



## SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

4414 W 43rd St  
Houston, TX 77092-5329

CONCERNING THE PROPERTY AT \_\_\_\_\_

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller \_\_\_ is X is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? \_\_\_\_\_ (approximate date) or X never occupied the Property

**Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)**

*This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.*

Item	Y	N	U
Cable TV Wiring		X	
Carbon Monoxide Det.		X	
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	X		
French Drain		X	
Gas Fixtures	X		
Natural Gas Lines	X		

Item	Y	N	U
Liquid Propane Gas:		X	
-LP Community (Captive)		X	
-LP on Property		X	
Hot Tub		X	
Intercom System		X	
Microwave	X		
Outdoor Grill		X	
Patio/Decking	X		
Plumbing System	X		
Pool		X	
Pool Equipment		X	
Pool Maint. Accessories		X	
Pool Heater		X	

Item	Y	N	U
Pump: sump grinder		X	
Rain Gutters		X	
Range/Stove	X		
Roof/Attic Vents	X		
Sauna		X	
Smoke Detector	X		
Smoke Detector - Hearing Impaired		X	
Spa		X	
Trash Compactor		X	
TV Antenna		X	
Washer/Dryer Hookup	X		
Window Screens	X		
Public Sewer System	X		

Item	Y	N	U	Additional Information
Central A/C	X			<u>X</u> electric <u>gas</u> number of units: <u>1</u>
Evaporative Coolers		X		number of units: _____
Wall/Window AC Units		X		number of units: _____
Attic Fan(s)			X	if yes, describe: _____
Central Heat	X			<u>electric</u> <u>X</u> <u>gas</u> number of units: <u>1</u>
Other Heat		X		if yes, describe: _____
Oven	X			number of ovens: <u>1</u> <u>electric</u> <u>gas</u> <u>X</u> other: _____
Fireplace & Chimney		X		<u>wood</u> <u>gas</u> logs <u>mock</u> other: _____
Carport	X			<u>X</u> attached <u>not attached</u>
Garage		X		<u>attached</u> <u>not attached</u>
Garage Door Openers		X		number of units: _____ number of remotes: _____
Satellite Dish & Controls		X		<u>owned</u> leased from: _____
Security System		X		<u>owned</u> leased from: _____
Solar Panels		X		<u>owned</u> leased from: _____
Water Heater	X			<u>X</u> electric <u>gas</u> other: _____ number of units: <u>1</u>
Water Softener		X		<u>owned</u> leased from: _____
Other Leased Items(s)		X		if yes, describe: _____

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: SAP, \_\_\_\_\_

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Concerning the Property at \_\_\_\_\_

Underground Lawn Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ automatic _____ manual areas covered: _____
Septic / On-Site Sewer Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by:  city \_\_\_ well \_\_\_ MUD \_\_\_ co-op \_\_\_ unknown \_\_\_ other: \_\_\_\_\_

Was the Property built before 1978?  yes \_\_\_ no \_\_\_ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: shingles Age: 2 yrs per previous owner (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? \_\_\_ yes \_\_\_ no  unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? \_\_\_ yes  no If yes, describe (attach additional sheets if necessary): \_\_\_\_\_

**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N
Basement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item	Y	N
Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Foundation / Slab(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lighting Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plumbing Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Walls / Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Structural Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Condition	Y	N
Aluminum Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Asbestos Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fault Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous or Toxic Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improper Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intermittent or Weather Springs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Encroachments onto the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improvements encroaching on others' property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in Historic District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic Property Designation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Foundation Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Roof Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Other Structural Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Condition	Y	N
Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Settling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soil Movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Subsurface Structure or Pits	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Underground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unplatted Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unrecorded Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetlands on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wood Rot	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous treatment for termites or WDI	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Fires	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Termite or WDI damage needing repair	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: SAP, \_\_\_\_\_

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Concerning the Property at \_\_\_\_\_

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?** \_\_\_ yes X no If yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 5. Are you (Seller) aware of any of the following conditions?\*** (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

   X Present flood insurance coverage (if yes, attach TXR 1414).

      Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.

   X Previous flooding due to a natural flood event (if yes, attach TXR 1414).

   X Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).

X    Located X wholly    partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).

   X Located    wholly    partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).

   X Located    wholly    partly in a floodway (if yes, attach TXR 1414).

   X Located    wholly    partly in a flood pool.

   X Located    wholly    partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): \_\_\_\_\_

regardless of been on the 100 yr zone area, according to all records accesible and comments of neighbors the area of the house never has flooded, we consider this information for purchase, we examine and have no proof of any flooding in the past, the former owner declare no flood has never occur , he lived there for more than 40+ yrs

\*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

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**Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?\***  yes  no If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

**Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property?**  yes  no If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

**Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

**Y N**

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  
Name of association: \_\_\_\_\_  
Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ and are:  mandatory  voluntary  
Any unpaid fees or assessment for the Property?  yes (\$ \_\_\_\_\_)  no  
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  
Any optional user fees for common facilities charged?  yes  no If yes, describe: \_\_\_\_\_

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

Any condition on the Property which materially affects the health or safety of an individual.

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.  
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

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Concerning the Property at \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Section 9. Seller \_\_\_ has X has not attached a survey of the Property.

Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? X yes \_\_\_ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
12-15-18	Home inspection	Travis Semora	31

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead
- Senior Citizen
- Disabled
- Wildlife Management
- Agricultural
- Disabled Veteran
- Other: \_\_\_\_\_
- Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? \_\_\_ yes X no

Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? \_\_\_ yes X no If yes, explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\* \_\_\_ unknown \_\_\_ no X yes. If no or unknown, explain. (Attach additional sheets if necessary): \_\_\_\_\_  
\_\_\_\_\_

*\*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

*A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.*

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Authentisign  
Sergio Alejandro Perez Castilleja 05/01/2021  
 Signature of Seller Date Signature of Seller Date  
 Printed Name: Sergio Alejandro Perez Castilleja Printed Name: \_\_\_\_\_  
 (TXR-1406) 09-01-19 5/1/2021 3:53:42 PM CDT  
 Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: SAP, \_\_\_\_\_

4414 W 43rd St  
Houston, TX 77092-5329

Concerning the Property at \_\_\_\_\_

**ADDITIONAL NOTICES TO BUYER:**

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov/SexOffenderRegistry>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric:	<u>Pulse Power</u>	phone #:	<u>833-785-7797</u>
Sewer:	<u>City of Houston</u>	phone #:	<u>713-837-0311</u>
Water:	<u>City of Houston</u>	phone #:	<u>713-837-0311</u>
Cable:	<u>N/A</u>	phone #:	_____
Trash:	<u>City of Houston</u>	phone #:	<u>713-837-0311</u>
Natural Gas:	<u>Center Point Energy</u>	phone #:	<u>713-659-2111</u>
Phone Company:	<u>N/A</u>	phone #:	_____
Propane:	<u>N/A</u>	phone #:	_____
Internet:	<u>N/A</u>	phone #:	_____

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

05-01-2021

Signature of Buyer \_\_\_\_\_ Date \_\_\_\_\_ Signature of Buyer \_\_\_\_\_ Date \_\_\_\_\_

Printed Name: \_\_\_\_\_ Printed Name: Sergio Perez Castilleja

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller:

  Sergio Alejandro Perez Castilleja  
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5/1/2021 3:53:50 PM CDT



# Home Inspection Report



4414 West 43rd Street  
Houston, Texas 77092

# Semora Inspections LLC

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# Semora Inspections LLC

## PROPERTY INSPECTION REPORT

**Prepared For:** Johnny Garces  
**Concerning:** 4414 West 43rd Street Houston, Texas 77092  
**Inspection Date:** 12/16/2018  
**By:** Inspector Name: Travis Semora License Number: 21552 Date: 12/15/2018  
 Signature:  
 Phone: 979-551-0258 E-Mail: travis@semorainspections.com

Inspector Name Travis Semora  
 Company Name Semora Inspections LLC

### 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](http://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 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 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.

# Semora Inspections LLC

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

## TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

The house at 4414 West 43rd Street is a single story brick veneer structure facing south toward West 43rd Street.

The house was unoccupied at the time of this inspection.

Weather during this inspection was partly cloudy with a high of 63 degrees.

-Note, this report format used at client's request. This property is not under contract at the time of this inspection, and this inspection for remodel planning for estate owners.

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ADDITIONAL INFORMATION: (continued)

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## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation: Poured concrete slab

Comments: Poured concrete slab on grade

-The foundation appeared to be performing well in support of the house structure at the time of this inspection.

-A review of slab elevation showed less than one inch change across the house at the time of this inspection.

-Corner pops on foundation are generally superficial and not considered a significant problem with slab.



### B. Grading and Drainage - Comments: Gutter Issue,

-Gutters recommended on long roof slopes, all around the house.



### C. Roof Covering Materials

Type of Roof Covering: Architectural Shingles

Viewed from: Roof where safely accessible

Comments: Asphalt shingle

-Roof shingles are Architectural Asphalt Shingles

-Roof covering appears to be in good overall condition.

# Semora Inspections LLC



## ☐☐☐☒ D. Roof Structures and Attics

Viewed from: Attic

Approximate Average Depth of Insulation: Less than normal insulation in attic.

Comments: 2x6 Rafter

- Purlin bracing missing, should be every 4 feet.
- Less than normal insulation, varies across attic.
- Water stains present in attic (apparent old stains)
- Evidence of old rafter pull in rear addition with repairs.





# Semora Inspections LLC

**E. Walls (Interior and Exterior)** - Comments: Exterior wall are brick veneer, T1-11 siding, and wood trim, Interior walls are drywall and paneling,

Exterior Walls:

- Soffit or ceiling in front porch, joints loose, need to be secured to frame, caulk, and paint.
- Exterior trim deterioration and rot, around window in front, and all around the house.
- Exterior trim joints need caulk, in front and all around the house.
- Frieze board loose on front left corner of house.
- Exterior wall penetrations, faucet left side of house, not properly sealed.
- Exterior trim deterioration, needs paint, above left side door.
- Frieze board, deterioration, needs paint, in front and all around the house.
- Fascia board paint deterioration, corners need caulk, in front and all around the house.
- Soffit is loose and joints need to be secured tight to framing, caulk, front right corner of house.
- Exterior trim junction with windows, needs caulk repair, right side of house.
- Soffit deterioration, and junction with fascia board loose, all along right side of house.
- Exterior brick junction with trim at front door, needs paint and caulk needs reconditioning.
- Fascia and soffit damage, rot, deterioration, at rear of the house near electrical mast.
- Fascia and soffit damage, rot, deterioration, at left rear corner of rear addition.
- Soffit deterioration, all along rear addition.
- Soffit and fascia joints need caulk, top of rear gable on house.
- Exterior siding joints need caulk repair, all along rear of house.
- Soffit deterioration and rot, right side of house, at split level at rear addition.
- Exterior brick junction with rear addition siding, caulk needs reconditioning, right side of house.

Interior Walls, Cabinets, Countertops:

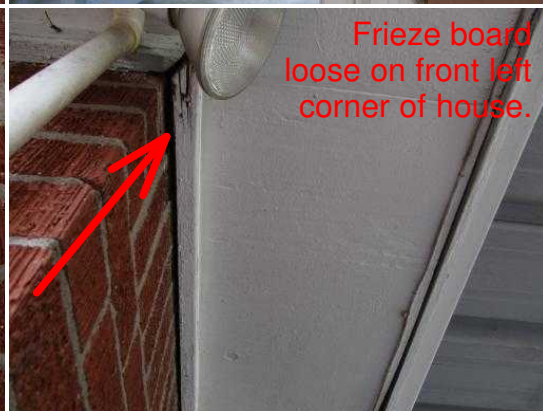
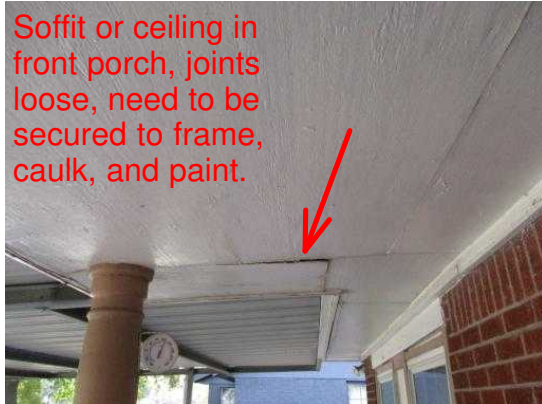
- Baseboard deterioration, inside by front door.
- Interior drywall sheetrock joint slippage in corner, den (converted garage).
- Interior drywall crack/separation below window in den (converted garage).
- Interior wall damage, repairs not complete, at receptacle, in den (converted garage).
- Interior wall, corner trim not complete, at kitchen.
- Interior wall moisture damage, lower level, in utility room.
- Interior wall trim damage, threshold, and door panel damage, on exit from utility room to kitchen.



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## E. Walls (Interior and Exterior) (continued)

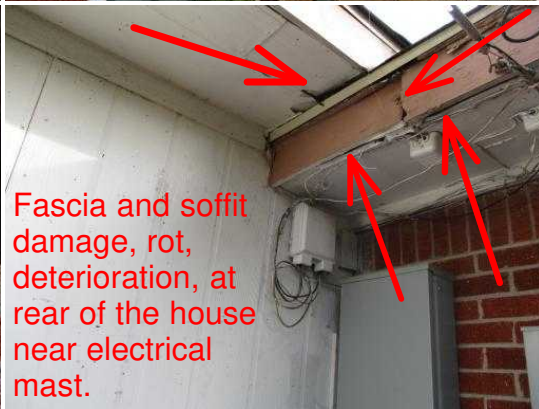
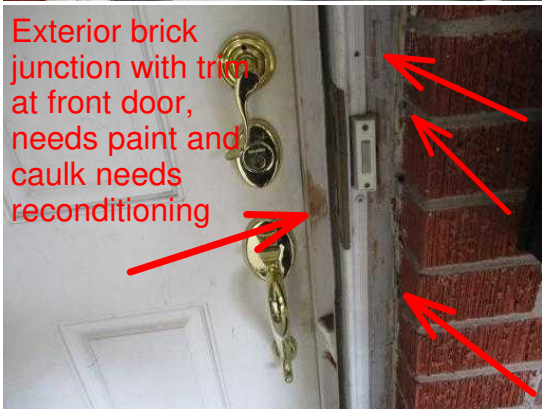
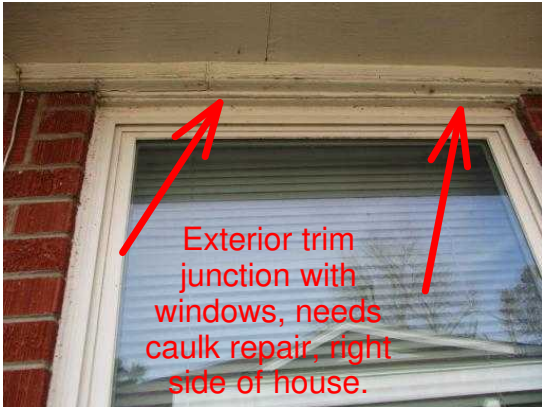
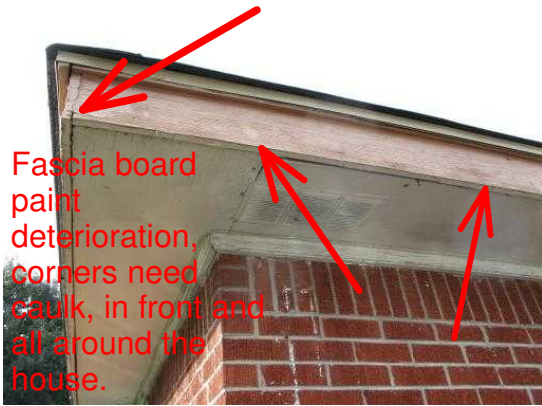
- Interior wall damage, repairs not complete, in rear addition.
- Window sills (stool) moisture damage, old damage, shows 8.3 % moisture content (normal), front bedroom, all around room.
- Shelf and clothes rod missing, in closet, front bedroom.
- Interior wall corner trim missing, at window in middle bedroom.





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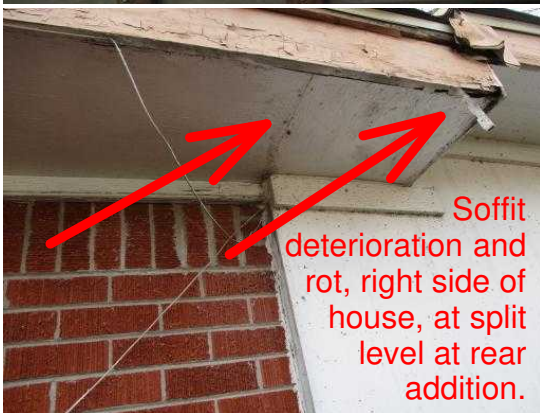
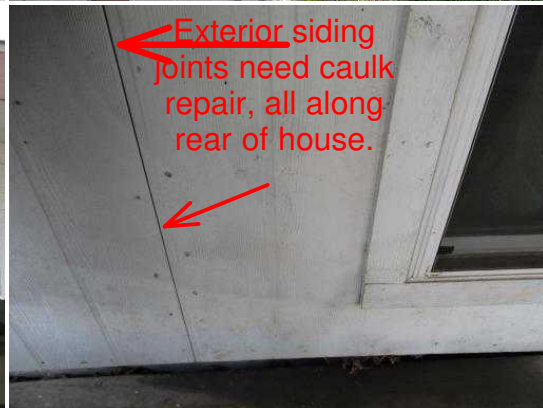
## E. Walls (Interior and Exterior) (continued)





# Semora Inspections LLC

## E. Walls (Interior and Exterior) (continued)



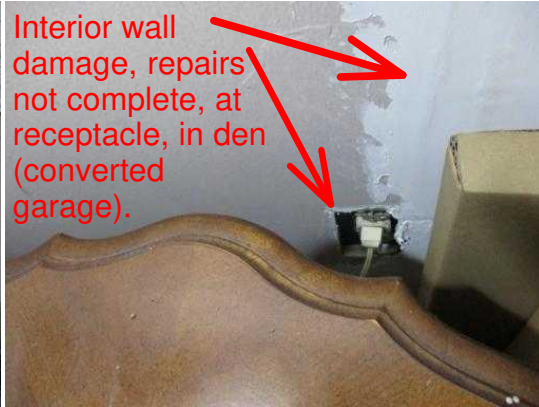


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## E. Walls (Interior and Exterior) (continued)



Interior drywall crack/separation below window in den (converted garage).



Interior wall damage, repairs not complete, at receptacle, in den (converted garage).



Interior wall, corner trim not complete, at kitchen.



Interior wall moisture damage, lower level, in utility room.



Interior wall trim damage, threshold, and door panel damage, on exit from utility room to kitchen.



Interior wall damage, repairs not complete, in rear addition.



Window sills (stool) moisture damage, old damage, shows 8.3 % moisture content (normal), front bedroom, all around room.



Shelf and clothes rod missing, in closet, front bedroom.

# Semora Inspections LLC

## E. Walls (Interior and Exterior) (continued)



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

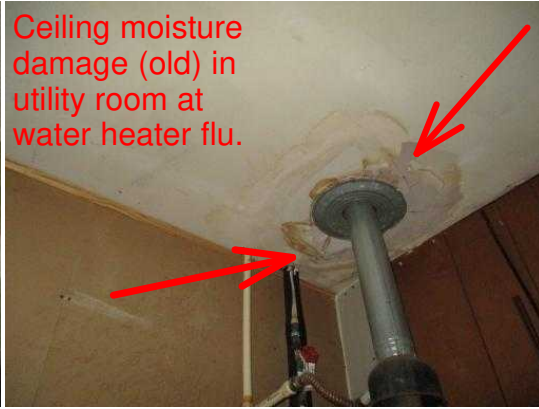
- Floor covering missing in den (converted garage).
- Ceiling has crack and old moisture stain, in den (converted garage).
- Ceiling has crack in kitchen.
- Ceiling moisture damage (old) in utility room at water heater flu.
- Ceiling and wall repair, not complete in utility room.
- Carpet stained and worn, throughout rear addition and house where installed.
- Ceiling moisture damage, old damage, in rear addition.
- Floors in bedrooms and hallway have old carpet pad stains.





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## F. Ceilings and Floors (continued)



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

- Door out of alignment, sticking top left, at front door.
- Door dragging on floor, door to utility room.
- Door missing from kitchen to rear addition.
- Door threshold deterioration, between kitchen and rear addition.
- Door stop missing, front bedroom.
- Door knob missing, inside closet, front bedroom.
- Door knob assembly loose, at rear bedroom.



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## G. Doors (Interior and Exterior) (continued)



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**H. Windows** - Comments: Aluminum single pane, Double Pane

**I. Stairways (Interior and Exterior)** - Comments:

**J. Fireplaces and Chimneys** - Comments:

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

-Leaves on rear patio roof should be cleaned off.



**L. Other** - Comments: Gates and Fences,

-Slider gate hanging on bracket, left side of house.



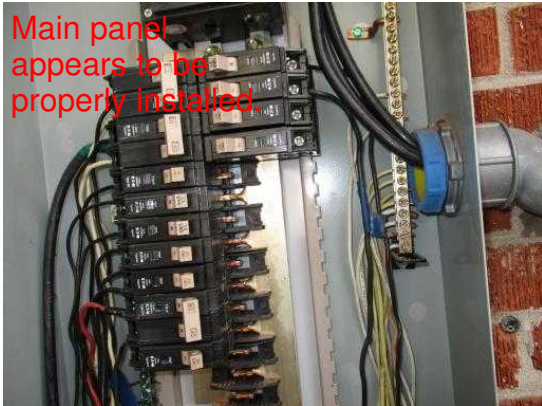
# Semora Inspections LLC

## II. ELECTRICAL SYSTEMS

### II. ELECTRICAL SYSTEMS

#### A. Service Entrance and Panels - Comments: Eaton Service Panel,

- The main electrical panel is an Eaton panel with overhead copper service wires to a 125 AMP service.
- Main panel appears to be properly installed.
- Main panel appears to be properly labeled.



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

Type of Wiring: Copper  
Comments: Copper

##### Exterior Branch Circuits:

- Exterior receptacle missing weather proof cover plate, front left corner of house.
- Exterior receptacle shows no power, not wired in to system, front left corner of house.
- Exterior receptacle missing weather proof cover plate, rear of house.
- Exterior light fixture, no protective cover, on rear patio.

##### Interior Branch Circuits:

- Smoke alarm, disassembled in front living room, inoperative throughout house. Working smoke alarms should be in every bedroom, hallway, and common areas.
- Receptacle cover plate missing, in front living room.
- Receptacle abandoned, in dining room, needs cover plate.
- Receptacle not flush in wall, cover missing, behind stove in kitchen.
- Receptacle covers gap between receptacles and switches, in kitchen.
- Light fixture exposed, no protective cover in kitchen.
- Improper wire routing/connection, in rear addition at ceiling.



# Semora Inspections LLC

## II. ELECTRICAL SYSTEMS (Continued)

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

- Receptacles, two prong only, no third ground prong position, in front section of house, associated with older wiring.
- Receptacle cover plate missing and loose receptacles, front bedroom.
- Receptacles missing cover plates, throughout, middle bedroom.
- Ceiling light exposed, no protective cover in middle bedroom.
- Ceiling fan fixture, fan not working, middle bedroom.
- Ceiling light exposed, no protective cover, in bedroom hallway.
- Ceiling light exposed, no protective cover in rear bedroom.
- Switch assembly not flush in wall, hallway bathroom.
- GFCI missing in hallway bathroom wet area
- Receptacles show open ground in hallway bathroom and throughout the house, associated with older wiring.
- Wire junction, outside protective junction box in attic.



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## II. ELECTRICAL SYSTEMS (Continued)

Type of Wiring: (continued)



Smoke alarm, disassembled in front living room, inoperative throughout house



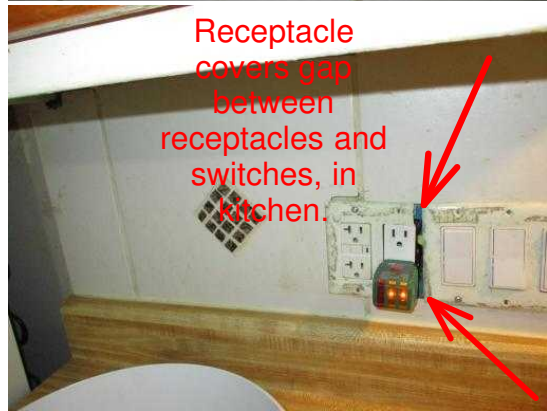
Receptacle cover plate missing, in front living room.



Receptacle abandoned, in dining room, needs cover plate.



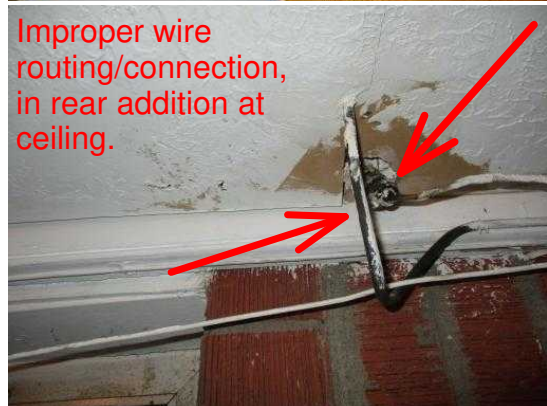
Receptacle not flush in wall, cover missing, behind stove in kitchen.



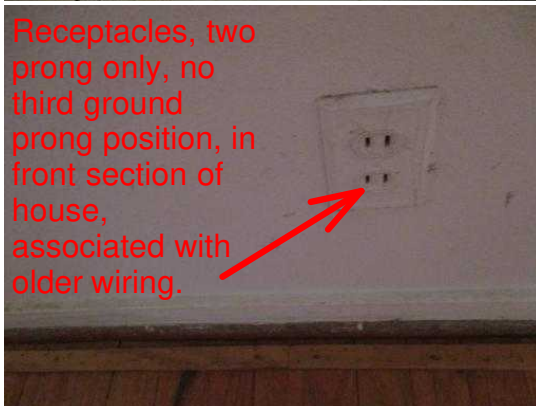
Receptacle covers gap between receptacles and switches, in kitchen.



Light fixture exposed, no protective cover in kitchen.



Improper wire routing/connection, in rear addition at ceiling.



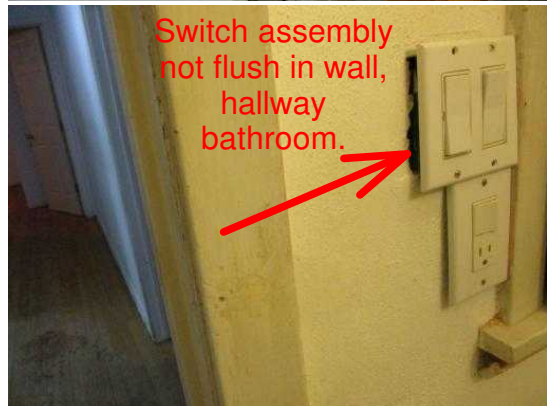
Receptacles, two prong only, no third ground prong position, in front section of house, associated with older wiring.



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## II. ELECTRICAL SYSTEMS (Continued)

Type of Wiring: (continued)





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## II. ELECTRICAL SYSTEMS (Continued)

Type of Wiring: (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:

-No Furnace or central HVAC system in house.

**B. Cooling Equipment**

Type of Systems: Not Present  
Comments:

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

**C. Duct Systems, Chases, and Vents** - Comments: Not Present

## IV. PLUMBING SYSTEM

### IV. PLUMBING SYSTEM

**A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: At Front Curb  
Location of main water supply valve: Below exterior faucet at the front of the house.  
Static water pressure reading: 70 PSI  
Comments: Galvanized

Exterior Plumbing Supply, Distribution:

-Main water shutoff is below exterior faucet at the front of the house.

-Water pressure at exterior faucet was 70 PSI. Normal water pressure is 40 to 80 PSI.

Interior Plumbing Supply, Distribution:

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## IV. PLUMBING SYSTEM (Continued)

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

-Kitchen faucet assembly loose.

-Galvanized pipe is the old primary distribution pipe in the house. Galvanized pipe is prone to corrode and should be monitored for leaks. Some CPVC pipe visible in the utility room.

Hallway Bathroom:

-Vanity countertop junction with wall or splashboard, needs caulk repair, hallway bathroom.

-Sink stopper assembly not functioning hallway bathroom.

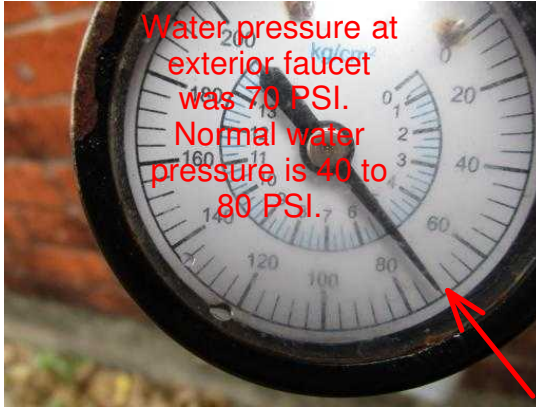
-Tub faucet handles frozen/inoperative noperative, hallway bathroom.

-Tub pitted and corroded, hallway bathroom, needs replacement.

-Shower tile work, cracked missing grout, all around, hallway bathroom.



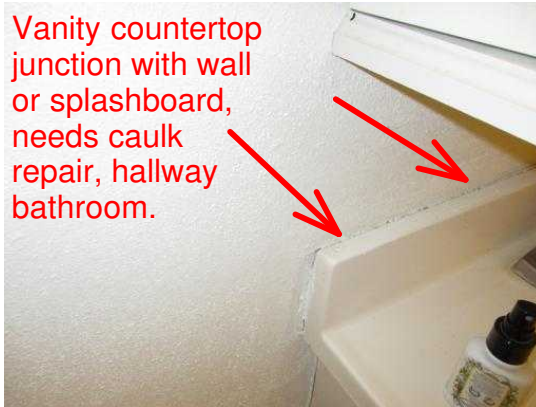
Main water shutoff is below exterior faucet at the front of the house



Water pressure at exterior faucet was 70 PSI. Normal water pressure is 40 to 80 PSI.



Kitchen faucet assembly loose.

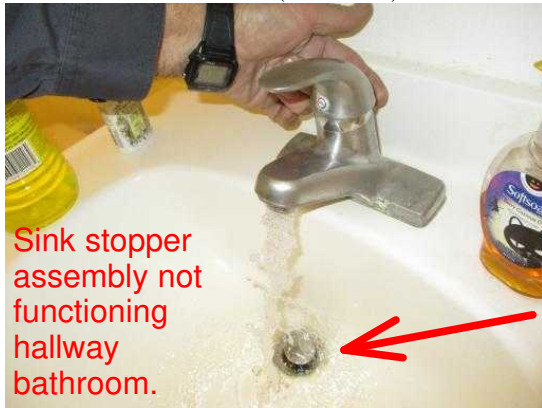


Vanity countertop junction with wall or splashboard, needs caulk repair, hallway bathroom.

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## IV. PLUMBING SYSTEM (Continued)

Location of water meter: (continued)



**B. Drains, Wastes, and Vents** - Comments: PVC,

-Plumbing vent through old roof line in rear addition, replaced with PVC, not sealed, needs review by licensed plumber.



**C. Water Heating Equipment**

Energy Sources: Natural gas  
Capacity: 40 Gallons  
Comments: Kenmore

-Water heater is a Kenmore, Model 153.339473, Serial number 0905A019545, and the data plate shows Water heater manufactured 02/03/2009.

-TPR Valve (Temperature Pressure Relief) should be plumbed downward slope only, with unthreaded end on pipe.

-Drain pan is not plumbed to indirect waste receptor or exterior of the building.

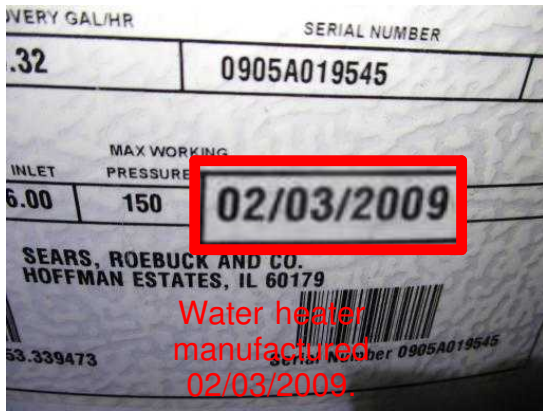
-Corroded pipe at inflow to water heater, needs replacement.



# Semora Inspections LLC

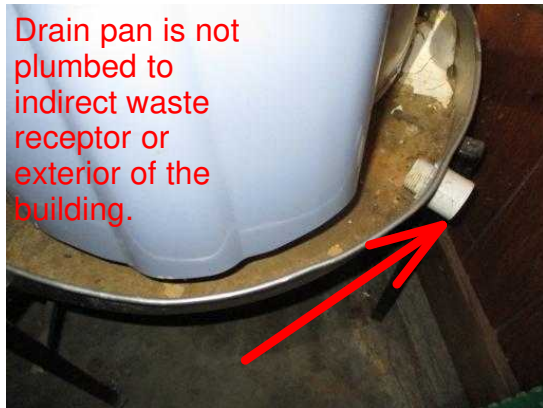
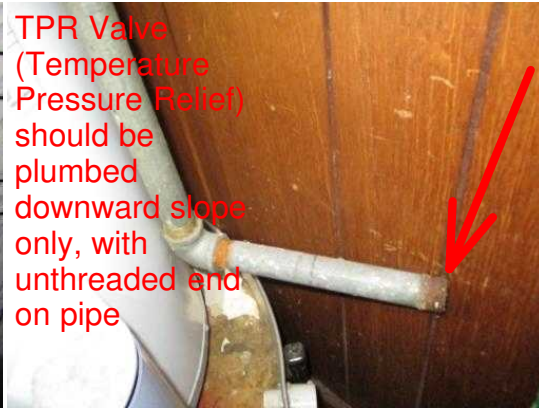
## IV. PLUMBING SYSTEM (Continued)

### C. Water Heating Equipment (continued)



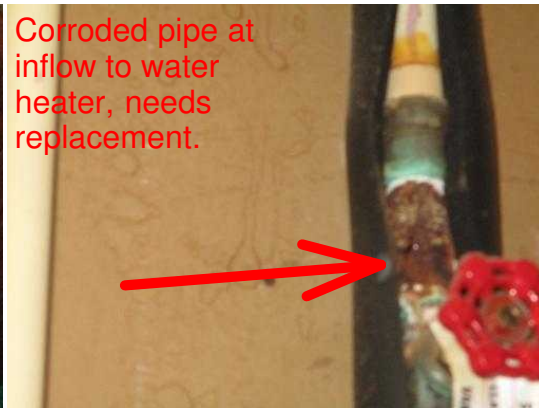
Water heater manufactured 02/03/2009.

TPR Valve (Temperature Pressure Relief) should be plumbed downward slope only, with unthreaded end on pipe



Drain pan is not plumbed to indirect waste receptor or exterior of the building.

Corroded pipe at inflow to water heater, needs replacement.



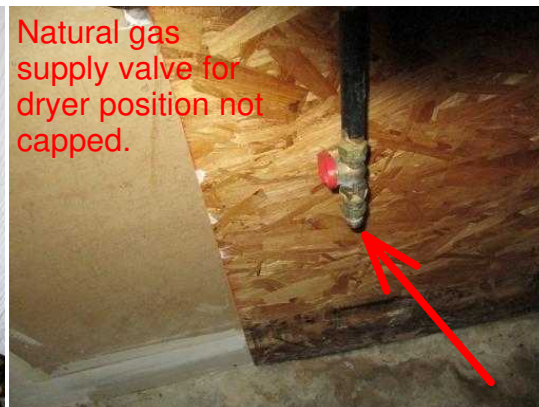
D. Hydro-Massage Therapy Equipment - Comments:

E. Other - Comments: Natural gas plumbing,

- Natural gas supply for outdoor appliance, not capped at rear of house.
- Natural gas supply valve for dryer position not capped.
- Gas wall heaters in hallway bathroom, outdated, recommend removal.



Natural gas supply for outdoor appliance, not capped at rear of house.



Natural gas supply valve for dryer position not capped.

# Semora Inspections LLC

## IV. PLUMBING SYSTEM (Continued)

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E. Other (continued)



## V. APPLIANCES

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### V. APPLIANCES

**A. Dishwashers** - Comments: Kenmore,

-Dishwasher inoperative at time of inspection

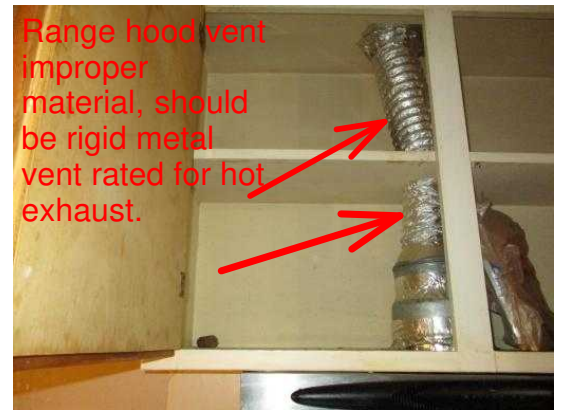
**B. Food Waste Disposers** - Comments: In-Sinkerator,

-Food waste disposer operated normally at the time of this inspection.

**C. Range Hood and Exhaust Systems** - Comments: Jenn-air,

-Fan blade chatter, needs repair.

-Range hood vent improper material, should be rigid metal vent rated for hot exhaust.



**D. Ranges, Cooktops, and Ovens** - Comments: Kenmore,

-Range and oven operated normally at the time of this inspection.

**E. Microwave Ovens** - Comments:

**F. Mechanical Exhaust Vents and Bathroom Heaters** - Comments:

**G. Garage Door Operators** - Comments:

# Semora Inspections LLC

## V. APPLIANCES (Continued)

**H. Dryer Exhaust Systems** - Comments: Rigid metal,

-Dryer exhaust termination not properly sealed to exterior wall.



**I. Other** - Comments:



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## Deficient Summary

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### I. STRUCTURAL SYSTEMS

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#### B. Grading and Drainage Gutter Issue,

- Gutters recommended on long roof slopes, all around the house.

#### D. Roof Structures and Attics 2x6 Rafter,

- Purlin bracing missing, should be every 4 feet.

- Less than normal insulation, varies across attic.

- Water stains present in attic (apparent old stains)

- Evidence of old rafter pull in rear addition with repairs.

- Viewed From: Attic Approximate Average Depth of Insulation: Less than normal insulation in attic.

#### E. Walls (Interior and Exterior) Exterior wall are brick veneer, T1-11 siding, and wood trim, Interior walls are drywall and paneling,

##### Exterior Walls:

- Soffit or ceiling in front porch, joints loose, need to be secured to frame, caulk, and paint.

- Exterior trim deterioration and rot, around window in front, and all around the house.

- Exterior trim joints need caulk, in front and all around the house.

- Frieze board loose on front left corner of house.

- Exterior wall penetrations, faucet left side of house, not properly sealed.

- Exterior trim deterioration, needs paint, above left side door.

- Frieze board, deterioration, needs paint, in front and all around the house.

- Fascia board paint deterioration, corners need caulk, in front and all around the house.

- Soffit is loose and joints need to be secured tight to framing, caulk, front right corner of house.

- Exterior trim junction with windows, needs caulk repair, right side of house.

- Soffit deterioration, and junction with fascia board loose, all along right side of house.

- Exterior brick junction with trim at front door, needs paint and caulk needs reconditioning.

- Fascia and soffit damage, rot, deterioration, at rear of the house near electrical mast.

- Fascia and soffit damage, rot, deterioration, at left rear corner of rear addition.

- Soffit deterioration, all along rear addition.

- Soffit and fascia joints need caulk, top of rear gable on house.

- Exterior siding joints need caulk repair, all along rear of house.

- Soffit deterioration and rot, right side of house, at split level at rear addition.

# Semora Inspections LLC

## Deficient Summary (Continued)

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### E. Walls (Interior and Exterior) (continued)

-Exterior brick junction with rear addition siding, caulk needs reconditioning, right side of house.

Interior Walls, Cabinets, Countertops:

-Baseboard deterioration, inside by front door.

-Interior drywall sheetrock joint slippage in corner, den (converted garage).

-Interior drywall crack/separation below window in den (converted garage).

-Interior wall damage, repairs not complete, at receptacle, in den (converted garage).

-Interior wall, corner trim not complete, at kitchen.

-Interior wall moisture damage, lower level, in utility room.

-Interior wall trim damage, threshold, and door panel damage, on exit from utility room to kitchen.

-Interior wall damage, repairs not complete, in rear addition.

-Window sills (stool) moisture damage, old damage, shows 8.3 % moisture content (normal), front bedroom, all around room.

-Shelf and clothes rod missing, in closet, front bedroom.

-Interior wall corner trim missing, at window in middle bedroom.

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

-Floor covering missing in den (converted garage).

-Ceiling has crack and old moisture stain, in den (converted garage).

-Ceiling has crack in kitchen.

-Ceiling moisture damage (old) in utility room at water heater flu.

-Ceiling and wall repair, not complete in utility room.

-Carpet stained and worn, throughout rear addition and house where installed.

-Ceiling moisture damage, old damage, in rear addition.

-Floors in bedrooms and hallway have old carpet pad stains.

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

-Door out of alignment, sticking top left, at front door.

-Door dragging on floor, door to utility room.

-Door missing from kitchen to rear addition.

-Door threshold deterioration, between kitchen and rear addition.

# Semora Inspections LLC

## Deficient Summary (Continued)

---

### G. Doors (Interior and Exterior) (continued)

- Door stop missing, front bedroom.
- Door knob missing, inside closet, front bedroom.
- Door knob assembly loose, at rear bedroom.

### K. Porches, Balconies, Decks, and Carports Concrete, Wood Deck,

- Leaves on rear patio roof should be cleaned off.

### L. Other Gates and Fences,

- Slider gate hanging on bracket, left side of house.

## II. ELECTRICAL SYSTEMS

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

#### Exterior Branch Circuits:

- Exterior receptacle missing weather proof cover plate, front left corner of house.
- Exterior receptacle shows no power, not wired in to system, front left corner of house.
- Exterior receptacle missing weather proof cover plate, rear of house.
- Exterior light fixture, no protective cover, on rear patio.

#### Interior Branch Circuits:

- Smoke alarm, disassembled in front living room, inoperative throughout house. Working smoke alarms should be in every bedroom, hallway, and common areas.
- Receptacle cover plate missing, in front living room.
- Receptacle abandoned, in dining room, needs cover plate.
- Receptacle not flush in wall, cover missing, behind stove in kitchen.
- Receptacle covers gap between receptacles and switches, in kitchen.
- Light fixture exposed, no protective cover in kitchen.
- Improper wire routing/connection, in rear addition at ceiling.
- Receptacles, two prong only, no third ground prong position, in front section of house, associated with older wiring.
- Receptacle cover plate missing and loose receptacles, front bedroom.
- Receptacles missing cover plates, throughout, middle bedroom.
- Ceiling light exposed, no protective cover in middle bedroom.
- Ceiling fan fixture, fan not working, middle bedroom.
- Ceiling light exposed, no protective cover, in bedroom hallway.



# Semora Inspections LLC

## Deficient Summary (Continued)

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

- Ceiling light exposed, no protective cover in rear bedroom.
  
- Switch assembly not flush in wall, hallway bathroom.
  
- GFCI missing in hallway bathroom wet area
  
- Receptacles show open ground in hallway bathroom and throughout the house, associated with older wiring.
  
- Wire junction, outside protective junction box in attic.
  - . Type of Wiring: Copper

## IV. PLUMBING SYSTEM

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### A. Plumbing Supply, Distribution Systems and Fixtures Galvanized,

#### Exterior Plumbing Supply, Distribution:

- Main water shutoff is below exterior faucet at the front of the house.
  
- Water pressure at exterior faucet was 70 PSI. Normal water pressure is 40 to 80 PSI.

#### Interior Plumbing Supply, Distribution:

- Kitchen faucet assembly loose.
  
- Galvanized pipe is the old primary distribution pipe in the house. Galvanized pipe is prone to corrode and should be monitored for leaks. Some CPVC pipe visible in the utility room.

#### Hallway Bathroom:

- Vanity countertop junction with wall or splashboard, needs caulk repair, hallway bathroom.
  
- Sink stopper assembly not functioning hallway bathroom.
  
- Tub faucet handles frozen/inoperative noperative, hallway bathroom.
  
- Tub pitted and corroded, hallway bathroom, needs replacement.

- Shower tile work, cracked missing grout, all around, hallway bathroom.      Location of water meter: At Front Curb      Location of main water supply valve: Below exterior faucet at the front of the house.      Static water pressure reading: 70 PSI

### B. Drains, Wastes, and Vents PVC,

- Plumbing vent through old roof line in rear addition, replaced with PVC, not sealed, needs review by licensed plumber.

### C. Water Heating Equipment Kenmore,

- Water heater is a Kenmore, Model 153.339473, Serial number 0905A019545, and the data plate shows Water heater manufactured 02/03/2009.
  
- TPR Valve (Temperature Pressure Relief) should be plumbed downward slope only, with unthreaded end on pipe.
  
- Drain pan is not plumbed to indirect waste receptor or exterior of the building.
  
- Corroded pipe at inflow to water heater, needs replacement.
  - . Energy Source: Natural gas      Capacity: 40 Gallons

### E. Other Natural gas plumbing,

- Natural gas supply for outdoor appliance, not capped at rear of house.

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## Deficient Summary (Continued)

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### E. Other (continued)

- Natural gas supply valve for dryer position not capped.
- Gas wall heaters in hallway bathroom, outdated, recommend removal.

## V. APPLIANCES

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### A. Dishwashers Kenmore,

- Dishwasher inoperative at time of inspection

### C. Range Hood and Exhaust Systems Jenn-air,

- Fan blade chatter, needs repair.

- Range hood vent improper material, should be rigid metal vent rated for hot exhaust.

### H. Dryer Exhaust Systems Rigid metal,

- Dryer exhaust termination not properly sealed to exterior wall.