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AM SOLUTIONS, LLC



6610 Deckard St
Houston, TX 77061



PROPERTY INSPECTION REPORT FORM

Jose Flores <i>Name of Client</i>	09/29/2023 <i>Date of Inspection</i>
6610 Deckard St, Houston, TX 77061 <i>Address of Inspected Property</i>	
Arturo Marquez <i>Name of Inspector</i>	TREC 2685 <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

Buyer temporarily present

Buyer's Agent temporarily present

1-story home

Home is vacant

Weather is partly cloudy

Exterior Temperature 92 F.

Relative Humidity 51 %

This home appears to have been recently remodeled and painted.

(Directions) Facing property from Front Entrance Door (Front-Left-Right-Rear)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments: Numerous cracks and/or crack repairs were observed including but not limited to: the front, right, and rear brick veneers, the front porch slab, the carport slab, the garage slab, and on multiple interior wall or ceilings spots, see sample pictures. The rear left corner brick frieze boards were observed pushed outwards, see sample picture. The concrete patches on exterior flatwork, see sample pictures, indicates previous foundation repairs may have already been performed on this home.

However, differential movement in excess of marginal was detected using a four ft. digital level; marginal being described as within the generally accepted criteria for foundation performance and repair of L/360 (1 inch bend/differential movement, in 30 feet). Several door frames were observed out-of-square. The laundry/kitchen door, and the hallway front closet door stick on jambs and would not close

It is this inspector's opinion additional piers and/or adjustment on existing piers may be required. Need to contact homeowner regarding extent of any previous foundation repairs and warranty. Need to also contact contractor that performed any previous work and/or a qualified engineer for further evaluation regarding any necessary corrections.

It is also recommended that a monitoring and maintenance program be initiated in an effort to minimize possible future differential movement.



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SAMPLE FOUNDATION MAINTENANCE

A maintenance program should be initiated for controlling the rate of differential settlement. Such a program normally includes maintaining the integrity of drainage around the perimeter of the structure by directing water away from the building and off the site. An acceptable degree of sloping of the perimeter soil is a drop of four inches in the first four feet of distance from the face of the slab. If this is not possible, any positive degree of sloping is acceptable.

This drainage program, in conjunction with a watering program designed so that water gradually soaks into the soil at a distance of 1 to 5 feet from the perimeter of the building will aid in controlling the rate of settlement.

The objective of this program is to control as nearly as is practical, a constant moisture content of the load-bearing soil under the foundation. Trees, large vegetation and ground cover sometimes makes this difficult to accomplish and may require, in a few instances, their removal.

It is pointed out that this program is used only as an aid to maintaining foundations. It should not be considered capable of controlling differential movement or other types of movement of foundations due to geological activity such as found at fault lines, or area land subsidence. It is also not intended capable of controlling movement due to erosion or shifting of soils near drainage ditches, creeks or other waterways.

Careful steps in planning and maintenance of your home and property could prevent future problems with your foundation. Other items to keep in mind include but are not limited to:

1. Discard rotted trees and shrubs which are too near the house.
2. Install root barriers between the slab and trees that are near the house.
3. Correct plumbing problems promptly.
4. Spread additional top soil around the foundation to help minimize the effects of erosion.

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B. Grading and Drainage

Comments: Need additional soil to make up for soil erosion observed along the perimeter grade beams, see sample picture.



C. Roof Covering Materials

Types of Roof Covering: Architectural Composition/Fiberglass/Asphalt Shingles

Viewed From: Walked roof covering, see sample pictures.

Comments: **However**, multiple damaged shingles were observed, see sample picture.

Several nails were observed pushing out through the shingles, see sample picture.

Several damaged plumbing vent pipe sleeves were observed, see sample pictures.

Holes through the roof decking were observed on rear middle section, see sample picture.

Unsealed screw holes from previous dish installation were observed on rear left roof section, see sample picture.

Moisture stains/damage was also observed on front middle section of roof decking, see sample picture.

No kick-out flashing observed at termination point of front right lower roof/wall junction, see sample picture and sample illustration.

Excessive granular loss was also observed on this roof covering, see sample pictures.

*It is this inspector's opinion this roof has lived its' expected useful lifespan. **Need to contact a qualified roofer for further evaluation regarding any necessary corrections.***



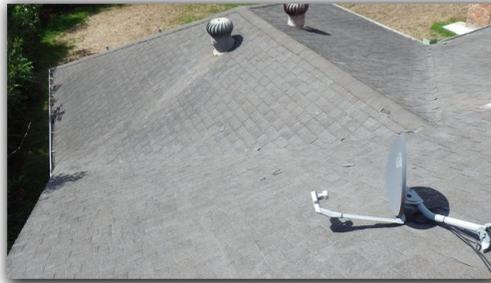
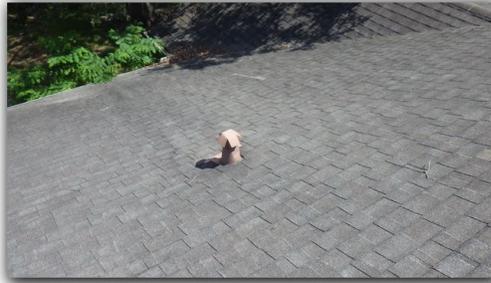
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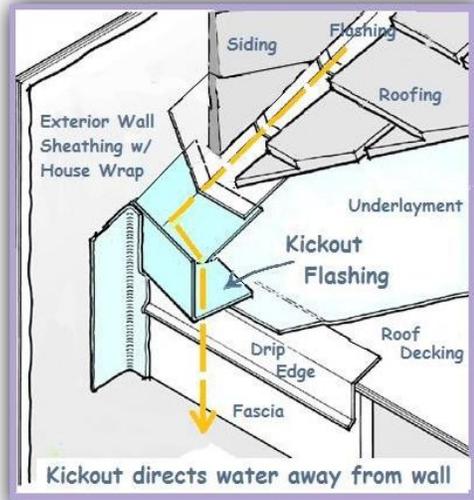
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D. Roof Structures and Attics

Viewed From: Attic interior

Approximate Average Depth of Insulation: 4"

Comments: Visible components were observed currently operable, see sample pictures.

However, need additional insulation to provide a minimum R-30 rating.

Need blocking for gaps observed on some rafter/ridge junctions, see sample picture.

Attic drop ladder did not close adequately, see sample picture, creating a point for air-loss/air-infiltration; and, need to insulate attic drop ladder panel.

The 2" x 4" purlin supports should not be smaller in size than the 2" x 6" rafters they support, as required by newer code; some waviness was observed along rear roof structure.

Torn gable attic vent screens observed.

Moisture stains, deteriorated paint, and/or moisture damage were observed on front porch area soffit, on front right soffit, on rear soffit, and on right upper gable soffit and fascia, see sample pictures.



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E. Walls (Interior and Exterior)

Comments: Visible components were observed currently operable.

However, need additional sealant at a few window frame/brick veneer junctions, and at right exterior faucet/wall junction, see sample pictures.

Missing/damaged trim was observed at right upper siding, see sample picture.

The right upper siding lacks the 2" gap above the roof surface, see sample picture and sample illustration.

I=Inspected

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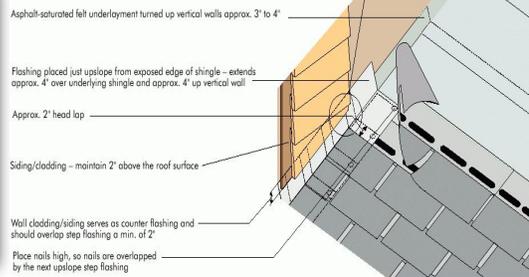
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CLOSE UP OF FLASHING DETAIL



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NP=Not Present

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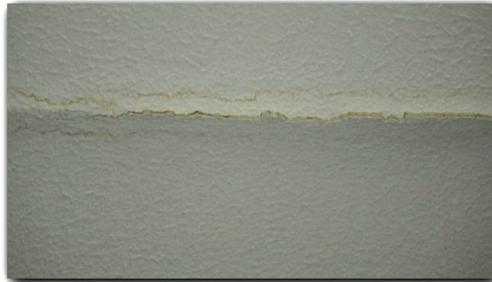
F. Ceilings and Floors

Comments: Visible components were observed currently operable.

However, a crack and moisture stain were observed on formal living room ceiling, see sample picture; this indicates a possible roof leak.

A gap/missing trim was observed on floor/wall junction next to air-return grill, see sample picture.

Deteriorated grout was observed at spare bathtub/floor junction, see sample picture.



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G. Doors (Interior and Exterior)

Comments: Doors were operated and observed currently operable and performing it's intended function relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

However, weather-stripping damage was observed on thresholds at house/garage pedestrian door and at laundry room right exit door.

Visible light was observed on breakfast area left patio exit door jamb when door is closed; this creates a point for air-loss/air-infiltration.

The laundry room/kitchen door and the hallway front closet door stick at jambs.

The master bedroom door and spare bathroom door did not latch, may need to adjust striker plate; and, need to install missing striker plate at master bedroom door jamb.

Master bathroom closet sliding doors lack floor guides.

Front left bedroom closet bi-fold doors were off track.

Need to replace the house/garage pedestrian hollow-core door with a proper fire-rated door.

Garage rear exit door was boarded up/not useable.

H. Windows

Comments: Single-paned aluminum framed windows were present; windows were operated and observed currently operable and performing it's intended function relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

However, numerous window latches/locks would not engage, may need to adjust windows and/or latches/locks.

Detached tension strip was observed on one window, see sample picture.

Broken and/or missing lock components were observed on master bedroom right rear window, and on both windows in left middle bedroom, see sample picture.

Cracked glass pane observed on laundry room rear window.

Several torn window screens were observed.

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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments: Visible components were observed currently operable.

L. Other

Comments: Blinds and shutters are not part of this inspection survey or report.

However, broken and/or uneven sidewalk and driveway slabs were observed creating potential tripping hazards, see sample pictures.

Need to service gutter system to facilitate proper drainage; sections were observed full of debris, see sample picture.

The carport privacy brick wall was observed partially/mostly removed, see sample picture.

Evidence of rodent activity/droppings were observed behind spare tub, see sample picture.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Load calculations were not performed. The main panel is an Eaton with a 125 amp main breaker, and the sub-panel is a GE; both panels were observed currently operable, see sample pictures.

However, non-metallic cables enter through a large opening at the top of this recessed panel, see sample picture, with none of the cables secured to the cabinet as required by the **NFPA 1999 NEC edition, ARTICLE 373, Section 373-5(c)**. The National Electric Code requires **each cable** to be secured to the cabinet or cut-out box. The purpose of this requirement is to provide a "Fire Stop" in the wall of the cabinet where **each cable** is attached. In case a fire occurs, in the circuit breaker panelboard, the fire will not pass quickly, through the cabinet wall, to the wood framing of the interior wall in the home.

No combination rated ARC-FAULT protection present, as required by newer code.

No bonding observed on gas or water piping.

Cloth electrical wire also called rage wire is considered older wire, therefore, considered a fire hazard in an electrical panel by most insurance companies, was observed in the main panel and in attic, see sample picture. This type of wire should be replaced with non-metallic wire, also known as romex.

Not all breakers labeled.

The grounding cable was not attached to grounding rod, see sample picture.

These items present potential safety hazards.

Only one Grounding rod was observed; if it has a ground resistance of 25 ohms or more, 250.56 of the 2005 NEC, and E3608.4 of the 2018 IRC require a second rod.

Need to contact a qualified electrical contractor for further evaluation regarding any necessary corrections.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: copper

Comments: Security system is not part of this inspection survey or report. System and fixtures were operated and observed currently operable.

However, no carbon monoxide alarms present outside of and in the immediate vicinity of the bedrooms as required by the **2009 IRC**.

No smoke detectors present inside the bedrooms.

No GFCI protection present in kitchen, in bathrooms, in garage, or at exterior receptacles.

Missing receptacle and exposed wires were observed in foyer, see sample picture.

Missing cover plate was observed on a junction box in the attic, see sample picture.

These items present potential safety hazards.

Open ground connections were detected throughout home; this is an indication of the presence of combination two-wire and three-wire system.

Hallway rear light, spare bathroom light, and front porch light were not operable.

Need to contact a qualified electrical contractor for further evaluation regarding any necessary corrections.

2009 IRC: Section R315 Carbon Monoxide Alarms

R315.1 Carbon Monoxide Alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

R315.2 Where Required in Existing Dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.



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C. Other

Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air / Central

Energy Sources: Natural Gas

Comments: No inspection was performed to check for possible heat exchanger cracks as this would involve dismantling of unit, which is beyond the scope of this inspection. Unit was turned on and observed currently operable and performing it's intended function relative to accepted industry standard practices, see sample picture.



B. Cooling Equipment

Type of Systems: Central - Air Conditioner

Comments: The I.D. plate on condenser indicates it to be a 2018, 5-ton model, see sample pictures. The I.D. plate on coil indicates it to be a 2018 model, see sample pictures.

A 20 degree temperature differential reading (50F.-70F.) was detected between the downstairs supply and return. System was observed currently operable and performing it's intended function relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

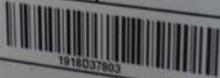
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LENNOX		ASSEMBLED IN MEXICO	
DALLAS, TEXAS			
M/N 14ACX-060-230-16			
S/N 1918D37803			
CONTAINS HFC-410A		DESIGN PRESSURE	
FACTORY CHARGE		HI 448 PSIG	
12 LBS 0 OZS		LO 236 PSIG	
ELECTRICAL RATING		NOMINAL VOLTS: 208/230	
1 PH	60 HZ	MIN 197	MAX 253
COMPRESSOR		FAN MOTOR	
PH	1	PH	1
RLA	26.4	FLA	1.8
LRA	134.0	HP	1/3
MIN CKT AMPACITY AMPERAGE MINIMUM	34.8	MAX FUSE OR CKT. BRK. FUSIBLE/COUPE CIRCUIT (HACR PER NEC)	60
 1918D37803			
			



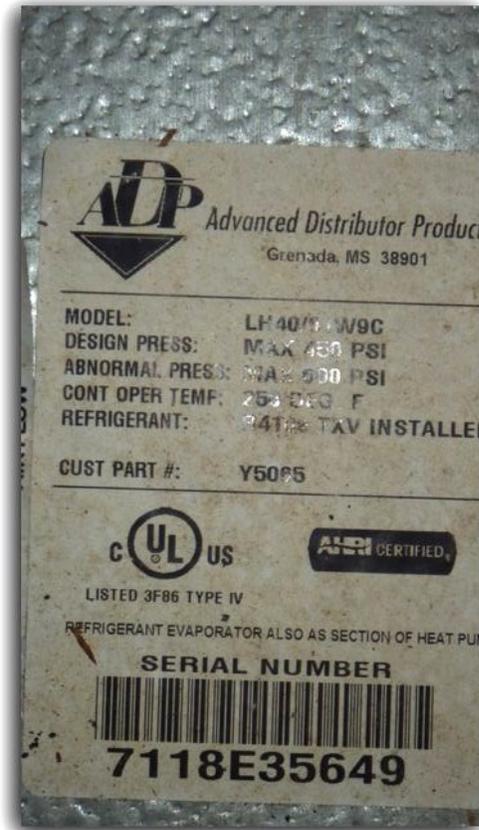
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C. Duct Systems, Chases, and Vents

Comments: Visible components were observed currently operable; no inspection was performed on duct interiors, see duct sample pictures.

However, evidence of possible microbial growth was observed on cedar closet air-supply register, see sample picture; if this is a concern, a proper mold inspection should be performed.



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D. Other

Comments: **NOTE:** The inability to verify combustion clearances for gas wall space heaters presents a potential safety concern; these space heaters should be removed/discontinued and disconnected.



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: front street curb

Location of main water supply valve: front left exterior wall

Static water pressure reading: 58 psi

Type of supply piping material: Partially visible pex-type with some galvanized, see sample picture.

Comments: Unable to confirm the full extent of galvanized piping replacement. System and fixtures were operated and observed currently operable, see pressure sample picture.

However, grout shrinkage/deterioration was observed on master shower stall and spare bathtub tiled wall joints, see sample pictures.

Missing escutcheon and gap observed at bathtub spout/wall junction, see sample picture.

Need additional sealant at kitchen sink/countertop junction, along the front seam.

Rear left exterior faucet handle was stuck/not operable.

Hot water flows through kitchen sink faucet when handle is pulled towards you, instead of when pushed away as modern construction methods dictate.

Master shower stall faucet hot/cold labeling was incorrect.

No vacuum breakers present on exterior faucets.

Note: Galvanized pipes corrode and rust on the inside after years of exposure to water. The life span of **galvanized pipe** used for **water** delivery is 20 to 50 years.

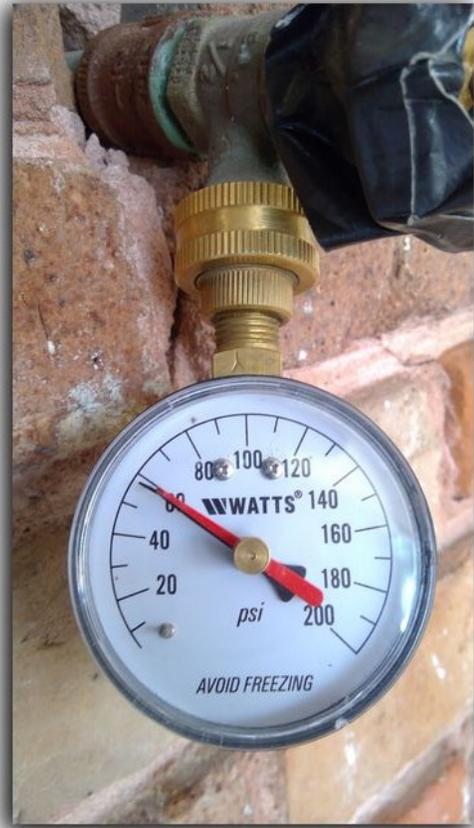
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B. Drains, Wastes, and Vents

Type of drain piping material: Partially visible PVC and Cast Iron, see sample picture

Comments: Interior faucets were opened for approximately 5 minutes; no video or pressure test performed. Visible components were observed currently operable.

However, no in-ground drain clean-out observed; one should be installed.

Note: Cast iron pipes do fail over time. Rust can develop leading to slow drainage. Tree roots can be detrimental to cast iron pipes. If this is a concern, a proper video and/or pressurized evaluation should be performed by a qualified plumber.

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C. Water Heating Equipment

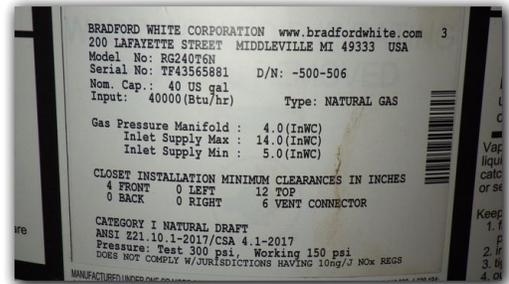
Energy Sources: Natural Gas

Capacity: 40 Gallons

Comments: The I.D. plate on unit indicates it to be a 2019 model, see sample pictures. Unit was observed currently operable and performing it's intended function relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

However, the wall currently obstructs operation of the water heater T&P relief valve test lever; and, valve lacks a discharge line to the exterior or into a drain pan, see sample picture.

Water heater drain pan is too small and lacks a discharge line to the exterior, as required by the **IRC**.



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D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: backyard

Type of gas distribution piping material: black iron

Comments: Visible components were observed currently operable, see sample pictures.



F. Other

Comments: Refrigerator water supply line lacks a shut-off valve, see sample picture.



V. APPLIANCES

A. Dishwashers

Comments: Unit was turned on and observed currently operable and performing it's intended function relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use. A high loop was present on drain line.

B. Food Waste Disposers

Comments: Attempts to turn on disposer were unsuccessful; disposer was not operable.

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C. Range Hood and Exhaust Systems

Comments: Unit is built-in to microwave oven; re-circulating unit was turned on and observed currently operable and performing it's intended function relative to accepted industry standard practices.

D. Ranges, Cooktops, and Ovens

Comments: Gas oven/range was turned on and observed currently operable and performing it's intended function relative to accepted industry standard practices.

However, the oven/range gas shut-off valve was not readily accessible; unit was located at base of wall inside the wall cavity, see sample picture.

Oven/range lacks an anti-tipping device.

IRC 2006 Section G2420.1.2 (409.1.2) Prohibited locations. Shutoff valves shall be prohibited in concealed locations and furnace plenums. **G2420.1.3 (409.1.3)** Access to shutoff valves. Shutoff valves shall be located in places so as to provide access for operation and shall be installed so as to be protected from damage.



E. Microwave Ovens

Comments: This 2021 unit was operated and observed currently operable; a 12 second heating of a cup of water was used.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: No individual bath heater present, but not required. No exhaust vent present in half-bath, but an openable window was present. Other exhaust vents were turned on and observed currently operable.

However, the spare bathroom exhaust vent currently vents into the attic, see sample picture, instead of to the exterior as required by the **IRC**; and, no visible confirmation of master bath exhaust vent's termination to exterior.

Spare bathroom exhaust vent was not operable.

The **1998 International One- and Two-Family Dwelling Code, Section 303.3** requires an exhaust vent in each bathroom, water closet compartment and similar rooms when no openable window is present.

Note: ventilation in bathrooms is necessary to minimize and/or prevent moisture damage to: wall and ceiling surfaces, wood trim, building insulation, and mold contamination.

IRC 2006 Section M1507.2 Recirculation of air. Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or into another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bathrooms and toilet rooms shall not discharge into an attic, crawl space or other areas inside the building.

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G. Garage Door Operators

Comments: Unit was operated and observed currently operable.

H. Dryer Exhaust Systems

Comments: Visible components were observed currently operable; no inspection was performed on vent tubing interior and no blower test performed.

I. Other

Comments:

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I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: N/A

Comments:

C. Outbuildings

Comments:

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

Type of Pump: N/A

Type of Storage Equipment: N/A

Comments:

E. Private Sewage Disposal Systems

Type of System: N/A

Location of Drain Field: N/A

Comments:

F. Other Built-in Appliances

Comments:

G. Other

Comments:

ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

For your convenience, the following conventions have been used in this summary addendum.

Major Concerns: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issues: *denotes a condition that is unsafe and in need of prompt attention.*

Repair Items: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improvement Items: *denotes improvements which are recommended but not required.*

Items To Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost Items: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Major Concerns:

- It is this inspector's opinion additional piers and/or adjustment on existing piers may be required.

Safety Issues:

- Need to replace the house/garage pedestrian hollow-core door with a proper fire-rated door.
- broken and/or uneven sidewalk and driveway slabs were observed creating potential tripping hazards, see sample pictures.
- non-metallic cables enter through a large opening at the top of this recessed panel, see sample picture, with none of the cables secured to the cabinet as required by the **NFPA 1999 NEC edition, ARTICLE 373, Section 373-5(c)**.
- No combination rated ARC-FAULT protection present, as required by newer code.
- No bonding observed on gas or water piping.
- Cloth electrical wire also called rage wire is considered older wire, therefore, considered a fire hazard in an electrical panel by most insurance companies, was observed in the main panel and in attic, see sample picture. This type of wire should be replaced with non-metallic wire, also known as romex.
- Not all breakers labeled.
- The grounding cable was not attached to grounding rod, see sample picture.
- no carbon monoxide alarms present outside of and in the immediate vicinity of the bedrooms as required by the **2009 IRC**.
- No smoke detectors present inside the bedrooms.
- No GFCI protection present in kitchen, in bathrooms, in garage, or at exterior receptacles.
- Missing receptacle and exposed wires were observed in foyer, see sample picture.
- Missing cover plate was observed on a junction box in the attic, see sample picture.
- Hot water flows through kitchen sink faucet when handle is pulled towards you, instead of when pushed away as modern

construction methods dictate.

- Master shower stall faucet hot/cold labeling was incorrect.
- the oven/range gas shut-off valve was not readily accessible; unit was located at base of wall inside the wall cavity, see sample picture.
- Oven/range lacks an anti-tipping device.

Repair Items:

- Need additional soil to make up for soil erosion observed along the perimeter grade beams, see sample picture.
- Several nails were observed pushing out through the shingles, see sample picture
- Several damaged plumbing vent pipe sleeves were observed, see sample pictures.
- Holes through the roof decking were observed on rear middle section, see sample picture.
- Unsealed screw holes from previous dish installation were observed on rear left roof section, see sample picture.
- Moisture stains/damage was also observed on front middle section of roof decking, see sample picture.
- No kick-out flashing observed at termination point of front right lower roof/wall junction, see sample picture and sample illustration.
- need additional insulation to provide a minimum R-30 rating.
- Need blocking for gaps observed on some rafter/ridge junctions, see sample picture.
- Attic drop ladder did not close adequately, see sample picture, creating a point for air-loss/air-infiltration; and, need to insulate attic drop ladder panel.
- The 2" x 4" purlin supports should not be smaller in size than the 2" x 6" rafters they support, as required by newer code; some waviness was observed along rear roof structure.
- Torn gable attic vent screens observed.
- Moisture stains, deteriorated paint, and/or moisture damage were observed on front porch area soffit, on front right soffit, on rear soffit, and on right upper gable soffit and fascia, see sample pictures.
- need additional sealant at a few window frame/brick veneer junctions, and at right exterior faucet/wall junction, see sample pictures.
- Missing/damaged trim was observed at right upper siding, see sample picture.
- The right upper siding lacks the 2" gap above the roof surface, see sample picture and sample illustration.
- a crack and moisture stain were observed on formal living room ceiling, see sample picture; this indicates a possible roof leak.
- A gap/missing trim was observed on floor/wall junction next to air-return grill, see sample picture.
- Deteriorated grout was observed at spare bathtub/floor junction, see sample picture.
- weather-stripping damage was observed on thresholds at house/garage pedestrian door and at laundry room right exit door.
- Visible light was observed on breakfast area left patio exit door jamb when door is closed; this creates a point for air-loss/air-infiltration.
- The laundry room/kitchen door and the hallway front closet door stick at jambs.
- The master bedroom door and spare bathroom door did not latch, may need to adjust striker plate; and, need to install missing striker plate at master bedroom door jamb.
- Master bathroom closet sliding doors lack floor guides.
- Front left bedroom closet bi-fold doors were off track.
- Garage rear exit door was boarded up/not useable.
- numerous window latches/locks would not engage, may need to adjust windows and/or latches/locks.
- Detached tension strip was observed on one window, see sample picture.
- Broken and/or missing lock components were observed on master bedroom right rear window, and on both windows in left middle bedroom, see sample picture.
- Cracked glass pane observed on laundry room rear window.
- Several torn window screens were observed.
- Need to service gutter system to facilitate proper drainage; sections were observed full of debris, see sample picture.
- Hallway rear light, spare bathroom light, and front porch light were not operable.
- grout shrinkage/deterioration was observed on master shower stall and spare bathtub tiled wall joints, see sample pictures.
- Missing escutcheon and gap observed at bathtub spout/wall junction, see sample picture.
- Need additional sealant at kitchen sink/countertop junction, along the front seam.

- Rear left exterior faucet handle was stuck/not operable.
- No vacuum breakers present on exterior faucets.
- no in-ground drain clean-out observed; one should be installed.
- the wall currently obstructs operation of the water heater T&P relief valve test lever; and, valve lacks a discharge line to the exterior or into a drain pan, see sample picture.
- Water heater drain pan is too small and lacks a discharge line to the exterior, as required by the **IRC**.
- Refrigerator water supply line lacks a shut-off valve, see sample picture.
- Attempts to turn on disposer were unsuccessful; disposer was not operable.
- the spare bathroom exhaust vent currently vents into the attic, see sample picture, instead of to the exterior as required by the **IRC**; and, no visible confirmation of master bath exhaust vent's termination to exterior.
- Spare bathroom exhaust vent was not operable.

Improvement Items:

- The carport privacy brick wall was observed partially/mostly removed, see sample picture.

Items To Monitor:

- Excessive granular loss was also observed on this roof covering, see sample pictures.
- Evidence of rodent activity/droppings were observed behind spare tub, see sample picture.
- Only one Grounding rod was observed; if it has a ground resistance of 25 ohms or more, 250.56 of the 2005 NEC, and E3608.4 of the 2018 IRC require a second rod.
- Open ground connections were detected throughout home; this is an indication of the presence of combination two-wire and three-wire system
- evidence of possible microbial growth was observed on cedar closet air-supply register, see sample picture; if this is a concern, a proper mold inspection should be performed.
- Galvanized pipes corrode and rust on the inside after years of exposure to water. The life span of **galvanized pipe** used for **water** delivery is 20 to 50 years.
- Cast iron pipes do fail over time. Rust can develop leading to slow drainage. Tree roots can be detrimental to cast iron pipes. If this is a concern, a proper video and/or pressurized evaluation should be performed by a qualified plumber.

Deferred Cost Items:

- *It is this inspector's opinion this roof has lived its' expected useful lifespan.*

IMPORTANT LIMITATIONS AND DISCLAIMERS

This Inspection Report reports only on the items listed and only on the present condition of those items. This report reflects only if the items inspected are observed to be “operable” or “inoperable” at the time of the inspection, that is, whether such items at this time are observed to serve the purpose for which they are ordinarily intended. This report reflects only those items that are reasonably observable at the time of inspection. **NO REPRESENTATION OR COMMENT** is made concerning any latent defects or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector, and no representation or comment can be made. **NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON.** **NIETHER** the Inspection Survey **NOR** this Inspection Report constitutes a guarantee on warranty, expressed or implied on the condition of the property or any component surveyed. Buyer, by accepting this Report, or relying upon it in any way, expressly agrees to these Limitations and Disclaimers. Opinions related to the compliance with specifications legal and current code requirements or restrictions of any kind are specifically excluded as being covered by this inspection. This inspection is **NOT** an engineering inspection, and shall **NOT** be considered as one. If any cause of concern is noted on this report, or the client wants further evaluation, the client should consider an evaluation by a licensed structural engineer.

BOTH THE INSPECTION SURVEY AND INSPECTION REPORT WERE PERFORMED EXCLUSIVELY FOR THE INDIVIDUALS OR COMPANY NAMED ON THIS REPORT AND IS NOT TRANSFERABLE.

If any item is unclear, call me for clarification.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Arturo Marquez', written in a cursive style.

ARTURO MARQUEZ
PROFESSIONAL INSPECTOR
TREC #2685