



# Your Inspection Report

7109 Delesandri Dr  
Hitchcock, TX 77563



**PREPARED FOR:**

JESSE

**INSPECTION DATE:**

Wednesday, May 11, 2022

**PREPARED BY:**

Charles Lehnhoff



ENVIROGYN



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# PROPERTY INSPECTION REPORT FORM

Jesse <i>Name of Client</i>	Wed, May 11, 2022 <i>Date of Inspection</i>
7109 Delesandri Dr, Hitchcock, TX <i>Address of Inspected Property</i>	
Charles Lehnhoff <i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

### PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

### RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector’s findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

### RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

### REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer’s installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

## **NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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**

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

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Pier and beam

Foundation Performance Opinion: Satisfactory

Comments:

- Foundations\Performance opinion: **Suspect**

### B. Grading and Drainage

Comments:

- Roof drainage\Gutters: **Missing**
- Landscaping\General notes: **Trees or shrubs too close to building** Location(s): **Left Side Yard**

### C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

Viewed From: Drone

Comments:

- Sloped roofing\Asphalt shingles: **Damage** Notes: **Some small dings were noted.**

Location(s):

#### Various Right Roof

- Sloped roofing\Asphalt shingles: **Damage** Location(s): **Front Left Roof**
- Sloped roofing\Asphalt shingles: **Missing, loose or torn** Location(s): **Front Middle Roof**
- Sloped roofing\Asphalt shingles: **Exposed fasteners** Location(s): **Middle Roof**
- Sloped roofing\Roll roofing: **Tree branches touching roof** Location(s): **Left Side Roof**
- Sloped roof flashings\Roof/wall flashings: **Missing** Notes: **Transition flashing to flat roof missing.**

Location(s): **Rear Middle Roof**

- Sloped roof flashings\Drip edge flashings: **Missing** Location(s): **Various Throughout Roof**

- Sloped roof flashings\Roof vent: **Exposed fasteners not sealed** Notes: **Rusted**

Location(s): **Various**

- Sloped roof flashings\Pipe/stack flashings: **Installation incorrect (top exposed or bottom buried)**

Location(s): **Various Left Side Roof**

- Flat roofing\Roll roofing: **Blisters** Location(s): **Various Rear Roof**

### D. Roof Structures and Attics

Viewed From: The attic

Approximate Average Depth of Insulation: 6 inches

Comments:

- Attic/roof\Insulation: **Amount inadequate** Location(s): **Various Attic**
- Attic/roof\Hatch/Door: **Not insulated and not weatherstripped** Location(s): **Master Bedroom**
- Ventilation\General notes: **Attic ventilation suspect** Location(s): **Attic**

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**E. Walls (Interior and Exterior)**

Comments:

- Walls\Wood frame walls: **Offset excessive** Location(s): **Left Side Exterior Wall**
- Walls\Plaster or drywall: **Damaged** Location(s): **Left Side Kitchen**
- Walls\Plywood, hardboard, and OSB (Oriented Strand Board): **Loose** Location(s): **Left Side Exterior Wall**
- Walls\Plywood, hardboard, and OSB (Oriented Strand Board): **Inner-Seal brand** Location(s): **Left Side Exterior Wall**
- Carpentry\Countertops: **Damage, stained** Location(s): **Various Kitchen**
- Carpentry\Trim: **Loose** Location(s): **Laundry Area**
- Carpentry\Trim: **Missing** Location(s): **Left Side Laundry Area**
- Carpentry\Countertops: **Tiles loose, missing, cracked, stained or broken** Location(s): **Hallway Bathroom**

**F. Ceilings and Floors**

Comments:

- Floors\Columns or piers: **Leaning** Location(s): **Middle Crawl Space**
- Floors\Columns or piers: **Poorly secured at top or bottom** Location(s): **Various Crawlspace**
- Floors\Columns or piers: **Missing** Location(s): **Middle Crawl Space**
- Floors\Sills: **Anchors not centered in sill** Location(s): **Various Exterior**
- Floors\Ceramic tile, stone, marble, etc: **Grout missing** Notes: **Tile May Not Be Set on Backer Board** Location(s): **Laundry Area**
- Floors\General notes: **Damage** Location(s): **Rear Left Side Bedroom**

**G. Doors (Interior and Exterior)**

Comments:

- Doors\Hardware: **Inoperable** Notes: **Sliding Doors Hard to Function** Location(s): **Various Closets**
- Doors\Interior trim: **Loose** Notes: **Not Square Doorway Shelves** Location(s): **Linen Closet Bathroom**
- Doors\Interior trim: **Missing** Location(s): **Rear Left Side Bedroom Closet**
- Doors\Interior trim: **Doorstops missing or ineffective** Location(s): **Various Throughout**
- Doors\Hardware: **Ineffective** Notes: **Door shims for un square closet hardware** Location(s): **Various Closet**

**H. Windows**

Comments:

- Windows\General notes: **Water leaks** Location(s): **Rear Family Room**
- Windows\General notes: **Inoperative** Location(s): **Right Side Family Room**
- Windows\Glass (glazing): **Lost seal on double or triple glazing** Location(s): **Rear**

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**Family Room**

- Exterior glass/windows\Exterior drip caps/Drip cap flashing/Head flashing: **Missing**  
Location(s):

**Various Windows**

**I. Stairways (Interior and Exterior)**

Comments:

**J. Fireplaces and Chimneys**

Comments:

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

Comments:

- Porches, decks, stairs, patios and balconies\Handrails and guards: **Loose** Location(s):

**Rear Deck**

- Porches, decks, stairs, patios and balconies\Handrails and guards: **Anchor Bolts Not Tightened Down**

Location(s): **Rear Exterior Deck**

**L. Other**

Comments:

- Landscaping\Fence: **Boards damaged** Location(s): **Left Side Yard**
- Recommendations\Overview: **Key Note: Some of the columns for the foundation beams appear to have been replaced but not by a professional foundation company. It appears some of the columns are missing, not attached with proper anchorage, and leaning.**

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

Comments:

- Service box, grounding and panel\Panel wires: **White wires connected to breakers not identified as hot/live/ungrounded**

Location(s): **Right Side Exterior Wall**

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

Type of Wiring: Copper - non-metallic sheathed

Comments:

- Distribution system\Junction boxes: **Cover loose or missing** Location(s): **Various Attic**
- Distribution system\Lights: **Inoperative** Location(s): **Right Side Exterior Wall**
- Distribution system\Smoke alarms (detectors): **Missing** Location(s): **Various**
- Distribution system\Cover plates: **Loose** Location(s): **Left Side Laundry Area**

**C. Other**

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Comments:

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

Type of Systems: Electric radiant heat

Energy Sources: Electricity

Comments:

#### B. Cooling Equipment

Type of Systems: Central air

Comments:

- Air conditioning\Compressor: **Wrong fuse or breaker size** Location(s): **Right Side Exterior Wall**

#### C. Duct Systems, Chases, and Vents

Comments:

- Air conditioning\Duct insulation: **Incomplete** Location(s): **Left Side Exterior Wall**

#### D. Other

Comments:

### IV. PLUMBING SYSTEMS

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

Location of water meter: Front near street

Location of main water supply valve: Meter

Static water pressure reading: 40 psi

Type of supply piping material: PEX, CPVC

Comments:

- Supply plumbing\Water supply piping in building: **Poor support** Notes: **Main Water Line Loose**  
Location(s): **Right Side Exterior**
- Fixtures and faucets\Basin, sink and laundry tub: **Loose** Location(s): **Kitchen**
- Fixtures and faucets\Bathtub: **Caulking loose, missing or deteriorated** Location(s): **Middle Bathtub**
- Fixtures and faucets\Bathtub enclosure: **Not smooth, impervious or water resistant**  
Notes:  
**Hallway Bathroom** Location(s): **Hallway Bathroom**

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

Type of drain piping material: PVC plastic

Comments:

- Waste plumbing\Traps - installation: **Nonstandard shape or material** Location(s): **Hallway Bathroom**
- Waste plumbing\Drain piping - installation: **Nonstandard materials and patches**

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Location(s):

**Front Middle Crawl Space**

- Waste plumbing\Drain piping - installation: **Clean-outs missing or inaccessible**

Location(s):

**Left Side Middle Crawl Space**

**C. Water Heating Equipment**

Energy Sources: Electric

Capacity: 30 gallons

Comments:

- Water heater\Hot/cold piping: **Reversed** Location(s): **Laundry Area**
- Water heater\Life expectancy: **Near end of life expectancy** Location(s): **Laundry Area**
- Water heater\Tank: **Safety pan and drain defect** Location(s): **Laundry Area**
- Water heater - electric\Wiring: **Tank not electrically bonded to ground** Location(s): **Laundry Area**
- Water heater - electrical wiring\Wiring: **Damage** Location(s): **Laundry Area**

**D. Hydro-Massage Therapy Equipment**

Comments:

**E. Gas Distribution Systems and Gas Appliances**

Location of gas meter:

Type of gas distribution piping material:

Comments:

**F. Other**

Comments:

- Recommendations\General: **Thermal Observations of Plumbing Supply do not indicate any major plumbing leaks at the time of inspection.**
- Location(s): **Various**
- Recommendations\Overview: **Key Note: Unable to locate septic tanks at the time of the inspection. It appears to be beneath the new HVAC PAC system on the left side of the home. Recommend consultation for mapping and full excavation to tank lid cover prior to close.**

**V. APPLIANCES**

**A. Dishwashers**

Comments:

- Appliances\Dishwasher: **Inoperative** Location(s): **Kitchen**

**B. Food Waste Disposers**

Comments:

**C. Range Hood and Exhaust Systems**



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Comments:

- Exhaust fans\Kitchen range exhaust system (range hood): **Not vented to exterior**

Location(s):

**Kitchen**

- Exhaust fans\Kitchen range exhaust system (range hood): **Filter missing** Location(s):

**Kitchen**

### D. Ranges, Cooktops, and Ovens

Comments:

- Appliances\Oven: **Anti-tipping device missing** Location(s): **Kitchen**

### E. Microwave Ovens

Comments:

### F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

### G. Garage Door Operators

Comments:

### H. Dryer Exhaust Systems

Comments:

- Appliances\Dryer: **Dryer vent obstructed** Location(s): **Rear Left Side Exterior Wall**

### I. Other

Comments:

## VI. OPTIONAL SYSTEMS

### A. Landscape Irrigation (Sprinkler) Systems

Comments:

### B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

### C. Outbuildings

Comments:

### D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

### E. Private Sewage Disposal Systems

Type of System:

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I	NI	NP	D
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*Location of Drain Field:*

*Comments:*

- Private sewage disposal system\Observations: **Tank not located**

**F. Other Built-in Appliances**

*Comments:*

**G. Other**

*Comments:*

**END OF TREC REPORT**  
**(Additional Information Follows)**



May 12, 2022

Dear Jesse

RE: Report No. 1521  
7109 Delesandri Dr  
Hitchcock, TX  
77563

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Charles Lehnhoff  
on behalf of  
Secured Inspections

Secured Inspections  
617 8th Ave N  
Texas City, TX 77590  
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# SUMMARY

7109 Delesandri Dr, Hitchcock, TX May 11, 2022

Report No. 1521

[www.securedinspections.com](http://www.securedinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

OUTBUILDIN

APPENDIX

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Structure

### RECOMMENDATIONS \ Overview

**Condition:** • Key Note: Some of the columns for the foundation beams appear to have been replaced but not by a professional foundation company. It appears some of the columns are missing, not attached with proper anchorage, and leaning.

## Plumbing

### RECOMMENDATIONS \ Overview

**Condition:** • Key Note: Unable to locate septic tanks at the time of the inspection. It appears to be beneath the new HVAC PAC system on the left side of the home. Recommend consultation for mapping and full excavation to tank lid cover prior to close.

## Outbuildings

### RECOMMENDATIONS \ General

**Condition:** • Key Note: The bulkhead appears to be in disrepair and a new bulkhead may need to be installed to prevent further erosion rions from taking place.

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

7109 Delesandri Dr, Hitchcock, TX May 11, 2022

Report No. 1521

[www.securedinspections.com](http://www.securedinspections.com)

SUMMARY

**ROOFING**

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

OUTBUILDIN

APPENDIX

REFERENCE

## Description

### Types of Roof Covering:

- [Asphalt shingles](#)



1. Title page photo

### Roof Viewed From:

- Drone



2. Drone

# ROOFING

7109 Delesandri Dr, Hitchcock, TX May 11, 2022

Report No. 1521

[www.securedinspections.com](http://www.securedinspections.com)

- SUMMARY
  - ROOFING**
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING
  - INTERIOR
- OUTBUILDIN
  - APPENDIX
  - REFERENCE

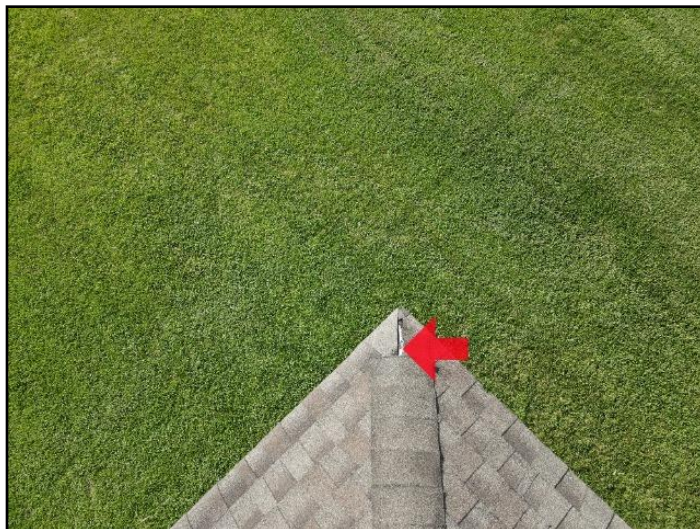
## Recommendations

### SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Damage](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Front Left Roof



3. Damage

2. Condition: • [Damage](#)

Some small dings were noted.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Right Roof



4. Damage

3. Condition: • [Missing, loose or torn](#)

Implication(s): Chance of water damage to structure, finishes and contents

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SUMMARY	<b>ROOFING</b>	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
OUTBUILDIN	APPENDIX	REFERENCE							

**Location:** Front Middle Roof

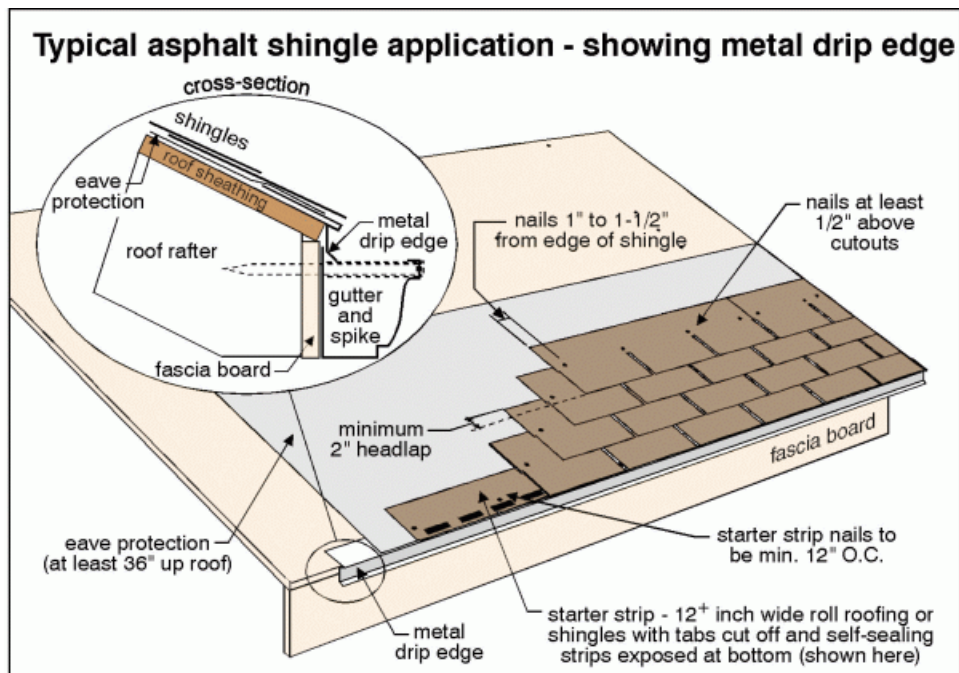


5. Loose pieces

4. Condition: • [Exposed fasteners](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Middle Roof



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OUTBUILDIN	APPENDIX	REFERENCE							



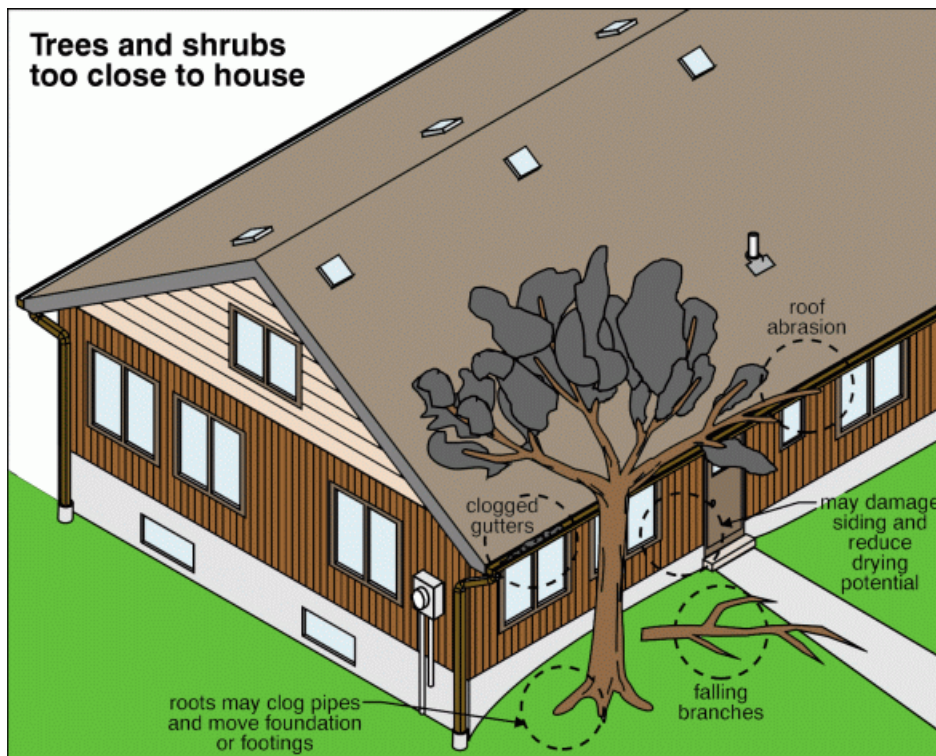
6. Exposed fasteners

## SLOPED ROOFING \ Roll roofing

5. Condition: • [Tree branches touching roof](#)

Implication(s): Shortened life expectancy of material

Location: Left Side Roof





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OUTBUILDIN	APPENDIX	REFERENCE							



7. Tree branches touching roof

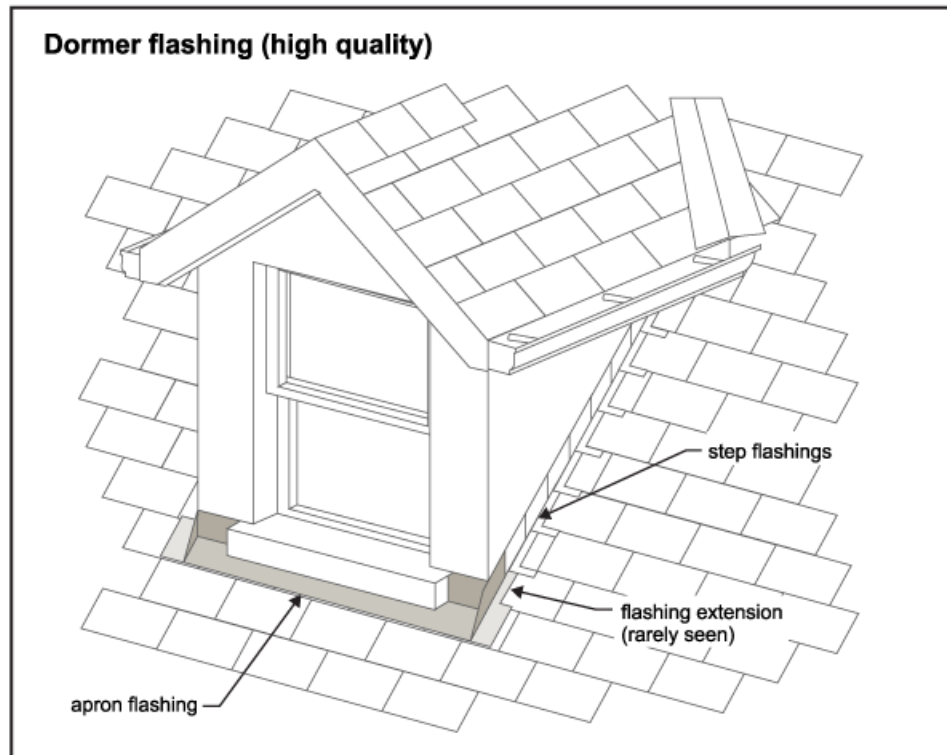
## SLOPED ROOF FLASHINGS \ Roof/wall flashings

6. Condition: • [Missing](#)

Transition flashing to flat roof missing.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Rear Middle Roof



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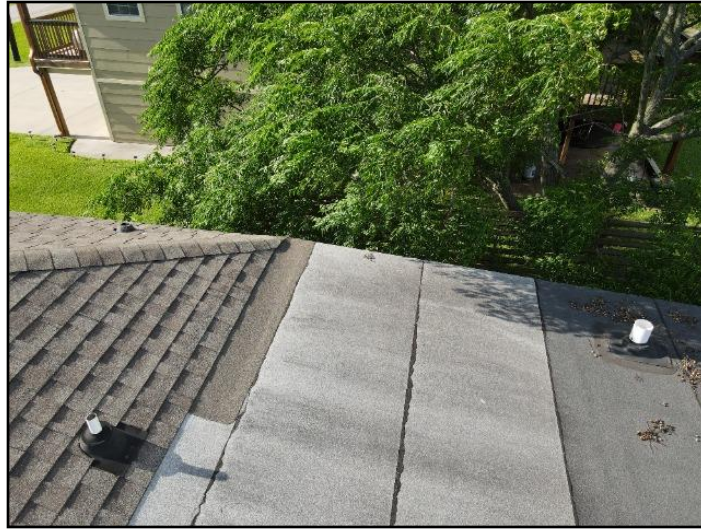
PLUMBING

INTERIOR

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8. Missing

## SLOPED ROOF FLASHINGS \ Pipe/stack flashings

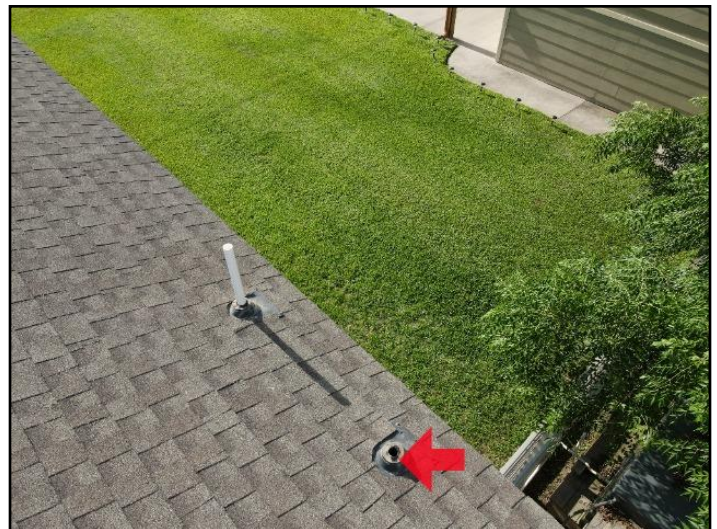
7. Condition: • [Installation incorrect \(top exposed or bottom buried\)](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Left Side Roof



9. Installation incorrect (top exposed or...



10. Installation incorrect (top exposed or...

## SLOPED ROOF FLASHINGS \ Drip edge flashings

8. Condition: • [Missing](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Throughout Roof

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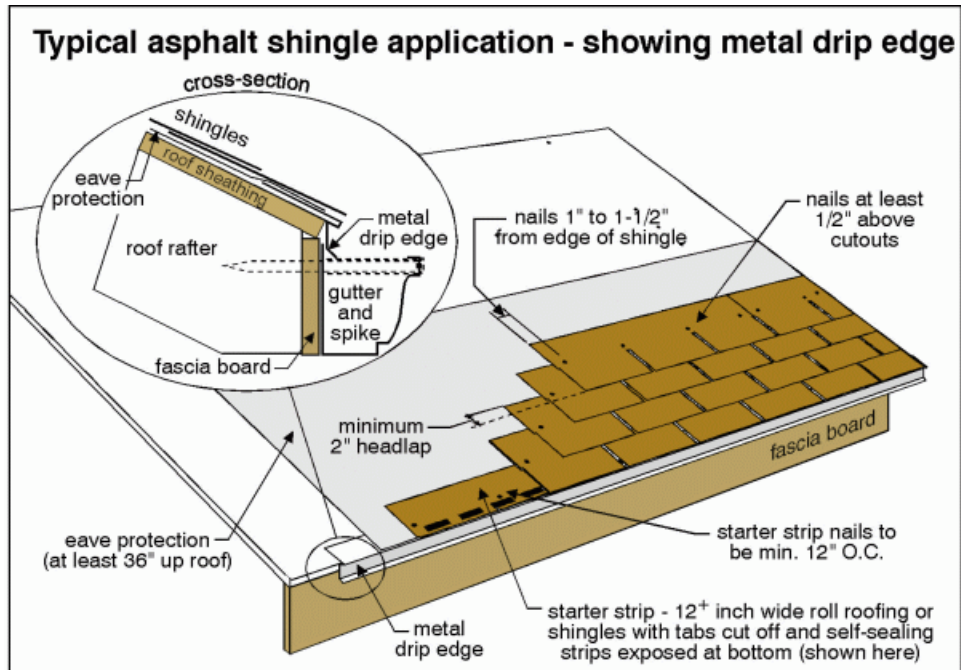
PLUMBING

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11. Missing

## **SLOPED ROOF FLASHINGS \ Roof vent**

9. Condition: • [Exposed fasteners not sealed](#)

Rusted

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Various

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12. *Exposed fasteners not sealed*

## FLAT ROOFING \ Roll roofing

10. Condition: • [Blisters](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Rear Roof



13. *Blisters*

# EXTERIOR

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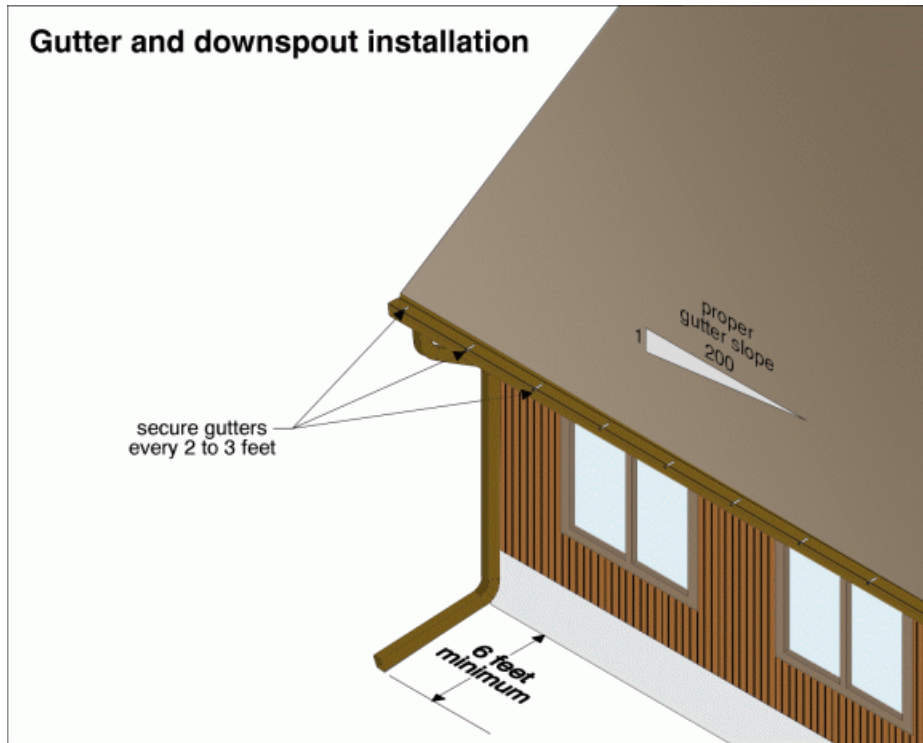
## Description

## Recommendations

### ROOF DRAINAGE \ Gutters

11. Condition: • [Missing](#)

Implication(s): Chance of water damage to structure, finishes and contents



### WALLS \ Plywood, hardboard, and OSB (Oriented Strand Board)

12. Condition: • [Loose](#)

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Left Side Exterior Wall

# EXTERIOR

7109 Delesandri Dr, Hitchcock, TX May 11, 2022

Report No. 1521

[www.securedinspections.com](http://www.securedinspections.com)

SUMMARY

ROOFING

**EXTERIOR**

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14. Loose

13. Condition: • [Inner-Seal brand](#)

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Left Side Exterior Wall



15. Inner-Seal brand

# EXTERIOR

7109 Delesandri Dr, Hitchcock, TX May 11, 2022

Report No. 1521

[www.securedinspections.com](http://www.securedinspections.com)

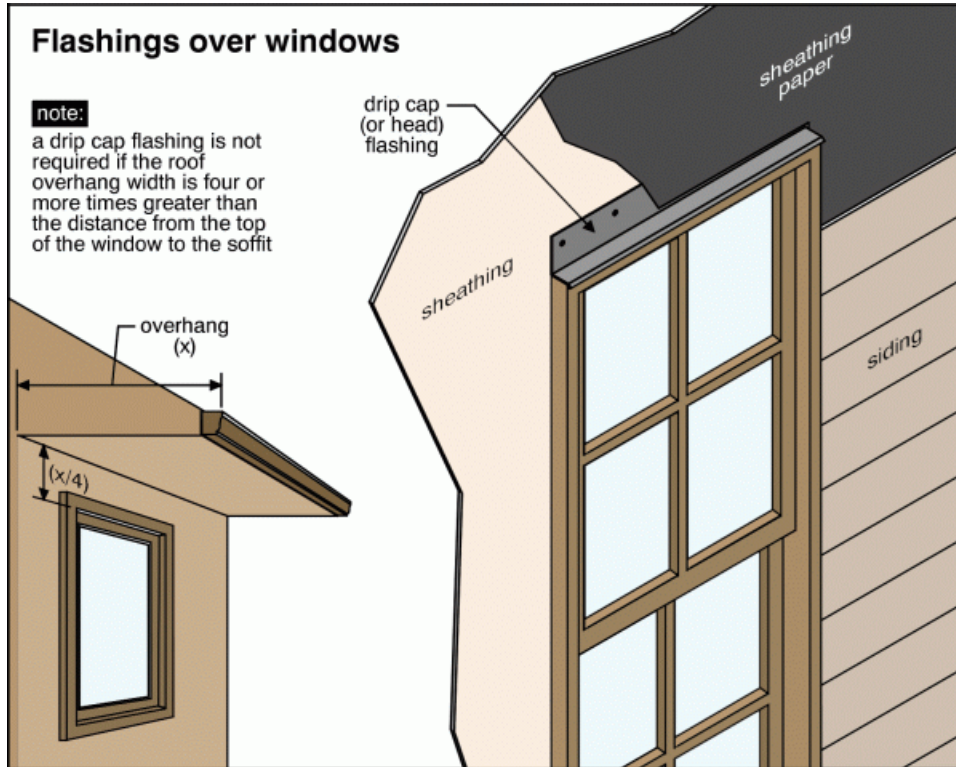
SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## EXTERIOR GLASS/WINDOWS \ Exterior drip caps/Drip cap flashing/Head flashing

14. Condition: • [Missing](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Windows



16. Missing

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

15. Condition: • [Loose](#)

# EXTERIOR

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SUMMARY

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**Implication(s):** Fall hazard

**Location:** Rear Deck

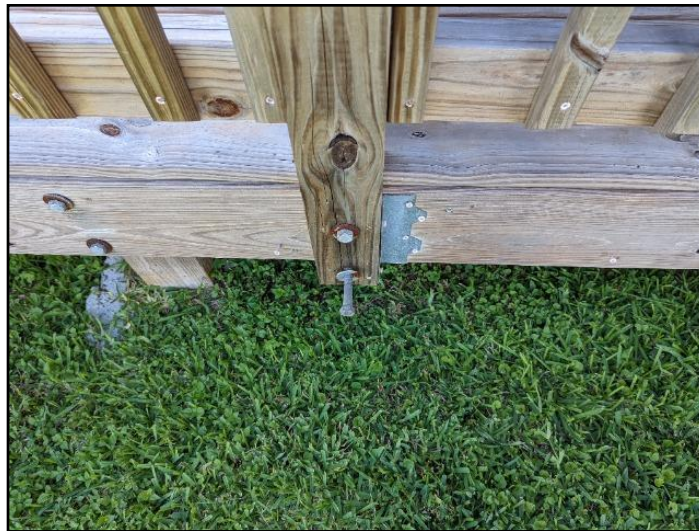


17. *Loose*

**16. Condition:** • Anchor Bolts Not Tightened Down

**Implication(s):** Loose Handrails and Guards

**Location:** Rear Exterior Deck



18. *Anchor Bolts Not Tightened Down*

## LANDSCAPING \ General notes

**17. Condition:** • [Trees or shrubs too close to building](#)

**Implication(s):** Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

**Location:** Left Side Yard



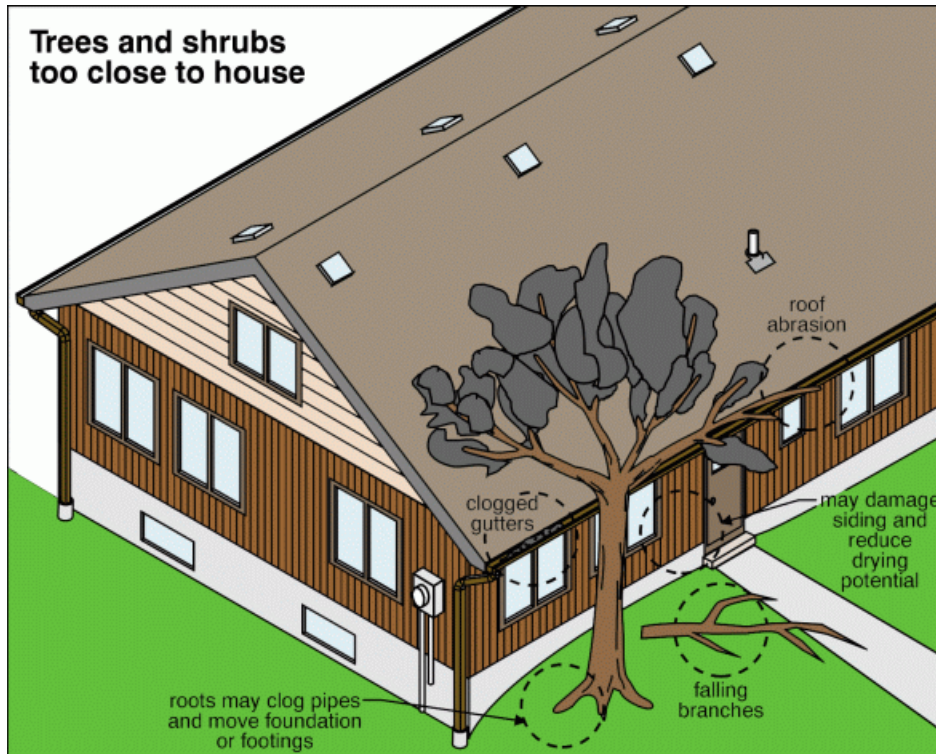
# EXTERIOR

7109 Delesandri Dr, Hitchcock, TX May 11, 2022

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[www.securedinspections.com](http://www.securedinspections.com)

SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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19. *Trees or shrubs too close to building*

## LANDSCAPING \ Fence

18. **Condition:** • Boards damaged

**Implication(s):** Material deterioration | Poor security

**Location:** Left Side Yard

# EXTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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20. Boards damaged

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

Type of Foundation(s): • Pier and beam  
 Foundation Performance Opinion: • Satisfactory  
 Roof Structures and Attics Viewed From: • The attic

Recommendations

RECOMMENDATIONS \ Overview

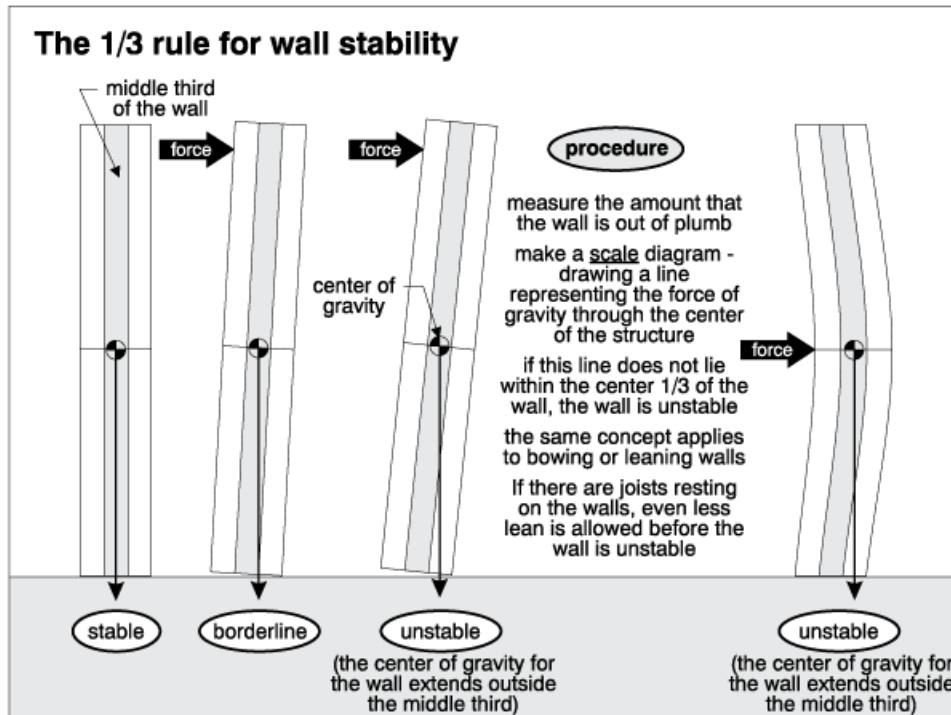
19. Condition: • Key Note: Some of the columns for the foundation beams appear to have been replaced but not by a professional foundation company. It appears some of the columns are missing, not attached with proper anchorage, and leaning.

FOUNDATIONS \ Performance opinion

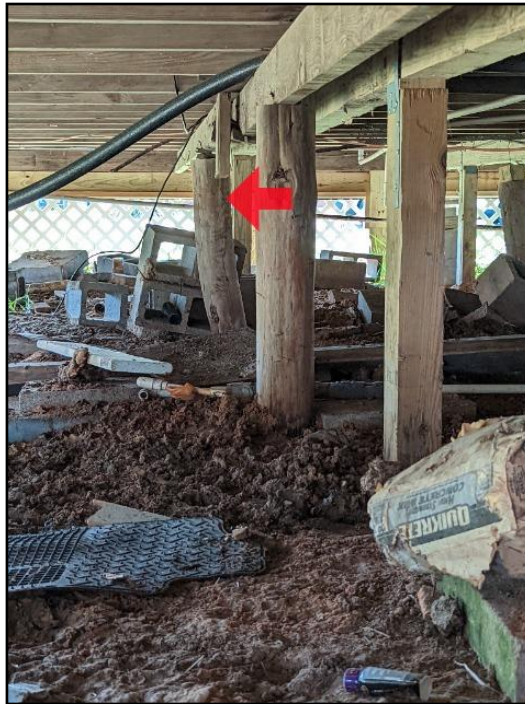
20. Condition: • Suspect  
 Implication(s): Chance of structural movement

FLOORS \ Columns or piers

21. Condition: • Leaning  
 Implication(s): Weakened structure | Chance of structural movement  
 Location: Middle Crawl Space



SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
OUTBUILDIN	APPENDIX	REFERENCE							

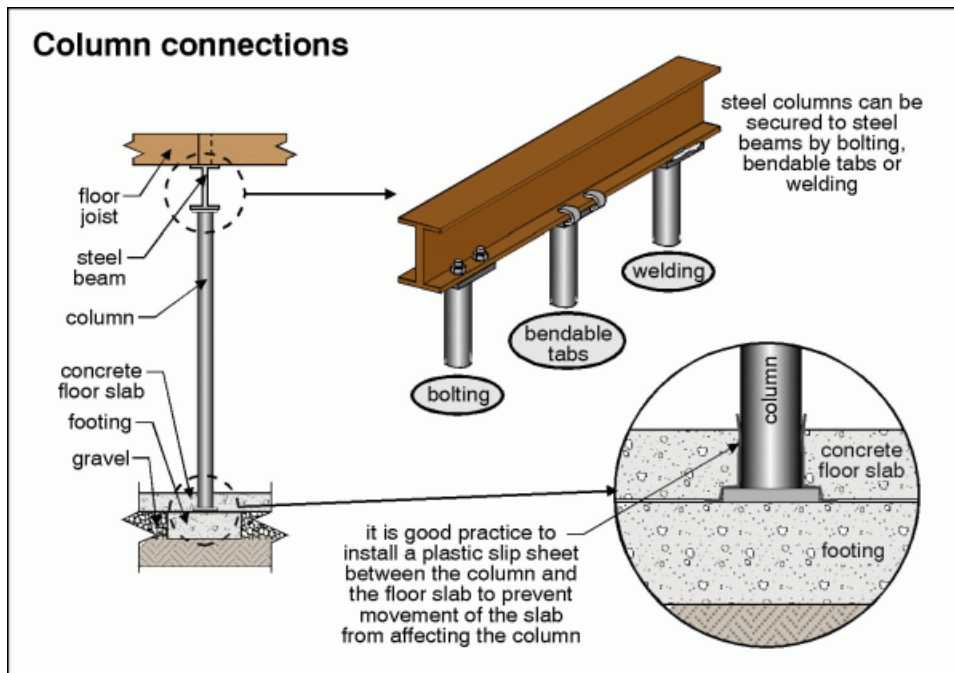


21. Leaning

22. Condition: • [Poorly secured at top or bottom](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Various Crawlspace



# STRUCTURE

7109 Delesandri Dr, Hitchcock, TX May 11, 2022

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[www.securedinspections.com](http://www.securedinspections.com)

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22. Poorly secured at top or bottom

23. Poorly secured at top or bottom

23. Condition: • [Missing](#)

Implication(s): Chance of structural movement

Location: Middle Crawl Space



24. Missing

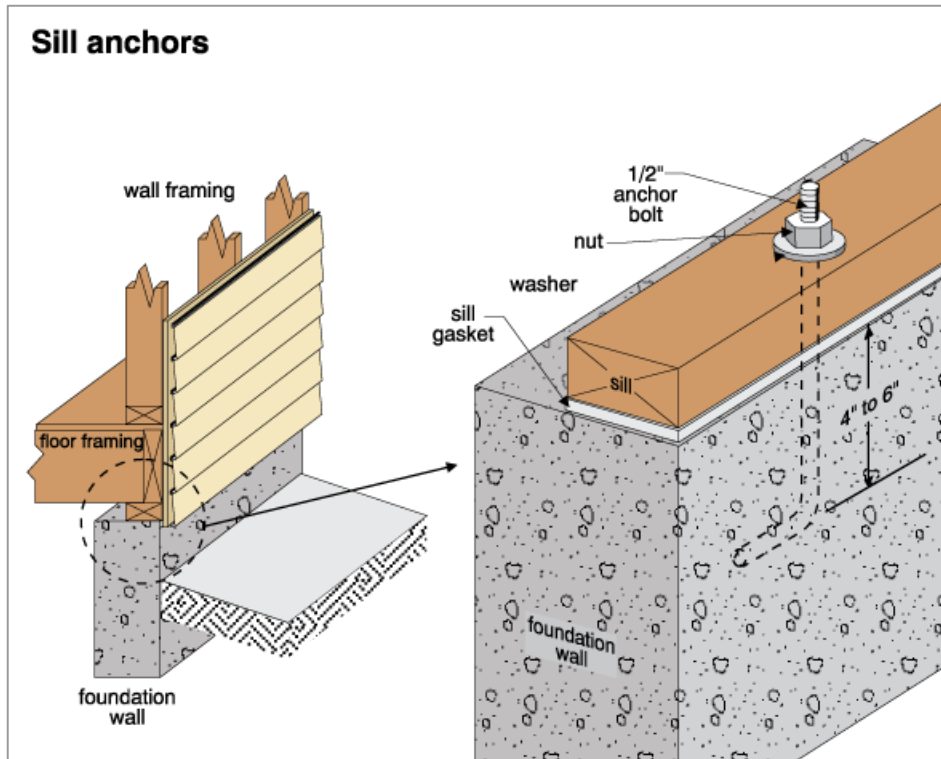
## FLOORS \ Sills

24. Condition: • [Anchors not centered in sill](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Various Exterior

SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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25. Anchors not centered in sill

**WALLS \ Wood frame walls**

25. Condition: • [Offset excessive](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Left Side Exterior Wall

# STRUCTURE

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**26.** *Offset excessive*

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Description

**Type of Wiring:** • [Copper - non-metallic sheathed](#)

**System grounding material and type:**

- [Copper - ground rods](#)



27. Copper - ground rods

**Distribution panel type and location:**

- [Breakers - exterior wall](#)



28. Breakers - exterior wall

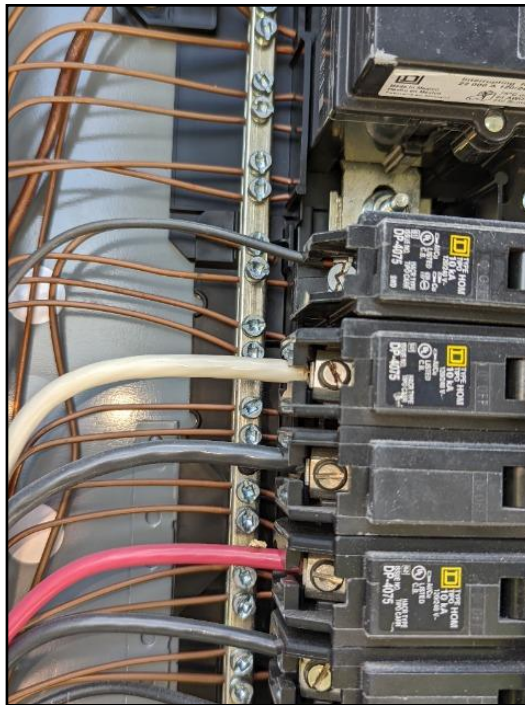


## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Panel wires

**26. Condition:** • White wires connected to breakers not identified as hot/live/ungrounded

**Location:** Right Side Exterior Wall



29. White wires connected to breakers not...

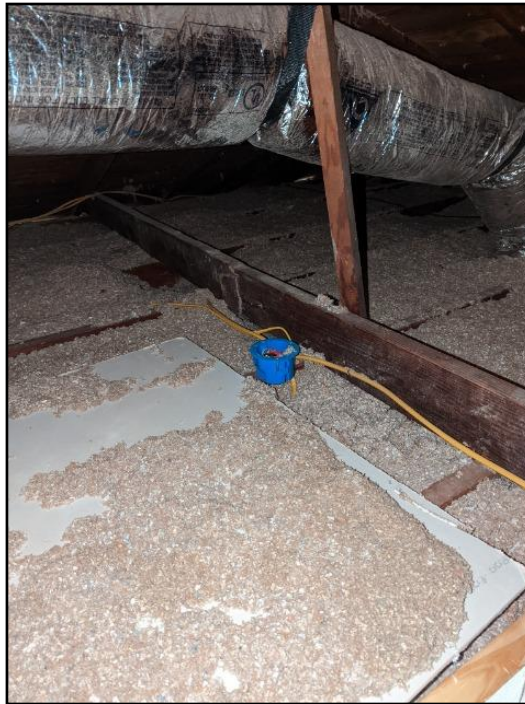
### DISTRIBUTION SYSTEM \ Junction boxes

**27. Condition:** • [Cover loose or missing](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Various Attic

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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30. Cover loose or missing

## DISTRIBUTION SYSTEM \ Cover plates

28. Condition: • [Loose](#)

Implication(s): Electric shock

Location: Left Side Laundry Area



31. Loose

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## DISTRIBUTION SYSTEM \ Lights

29. Condition: • [Inoperative](#)

Implication(s): Inadequate lighting

Location: Right Side Exterior Wall



32. *Inoperative*

## DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

30. Condition: • Missing

Implication(s): Safety issue

Location: Various

# ELECTRICAL

7109 Delesandri Dr, Hitchcock, TX May 11, 2022

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**33.** *Missing*

# HEATING

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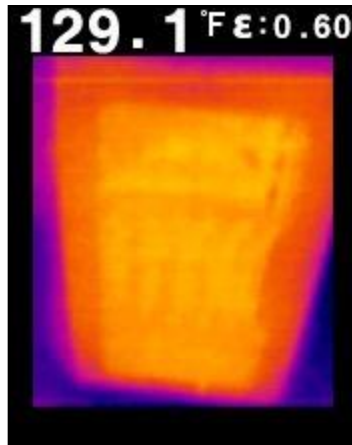
## Description

**Type of Systems:** • [Electric radiant heat](#)

**Energy Sources:** • [Electricity](#)

**Supply temperature:**

- 130°



34. 130°

- Rounded to nearest 5 degrees

**Return temperature:**

- 85°



35. 85°

- Rounded to nearest 5 degrees

**Temperature difference:** • 45° • Rounded to nearest 5 degrees

# COOLING & HEAT PUMP

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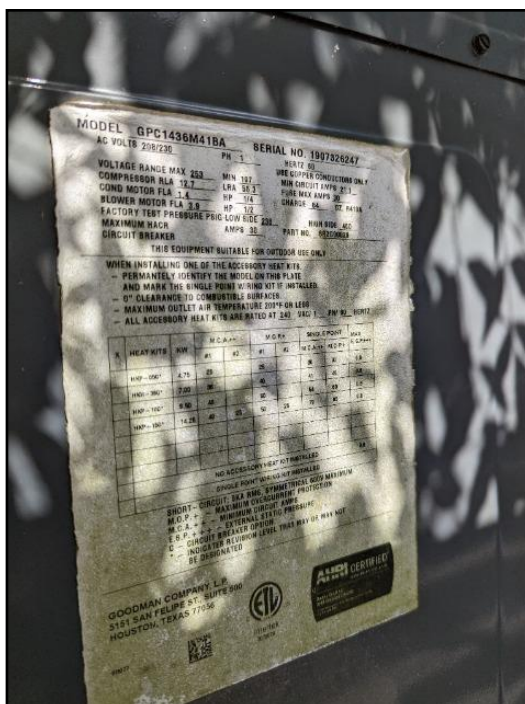
## Description

Type of Systems: • Central air

Air conditioning type: • Central

Cooling capacity:

- 3 Tons



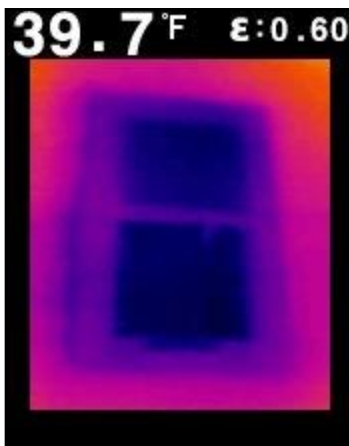
36. 3 Tons

Typical life expectancy: • 12 to 15 years

Failure probability: • [Low](#)

Supply temperature:

- 40°



37. 40°

# COOLING & HEAT PUMP

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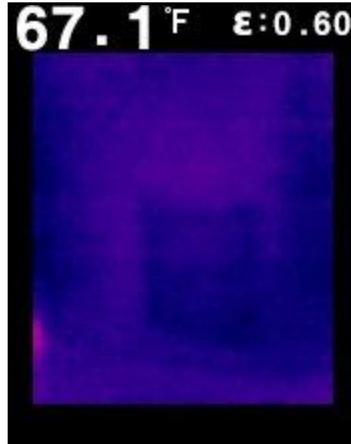
OUTBUILDIN

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## Return temperature:

• 70°



38. 70°

**Air filter:** • Disposable

**Evaporative cooler motor:** • [One speed](#)

**Refrigerant type:** • R-410A

## Recommendations

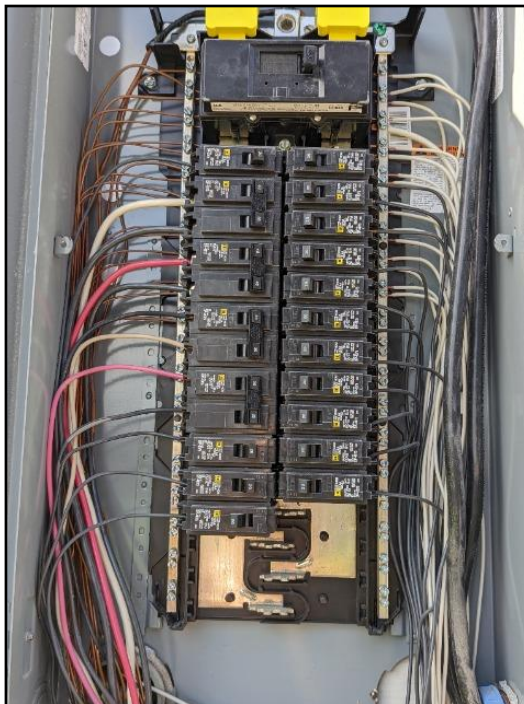
### AIR CONDITIONING \ Compressor

**31. Condition:** • [Wrong fuse or breaker size](#)

**Implication(s):** Equipment overheating | Damage to equipment | System inoperative or difficult to operate

**Location:** Right Side Exterior Wall

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
OUTBUILDIN	APPENDIX	REFERENCE							



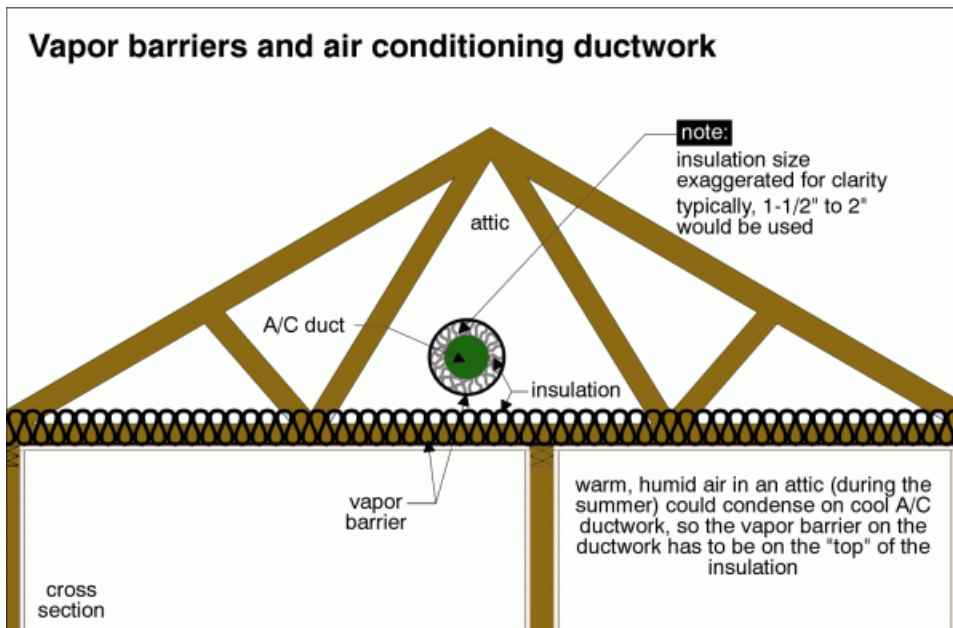
39. Wrong fuse or breaker size

## AIR CONDITIONING \ Duct insulation

32. Condition: • [Incomplete](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Left Side Exterior Wall





# COOLING & HEAT PUMP

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40. Incomplete

# INSULATION AND VENTILATION

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## Description

**Approximate Average Depth of Insulation:** • 6 inches

**Attic/roof insulation material:** • [Glass fiber](#)

## Recommendations

### ATTIC/ROOF \ Insulation

**33. Condition:** • [Amount inadequate](#)

**Implication(s):** Increased heating and cooling costs

**Location:** Various Attic



41. Amount inadequate

### ATTIC/ROOF \ Hatch/Door

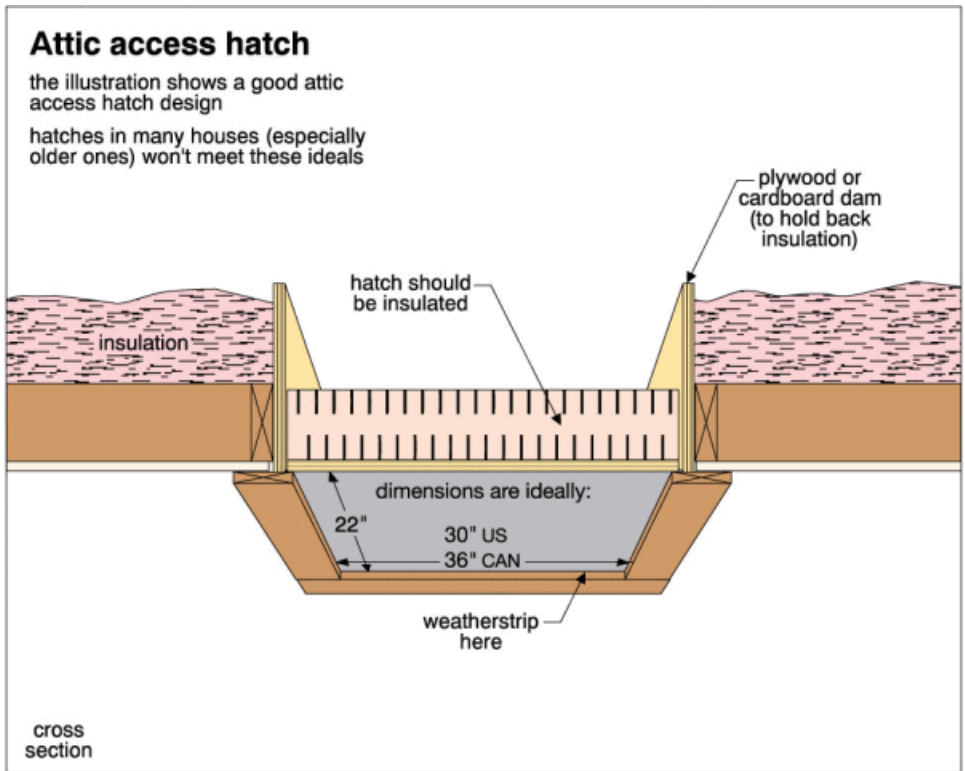
**34. Condition:** • [Not insulated and not weatherstripped](#)

**Implication(s):** Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs |

Reduced comfort

**Location:** Master Bedroom

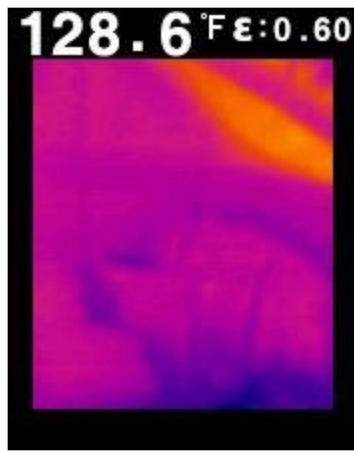
- SUMMARY
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## VENTILATION \ General notes

35. Condition: • Attic ventilation suspect

Location: Attic



42. 130°

- SUMMARY
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**Description**

**Location of water meter:** • Front near street

**Location of Main water supply valve:**

- Meter



43. Meter

**Static water pressure reading:**

- [40 psi](#)



44. 40 psi

- SUMMARY
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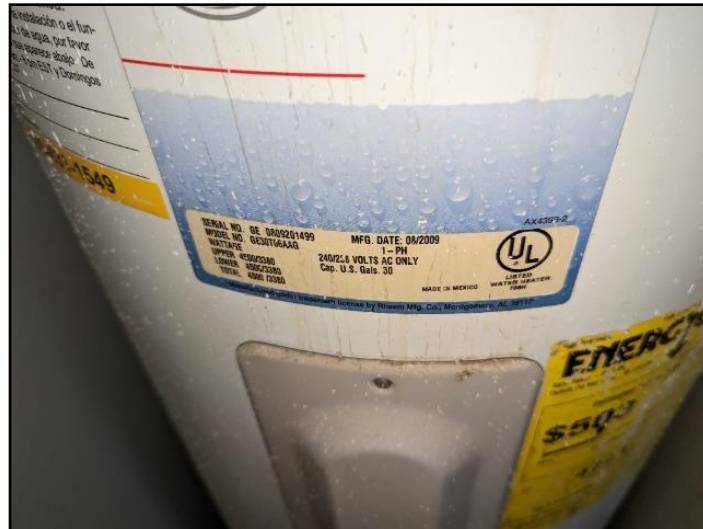
Type of supply piping material: • PEX • CPVC

Type of drain piping material: • PVC plastic

Water Heating Energy Source: • [Electric](#)

Water Heating Capacity:

- [30 gallons](#)



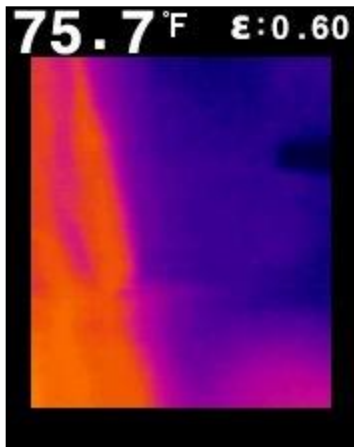
45. 30 gallons

Recommendations

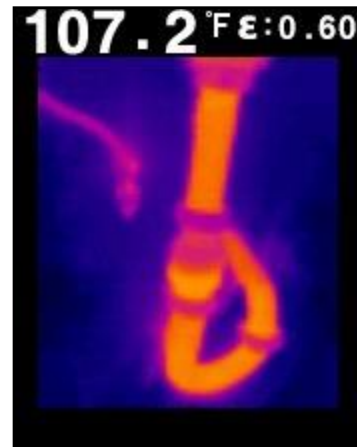
RECOMMENDATIONS \ General

36. Condition: • Thermal Observations of Plumbing Supply do not indicate any major plumbing leaks at the time of inspection.

Location: Various

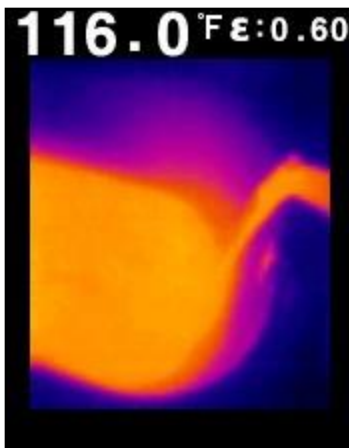


46. Shower Stall



47. Bathroom Sink

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
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48. Bathtub

### RECOMMENDATIONS \ Overview

**37. Condition:** • Key Note: Unable to locate septic tanks at the time of the inspection. It appears to be beneath the new HVAC PAC system on the left side of the home. Recommend consultation for mapping and full excavation to tank lid cover prior to close.

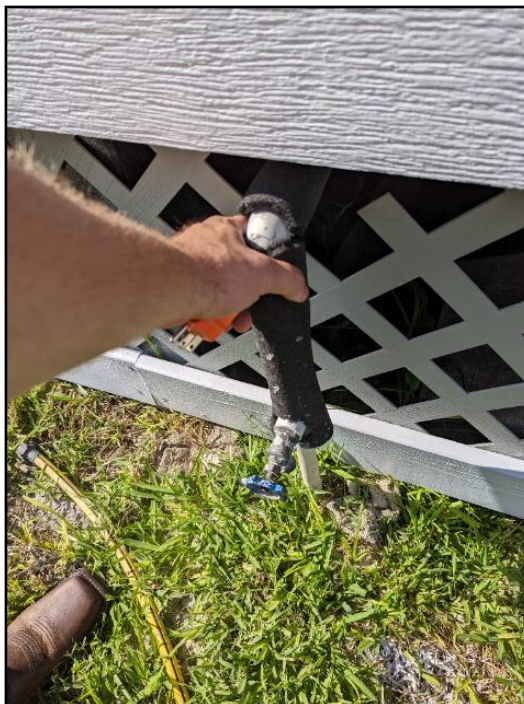
### SUPPLY PLUMBING \ Water supply piping in building

**38. Condition:** • [Poor support](#)

Main Water Line Loose

**Implication(s):** Chance of water damage to structure, finishes and contents | Leakage

**Location:** Right Side Exterior



49. Poor support

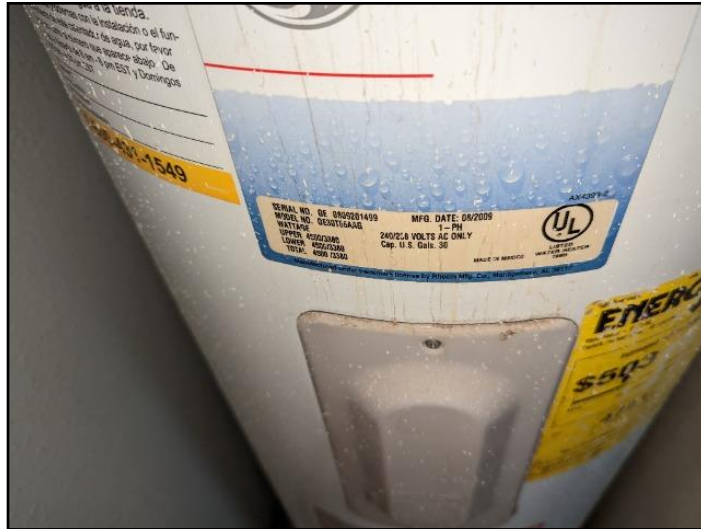
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
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**WATER HEATER \ Life expectancy**

**39. Condition:** • [Near end of life expectancy](#)

**Implication(s):** No hot water

**Location:** Laundry Area



50. Near end of life expectancy

**WATER HEATER \ Tank**

**40. Condition:** • Safety pan and drain defect

**Implication(s):** Chance of water damage to structure, finishes and contents | Damage to equipment

**Location:** Laundry Area



51. Safety pan and drain defect

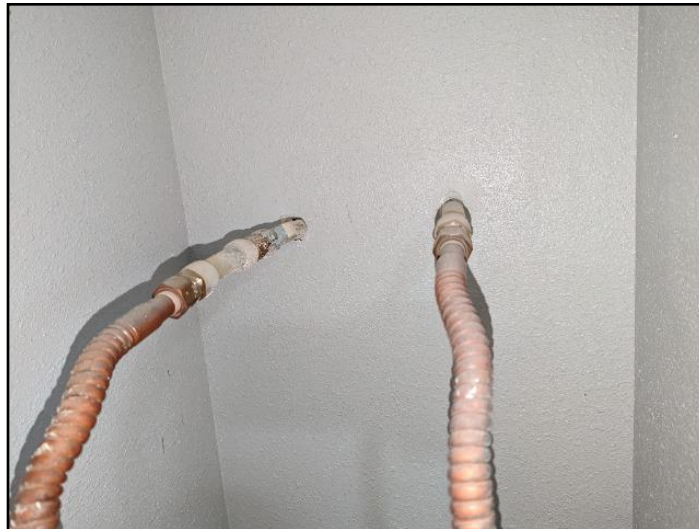
**WATER HEATER \ Hot/cold piping**

**41. Condition:** • [Reversed](#)

**Implication(s):** Inadequate hot water

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
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**Location:** Laundry Area



52. Reversed

### WATER HEATER - ELECTRIC \ Wiring

42. **Condition:** • Tank not electrically bonded to ground

**Implication(s):** Fire or explosion

**Location:** Laundry Area



53. Tank not electrically bonded to ground

### WATER HEATER - ELECTRICAL WIRING \ Wiring

43. **Condition:** • [Damage](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Laundry Area



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
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54. Damage

### WASTE PLUMBING \ Drain piping - installation

44. Condition: • [Nonstandard materials and patches](#)

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building

Location: Front Middle Crawl Space



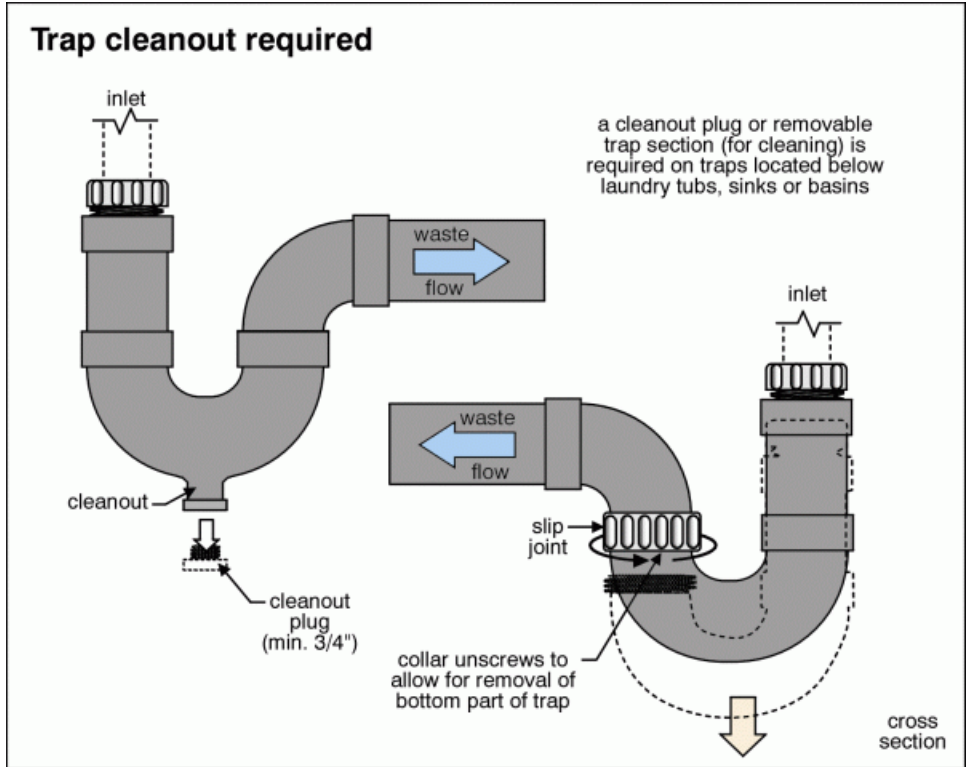
55. Nonstandard materials and patches

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
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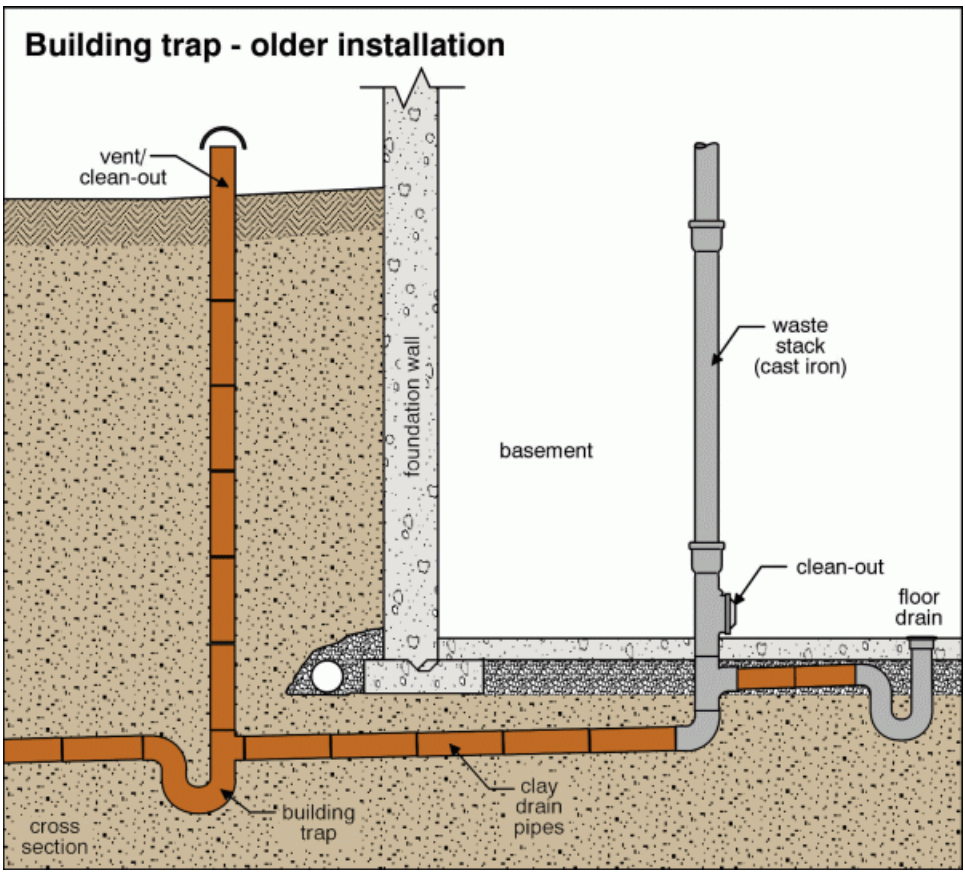
45. Condition: • [Clean-outs missing or inaccessible](#)

Implication(s): Increased maintenance costs | Difficult to service

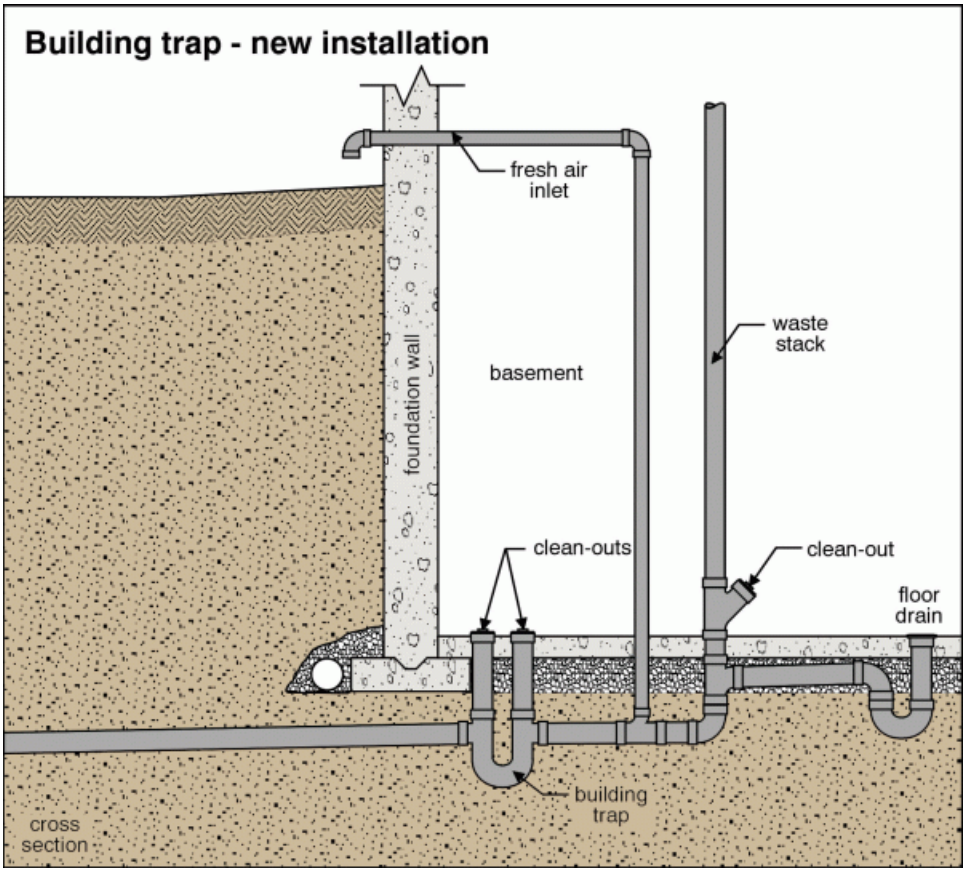
Location: Left Side Middle Crawl Space



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
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56. Clean-outs missing or inaccessible

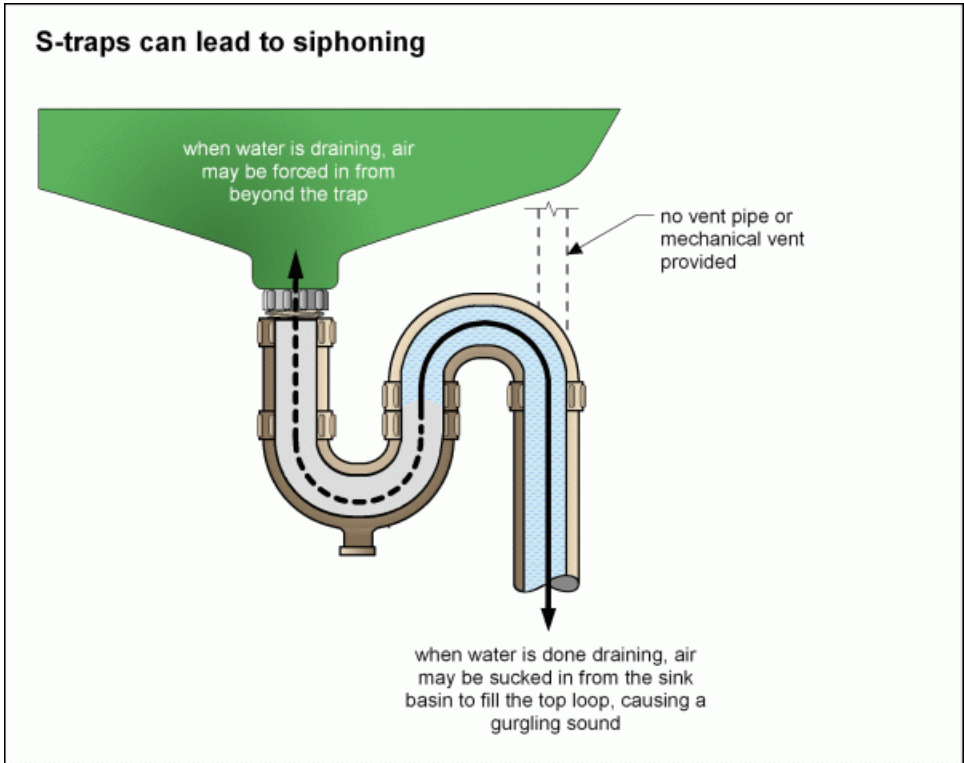
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
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**WASTE PLUMBING \ Traps - installation**

46. Condition: • [Nonstandard shape or material](#)

Implication(s): Reduced operability | Fixtures slow to drain

Location: Hallway Bathroom



57. Nonstandard shape or material

**FIXTURES AND FAUCETS \ Basin, sink and laundry tub**

47. Condition: • [Loose](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
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**Implication(s):** Chance of water damage to structure, finishes and contents | Damage or physical injury due to falling materials | Sewage entering the building

**Location:** Kitchen



58. Loose

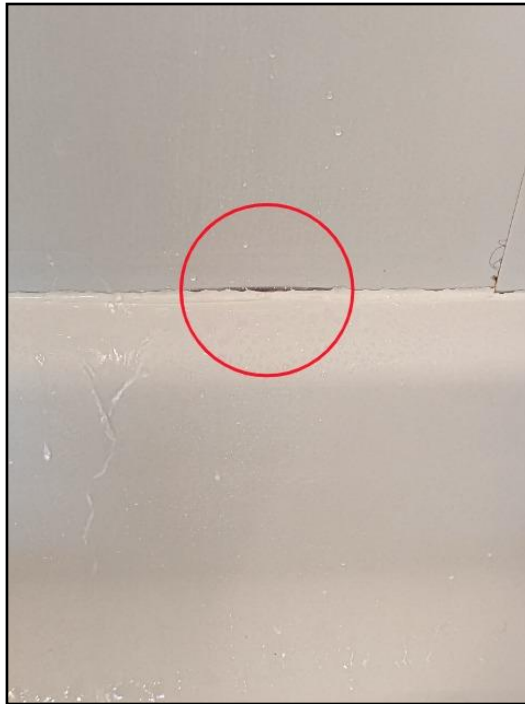
### **FIXTURES AND FAUCETS \ Bathtub**

**48. Condition:** • [Caulking loose, missing or deteriorated](#)

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Middle Bathtub

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59. *Caulking loose, missing or deteriorated*

**FIXTURES AND FAUCETS \ Bathtub enclosure**

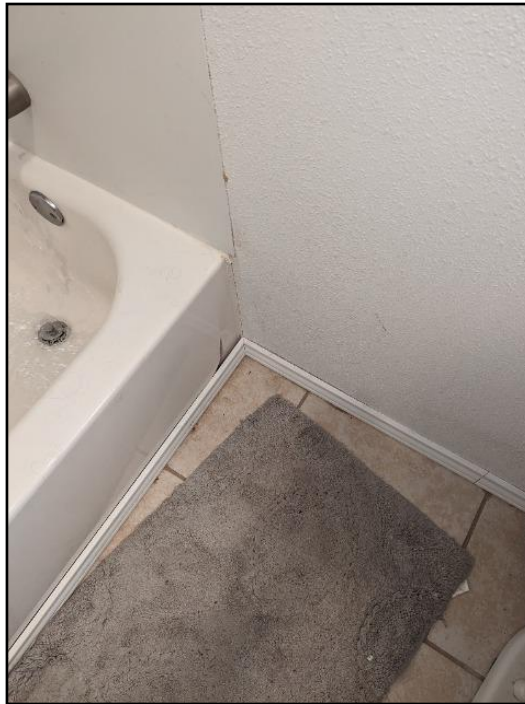
49. **Condition:** • [Not smooth, impervious or water resistant](#)

Hallway Bathroom

**Implication(s):** Hygiene issue

**Location:** Hallway Bathroom

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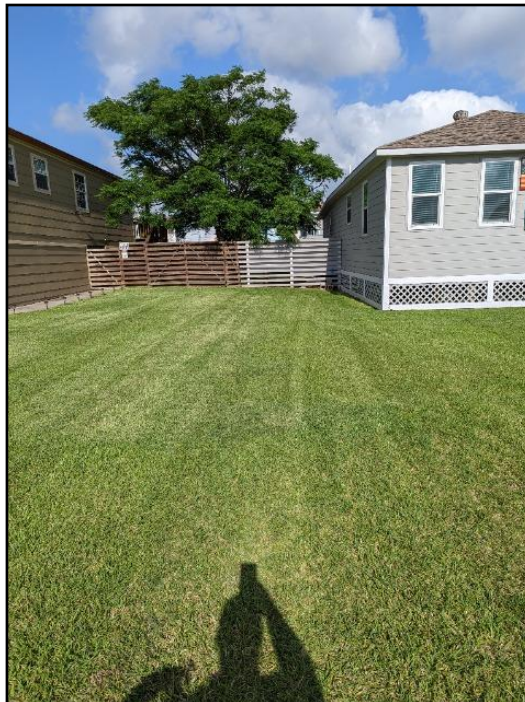


60. Not smooth, impervious or water resistant

### PRIVATE SEWAGE DISPOSAL SYSTEM \ Observations

50. Condition: • Tank not located

Implication(s): Reduced operability | Hygiene issue



61. Tank not located



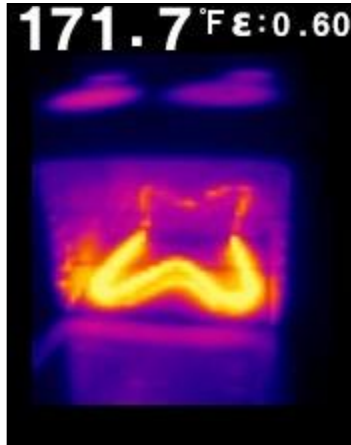
- SUMMARY
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**Description**

**Oven type:** • Conventional

**Oven fuel:**

- Electricity



62. Electricity

**Range fuel:**

- Electricity



63. Electricity

**Laundry facilities:**

- Washer/dryer combo



64. Washer/dryer combo

## Recommendations

### WALLS \ Plaster or drywall

51. Condition: • Damaged

Location: Left Side Kitchen

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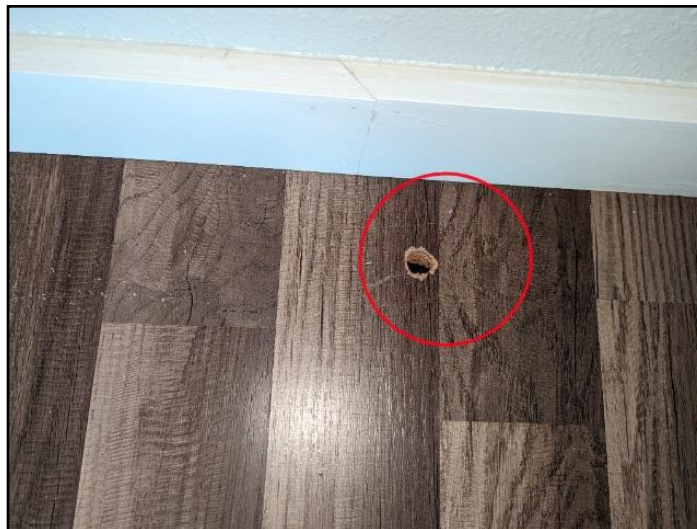
65. *Damaged*

## FLOORS \ General notes

52. Condition: • Damage

Implication(s): Trip hazard

Location: Rear Left Side Bedroom



66. *Damage*

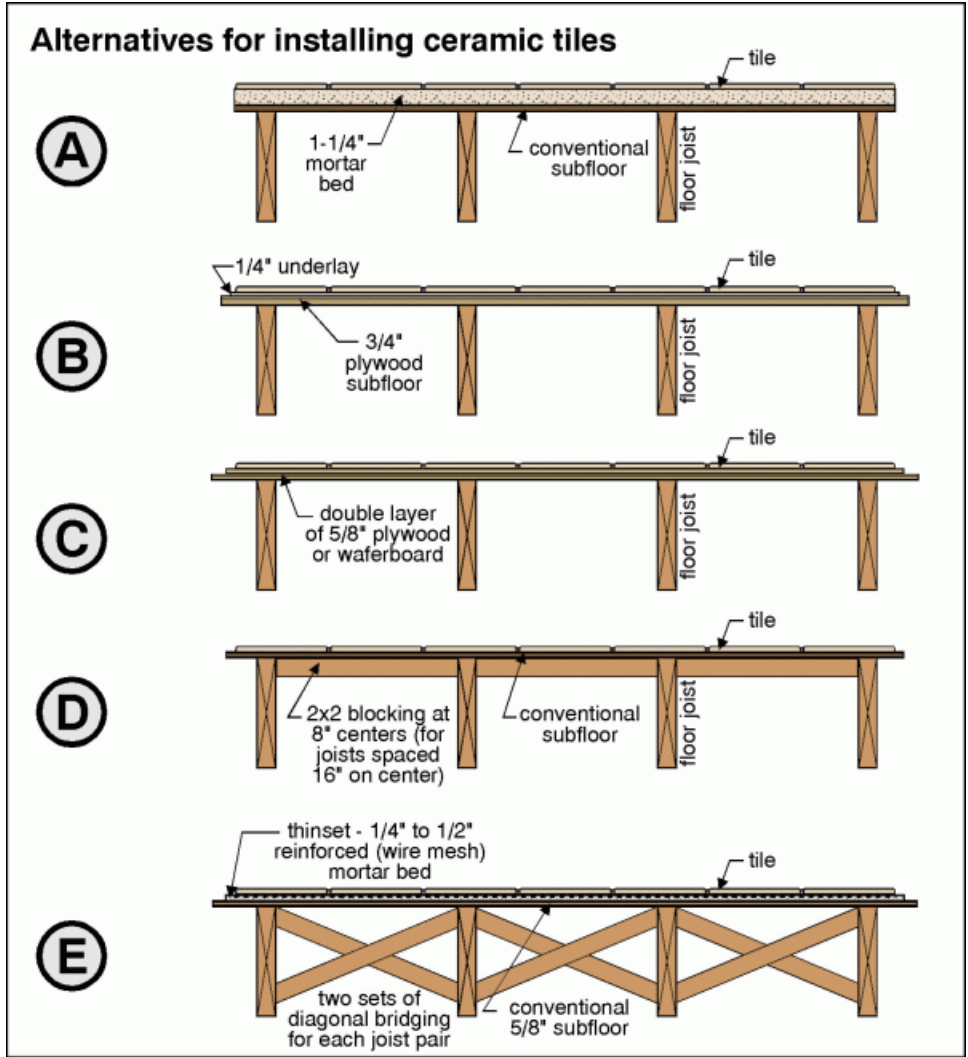
## FLOORS \ Ceramic tile, stone, marble, etc

53. Condition: • [Grout missing](#)

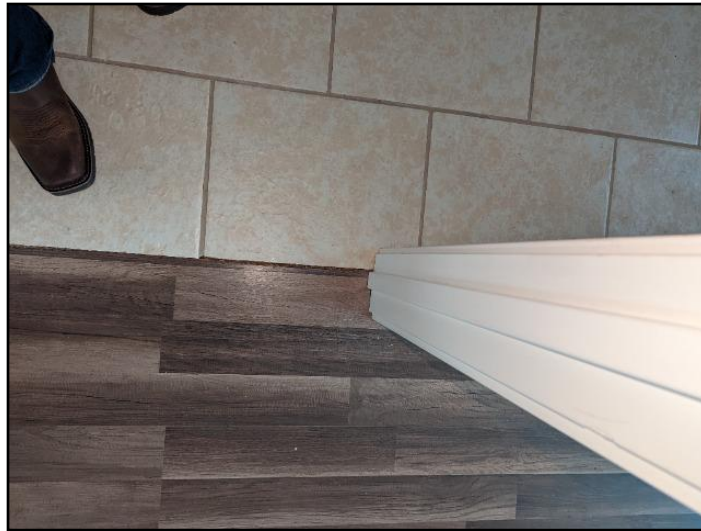
Tile May Not Be Set on Backer Board

Implication(s): Trip or fall hazard

Location: Laundry Area



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67. Grout missing

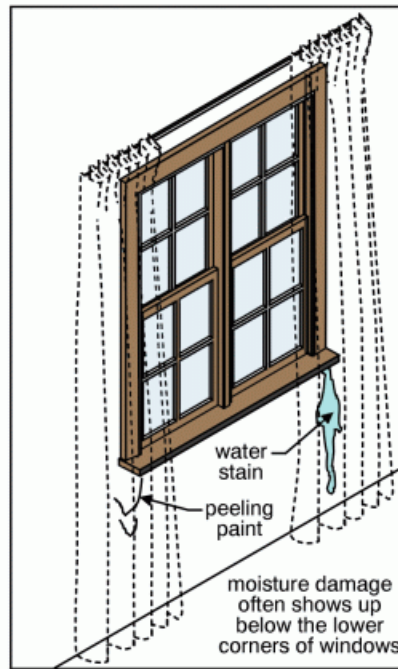
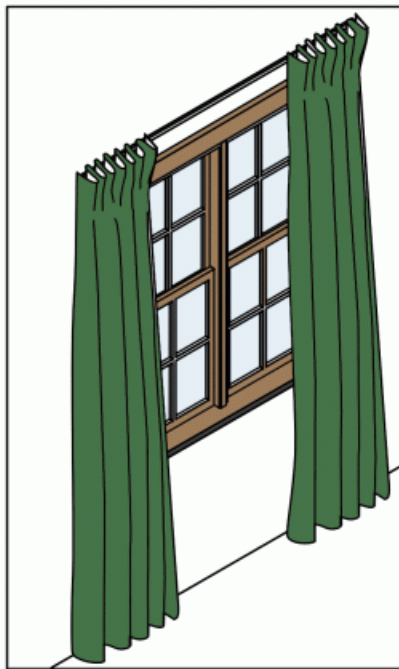
### WINDOWS \ General notes

54. Condition: • [Water leaks](#)

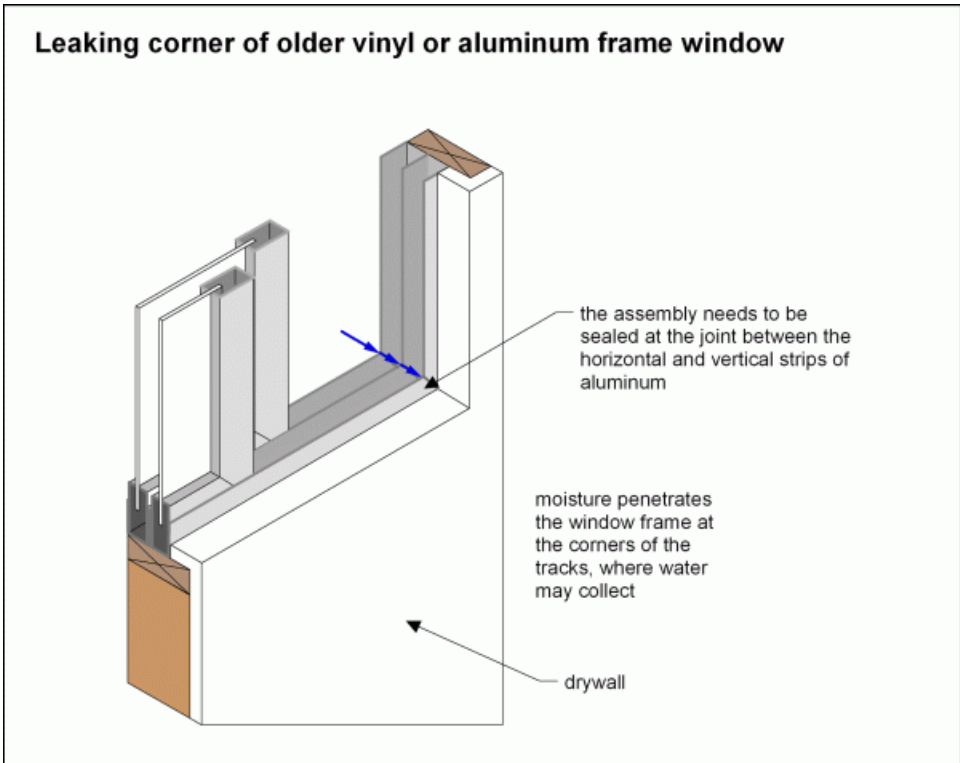
Implication(s): Chance of damage to finishes and structure | Chance of damage to structure

Location: Rear Family Room

### Look behind window treatments



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**68.** *Water leaks*

**55. Condition:** • Inoperative

**Implication(s):** System inoperative or difficult to operate | Reduced comfort | Restricted emergency exits

**Location:** Right Side Family Room

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69. Inoperative

## WINDOWS \ Glass (glazing)

56. Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Shortened life expectancy of material

Location: Rear Family Room



70. Lost seal on double or triple glazing

## DOORS \ Hardware

57. Condition: • [Inoperable](#)

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Sliding Doors Hard to Function

**Implication(s):** System inoperative or difficult to operate

**Location:** Various Closets



71. Inoperable

58. Condition: • [Ineffective](#)

Door shims for un square closet hardware

**Implication(s):** Equipment ineffective

**Location:** Various Closet



72. Ineffective



73. Ineffective



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## DOORS \ Interior trim

59. Condition: • [Loose](#)

Not Square Doorway Shelves

Implication(s): Material deterioration

Location: Linen Closet Bathroom



74. Loose

60. Condition: • [Missing](#)

Implication(s): Nuisance

Location: Rear Left Side Bedroom Closet

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75. Missing

61. Condition: • [Doorstops missing or ineffective](#)

Implication(s): Chance of damage to finishes

Location: Various Throughout



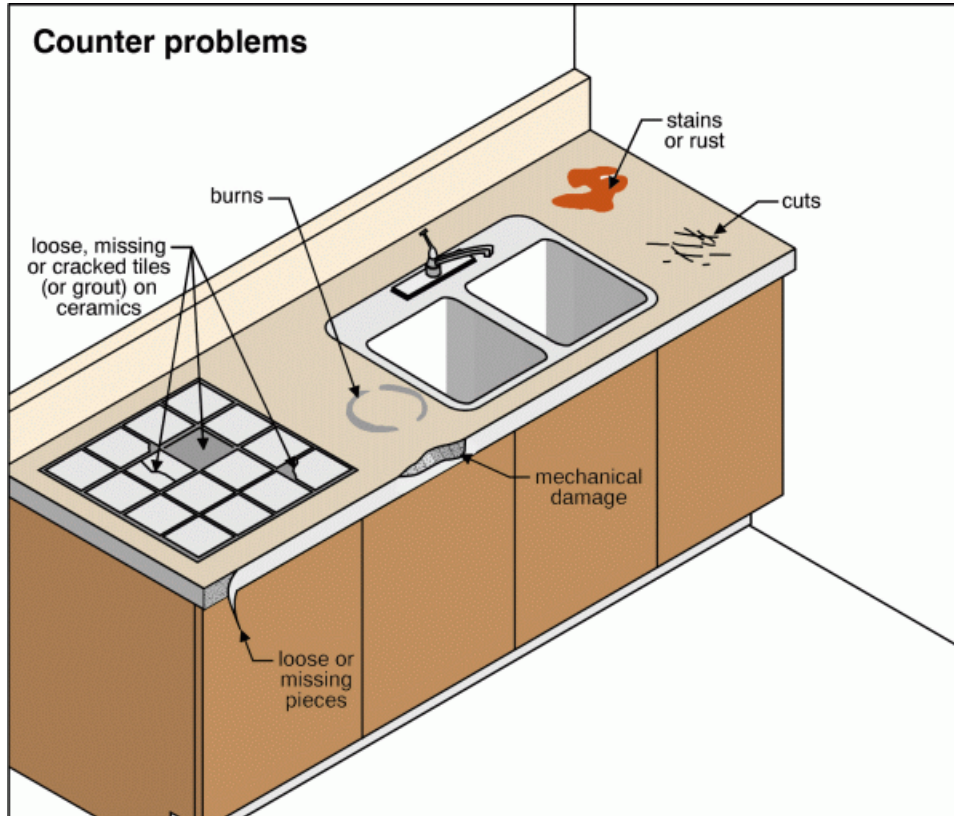
76. Doorstops missing or ineffective

**CARPENTRY \ Countertops**

62. Condition: • [Damage, stained](#)

Implication(s): Hygiene issue

Location: Various Kitchen



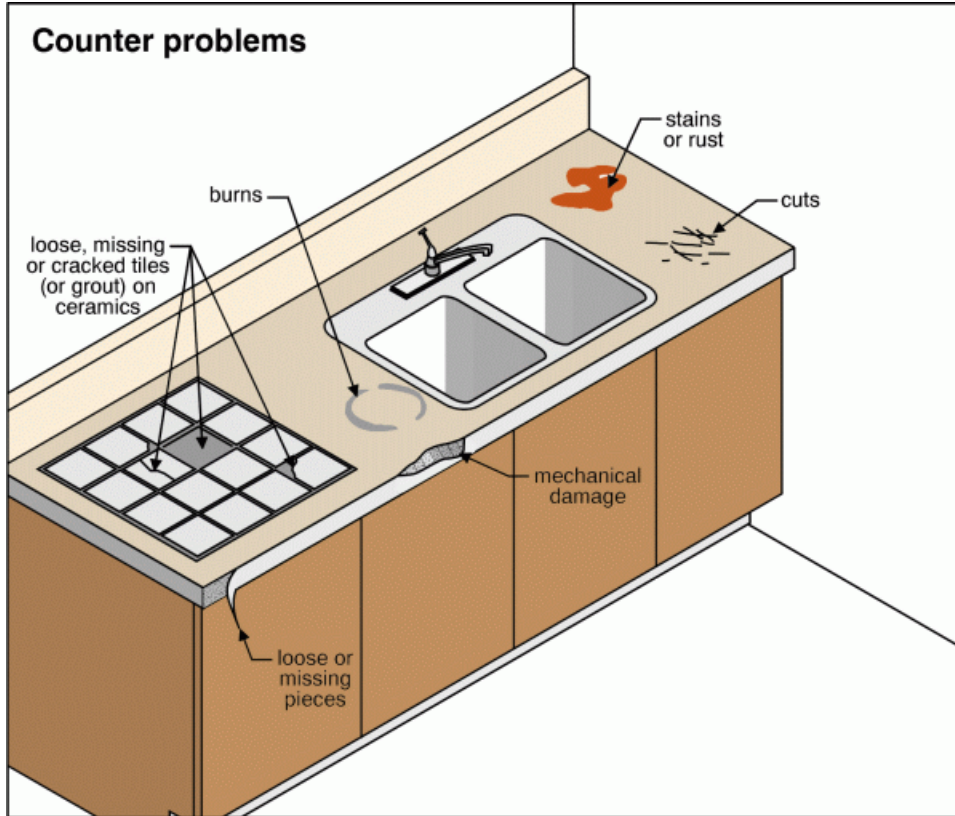
77. Damage, stained

63. Condition: • [Tiles loose, missing, cracked, stained or broken](#)

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**Implication(s):** Hygiene issue

**Location:** Hallway Bathroom



78. Tiles loose, missing, cracked, stained or...

**CARPENTRY \ Trim**

64. Condition: • [Loose](#)

**Implication(s):** Material deterioration

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**Location:** Laundry Area



79. Loose

65. **Condition:** • [Missing](#)

**Implication(s):** Nuisance

**Location:** Left Side Laundry Area



80. Missing

## **EXHAUST FANS \ Kitchen range exhaust system (range hood)**

66. **Condition:** • Not vented to exterior

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Kitchen

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81. *Not vented to exterior*

**67. Condition:** • Filter missing

**Implication(s):** Equipment not operating properly | Increased fire hazard

**Location:** Kitchen



82. *Filter missing*

## **APPLIANCES \ Oven**

**68. Condition:** • Anti-tipping device missing

**Implication(s):** Physical injury

**Location:** Kitchen

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83. Anti-tipping device missing

**APPLIANCES \ Dishwasher**

69. Condition: • Inoperative

Implication(s): Equipment inoperative

Location: Kitchen



84. Inoperative

## **APPLIANCES \ Dryer**

**70. Condition:** • Dryer vent obstructed

**Implication(s):** Equipment ineffective | Fire hazard

**Location:** Rear Left Side Exterior Wall



**85.** *Dryer vent obstructed*



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## Recommendations

### RECOMMENDATIONS \ General

**71. Condition:** • Key Note: The bulkhead appears to be in disrepair and a new bulkhead may need to be installed to prevent further erosion rions from taking place.

### STRUCTURE \ Foundations

**72. Condition:** • Bulk Head In disrepair

**Implication(s):** Major Erosion

**Location:** Bulkhead



86. Bulk Head In disrepair



87. Bulk Head In disrepair

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**88.** *Bulk Head In disrepair*

**END OF REPORT**

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS