



Your Inspection Report

404 South Beauregard Street
Alvin, TX 77511



PREPARED FOR:
MIKE RUSSO

INSPECTION DATE:
Thursday, March 16, 2023

PREPARED BY:
Charles Lehnhoff, 23070



ENVIROGYN



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PROPERTY INSPECTION REPORT FORM

Mike Russo <i>Name of Client</i>	Thu, Mar 16, 2023 <i>Date of Inspection</i>
404 South Beauregard Street, Alvin, TX <i>Address of Inspected Property</i>	
Charles Lehnhoff <i>Name of Inspector</i>	23070 <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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Report Identification: 404 South Beauregard Street, Alvin, TX March 16, 2023 Report No. 1594

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Masonry block, Crawlspace

Foundation Performance Opinion: Satisfactory, Cracks noted

Comments:

- Foundations\Columns or piers: **Settled** Location(s): **Various Crawl Space**
- Foundations\Columns or piers: **Prior repairs** Location(s): **Various Throughout Crawl Space**

B. Grading and Drainage

Comments:

- Roof drainage\Downspouts: **Should discharge 6 feet from building** Location(s): **Various Exterior**
- Landscaping\Lot grading: **Improper slope or drainage** Location(s): **Yard**
- Landscaping\General notes: **Disturbed ground** Notes: **Standing Water and Debris from Poor Grading** Location(s): **Various Crawl Space**

C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

Viewed From: Drone

Comments:

- Sloped roofing\Asphalt shingles: **Granule loss** Location(s): **Various Roof**
- Sloped roofing\Asphalt shingles: **Missing, loose or torn** Location(s): **Various Roof**
- Sloped roofing\Asphalt shingles: **Slope too low** Location(s): **Rear Exterior Kitchen Roof**
- Sloped roofing\Asphalt shingles: **Vulnerable areas** Location(s): **Middle Roof**
- Sloped roof flashings\Valley flashings: **Doesn't widen at bottom** Location(s): **Middle Roof**
- Sloped roof flashings\Roof/sidewall flashings: **Siding not cut back** Location(s): **Various Roof**
- Flat roofing\Roll roofing: **Patched** Location(s): **Middle Turret Roof**
- Recommendations\Overview: **Key Note: Some indicators of small roof leaks were noted at the time of the inspection. Water staining and interior walls demonstrate some loose plaster and water staining. The upper roof set appears to have 2 large rises pooling into one valley that drains next to the turret. It does appear that these areas are having a little increased water penetration and may be causing rot around the turret.**

D. Roof Structures and Attics

Viewed From: The attic

Approximate Average Depth of Insulation: 12 inches

Comments:

- Roof framing\Collar ties/rafter ties: **Missing** Location(s): **Throughout Attic**
- Attic/roof\Pull-down stairs/ladder: **Not insulated** Location(s): **Second Floor Hall**

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- Attic/roof\Pull-down stairs/ladder: **Not weatherstripped** Location(s): **Second Floor Hall**

E. Walls (Interior and Exterior)

Comments:

- Walls\Wood frame walls: **Leaning, bowing, buckling** Location(s): **Middle Living Room Dining Room**

- Walls\Wood frame walls: **Rot** Location(s): **Various Attic Turret**

- Walls\General notes: **Cracks** Location(s): **Front Laundry Area**

- Walls\Plaster or drywall: **Poor joints** Location(s): **Various**

- Walls\Plaster or drywall: **Cracked** Location(s): **Various Rear Second Floor Master Bedroom**

- Walls\General notes: **Water damage** Location(s): **Rear Left Office**

- Walls\Soffits (underside of eaves) and fascia (front edge of eaves): **Rot or insect damage**

Location(s): **Various Throughout Exterior Porch**

- Walls\General notes: **Siding - incomplete / missing** Location(s): **Left Side Second Floor Exterior Porch**

- Walls\Wood siding: **Rot** Location(s): **Various Left Side Roof**

- Walls\Soffits (underside of eaves) and fascia (front edge of eaves): **Paint or stain - deteriorated / missing**

Location(s): **Various Throughout**

- Walls\Wood siding: **Rot or insect damage** Location(s): **Rear Right Exterior Wall**

- Walls\Soffits (underside of eaves) and fascia (front edge of eaves): **Vents - ineffective / missing**

Location(s): **Various Throughout Roof**

- Walls\Wood siding: **Water damage** Location(s): **Various Throughout Attic Turret**

- Carpentry\Cabinets: **Pieces missing or loose** Location(s): **Middle Kitchen**

- Carpentry\Cabinets: **Pieces missing or loose** Notes: **Top Cabinets installed with no clearance**

Location(s): **Rear Right Kitchen**

- Carpentry\Cabinets: **Water damage** Location(s): **Kitchen**

F. Ceilings and Floors

Comments:

- Floors\Joists: **No blocking, bracing or bridging** Location(s): **Various Throughout Crawl Space**

- Ceilings\General notes: **Water damage** Location(s): **Right Side Older Dining Room**

- Ceilings\General notes: **Water stains** Location(s): **Front Living Room**

- Floors\General notes: **Mechanical damage** Location(s): **Various Middle Living Room**

G. Doors (Interior and Exterior)

Comments:

- Doors\Glass (glazing): **Cracked** Location(s): **Various Rear Dining Room Kitchen**

- Doors\Hardware: **Missing** Location(s): **Middle First Floor Hall**

- Doors\Doors and frames: **Racked/out-of-square** Location(s): **Middle Living Room**

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- **Doors\Doors and frames: Racked/out-of-square Location(s): Laundry Area**
- **Doors\Doors and frames: Loose or poor fit Location(s): Various**
- **Doors\Doors and frames: Swings open or closed by itself Location(s): Various Throughout**
- **Doors\Doors and frames: Weatherstripping missing or ineffective Location(s): Rear Middle Dining Room Kitchen**
- **Doors\Doors and frames: Binds Location(s): Rear Dining Room Kitchen**
- **Doors\Hardware: Does not latch properly Location(s): Left Side Office**
- **Doors\Doors and frames: Does not latch properly Location(s): Various Throughout**
- **Doors\Doors and frames: Racked Location(s): Various Exterior**

H. Windows

Comments:

- **Windows\Hardware: Inoperative Location(s): Various Throughout**
- **Windows\General notes: Difficult to operate Location(s): Various Throughout**
- **Windows\Glass (glazing): Cracked Location(s): Various Rear Dining Room Kitchen**
- **Windows\Sashes: Stiff Location(s): Various**
- **Windows\Glass (glazing): Missing Location(s): Various Middle Living Room & Dining Room Hall**
- **Windows\General notes: Original lower quality units Location(s): Various Throughout**
- **Windows\Glass (glazing): Lost seal on double or triple glazing Location(s): Left Side Dining Room Kitchen**
- **Windows\Frames: Rot Location(s): Various Throughout Attic Turret**
- **Windows\General notes: Painted shut Location(s): Various**
- **Exterior glass/windows\General notes: Caulking missing, loose or deteriorated Location(s): Various Exterior**

I. Stairways (Interior and Exterior)

Comments:

- **Stairs\Fire safety: Drywall missing or incomplete on underside of stairs Location(s): Right Side Older Dining Room**
- **Porches, decks, stairs, patios and balconies\Stairs and landings: Masonry or concrete spalling Location(s): Front Exterior Stairs**

J. Fireplaces and Chimneys

Comments:

- **Fireplace\General notes: Not functional Location(s): Various**
- **Fireplace\Firebox: Deteriorated, missing or loose masonry or mortar Location(s): Middle Living Room**
- **Fireplace\Hearth and extension: Gaps or cracks Location(s): Middle Living Room**
- **Fireplace\Hearth and extension: Settled Location(s): Middle Crawl Space**

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

- *Porches, decks, stairs, patios and balconies\Columns / Posts:* **Rot or insect damage**

*Location(s):***Various Front Porch**

- *Porches, decks, stairs, patios and balconies\Floors:* **Rot or insect damage** *Location(s):*

Various Porch

- *Porches, decks, stairs, patios and balconies\Joists:* **Sag** *Location(s):* **Various Rear**

Deck

- *Porches, decks, stairs, patios and balconies\Floors:* **Damage** *Location(s):* **Rear**

Exterior Deck

- *Porches, decks, stairs, patios and balconies\Beams:* **Sag** *Location(s):* **Left Side**

Second Floor Porch

- *Porches, decks, stairs, patios and balconies\Handrails and guards:* **Damage at bottom**

*Location(s):***Various Second Floor Porch**

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

Various Throughout Exterior Porch

- *Porches, decks, stairs, patios and balconies\Columns / Posts:* **Settled** *Location(s):*

Various Porch

- *Porches, decks, stairs, patios and balconies\Floors:* **Carpet** *Location(s):* **Rear Exterior**

Deck

- *Porches, decks, stairs, patios and balconies\Handrails and guards:* **Spindles**

(balusters) climbable*Location(s):* **Various Throughout**

- *Porches, decks, stairs, patios and balconies\Beams:* **Rot or insect damage** *Location(s):*

Various Porch **L. Other***Comments:*

- *Landscaping\Fence:* **Boards damaged** *Location(s):* **Various Right Side Yard**
- *Recommendations\Overview:* **Foundation appears to have been repaired previously with new masonry columns, flashing, and shims to level out the major beams. This appears to have caused major fireplace footings to be damaged and caused some racking in the windows and doorways. Monitor the foundation for possible future movement. No cross bridging or joist bracing was noted at the time of the inspection and can cause springy flooring.**

II. ELECTRICAL SYSTEMS **A. Service Entrance and Panels***Comments:*

- *Service drop and service entrance\Service size:* **Marginal service size** *Location(s):*

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Rear Exterior Wall

- *Service drop and service entrance\Service mast and conductors:* **No drip loop**
Location(s): **Rear Exterior**
- *Service box, grounding and panel\Service box:* **Obsolete service box** *Notes:* **This is a FPE panel. All FPE panels are stab lock and are recommended as a replacement.**
Location(s): **Rear Exterior Wall**
- *Service box, grounding and panel\Service box:* **Unprotected openings** *Location(s):* **Rear Exterior**
- *Service box, grounding and panel\Panel wires:* **White wires connected to breakers not identified as hot/live/ungrounded**
Location(s): **Rear Exterior Wall**
- *Service box, grounding and panel\Distribution panel:* **No Arc Fault Circuit Interrupter (AFCI)**
Location(s): **Rear Exterior**
- *Recommendations\Overview:* **An FPE stab-lock service panel is located at the rear of the home. This type of box is considered obsolete and a fire hazard. Recommended getting a cost of replacement prior to close.**

 B. Branch Circuits, Connected Devices, and Fixtures*Type of Wiring:* Copper - non-metallic sheathed*Comments:*

- *Distribution system\Wiring (wires) - damaged or exposed:* **Exposed on walls or ceilings**
Location(s): **Rear Left Side Second Floor Bedroom Closet**
- *Distribution system\Junction boxes:* **Cover loose or missing** *Location(s):* **Middle Attic**
- *Distribution system\Cover plates:* **Damaged** *Location(s):* **Rear Right Dining Room Kitchen**
- *Distribution system\Lights:* **Inoperative** *Location(s):* **Kitchen**
- *Distribution system\Outdoor wiring (wires):* **Not suitable for use** *Location(s):* **Front Exterior Wall**
- *Distribution system\Junction boxes:* **Missing** *Location(s):* **Middle Return Chase**
- *Distribution system\Junction boxes:* **Missing** *Location(s):* **Various Crawl Space**
- *Distribution system\Smoke alarms (detectors):* **Missing** *Location(s):* **Various**
- *Distribution system\Outlets (receptacles):* **Open hot** *Location(s):* **Middle Kitchen**
- *Distribution system\Junction boxes:* **Overcrowded** *Location(s):* **Rear Crawl Space**
- *Distribution system\Knob-and-tube wiring (wires):* **Outdated** *Location(s):* **Rear Attic**
- *Distribution system\Lights:* **Exposed to mechanical damage (No cage or protective lens)**
Location(s): **Various**
- *Distribution system\Outlets (receptacles):* **Not suitable for outdoor (exterior) use**
Notes: **Bubble covers required** *Location(s):* **Various Exterior**
- *Distribution system\Outlets (receptacles):* **GFCI/GFI needed (Ground Fault Circuit Interrupter)**
Location(s): **Various Kitchen**

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- *Distribution system\Outlets (receptacles):* **GFCI/GFI needed (Ground Fault Circuit Interrupter)**

Location(s): **Various Exterior**

- *Distribution system\Outlets (receptacles):* **No GFCI/GFI (Ground Fault Circuit Interrupter)**

Location(s): **Various Second Floor Bathroom**

- *Distribution system\Outlets (receptacles):* **Receptacle within 5 ½ feet of floor not tamper resistant**

Location(s): **Various**

 C. Other

Comments:

- *Recommendations\General:* **Thermal observations of electric panels did not indicate any over heating breakers at the time of the inspection**
- *Recommendations\Overview:* **An FPE stab-lock service panel is located at the rear of the home. This type of box is considered obsolete and a fire hazard. Recommended getting a cost of replacement prior to close.**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS **A. Heating Equipment**

Type of Systems: Furnace, Electric radiant heat, Central air

Energy Sources: Electricity

Comments:

- *Recommendations\Overview:* **Fireplaces appear to have been capped at the chimneys and settling from the movement of the fireplace footings. The middle one can have the mantle pulled out and replaced and reset to straighten up the racking. Further analysis yielded that they can be repaired onto the past footings.**

 B. Cooling Equipment

Type of Systems:

Comments:

 C. Duct Systems, Chases, and Vents

Comments:

- *Air conditioning\Ducts, registers and grilles:* **Return chase or plenum contain pipes, wires or vents**

Location(s): **Rear Middle Family Room**

 D. Other

Comments:

- *Recommendations\Overview:* **Fireplaces appear to have been capped at the chimneys and settling from the movement of the fireplace footings. The middle one can have the mantle pulled out and replaced and reset to straighten up the racking. Further analysis yielded that they can be repaired onto the past footings.**

IV. PLUMBING SYSTEMS

Report Identification: 404 South Beauregard Street, Alvin, TX March 16, 2023 Report No. 1594

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 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:* 60 psi*Type of supply piping material:* PVC, Galvanized steel*Comments:*

- *Supply plumbing\Water supply piping in building:* **Split, damaged, crimped** *Notes:*

Poor Support*Location(s):* **Various Crawl Space**

- *Supply plumbing\Water supply piping in building:* **Poor support** *Location(s):* **Rear**

Middle Crawl Space

- *Fixtures and faucets\Toilet:* **Leak** *Location(s):* **Second Floor Hallway Bathroom**

- *Fixtures and faucets\Toilet:* **Leak** *Location(s):* **First Floor Hallway Bathroom**

- *Fixtures and faucets\Basin, sink and laundry tub:* **Loose** *Location(s):* **First Floor Hallway Bathroom**

- *Fixtures and faucets\Toilet:* **Loose** *Location(s):* **First Floor Hallway Bathroom**

- *Fixtures and faucets\Toilet:* **Floor damage suspected** *Location(s):* **Second Floor Hallway Bathroom**

- *Fixtures and faucets\Basin, sink and laundry tub:* **Slow drains** *Location(s):* **Kitchen**

- *Fixtures and faucets\Hose bib or bibb (outdoor faucet):* **Backflow prevention missing**

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

- *Fixtures and faucets\Bathtub:* **Drain stop ineffective** *Location(s):* **Second Floor Hallway Bathroom**

- *Fixtures and faucets\Faucet:* **Stiff or inoperative** *Location(s):* **Kitchen**

 B. Drains, Wastes, and Vents*Type of drain piping material:* PVC plastic*Comments:* **C. Water Heating Equipment***Energy Sources:* Gas, Gas*Capacity:* 40 gallons*Comments:* **D. Hydro-Massage Therapy Equipment***Comments:* **E. Gas Distribution Systems and Gas Appliances***Location of gas meter:* Exterior right side*Type of gas distribution piping material:* Steel*Comments:*

- *Gas supply\Gas piping:* **Poor access to shut off valve** *Notes:* **Valves Not Capped and Some are Broken**

Location(s): **Various**

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- *Gas supply\Gas piping: No drip leg (sediment trap, dirt pocket) Notes: Oven Location(s): Kitchen*

 F. Other*Comments:*

- *Recommendations\General: Thermal observations of plumbing systems did not indicate any major plumbing leaks at the time of the inspection.*
- *Recommendations\Overview: Both the First Floor Toilet and the Second Floor Hallway Bathroom appear to have loose and leaking toilets. It does appear to have caused some subfloor water damage (especially on the first floor). Recommend removing both toilets and determining an estimated cost of repairs.*

V. APPLIANCES **A. Dishwashers***Comments:*

- *Appliances\Dishwasher: Backflow prevention high loop missing Location(s): Kitchen*

 B. Food Waste Disposers*Comments:*

- *Appliances\Waste disposal: Jammed Location(s): Kitchen*

 C. Range Hood and Exhaust Systems*Comments:* **D. Ranges, Cooktops, and Ovens***Comments:*

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

 E. Microwave Ovens*Comments:*

- *Appliances\Microwave oven: Loose Location(s): Kitchen*

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

- *Exhaust fans\General notes: Missing Location(s): Second Floor Hallway Bathroom*

 G. Garage Door Operators*Comments:* **H. Dryer Exhaust Systems***Comments:* **I. Other**

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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:

Location of Drain Field:

Comments:

F. Other Built-in Appliances

Comments:

G. Other

Comments:

LIMITATIONS

Exterior

- Not included as part of a building inspection: **Outbuildings other than garages and carports**

Structure

- Crawlspace: **Inspected from access hatch**

Cooling & Heat Pump

- Window unit: **Window A/C excluded from inspection**

END OF TREC REPORT

(Additional Information Follows)



March 19, 2023

Dear Mike Russo,

RE: Report No. 1594
404 South Beauregard Street
Alvin, TX
77511

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
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SUMMARY

404 South Beauregard Street, Alvin, TX March 16, 2023

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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](#)

Roofing

RECOMMENDATIONS \ Overview

Condition: • Key Note: Some indicators of small roof leaks were noted at the time of the inspection. Water staining and interior walls demonstrate some loose plaster and water staining. The upper roof set appears to have 2 large rises pooling into one valley that drains next to the turret. It does appear that these areas are having a little increased water penetration and may be causing rot around the turret.

Structure

RECOMMENDATIONS \ Overview

Condition: • Foundation appears to have been repaired previously with new masonry columns, flashing, and shims to level out the major beams. This appears to have caused major fireplace footings to be damaged and caused some racking in the windows and doorways. Monitor the foundation for possible future movement. No cross bridging or joist bracing was noted at the time of the inspection and can cause springy flooring.

Electrical

RECOMMENDATIONS \ Overview

Condition: • An FPE stab-lock service panel is located at the rear of the home. This type of box is considered obsolete and a fire hazard. Recommended getting a cost of replacement prior to close.

Heating

RECOMMENDATIONS \ Overview

Condition: • Fireplaces appear to have been capped at the chimneys and settling from the movement of the fireplace footings. The middle one can have the mantle pulled out and replaced and reset to straighten up the racking. Further analysis yielded that they can be repaired onto the past footings.

Plumbing

RECOMMENDATIONS \ Overview

Condition: • Both the First Floor Toilet and the Second Floor Hallway Bathroom appear to have loose and leaking toilets. It does appear to have caused some subfloor water damage (especially on the first floor). Recommend removing both toilets and determining an estimated cost of repairs.

This concludes the Summary section.

SUMMARY

404 South Beauregard Street, Alvin, TX March 16, 2023

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

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

404 South Beauregard Street, Alvin, TX March 16, 2023

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SUMMARY

ROOFING

EXTERIOR

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COOLING

INSULATION

PLUMBING

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Description

Types of Roof Covering:

- [Asphalt shingles](#)



1. Asphalt shingles

Roof Viewed From: • Drone

Sloped roof flashing material: • Metal

Probability of leakage: • Medium

Approximate age: • 10-15 years

Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • Key Note: Some indicators of small roof leaks were noted at the time of the inspection. Water staining and interior walls demonstrate some loose plaster and water staining. The upper roof set appears to have 2 large rises pooling into one valley that drains next to the turret. It does appear that these areas are having a little increased water penetration and may be causing rot around the turret.

SLOPED ROOFING \ Asphalt shingles

2. Condition: • [Granule loss](#)

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

Location: Various Roof

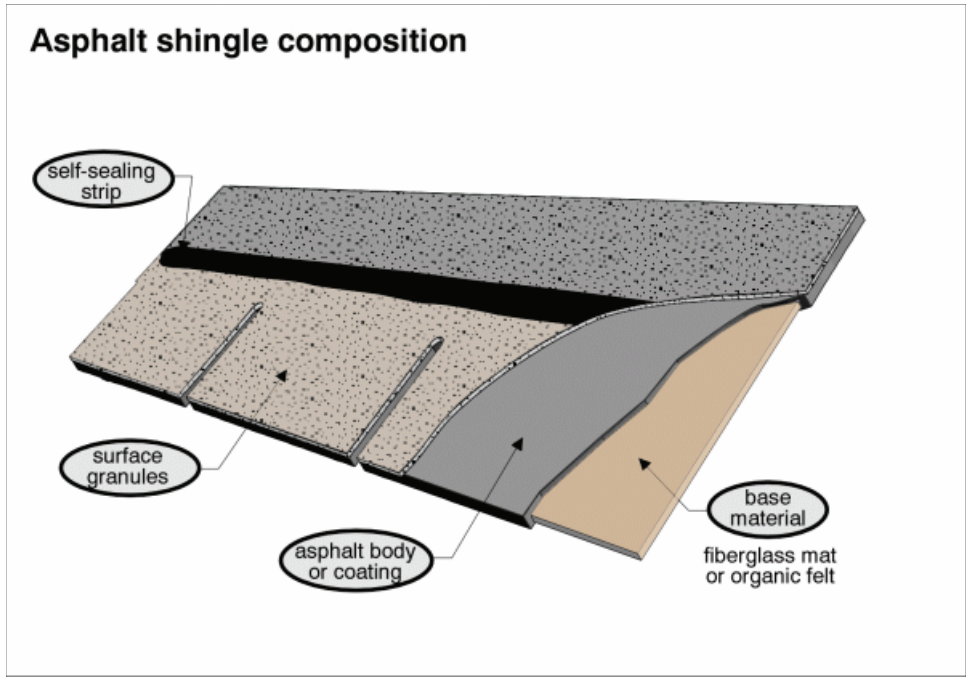
ROOFING

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Asphalt shingle composition



2. Granule loss

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

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

Location: Various Roof

ROOFING

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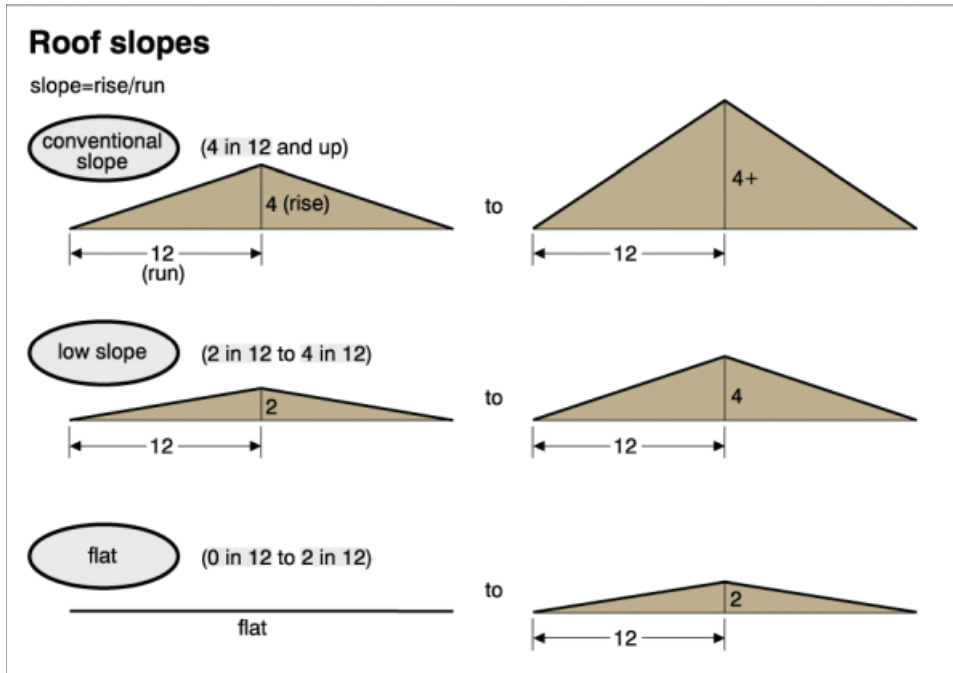


3. Missing, loose or torn

4. Condition: • [Slope too low](#)

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

Location: Rear Exterior Kitchen Roof



ROOFING

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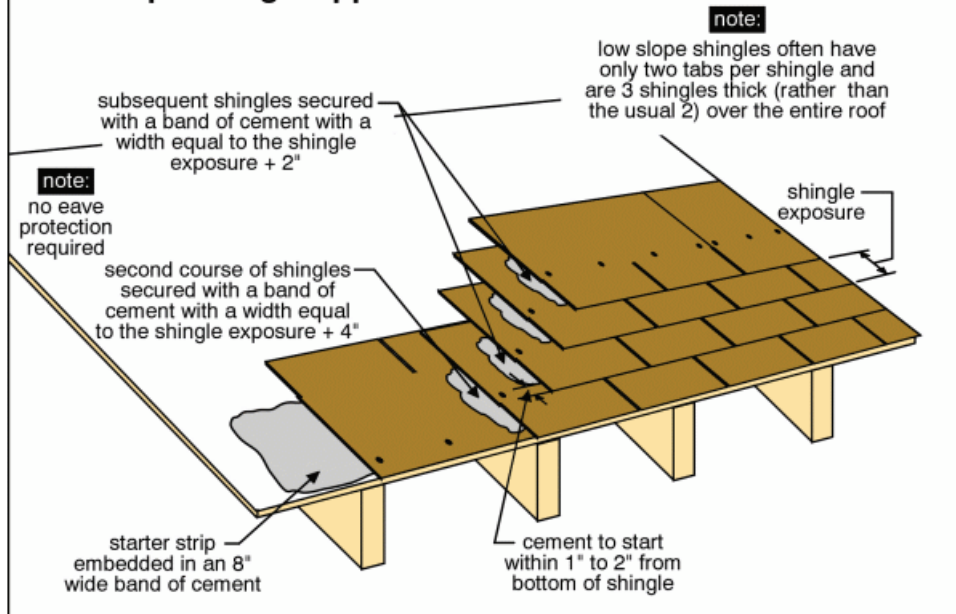
INSULATION

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Low slope shingle application

4. Slope too low

5. Condition: • [Vulnerable areas](#)**Implication(s):** Chance of water damage to structure, finishes and contents**Location:** Middle Roof

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5. Vulnerable areas

SLOPED ROOF FLASHINGS \ Valley flashings

6. Condition: • [Doesn't widen at bottom](#)

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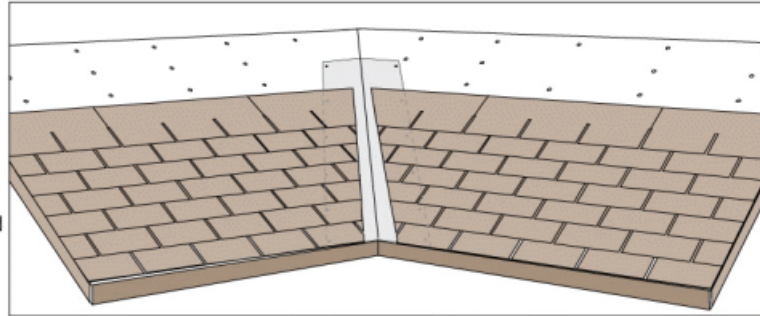
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Implication(s): Chance of water damage to structure, finishes and contents**Location:** Middle Roof**Roof valleys - open and closed**

open valley
with a metal
flashing

the shingle
should stop
4"-6" from the
center of the
valley and should
widen 1/8" per
foot as you
move down the
valley

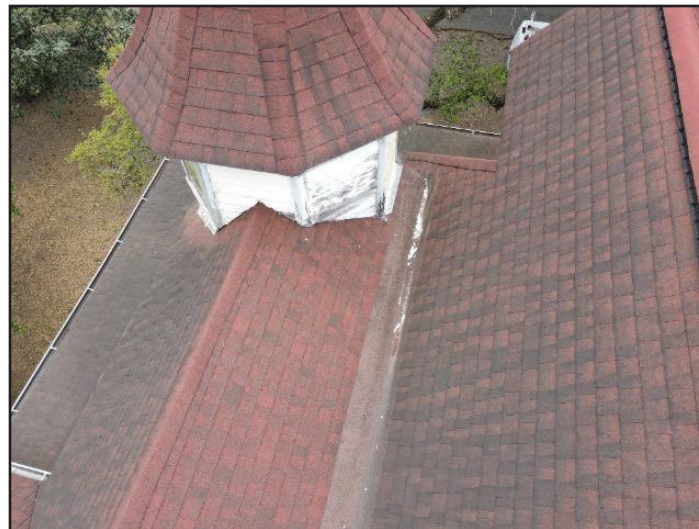
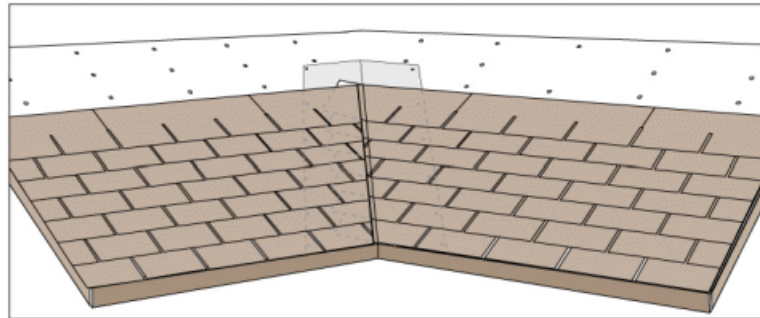


closed valley

still requires roll
roofing or felt
underneath

this is a closed
cut valley

see following
illustrations for
installation
details



6. Doesn't widen at bottom

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

7. **Condition:** • [Siding not cut back](#)

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

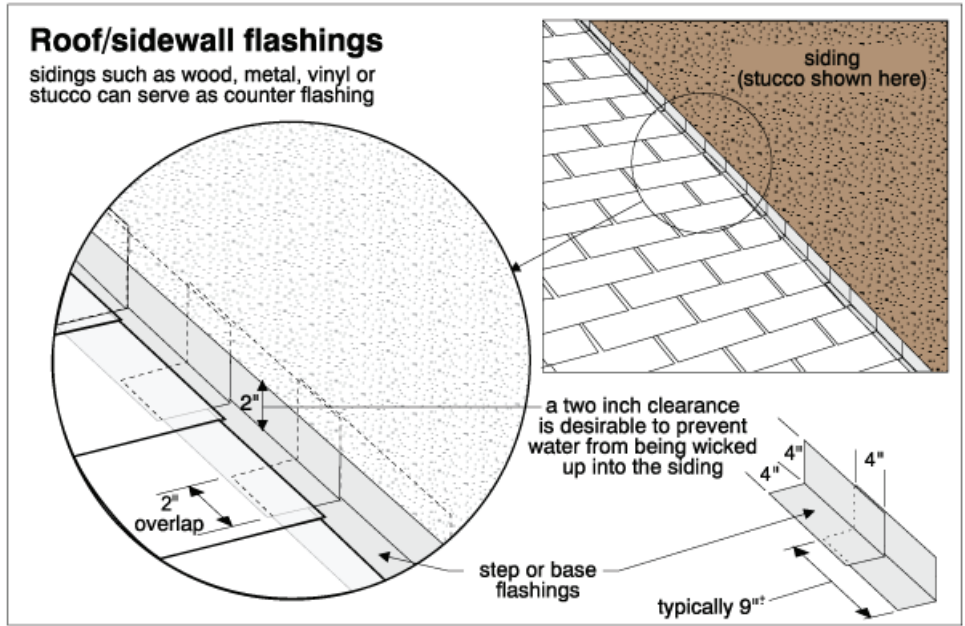
Location: Various Roof

ROOFING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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7. Siding not cut back

FLAT ROOFING \ Roll roofing

8. Condition: • Patched

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

Location: Middle Turret Roof

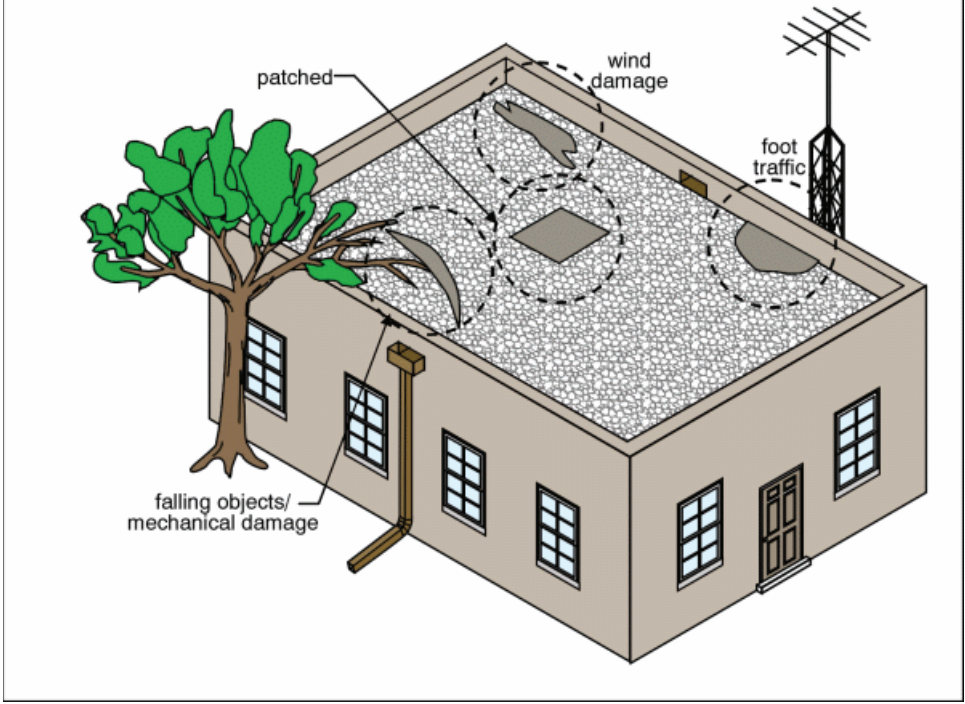
ROOFING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Damaged and patched flat roofs



8. Patched

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Description

- Gutter & downspout material: • [Aluminum](#)
- Gutter & downspout type: • [Eave mounted](#)
- Gutter & downspout discharge: • [Above grade](#)
- Downspout discharge: • [Above grade](#)
- Lot slope: • [Towards building](#) • [Flat](#)
- Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#)
- Wall surfaces and trim: • [Wood](#)
- Deck: • Wood
- Porch: • Wood

Limitations

Not included as part of a building inspection:

- Outbuildings other than garages and carports



9. Outbuildings other than garages and carports

- Outbuildings other than garages and carports

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10. Outbuildings other than garages and carports

Recommendations

ROOF DRAINAGE \ Downspouts

9. Condition: • [Should discharge 6 feet from building](#)

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

Location: Various Exterior

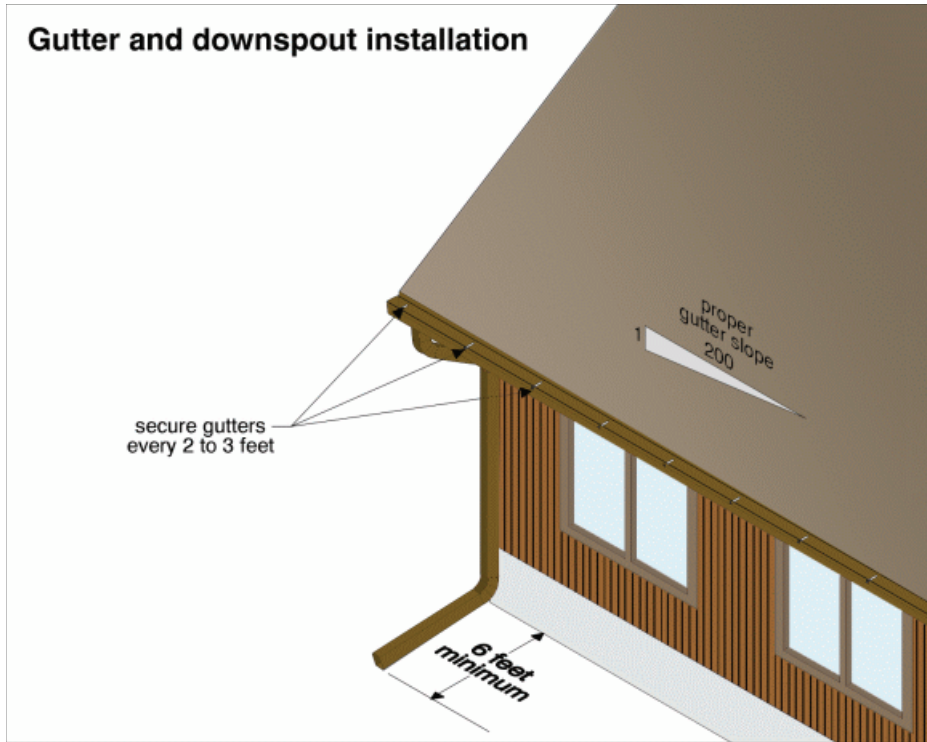
EXTERIOR

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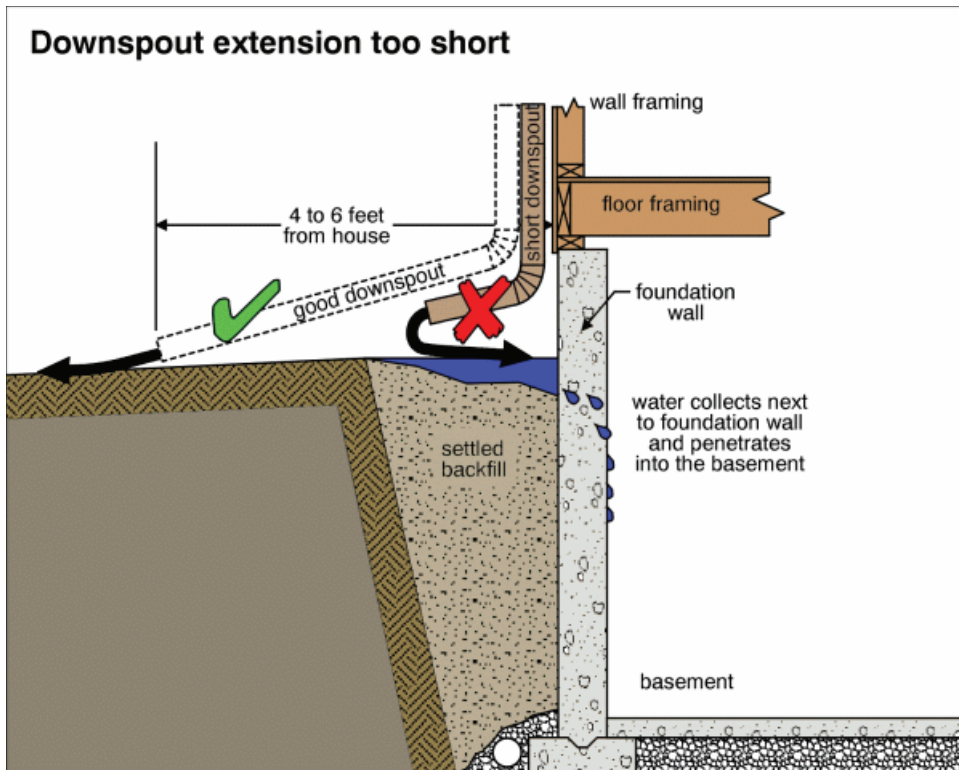
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Gutter and downspout installation



Downspout extension too short



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11. *Should discharge 6 feet from building*

WALLS \ General notes

10. **Condition:** • Siding - incomplete / missing

Location: Left Side Second Floor Exterior Porch



12. *Siding - incomplete / missing*

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

11. **Condition:** • [Rot or insect damage](#)

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

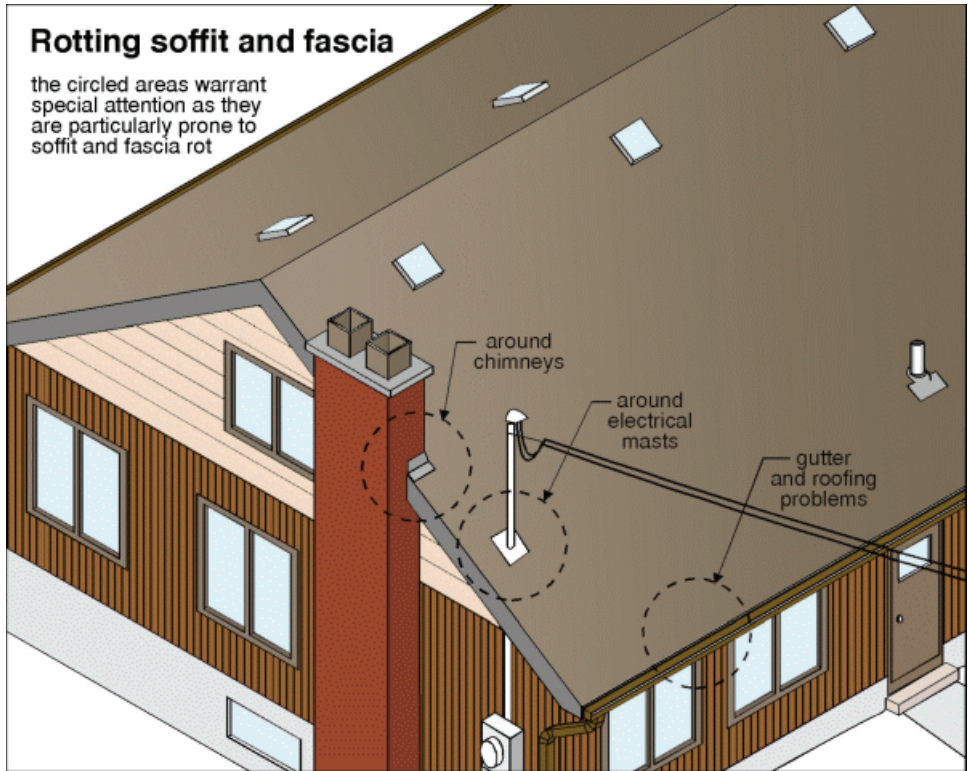
Location: Various Throughout Exterior Porch

EXTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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13. Rot or insect damage

12. Condition: • [Paint or stain - deteriorated / missing](#)

Implication(s): Chance of water damage to structure, finishes and contents | Shortened life expectancy of

EXTERIOR

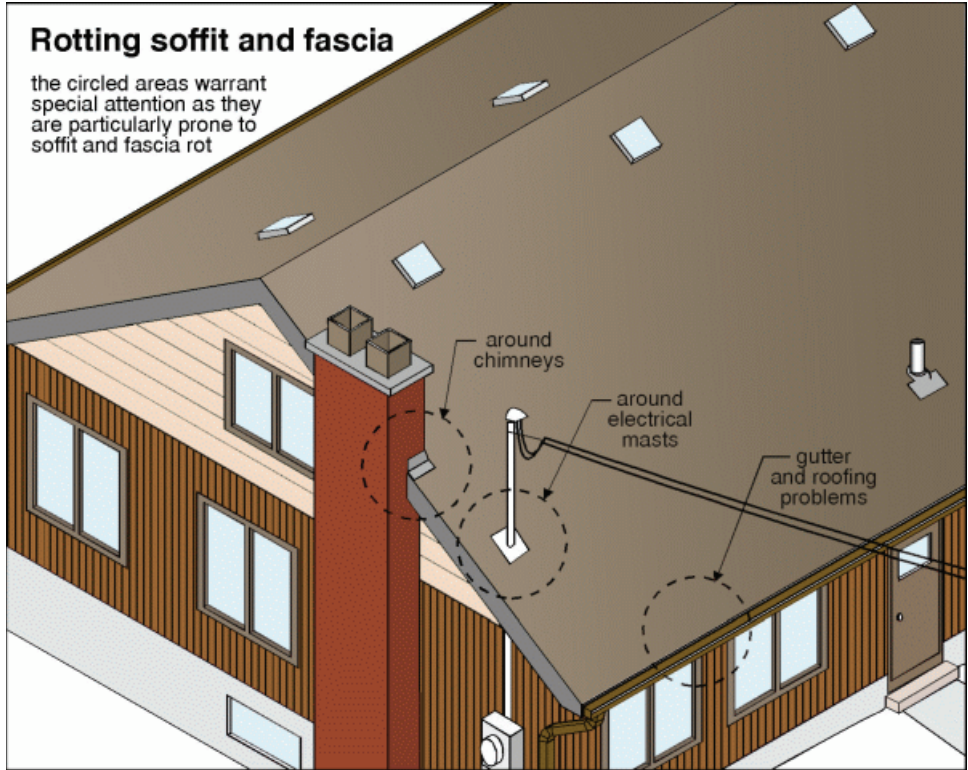
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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material

Location: Various Throughout



14. Paint or stain - deteriorated / missing

13. Condition: • [Vents - ineffective / missing](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Material deterioration

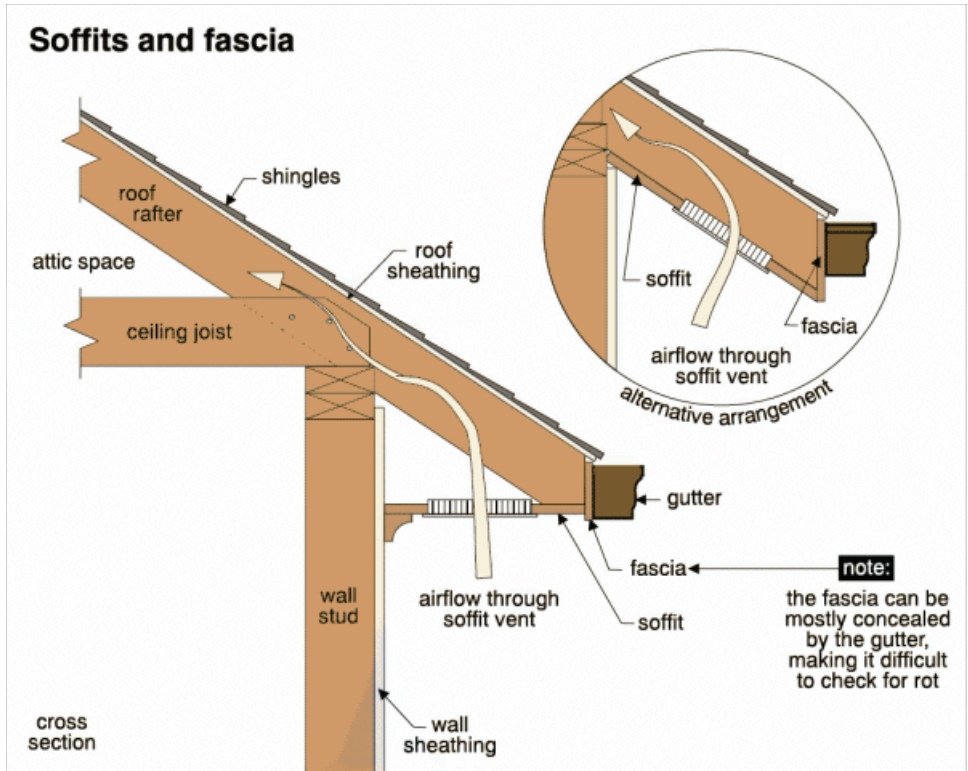
Location: Various Throughout Roof

EXTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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15. Vents - ineffective / missing

WALLS \ Wood siding

14. Condition: • [Rot](#)

Implication(s): Weakened structure | Material deterioration

Location: Various Left Side Roof

EXTERIOR

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16. Rot

15. Condition: • [Rot or insect damage](#)

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

Location: Rear Right Exterior Wall



17. Rot or insect damage

16. Condition: • Water damage

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

Location: Various Throughout Attic Turret

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18. Water damage

EXTERIOR GLASS/WINDOWS \ General notes

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

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

Location: Various Exterior



19. Caulking missing, loose or deteriorated

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DOORS \ Doors and frames

18. Condition: • [Racked](#)

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

Location: Various Exterior



20. Racked

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

19. Condition: • [Rot or insect damage](#)

Implication(s): Weakened structure | Chance of movement

Location: Various Front Porch

EXTERIOR

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21. Rot or insect damage

20. Condition: • [Settled](#)

Implication(s): Weakened structure | Chance of movement

Location: Various Porch



22. Settled



23. Settled

EXTERIOR

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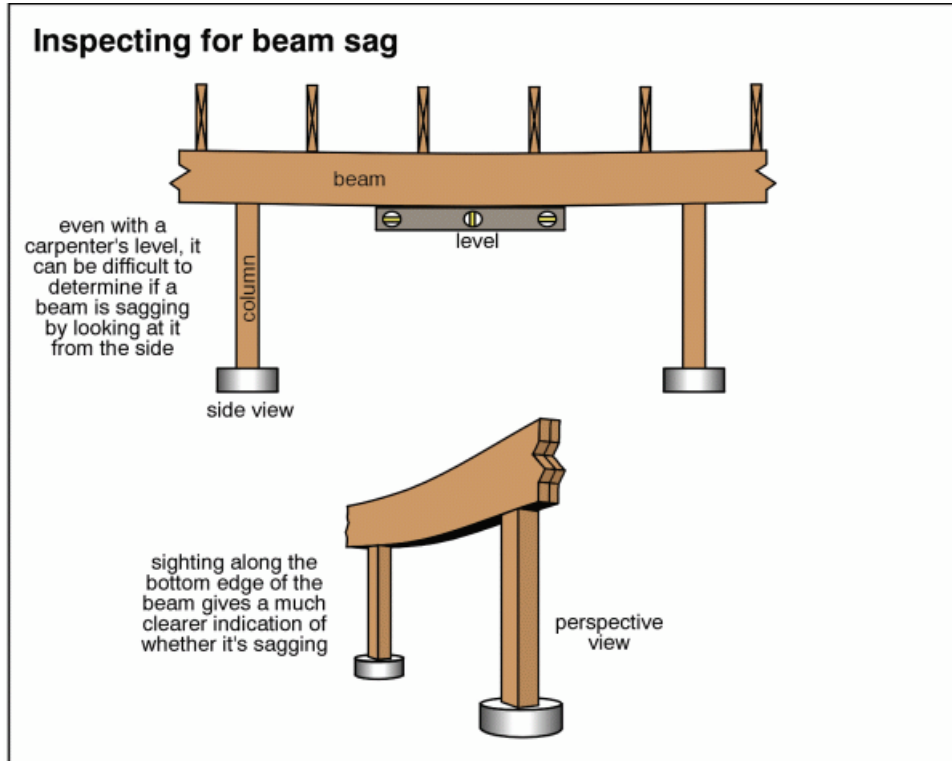
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Beams

21. Condition: • [Sag](#)

Implication(s): Weakened structure | Chance of movement

Location: Left Side Second Floor Porch



24. Sag

22. Condition: • [Rot or insect damage](#)

Implication(s): Weakened structure | Chance of movement

Location: Various Porch

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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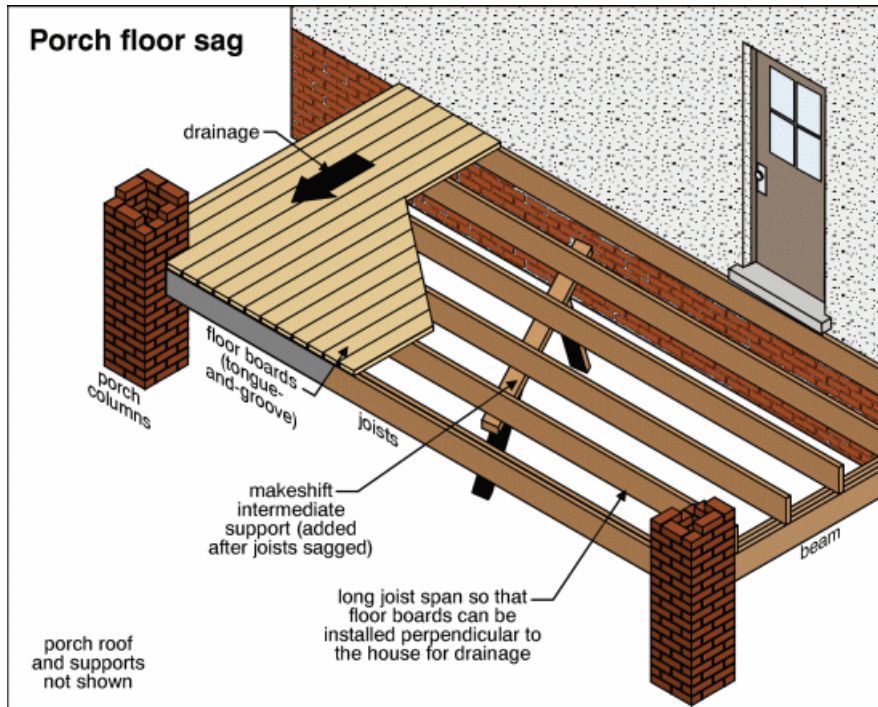
25. Rot or insect damage

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

23. Condition: • [Sag](#)

Implication(s): Weakened structure | Chance of movement

Location: Various Rear Deck

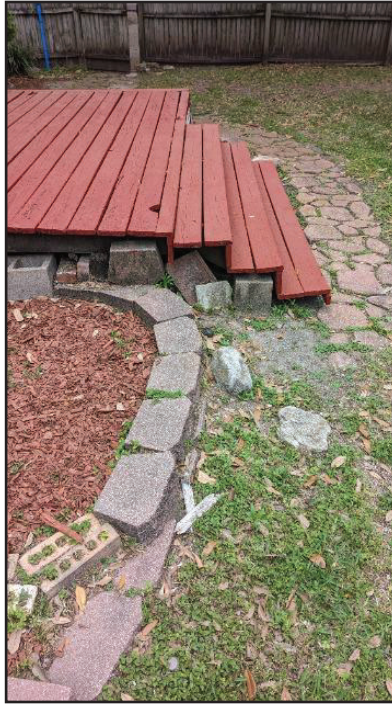


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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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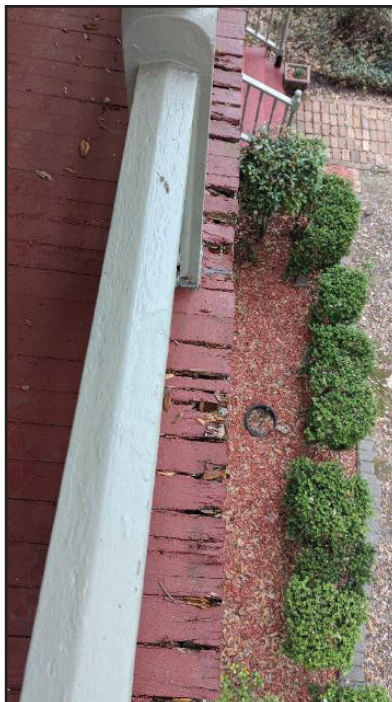
26. Sag

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

24. Condition: • [Rot or insect damage](#)

Implication(s): Weakened structure | Chance of movement | Material deterioration

Location: Various Porch



27. Rot or insect damage

EXTERIOR

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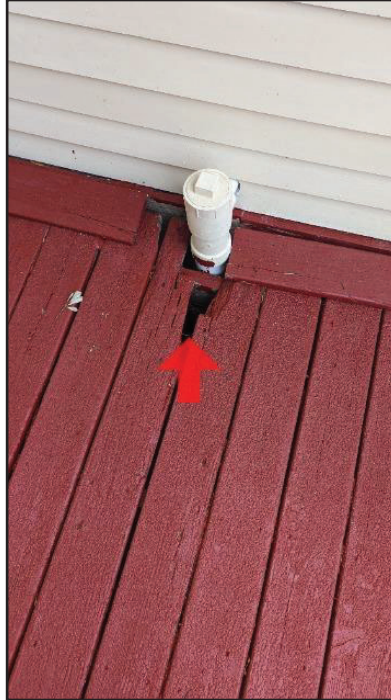
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25. Condition: • [Damage](#)

Implication(s): Weakened structure | Chance of movement

Location: Rear Exterior Deck



28. Damage

26. Condition: • [Carpet](#)

Implication(s): Shortened life expectancy of material | Material deterioration

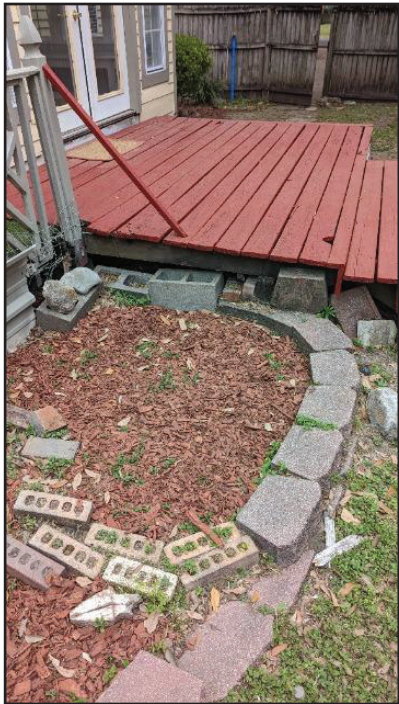
Location: Rear Exterior Deck

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29. Carpet



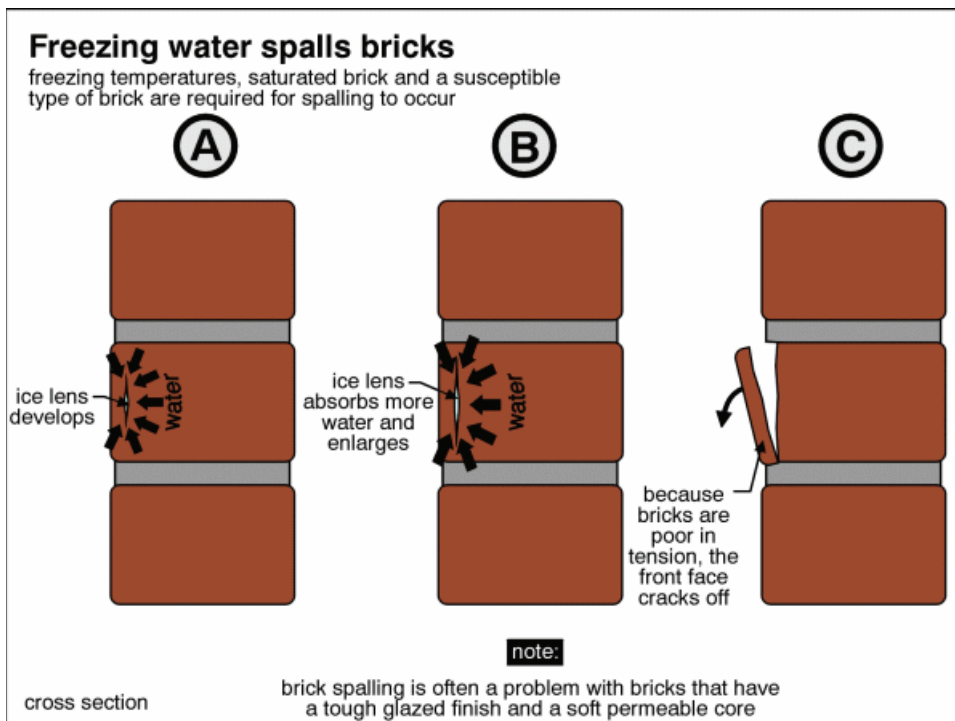
30. Wood/soil contact

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

27. Condition: • [Masonry or concrete spalling](#)

Implication(s): Chance of damage to structure | Material deterioration | Trip or fall hazard

Location: Front Exterior Stairs

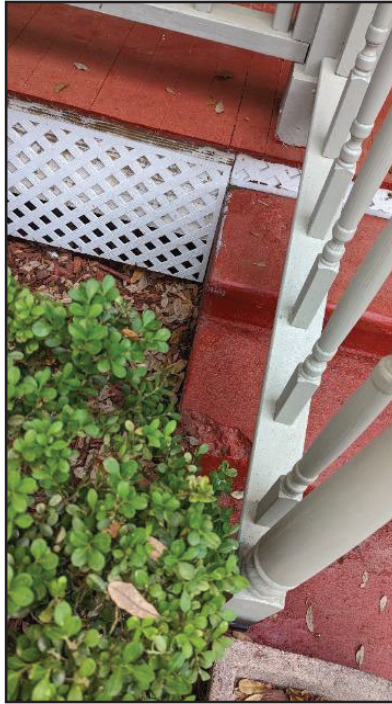


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31. Masonry or concrete spalling

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

28. Condition: • [Damage at bottom](#)

Implication(s): Fall hazard

Location: Various Second Floor Porch



32. Damage at bottom

29. Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Various Throughout Exterior Porch

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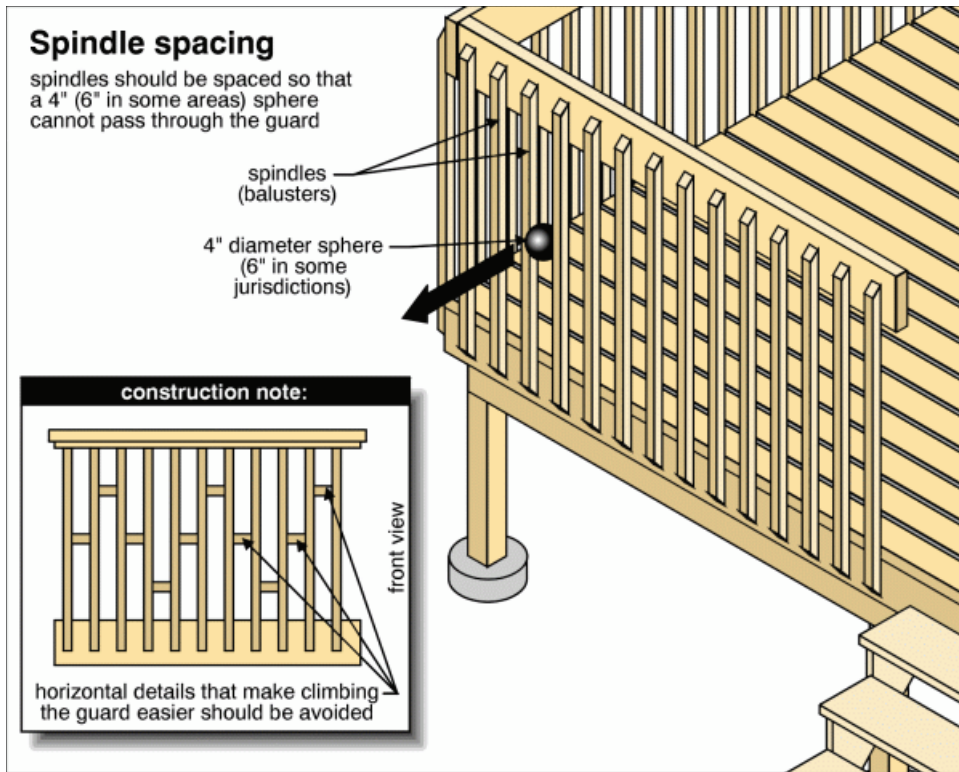


33. Loose

30. Condition: • [Spindles \(balusters\) climbable](#)

Implication(s): Fall hazard

Location: Various Throughout



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34. Spindles (balusters) climbable

LANDSCAPING \ General notes

31. Condition: • [Disturbed ground](#)

Standing Water and Debris from Poor Grading

Implication(s): Loss of proper slope for drainage

Location: Various Crawl Space



35. Disturbed ground

LANDSCAPING \ Lot grading

32. Condition: • [Improper slope or drainage](#)

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

Location: Yard

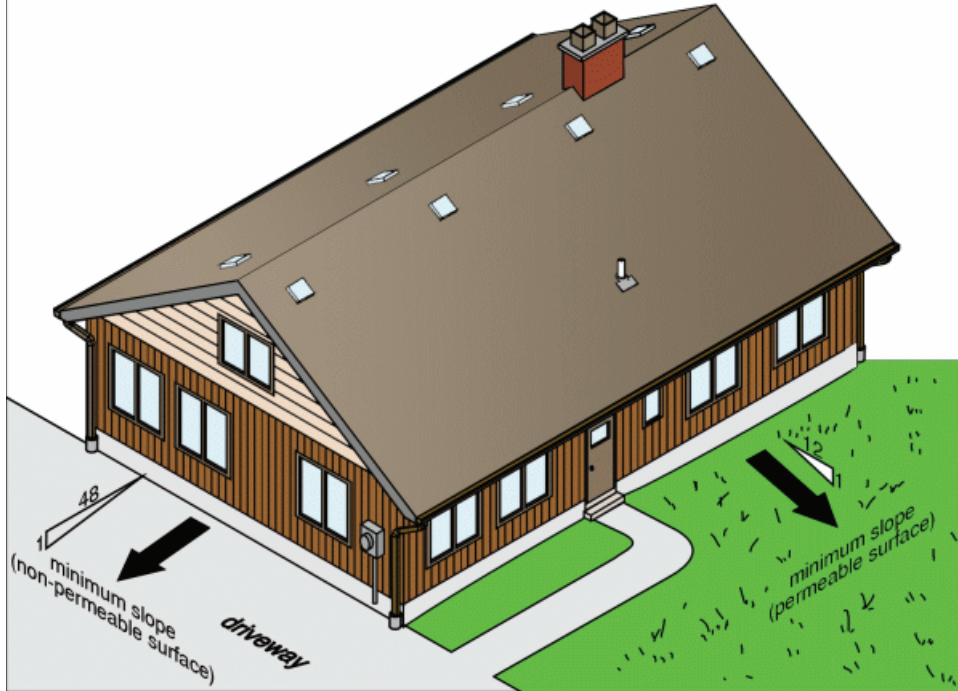
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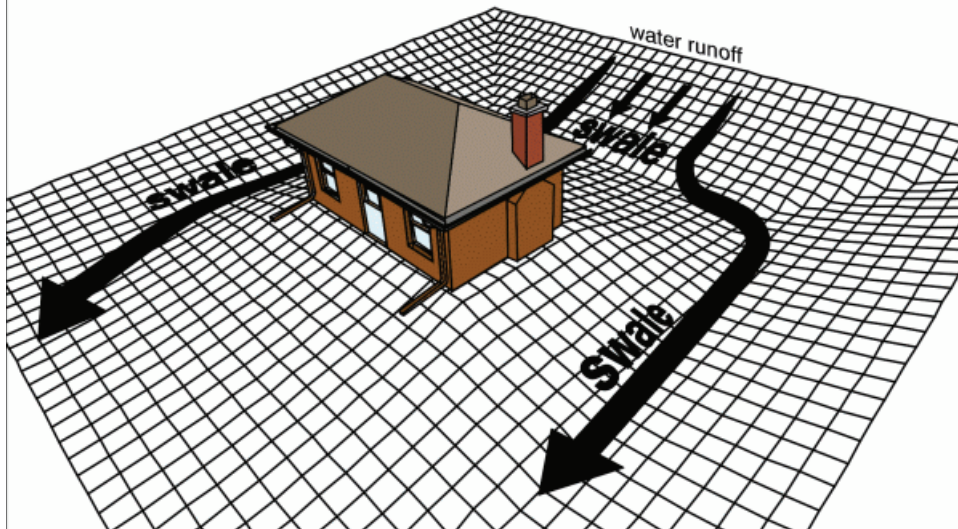
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Recommended grading slopes



Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



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LANDSCAPING \ Fence

33. Condition: • Boards damaged

Implication(s): Material deterioration | Poor security

Location: Various Right Side Yard



36. *Boards damaged*

STRUCTURE

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Description

Type of Foundation(s): • [Masonry block](#) • Crawlspaces

Foundation Performance Opinion: • Satisfactory • Cracks noted

Roof Structures and Attics Viewed From:

- The attic



37. Rafters

Configuration:

- [Crawlspace](#)



38. Crawlspace

- [Piers](#)

Floor construction:

- [Joists](#)

STRUCTURE

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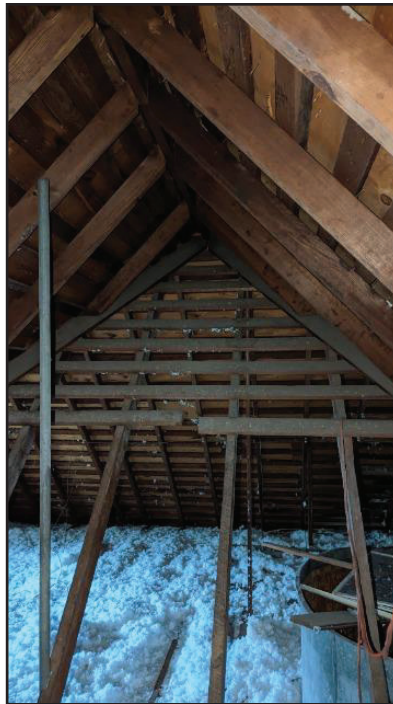
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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39. Joists

Roof and ceiling framing:

- Rafters



40. Rafters

Limitations

Crawlspace:

- Inspected from access hatch

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41. Inspected from access hatch

Recommendations**RECOMMENDATIONS \ Overview**

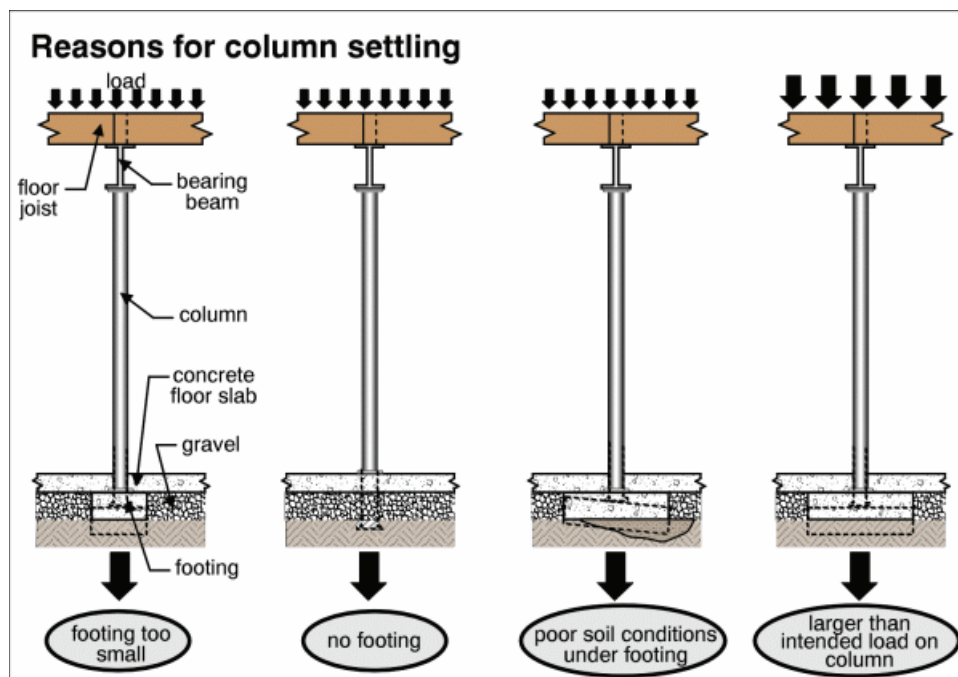
34. Condition: • Foundation appears to have been repaired previously with new masonry columns, flashing, and shims to level out the major beams. This appears to have caused major fireplace footings to be damaged and caused some racking in the windows and doorways. Monitor the foundation for possible future movement. No cross bridging or joist bracing was noted at the time of the inspection and can cause springy flooring.

FOUNDATIONS \ Columns or piers

35. Condition: • [Settled](#)

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

Location: Various Crawl Space



STRUCTURE

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42. Settled

36. Condition: • [Prior repairs](#)

Implication(s): Weakened structure

Location: Various Throughout Crawl Space



43. Prior repairs

FLOORS \ Joists

37. Condition: • [No blocking, bracing or bridging](#)

Implication(s): Weakened structure | Chance of structural movement | Bouncy, springy floors

Location: Various Throughout Crawl Space

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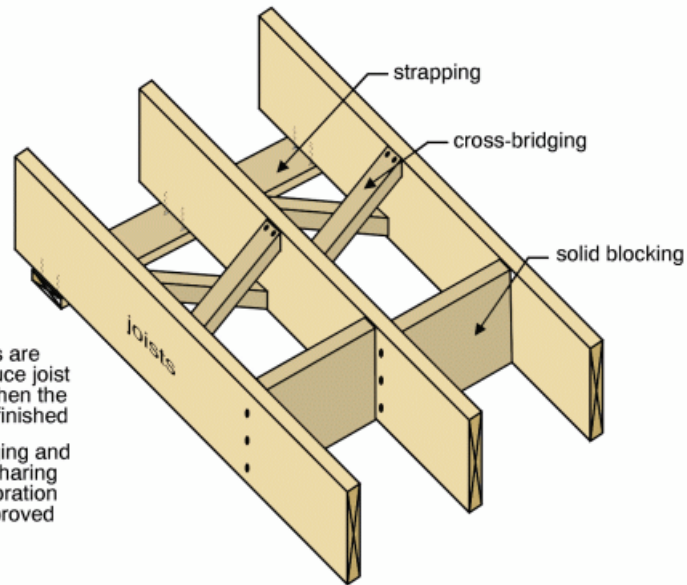
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Strapping, bridging and blocking

all of these methods are commonly used to reduce joist twisting and rotating when the ceilings below are not finished

another benefit of bridging and blocking is that load sharing between joists and vibration damping are also improved

perspective



44. No blocking, bracing or bridging

WALLS \ Wood frame walls

38. Condition: • [Leaning, bowing, buckling](#)

Implication(s): Chance of structural movement

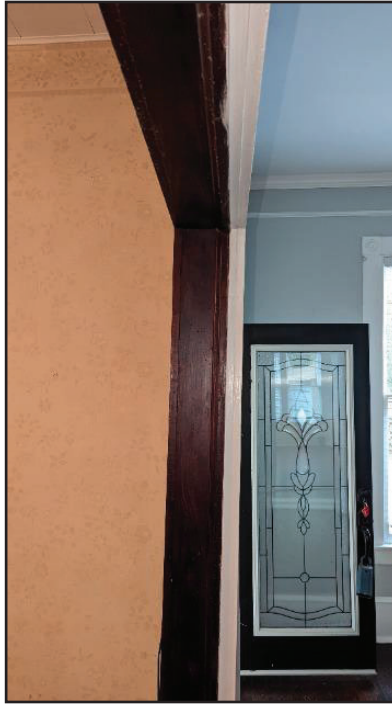
Location: Middle Living Room Dining Room

STRUCTURE

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



45. Leaning, bowing, buckling

39. Condition: • [Rot](#)

Implication(s): Weakened structure

Location: Various Attic Turret



46. Rot

STRUCTURE

404 South Beauregard Street, Alvin, TX March 16, 2023

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

ROOF FRAMING \ Collar ties/rafter ties

40. Condition: • [Missing](#)

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

Location: Throughout Attic



47. Missing

ELECTRICAL

404 South Beauregard Street, Alvin, TX March 16, 2023

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SUMMARY

ROOFING

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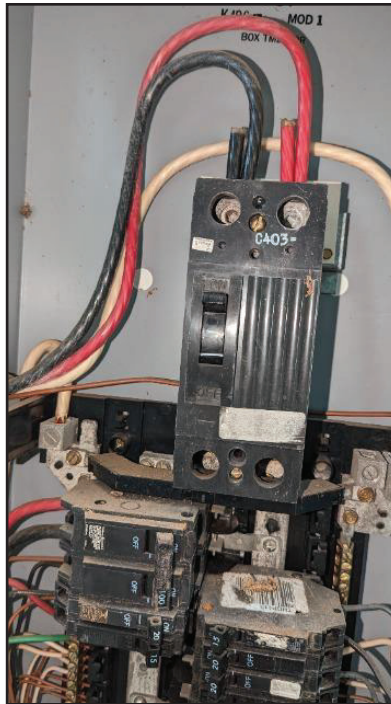
Description

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

Service entrance cable and location: • [Overhead](#)

Service size:

- [150 Amps \(240 Volts\)](#)



48. 150 Amps (240 Volts)

Main disconnect/service box type and location: • [Breakers - exterior wall](#)

System grounding material and type: • [Copper - ground rods](#)

Distribution panel type and location: • [Breakers - exterior wall](#)

Auxiliary panel (subpanel) type and location:

- Breakers

ELECTRICAL

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49. Breakers

Auxiliary panel (subpanel) rating:

- [100 Amps](#)



50. 100 Amps

ELECTRICAL

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SUMMARY

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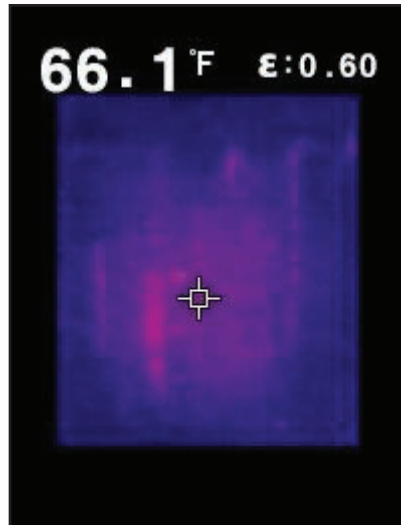
APPENDIX

REFERENCE

Recommendations

RECOMMENDATIONS \ General

41. Condition: • Thermal observations of electric panels did not indicate any over heating breakers at the time of the inspection



51. Distribution Panel

RECOMMENDATIONS \ Overview

42. Condition: • An FPE stab-lock service panel is located at the rear of the home. This type of box is considered obsolete and a fire hazard. Recommended getting a cost of replacement prior to close.

SERVICE DROP AND SERVICE ENTRANCE \ Service size

43. Condition: • [Marginal service size](#)

Implication(s): Interruption of electrical service

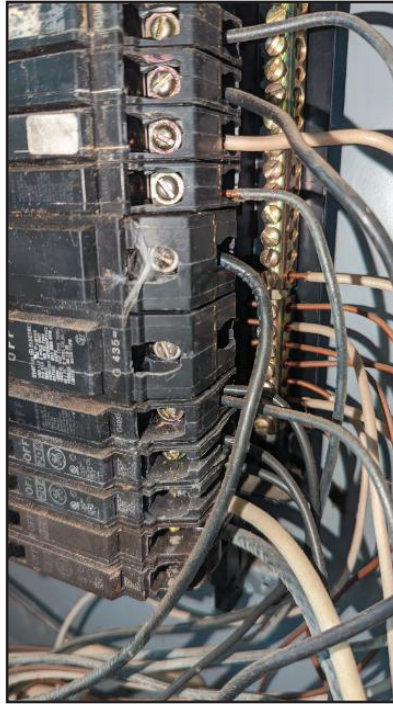
Location: Rear Exterior Wall

ELECTRICAL

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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52. Marginal service size

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

44. Condition: • [No drip loop](#)

Implication(s): Shock hazard or interruption of electrical service

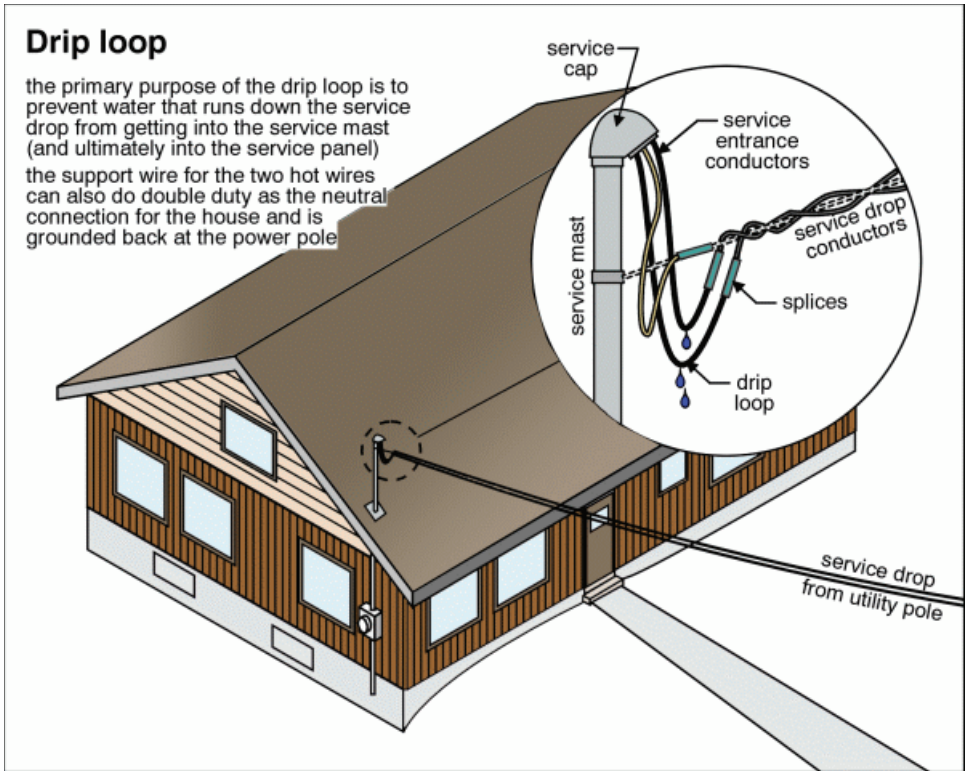
Location: Rear Exterior

ELECTRICAL

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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53. No drip loop

SERVICE BOX, GROUNDING AND PANEL \ Service box

45. Condition: • [Obsolete service box](#)

ELECTRICAL

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SUMMARY

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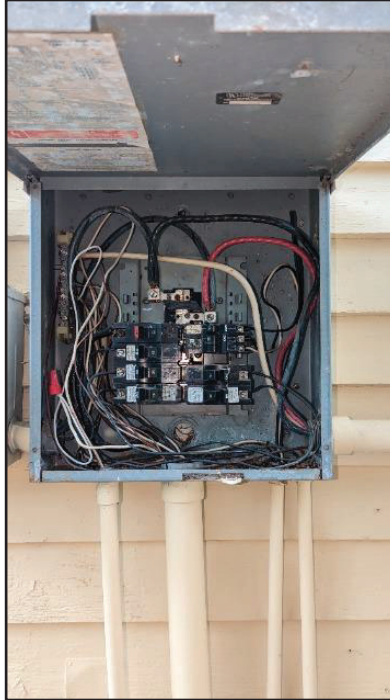
APPENDIX

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This is a FPE panel. All FPE panels are stab lock and are recommended as a replacement.

Implication(s): Electric shock | Fire hazard

Location: Rear Exterior Wall



54. *Obsolete service box*

46. **Condition:** • [Unprotected openings](#)

Implication(s): Electric shock

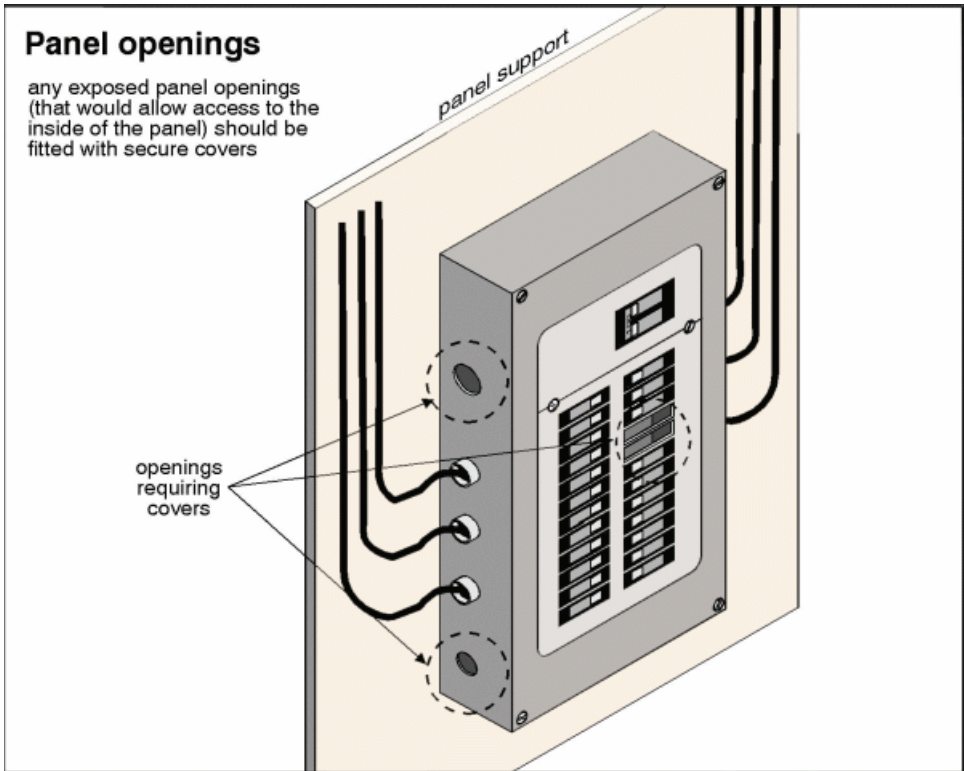
Location: Rear Exterior

ELECTRICAL

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SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

47. Condition: • [No Arc Fault Circuit Interrupter \(AFCI\)](#)

Implication(s): Fire hazard

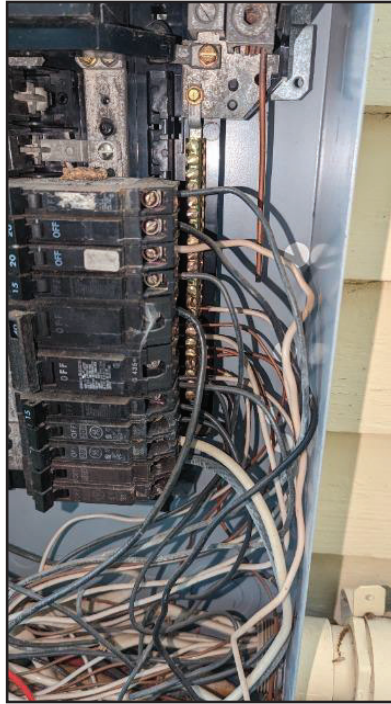
Location: Rear Exterior

ELECTRICAL

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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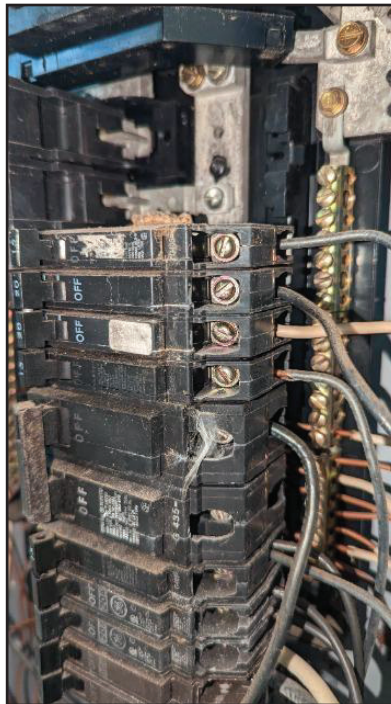


56. No Arc Fault Circuit Interrupter (AFCI)

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

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

Location: Rear Exterior Wall



57. White wires connected to breakers not...

ELECTRICAL

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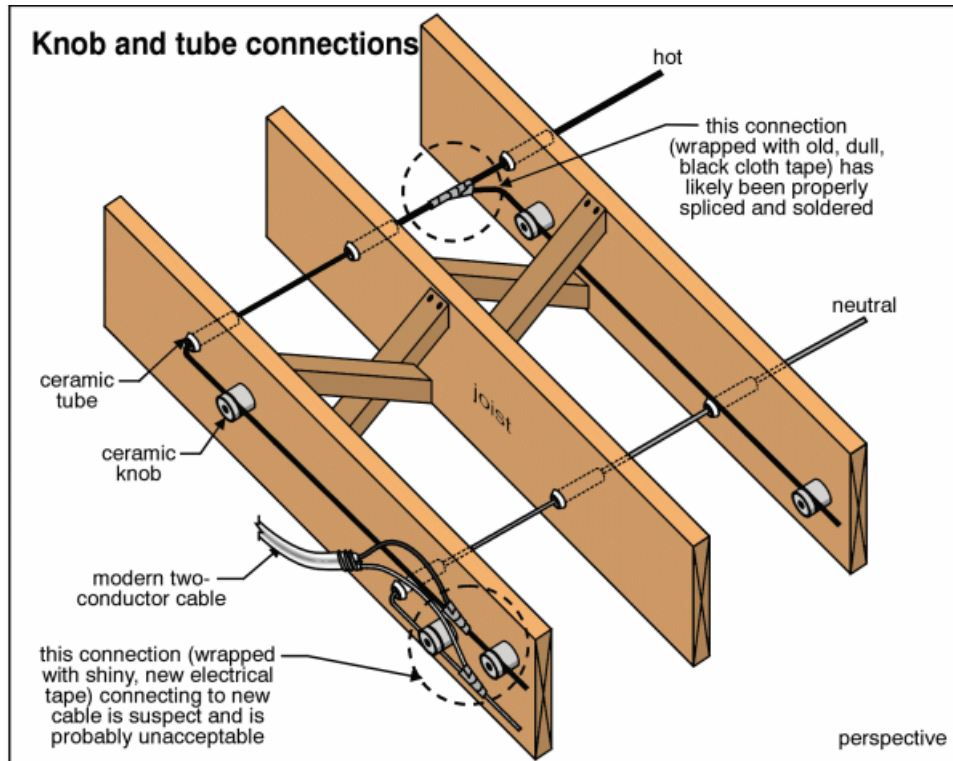
INSULATION

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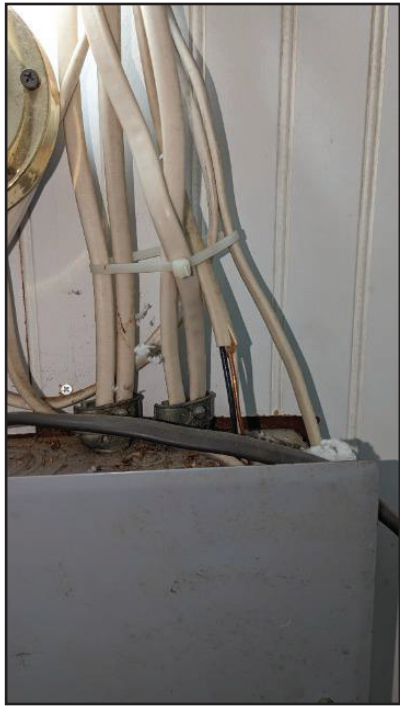
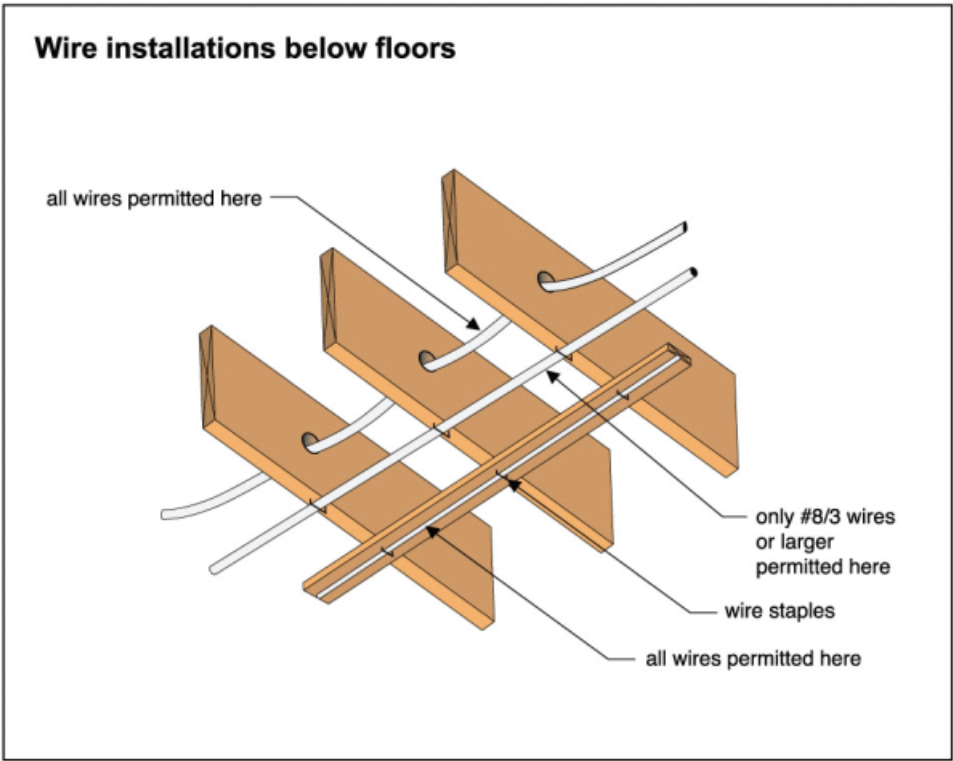
DISTRIBUTION SYSTEM \ Knob-and-tube wiring (wires)**49. Condition:** • [Outdated](#)**Implication(s):** Nuisance | Potential problem when obtaining home insurance**Location:** Rear Attic58. *Outdated***DISTRIBUTION SYSTEM \ Wiring (wires) - damaged or exposed****50. Condition:** • [Exposed on walls or ceilings](#)**Implication(s):** Electric shock**Location:** Rear Left Side Second Floor Bedroom Closet

ELECTRICAL

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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59. Exposed on walls or ceilings

DISTRIBUTION SYSTEM \ Outdoor wiring (wires)

51. Condition: • [Not suitable for use](#)

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Implication(s): Shortened life expectancy of material | Electric shock

Location: Front Exterior Wall



60. Not suitable for use

DISTRIBUTION SYSTEM \ Junction boxes

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

Implication(s): Electric shock | Fire hazard

Location: Middle Attic

ELECTRICAL

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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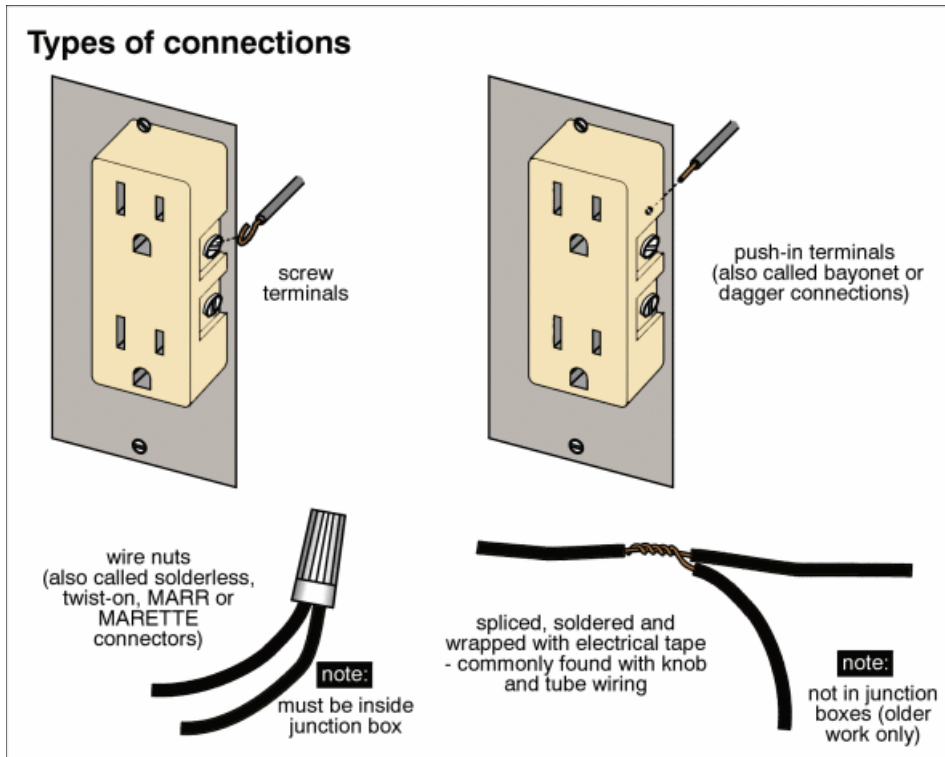


61. Cover loose or missing

53. Condition: • [Missing](#)

Implication(s): Electric shock | Fire hazard

Location: Various Crawl Space



ELECTRICAL

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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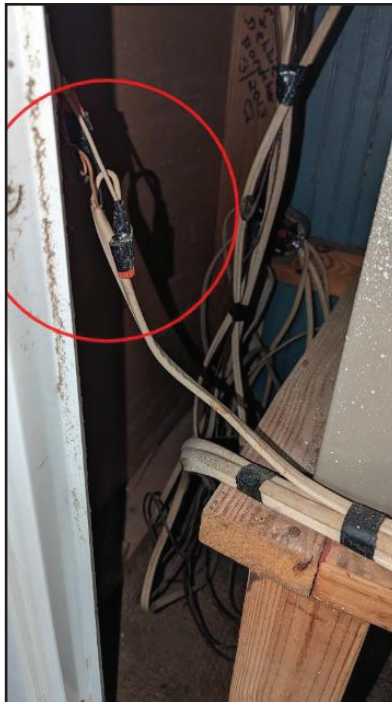


62. Missing

54. Condition: • [Missing](#)

Implication(s): Electric shock | Fire hazard

Location: Middle Return Chase



63. Return chase or plenum contain pipes, wires...

55. Condition: • [Overcrowded](#)

Implication(s): Electric shock | Fire hazard

Location: Rear Crawl Space

ELECTRICAL

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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64. Overcrowded



65. Overcrowded

DISTRIBUTION SYSTEM \ Outlets (receptacles)

56. Condition: • [Open hot](#)

Implication(s): Electric shock

Location: Middle Kitchen



66. Open hot

57. Condition: • Not suitable for outdoor (exterior) use

Bubble covers required

Implication(s): Shock hazard or interruption of electrical service

Location: Various Exterior

ELECTRICAL

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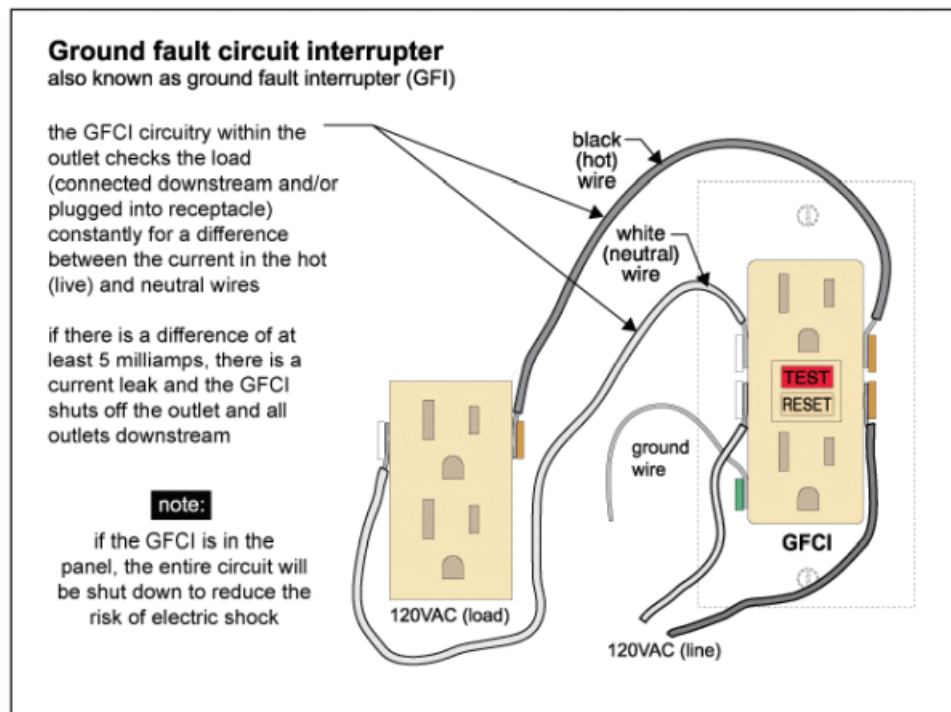
INTERIOR

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67. Not suitable for outdoor (exterior) use

58. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)**Implication(s):** Electric shock**Location:** Various Exterior

ELECTRICAL

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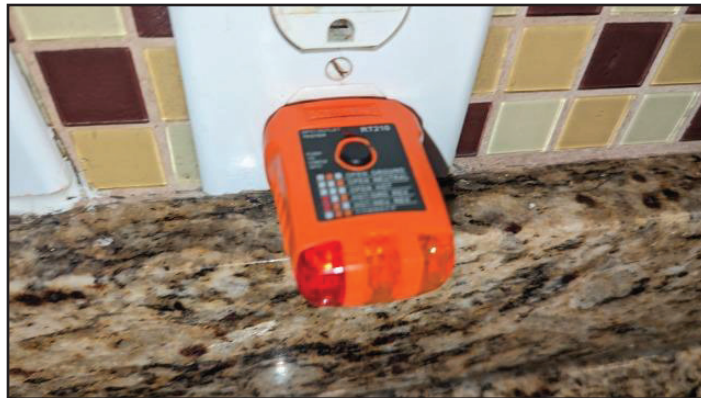


68. GFCI/GFI needed (Ground Fault Circuit...

59. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Various Kitchen



69. Open hot

60. Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Various Second Floor Bathroom

ELECTRICAL

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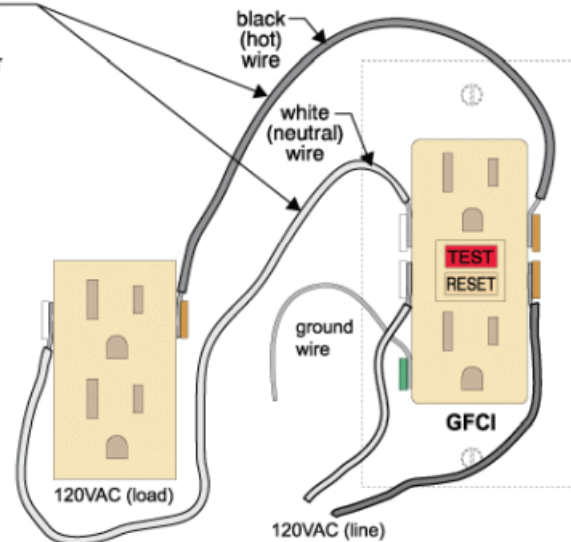
Ground fault circuit interrupter
also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



70. No GFCI/GFI (Ground Fault Circuit...)

61. Condition: • Receptacle within 5 ½ feet of floor not tamper resistant

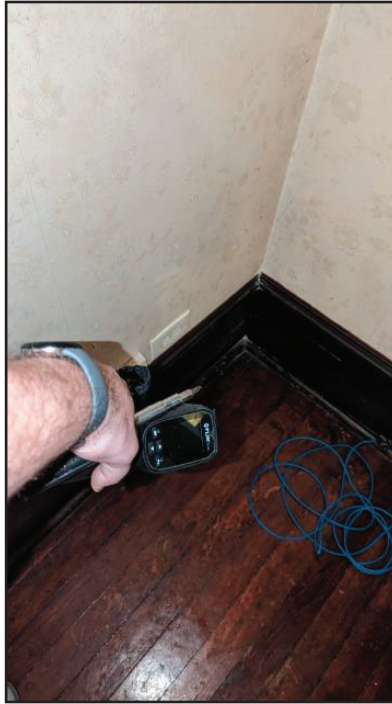
Location: Various

ELECTRICAL

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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71. Receptacle within 5 ½ feet of floor not...

DISTRIBUTION SYSTEM \ Cover plates

62. Condition: • [Damaged](#)

Implication(s): Electric shock

Location: Rear Right Dining Room Kitchen



72. Damaged

ELECTRICAL

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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DISTRIBUTION SYSTEM \ Lights

63. Condition: • [Inoperative](#)

Implication(s): Inadequate lighting

Location: Kitchen



73. Inoperative

64. Condition: • Exposed to mechanical damage (No cage or protective lens)

Implication(s): Glass breaking | Physical injury

Location: Various



74. Exposed to mechanical damage (No cage or...

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

65. Condition: • Missing

Implication(s): Safety issue

Location: Various

ELECTRICAL

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75. Missing

HEATING

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Description

Type of Systems: • [Furnace](#) • [Electric radiant heat](#) • Central air

Energy Sources:

• [Electricity](#)



76. Electricity

Recommendations

RECOMMENDATIONS \ Overview

66. Condition: • Fireplaces appear to have been capped at the chimneys and settling from the movement of the fireplace footings. The middle one can have the mantle pulled out and replaced and reset to straighten up the racking. Further analysis yielded that they can be repaired onto the past footings.

FIREPLACE \ General notes

67. Condition: • Not functional

Implication(s): System inoperative

Location: Various

HEATING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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77. Not functional

FIREPLACE \ Firebox

68. Condition: • [Deteriorated, missing or loose masonry or mortar](#)

Implication(s): Hazardous combustion products entering home | Fire hazard

Location: Middle Living Room



78. Deteriorated, missing or loose masonry or...

FIREPLACE \ Hearth and extension

69. Condition: • [Gaps or cracks](#)

Implication(s): Fire hazard

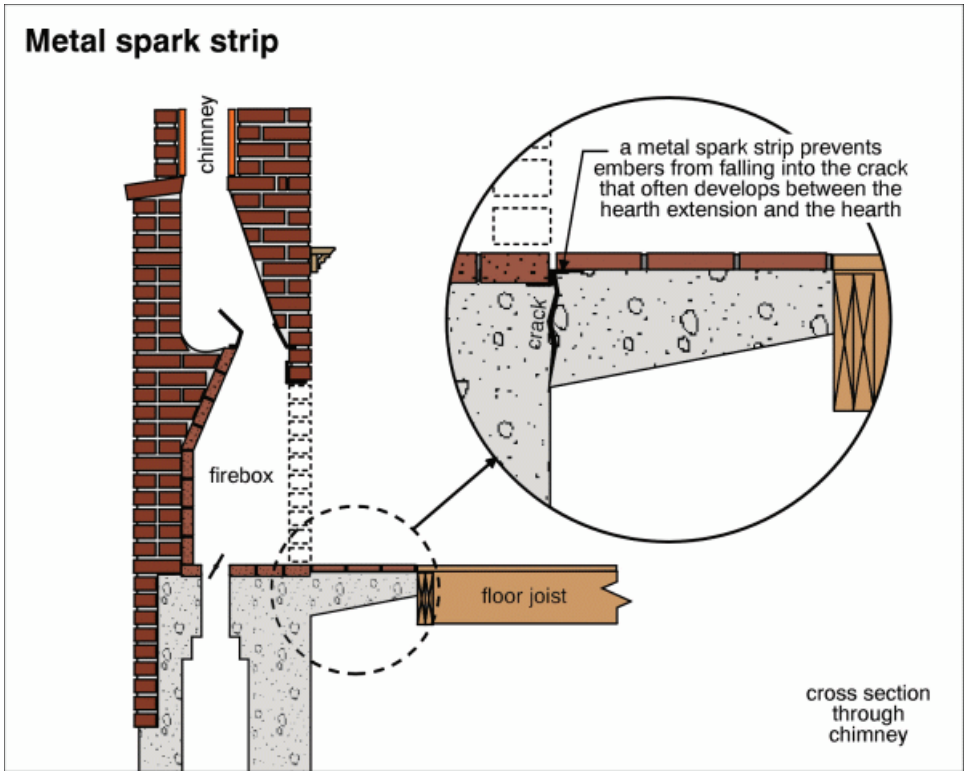
Location: Middle Living Room

HEATING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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79. Gaps or cracks

70. Condition: • [Settled](#)
Implication(s): Fire hazard

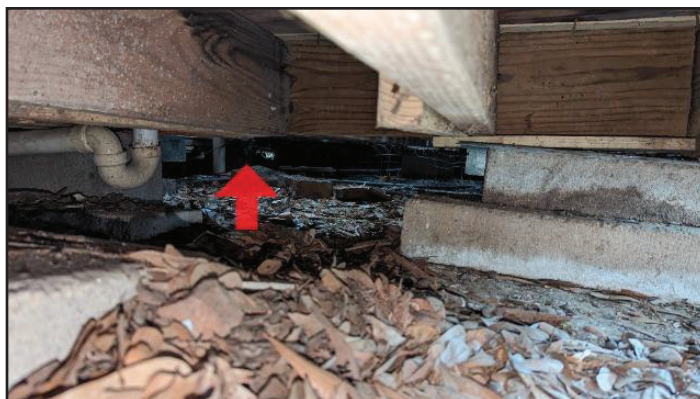
HEATING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Location: Middle Crawl Space



80. Settled

COOLING & HEAT PUMP

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Description

Limitations

Window unit:

- Window A/C excluded from inspection



81. Window A/C excluded from inspection



82. Window A/C excluded from inspection

Recommendations

AIR CONDITIONING \ Ducts, registers and grilles

71. Condition: • [Return chase or plenum contain pipes, wires or vents](#)

Implication(s): Material deterioration | Damage to wire

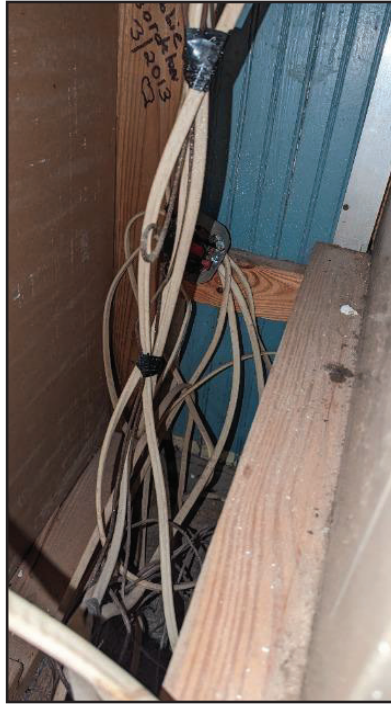
Location: Rear Middle Family Room

COOLING & HEAT PUMP

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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83. Return chase or plenum contain pipes, wires...

INSULATION AND VENTILATION

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Description

Approximate Average Depth of Insulation:

- 12 inches



84. 12 inches

Recommendations

ATTIC/ROOF \ Pull-down stairs/ladder

72. Condition: • [Not insulated](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Second Floor Hall

INSULATION AND VENTILATION

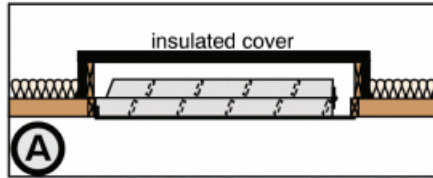
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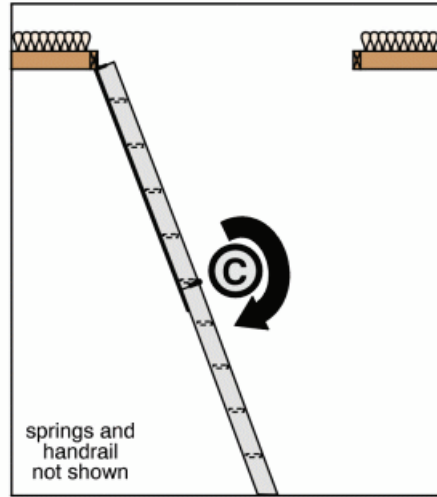
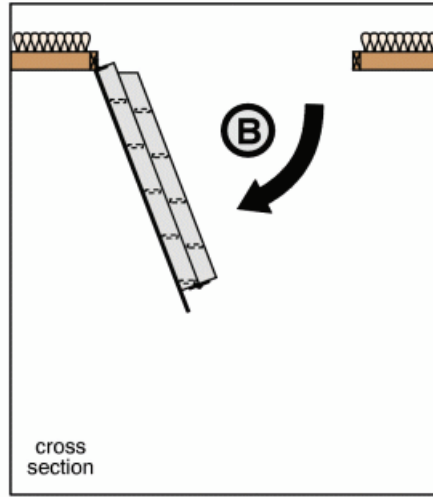
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Pull-down stairs

! be careful when pulling down and using these stairs - they can cause injury



pull-down stairs can be a major source of heat loss (and air leakage) into an attic - an insulated cover should be provided



85. Not weatherstripped

73. Condition: • [Not weatherstripped](#)

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

Location: Second Floor Hall

INSULATION AND VENTILATION

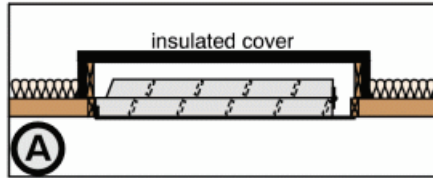
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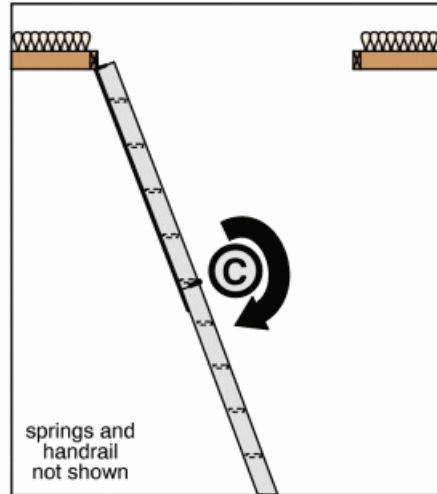
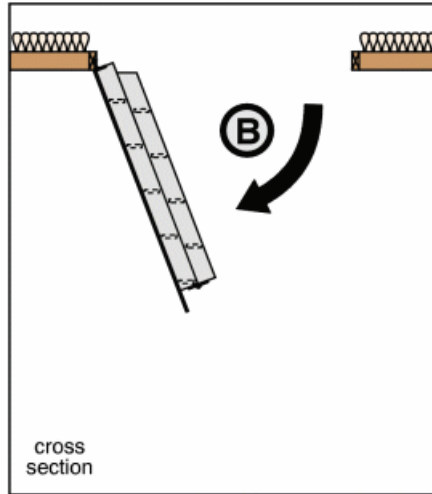
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Pull-down stairs

! be careful when pulling down and using these stairs - they can cause injury



pull-down stairs can be a major source of heat loss (and air leakage) into an attic - an insulated cover should be provided



86. Not weatherstripped

PLUMBING

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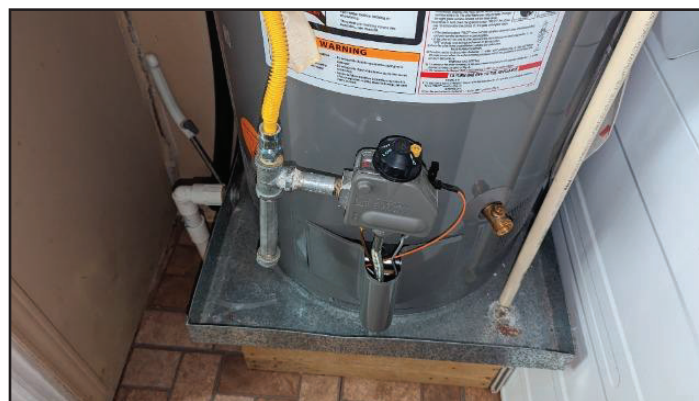
Description

- Location of water meter:** • Front near street
- Location of Main water supply valve:** • Meter
- Static water pressure reading:** • [60 psi](#)
- Type of supply piping material:** • PVC • Galvanized steel
- Type of drain piping material:** • PVC plastic
- Water Heating Energy Source:**
 - [Gas](#)



87. Gas

- [Gas](#)



88. Gas

Water Heating Capacity:

- [40 gallons](#)

PLUMBING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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89. 40 gallons

Location of gas meter:

- Exterior right side



90. Exterior right side

Type of gas distribution piping material: • Steel

Recommendations

RECOMMENDATIONS \ General

74. **Condition:** • Thermal observations of plumbing systems did not indicate any major plumbing leaks at the time of the inspection.

PLUMBING

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SUMMARY

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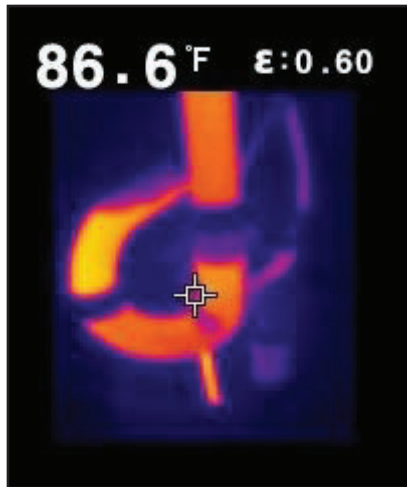
INSULATION

PLUMBING

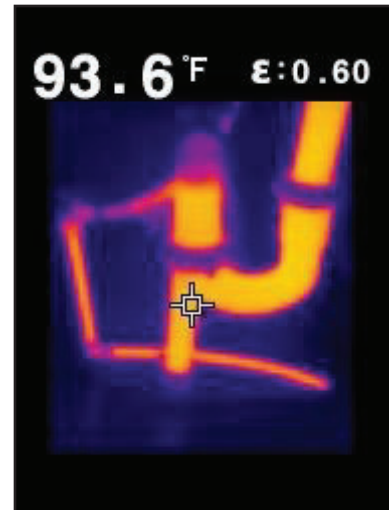
INTERIOR

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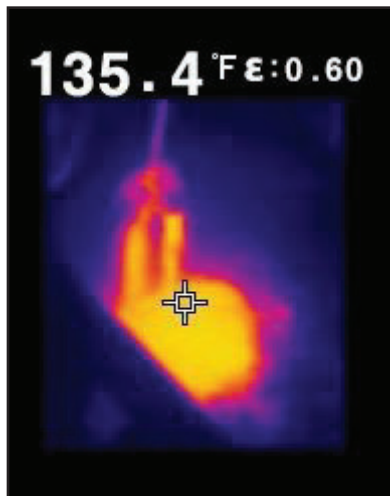
REFERENCE



91. Master Bathroom Trap



92. Kitchen Trap



93. Master Bathroom Bathtub



94. Second Floor Hallway Bathtub

RECOMMENDATIONS \ Overview

75. Condition: • Both the First Floor Toilet and the Second Floor Hallay Bathroom appear to have loose and leaking toilets. It does appear to have caused some subfloor water damage (especially on the first floor). Recommend removing both toilets and determining an estimated cost of repairs.

SUPPLY PLUMBING \ Water supply piping in building

76. Condition: • [Split, damaged, crimped](#)

Poor Support

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

Location: Various Crawl Space

PLUMBING

404 South Beauregard Street, Alvin, TX March 16, 2023

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

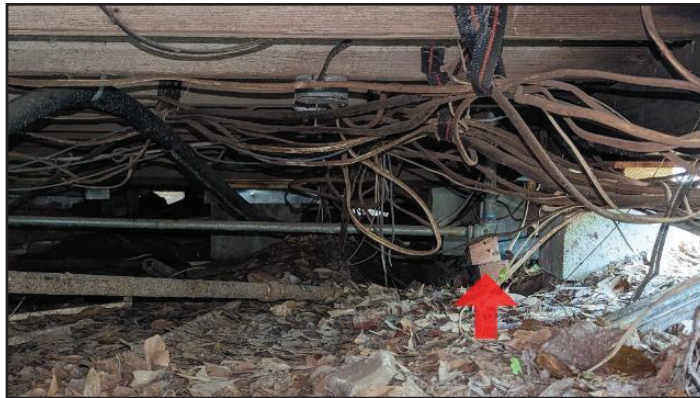


95. Split, damaged, crimped

77. Condition: • [Poor support](#)

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

Location: Rear Middle Crawl Space



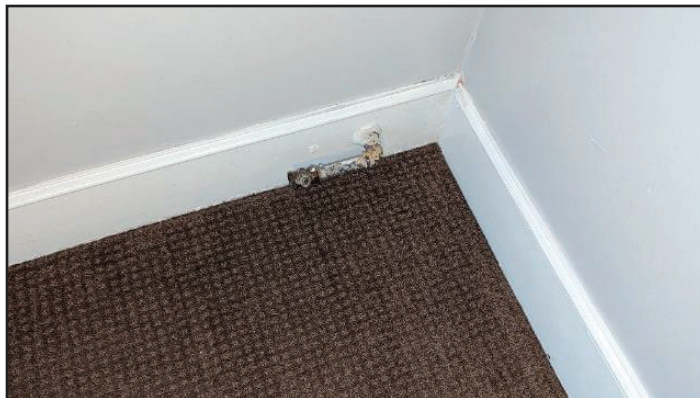
96. Poor support

GAS SUPPLY \ Gas piping

78. Condition: • Poor access to shut off valve

Valves Not Capped and Some are Broken

Location: Various



97. Poor access to shut off valve

PLUMBING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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79. Condition: • [No drip leg \(sediment trap, dirt pocket\)](#)

Oven

Implication(s): Equipment not operating properly

Location: Kitchen



98. No drip leg (sediment trap, dirt pocket)

FIXTURES AND FAUCETS \ [Hose bib or bibb \(outdoor faucet\)](#)

80. Condition: • [Backflow prevention missing](#)

Implication(s): Contaminated drinking water

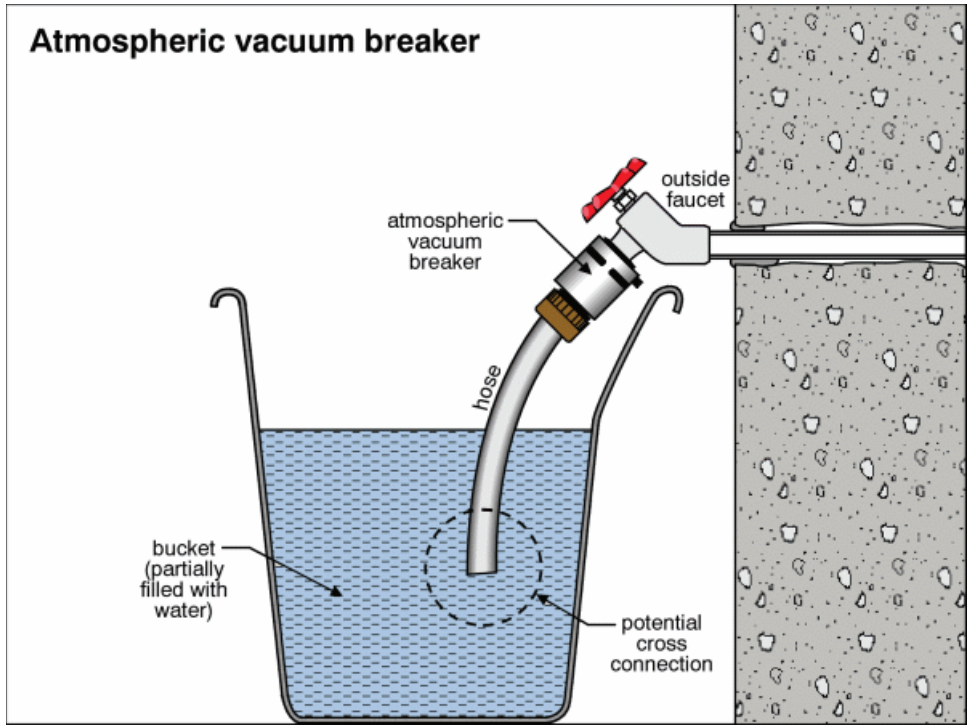
Location: Right Side Exterior Yard

PLUMBING

404 South Beauregard Street, Alvin, TX March 16, 2023

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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99. Backflow prevention missing

FIXTURES AND FAUCETS \ Faucet

81. Condition: • [Stiff or inoperative](#)

Implication(s): System inoperative or difficult to operate

Location: Kitchen

PLUMBING

404 South Beauregard Street, Alvin, TX March 16, 2023

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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100. Stiff or inoperative

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

82. Condition: • [Loose](#)

Implication(s): Chance of water damage to structure, finishes and contents | Damage or physical injury due to falling materials | Sewage entering the building

Location: First Floor Hallway Bathroom



101. Loose

83. Condition: • [Slow drains](#)

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

Location: Kitchen

PLUMBING

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102. *Jammed*

FIXTURES AND FAUCETS \ Bathtub

84. **Condition:** • Drain stop ineffective

Implication(s): Reduced operability

Location: Second Floor Hallway Bathroom



103. *Drain stop ineffective*

FIXTURES AND FAUCETS \ Toilet

85. **Condition:** • [Leak](#)

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

Location: Second Floor Hallway Bathroom



104. *Floor damage suspected*

PLUMBING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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86. Condition: • [Leak](#)

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

Location: First Floor Hallway Bathroom

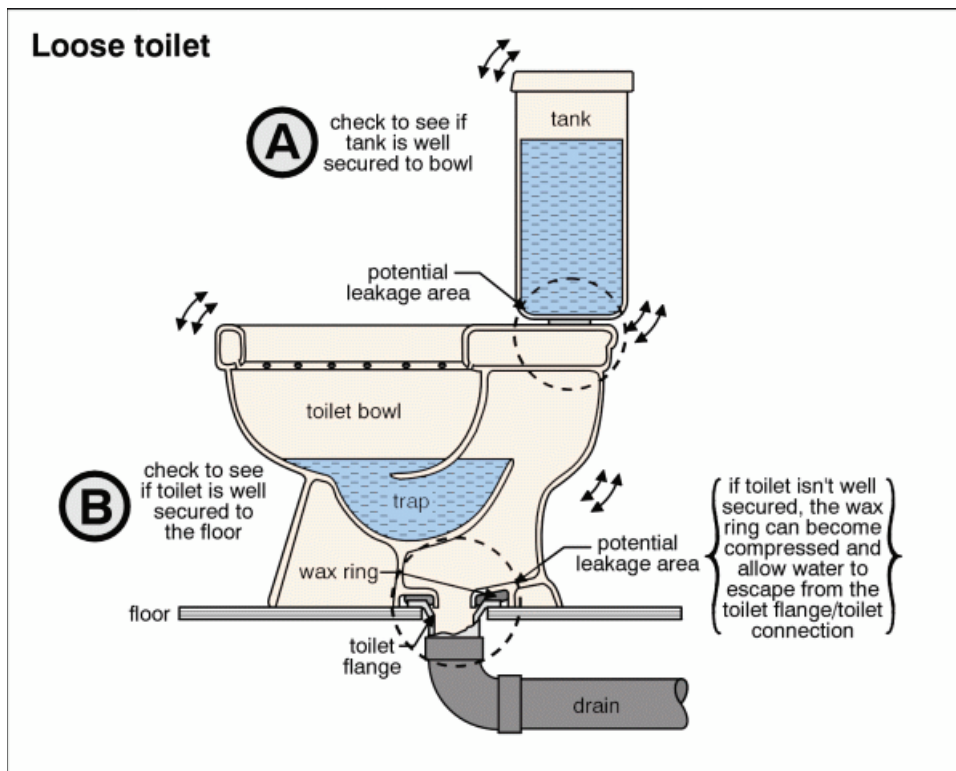


105. Leak

87. Condition: • [Loose](#)

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

Location: First Floor Hallway Bathroom



PLUMBING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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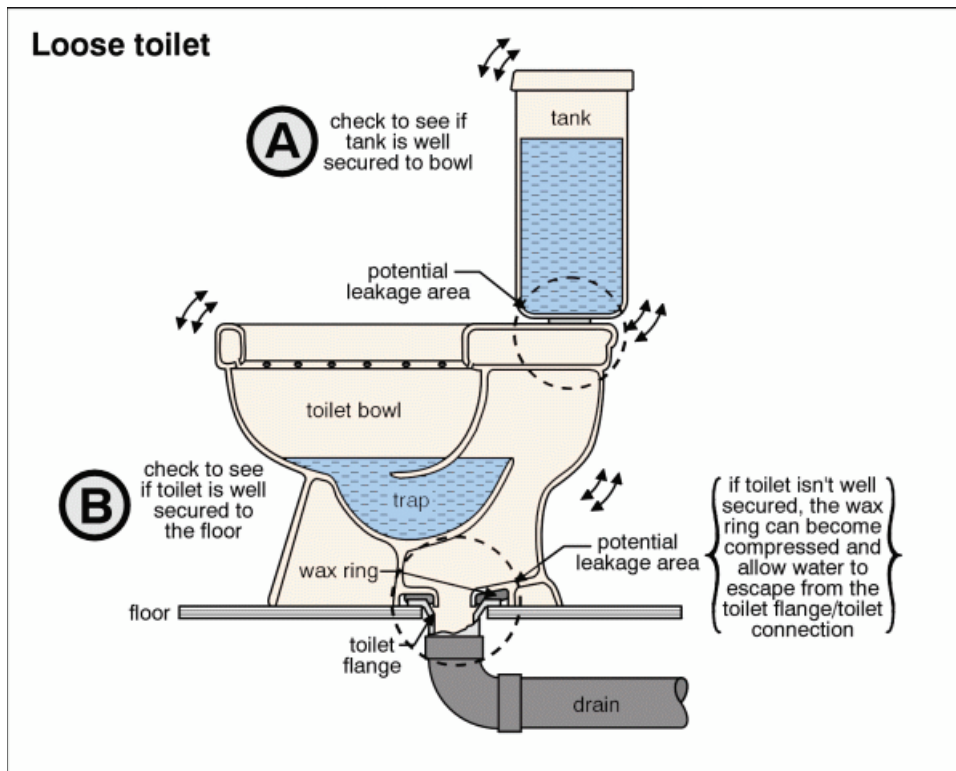


106. Loose

88. Condition: • [Floor damage suspected](#)

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

Location: Second Floor Hallway Bathroom



PLUMBING

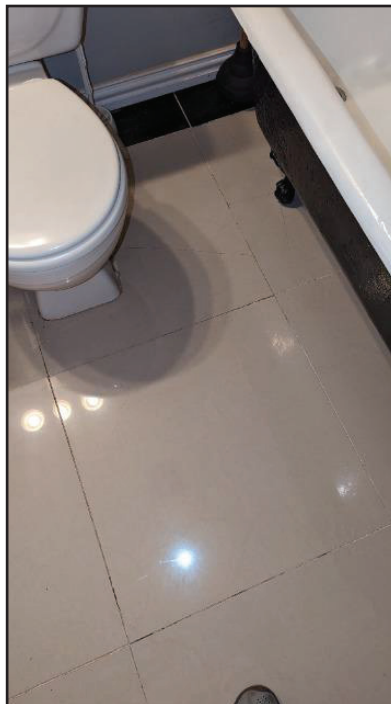
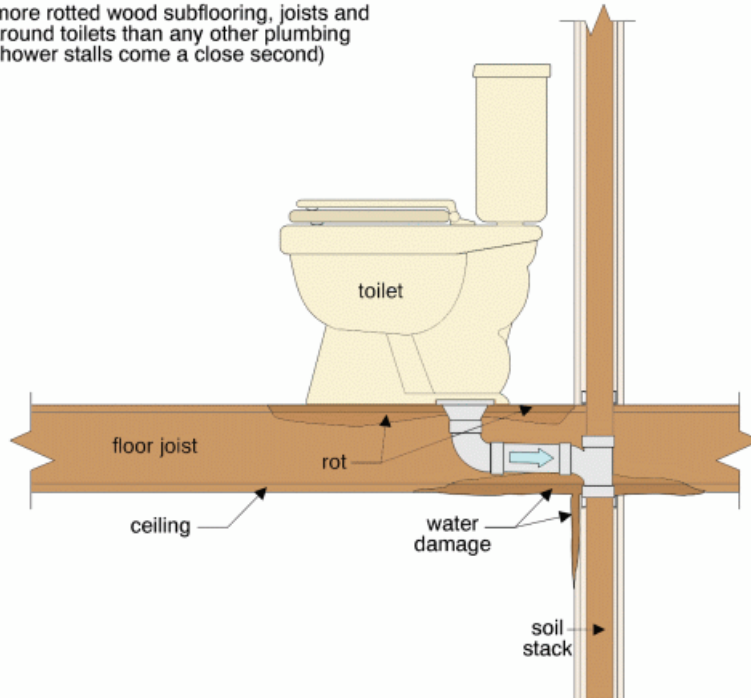
404 South Beauregard Street, Alvin, TX March 16, 2023

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Rot around plumbing fixtures

we find more rotted wood subflooring, joists and beams around toilets than any other plumbing fixture (shower stalls come a close second)



107. Floor damage suspected

INTERIOR

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SUMMARY

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Description

Major floor finishes: • [Hardwood](#)

Major wall finishes: • [Plaster/drywall](#) • [Paneling](#)

Major ceiling finishes: • [Plaster/drywall](#) • [Wood](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Oven fuel:

- Gas



108. Gas

Kitchen ventilation:

- Range hood - recirculating type

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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109. Range hood - recirculating type

Recommendations

CEILINGS \ General notes

89. Condition: • [Water damage](#)

Implication(s): Chance of movement | Rot | Leakage

Location: Right Side Older Dining Room

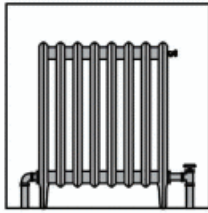
INTERIOR

404 South Beauregard Street, Alvin, TX March 16, 2023

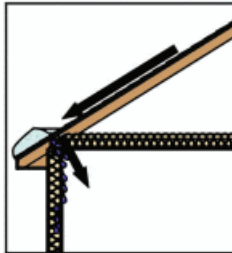
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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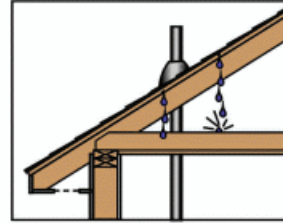
Sources of interior water damage



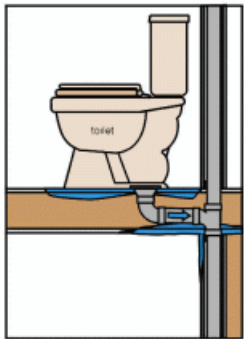
heating leaks



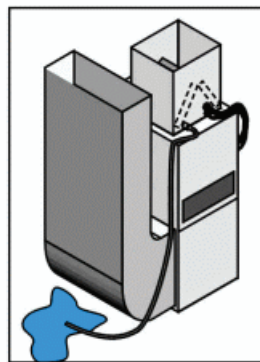
ice damming and condensation



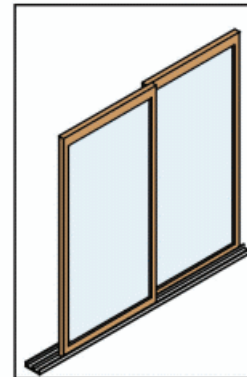
roof or flashing leaks



plumbing leaks



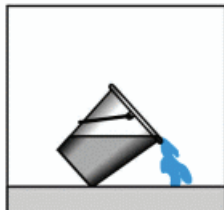
air conditioning leaks



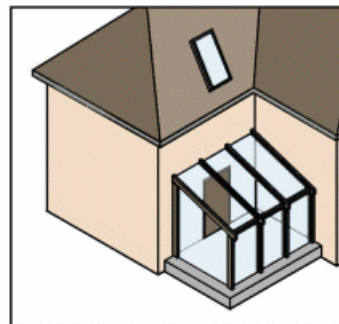
door leaks



melting snow



accidental spills



wall, window, solarium and skylight leaks

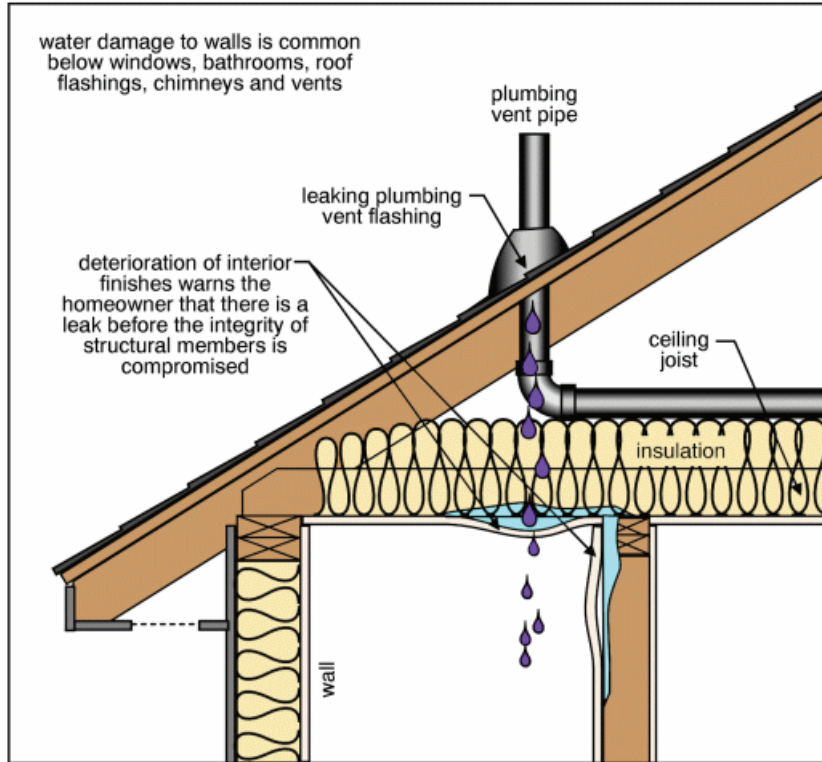
INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Common locations for water damage



110. Water damage

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90. Condition: • Water stains

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

Location: Front Living Room



111. Water stains

WALLS \ General notes

91. Condition: • Cracks

Implication(s): Chance of structural movement | Damage or physical injury due to falling materials

Location: Front Laundry Area



112. Cracks

92. Condition: • Water damage

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

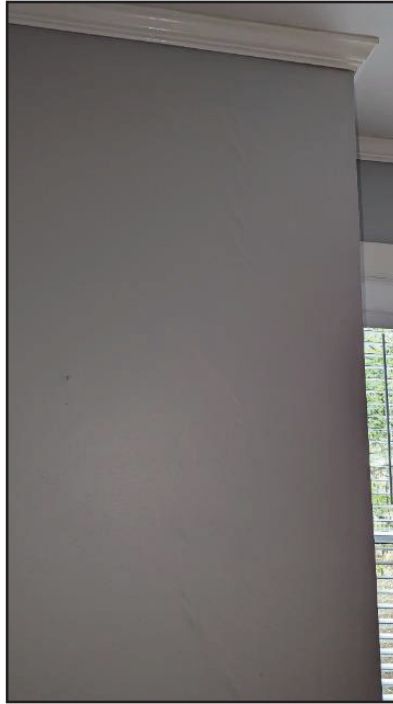
Location: Rear Left Office

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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113. Water damage

WALLS \ Plaster or drywall

93. Condition: • [Poor joints](#)

Location: Various



114. Poor joints

INTERIOR

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94. Condition: • [Cracked](#)

Location: Various Rear Second Floor Master Bedroom



115. Cracked

FLOORS \ General notes

95. Condition: • [Mechanical damage](#)

Implication(s): Trip or fall hazard

Location: Various Middle Living Room

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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116. Mechanical damage

WINDOWS \ General notes

96. Condition: • Difficult to operate

Implication(s): System inoperative or difficult to operate

Location: Various Throughout



117. Difficult to operate

97. Condition: • [Original lower quality units](#)

Implication(s): Increased heating costs | Increased maintenance costs

Location: Various Throughout

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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118. Original lower quality units

98. Condition: • Painted shut

Implication(s): Nuisance | Equipment inoperative

Location: Various



119. Painted shut

INTERIOR

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SUMMARY

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WINDOWS \ Glass (glazing)

99. Condition: • [Cracked](#)**Implication(s):** Physical injury**Location:** Various Rear Dining Room Kitchen

120. Cracked

100. Condition: • [Missing](#)**Implication(s):** Chance of water entering building | Increased heating and cooling costs | Reduced comfort**Location:** Various Middle Living Room & Dining Room Hall

121. Missing

101. Condition: • [Lost seal on double or triple glazing](#)**Implication(s):** Shortened life expectancy of material**Location:** Left Side Dining Room Kitchen

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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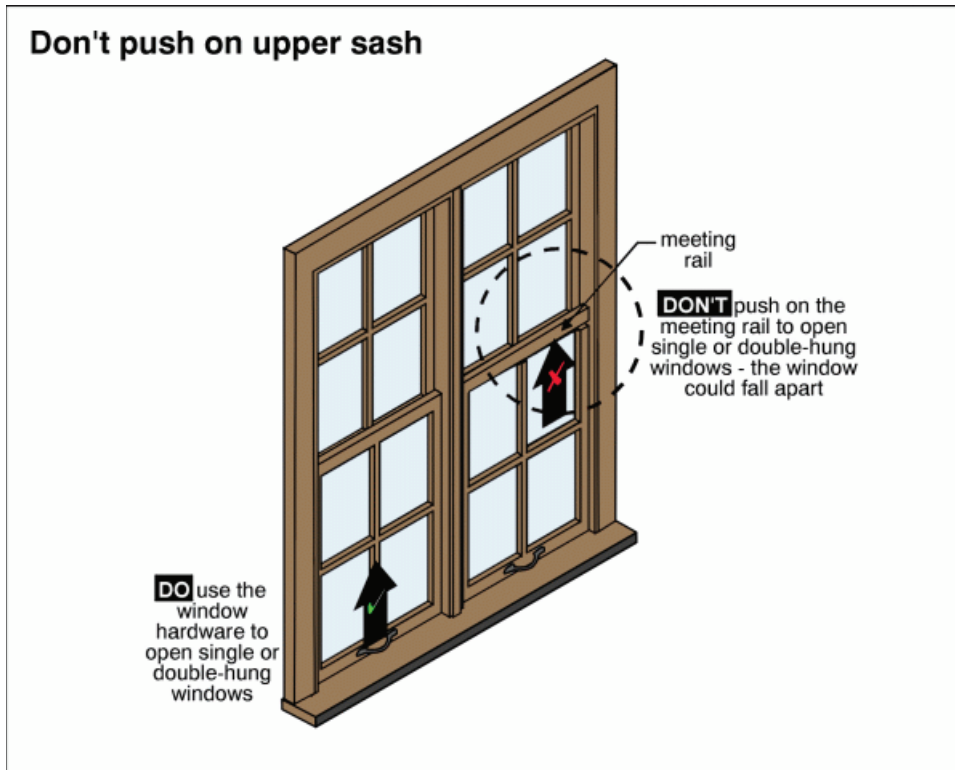
122. Lost seal on double or triple glazing

WINDOWS \ Sashes

102. Condition: • [Stiff](#)

Implication(s): Reduced operability

Location: Various



INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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123. Stiff

WINDOWS \ Frames

103. Condition: • [Rot](#)

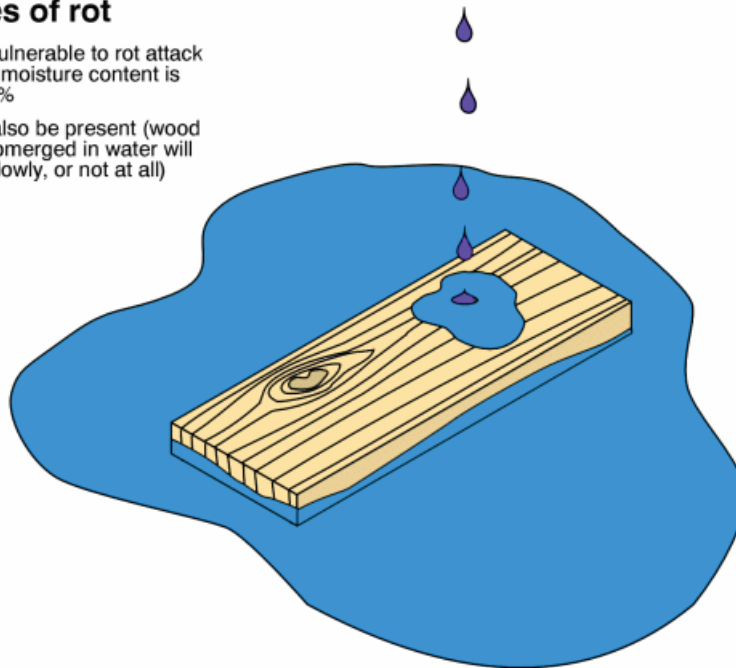
Implication(s): Chance of damage to structure | Material deterioration

Location: Various Throughout Attic Turret

Causes of rot

wood is vulnerable to rot attack when the moisture content is above 20%

air must also be present (wood totally submerged in water will rot very slowly, or not at all)



INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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124. Rot

WINDOWS \ Hardware

104. Condition: • [Inoperative](#)

Implication(s): System inoperative or difficult to operate

Location: Various Throughout



125. Inoperative

DOORS \ Doors and frames

105. Condition: • [Racked/out-of-square](#)

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

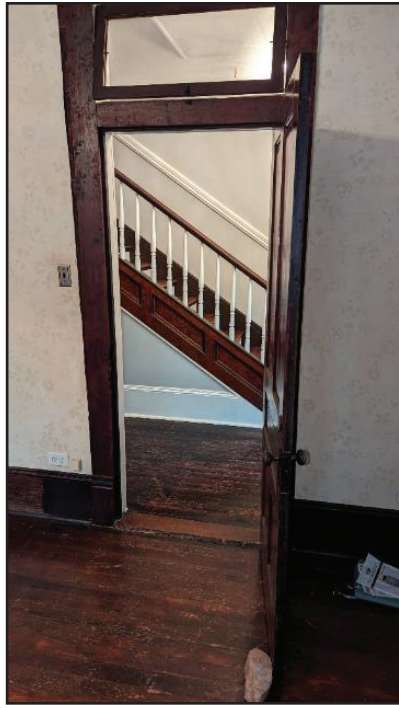
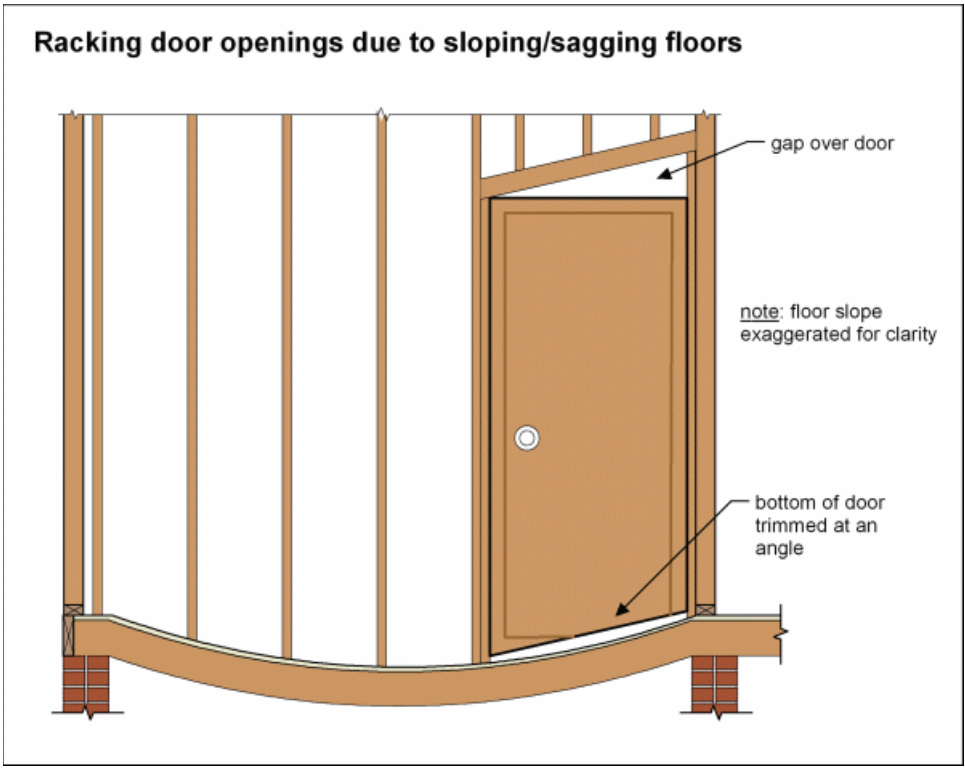
Location: Middle Living Room

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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126. Racked/out-of-square

106. Condition: • [Racked/out-of-square](#)

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

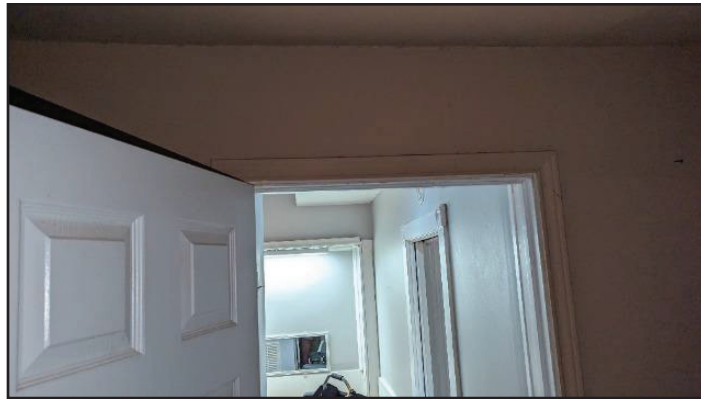
INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Location: Laundry Area

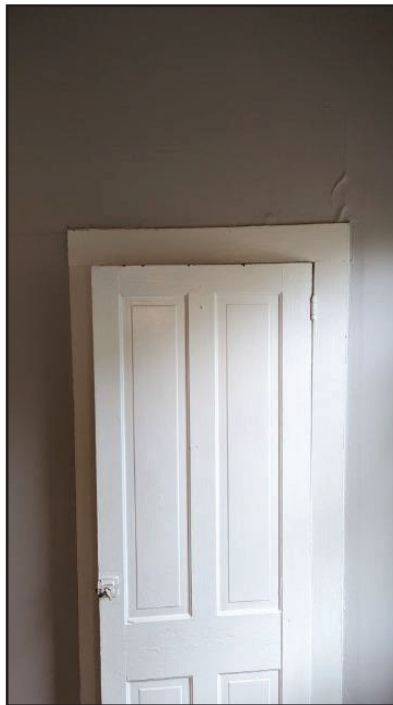


127. Racked/out-of-square

107. Condition: • [Loose or poor fit](#)

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

Location: Various



128. Loose or poor fit

108. Condition: • [Swings open or closed by itself](#)

Implication(s): Physical injury

Location: Various Throughout

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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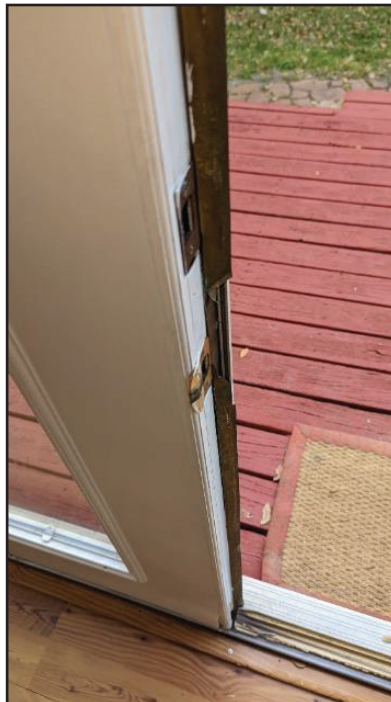


129. Swings open or closed by itself

109. Condition: • [Weatherstripping missing or ineffective](#)

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: Rear Middle Dining Room Kitchen



130. Weatherstripping missing or ineffective

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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110. Condition: • Binds

Implication(s): System inoperative or difficult to operate

Location: Rear Dining Room Kitchen

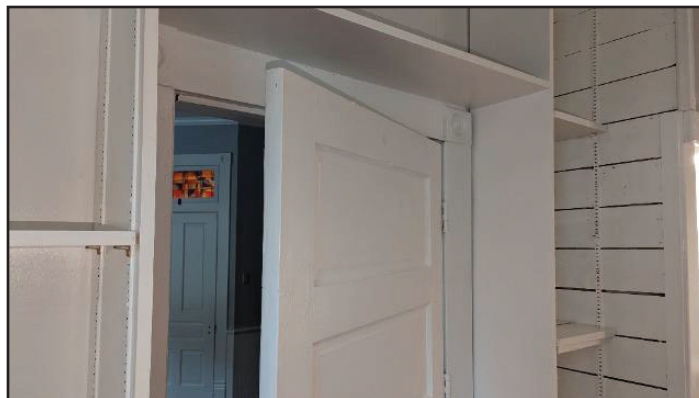


131. *Binds*

111. Condition: • Does not latch properly

Implication(s): System inoperative or difficult to operate

Location: Various Throughout



132. *Does not latch properly*

DOORS \ Glass (glazing)

112. Condition: • [Cracked](#)

Implication(s): Glass breaking | Physical injury

Location: Various Rear Dining Room Kitchen

INTERIOR

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133. Cracked

DOORS \ Hardware

113. Condition: • [Missing](#)

Implication(s): System inoperative or difficult to operate

Location: Middle First Floor Hall



134. Missing

114. Condition: • Does not latch properly

Implication(s): System inoperative or difficult to operate

Location: Left Side Office

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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135. Does not latch properly

CARPENTRY \ Cabinets

115. Condition: • [Pieces missing or loose](#)

Top Cabinets installed with no clearance

Implication(s): Damage or physical injury due to falling materials

Location: Rear Right Kitchen



136. Pieces missing or loose

116. Condition: • [Pieces missing or loose](#)

Implication(s): Damage or physical injury due to falling materials

Location: Middle Kitchen

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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137. Pieces missing or loose

117. Condition: • [Water damage](#)
Implication(s): Material deterioration
Location: Kitchen



138. Water damage

INTERIOR

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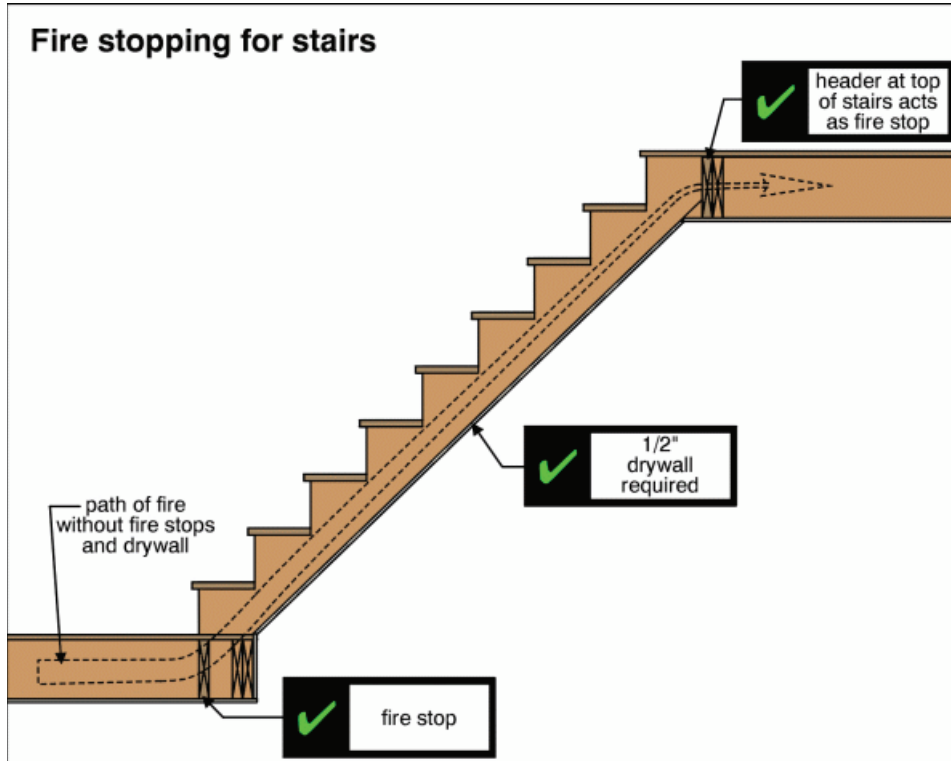
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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STAIRS \ Fire safety

118. Condition: • [Drywall missing or incomplete on underside of stairs](#)

Implication(s): Increased fire hazard

Location: Right Side Older Dining Room



139. Drywall missing or incomplete on underside...

INTERIOR

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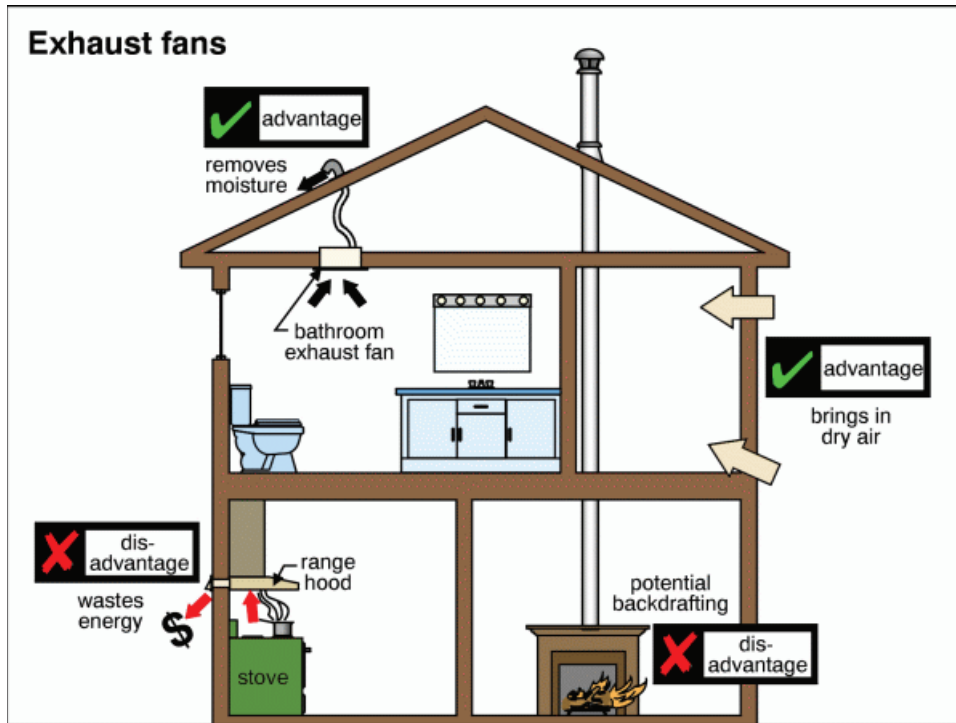
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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EXHAUST FANS \ General notes

119. Condition: • [Missing](#)

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

Location: Second Floor Hallway Bathroom



140. Missing

APPLIANCES \ Oven

120. Condition: • Anti-tipping device missing

Implication(s): Physical injury

Location: Rear Kitchen

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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141. Anti-tipping device missing

APPLIANCES \ Range

121. Condition: • Inoperative

Implication(s): System inoperative

Location: Kitchen



142. Inoperative

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APPLIANCES \ Microwave oven

122. Condition: • Loose

Implication(s): Water Penetration

Location: Kitchen



143. Loose

APPLIANCES \ Dishwasher

123. Condition: • Backflow prevention high loop missing

Implication(s): Back-flow of water into the dishwasher, possibly contaminating dishes

Location: Kitchen

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144. Backflow prevention high loop missing

APPLIANCES \ Waste disposal

124. Condition: • Jammed

Implication(s): Equipment inoperative

Location: Kitchen



145. Jammed

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END OF REPORT

APPENDIX

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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OR CALL/EMAIL DAN SCOTT AT (210)346-8154 OR
DAN.SCOTT@SECURE24PROMOS.COM

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EMAIL: DAN.SCOTT@SECURE24PROMOS.COM

benefits:



remotely arm & disarm system



lighting & climate control



garage door control



remotely lock & unlock doors

\$100 check mailed 30 days after installation. \$99 customer deposit. 36 month monitoring agreement required at \$44.99 per month. Form of payment must be by credit card or electronic charge to your checking or saving account. Offer applies to homeowners only. Local permit fees may be required. Satisfactory credit history required. Certain restrictions may apply. Offer valid for new ADT Authorized Dealer customers only and not on purchases from ADT Security Services, Inc. Other rate plans available.

REFERENCE LIBRARY

404 South Beauregard Street, Alvin, TX March 16, 2023

www.securedinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

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