



SENTINEL
INSPECTION GROUP

"A big city inspection group with small town values"



Houston 77008

Foundation:

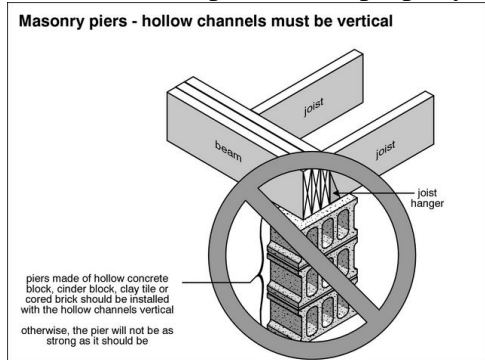
Multiple areas where stations are not properly supporting beams, are leaning, and/or are not stable. Recommend repair. (under the living room area)



Wood deterioration to a foundation perimeter beam can be observed at the back yard, recommend having the beam replaced if possible for structural integrity.



Concrete block piers are improperly installed. Not installed on strength axis with cavities oriented vertically.





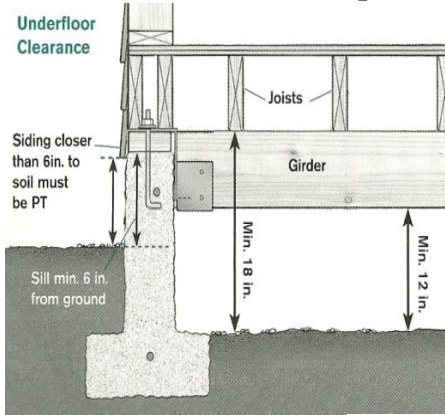
Scrap wood below house is considered a conducive condition for wood destroying insects. A beam at the east/central location is not properly supported or chimmed.



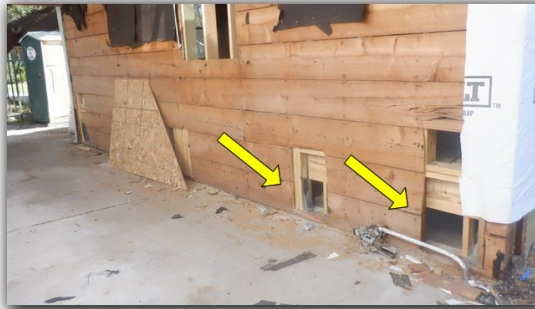
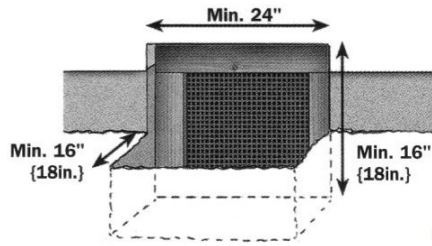
Crawlspace ventilation is limited. Conducive condition for wood rot and mold if not corrected. Only 1 foundation vent observed on the front part of the house and none on the east side of the structure. Cross ventilation throughout the structure should be present.



Observed wood framing under house has inadequate clearance from soil to prevent wood rot according to code.
Minimum soil clearance to untreated wood joists is 18". Minimum soil clearance to untreated wood beams is 12". IRC R317.1 (multiple locations)



Could not access below most of home due to inadequate access and clearance of framing from ground. Code (IRC Section R408.4) requires that access be provided to all under floor spaces. Access openings through floors shall be a minimum of 18x24 inches, while openings through a perimeter wall shall be at least 16x24 inches. Recommend installation of proper access opening and subsequent inspection under house. (addition or northwest corner) The area was only viewed by small scuttle holes and could not be accessed.



The garage anchor bolts were not fastened at the time of this inspection. Recommend installing the required nuts at all location. One the bolts on the south edge of the garage may not be able to be fastened. A wall stud was installed to close to the bolt.



Note: areas of unfinished plumbing can be observed under the structure on the southeast/south side of the crawl space.



Note: old cast iron drains and galvanized plumbing observed, recommend removal of all unused antiquated plumbing to prevent giving the perception that the plumbing is still active should be future inspection occur.

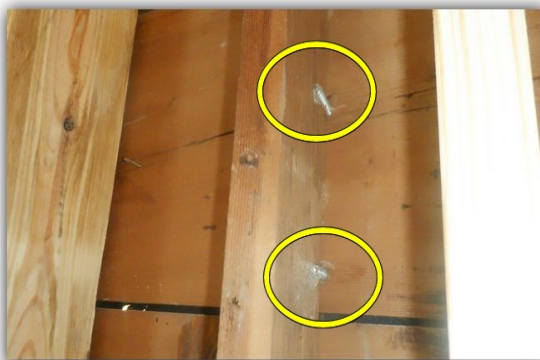


Note: old electrical wiring observed, recommend removal of all unused antiquated wiring to prevent giving the perception that the wiring is still active should be future inspection occur.



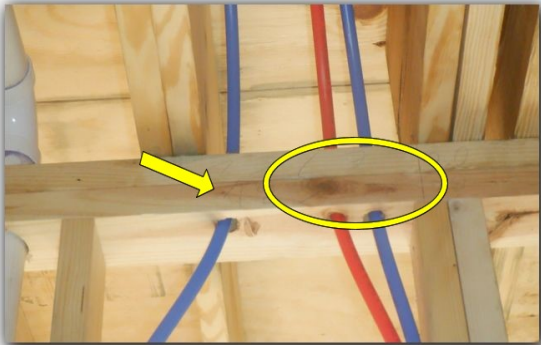
Carport Attachment:

Carport supporting bolts were not anchored to the wall studs on the southwest corner of the addition. The bolts are only being anchored to the outside veneer. Recommend repairs to this condition for safety reasons.



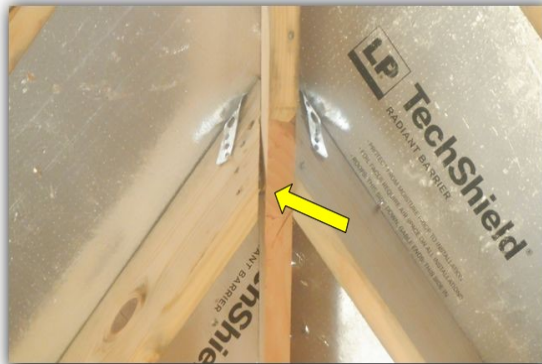
Wall Framing:

Numerous areas of striker plates that were missing to protect plumbing from being damaged by sheetrock nails. Recommend installing striker plates at all areas to prevent leaks within the wall voids.



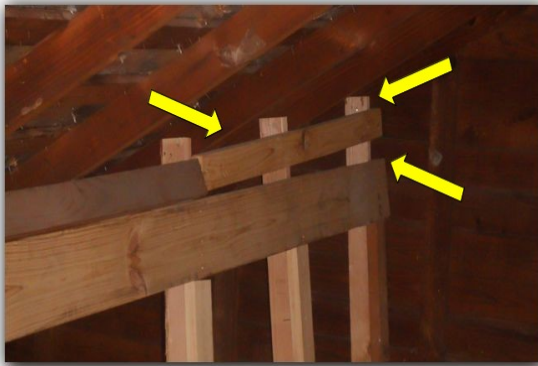
Roof Structure Framing:

Several ends of rafters were observed to be not cut flush with corresponding components, some degree of misfit was observed, average/mediocre framing. Recommend repair .(garage and 1 location on the upstairs south addition area)





Some disconnection of the purlin and rafter observed on the north side of the older attic section. This is the older attic and appears to have some expected sagging or out of square framing. The new purlins due to this condition were somewhat disconnected.



Plumbing:

There appears to be either laundry drains or plumbing vent stacks to vent sewer gases to the exterior on a location at the upstairs east area. If these are plumbing vent stacks the plumbing should extend to the exterior past the roof for proper venting and are being blocked by framing of a window. The remedy should be investigated and corrected as necessary.

