



SENTINEL
INSPECTION GROUP

"A big city inspection group with small town values"



**456 Your Street
Houston, TX 77084**



PROPERTY INSPECTION REPORT FORM

Jane Smith <i>Name of Client</i>	10/29/2022 <i>Date of Inspection</i>
456 Your Street, Houston, TX 77084 <i>Address of Inspected Property</i>	
John Tatum <i>Name of Inspector</i>	Professional Inspector # 9459 <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

How to read and interpret this report:

All commented items should be repaired or addressed to client's satisfaction PRIOR TO THE EXPIRATION OF YOUR OPTION PERIOD.

Highest Priority Items are printed in bold print and/or are in boxes

Items that are underlined should be addressed to prevent more extensive damage and should be a priority item or indicate non-compliance with current building standards.

Comments in italics are generally FYI (for your information) and don't require any action.

For reference: The front of the unit faces north

Description: 2 story, wood framed single family residence ; brick/wood exterior; composition roof; detached garage w/breezeway

Due to the large number of issues / deficiencies found during the course of this inspection, client is advised / put on notice that this report should be considered to contain only a representative sample of deficiencies and does NOT list all possible issues or deficiencies.

I=Inspected

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I	NI	NP	D
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Differential movement / settlement observed; indicated by one or more of the following observed conditions; Cracks in brick veneer and/or foundation, Cracks in sheetrock over doors and windows, door that are not square in jamb, etc. In my opinion the distress patterns observed at the time of inspection are/were severe enough to recommend repair. Acceptance of present and future condition / performance / maintenance rests solely on the buyer.

Spalling (i.e., corner pops) at one or more corner(s), Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation.

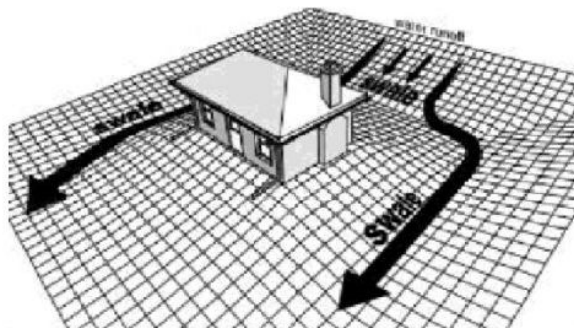
One or more cracks found in perimeter grade beam of house.



B. Grading and Drainage

Comments:

Drainage swale is not continuous at sides. The drainage swale must be kept clear and continuously sloped in order to drain water properly.



I=Inspected

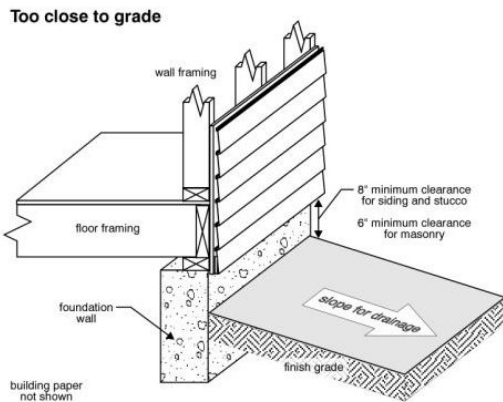
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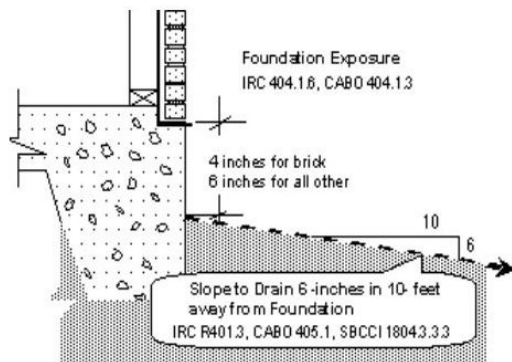
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I NI NP D

Soil level too high around areas with brick siding at multiple areas around house .
Common industry practice requires a clearance of at least 4 inches from bottom of brick veneer to soil. High soil level near brick siding promotes wood rot and is considered a conducive condition to termite activity and water penetration.



Soil grade and drainage patterns around some areas of house do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains.



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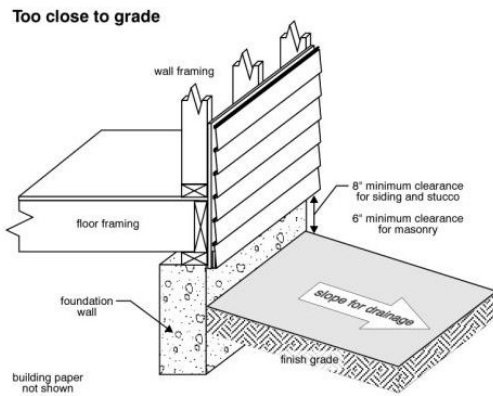
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Multiple plants were observed to be dead in the front flower beds.



Soil level too high around areas with wood siding. Code and common industry practice requires a clearance of 6-8 inches from bottom of wood veneer to soil. High soil level near wood siding promotes water/termite penetration and wood rot.



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C. Roof Covering Materials

Types of Roof Covering: composition shingles over solid decking

Viewed From: Via drone due to height at eave and / or pitch of roof. Portions had limited visibility

Comments:



ROOF SURFACE:

Older roof, nearing end (last 1/3 to 1/4) of serviceable life. Observed Brittle, cracked, curled ends, and/or excessive granular loss of shingles.

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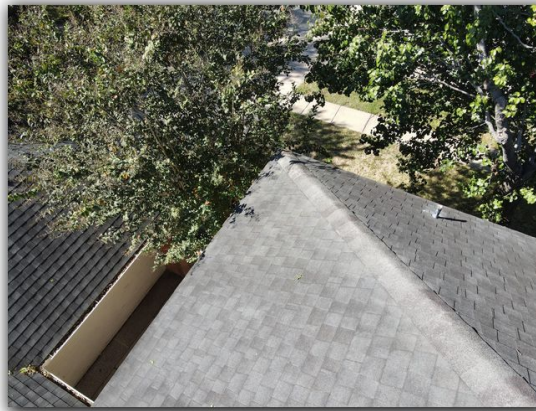
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Areas that need immediate attention, including but not limited to; (e.g., torn/damaged shingles, etc.)



Tree limbs in contact with roof should be cut back.



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The sprinkler system rain sensor should not have been screwed to the roof surface / may cause leaking.



VISIBLE FLASHING:

Not all lead flashing of drain waste vents are properly rolled down interior of plumbing vent pipes and/or are damaged by squirrels, may allow some rain water entry.



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Lower side of flashing is not sealed down at one or more locations where roof meets vertical wall, wind driven rains will cause water penetration.



ROOF PENETRATIONS:

No deficiencies observed at the time of inspection.

EVIDENCE OF ROOF WATER PENETRATION:

Roof water penetration observed at the following location(s): (Around multiple drain waste vents in the attic)



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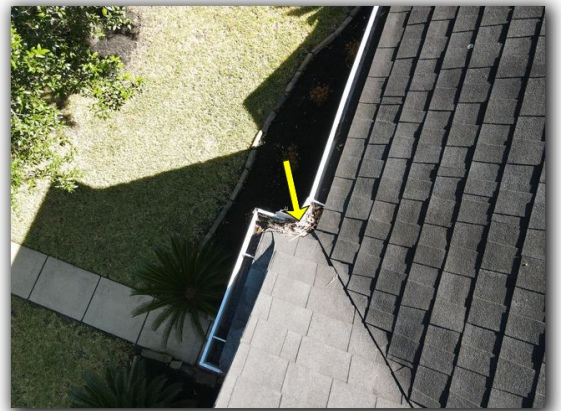
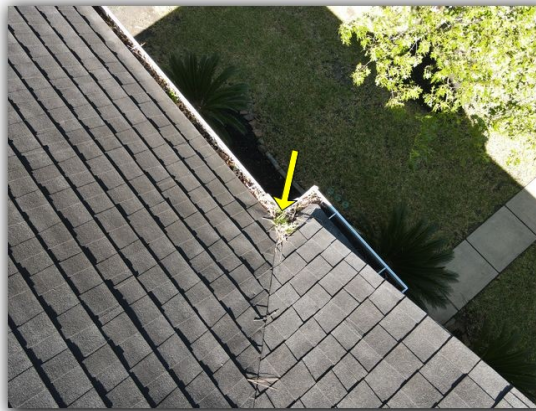
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RAIN GUTTERS AND DOWNSPOUTS:

Full of debris and/or holds standing water.



One or more downspouts were observed to be damaged.



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D. Roof Structures and Attics

Viewed From: Safely accessible areas as deemed by the inspector

Approximate Average Depth of Insulation: 4-6 inches

Approximate Average Thickness of Vertical Insulation: not observable

Comments:

ROOF STRUCTURE AND FRAMING:

Recommend sealing/fire stopping all open chases in attic down to living area below, To comply with current industry standards, Code. (CABO 602.7 IRC 602.8).

Evidence of previous (possibly current) rodent activity in attic.



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Observed bucket(s) in attic, possibly used for roof leak in the past or currently in use. Recommend inquiry of seller.



ATTIC INSULATION:

Insulation depth was deficient; recommend adding insulation.

ATTIC ACCESS, LADDERS AND SERVICE WALKS:

Not all areas of attic were accessible for inspection.

Attic ladder not installed per manufacturer's installation instructions. Missing securing nails / lag bolts in holes of metal pivot points and corner braces.

Stairway to attic is not sealed, due to proximity to return air chase it is recommended client consider weather stripping to seal gaps and prevent loss of conditioned air to attic and/or sucking attic air into house, as well as insulating stairway if not done already.

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Tighten loose / replace missing nuts and bolts on stairway sections.

ATTIC VENTILATION AND SCREENING:

No deficiencies observed at the time of inspection.

E. Walls (Interior and Exterior)

Comments:

Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

Buyer's note: Fresh paint observed on interior surfaces can mask distress indicators.

Evidence house and/or garage has been treated for wood destroying insects in the past. Final determination of structurally significant damage to wood members (if any) cannot be determined without removal of wall coverings. Recommend client obtain additional information from seller regarding extent and location of previous infestation, chemical & company used, warranty if applicable, etc.. Sentinel Inspection Group specifically excludes hidden / latent damage if present (we cannot see thru walls!).



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Observed possible micro-organism growth (Below the master bathtub) which may be a concern due to increased awareness of environmental issues associated with molds. Recommend removal of all sheetrock containing visible mold growth plus an additional 2 feet surrounding area. *This company does not inspect for and is not qualified to render opinions on any type on environmental or other bio-hazards. If this is a concern or potential concern, Sentinel Inspection Group recommends contacting a qualified professional of your choice for further information / investigation.*



EXTERIOR:

Expansion joint(s) and / or inside corners in brick veneer need caulking. Ensure any mortar present in expansion joint is first removed before sealing.



A sewage odor was detected around the exterior of the house. The winds were very strong, so the origin is unknown.

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Numerous areas of mortar damage and brick separation were observed at the northern exterior.



Caulking deficient around one or more windows, will allow water penetration during heavy / wind driven rains.



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Cracks in brick veneer and/or repairs, one or more locations, Recommend buyer take photographs of cracks, their location, and width [ruler across the crack] with a high resolution camera that has a date stamp for future reference.



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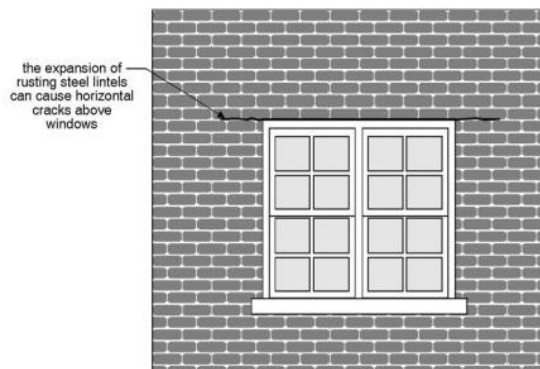
I NI NP D

Cracks at upper corners of windows is typical due to not enough space left at ends of steel lintel at time of construction to allow for expansion of metal.



Metal lintel(s) over window/door openings are not well painted and are rusting.

Rusting lintels



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Soffit damage was observed at multiple locations of the west exterior.



Wood rot observed on areas of house / garage.



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Need sealing / caulking around all holes and exterior siding penetrations on top and both sides, (leave bottom open) to prevent water entry. Including but not limited to dryer, bath and range top vents, light fixtures, etc. Need sealing / caulking around all holes and exterior siding penetrations on top and both sides, (leave bottom open) to prevent water entry. Including but not limited to dryer, bath and range top vents, light fixtures, etc.



The dryer vent was not properly flush and sealed at the exterior wall.



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Caulking missing and/or deficient around vertical trim boards may allow wind driven rain entry.



Caulking deficient around one or more windows, will allow water penetration during heavy / wind driven rains.



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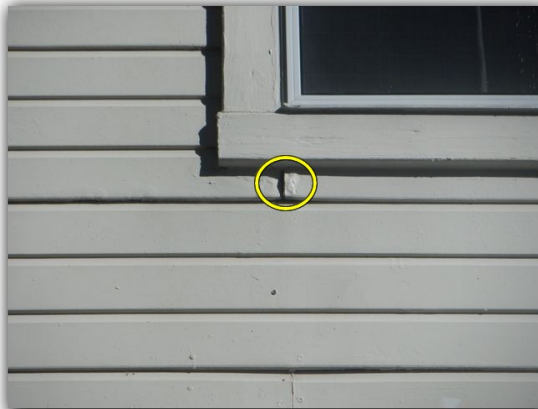
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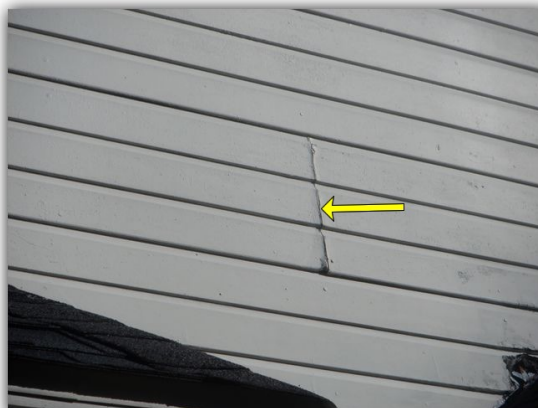
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Synthetic wood siding observed on house, it is common industry knowledge that this siding has a tendency to rot easily if not kept well sealed / painted and that most manufactures of this type of product are / have been involved in some type of class action lawsuit.



Caulking missing and/or deficient at vertical joints in siding; may allow wind driven rain entry.



I=Inspected

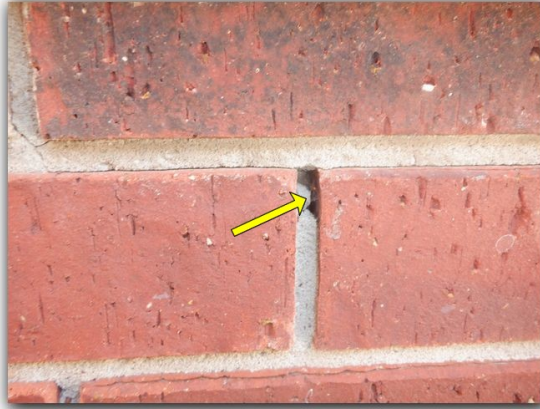
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Mortar joints between brick ends is deficient in areas, indication the brick layer might not have properly "struck" the bricks (used enough mortar), recommend re-pointing areas where voids in mortar are present.



Recommend caulking around electrical disconnect box(s) of A/C unit(s) to prevent water entry behind disconnect(s).



The underside of the southeast dormer was rotted out.



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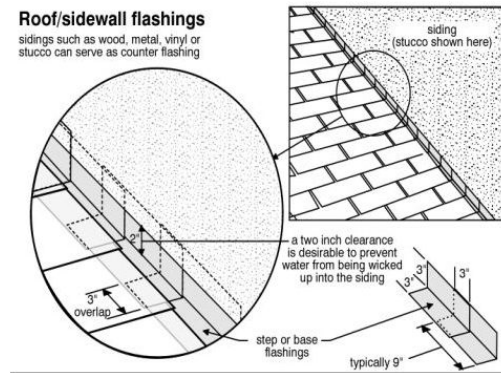
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Most wood siding installation requirements specifically state “Leave a 2 inch clearance between roofing and bottom edge of siding to prevent wood rot.” Did not observe the normal 2” clearance from roof surface.



Minor sag in double header over garage door. Indication of improper/inadequate framing.

EVIDENCE OF WATER PENETRATION:

Possible from soil above foundation and/or improper site drainage during heavy rains.

Water stains / damage on interior of one or more window jambs.

Possible from exterior window frames not properly caulked / sealed.

F. Ceilings and Floors

Comments:

CEILINGS:

No deficiencies observed at the time of inspection.

FLOORS:

Floor is not level downstairs, possibly due to foundation settlement.

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G. Doors (Interior and Exterior)

Comments:

INTERIOR:

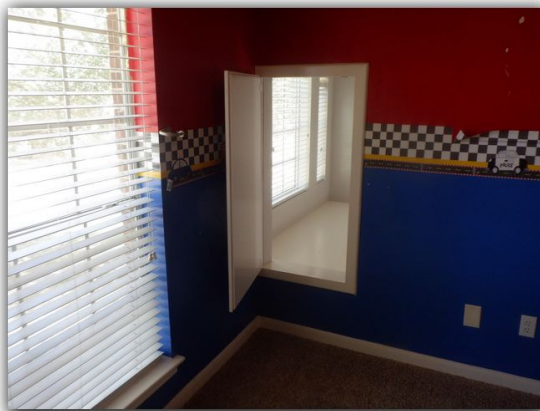
Missing or non-functioning door stop behind one or more doors to prevent damage to sheetrock.

One or more doors in house will not latch. (1st floor hall bathroom)

The closet doors were missing in the 2nd floor northwest bedroom.



A latch / lock should be placed on the door to the area above the front entry from the 2nd floor northwest bedroom to prevent child entry to the area and possible serious injury.



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EXTERIOR:

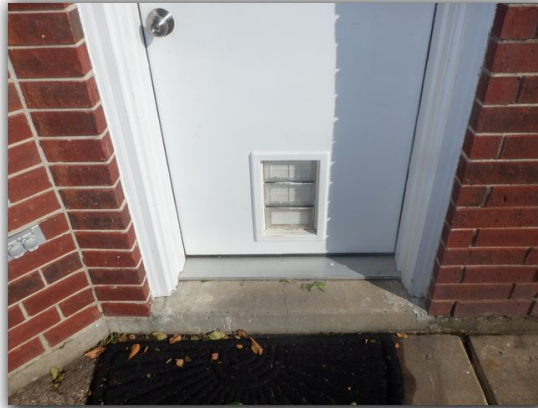
Prudent buyers replace/rekey exterior locks upon taking possession of property.

Wood rot of lower door and/or jamb; (Front door)



The front door knob was loose on the interior side.

Security consideration, dog access door to exterior.



Weather stripping torn/damaged and/or missing on one or more exterior door(s).

I=Inspected

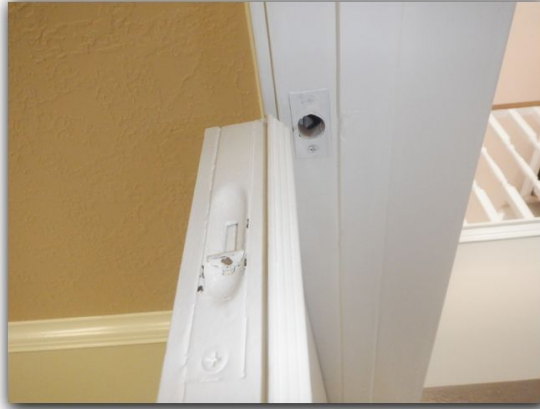
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The upper latch for the stationary side of the double doors to the study is not properly aligned / does not latch.



GARAGE:

Denting / Damage was observed to the garage door.



Garage doors equipped with openers should have door locks rendered inoperable.

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I	NI	NP	D
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H. Windows

Comments:

WINDOWS:

Multiple screens are missing and/or damaged.

One or more windows had plastic exterior retaining strips loose or damaged.



One or more windows had cracked / broken glass pane(s). (Dining room & Living room)



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Wood rot of window frame/jambs observed at one or more locations.



Many windows were observed to be improperly sealed shut. Buyer's note; bedroom(s) without operational / operable window and/or 2nd means of emergency egress is a RECOGNIZED FIRE/SAFETY HAZARD. Does not comply current life safety codes.



One or more window locking latches were broken and/or difficult to operate.

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Multiple window blinds were observed to be damaged.



Windows at one or more 2nd floor rooms were a potential fall hazard for small children due to their low height above the floor; did not observe fall protection outside the window. Ref IRC R613.2 Window Sills: In dwelling units, where the opening of an operable window is located more than 72 inches above finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches shall be fixed or have openings through which a 4-inch diameter sphere cannot pass.



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SAFETY GLASS IN HAZARDOUS LOCATIONS:

Could not find/observe markings on glass panel(s) of window near tub / shower to indicate the presence of required tempered / safety glass. Code reference ; UBC 2406.4.5 & CABO 308.4.5 IRC 308.4.

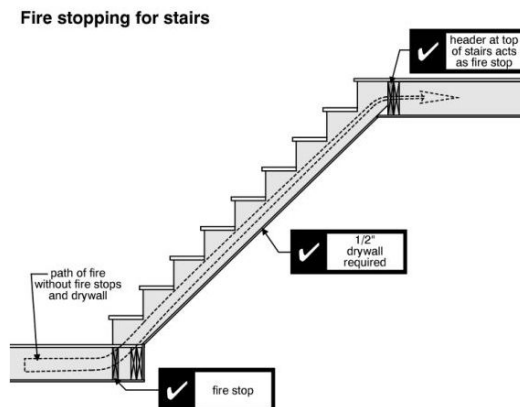


I. Stairways (Interior and Exterior)

Comments:

INTERIOR:

Bottom side of stairs is not properly fire stopped.



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J. Fireplaces and Chimneys

Comments:

Recommend cleaning and painting corrosion on chimney cap.



Damper missing required bracket that keeps damper from fully closing when fireplace is equipped with gas logs. If damper is fully closed then combustion fumes will enter house unseen.

Inadequate sized non-combustible hearth extension at sides of fireplace. . *Where the fireplace opening is more than 6 square feet the hearth extension shall extend 20 inches in front and at least 12 inches beyond each side of the opening. Ref. IRC R1003.10.*



Soot build up on Faux logs indicates improper combustion - air/fuel mixture. Recommend service to clean soot and adjust air/fuel mix to reduce/eliminate soot production.

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K. Porches, Balconies, Decks, and Carports

Comments:

Cracks in walkways, driveway and/or garage concrete observed, typical.

Exterior patio improperly slopes towards house. This condition tends to encourage water penetration during heavy rains.

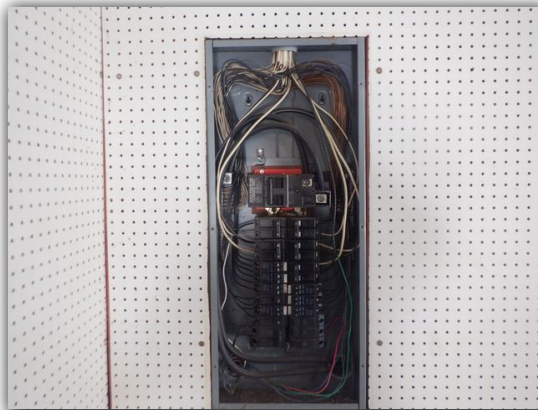


II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

150 AMP ELECTRICAL SERVICE PANEL LOCATED IN THE GARAGE:



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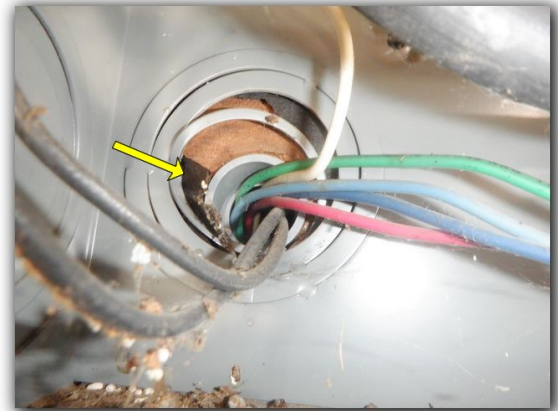
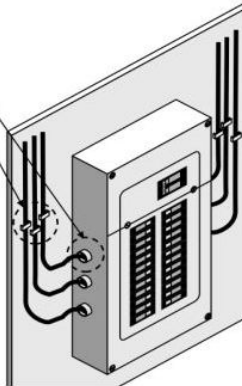
I NI NP D

Did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.

Protective bushing not present around electrical wire as it passes through metal box.

Securing wires

cables should be clamped where they enter the panel
they should also be secured within 12 inches of the panel



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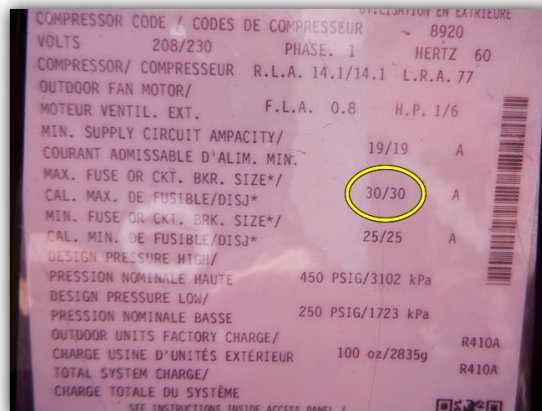
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The panel was observed to be brand named Challenger. Challenger panels pose safety hazards very similar to that of Zinsco or Federal Pacific. The biggest concern for Challenger panels are their issues with overheating. In turn, that can cause many other issues, like fusing and / or melting, corrosion, or actual fires. Occasionally breakers don't trip at all or take too long to trip. Recommend replacement.



Breaker is oversized per data plate on side of A/C unit.



Observed improper use of normal wire conductor colors. Observed white wire used for other than grounded / neutral conductors.

Observed two or more neutral conductors under one screw lug on the neutral bus. Current industry standards and National Electric Code permit one neutral conductor per screw lug.

SERVICE WIRING:

Observed type of service wiring is underground.

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FEEDER WIRING:

Observed type of feeder wiring is aluminum.

Did not observe anti-oxidant compound (grease) on the exposed aluminum feeder wiring.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Observed type of branch wiring is copper.

Comments:

BRANCH WIRING:

Extension cord wiring used improperly as permanent wiring; (To the sprinkler control panel)



Wire improperly terminated, including but not limited to the following location; (Garage)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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FIXTURES:

Multiple lights found to be not functioning. Probably just burned out bulbs, or it could be a broken fixture / switch or improper wiring.

Light diffuser / globe cracked, damaged or missing; (Garage)



One of the garage lights flickered heavily / may have a bad ballast.

Ceiling fan(s) not balanced and/or noisy operation, (2nd floor common area & 2nd floor northwest bedroom)

OUTLETS:

Not all outlets were checked / inspected / accessible in furnished residence.

Outlets located in inaccessible areas (e.g., garage ceilings, exterior soffits, etc.) are not individually tested.

GFCI reset locations; (Kitchen)

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I	NI	NP	D
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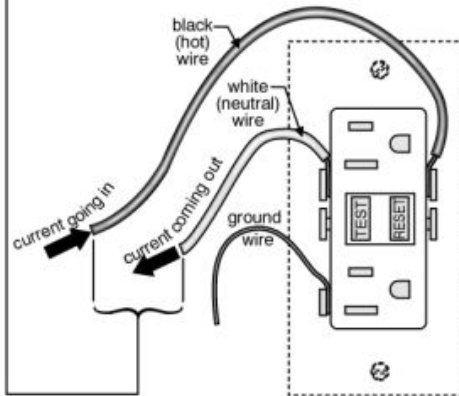
Did not observe GFCI protection of all outlets in required locations, including but not limited to the location marked below. This condition is a recognized safety hazard and is in need of repair.

- | | |
|--|---|
| <input checked="" type="checkbox"/> All bathrooms | <input checked="" type="checkbox"/> All kitchen counter top outlets |
| <input checked="" type="checkbox"/> Kitchen island | <input type="checkbox"/> Wet bar locations |
| <input checked="" type="checkbox"/> All exterior locations | <input checked="" type="checkbox"/> In garage |
| <input type="checkbox"/> Laundry sink | <input type="checkbox"/> Pool area |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Spa / hot tub |

Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires
if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:
if the GFI is in the panel, the entire circuit will be shut down



Missing required number of outlets serving kitchen counter(s) as required by IRC 3801.4.1 NEC (National Electric Code) 210-52c1; which requires that no point along counter greater than 24 inches from small appliance receptacle(s).

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Exterior outlet damaged, missing weather proof cover, (Front porch)



Older style 3-prong outlet for dryer observed. Will not fit newer 4 prong corded electric dryer.

Exterior outlet(s) not sealed well against rain water entry.



I=Inspected

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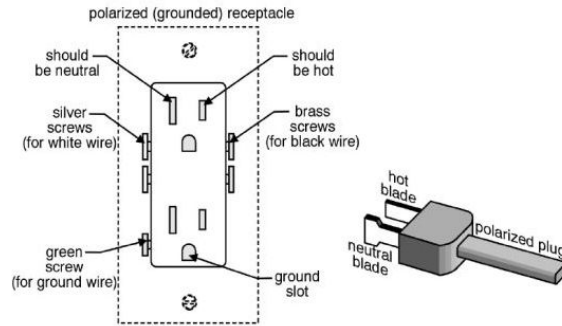
NP=Not Present

D=Deficient

I NI NP D

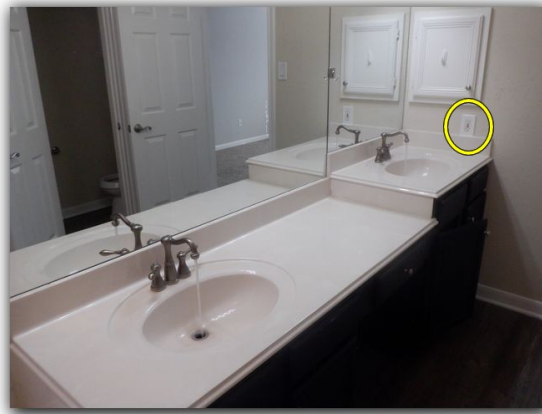
Improperly wired, 3 prong outlet polarity reversed, including but not limited to;
(Southern wall of the dining room)

Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

Double bath vanity sink(s) with only 1 electrical outlet on far side does not comply with current electrical code / minimum standards of the National Electric Code (NEC) which states; " At least one wall receptacle outlet shall be installed in the bathroom adjacent to each lavatory location. A wall receptacle outlet located between two adjacent lavatories shall satisfy the requirements of this section. IE: you can place a dual receptacle between the sinks or 1 on both sides. (Master bathroom)



3-prong outlet not grounded, including but not limited to; (Northern outlets in the living room)

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SWITCHES:

Voltage detector indicated switch(s) are not grounded as required by current industry standards (code) to reduce risk of electrical shock. Prior to 1999, grounding of switches was not required. Recommend grounding all non-grounded switches or replace all metal face plates and screws with non-conductive plastic face plates and screws.

Switch installed upside down; (Dining room)

Multiple fan switches were missing the control knobs.



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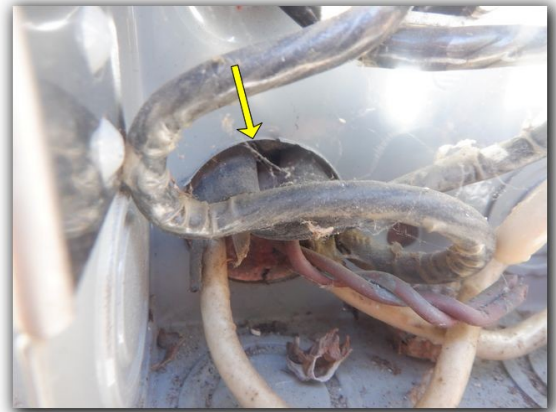
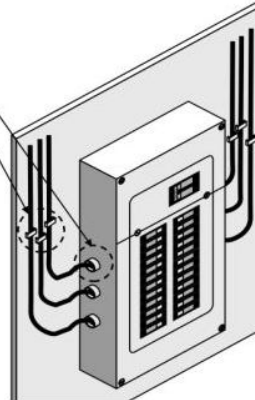
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EQUIPMENT DISCONNECTS:

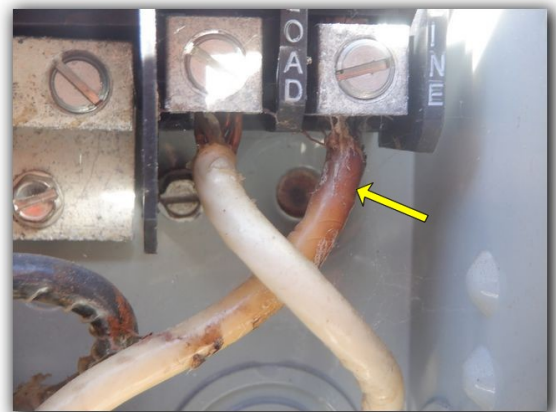
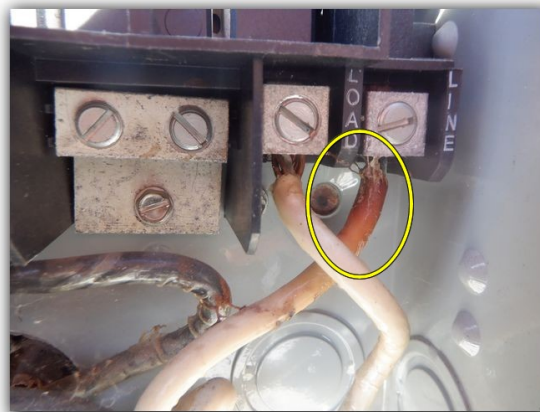
Protective bushing not present around electrical wire as it passes through metal box.
(Both A/C disconnects)

Securing wires

cables should be clamped where they enter the panel
they should also be secured within 12 inches of the panel



Overheated wiring was present in the 1st floor A/C disconnect.



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SMOKE DETECTORS AND ALARMS:

Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSCPUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

Inadequate number and/or improper location of smoke detectors in home. Smoke detectors should be located on each level of the home AND inside AND outside of all sleeping rooms. Consult the smoke detector manufacturer's instructions regarding specific placement of detectors.

DOORBELL & CHIMES

No deficiencies observed at the time of inspection.

I=Inspected

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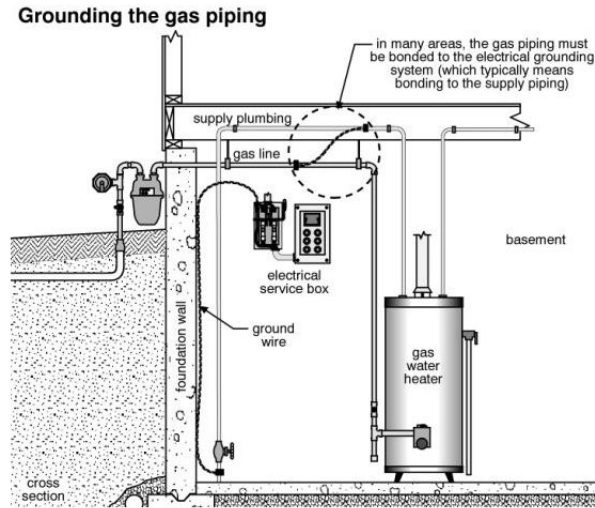
NP=Not Present

D=Deficient

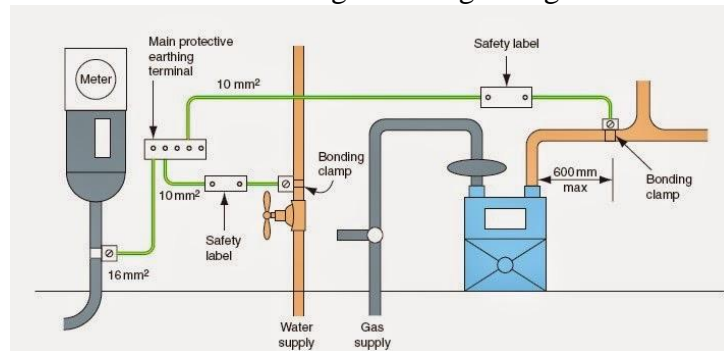
I NI NP D

OTHER ELECTRICAL ITEMS:

Gas and hot / cold water lines are not properly bonded near water heater. Does not comply with most recent electrical code. NEC 250-80b.



Ground rod / wire missing or damaged at gas meter.



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I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air-split system

Energy Sources: Gas

Comments:

HEATING UNIT: 1st Floor

Make: Rheem (2011)

Model: RGPN-07EAMGR

S/N: FU5D307F391104527

HEATING UNIT: 2nd Floor

Make: Amana (2012)

Model: GMS80804BNBA

S/N: 1211544695

HOUSE HEATER EXHAUST VENT(S):

Vent pipe(s) is (are) not properly secured (strapped) in placed.

BLOWER(S):

No deficiencies observed at the time of inspection.

THERMOSTAT(S):

No deficiencies observed at the time of inspection.

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D=Deficient

I NI NP D

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B. Cooling Equipment

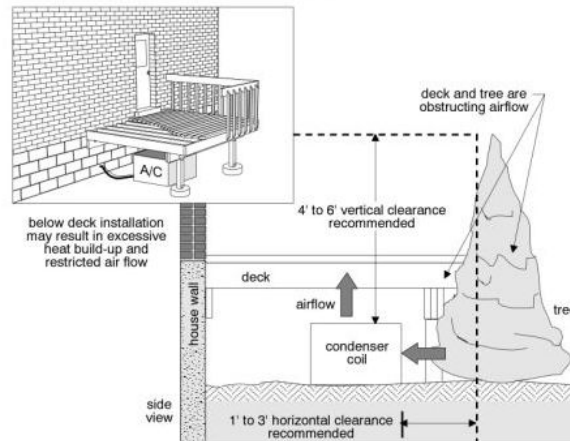
Type of Systems: Forced air-split system

Comments:

Cool outside ambient temperature prevented operation of A/C under typical Houston summer conditions. Client is advised unit was operated under light heat load conditions. IE: A unit that cools well on a cool day may not perform adequately during a hot Houston summer.

Buyers note; Keep walls/fences/decks a minimum of 2 feet away from sides of A/C unit and a minimum of 4 feet over unit to allow proper air flow across coils and/or proper access to unit for servicing. (Both units)

Condenser coil location requirements



CONDENSING UNIT: 1st Floor

Make: RUUD (2013)

Model: UAMP-048JEZ

S/N: 7968W071315432

EVAPORATOR COIL: 1st Floor

Temperature Differential: 68.5 - 44.4 = 24.1

Make: Rheem (2013)

Capacity: 4 Tons

CONDENSING UNIT: 2nd Floor

Make: Rheem (2017)

Model: RA1436AJ1NA

S/N: W421737359

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I	NI	NP	D
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EVAPORATOR COIL: 2nd Floor

Temperature Differential: $69.0 - 48.6 = 20.4$

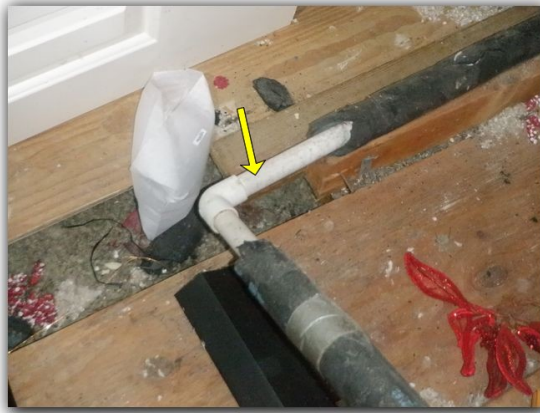
Make: Rheem (2005)

Capacity: 3 Tons

Unit has exceeded its normal serviceable life span; replacement should be expected and budgeted for in near future.

CONDENSATION DRAIN PAN/DRAIN LINES:

Primary drain line should be insulated along entire length in attic to prevent warm attic air condensing on cool drain line and dripping condensation.



C. Duct Systems, Chases, and Vents

Comments:

Excessive air loss around transition/coil/heater/plenum.



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Excessive air loss at evaporator coil around drain and Freon line connections.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of property

Location of main water supply valve: east exterior wall of house

Static water pressure reading: 62 psi

Comments:

WATER SUPPLY PLUMBING:

Type of supply piping material: Water supply piping observed to be a mixture of PEX (cross-linked polyethylene) plastic and copper.

Water softener, treatment and filtration type of equipment was not checked/inspected.

Recommend insulating exterior water line(s) to prevent freeze damage.



COMMODES:

Not secured to floor, recommend removal of commode, inspection of flange serviceability, install type of wax ring with foam gasket inside wax and new securing bolts; (1st floor hall bathroom)

Recommend caulking around base of all commodes.

I=Inspected

NI=Not Inspected

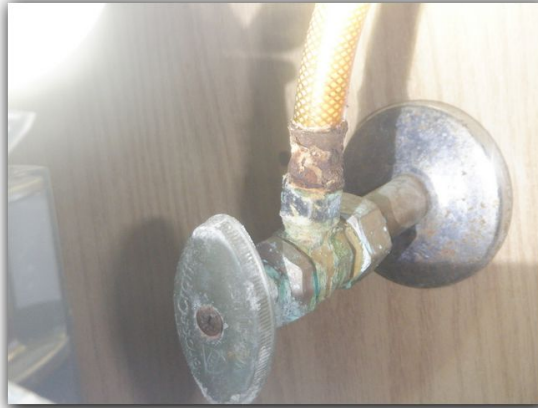
NP=Not Present

D=Deficient

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SINKS:

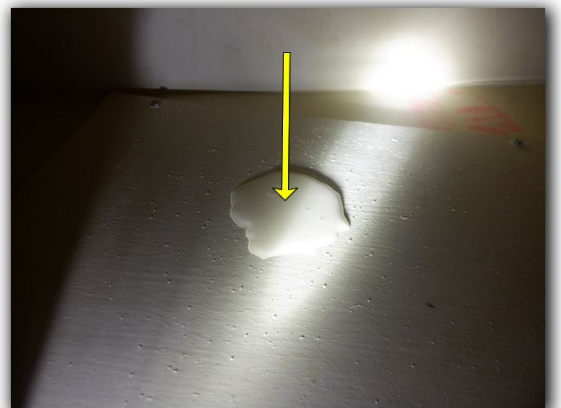
Corrosion noted at water shut off valve(s) below one or more sinks. (Kitchen)



Water damage and loose decking were observed below the kitchen sink.



Large water leak below sink, (Left master bathroom sink)



I=Inspected

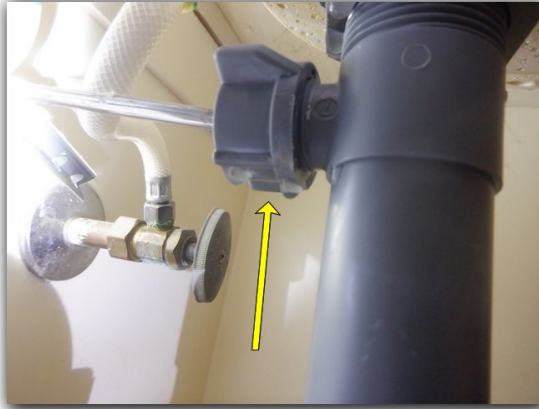
NI=Not Inspected

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I	NI	NP	D
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Small water leak from drain stopper lever fitting below sink; (Left master bathroom sink)



Drain stopper or pop-up lever assembly of one or more sinks is missing, damaged or needs adjustment.

FAUCETS:

The master bathtub faucet was observed to be damaged.



Handle leaks at the master shower.

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I	NI	NP	D
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Recommend caulking around all tub/shower faucets and spouts to prevent water entry behind wall.



TUBS:

Observed cracked/loose tiles; (Master bathtub)



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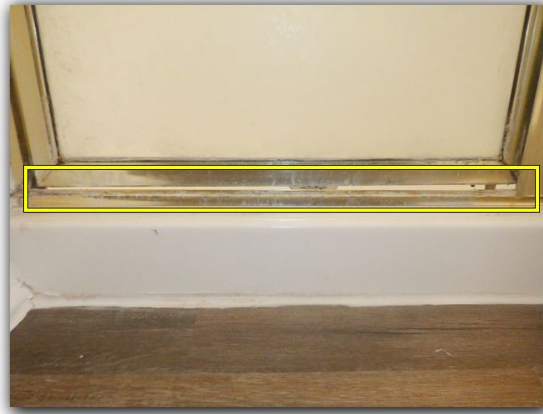
D=Deficient

I	NI	NP	D
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SHOWER(S):

24 hour shower pan test has been specifically excluded.

Shower door lower weather stripping loose and / or damaged, results in possible water leaking from base of door, needs repair / replacement.



Grout / caulking needed at vertical tile corners, cracks in tile and/or mortar between tiles, to prevent water entry behind wall.

One or more shower head(s) leak water.

LAUNDRY CONNECTIONS:

Recommend use of stainless steel braided "no burst" clothes washer water supply lines to reduce chance of water damage.

Hot & cold faucets of laundry room are not identified, color coded (red-hot, blue-cold).

EXTERIOR HOSE BIBS:

Exterior hose spigot(s) do not have code approved anti-back flow devices installed.



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I	NI	NP	D
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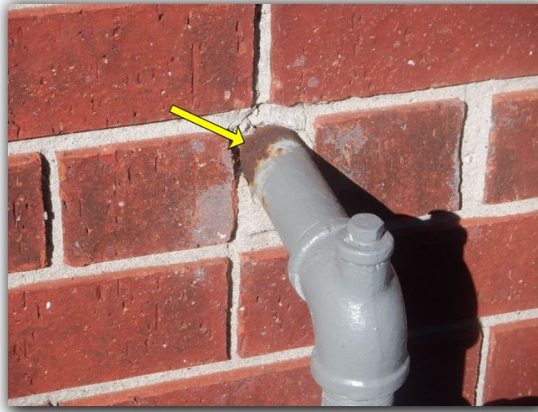
GAS SUPPLY SYSTEMS

Pressure test of gas lines has been specifically excluded.

Gas meter located at the east exterior side of house

Type of gas distribution piping material: Iron

Gas piping not sleeved as it passes through masonry wall as required by Code [CABO 2608.3] IRC 2603.3.



OBSERVED BRANCH LINES:

Galvanized and/or black iron

APPLIANCE CONNECTIONS:

Uncapped gas valve at laundry room. Gas line needs to capped if not used.



I=Inspected

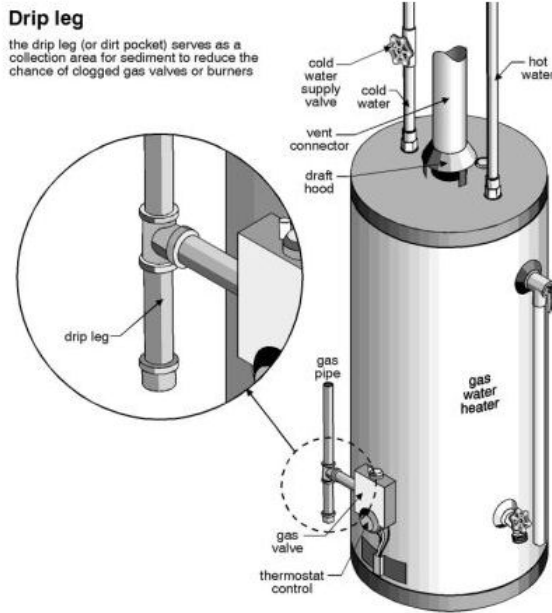
NI=Not Inspected

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D=Deficient

I NI NP D

Did not observe gas line drip leg(s) on gas house heater and/or gas water heaters which is called for in the manufactures installation instructions.



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B. Drains, Wastes, and Vents

Comments:

Hydrostatic pressure test of sewer lines was specifically excluded.

DRAIN, WASTE, VENT PLUMBING:

Type of drain waste vent material observed to primarily plastic

There were no plumbing access / inspection panels behind one or more tub(s). Overflow gaskets and drains not checked. Recommend installation of bath plumbing access panels where possible.

Recommend hydrostatic test of sewer lines. Due to age of house and/or amount of settlement, the presence of damaged/leaking drain lines below house in this inspector's opinion is a possibility.

I=Inspected

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D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Energy Source: Gas

Capacity: 2018 Rheem - 40 gallons

Comments:

WATER HEATING UNIT(S):

A water line above the water heater was improperly in contact with the underside of the decking, which may allow damage by a roofing nail when roof is replaced or repaired.



WATER HEATER EXHAUST VENT(S):

Vent pipe connection(s) improper, inside out / upside down, does not fully contain products of combustion in duct.



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I	NI	NP	D
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TEMPERATURE AND PRESSURE RELIEF VALVE(S):

Did not check operation since valve(s) is/are over 3 years old. Most manufacturers recommend replacement of T&P valves over 3 years of age.

Drain line terminates improperly, current industry standards (Code) require drain line terminate within 24-6 inches from grade. Recognized safety hazard, repair IRC 2803.6.1.



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D. Hydro-Massage Therapy Equipment

Comments:

No deficiencies observed at the time of inspection.

I=Inspected

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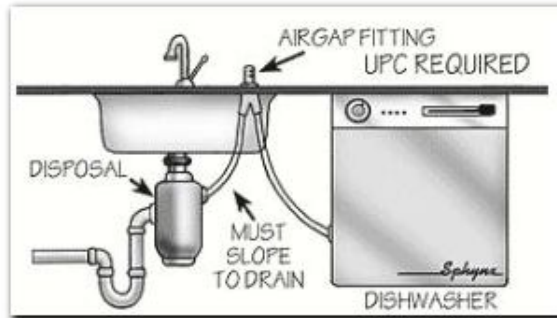
I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

Drain line needs to be elevated above side inlet of disposal to underside of countertop to prevent debris and gray water from draining down line from disposal and back into dishwasher.



Not secured to underside of kitchen counter top.



B. Food Waste Disposers

Comments:

Debris in unit needs to be removed.

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:

Recirculating vent hood observed, does not vent appliance(s) to exterior.

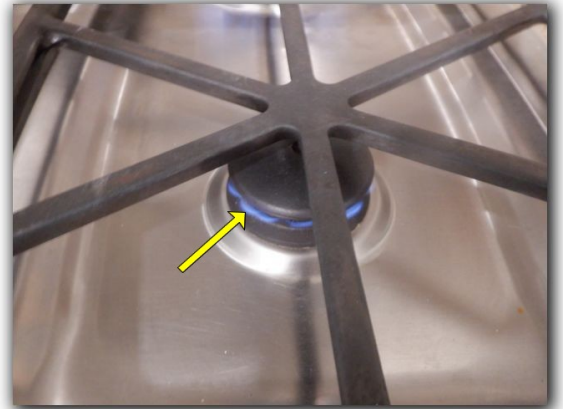
Light does not work/missing.

D. Ranges, Cooktops, and Ovens

Comments:

GAS RANGE/COOKTOP:

The flame was very low for the front right burner, even when set at high.



I=Inspected

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D=Deficient

I NI NP D

ELECTRIC OVEN:

Timer and cleaning cycles not checked

The oven hinges were worn, which is preventing full closure of the door. Accuracy of temperature could not be checked / tested as the oven would not properly function without physically holding the door shut.



Interior light does not work.

E. Microwave Ovens

Comments:

The door of the microwave did not appear to properly close. It door is simply touched while microwave is running, the microwave shuts off. Recommend further evaluation and repairing or replacing as necessary.

The microwave door is not properly sealed / has higher than normal leakage.



I=Inspected

NI=Not Inspected

NP=Not Present

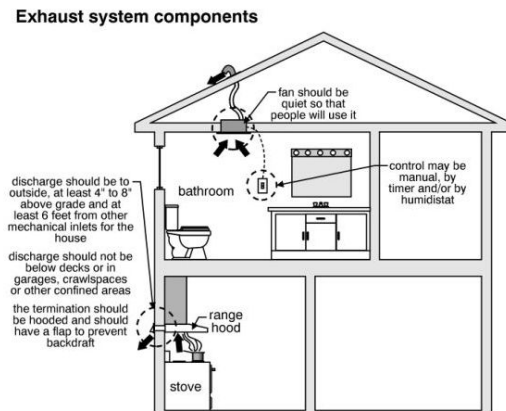
D=Deficient

I NI NP D

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Improperly vents into attic. Should vent to exterior.



G. Garage Door Operators

Comments:

Remote control hand held units were not checked/inspected.

Locks should be made non-operational on garage doors equipped with openers.

Missing required safety sticker / decal next to operator button.

Older garage door operator unit, lacks secondary anti-entrapment safety feature (e.g., optical sensors), limited service life remaining.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

Recommend periodic cleaning of the dryer vent ductwork to reduce the risk of fire.

Dryer vent contains lint buildup. Recommend cleaning dryer vent to reduce drying time and risk of fire hazard.



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NP=Not Present

D=Deficient

I	NI	NP	D
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I. Other

Comments:

The refrigerator light did not function at the time of inspection.

Multiple areas of minor damage and missing components were observed in the refrigerator / freezer.



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D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Testing, certifying and / or verifying the proper operation of back-flow device is specifically excluded.

One or more spray heads need adjustment for proper yard cover and reduced over spray on house.

Buyer's note: There are no sprinkler zones located for the back yard.

B. Outbuildings

Comments:

Not present at time of inspection.

INTENT OF INSPECTION:

It is the expressed intent and purpose of this report to inform you the client exclusively of the **visual ("eyeball") observations** and opinions made on the day of the inspection as to whether or not the structure, electrical, plumbing, and mechanical components of the subject property are performing the function for which they were intended to perform or are in need of immediate repairs. It is not within the intent and/or scope of this report to determine the insurability, habitability, suitability of use, economic life span, deferred maintenance issues, and/or issues unnamed in this report. **This report is neither an expressed nor implied warranty and / or guarantee as to future life and/or performance of the items inspected**, but is intended to express the inspector's perceived impression of the apparent performance of the structure, electrical, plumbing, and mechanical components viewed on the date of the inspection. **Our intent is to reduce your risk associated with this transaction, however we cannot eliminate all risk nor assume your risk.**

SCOPE OF INSPECTION:

The content of this report is based solely upon "eyeball" observations of apparent performance. Opinions have been formed from the inspector's personal knowledge and experience and not upon any code requirements and/or performance standards. Compliance with any federal, state or local codes and/or other legal requirements is not within the scope or intent of this report.

METHOD OF INSPECTION:

The inspection methodology has not been of a formal engineered type of inspection; therefore, no soil, physical or geological testing or inspections were performed. Many of the structural, electrical, plumbing, and mechanical components were judged indirectly by the visible condition of the surfaces and/or components open to view. Observations were made both inside as well as outside of the structure; however, these observations were limited to only those areas open to view without moving any item, i.e.; inhabitants furniture, belongings or stored items which was blocking the view. The inspector did not employ any instruments to aid in the inspection, **disassemble any component of an item checked**, (i.e.: disassemble a heating unit to inspect for a cracked heat exchanger), conduct extensive destructive testing, calculations, or removal of wall and floor covering unless noted in the body of this report.

LIMITATION OF INSPECTION:

The visual inspection method employed will generally produce a competent first impression assessment of the apparent past structural, electrical, plumbing, and mechanical components, provided refurbishing repairs have not been performed which would mask distress patterns normally produce by structural, electrical, plumbing, and mechanical components problems.

Because the inspection procedure is visual only and was not intended to be diagnostic and/or technically exhaustive, an inherent residual risk remains that undiscovered problems exist and/or future problems will develop.

There is no guarantee or warranty stated or implied that all defects have been found or that Sentinel Inspection Group, LLC will pay for the repair of any defect not discovered. The content of this report should be considered as an opinion of apparent performance of the items inspected and not engineering fact. **THIS INSPECTION DOES NOT INCLUDE THE INSPECTION OF, SAMPLING FOR OR TESTING OF ANY SUBSTANCE CLASSIFIED OR OTHERWISE IDENTIFIED WITH OR AS A TOXIC SUBSTANCE AND/OR BIO-HAZARD OR WOOD DESTROYING INSECTS/ORGANISMS.**

Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed, The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and /or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

EXPERT TESTIMONY / LITIGATION FINANCIAL COMPENSATION CLAUSE:

In the event our services are needed at any time in the future as expert testimony or in a litigation case, client agrees at this time / in advance to financially compensate this firm for it's time and services.

Terms: Non-refundable retainer of \$2,500.00 upfront, Hourly rate of \$175.00 for any activities on our part for your case, including but not limited to; deposition, phone time, research, court time, travel time portal to portal, review of case prior to court appearance, etc. Balance due invoiced weekly, submitted Wednesday, payable the next Friday

ARBITRATION / DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this service agreement, Client(s) agree to notify Sentinel Inspection Group, LLC within ten (10) days of the time of discovery to give Walters Home Inspection a reasonable opportunity to re-inspect the property and resolve the dispute amicably. Upon the request of either party, all unresolved disputes relating to this agreement shall be submitted for arbitration in accordance

with (AAA) American Association of Arbitrators then in effect with costs shared equally. This provision shall be specifically enforceable and damages for breach of this provision shall include but not limited to court costs and attorney's fees. Client agrees that Sentinel Inspection Group, LLC and it's agents liability, if any, shall be limited to the amount of the inspection fee paid for inspection. This limitation shall apply regardless of the cause of action or the legal theory pled or asserted specifically including, but not limited to, negligence. Sentinel Inspection Group, LLC

Sentinel Inspection Group, LLC does not conduct re-inspection services for any reason. We are not in the business of certifying workmanship and/or warranting another company's repair work. Receipts and/or warranty for work performed should be obtained from the company or companies who have provided repairs.

Acceptance and/or reliance on this report shall constitute an acknowledgment, acceptance, and agreement by Client(s) as well as any spouse / significant other, and/or any assigns to all terms, conditions, exclusions and limitations of this report as well as an acknowledgment that the inspection includes only those items listed as inspected in the inspection report.