



**SUMMARY**  
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2.1.1 A. Foundations

**FOUNDATION CRACKS - MINOR**

 Recommendation

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation  
Contact a foundation contractor.



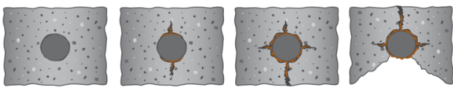
2.1.2 A. Foundations

**EXPOSED REBAR**

 Recommendation

Exposed rebar observed. Recommend filling with concrete filler. If left expose, future expansion of rebar will cause more cracking and spalling to concrete slab. Recommend sealing with masonry sealant or fresh concrete.

Recommendation  
Contact a qualified professional.



BEFORE CORROSION. BUILD-UP OF CORROSION PRODUCTS. FURTHER CORROSION, SURFACE CRACKS, STAINS. EVENTUAL SPALLING, CORRODED BAR, EXPOSED.

The corrosion cycle of steel begins with the rust expanding on the surface of the bar and causing cracking near the steel/concrete interface. As time marches on, the corrosion products build up and cause more extensive cracking until the concrete breaks away from the bar, eventually causing spalling.



### 2.2.1 B. Grading and Drainage **STANDING WATER**

Recommendation

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

Recommendation  
Contact a qualified landscaping contractor



### 2.3.1 C. Roof Covering Materials **DAMAGED SOFFIT**

Recommendation

Observed area of soffit that was damaged. Recommend qualified contractor to evaluate and repair

Recommendation  
Contact a qualified professional.



### 2.5.1 E. Walls (Interior and Exterior) **CRACKS, MINOR - EXTERIOR**

Recommendation

Minor cracking was observed on the exterior siding of the home. The cracks were located in common areas that are not likely to be structural in nature. Recommend monitoring, or if desired have a qualified contractor/or builder to repoint these areas.

Recommendation  
Contact a qualified siding specialist.



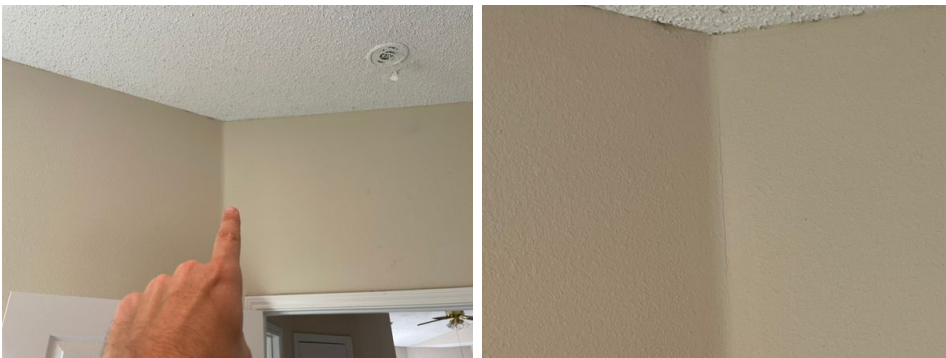


2.5.2 E. Walls (Interior and Exterior)  
**CRACKS, MINOR - INTERIOR**

 Recommendation

Minor cracking was observed on the interior finish of the home. The cracks were located in common areas that are not likely to be structural in nature. Recommend monitoring, or if desired have a qualified contractor/or builder to refinish and repaint these areas.

Recommendation  
 Contact a qualified professional.



2.5.3 E. Walls (Interior and Exterior)  
**SEALING IMPROVEMENTS - EXTERIOR PENETRATIONS**

 Recommendation

Observed areas of the exterior home that have gaps in need of being sealed or filled to Prevent damage to the wall cavity, pests from entering the building, and cool air from possibly freezing pipes. Recommend qualified contractor to reseal these areas

Recommendation  
 Contact a qualified professional.



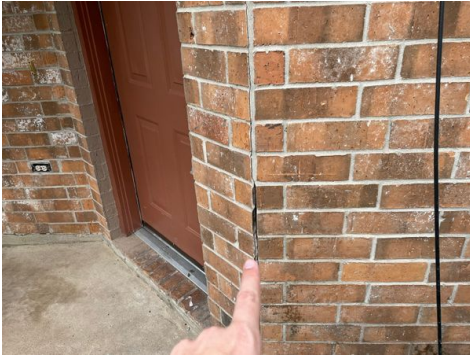


#### 2.5.4 E. Walls (Interior and Exterior) **MISSING MORTAR**

 Recommendation

Observed areas of the exterior siding with missing mortar. This is a potential entry point for pests and moisture. Recommend qualified contractor to repair

Recommendation  
Contact a qualified professional.



#### 2.5.5 E. Walls (Interior and Exterior) **RECOMMEND PEST CONTROL**

 Recommendation

Observed areas of the exterior where what appeared to be ants entering the home. Recommend pest control.

Recommendation  
Contact a qualified professional.





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

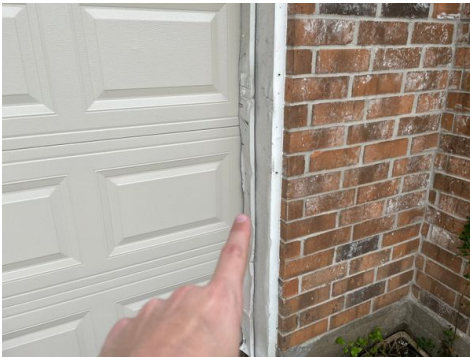
#### **EXTERIOR TRIM DAMAGE**

 Recommendation

Observed areas of the exterior garage trim that were damaged. Such damage can reduce the trim's ability to ward off water from entering the wall structure. Recommend qualified contractor to repair

Recommendation

Contact a qualified professional.



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

#### **RUSTED GARAGE LINTEL**

 Recommendation

Observed lintel over garage that was rusted. This can cause cracking of the surrounding veneer and a loss of support of the masonry above. Recommend qualified contractor to evaluate and repair

Recommendation

Contact a qualified professional.



2.5.8 E. Walls (Interior and Exterior)

**SEALING IMPROVEMENTS-INTERIOR**

Recommendation

Observed areas of the interior in need of sealing to prevent pest entry and loss of conditioned air. Recommend qualified contractor to repair

Recommendation  
Contact a qualified professional.



2.6.1 F. Ceilings and Floors

**SMOKE DETECTOR NOT PRESENT IN ROOMS**

Recommendation

The National Fire Protection Association recommends homes should have smoke alarms installed inside every bedroom, outside each sleeping area and on every level of the home

Recommendation  
Recommended DIY Project



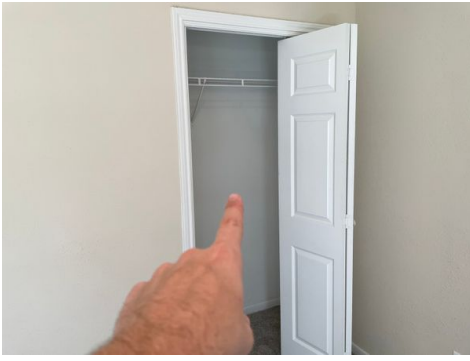
2.6.2 F. Ceilings and Floors

**STAIN ON CEILING**

Recommendation

Observed stain on ceiling in a bedroom closet. Moisture was active and likely from the melt water of the frozen line set. Recommend HVAC issue be resolved first and then having a qualified contractor to repair any water damage to the ceiling

Recommendation  
Contact a qualified professional.



2.7.1 G. Doors (Interior and Exterior)

**MISSING DOOR STOPS**

Observe missing doorstops in one or more areas around home. Recommend installing doorstops on all doors lacking them

Recommendation  
Contact a qualified professional.



2.7.2 G. Doors (Interior and Exterior)

**CLOSET DOOR DETACHED**

Observed door to closet that was detached from the railing. Recommend qualified contractor for repair

Recommendation  
Contact a qualified professional.



2.8.1 H. Windows

**DAMAGED SCREEN**

One or more window screens were observed to be damaged. Recommend replacement by a qualified contractor

Recommendation  
Contact a qualified professional.



2.8.2 H. Windows

**MOISTURE DAMAGE AROUND WINDOW TRIM**

Observed moisture damage on most of the windows. Recommend qualified contractor to ensure all windows are properly sealed and then monitoring.





Recommendation  
Contact a qualified professional.



### 2.8.3 H. Windows

#### **RUSTED WINDOW LINTEL**

 Recommendation

Observed Rusted door lintel exposed to water and moisture in one or more areas. Recommend sealing to prevent lintel from rusting out further and expanding causing issues in the future. Recommend properly sealing and monitoring .

Recommendation  
Contact a qualified professional.



### 2.8.4 H. Windows

#### **MINOR CRACKING AROUND INTERIOR WINDOW TRIM**

 Recommendation

Observed minor cracking around interior window trim. Recommend properly sealing or caulking and re-painting

Recommendation  
Contact a qualified professional.





### CAULKING IMPROVEMENTS NEEDED

Observed caulking improvements needed around several windows. Caulking should be replaced every 5 years and monitored yearly. Recommend qualified contractor to repair

Recommendation

Contact a qualified professional.

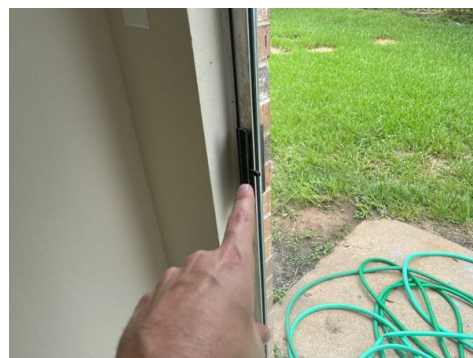


### SLIDING GLASS DOOR NOT LATCHING

Observed sliding glass door that would not latch preventing the door from being locked at the handle. Recommend qualified professional for repair

Recommendation

Contact a qualified professional.



### MISSING OR FADED LABELS

Electrical panel does not have labels or labels are too faded to read. Recommend a qualified electrician test and properly label all switches.

Recommendation

Contact a qualified electrical contractor.



### COVER PLATES MISSING /DAMAGED

One or more receptacles have a damaged or missing cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.



### OUTLETS PAINTED

Paint was observed on all outlets within the home. Any outlets (receptacles) that have been painted over or that have drywall mud on them should be replaced. They should be replaced for safety reasons. Recommend licensed electrician to further evaluate all wiring behind outlets and suggest a course of action.

Recommendation

Contact a qualified professional.

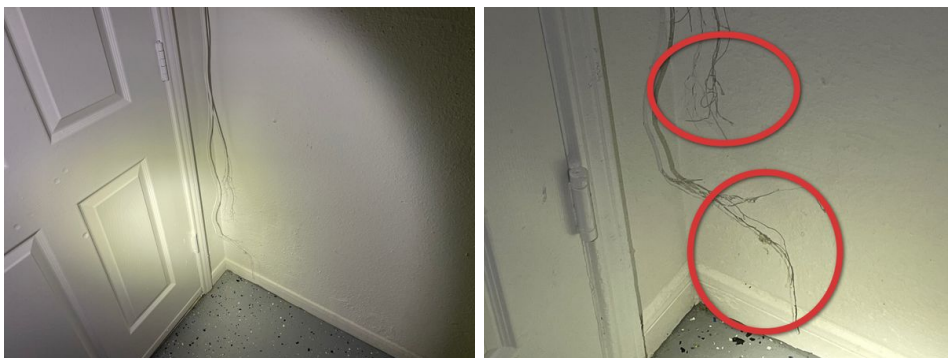


### EXPOSED ENDS & SPLICES

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

Recommendation

Contact a qualified electrical contractor.

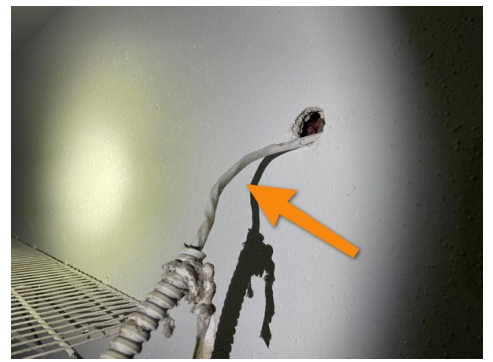


### CONDUCTOR NOT PROTECTED AT WALL PENETRATION



Observed conductor for water heater whose conduit does not extend through the wall. Recommend qualified electrician to install conduit that extends through the wall to protect the conductor from damage

Recommendation  
Contact a qualified professional.



3.2.5 B. Branch Circuits, Connected Devices, and Fixtures

 Recommendation

### MISSING LIGHT BULBS

Observed that many of the light fixtures in the home were missing bulbs, preventing verification of their operability. Recommend installing light bulbs on all fixtures lacking them

Recommendation  
Contact a qualified professional.



Garage

3.2.6 B. Branch Circuits, Connected Devices, and Fixtures

### NO COVER ON EMERGENCY DISCONNECT

 Recommendation

Observed lack of cover on AC condenser emergency disconnect. This leaves the wiring and components exposed to the elements. Recommend qualified electrician to install cover

Recommendation  
Contact a qualified professional.



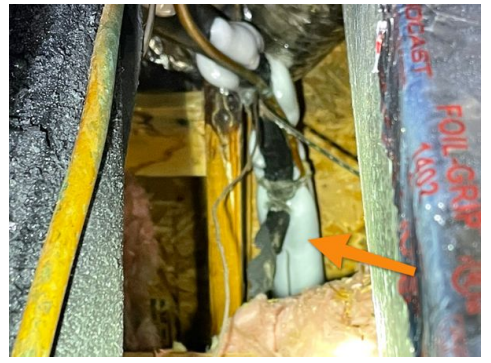
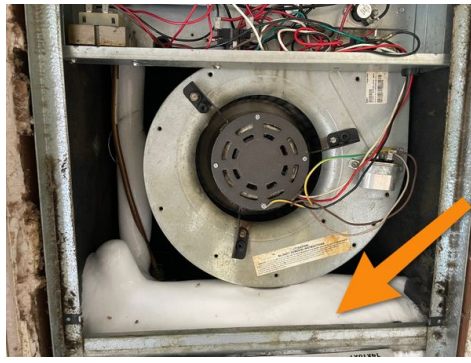
4.1.1 A. Heating Equipment

### SYSTEM FROZEN

 Recommendation

Observed many of components in the furnace to be frozen solid. Recommend qualified HVAC technician to evaluate and repair IMMEDIATELY

Recommendation  
Contact a qualified professional.



5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures  
**FAULTY SHOWER DIVERTER**

 Recommendation

Observed shower diverter that would not fully direct water to showerhead, causing a loss of pressure for the shower. Recommend qualified plumber for repair

Recommendation  
Contact a qualified professional.

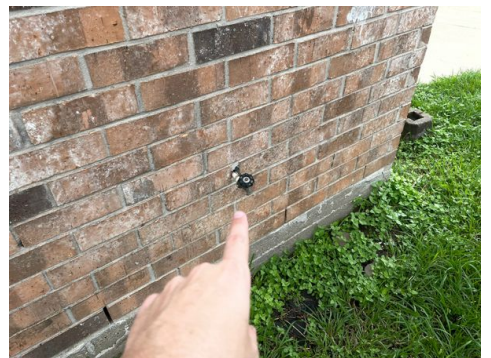


5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures  
**NO WATER AT FIXTURE**

 Recommendation

Observed hose bib with no running water. Recommend qualified plumber to repair

Recommendation  
Contact a qualified professional.





6.2.1 B. Food Waste Disposers

**INOPERABLE**

Garbage disposal was inoperable at the time of inspection.  
Recommend qualified handyman repair.

[Here is a DIY resource for troubleshooting.](#)

Recommendation  
Contact a qualified handyman.



6.8.1 H. Dryer Exhaust Systems

**NO CAP ON VENT**

Observed unused dryer vent that was not capped which is an entry point for pests. Recommend this installing cap on dryer vent until dryer is installed

Recommendation  
Contact a qualified professional.

