

ALLTEX HOME INSPECTIONS



12803 FAIRLANE DRIVE
BROOKSIDE, TX 77581

ALLTEX HOME INSPECTIONS

STEPHEN PERRY
13814 OAKWOOD LN.
SUGAR LAND, TX 77498

Phone 281-224-8486
SNP1102@HOTMAIL.COM, ALLTEXHOMEINSPECTIONS@GMAIL.COM

TREC 7854

INVOICE

SOLD TO: BRITTNIE ADAMS TX

INVOICE NUMBER	20210406-01
INVOICE DATE	04/06/2021
LOCATION	12803 FAIRLANE DRIVE
REALTOR	

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$550.00	\$550.00
4/6/2021 PAID \$550 CREDIT CARD	(\$550.00)	(\$550.00)
	SUBTOTAL	\$550.00
	TAX	\$0.00
	TOTAL	\$550.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: BRITTNIE ADAMS
(Name of Client)

Concerning: 12803 FAIRLANE DRIVE, BROOKSIDE, TX 77581
(Address or Other Identification of Inspected Property)

By: Stephen Perry, Lic #7854 04/06/2021
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: Buyer Selling Agent Listing Agent Occupant
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain Temp: 80 _____
Utilities On: Yes No Water No Electricity No Gas

Special Notes: **THERE WAS OBVIOUS SEPTIC SYSTEM DEFICIENCIES WITH THE SINK AND LAUNDRY DRAINING OUT ONTO THE EXTERIOR PATIO AND GRADE ON THE BACK SIDE OF THE HOME AND IS NOT ALLOWED; IN NEED OF EVALUATION AND MAJOR REPAIRS/SEPTIC SYSTEM REPLACEMENT BY A CERTIFIED SEPTIC INSPECTOR.**

WELL AND SEPTIC SYSTEMS ARE OUTSIDE THE SCOPE OF INSPECTION AND WERE NOT INSPECTED

INACCESSIBLE OR OBSTRUCTED AREAS

- Attic Space is Limited - Viewed from Accessible Areas(WAS ONLY ABLE TO GAIN ACCESS TO THE AIR HANDER/FURNACE LOCATION DUE TO LOW CLEARANCE**
- Plumbing Areas - Only Visible Plumbing Inspected**
- Walls/Ceilings Covered or Freshly Painted**
- Behind/Under Furniture and/or Stored Items**
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.**

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

-
-
-
-

A. Foundations

Type of Foundation(s): Slab

Comments:

Signs of Structural Movement or Settling

- Cracks in brick, hairline cracks in the brick in some locations below windows
- Floors not level, -1 inches low on the front right corner of the home and -3/4 inches low at the back left corner of the home, but not considered excessive
- Splits in the rafters in the attic
- Cracks in wall(s) and / or ceiling, previously patched and painted over
- Door / window frames out of square, some doors rubbing on the frame, and doors not latching, some windows have broken seals

Performance Opinion: (An opinion on performance is mandatory)

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

- Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.**

AS PART OF THE FOUNDATION INSPECTION THE ELEVATION OF THE FLOOR WAS CHECKED FOR EXCESSIVE SLOPE WITH A "ZIP LEVEL/ PRO-2000"- ("HIGH PRECISION ALTIMETER"). A REFERENCE POINT WAS SELECTED IN THE MIDDLE OF HOUSE AND ELEVATION MEASUREMENTS WERE TAKEN IN EACH ROOM. **IT WAS DETERMINED AFTER CAREFUL EVALUATION OF THE DATA OBTAINED THAT THE FOUNDATION ELEVATION/SLOPE IS WITHIN ACCEPTABLE TOLERANCES. THERE WAS SHOWING -1" INCH LOW ON THE FRONT RIGHT CORNER OF THE HOME IN THE FRONT SECONDARY BEDROOM, AND -.7" TENTHS OF AN INCH LOW IN THE KITCHEN AREA ON THE BACK LEFT CORNER OF THE HOME, OTHER LOCATIONS WERE SHOWING LEVEL TO - 1/2 INCHES LOW. THESE TOLERANCES ARE NOT**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

CONSIDERED EXCESSIVE, BUT TO INDICATE SOME SETTLEMENT. RECOMMEND MONITORING FOR ANY FURTHER SIGNS OF SETTLEMENT. IN ADDITION, THERE IS WATER DRAINING NEAR THE HOMES PERIMETER FOR THE KITCHEN AND LAUNDRY DRAIN PIPES AND CAN AFFECT FOUNDATION PERFORMANCE IF NOT CORRECTED, IMPROVEMENTS TO THE DRAINAGE AROUND THE HOME AND ROOT BARRIER SYSTEMS FOR THE LARGE TREES NEAR THE HOME AS WELL IS RECOMMENDED FOR FOUNDATION PERFORMANCE.



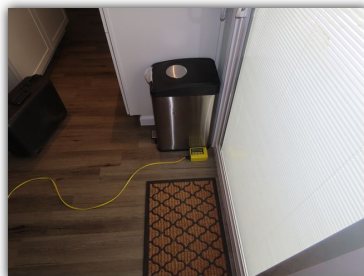
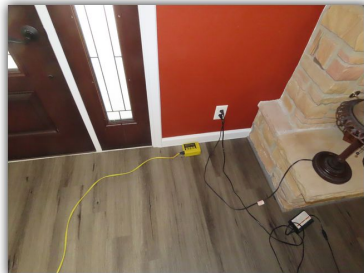
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Slab-on-grade foundations are the most common type of foundations in the greater houston area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-grade foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

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

- **THERE IS A LARGE SHADE TREES NEAR THE HOME THAT WOULD BE RECOMMENDED TO HAVE THE ROOTS PRUNED BACK FROM THE HOME OR A ROOT BARRIER INSTALLED**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

-

B. Grading and Drainage

Comments:

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

- Improper drainage from foundation, PLUMBING ACTIVELY DRAINING NEAR THE HOME ON THE BACK LEFT CORNER FROM THE KITCHEN SINK AND LAUNDRY. IN NEED OF REPAIRS BY A PLUMBER/SEPTIC EXPERT.**



- Erosion or ponding next to foundation

- I DO RECOMMEND FRENCH DRAINS ON THE LEFT, BACK, AND RIGHT SIDES OF THE HOME FOR IMPROVED DRAINAGE, IMPROVEMENTS TO THE LOW UNEVEN AREAS OF THE GRADING NEAR THE HOMES SLAB, AND IN THESE LOCATIONS THAT APPEAR TO HAVE WATER PONDING, ROCKS/GRAVEL INSTALLED ALONG THE HOMES PERIMETER, GUTTER DOWN SPOUTS TERMINATING TO THE FRENCH DRAINS AS WELL; IN NEED OF FURTHER EVALUATION BY A LANDSCAPE AND IRRIGATION EXPERT**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Inadequate grading clearance to exterior wall surface



Trees/heavy foliage close to structure; recommend that the trees and shrubs close to the home have a root barrier system installed or roots pruned back between the home and tree. trees close to the home and large roots from trees and shrubs growing underneath the home can affect foundation performance. **(DEFICIENCY)**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles
Viewed From: Roof Level

I=Inspected

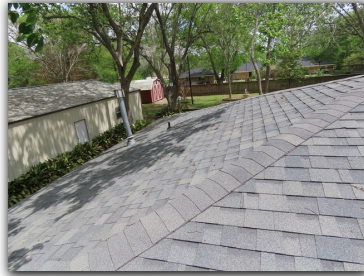
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Comments: **A RECENT ROOF INSTALLATION AND IN OVERALL GOOD CONDITION. HOWEVER, THERE IS DEFICIENCIES DETAILED BELOW THAT DOES NEED EVALUATION AND REPAIRS BY A ROOFING EXPERT.(DEFICIENCY)**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Roof decking deflection and / or sagging ; recommend evaluation and repairs by a roofing expert.(DEFICIENCY)



Trim, soffit, fascia boards are in need of

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

repair(DEFICIENCY)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



- Flashing is lifting, ill configured, or missing**
- RAISED FLASHING AT THE CHIMNEY THAT NEEDS REPAIRS(DEFICIENCY)**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



- **THERE IS SOME RAISED SHINGLES DUE TO PROTRUDING NAILS THAT NEEDS TO BE REPAIRED BY A ROOFING EXPERT. (DEFICIENCY)**



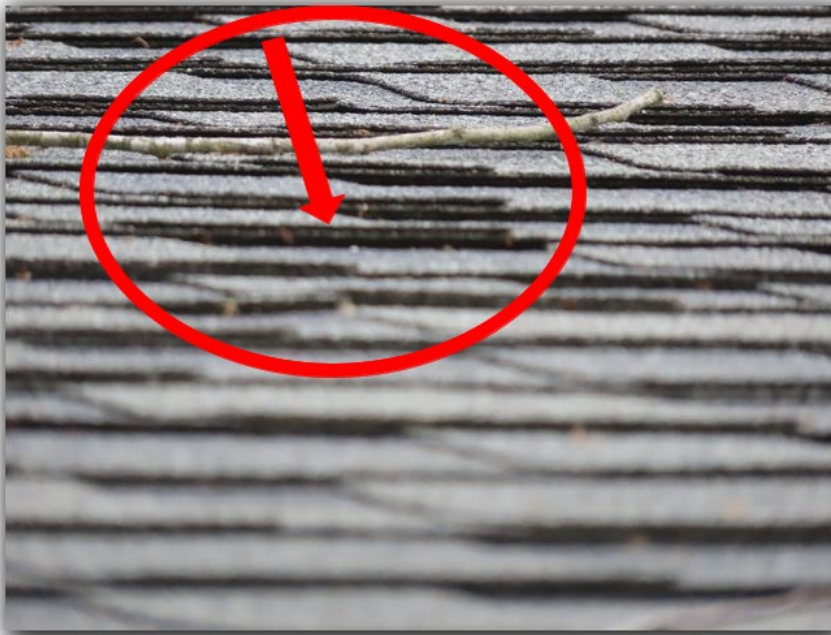
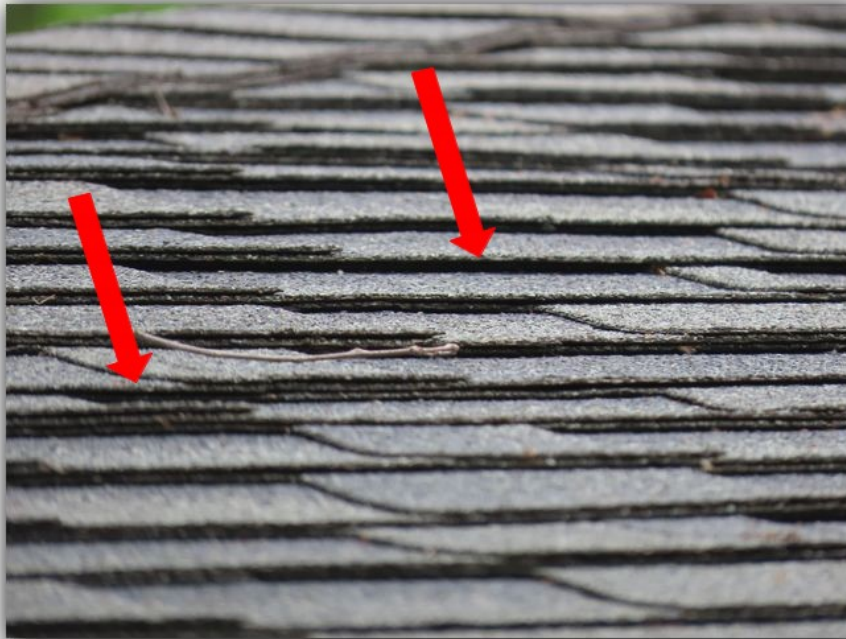
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



-
-
-
-

D. Roof Structures and Attics

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: 6 to 8 inches

Approximate Average Thickness of Vertical Insulation: not visible

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

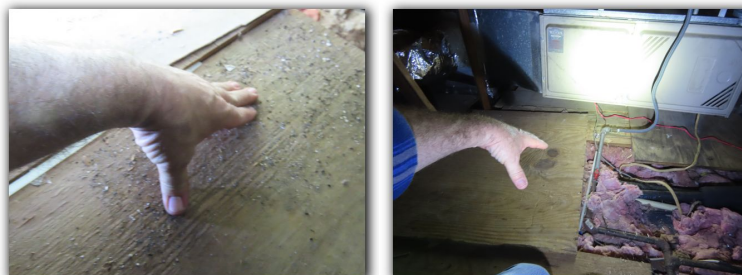
D=Deficient

I	NI	NP	D
---	----	----	---

Damaged access ladder; SPRING CAME OFF DURING INSPECTION WHEN JUST OPENING THE LADDER AND WAS REINSTALLED. THE HARDWARE IS LOOSE AND DAMAGED. SAFETY HAZARD AND IN NEED OF REPLACEMENT. (DEFICIENCY)



SOME OF THE FLOOR BOARDS IN THE ATTIC FOR THE PATHWAY TO THE HVAC EQUIPMENT IS NOT PROPERLY SUPPORTED/UNSTABLE AND NOT SAFE; IN NEED OF REPAIR.



THERE IS SOME LOW SPOTS AND SOME LOW AREAS OF MISSING INSULATION ON THE ATTIC FLOOR THAT NEEDS ADDITIONAL

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

INSULATION ADDED. (FOR INCREASED ENERGY EFFICIENCY IT WOULD BE RECOMMENDED TO HAVE 14-16 INCHES OF BLOWN-INSULATION, TOTAL DEPTH)(DEFICIENCY)



- **THERE IS SOME RAFTERS WITH SEPARATION FROM THE RIDGE BEAM THAT IS ALSO COMMON WITH STRUCTURAL SETTLEMENT AND IN NEED OF EVALUATION AND REPAIRS BY A FRAMING EXPERT.(DEFICIENCY)**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



IT WOULD BE RECOMMENDED TO HAVE RADIANT BARRIER APPLIED TO THE ROOF SHEATHING FOR IMPROVED ENERGY EFFICIENCY.

FOR IMPROVED ENERGY EFFICIENCY IT WOULD BE RECOMMENDED TO HAVE A SOLAR POWERED THERMOSTATICALLY CONTROLLED ATTIC EXHAUST FAN INSTALLED

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



E. Walls (Interior and Exterior)

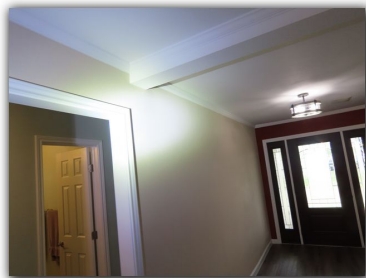
Comments:

Interior Walls:

Signs of Structural Settling

There are some settlement cracks in drywall previously patched and painted over (DEFICIENCY)

- **INDICATING STRUCTURAL SETTLEMENT THAT NEEDS TO BE PATCHED/FINISHED/TEXTURED AND MONITORED FOR ANY FURTHER CRACKING**



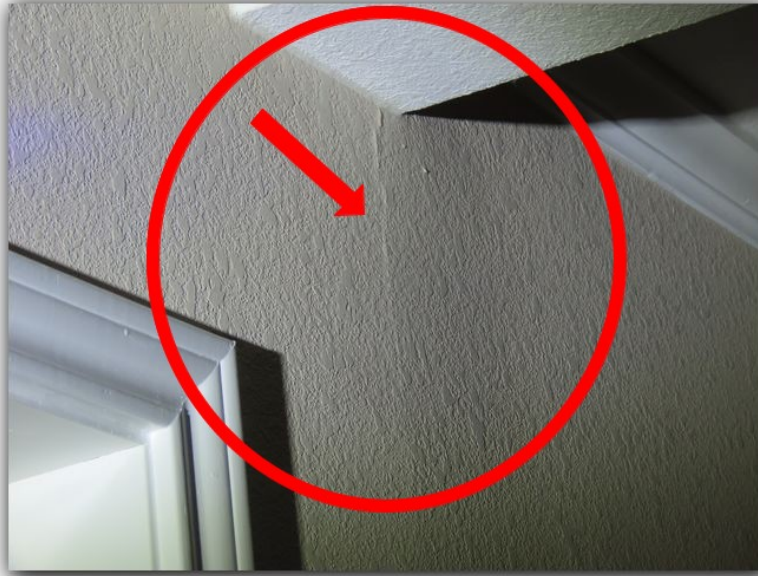
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Freshly Painted/re-textured and recently painted



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



☑ DUE TO REPORT FROM BUYER/REALTOR THAT THE HOME HAD PREVIOUSLY FLOODED I DO RECOMMEND A MOLD INSPECTION BE PERFORMED BY A LICENSED MOLD INSPECTOR.

Exterior Walls:

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

☑ Some cracks at the brick, hairline cracks in the brick on the front left corner of the home below the garage conversion window location indicating some settlement that needs to be pointed by a masonry repair expert and monitored for any further cracking or signs of structural settlement.(DEFICIENCY)



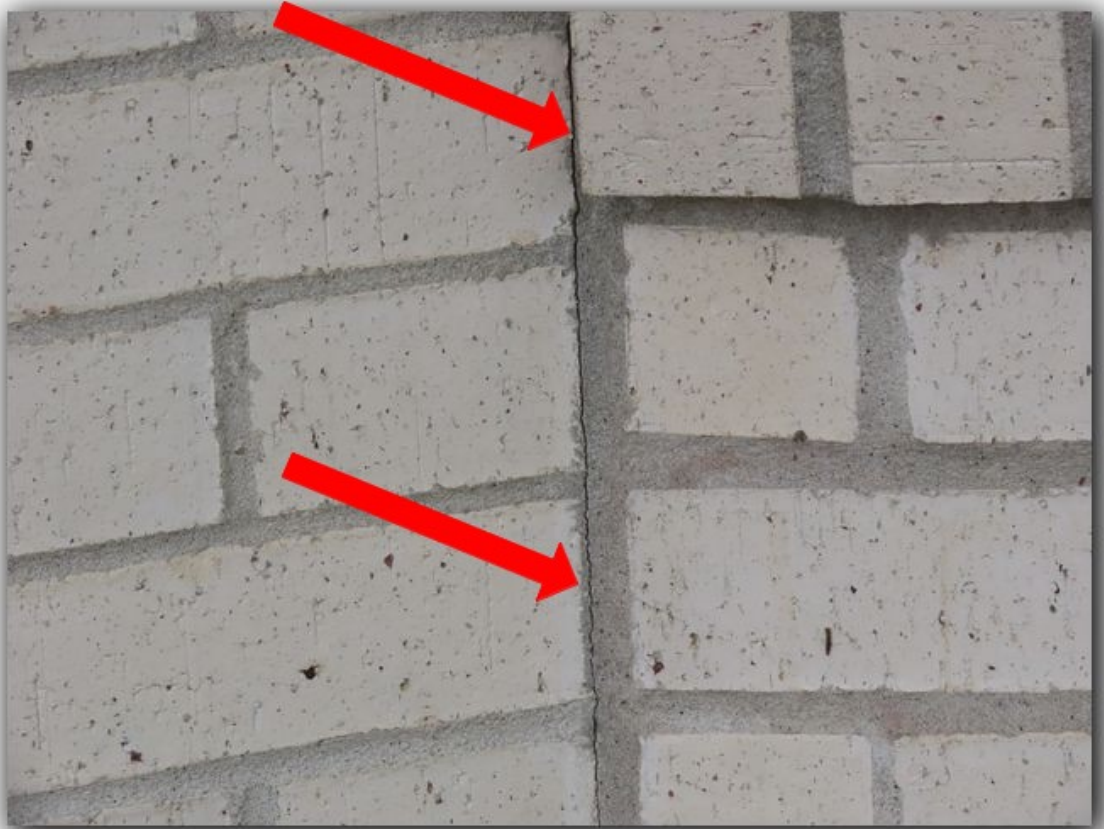
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



-
-
-
-

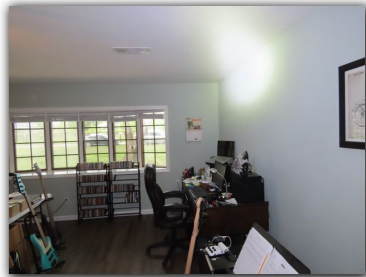
F. Ceilings and Floors

Comments:

Ceiling cracks in some areas

Signs of structural settling

SOME PATCHWORK ON THE GARAGE CONVERSION WORK SHOP CEILING INDICATING POTENTIAL PREVIOUS LEAKS; RECOMMEND EVALUATION BY A DRYWALL REPAIR EXPERT AND ALSO A ROOFING EXPERT TO ENSURE THERE NO REMAINING LEAKS STILL PRESENT.(DEFICIENCY)



I=Inspected

NI=Not Inspected

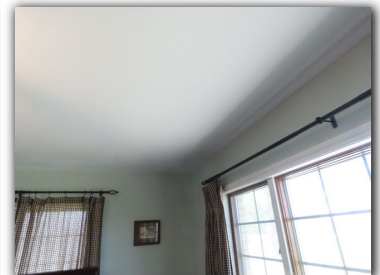
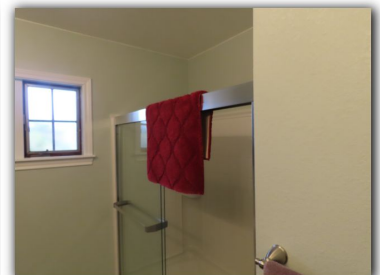
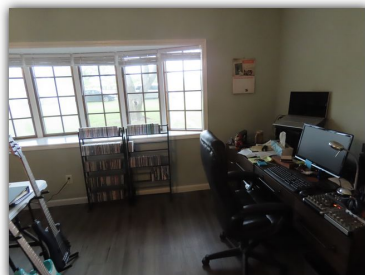
NP=Not Present

D=Deficient

I NI NP D



INFRARED CAMERA DID SHOW SEVERAL LOCATION OF MISSING/LOW INSULATION OR INSULATION VOIDS IN THE ATTIC ON THE CEILING IN MANY LOCATIONS THAT NEEDS TO BE PROPERLY INSULATED.(DEFICIENCY)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



G. Doors (Interior and Exterior)

Comments:

Interior Doors

- Doors rub, stick or hit frames: _____
- SOME BEDROOM DOORS ARE RUBBING ON THE FRAME AND ALSO NOT LATCHING PROPERLY. THIS IS A SIGN OF STRUCTURAL SETTLEMENT AND IN NEED OF REPAIR BY A DOOR INSTALLATION EXPERT. (DEFICIENCY)**



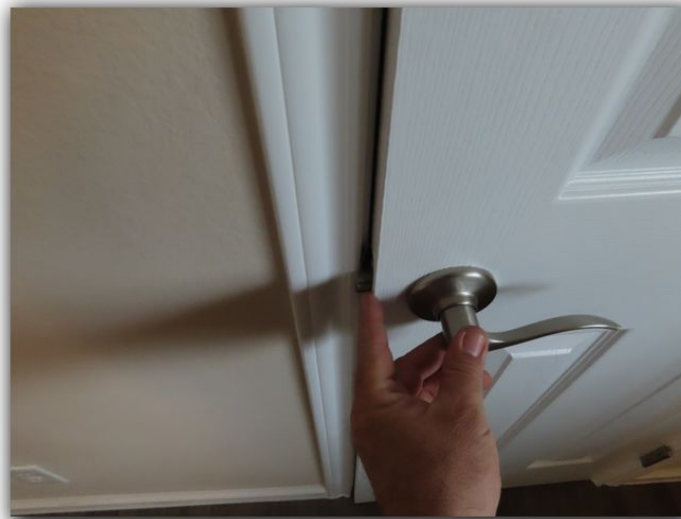
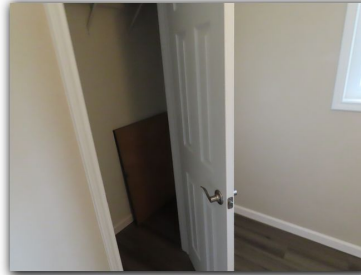
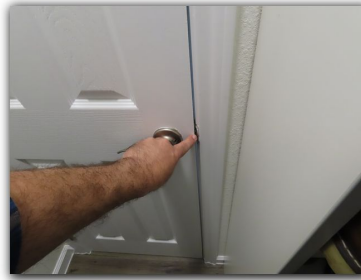
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



THE MASTER BEDROOM DOOR IS "GHOSTING" (CLOSING ON IT'S OWN) AND HAS A BOOT PRESENT TO KEEP OPEN. THIS IS COMMON WITH EITHER IMPROPER INSTALLATION OR STRUCTURAL SETTLEMENT AS WELL.IN NEED OF REPAIR BY A DOOR INSTALLATION EXPERT.(DEFICIENCY)

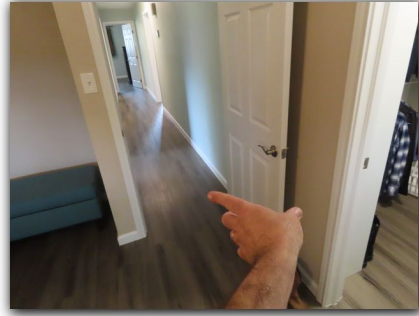
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

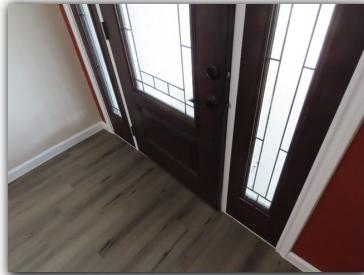
I	NI	NP	D
---	----	----	---



Exterior Doors

Doors rub, stick or hit frames: _____

THE FRONT DOOR IS RUBBING ON THE FRAME AT THE BOTTOM; A SIGN OF STRUCTURAL SETTLEMENT AND IN NEED OF REPAIR BY A DOOR INSTALLATION EXPERT.(DEFICIENCY)



THE BACK SLIDING GLASS DOOR IS HARD TO OPEN

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

AND CLOSE; IN NEED OF REPAIR.(DEFICIENCY)



- **THE BOTTOM OF THE EXTERIOR DOOR FRAMES AT THE LOWER JAMBS NEEDS TO HAVE SMALL SQUARE FOAM RUBBER WEATHER STRIPS THAT DO PREVENT THE INSIDE JAMB FROM BECOMING ROTTED FROM WATER PENETRATIONS (DEFICIENCY)**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Garage Doors

Type: Metal Wood Fiberglass Doors / panels are damaged

H. Windows

Comments:

Some glass panes are damaged (DEFICIENCY)

Thermal pane window seals have failed, moisture is

present; Several windows in the front left corner workshop (garage conversion) and one window has cracked glazing as well. These windows will need replacement.(SEVERAL CASEMENT INSULATED GLASS WINDOWS WILL NEED TO BE REPLACED)(**DEFICIENCY**) **NEEDS FURTHER EVALUATION OF THE WINDOWS AND REPLACEMENT BY A WINDOW REPAIR EXPERT.(*THESE TYPE WINDOWS ARE VERY COSTLY)**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



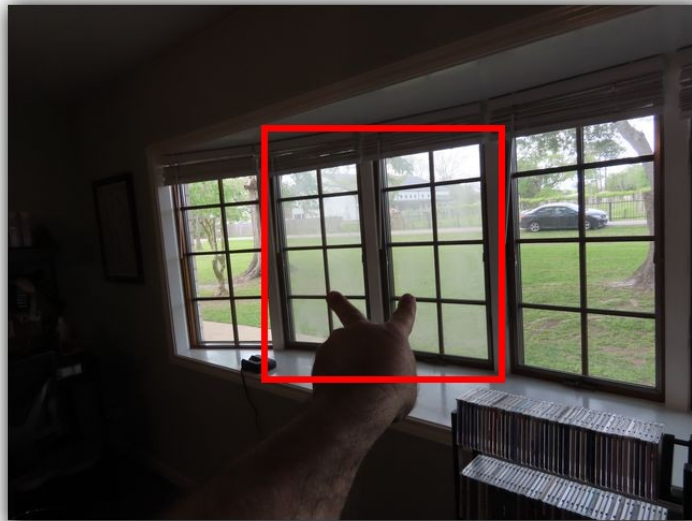
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Caulking / plastic , etc. damaged and / or missing (DEFICIENCY)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I. Stairways (Interior and Exterior)

Comments:
INTERIOR

EXTERIOR

J. Fireplaces and Chimneys

Comments:

Type of Fireplace: Factory Masonry Free Standing

Damper does not operate properly and improperly installed. In need of repairs. (DEFICIENCY)

No damper block present as now required when there is a gas log

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



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

L. Other
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Comments:
 Overhead Service Underground Service

I=Inspected

NI=Not Inspected

NP=Not Present

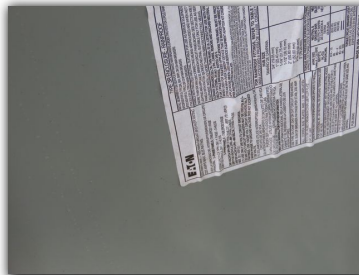
D=Deficient

I NI NP D

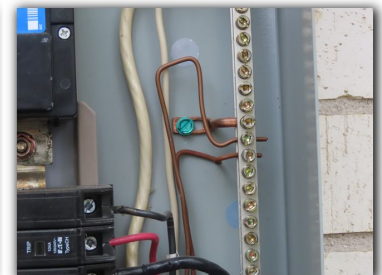
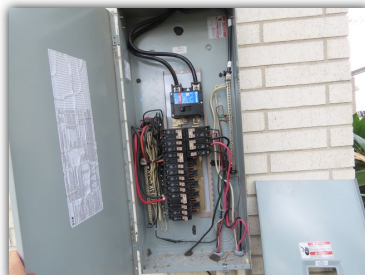


Main Disconnect Panel

200 AMP "EATON" SERVICE PANEL PRESENT, A MORE RECENT INSTALLATION LOCATED ON THE BACK WALL OF THE HOME.



MAIN HOT LEGS ARE COPPER AND THE GREEN BOND SCREW IS PRESENT AS REQUIRED



Sub Panels

Type of Wire: Copper Aluminum

THERE IS NO AFCI PROTECTION PRESENT (ARC FAULT CIRCUIT INTERRUPTION) PROTECTION PROVIDES FIRE SAFETY PROTECTION. **NOW REQUIRED FOR NEW CONSTRUCTION** IN BEDROOMS, GAME ROOMS, PARLORS, LIBRARIES, DINING ROOMS, HALLWAYS, CLOSETS, SUN ROOMS AND SIMILAR AREAS.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum Conduit _____

Comments:

Outlet and Switches

Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen: Yes No **Partial** Bathrooms: Yes No Partial

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Exterior: Yes No Partial Garage: Yes No Partial
Laundry: Yes No Partial

No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard. NOT ALL OUTLETS IN THE KITCHEN ARE GFCI, AS NOW REQUIRED, ONLY ONE LEFT OF THE SINK IS PROTECTED.(DEFICIENCY)



Fixtures

Light fixtures inoperable or in need of repair/Side porch exterior lite was not functioning or needs a bulb replacement. **(DEFICIENCY)**



I=Inspected

NI=Not Inspected

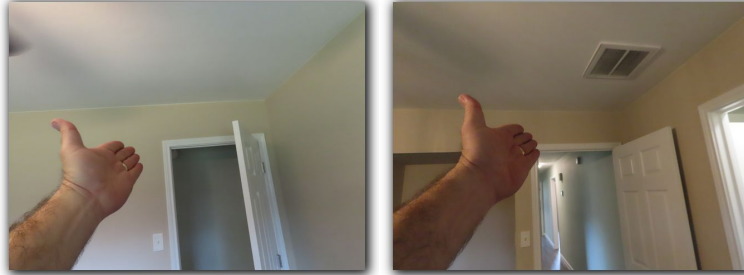
NP=Not Present

D=Deficient

I NI NP D

Smoke and Fire Alarms

- Smoke alarms are not present in each sleeping area(DEFICIENCY)**



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-

A. Heating Equipment

Type of System: Central

Energy Source: Gas

Comments:

- System shows signs of being dirty : Recommend cleaning, servicing, and further evaluation by a licensed professional**

THE FURNACE IS AN OLDER UNIT AND DOES HAVE SIGNS OF A DIRTY SYSTEM; RECOMMEND FURTHER EVALUATION AND SERVICE BY A LICENSED HVAC PROFESSIONAL. **(DEFICIENCY)**

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



-
-
-
-

B. Cooling Equipment

Type of System: Central

Comments:

- Unit #1:

Supply Air Temp: 59 °F Return Air Temp: 69 °F

I=Inspected

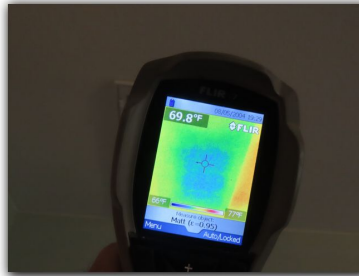
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Temp. Differential: 10 °F



(DEFICIENCY) Temperature differential is NOT within range of 15-20 degrees Fahrenheit)

- **IN NEED OF EVALUATION AND REPAIR BY A LICENSED HVAC PROFESSIONAL(DEFICIENCY)**

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

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

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

THE AIR CONDENSER IS A "GOODMAN" 16 SEER, 4-TON UNIT; MANUFACTURED IN 2020.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



THE EVAPORATOR COILS WERE MANUFACTURED IN 2020, A FLOAT SWITCH IS PRESENT ON THE WATER PAN AS IS RECOMMENDED.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Flex Ducting Duct Board Metal

- **(DEFICIENCY) THE DUCTWORK THAT IS MAKING DIRECT CONTACT WITH EACH OTHER NEEDS TO HAVE BATT INSULATION PLACED BETWEEN THEM TO PREVENT CONDENSATION FROM FORMING.**



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: WELL

Location of main water supply valve: WELL

Static water pressure reading: 50 _____

Comments:

Water Source: Public Private Sewer Type: Public Private

- **COPPER SUPPLY PIPES ARE PRESENT AT MOST FIXTURES, IN THE ATTIC,**

I=Inspected

NI=Not Inspected

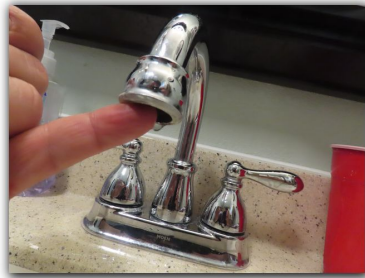
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

AND SHOWING IN THE ATTIC TO BE DOWN THE WALLS AS WELL. IN THE MASTER BATHROOM THERE IS GALVANIZED STEEL FOR THE COLD WATER AND APPEARS TO BE BLACK STEEL USED FOR GAS PIPING FOR THE HOT WATER NIPPLE UNDER THE SINK. RECOMMEND FURTHER EVALUATION OF THE PIPES IN THE MASTER BATH BY A PLUMBER. (DEFICIENCY)

☑ THE HOME DOES HAVE SOME GALVANIZED STEEL PLUMBING SUPPLY PIPES STILL VISIBLE AND PRESENT. GALVANIZED STEEL PLUMBING IS KNOWN FOR CORRODING ON THE INSIDE, REDUCED WATER FLOW, CLOGGED FIXTURES, AND PIN-HOLE LEAKS. THERE WAS EVIDENCE OF CORROSION, OR REDUCED WATER FLOW THAT WAS VISIBLE AT THE TIME OF INSPECTION. SOME PIPES IN THE ATTIC WERE COVERED WITH INSULATION AND NOT VISIBLE AND NOT ABLE TO GAIN ACCESS IN THE ATTIC TO THE MASTER BATHROOM OR KITCHEN LOCATIONS ONLY THE HALL BATH LOCATION. RECOMMEND OVERALL EVALUATION OF THE HOMES PLUMBING BY A LICENSED PLUMBER.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



GALVANIZED STEEL PIPES UNDER THE MASTER BATH SINK THAT HAVE SOME CORROSION AND IN NEED OF REPAIRS OR REPLACEMENT BY A PLUMBER. (The hot water pipe appears to be possibly black steel used for gas piping, recommend evaluation by a plumber)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



COPPER SUPPLY PIPES IN THE ATTIC ARE NOT ALL INSULATED PROPERLY



I=Inspected

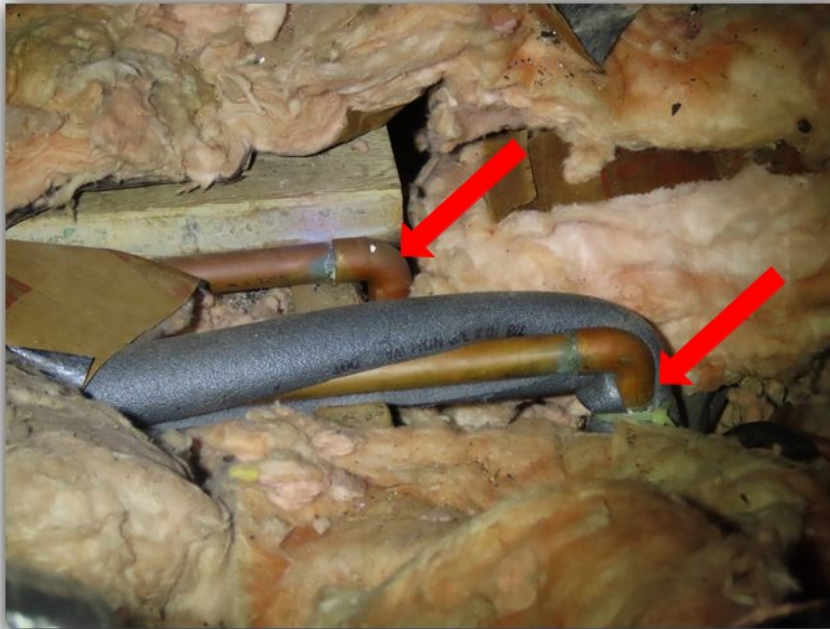
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☑ PIPES GOING DOWN THE WALL FOR THE HALL BATH
IS COPPER



Sinks

Comments: _____

☑ THE KITCHEN SINK FIXTURE HAD WATER PRESSURE THAT WAS INCREASING AND DECREASING. RECOMMEND EVALUATION BY A PLUMBER AND ALSO A WELL INSPECTION AS WELL. (DEFICIENCY)



☑ THE AERATOR IS MISSING FOR THE MASTER SINK FIXTURE AND COMMON WITH GALVANIZED STEEL PIPES, CORROSION, OR HARD WATER THAT CLOGS THE AERATORS. IN NEED OF EVALUATION AND REPAIRS BY A PLUMBER.(DEFICIENCY)

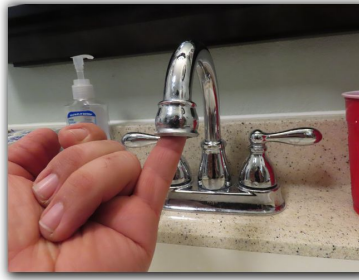
I=Inspected

NI=Not Inspected

NP=Not Present

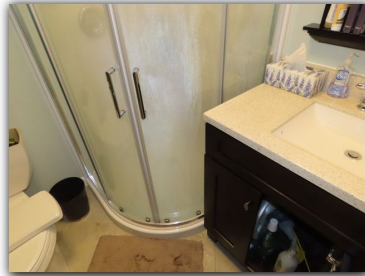
D=Deficient

I NI NP D



Bathtubs and Showers

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



Commodes

Comments: _____

Washing Machine Connections

Comments: _____

Exterior Plumbing

Comments: _____

Faucet handles are loose, damaged or missing; NEEDS REPLACEMENT (COPPER SUPPLY PIPES AT THE HOSE BIB LOCATIONS) (DEFICIENCY)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

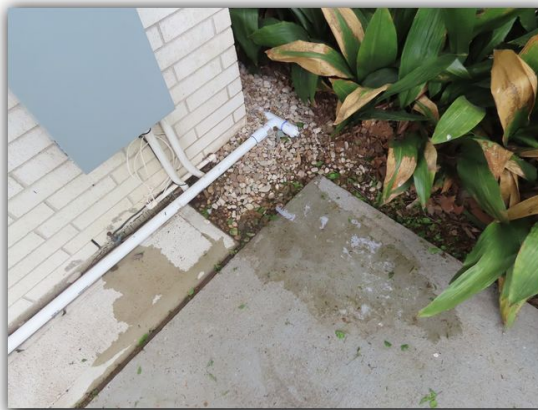
I	NI	NP	D
---	----	----	---



B. Drains, Wastes, and Vents

Comments:

THE KITCHEN SINK AND LAUNDRY ARE DRAINING DIRECTLY OUT TO THE EXTERIOR GRADE AND PATIO, NOT TO THE SEPTIC SYSTEM. THIS IS NOT ALLOWED AND IN NEED OF EVALUATION BY A SEPTIC INSPECTOR AND MOST LIKELY WILL NEED A NEW SEPTIC SYSTEM INSTALLED. (DEFICIENCY)



BATHROOM SINKS HAVE A SLOW DRAIN, BACKING UP DURING THE INSPECTION AND MAY ALSO BE DUE TO

I=Inspected

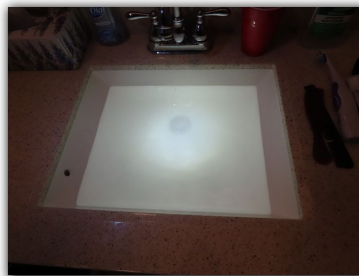
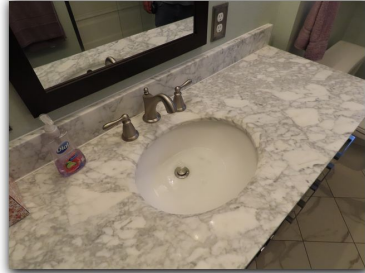
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

SEPTIC SYSTEM DEFICIENCIES; RECOMMEND EVALUATION BY A PLUMBER AND SEPTIC INSPECTOR.(DEFICIENCY)



-
-
-
-

C. Water Heating Equipment

Energy Source: Gas

Capacity: TANKLESS WATER HEATER LOCATED IN THE LAUNDRY CLOSET

Comments: **REFER TO MANUFACTURER SPECIFICATIONS REGARDING CLEARANCES AND INSTALLATION. HOWEVER, THERE IS NOT ENOUGH CLEARANCE ON THE RIGHT SIDE WHERE THE INFORMATION STICKER IS LOCATED TO VIEW THE DETAILS OF THE AGE, SERIAL, MODEL INFORMATION. RECOMMEND EVALUATION OF THE UNIT REGARDING CLEARANCE AND PROPER INSTALLATION BY A PLUMBER.(DEFICIENCY)**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



THE UNIT WAS TESTED AND FUNCTIONING PROPERLY

Water heater Temperature and Pressure Relief Valve

- **DEFICIENCY- Corrosion and/or signs of an intermittent leak at isolation valve and/or plumbing connections; IN NEED OF REPAIRS BY A LICENSED PLUMBER.(DEFICIENCY)**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:



B. Food Waste Disposers

Comments: not present



C. Range Hood and Exhaust Systems

Comments:



D. Ranges, Cooktops, and Ovens

Comments:

Range Type: Electric Gas

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Oven(s):

Unit #1: Electric Gas

(BOTTOM OVEN) Tested at 350°F, Variance noted: **20 COLD** °F (max 25°F)



TOP OVEN WAS SHOWING 27 COLD; RECOMMEND REPAIRS BY AN APPLIANCE REPAIR PERSON. **(DEFICIENCY)**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



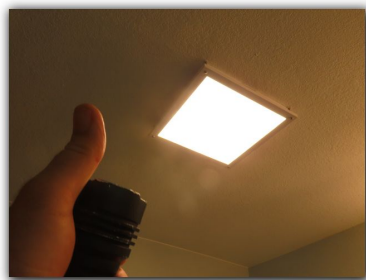
E. Microwave Ovens

Comments:



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:



G. Garage Door Operators

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
----------	-----------	-----------	----------

H. Dryer Exhaust Systems

Comments:

I. Other

Comments: