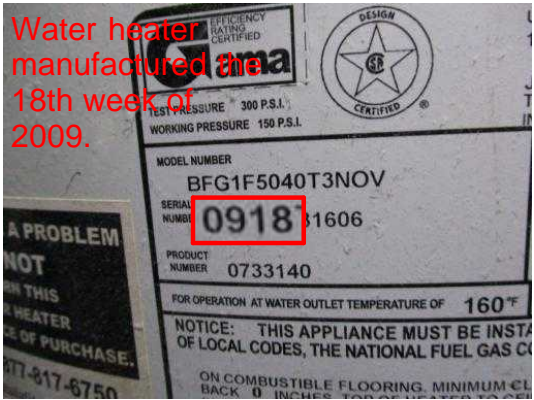
-Flue vent thimble missing at roof. Thimble needed to seal flue at ceiling/roof.

-TPR Valve (Temperature Pressure Relief) should be plumbed with same size pipe downward slope only, to within 6 inches of the ground.

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IV. PLUMBING SYSTEM (Continued)



D. Hydro-Massage Therapy Equipment - Comments:

E. Other - Comments: Natural gas plumbing,

- Natural gas supply for space heater position, not capped in living room.
- Gas wall heater in hallway bathroom, out of date, recommend removal.
- Natural gas supply valve for stove position not capped in kitchen.

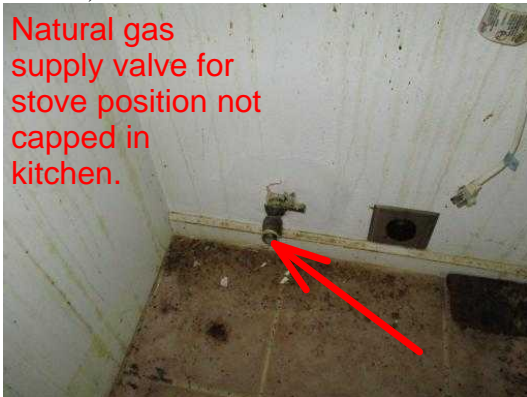


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I NI NP D

IV. PLUMBING SYSTEM (Continued)

E. Other (continued)



V. APPLIANCES

V. APPLIANCES

A. Dishwashers - Comments:

B. Food Waste Disposers - Comments:

C. Range Hood and Exhaust Systems - Comments: Broan,

-Range hood assembly rusted and in poor condition.

-Electricity was off at the time of this inspection, unable to inspect performance of the range hood.

D. Ranges, Cooktops, and Ovens - Comments:

E. Microwave Ovens - Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters - Comments: Unknown brands

G. Garage Door Operators - Comments:

H. Dryer Exhaust Systems - Comments: Rigid metal

I. Other - Comments:

Summary

Deficient Summary

I. STRUCTURAL SYSTEMS

A. Foundations Poured slab,

-The foundation was checked and there was a 1.9 inch drop from the front of the living room near the front entrance to the right rear corner of the original house.

-There are corresponding exterior wall cracks and interior wall cracks. This check of the foundation is just an observation, not intended as any form of an engineering study.

-The movement is borderline on a reference to a structural engineer for assessment. If the foundation is not repaired, should be monitored for further movement.

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B. Grading and Drainage Negative slope, Gutter Issue,

-Grading has negative slope and water is pooling against the foundation.

-Gutters recommended all around the house.

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C. Roof Covering Materials Asphalt shingle,

-Roof asphalt shingles are 3 tab shingles.

-Roof covering appears to be in overall poor and deteriorating condition, with zero years serviceable life.

-Shingles lifting and cupping, all across the front slope of the roof.

-Ridge shingles lifting on left roof slope, deterioration.

-Flashing lifted, needs to be secured tight to roof and sealed, at left side gable.

-Roof penetration, flashing and shingles lifting, rear slope over addition.

-Roof penetration, flashing not properly set in roof covering, rear slope at addition.

-Tree limbs need to be trimmed away from roof.

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D. Roof Structures and Attics 2x6 Rafter,

-No effective attic insulation visible.

-Water stains present in attic.

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E. Walls (Interior and Exterior) Exterior walls are aluminum siding, Interior walls are drywall, Exterior walls are wood siding, Exterior walls are T1-11 type siding,

Exterior Walls:

-Front porch soffit/ceiling needs caulk at all trim joints and fresh paint to prevent deterioration.

-Fascia board joint at top of gable needs caulk, and fresh paint.

-Exterior wood trim at all front windows, deteriorating and needs paint,

Summary (continued)

Deficient Summary (Continued)

E. Walls (Interior and Exterior) (continued)

- Fascia board rot and deterioration, all across the front.

- Vegetation growing against walls should be trimmed away all around the house.

- Fascia board deterioration, all along left gable, and all around the house.

- Aluminum siding covering missing, top of left gable.

- Aluminum siding junction with trim at window loose, left side of house.

- Exterior wood trim at window sill, needs caulk and paint.

- Exterior wood trim at window, gaps need caulk and paint, left side and all around the house.

- Exterior wood siding deteriorating and rot, left side entry porch.

- Exterior wood siding, T1-11 siding, deteriorating and rot, on addition at rear of house.

- Exterior trim deterioration and rot, all around back door on addition.

- Exterior wood trim at corners, rot and deterioration on corners, all around the house.

- Frieze board, rot and deterioration, all around rear addition.

Interior Walls, Cabinets, Countertops:

- Interior drywall crack, in corner at front door.

- Interior wall damage, front living room.

- Trim at side windows in living room, poorly constructed and needs caulk at joints.

- Interior wall, corner damage, in hallway.

- Interior wall damage, in corner, front middle bedroom.

- Interior wall damage, window unit forced out of wall casement during forced entry, rear bedroom.

- Interior wall damage, rear bedroom.

- Interior drywall cracks, below windows in rear bedroom.

- Window sill (stool) in rear bedroom, deterioration and rot.

- Interior wall moisture damage, in closet, rear bedroom.

- Cabinet doors in kitchen not closing and latching.

- Crown molding separation at top of wall, in kitchen.

- Interior drywall crack above door, in rear addition.

- Interior drywall corner cracks, in rear addition.

- Interior wall damage, window unit forced out of wall casement during forced entry, in rear addition.

Summary (continued)

Deficient Summary (Continued)

E. Walls (Interior and Exterior) (continued)

- Interior wall damage, in rear addition.
- Interior wall moisture damage, in utility room, in rear addition.

F. Ceilings and Floors Ceiling is drywall, Floors are hardwood, wood laminate, carpet and tile,

- Carpet is worn and stained in living room, and all rooms where installed.
- Ceiling crack at junction with wall, front corner bedroom.
- Ceiling moisture damage, front corner bedroom.
- Hardwood floors damage and deterioration, in closet, rear bedroom.
- Ceiling moisture damage in kitchen.
- Floor tiles cracked, in kitchen at entrance to rear addition.

G. Doors (Interior and Exterior) Hollow wood, Metal panel door, Wood panel,

- Door threshold, left side door, deterioration, needs caulk and paint.
- Door frame damage from prior forced entry, striker plates missing, left side door
- Door latch plate missing, on deadbolt assembly, front door.
- Door stop missing, front middle bedroom.
- Door frame damage from prior forced entry, front middle bedroom.
- Closet door latch not catching in striker plate, front middle bedroom.
- Door latch not catching in striker plate, front right corner bedroom.
- Door out of alignment, sticking or will not close, rear corner bedroom.
- Door latch not catching in striker plate, on entrance to rear addition.

H. Windows Aluminum framed, single pane,

- Window pane broken in rear bedroom, facing rear.
- Fixed windows in front bedrooms. Building standards necessitate egress available by window in bedrooms.

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

- Porch post, slight deterioration at bottom, needs fresh paint.

L. Other Burglary, Forced Entry,

- Burglary with forced entry at rear of house prior to inspection. Client called selling agent to report burglary. Damage is shown in the body of this report, specifically where AC window units were kicked into rear rooms and window pane broken.

Summary (continued)

Deficient Summary (Continued)

L. Other (continued)

-Houston Police was called to report, however, officers did not respond to site during inspection.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels General Electric Main Panel, 200 AMP Service, Above ground, Copper,

-Electrical service was disconnected at the time of this inspection with no power to the main service panel.

-Main electrical panel is a General Electric panel with overhead copper service wires to a 200 AMP service.

-Main electrical panel appears to be properly installed.

-Deadfront cover panel missing in main electric service panel.

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B. Branch Circuits, Connected Devices, and Fixtures Copper,

Exterior Branch Circuits:

-Exterior light fixture crushed by front door metal burglar bar, HAZARD. This needs repair to prevent electric shock prior to restoring electrical power.

-Exterior light fixture, no protective cover, at left side door.

-Exterior receptacle missing weather proof cover plate, front porch.

Interior Branch Circuits:

-Wire junction, outside protective junction box at rear gable light fixture.

-Smoke alarm, disassembled or missing, front corner bedroom, most smoke alarms inoperable. Working smoke alarms should be in every bedroom, hallway, and common areas.

-Receptacle cover plate missing in kitchen.

-Wires terminate outside protective box in attic.

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures Galvanized, CPVC, Copper,

Exterior Plumbing Supply, Distribution:

-Main water shutoff is at meter.

-Water pressure at exterior faucet was 65 PSI. Normal water pressure is 40 to 80 PSI.

-Exterior faucet, in front, leaking from valve in "on" position.

Interior Plumbing Supply, Distribution:

Hallway Bathroom:

-Toilet tank loose, hallway bathroom.

-Shower diverter inoperative, in tub in hallway bathroom.

-Low water pressure or flow, cold and hot water sides at tub in hallway bathroom.

-Tub tile work junction with wall/floor needs caulk repair, hallway bathroom.

Summary (continued)

Deficient Summary (Continued)

A. Plumbing Supply, Distribution Systems and Fixtures (continued)

Kitchen Plumbing:

- Hot water faucet handle, rotates through on/off position.
- Kitchen sink faucet assembly loose, should be secured tight to sink.

Bathroom - Rear Addition:

- Toilet loose at base, rear addition bathroom.
- Vanity cabinet base under rear addition bathroom sink, damage from prior leaks.
- Shower surround junction with wall shows moisture damage, rear addition bathroom.
- Escutcheon plate in rear addition bathroom need to be secured tight to wall to prevent water entry.
- Shower faucet assembly loose, rear addition bathroom.

C. Water Heating Equipment Whirlpool,

- Water heater is a Whirlpool, Model BFG1F5040T3NOV, Serial number 0918T431606. The 0918 in the serial number shows Water heater manufactured the 18th week of 2009.
- No drain pan under water heater. Drain pan should be plumbed to indirect waste receptor or exterior of the building.
- Flue vent thimble missing at roof. Thimble needed to seal flue at ceiling/roof.
- TPR Valve (Temperature Pressure Relief) should be plumbed with same size pipe downward slope only, to within 6 inches of the ground.

E. Other Natural gas plumbing,

- Natural gas supply for space heater position, not capped in living room.
- Gas wall heater in hallway bathroom, out of date, recommend removal.
- Natural gas supply valve for stove position not capped in kitchen.

V. APPLIANCES

C. Range Hood and Exhaust Systems Broan,

- Range hood assembly rusted and in poor condition.
- Electricity was off at the time of this inspection, unable to inspect performance of the range hood.