

ALLTEX HOME INSPECTIONS



5822 PINELLAS PARK
SPRING, TX 77379

ALLTEX HOME INSPECTIONS

STEPHEN PERRY
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SUGAR LAND, TX 77498

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INVOICE

SOLD TO:

RAUL & VELMA RODRIGUEZ

TX

INVOICE NUMBER 20230313RODRIGUEZ-01
INVOICE DATE 03/13/2023

LOCATION 5822 PINELLAS PARK

REALTOR

| DESCRIPTION | PRICE | AMOUNT |
|----------------------------|--------------------|---------------|
| Inspection Fee | \$525.00 | \$525.00 |
| 3/13/2023 PAID \$525 CHECK | (\$525.00) | (\$525.00) |
| | SUBTOTAL | \$525.00 |
| | TAX | \$0.00 |
| | TOTAL | \$525.00 |
| | BALANCE DUE | \$0.00 |

THANK YOU FOR YOUR BUSINESS!



PROPERTY INSPECTION REPORT FORM

| | |
|--|---|
| RAUL & VELMA RODRIGUEZ <i>Name of Client</i> | 03/13/2023 <i>Date of Inspection</i> |
| 5822 PINELLAS PARK, SPRING, TX 77379 <i>Address of Inspected Property</i> | |
| Stephen Perry <i>Name of Inspector</i> | 7854 <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 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.

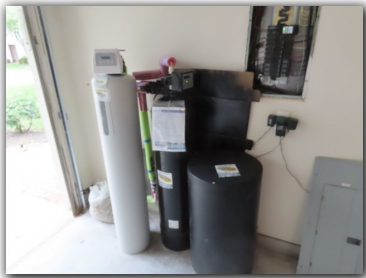
INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN 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

Present at Inspection: Buyer Selling Agent Listing Agent Occupant
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain Temp: 60 _____
Utilities On: Yes No Water No Electricity No Gas
Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

- Attic Space is Limited - Viewed from Accessible Areas**
- Plumbing Areas - Only Visible Plumbing Inspected**
- Walls/Ceilings Covered or Freshly Painted
- Behind/Under Furniture and/or Stored Items
- Water softeners are outside the scope of the inspection; not inspected.



- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any**

reference of water intrusion is recommended that a professional investigation be obtained.

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

I=Inspected

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Ground

Comments:

Signs of Structural Movement or Settling

- Cracks in brick, Some cracks previously pointed/repared**
- Floors not level**
- Separations between trim and siding**
- Separations at the attic rafters and ridge beam**
- Cracks in wall(s) and / or ceiling**
- Door / window frames out of square (some doors rub on the frame, not latching, and also some windows have a broken seal)**

Performance Opinion: (An opinion on performance is mandatory)

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

- Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.**

AS PART OF THE FOUNDATION INSPECTION THE ELEVATION OF THE FLOOR WAS CHECKED FOR EXCESSIVE SLOPE WITH A "ZIP LEVEL/ PRO-2000"- ("HIGH PRECISION ALTIMETER"). A REFERENCE POINT WAS SELECTED IN THE MIDDLE OF HOUSE AND ELEVATION MEASUREMENTS WERE TAKEN IN EACH ROOM. IT WAS DETERMINED AFTER CAREFUL EVALUATION OF THE DATA OBTAINED THAT THE FOUNDATION ELEVATION/SLOPE IS WITHIN ACCEPTABLE TOLERANCES. THE FRONT SECONDARY BEDROOM WAS SHOWING -1.1 INCHES LOW. THIS DOES SHOW SOME SETTLEMENT BUT IS NOT CONSIDERED EXCESSIVE. HOWEVER, DUE TO MANY SIGNS OF

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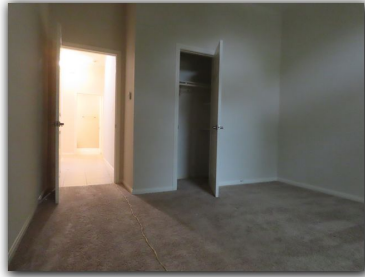
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STRUCTURAL SETTLEMENT I DO RECOMMENDEVALUATION OF THE HOME BY A STRUCTURAL ENGINEER.

RECOMMEND PROPER MOISTURE MAINTENANCE OF THE SOIL SURROUNDING THE HOMES PERIMETER AND THE LARGE TREE IN THE FRONT YARD HAVE A ROOF BARRIER SYSTEM INSTALLED AS WELL.



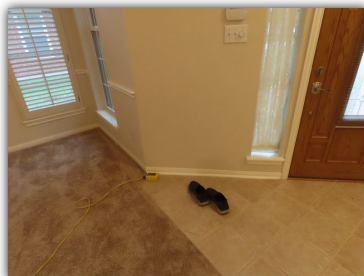
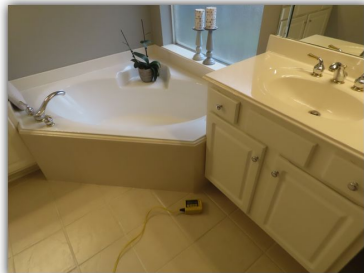
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☑ Slab-on-grade foundations are the most common type of foundations in the greater houston area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage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

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

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper

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

☑ DEFICIENCY-(MINOR COSMETIC DEFICIENCY- "CORNER POP" ON THE OUTSIDE CORNERS OF THE SLAB THAT IS RECOMMENDED TO BE POINTED WITH MORTAR (Deficiency)****



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B. Grading and Drainage

Comments:

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

Erosion or ponding at the French drains that are recessed deep below grade; needs large rocks installed to prevent erosion and the drain system from becoming clogged.



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- **THE GUTTER DOWN SPOUTS HAVE FLEX TUBING CONNECTIONS TO THE FRENCH DRAINS BELOW SURFACE THAT ARE NOT RECOMMENDED DUE TO POTENTIAL LEAKS WITH THESE TYPE TUBES. IT IS RECOMMENDED TO HAVE A SOLID PVC TYPE DRAINS THAT TERMINATE TO FRENCH DRAIN BELOW SURFACE **** (Deficiency) ******



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

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C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: Roof Level

Comments: **The roof appears to be approx. 12 years old and does have deficiencies detailed below and active roof leaks as well. In need of repairs by a roofing expert.**

- **There is hail damage present; recommend overall evaluation and repairs or potential roof replacement by a roofing expert.**(Deficiency)****



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Trim, soffit, fascia boards are in need of repair **** (Deficiency) ** (signs of vermin attempting to gain entry into the home; in need of repair and evaluation by a pest expert)**



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Flashing is lifting, ill configured, or missing; and active roof leaks with water stains/patchwork on the master closet below. In need of repairs by a roofing expert. **** (Deficiency) ****



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- **THERE IS VENTS AND FLUES WITH RAISED FLASHING THAT NEEDS TO BE PROPERLY SEALED DOWN BY A ROOFING EXPERT.**(Deficiency)****



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- **THERE IS SEVERAL RAISED SHINGLES IN VARIOUS LOCATIONS THAT NEEDS TO BE REPAIRED AND PROPERLY SEALED DOWN BY A ROOFING EXPERT** **** (Deficiency)****



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Previous Repairs to Roof At: BACK PORCH



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D. Roof Structures and Attics

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: 12 to 14 inches

Approximate Average Thickness of Vertical Insulation: 6 inches

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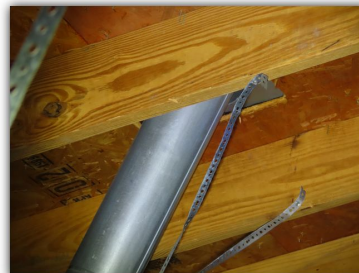


IT WOULD BE RECOMMENDED TO HAVE RADIANT BARRIER APPLIED TO THE ROOF SHEATHING FOR IMPROVED ENERGY EFFICIENCY.

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



Evidence of moisture penetration **** (Deficiency) ** (above the master closet); in need of repair by a roofing expert)**



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

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Damaged access ladder; LOOSE HARDWARE, SAFETY HAZARD AND IN NEED OF REPAIRS OR REPLACEMENT. (Deficiency)****



There is not a clear continuous solid pathway leading to the hvac equipment from the attic entrance as is required for safety and also needs a step down to the sharp drop down from the attic entry down to the pathway to the equipment. (Deficiency)****

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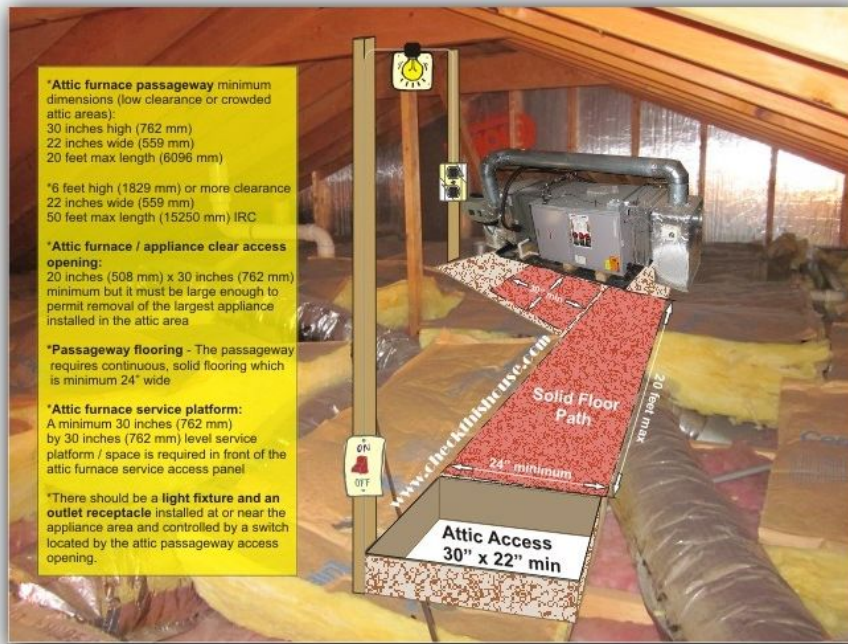
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E. Walls (Interior and Exterior)

Comments:

Interior Walls:

Signs of Structural Settling

- **THERE IS SOME CRACKS/PATCHED CRACKS ON THE WALLS, SEPARATIONS BETWEEN TRIM THAT INDICATES SOME STRUCTURAL SETTLEMENT. ** (Deficiency) ****
- **INDICATING STRUCTURAL SETTLEMENT THAT NEEDS TO BE PATCHED/FINISHED/TEXTURED AND MONITORED FOR ANY FURTHER CRACKING**



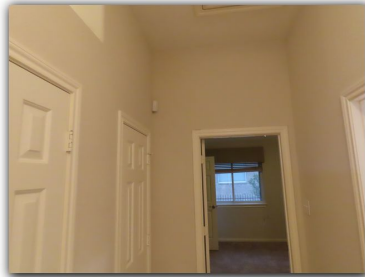
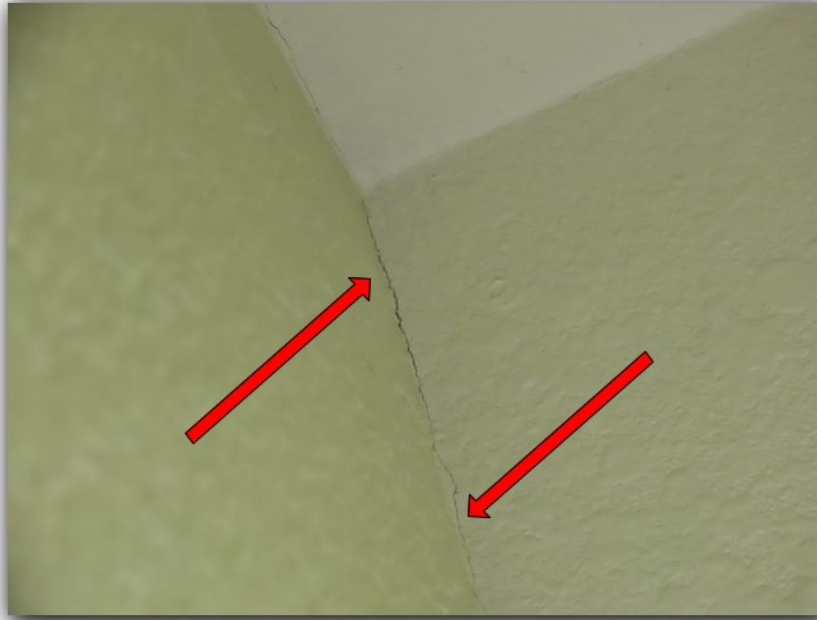
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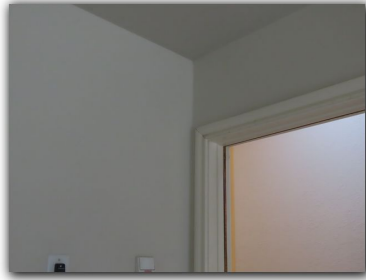
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Exterior Walls:

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

Rusted steel lintels that need repairs and paint **** (Deficiency)****



Caulking / sealant is separated or missing in some areas **** (Deficiency)** (Separations in trim and calking at the brick can also be a sign of structural settlement as well)**



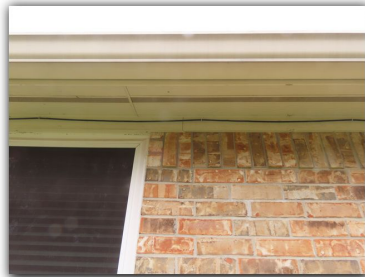
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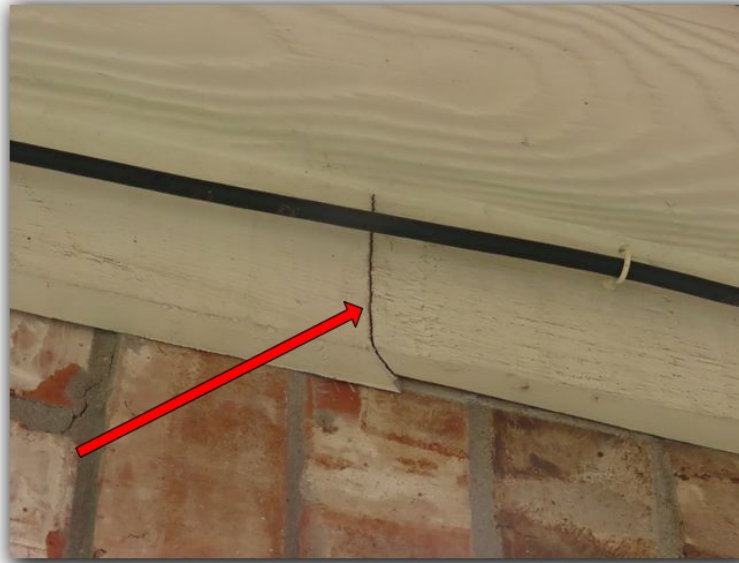
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Some cracks at the brick; SIGNS OF STRUCTURAL SETTLEMENT ABOVE

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THE GARAGE THAT NEEDS TO BE REPAIRED/POINTED BY A MASONRY REPAIR EXPERT AND ALSO MONITORED FOR ANY FURTHER SIGNS OF STRUCTURAL SETTLEMENT.(Deficiency)****



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STUCCO IF NOT SEALED PROPERLY DUE TO CRACKS OR OPENINGS AND SEPARATIONS CAN ALLOW MOISTURE TO BECOME TRAPPED INSIDE THE WALL THAT IS SOMETIMES NOT VISIBLE FROM THE INSIDE WALLS OR EXTERIOR WALLS AND CAN CAUSE ROTTED FRAMING AND MOLD INSIDE THE WALLS UNDETECTED FOR A LONG PERIOD OF TIME IF NOT PROPERLY SEALED. ANY AREAS OF STUCCO THAT ARE NOT PROPERLY SEALED OR CRACKS AND SEPARATIONS SHOULD BE PROPERLY REPAIRED AND SEALED. I DO RECOMMEND FURTHER EVALUATION AND REPAIRS BY A STUCCO EXPERT.

There is a lack of caulking in several locations of trim, accent molding and a lack of weep screed/drainage system in some locations that can result in water penetrations with stucco if not properly sealed. In addition, there is other locations shown below that does also need caulking (high performance caulking recommended) in various locations of the stucco

Due to the lack of caulking in some of the key areas

I do recommend an evaluation for "invasive stucco inspection" by a stucco expert that includes probing the walls with a moisture meter to determine if there may be potential high levels of moisture inside the wall in these locations that can remain trapped inside the wall and result in moisture related damage such as rotted

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framing/mold/insulation and wall damage.

RECOMMEND FURTHER EVALUATION BY A STUCCO

EXPERT. * (Deficiency) *****



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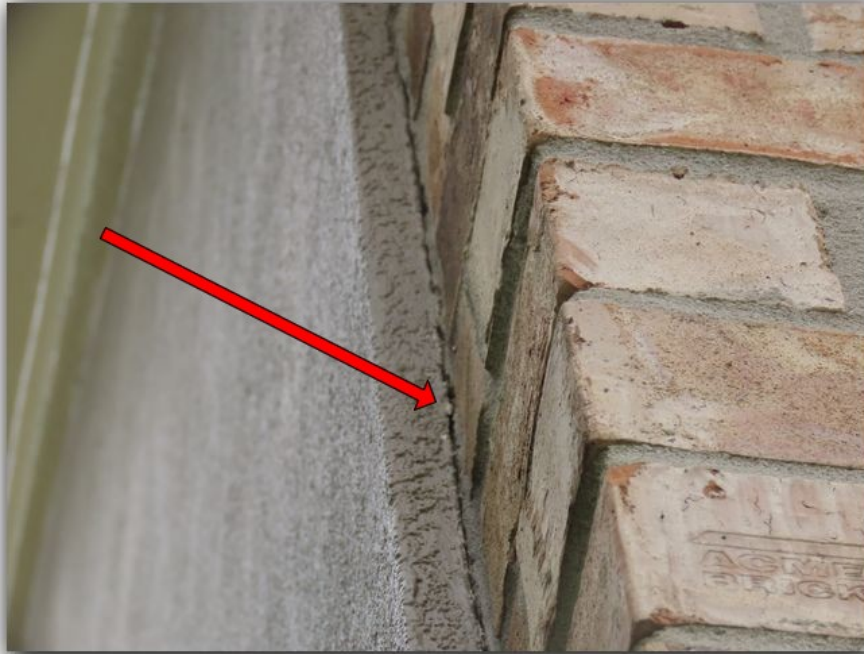
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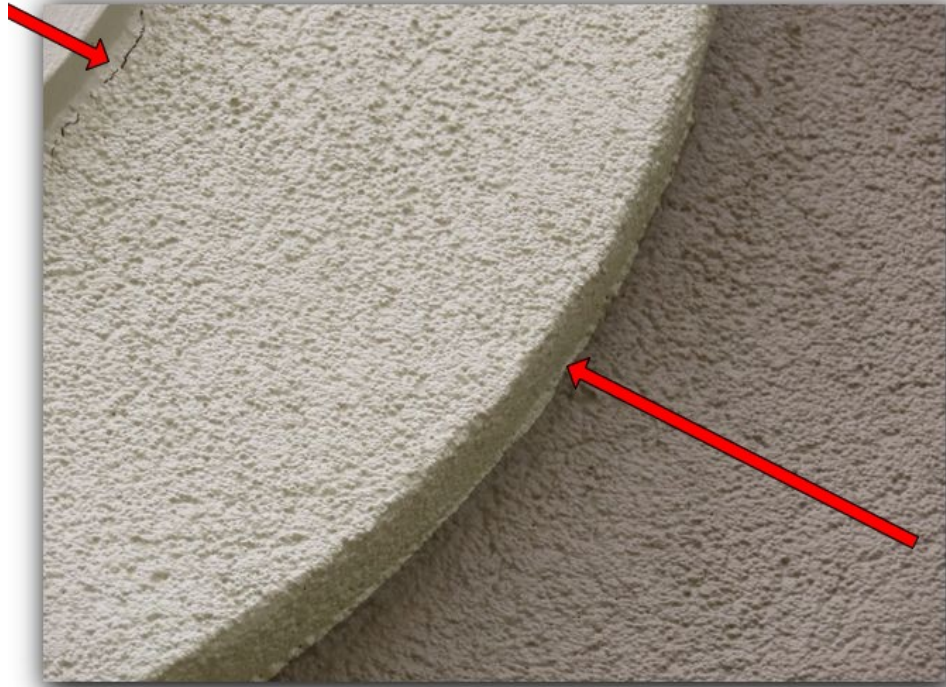
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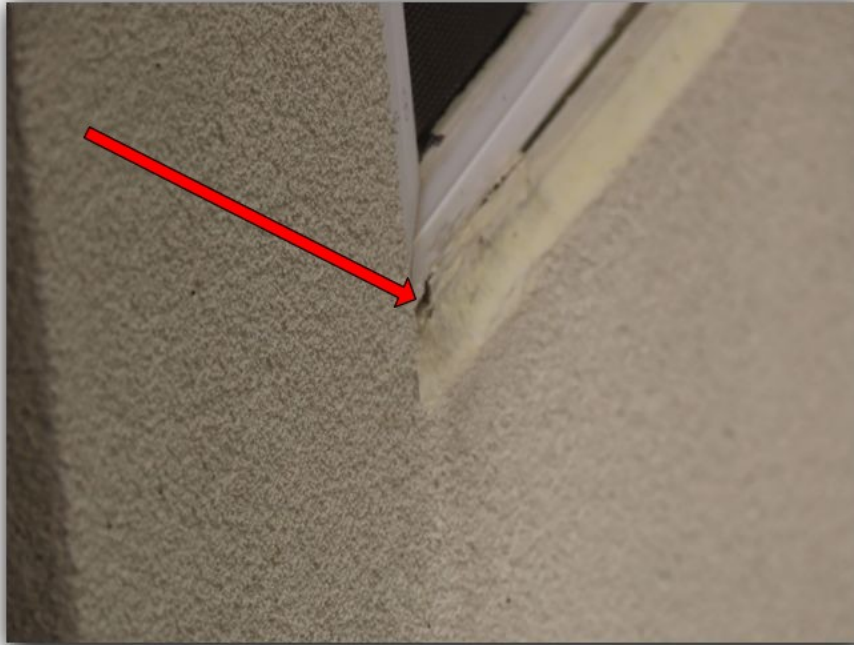
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- **The bottom of the stucco wall terminations does not have weep screed or drainage system present; in need of evaluation and repairs by a stucco expert.**

**** (Deficiency) ****



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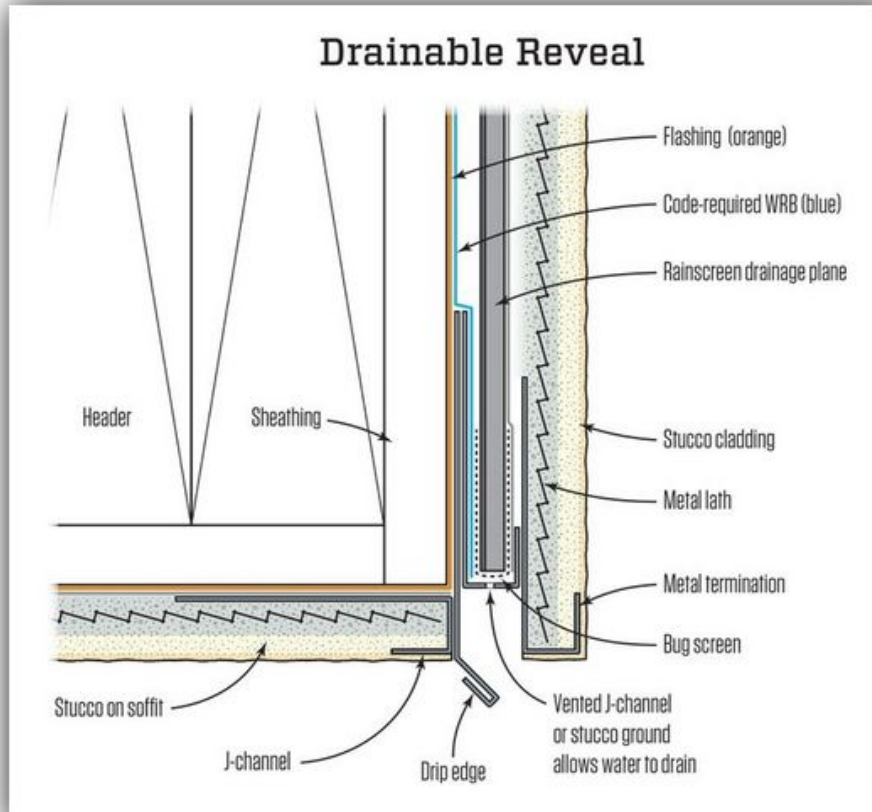
I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



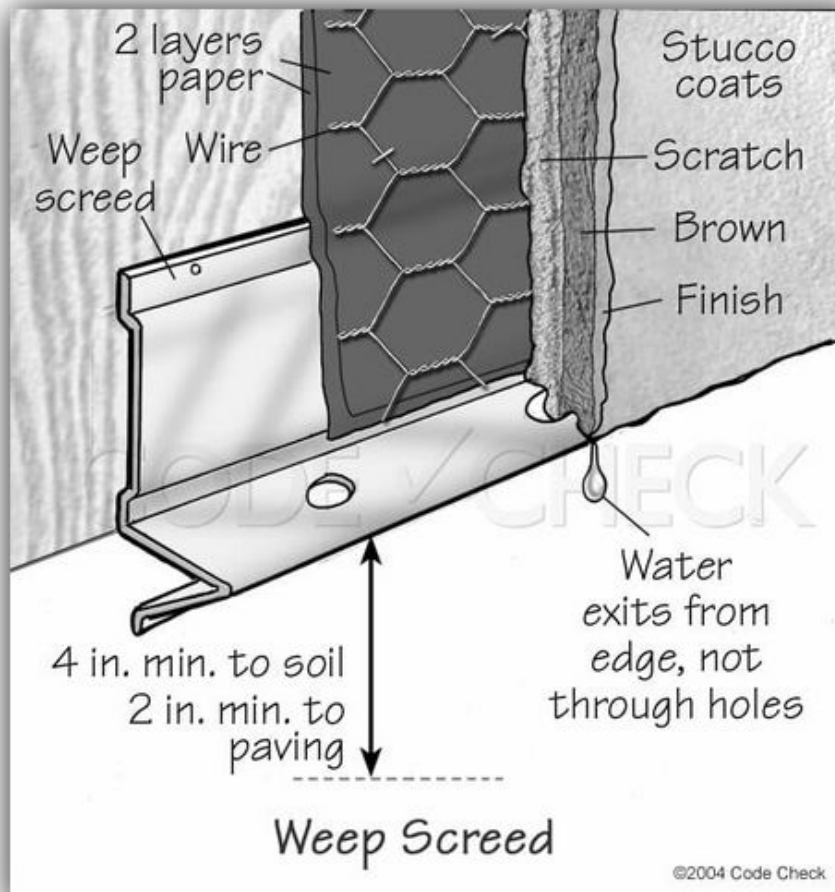
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F. Ceilings and Floors

Comments:

Water stain/water damage previously painted over in the master closet; active roof leak with a vent located in the attic directly above this location and has raised flashing at the roof level. In need of repairs by a drywall repair expert, roofing expert, and a mold inspection by a licensed mold inspector as well. ** (Deficiency) **

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| I | NI | NP | D |
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- Ceiling cracks in some areas** (Deficiency)****
- Signs of structural settling**
 - **INDICATING STRUCTURAL SETTLEMENT THAT NEEDS TO BE PATCHED/FINISHED/TEXTURED AND MONITORED FOR ANY FURTHER CRACKING**

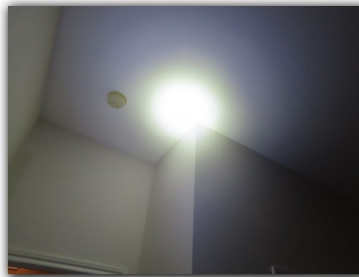
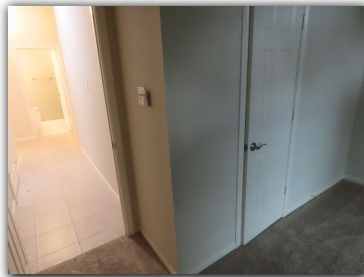
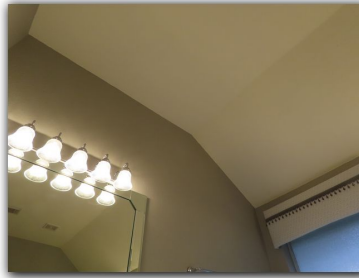
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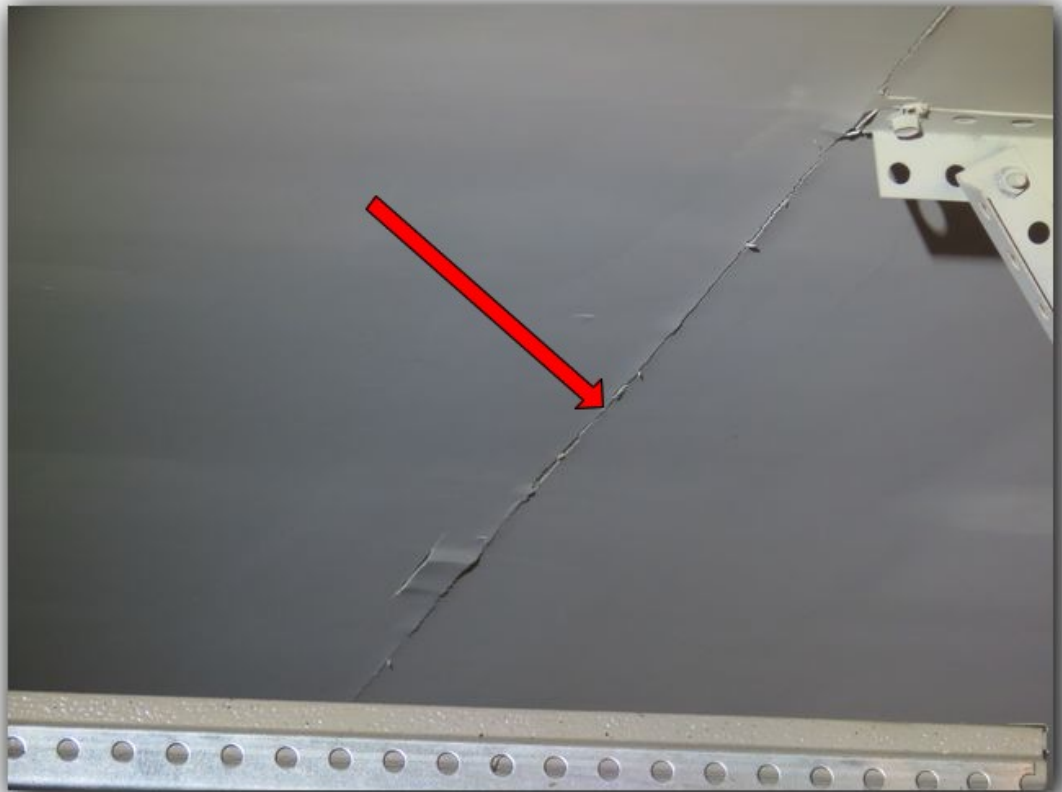
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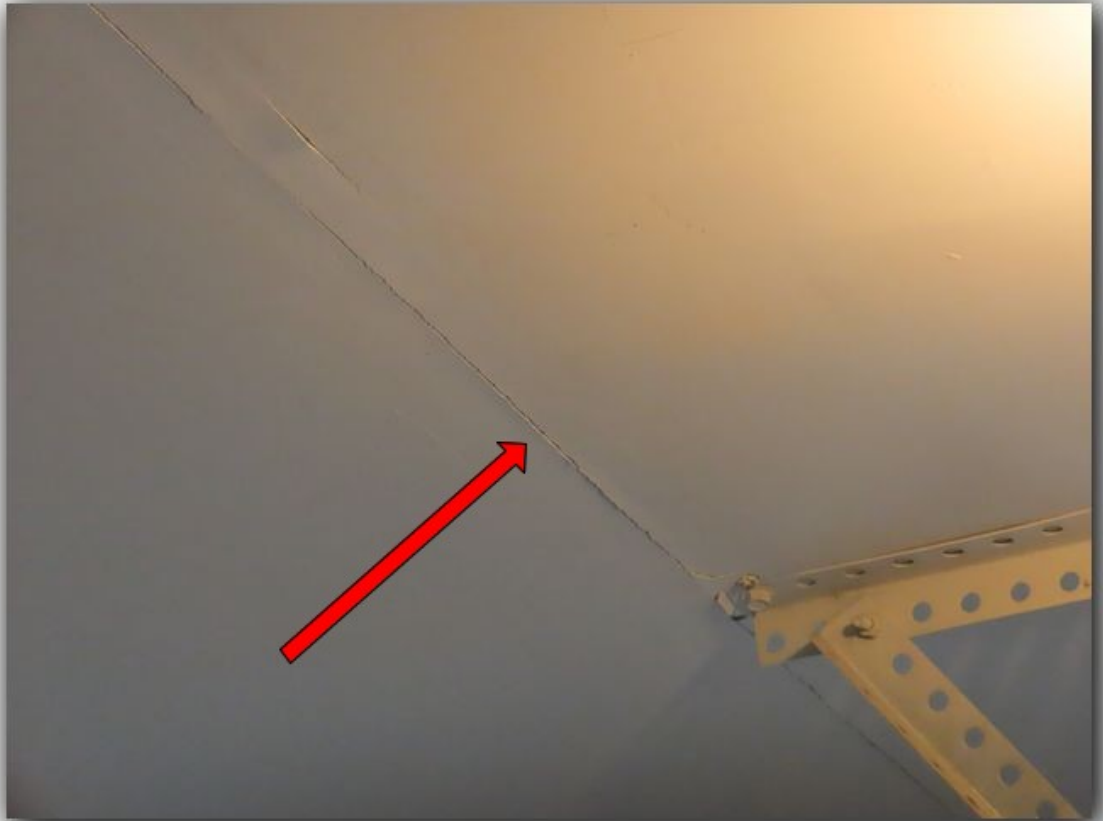
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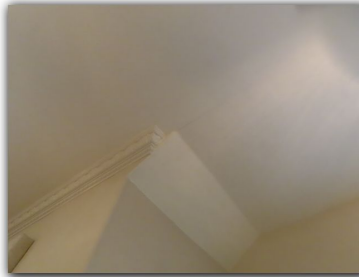
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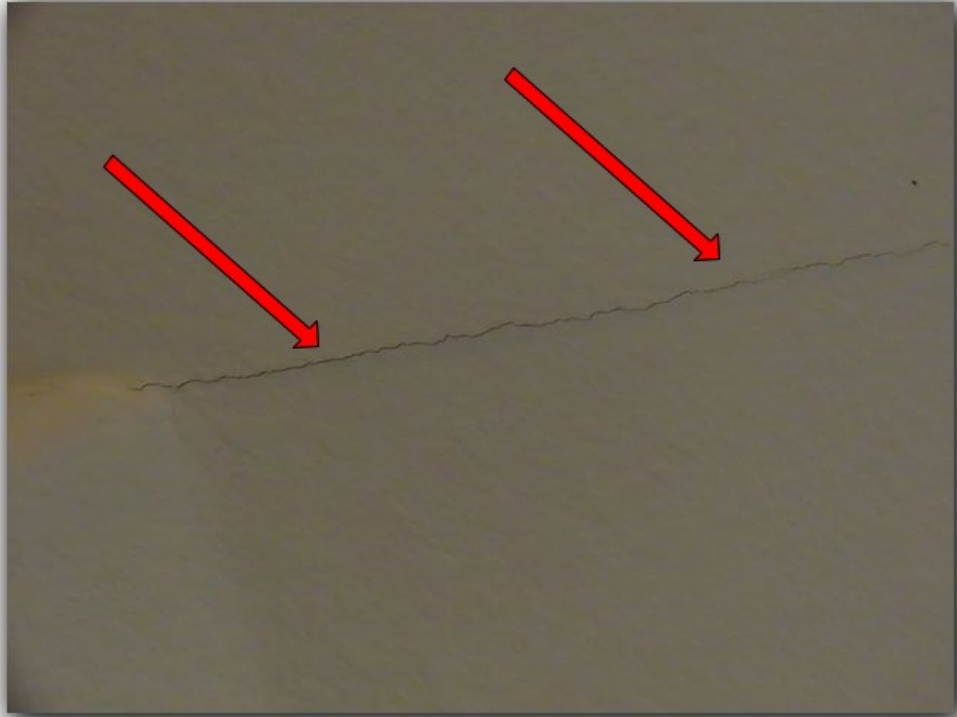
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G. Doors (Interior and Exterior)

Comments:

Interior Doors

- **Front secondary bedroom closet door is not latching; a sign of structural settlement and in need of repair.** (Deficiency)****



Exterior Doors

Doors rub, stick or hit frames: _____

- Garage entry door is rubbing on the frame and can be a sign of structural settlement; in need of evaluation and repair. **** (Deficiency)****

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I NI NP D



- **THE GARAGE ENTRY DOOR IS NOT SELF CLOSING AS REQUIRED FOR FIRE SAFETY FOR ATTACHED GARAGE ENTRY DOORS.** (Deficiency)****



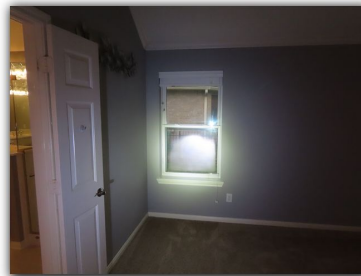
Garage Doors

Type: Metal Wood Fiberglass Doors / panels are damaged

H. Windows

Comments:

- Some window / door screens are damaged or missing
- Thermal pane window seals have failed, moisture is present **** (Deficiency)**** (SOME WINDOW HAVE A BROKEN SEAL, CAN BE A SIGN OF STRUCTURAL SETTLEMENT AND DOES REQUIRE WINDOW SASH REPLACEMENT AS WELL)



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



I. Stairways (Interior and Exterior)

Comments:
INTERIOR

EXTERIOR

J. Fireplaces and Chimneys

Comments:

Type of Fireplace: Factory Masonry Free Standing

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I NI NP D



-
-
-
-

K. Porches, Balconies, Decks, and Carports

Comments:

Structural deficiencies **** (Deficiency) **; DRIVE WAY CRACKS/SETTLEMENT THAT NEEDS REPAIRS.**



-
-
-
-

L. Other

Comments:

II. ELECTRICAL SYSTEMS

-
-
-
-

A. Service Entrance and Panels

Comments:

Overhead Service Underground Service

Main Disconnect Panel

I=Inspected

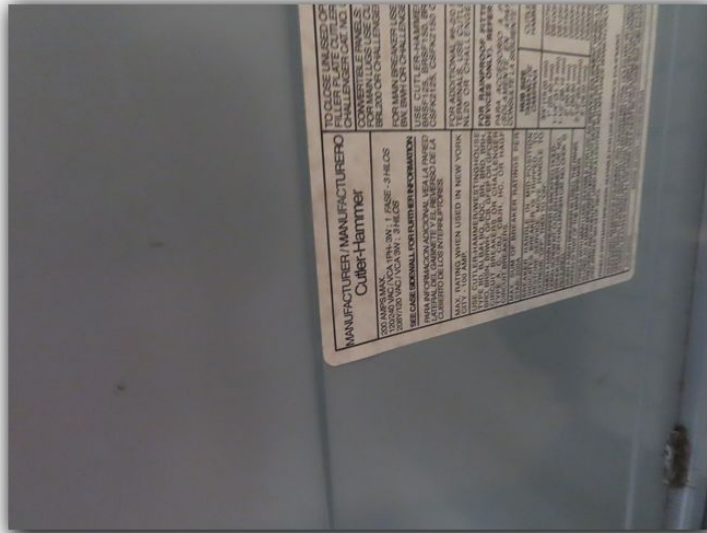
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NP=Not Present

D=Deficient

I NI NP D

150 amp "Cutler Hammer" service panel located in the garage



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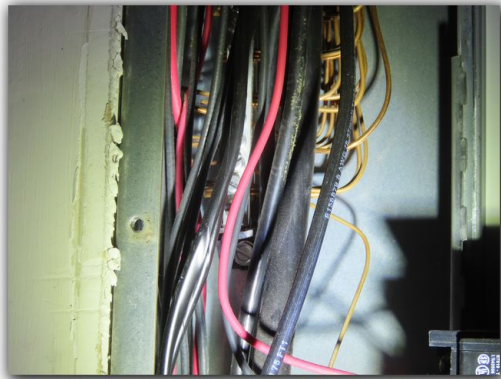
D=Deficient

I NI NP D

Antioxidant is present as required at the main legs



DEFICIENCY- NO GREEN BOND SCREW PRESENT AS IS NOW REQUIRED; RECOMMEND EVALUATION AND REPAIRS BY A LICENSED ELECTRICIAN. (Deficiency)****



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



Sub Panels

Type of Wire: Copper Aluminum

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum Conduit _____

Comments:

Outlet and Switches

Loose, damaged, missing outlets / switches / covers **** (Deficiency)****

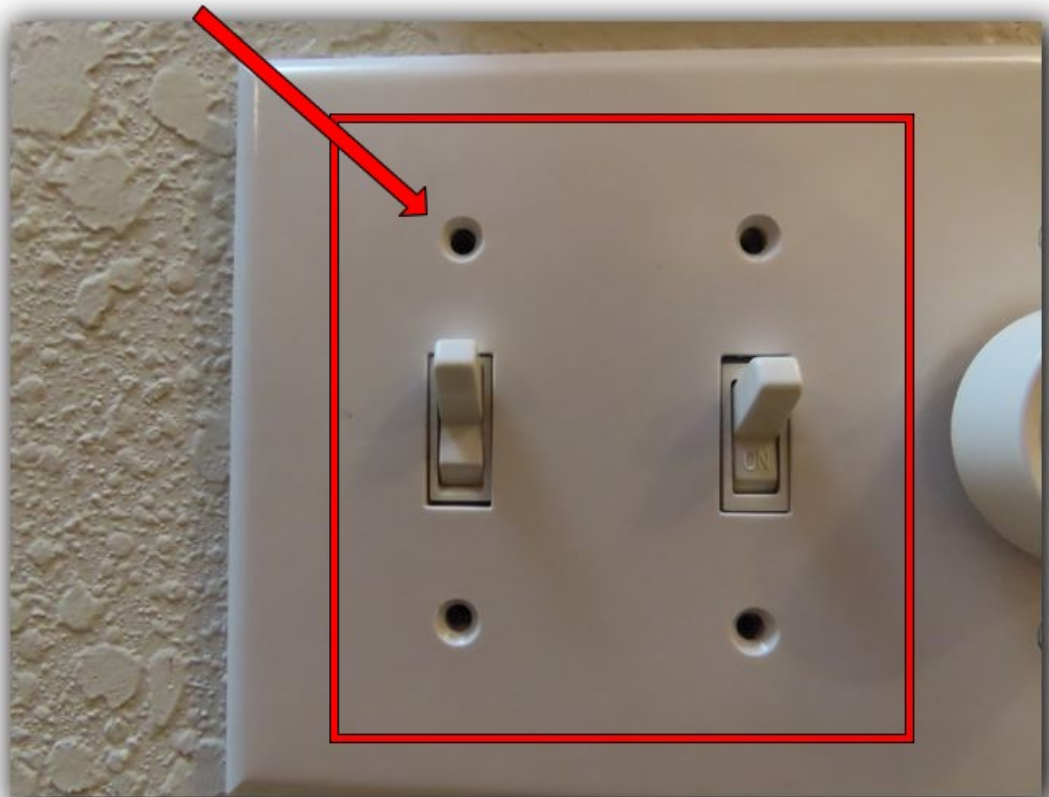
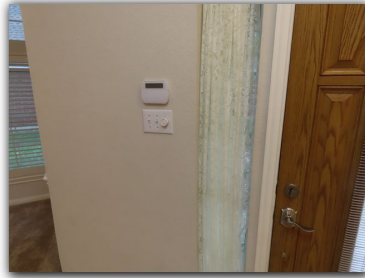
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Due to the irrigation sprinkler system and the water softener plugs and other needing to be plugged into the same outlet there should be another outlet installed by a licensed electrician. Too many plugs for one outlet (Deficiency)****

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I NI NP D



Ground/ARC Fault Circuit Interrupt Safety Protection

| | | | | | | | |
|---------------|---|--|---|------------|---|-----------------------------|---|
| Kitchen: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Bathrooms: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Exterior: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Partial | Garage: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Partial |
| Laundry: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Partial | | | | |
| Hall tub/Spa: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Partial | | | | |

No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard. (Deficiency)****



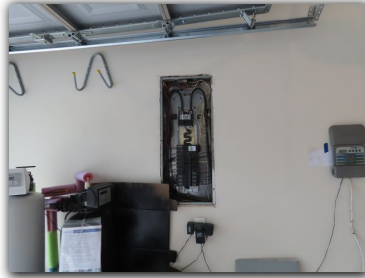
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Fixtures

Light fixtures inoperable or in need of repair **** (Deficiency) ** (BACK PORCH RECESSED LIGHTS)**



Smoke and Fire Alarms

No carbon monoxide detectors as now required. ** (DEFICIENCY) **

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central

Energy Source: Gas

Comments:

THE FURNACE WAS TESTED AND FUNCTIONING PROPERLY.

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

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RECENT INSTALLATION MANUFACTURED BY "RUUD"



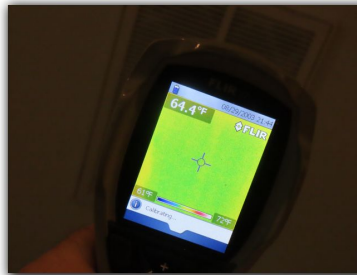
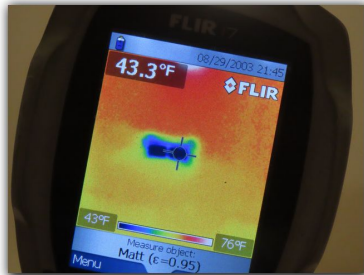
B. Cooling Equipment

Type of System: Central

Comments:

Unit #1:

Supply Air Temp: 43 °F Return Air Temp: 64 °F Temp. Differential: 21 °F



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

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

THE AIR CONDENSER IS A 14 SEER, 5 TON, AND COILS WERE MANUFACTURED BY "RUUD" IN 2022. (RECENT INSTALLATION).



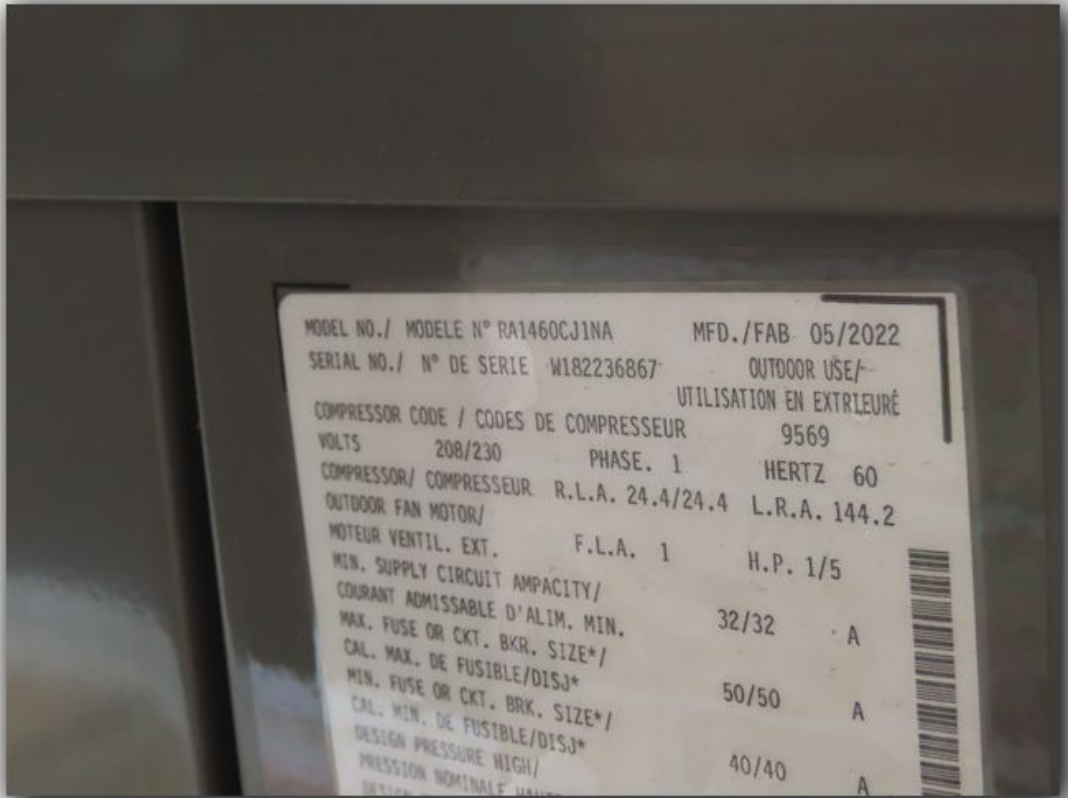
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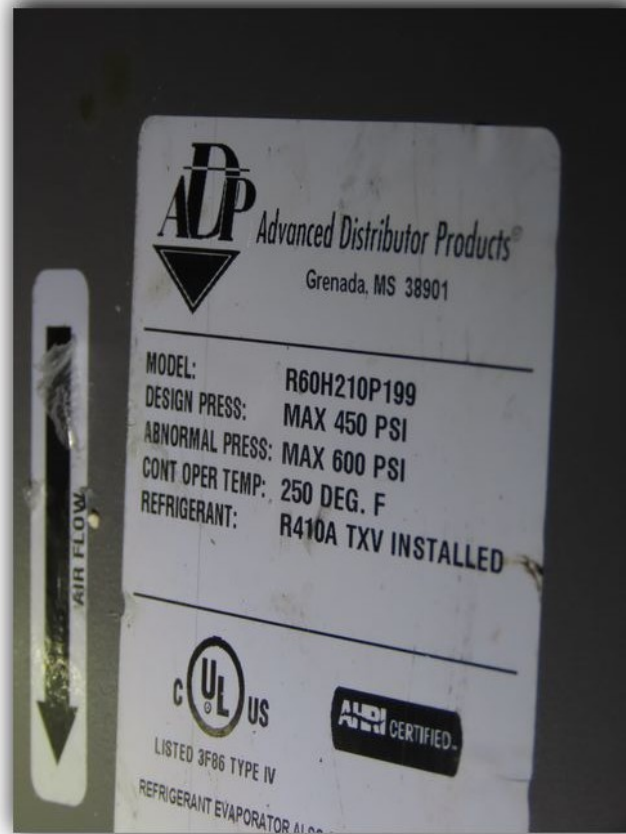
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-

C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Flex Ducting Duct Board Metal

-

D. Other

Comments:

IV. PLUMBING SYSTEMS

-

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Street

Location of main water supply valve: Laundry room

I=Inspected

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D=Deficient

I NI NP D



Static water pressure reading: 57
Type of supply piping material: COPPER
Comments:



Water Source: Public Private Sewer Type: Public Private

Sinks

Comments: _____

The master right side sink has low water pressure and corrosion at the valves under the sink that needs repairs by a plumber. ** (Deficiency) **



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Bathtubs and Showers

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

Leakage around tub / shower

The master tub shower sprayer head is leaking and in need of repair by a plumber. (Deficiency)****

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The master bath shower door is not able to open fully; damaged or improperly installed hinges; very small space to gain access into the shower. In need of repair or replacement of the shower door by a repair expert. (Deficiency)****

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- **Signs of leaks at the master shower enclosure; recommend evaluation and repairs by a plumber.**

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D=Deficient

I NI NP D



Commodes

Comments: _____

Tank water level is too high **** (Deficiency) ****



Washing Machine Connections

Comments: _____

Exterior Plumbing

Comments: _____

B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

(RECOMMENDATION ONLY, NOT REQUIRED) IT IS RECOMMENDED TO HAVE A DRAIN INSPECTION PERFORMED BY A LICENSED PLUMBER/DRAIN INSPECTOR THAT INCLUDES A HYDROSTATIC AND CAMERA INSPECTION THAT CAN DETERMINE IF THERE IS ANY POSSIBLE LEAKS IN THE DRAIN SYSTEM AND UNDER GROUND AND SLAB OUT TOWARDS THE MAIN DRAIN TO THE SEWER AS WELL. THIS IS OUTSIDE THE SCOPE OF THE INSPECTION AND CAN ONLY BE PROPERLY DETERMINED BY A

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SPECIALIZED TEST DONE BY A PLUMBER

- **The hall spa tub has a slow drain; in need of repairs by a plumber.** (Deficiency)****



C. Water Heating Equipment

Energy Source: Gas

Capacity: Tankless

Comments: Located in the attic

Water heater Temperature and Pressure Relief Valve

- Tankless water heater located in the attic manufactured by "Navien"

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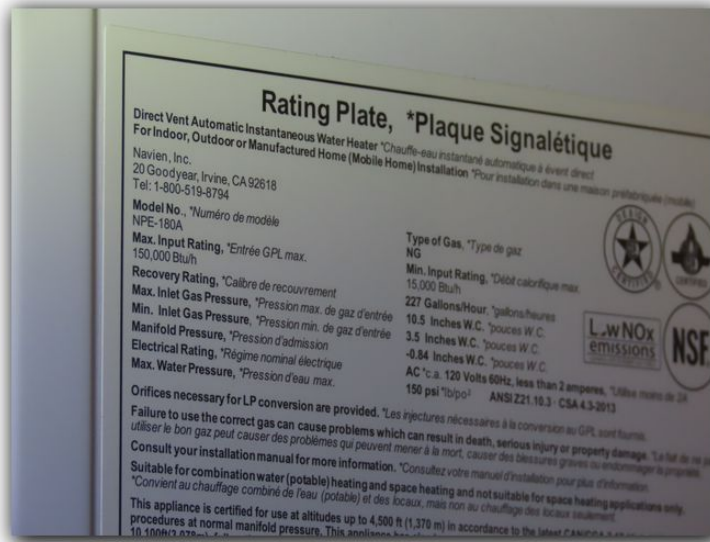
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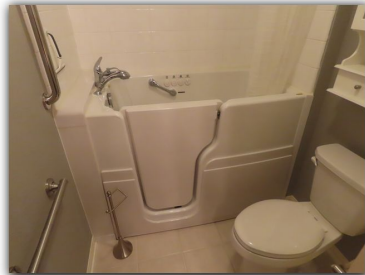


D. Hydro-Massage Therapy Equipment

Comments:

Electrical motor not bonded **** (Deficiency)****

Lack of ground fault circuit interrupter, inaccessible pump(s) or motor(s) **** (Deficiency)****



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| I | NI | NP | D |
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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Side of the home
Type of gas distribution piping material: Black steel
Comments:

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

No anti-siphon loop at the drain line **** (Deficiency) ****



B. Food Waste Disposers

Comments:

Inoperative Unit **** (Deficiency) **; needs replacement.**



C. Range Hood and Exhaust Systems

Comments:



D. Ranges, Cooktops, and Ovens

Comments:

Range Type: Electric Gas

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Oven(s):

Unit #1: Electric Gas
Tested at 350°F, Variance noted: 5 hot °F (max 25°F)
Unit #2: Electric Gas
Tested at 350°F, Variance noted: _____ °F (max 25°F)



E. Microwave Ovens

Comments:

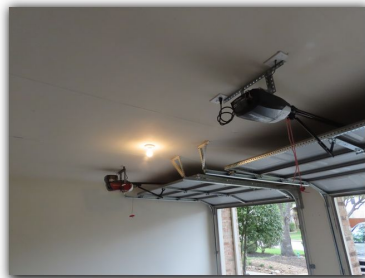


F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:



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H. Dryer Exhaust Systems

Comments:

The dryer duct is a long span that extends into the upper wall and attic and terminates to a roof vent. Long span dryer ducts are recommended to have a "booster assist fan" installed that helps prevent lint from being trapped inside the duct and provides improved clothes dryer performance as well.

IT IS RECOMMENDED TO HAVE THE CLOTHES DRYER DUCT PROFESSIONALLY CLEANED OUT ANNUALLY FOR IMPROVED CLOTHES DRYER PERFORMANCE AND FIRE SAFETY PROTECTION.

DEFICIENCY-IT IS NOW REQUIRED FOR NEW CONSTRUCTION TO HAVE A DISPLAYED SIGN IN THE LAUNDRY ROOM THAT SHOWS THE NET EQUIVALENT LENGTH OF DRYER DUCT DISTANCE FROM THE WALL TERMINATION IN THE LAUNDRY ROOM TO THE ROOF TERMINATION/EXTERIOR TERMINATION.

EXAMPLE IMAGES SHOWN BELOW ("RISK OF FIRE")



I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

THE SPRINKLER SYSTEM WAS TESTED AND FUNCTIONING PROPERLY.

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I NI NP D

