

ALLTEX HOME INSPECTIONS



6414 KIMBALL MILL LN.
Houston, TX 77084

ALLTEX HOME INSPECTIONS

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INVOICE

SOLD TO:

TEWOGBOLA JOLAOSO

TX

INVOICE NUMBER 20231223JOLAOSO-01
INVOICE DATE 12/23/2023

LOCATION 6414 KIMBALL MILL LN.

REALTOR

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$450.00	\$450.00
12/23/2023 PAID \$450 ZELLE	(\$450.00)	(\$450.00)
	SUBTOTAL	\$450.00
	TAX	\$0.00
	TOTAL	\$450.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!



PROPERTY INSPECTION REPORT FORM

TEWOGBOLA JOLAOSO <i>Name of Client</i>	12/23/2023 <i>Date of Inspection</i>
6414 KIMBALL MILL LN., Houston, TX 77084 <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: 70 _____
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**
- Behind/Under Furniture and/or Stored Items**
- Water softeners are outside the scope of the inspection and was not inspected; recommend being checked by a service repair expert for proper condition and function.**



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.

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I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Signs of Structural Movement or Settling

- Cracks in wall(s) and / or ceiling
- Door frames out of square; laundry room door rubbing on the frame and not able to latch; hard to close

Performance Opinion: (An opinion on performance is mandatory)

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

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

AS PART OF THE FOUNDATION INSPECTION THE ELEVATION OF THE FLOOR WAS CHECKED FOR EXCESSIVE SLOPE WITH A "ZIP LEVEL/ PRO-2000"- ("HIGH PRECISION ALTIMETER"). A REFERENCE POINT WAS SELECTED IN THE MIDDLE OF HOUSE AND ELEVATION MEASUREMENTS WERE TAKEN IN EACH ROOM. **IT WAS DETERMINED**

AFTER CAREFUL EVALUATION OF THE DATA OBTAINED THAT THE FOUNDATION ELEVATION/SLOPE IS WITHIN ACCEPTABLE TOLERANCES. THERE WAS SHOWING -.8" TENTHS OF AN INCH LOW AT THE BACK LEFT CORNER OF THE HOME IN THE BREAKFAST AREA AND -.6" TENTHS OF AN INCH LOW ON THE FRONT SIDE OF THE HOME AT THE FRONT DOOR. THESE TOLERANCES MAY INDICATE SOME MINOR SETTLEMENT. HOWEVER, THESE TOLERANCES ARE NOT CONSIDERED EXCESSIVE. RECOMMEND MONITORING FOR ANY FURTHER SIGNS OF

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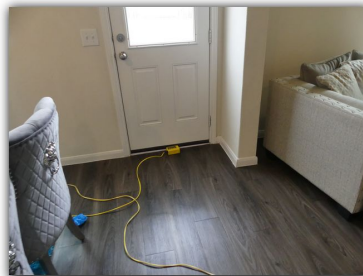
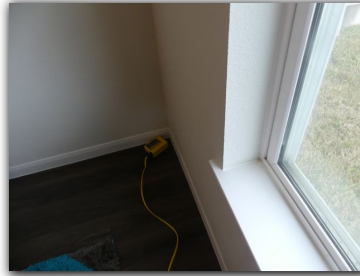
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STRUCTURAL SETTLEMENT.



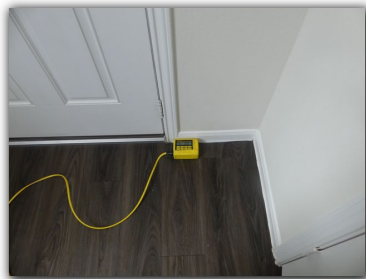
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Slab-on-grade foundations are the most common type of foundations in the greater houston area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (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 drainage and moisture maintenance to all types

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I NI NP D

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.

B. Grading and Drainage

Comments:

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

Improper drainage from foundation****(Deficiency)****

There is a French drain system present as is recommended. However, would also recommend improvements such as rocks and gravel installed on both side of the home and also around the full perimeter by a landscape and irrigation expert.**(Deficiency)******



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Recommend all gutter terminate directly to the French drain system for improved drainage. (Deficiency)****



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*******EXAMPLE IMAGES BELOW OF IMPROVEMENTS WITH ROCKS/GRAVEL AND GUTTERS TERMINATING DIRECTLY TO THE FRENCH DRAIN SYSTEM FOR IMPROVED DRAINAGE THAT COMPLIMENTS A FRENCH DRAIN SYSTEM FOR BETTER DRAINAGE*******

EXAMPLE IMAGES BELOW*****



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C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: Binoculars

Comments: **There are deficiencies detailed below that does need evaluation and repairs by a roofing expert. **(Deficiency)****

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



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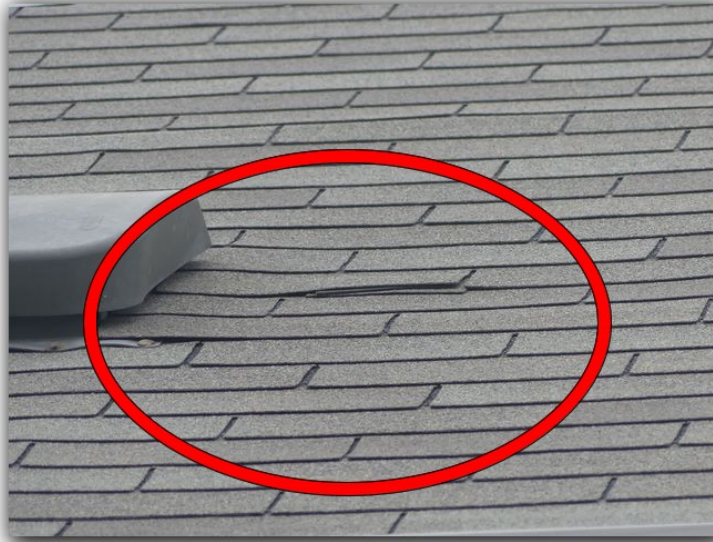
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Flashing is lifting, ill configured, **** (Deficiency) ** (Step flashing at the roof and wall intersections raised up that needs repairs by a roofing expert) ** (Deficiency) ****



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D. Roof Structures and Attics

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: 12 INCHES

Approximate Average Thickness of Vertical Insulation: Not visible

Comments:

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



E. Walls (Interior and Exterior)

Comments:

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I	NI	NP	D
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Interior Walls:

Signs of Structural Settling

- **SOME DRYWALL CRACKS AND/OR PATCHED/PAINTED OVER CRACKS IN SOME LOCATIONS** (Deficiency)** (Upstairs secondary bedroom front corner)**
- **SEPARATIONS TRIM BOARDS, STAIRWELL** (Deficiency)****
- **INDICATING STRUCTURAL SETTLEMENT THAT NEEDS TO BE PATCHED/FINISHED/TEXTURED AND MONITORED FOR ANY FURTHER CRACKING**



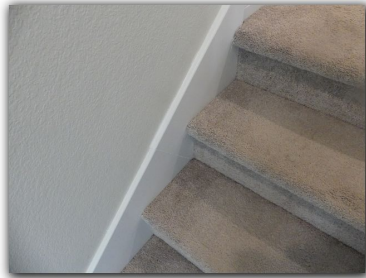
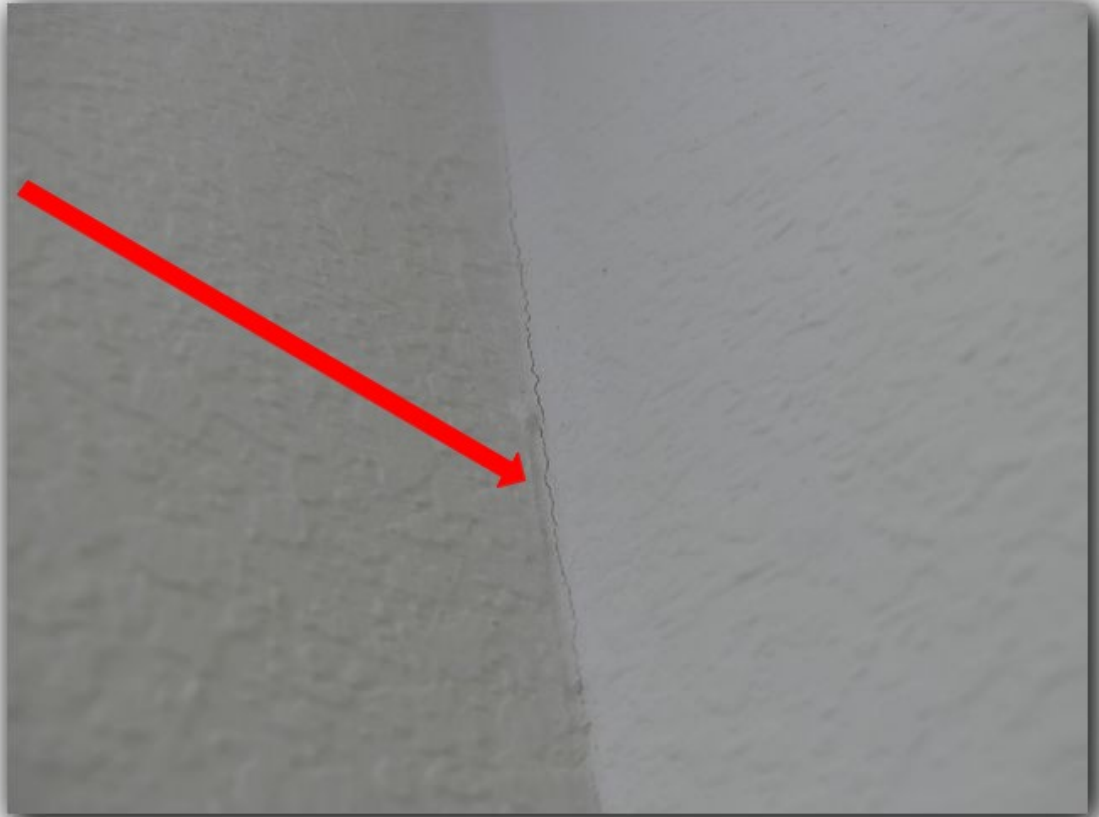
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Exterior Walls:

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

Siding is cracked; back wall at the upper back right corner that needs repairs. ** (Deficiency) **



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F. Ceilings and Floors

Comments:

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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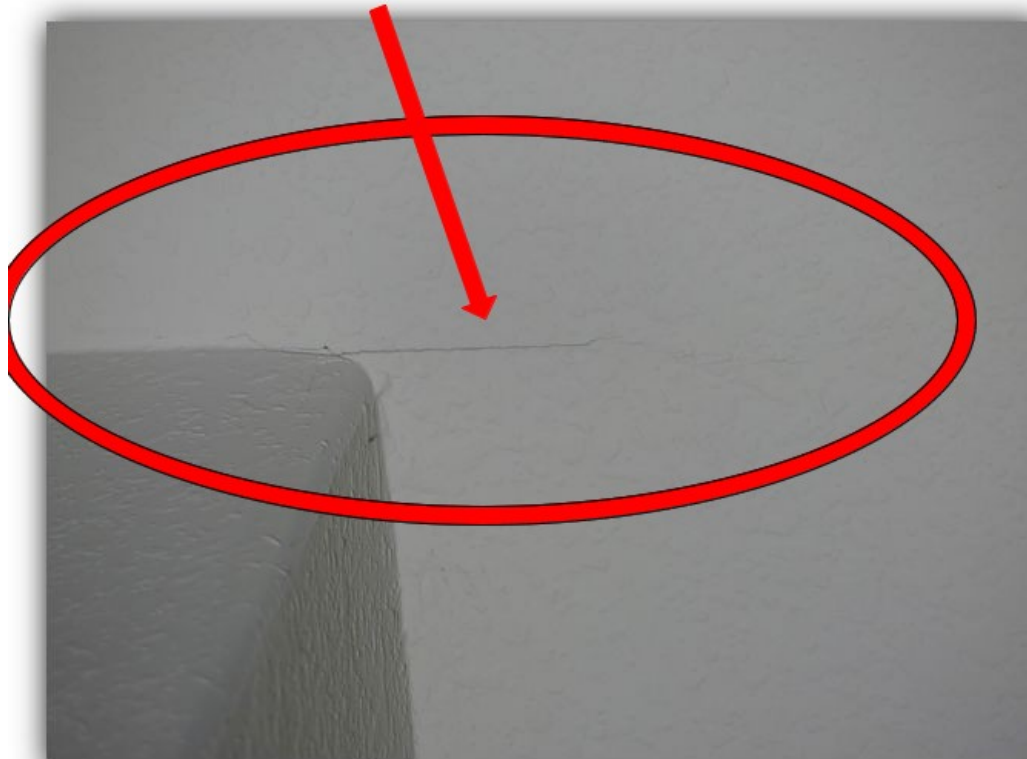
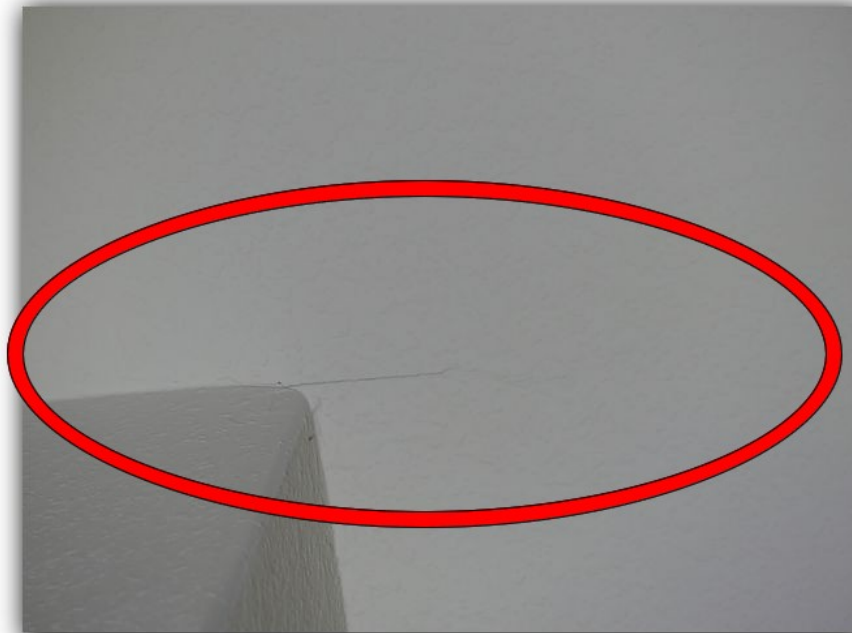
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G. Doors (Interior and Exterior)

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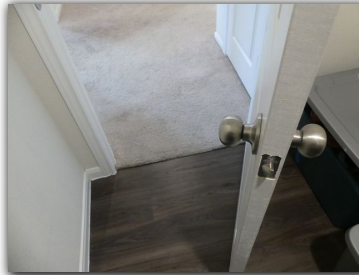
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Interior Doors

Doors rub, stick or hit frames: Laundry room door is rubbing on the frame and not latching, hard to close. In need of repair by a door repair expert and can be a sign of structural settlement and/or improper installation. ** (Deficiency) **



Exterior Doors

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

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Garage Doors

Type: Metal Wood Fiberglass Doors / panels are damaged

H. Windows

Comments:

I. Stairways (Interior and Exterior)

Comments:

INTERIOR

EXTERIOR

J. Fireplaces and Chimneys

Comments:

Type of Fireplace: Factory Masonry Free Standing

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Overhead Service Underground Service

Main Disconnect Panel

125 amp "Square D" service panel located on the left side of the home

ARC FAULTS AND GFCI TESTED AND FUNCTIONING



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Sub Panels

Type of Wire: Copper Aluminum

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum Conduit _____
 Comments:

Outlet and Switches

Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen: Yes No Partial Bathrooms: Yes No Partial
 Exterior: Yes No Partial Garage: Yes No Partial
 Laundry: Yes No Partial

Fixtures

Smoke and Fire Alarms

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central

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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.**



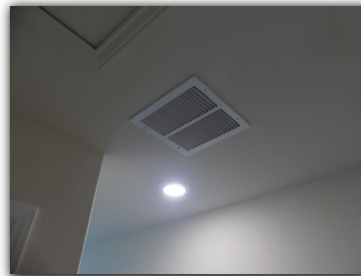
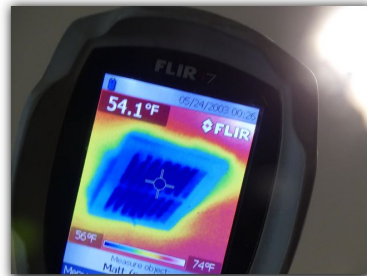
B. Cooling Equipment

Type of System: Central

Comments:

- Unit #1:

Supply Air Temp: 54 °F Return Air Temp: 73 °F Temp. Differential: 19 °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 "LENNOX" 14 SEER, 2 1/2-TON UNIT; MANUFACTURED IN 2021. (2 YEARS OLD).**

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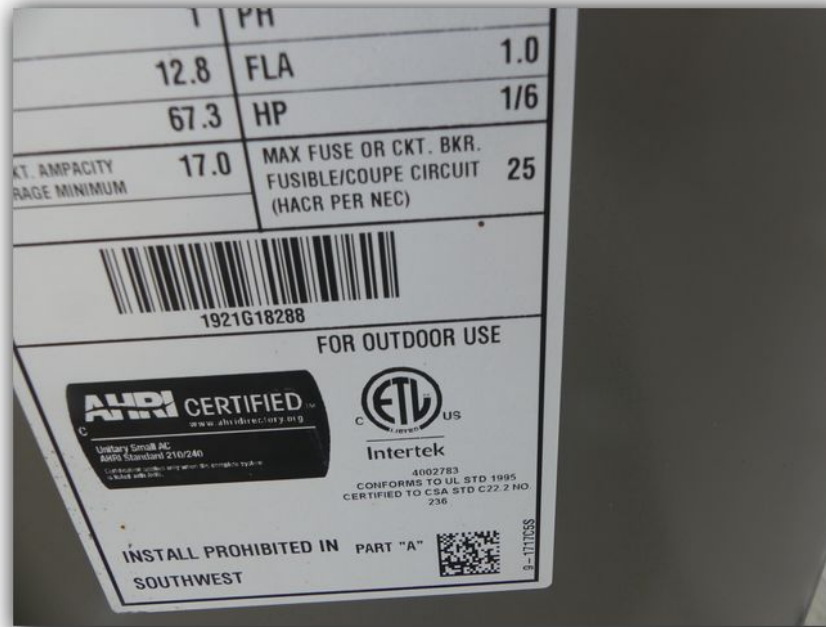
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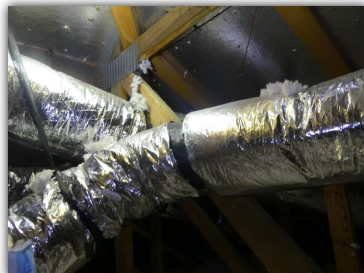
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C. Duct Systems, Chases, and Vents

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: Front lawn Functional Flow Inadequate

Location of main water supply valve: Inside the garage

Static water pressure reading: 57 below 40 psi above 80 psi

Lack of reducing valve over 80 psi

Type of supply piping material: Pex

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Comments:

Water Source: Public Private Sewer Type: Public Private

Sinks

Comments: _____

- **Low water pressure at the kitchen sink that needs repairs by a plumber **** (Deficiency) ******



- **Drain leak under the kitchen sink that needs repairs by a plumber; dishwasher drain connection. **** (Deficiency) ******

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Sink leaks into cabinet below (Deficiency)****

- **The drain line is disconnected from the original location at the sink counter top hanging loose under the sink and**

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was replaced with a filtered water dispenser. When operating the dishwasher for a short period of time and/or the sink there was water draining out under the sink. In need of repair by a plumber/appliance repair expert. ** (Deficiency) **** (another hole needs to be cored through the counter top to provide for the dishwasher drain vent and the separate filtered water dispenser) **** (Deficiency) ******

- **Sink handles are difficult to turn on and off at several sinks and the half bath hot water side was not able to turn at all. Recommend repairs or fixture replacement for the bath sinks by a plumber. **** (Deficiency) ******



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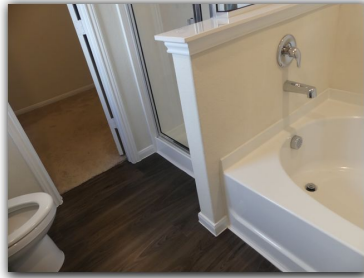
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Bathtubs and Showers

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.

Commodes

Comments: _____

Washing Machine Connections

Comments: _____

Exterior Plumbing

Comments: _____

B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

IT IS RECOMMENDED TO HAVE A DRAIN INSPECTION PERFORMED BY A LICENSED PLUMBER/DRAIN INSPECTOR THAT INCLUDES A HYDROSTATIC TEST 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 SPECIALIZED TEST DONE BY A PLUMBER.

- **Drain leak under the kitchen sink that needs repairs by a plumber; dishwasher drain connection. ** (Deficiency) ****

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C. Water Heating Equipment

Energy Source: Electric

Capacity: 40 GALLON

Comments:

- 1. FOR ROUTINE MAINTENANCE IT IS RECOMMENDED TO PARTIALLY DRAIN THE TANK ANNUALLY AND REPLACE THE T&P RELIEF VALVE EVERY 5-6 YEARS**



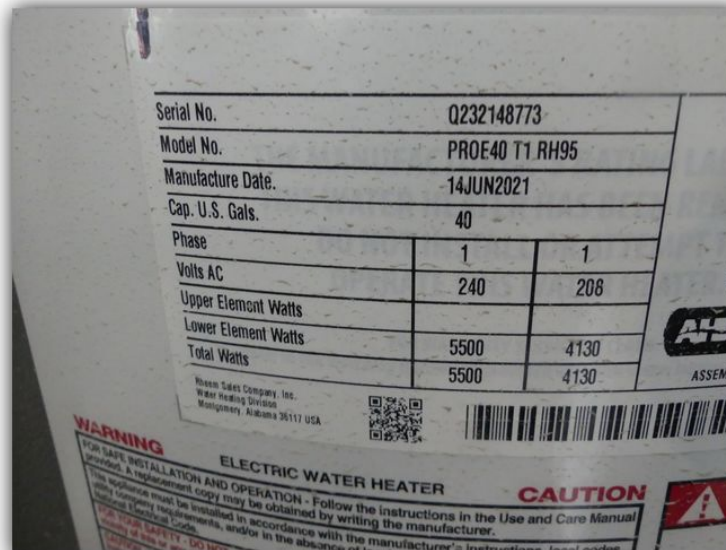
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Water heater Temperature and Pressure Relief Valve

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D. Hydro-Massage Therapy Equipment

Comments:

-

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Left side of the home

Type of gas distribution piping material: Black steel

Comments:



-

F. Other

Comments:

V. APPLIANCES

-

A. Dishwashers

Comments:

Unit leaking** (**Deficiency**)**

No anti-siphon loop at the drain line

- **The drain line is disconnected from the original**

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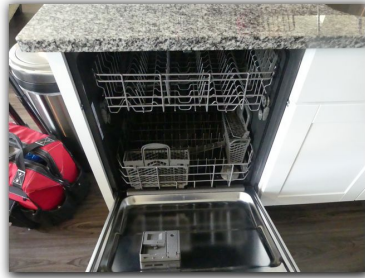
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location at the sink counter top hanging loose under the sink and was replaced with a filtered water dispenser. When operating the dishwasher for a short period of time and/or the sink there was water draining out under the sink. In need of repair by a plumber/appliance repair expert. ** (Deficiency) **** (another hole needs to be cored through the counter top to provide for the dishwasher drain vent and the separate filtered water dispenser)**



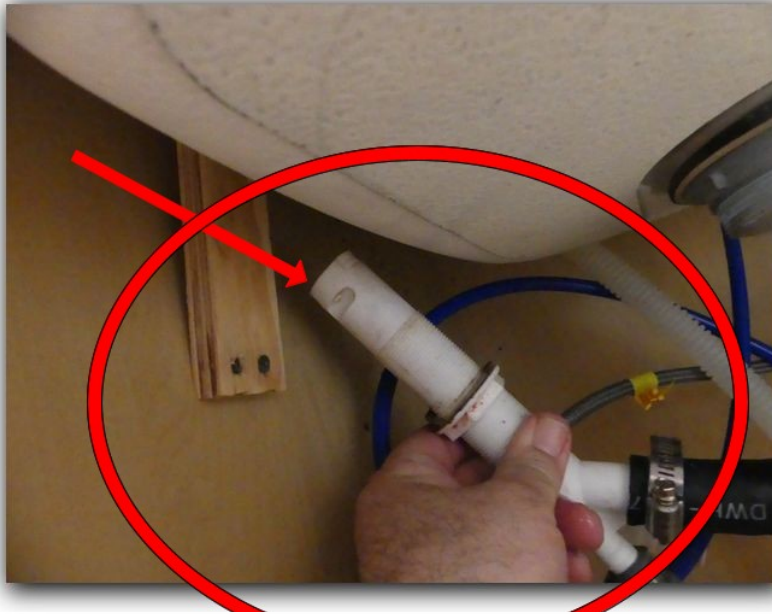
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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-
-

B. Food Waste Disposers

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments: **THE TYPE OF DESIGN PRESENT DOES NOT VENT TO THE EXTERIOR BUT RECIRCULATES AIR THROUGH FILTER ONLY**



D. Ranges, Cooktops, and Ovens

Comments:

Range Type: Electric Gas



Oven(s):

Unit #1: Electric Gas

Tested at 350°F, Variance noted: 0 ____°F (max 25°F)

Unit #2: Electric Gas

Tested at 350°F, Variance noted: ____°F (max 25°F)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



E. Microwave Ovens

Comments:

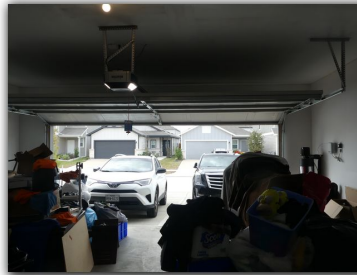


F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:



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.**

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I NI NP D

☑ 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=Inspected

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NP=Not Present

D=Deficient

I NI NP D



I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

THE LAWN SPRINKLER SYSTEM WAS TESTED MANUALLY AT EACH ZONE AND WAS FUNCTIONING PROPERLY.



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NP=Not Present

D=Deficient

I	NI	NP	D
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