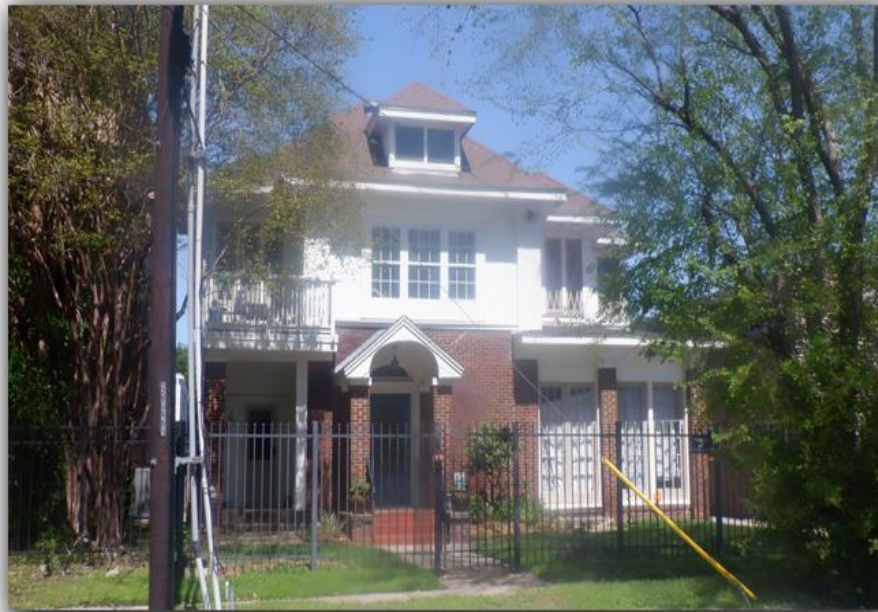




**SENTINEL**  
INSPECTION GROUP

**"A big city inspection group with small town values"**



**324 W Alabama St.  
Houston 77006**



# PROPERTY INSPECTION REPORT FORM

Keesha Johnson <i>Name of Client</i>	03/22/2024 <i>Date of Inspection</i>
324 W Alabama St., Houston 77006 <i>Address of Inspected Property</i>	
Ruben Santillan <i>Name of Inspector</i>	5570 <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 south

**Description:** 2 story, wood framed multi-family residence ; stucco brick/wood exterior; composition roof; no garage present

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I NI NP D

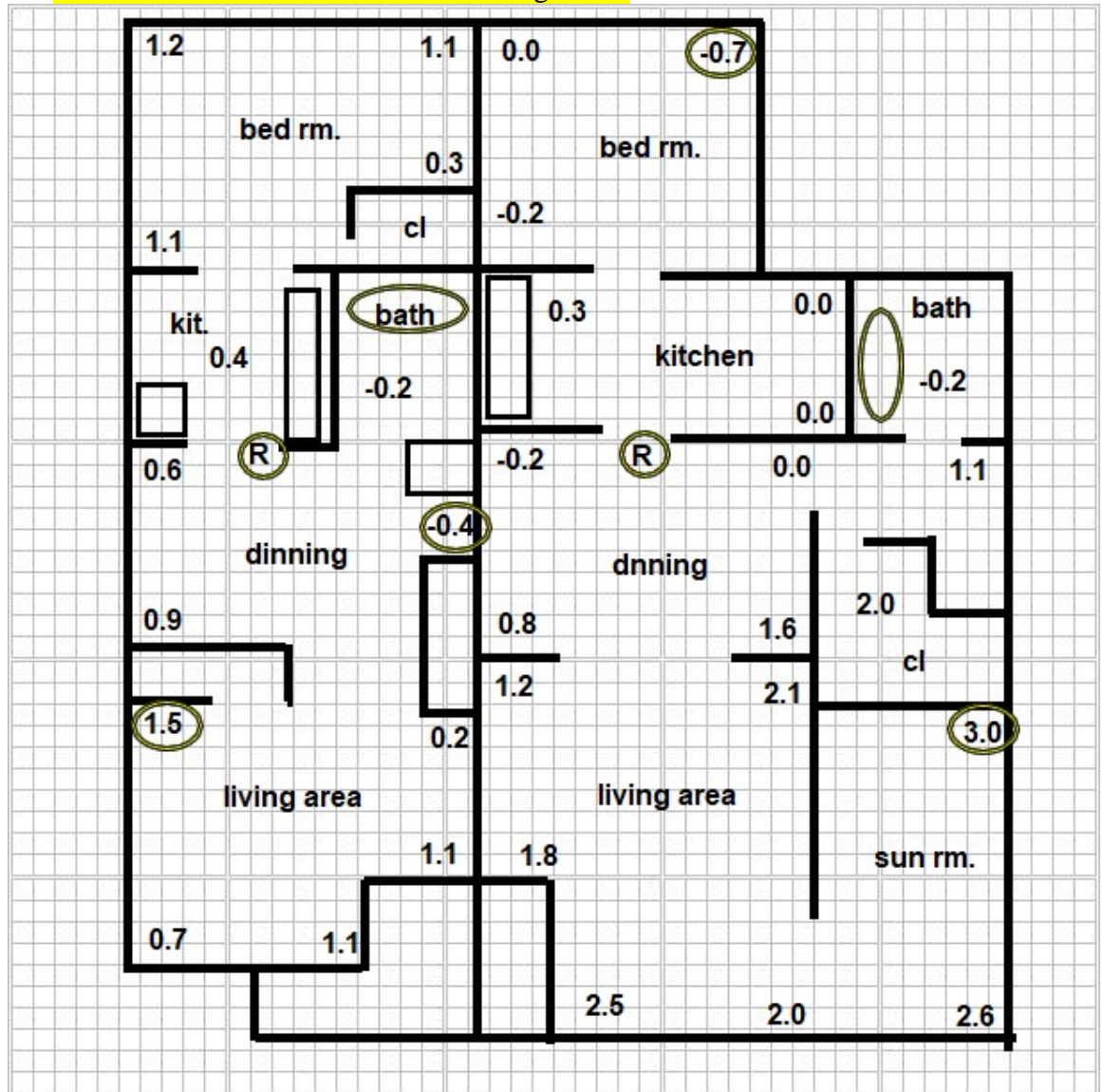
### I. STRUCTURAL SYSTEMS

**A. Foundations**

Type of Foundation(s): Pier & Beam - Crawlspace

Comments:

A foundation elevation survey was conducted during the inspection. The table below represents data gathered using a Zip Level or similar instrument and adjusting for floor covering height differences. i.e. differences between tile, carpet and wood flooring. Measurements are listed to the nearest .1". Measurements were taken along the respective walls listed below-North, East South, West, etc. Greatest variance was 1.9 inches for left side and 3.7 for the right side



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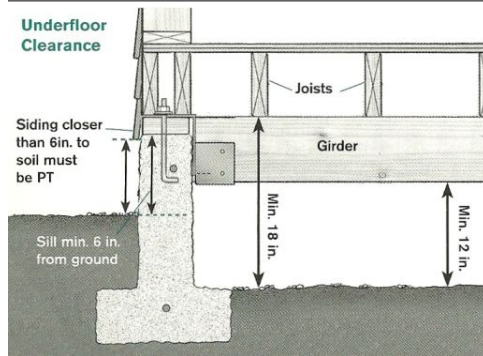
Differential movement / settlement observed; indicated by one or more of the following observed conditions; Cracks in brick veneer and/or foundation, Cracks in sheetrock over doors and windows, doors that are not square in jamb, etc. In my opinion the distress patterns observed at the time of inspection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

*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.*

Foundation beam cracks observed on the west side at multiple locations.



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



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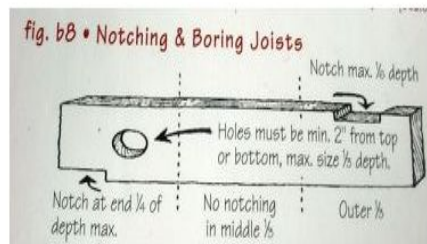
Scrap wood below house is considered a conducive condition for wood destroying insects.



Multiple areas observed below house with various degrees of damage from wood destroying insects. No damage found was significant enough in my opinion as in need of repair.



Observed floor joists improperly notched. Excessive notching limits the structural integrity of the joist. Including but not limited to the following locations; south middle edge



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**B. Grading and Drainage**

*Comments:*

**Standing water observed below house; Due to improper site drainage and/or broken water/sewer line below house. This condition is detrimental to adequate foundation performance of pier and beam foundation systems and should be corrected. The Inspector does not crawl through standing water due to potential health hazards present.**



**C. Roof Covering Materials**

*Types of Roof Covering: composition shingles over solid decking*

*Viewed From: Roof Level*

*Comments:*

**ROOF SURFACE:**

Roof manufacture defect observed at numerous locations on the west side of the roof structure.



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Observed spot repairs to roof surface.



Exposed staples / nail heads / fasteners observed on roof are not properly sealed. Water entry possible.

Sag(s) in roof decking observed. Probable cause is from improper/ inadequate framing in the attic.



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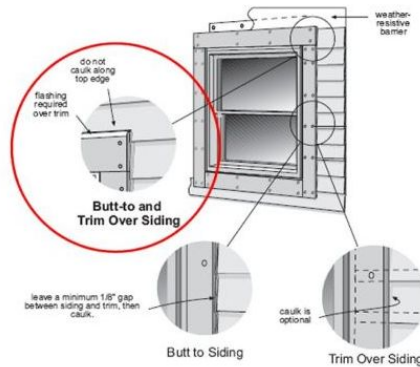
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**VISIBLE FLASHING:**

Rubber gasket of drain waste vent is inverted, may allow water entry.(northeast corner)  
Lower side of drain waste vent flashing is not sealed down, wind driven rains can cause water penetration.



Head flashing missing over window/door trim pieces. Without head flashing over window trim, sealing must be maintained as a defense against water penetration.



**ROOF PENETRATIONS:**

Storm collar not properly positioned on water and/or house heater vent pipe.  
Recommend sealing at all furnace vents vertical seams on the flue to help prevent moisture intrusion.



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**EVIDENCE OF ROOF WATER PENETRATION:**

**Roof water penetration observed at the following location(s):evidence of water moisture intrusion observed in the attic on the north side, staining on a attic frame and higher than typical moisture meter readings were taken at the time of this inspection. Additional evidence of water penetration observed in the detached or laundry structure. This condition is due to the flue storm collar not being properly sealed.**



**Additional evidence of water intrusion observed in the attic at multiple locations.**



**RAIN GUTTERS AND DOWNSPOUTS:**

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Downspouts need splash blocks at bottoms to prevent soil erosion.  
Section(s) of gutters observed holding standing water. The gutter does not appear to be properly sloped toward the downspout.



**D. Roof Structures and Attics**

*Viewed From: Safely accessible areas as deemed by the inspector*

*Approximate Average Depth of Insulation: 0-3 inches*

*Approximate Average Thickness of Vertical Insulation: not observable*

*Comments:*

**ROOF STRUCTURE AND FRAMING:**

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

**ATTIC INSULATION:**

**Insulation not properly positioned/missing in areas, etc. (most of the insulation on the ceiling observed to be missing) Some of the ceiling insulation observed to be damaged or padded down by rodents and should be replaced for health reasons.**



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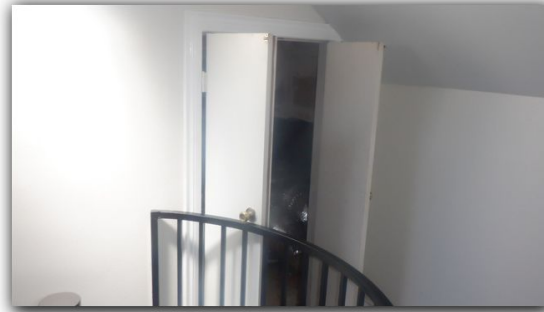
Insulation improperly installed. Vapor barrier not on “warm on winter” side.



**ATTIC ACCESS, LADDERS AND SERVICE WALKS:**

*Not all areas of attic were accessible for inspection.*

**All attic walk in doors should be self closing and self latching, fire rated, and weather stripped to help prevent the spread of potential carbon monoxide leak into the sleeping quarters and to slow down the spread of a fire should one occur in the attic due to 2 gas furnaces at this location.**



**ATTIC VENTILATION AND SCREENING:**

No deficiencies observed at the time of inspection.

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E. Walls (Interior and Exterior)

Comments:

*Houses built prior to 1978 may contain lead based paint, this company does not inspect for lead, bio-hazards or any other pollutants.*

*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.*

Wood deterioration to the bathroom door frame observed, condition appears to be due to previous roof or AC water leaks.



Observed possible micro-organism growth (return chase in units 3 and 4) 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 Inspections recommends contacting a qualified professional of your choice for further information / investigation.



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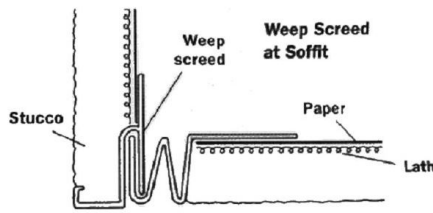
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**EXTERIOR:**

A limited visual inspection of what appears to be traditional hard coat / cement-based stucco exterior siding did not indicate any specific areas of concern for this inspector; However, no representation is made regarding the lack of or possibility of unseen / undetected / hidden / latent water damage behind the stucco exterior. If client has any concerns about the possibility of damage behind the stucco, which is specifically excluded from this limited visual inspection, client is encouraged to arrange for a separate stucco intrusive inspection prior to the expiration of any option period.

Did not observe weep screed at bottom of the stucco wall, where it intersects with the soffit. The following diagram depicts a “best practice” procedure as defined in the Texas Lathing and Plastering Contractor's Association (TLPCA) Stucco Resource Guide. This detail provide a means for moisture to exit from behind the stucco if the wall assembly leaks (we seldom see a weep screed at these locations on most stucco homes / buildings). If this exhibits a problem with moisture collecting in this area, a weep screed should be installed.



*Bushes / trees / foliage should not contact siding of house to prevent wood rot and/or insect access.*

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.



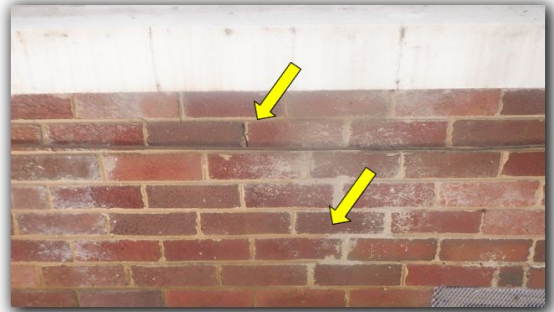
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Wood rot observed on areas of house / garage.



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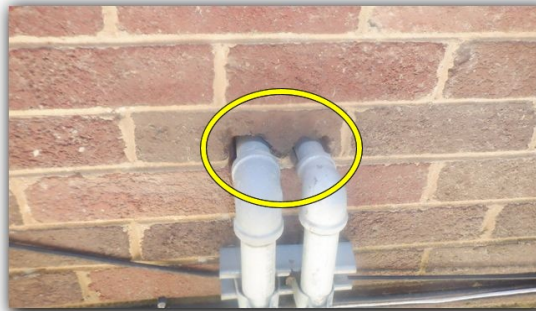
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Need sealing / caulking around all holes and exterior siding penetrations on top and both sides, (leave bottom open) to prevent water entry. Including but not limited to dryer, bath and range top vents, light fixtures, etc.



*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.*



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



Recommend sealing veneer vertical joints to help prevent possible moisture penetration at one or more locations.



Brick voids on the west side of the structure should be sealed to help prevent water intrusion.



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The east 2nd floor wall observed to be bowing out and veneer not sealed. This condition could be due to framing damage, foundation settlement or inadequate framing. The cause and remedy should be investigated and corrected as necessary.



EVIDENCE OF WATER PENETRATION:  
No deficiencies observed at the time of inspection.

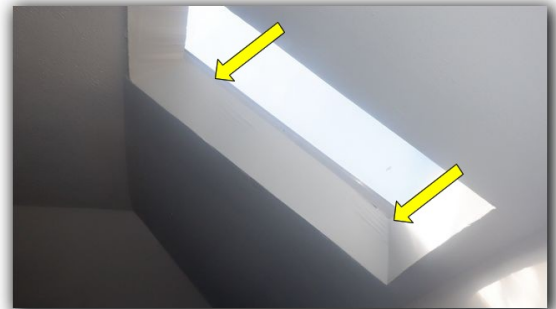
F. Ceilings and Floors

Comments:

CEILINGS:

Evidence of painting and patching observed at one or more locations.

Water stains / damage or repairs observed; by skylight on unit 2. Wood deterioration to the interior framing also observed. This condition should be closely monitored and repaired as necessary.



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FLOORS:

Floor is not level downstairs, possibly due to foundation settlement.  
Not level upstairs, possibly/probably due to improper/inadequate framing.

Cracks and/or loose floor tile observed in, unit 4 at the kitchen area and bathroom.

Observed one or more floor tiles not properly bonded to the slab/subfloor and / or lifted in living room. Possibly/probably due to foundation movement. Improperly bonded tiles are more susceptible to damage. (unit 4 in the bathroom)

**G. Doors (Interior and Exterior)**

*Comments:*

INTERIOR:

Multiple interior doors observed to have realigned striker plate(s), door shaved to fit, not square in jamb, will not latch and/or snug fit, etc. (multiple)  
One or more doors in house are not square in jamb. (multiple)

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

EXTERIOR:

*Prudent buyers replace/rekey exterior locks upon taking possession of property.*  
Weather stripping torn/damaged and/or missing on one or more exterior door(s).(multiple)

**H. Windows**

*Comments:*

***All windows were not operated/accessible in furnished residence.***

WINDOWS:

No window screens on house.

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Buyer's note; Many were not operational, **painted shut**, ropes broken, etc.. windows in a bedroom that do not open are a recognized fire/safety hazard.

Buyer's note; observed bedroom(s) without operational / operable window and/or 2<sup>nd</sup> means of emergency egress is a **RECOGNIZED FIRE/SAFETY HAZARD**. Does not comply current life safety codes. Room should not be used as a sleeping area.



One or more windows had cracked / broken glass pane(s).(unit 4)



One more windows observed to be out of square, condition is due to foundation settlement.

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.(upstairs windows)

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**SAFETY GLASS IN HAZARDOUS LOCATIONS:**

Could not find/observe markings on glass panel(s) of window(s) within 24" arc of closed door to indicate the presence of required tempered / safety glass which is a recognized safety hazard and code requirement. Ref CABO 308.4.6 UBC 2406.4.6 IRC R308.4.6.(multiple location)

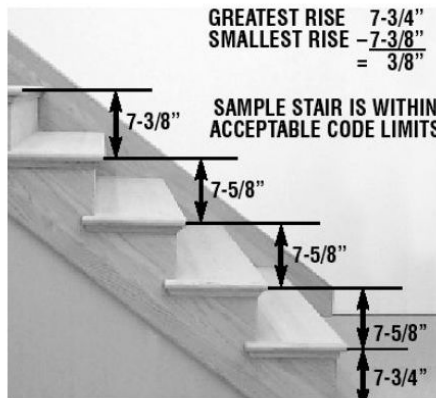
Could not find/observe markings on glass panel(s) of window near tub / shower to indicate the presence of required tempered / safety glass. Code reference ; UBC 2406.4.5 & CABO 308.4.5 IRC 308.4.

**I. Stairways (Interior and Exterior)**

*Comments:*

**INTERIOR:**

Stairway has tripping hazard, Risers are not same height along the entire height of steps. Stairway does not comply with current industry standard, (code). CABO 314.2 & UBC 1006.3 requires "The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch."



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**EXTERIOR:**

**It is the inspector's opinion that the exterior stairs case is in poor condition. Base support columns observed to be deteriorated, some of the threads are deteriorated, nails or fasteners observed to be pulling loose, guard rails observed to be loose and connector plate fasteners observed to be pulling loose.**



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Section of gripable (proper size) handrail missing; Reference IRC R315.2 “the handgrip portion of handrails shall have a circular cross section of 1 ¼ inches minimum to 2 5/8 inches maximum.”



- 

**J. Fireplaces and Chimneys**

*Comments:*

*Not present at time of inspection.*

- 

**K. Porches, Balconies, Decks, and Carports**

*Comments:*

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

- 

**L. Other**

*Comments:*

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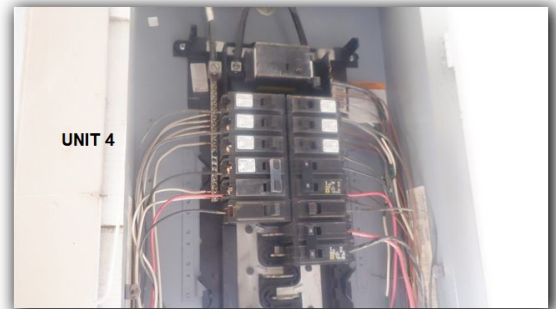
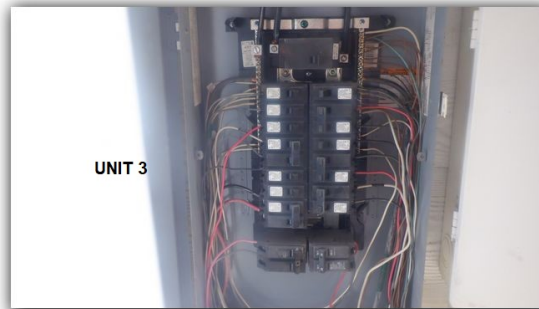
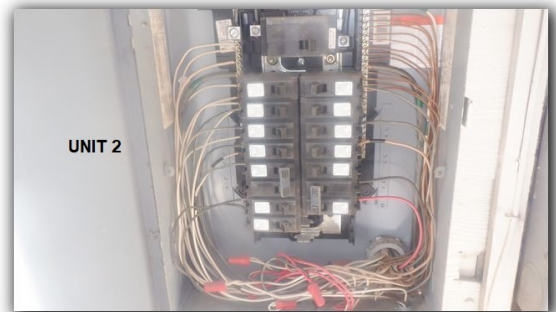
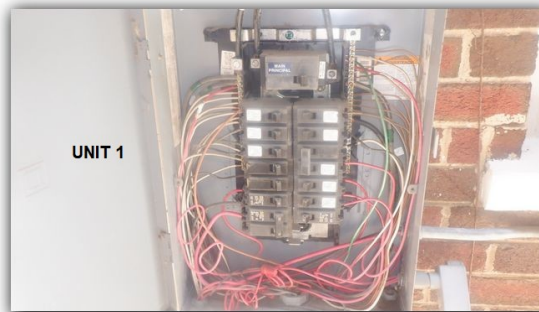
## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:*

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.

2X100 AND 2X125 AMP ELECTRICAL SERVICE PANEL LOCATED AT WEST EXTERIOR



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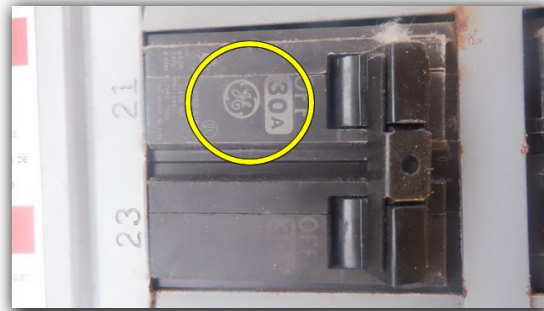
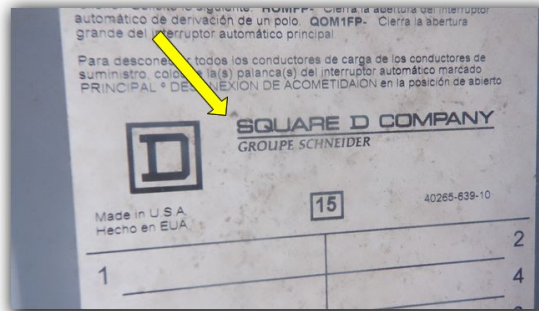
D=Deficient

I NI NP D

Not all breakers are properly identified.(ALL UNITS)

Dead front missing one or more securing screws. Need to ensure screws used do not have sharp / pointed ends that can penetrate live electrical wiring behind dead front and cause shock, fire, serious injury.(ALL UNITS)

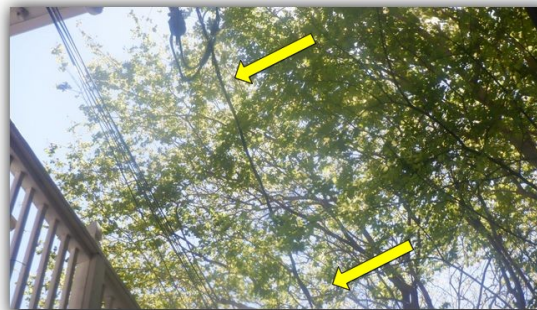
Incorrect type (wrong brand) of breaker observed in service panel.(PANEL BOX 3). The Square D box improperly has a Cutler Hammer and A GE breaker at the base of the box.



**FEEDER WIRING:**

*Observed feeder type of wiring is copper.*

Tree limbs in contact with electrical lines to house. Recommend Centerpoint or professional tree trimmer be contacted for this corrective action because of risk of injury / electrocution.



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**B. Branch Circuits, Connected Devices, and Fixtures**

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

*Comments:*

**BRANCH WIRING:**

Electrical conduit not secured in place, adjacent to panel box #1 on the west exterior.



Wire connections are not enclosed in proper electrical junction box(s), or electrical junction box(s) do not have covers in place, including but not limited to the following location; west and northeast sections of the attic.



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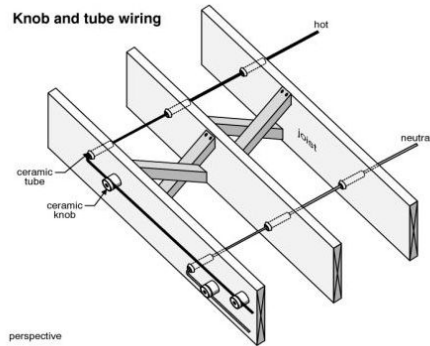
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**Observed type of branch wiring is a mix of Romex and antiquated Knob & tube. Be advised most insurance companies do not insure a building with Knob & Tube wiring or may charge a higher rate due to fact that Knob & Tube wiring is considered antiquated by today's standards. Client should contact prospective insurer to find out if coverage is provided as well as contacting qualified electrician regarding updating electrical system to meet minimum / code standards.**



**FIXTURES:**

Light(s) found to be not functioning. Probably just a burned out bulb, or it could be a broken fixture / switch or improper wiring. Including but not limited to; numerous locations.

**OUTLETS:**

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

*GFCI reset locations; laundry 1, all 4 kitchens 4, bathrooms 4,*

3-prong outlet not grounded, including but not limited to; numerous locations on all of the units.

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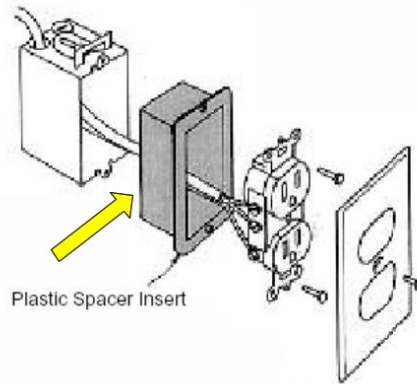
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D=Deficient

I NI NP D

Outlets / switches / devices installed in / through combustible material were not flush mounted as required by code, space exists between face plate and edge of electrical junction box. Missing required spacer ( spark ring) on following outlet(s): kitchen area of unit 2 Reference NEC 370-20 & IRC E3806.5. In walls constructed of wood or other combustible material, cabinets (outlet & switch boxes) shall be flush with the finished surface or shall project there-from.



One or more outlets are not secured well in wall.(unit 3 bathroom area)

#### 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. (all units)*

#### EQUIPMENT DISCONNECTS:

Service panel or disconnect dead front is missing or not in place, exposing live electrical wiring, shock hazard.(unit 2)



I=Inspected

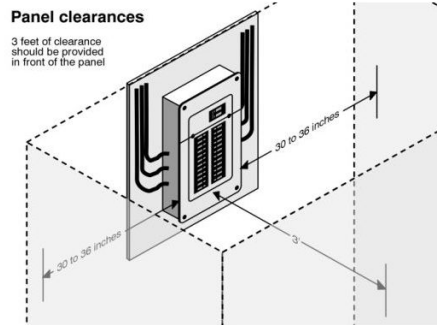
NI=Not Inspected

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D=Deficient

I NI NP D

Code requires minimum clearance to electrical service panels (including A/C disconnects) to be 36" in front of and 30" from side to side.



**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/CPSC/PUB/PUBS/464.pdf](http://www.cpsc.gov/CPSC/PUB/PUBS/464.pdf), [www.carbonmonoxidekills.com](http://www.carbonmonoxidekills.com), [www.nfpa.org/index.asp](http://www.nfpa.org/index.asp), and [www.usfa.dhs.gov/downloads/pyfff/inhome.html](http://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**

*Not present at time of inspection.*

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C. Other

*Comments:*

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D=Deficient

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

#### A. Heating Equipment

*Type of Systems: Forced air*

*Energy Sources: Gas and electric*

*Comments:*

##### UNIT 1 HEATING UNIT:

Make: Carrier-1998 unit

Model: 58RAV050-16112

S/N: 0298A10457

**Unit has exceeded its normal serviceable life; budget for repair or replacement.**

##### UNIT 2 HEATING UNIT:

Make: Carrier-1998 unit

Model: 58RAV095-16

S/N: 2998A15958

**Unit has exceeded its normal serviceable life; budget for repair or replacement.**

##### UNIT 3 HEATING UNIT:

Make: Carrier-1998 unit

Model: N/A

S/N: N/A

**Unit has exceeded its normal serviceable life; budget for repair or replacement.**

##### UNIT 4 HEATING UNIT:

Make: Run Tru-2020 unit

Model: A4AHUP30A1B60AA

S/N: 2039188W3V

I=Inspected

NI=Not Inspected

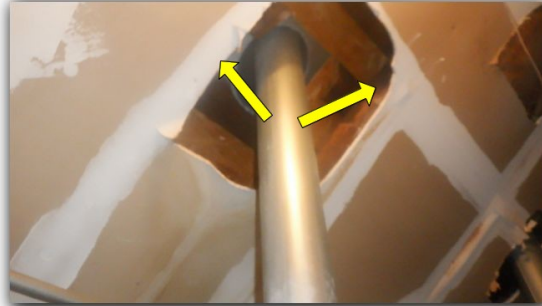
NP=Not Present

D=Deficient

I	NI	NP	D
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**HOUSE HEATER EXHAUST VENT(S):**

Vent pipe(s) is (are) not properly secured (strapped) in placed.(unit 1)

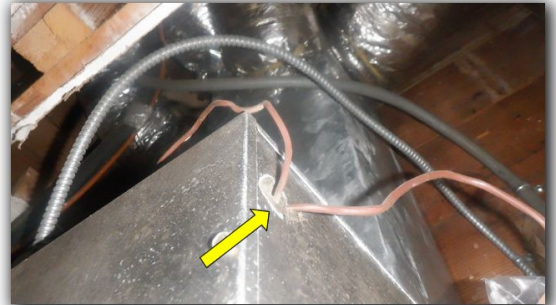
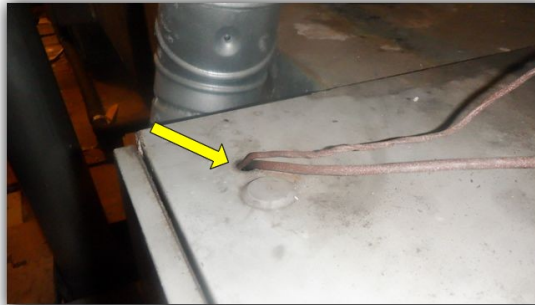


**BLOWER(S):**

No deficiencies observed at the time of inspection.

**THERMOSTAT(S):**

Thermostat wiring not secured to attic unit(s), missing small fitting that secures wiring to cabinet to prevent pulling loose by service personnel or homeowner.



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D=Deficient

I NI NP D

**B. Cooling Equipment**

*Type of Systems: Forced air-split system*

*Comments:*

**UNIT 1 CONDENSING UNIT:**

Make: RUN TRUE BY TRANE-2020 unit

Model: A4AC4036A1000AA

S/N: 20401KR7DF

Unit not level, needs to be level for proper operation.

**UNIT 1 EVAPORATOR COIL:**

Temperature Differential: 73.0-52.3=20.7

Make: Trane

Capacity: 3 ton

**UNIT 2 CONDENSING UNIT:**

Make: Payne-2014 unit

Model: PA13NR036-J

S/N: 1714X60723

**Recommend qualified/licensed HVAC technician service/repair/replace as needed.  
Not cooling well.**

**UNIT 2 EVAPORATOR COIL:**

Temperature Differential: 77.4-75.2-2.2

Make: Allstyle

Capacity: 3 ton

**UNIT 3 CONDENSING UNIT:**

Make: Carrier-1998 unit

Model: 38CK024330

S/N: 3398E15529

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

I=Inspected

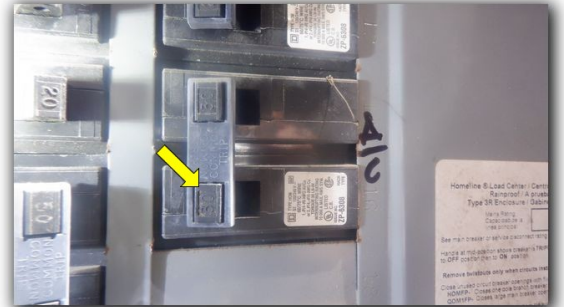
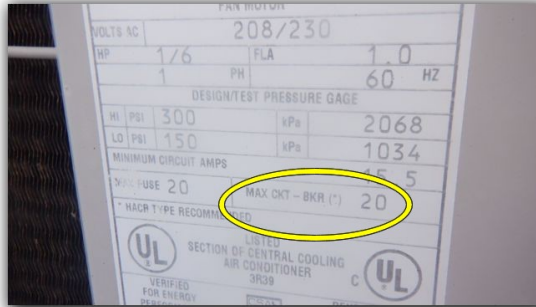
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Improper sizing of breaker to unit may void manufacture's warranty. Data plate on unit states maximum breaker size to be 20 amps, observed size in service panel is 30 amps.



**Recommend qualified/licensed HVAC technician service/repair/replace as needed. Not cooling well.**

**UNIT 3 EVAPORATOR COIL:**

Temperature Differential: 74.7-62.1=12.6

Make: Carrier

Capacity: N/A

**UNIT 4 CONDENSING UNIT:**

Make: RUN TRU BY TRANE-2020 unit

Model: A4AC4030A1000AA

S/N: 20363NU1BF

Improper sizing of breaker to unit may void manufacture's warranty. Data plate on unit states maximum breaker size to be 25 amps, observed size in service panel is 30 amps.



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D=Deficient

I	NI	NP	D
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UNIT 4 EVAPORATOR COIL:70.1-53.1=17.0

Temperature Differential:

Make: Run Tru

Capacity: 3 ton

CONDENSATION DRAIN PAN/DRAIN LINES:

*Secondary drain pan is rusted; indication coil (or previous coil) has history of leaking/dripping condensation into pan. (unit 1)*



C. Duct Systems, Chases, and Vents

*Comments:*

*Return air filter is dirty.(most of the filters)*

Excessive air loss at evaporator coil around drain and Freon line connections.(unit 2)

Observed several / multiple areas in attic where flex duct touch and are missing required 1" clearance from other ducts to prevent condensation between ducts that touch.

Recommend general maintenance to flex ducts in attic. Re-support where needed, seal/tape minor air leaks, repair torn/damaged vapor seal, etc.



I=Inspected

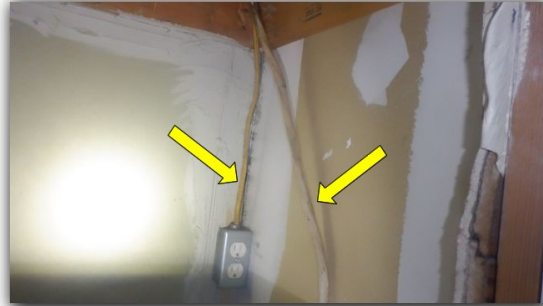
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I NI NP D

120 Volt electrical wiring improperly located in return air chase. Does not comply with current industry standard/code. Ref. NEC 300-22(c).(units 3 and 4)



- 

**D. Other**

*Comments:*

**IV. PLUMBING SYSTEMS**

- 

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter: Front yard*

*Location of main water supply valve: north exterior wall of house*

*Static water pressure reading: 56 psi*

*Type of supply piping material: Water supply piping observed to be a mix of copper and galvanized.*



*Comments:*

**WATER SUPPLY PLUMBING:**

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

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I NI NP D

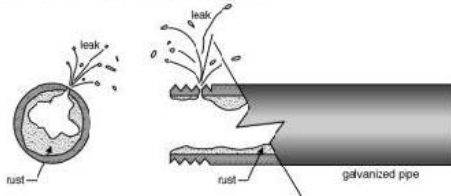
**Noticeable water pressure drop when 2 or more plumbing fixtures are operated at same time.**

***Water supply piping observed to be predominantly galvanized.***

**Galvanized steel pipe**

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



**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; unit 2.

The flapper to unit 2 is not sealing well and the water continues to run into the bowl.

**SINKS:**

Drain stopper or pop-up lever assembly of one or more sinks is missing, damaged or needs adjustment. (unit 1, unit 2,

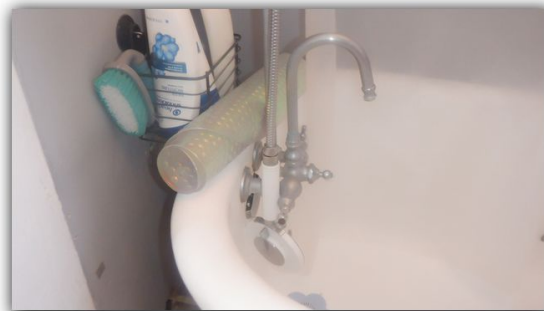
Pedestal sink not mounted securely; (unit 2)

**FAUCETS:**

No deficiencies observed at the time of inspection.

**TUBS:**

Cross connection present on old bath tub. Spigot located below flood level rim of tub which can create a cross connection if tub is filled above spigot level.(all of the bathtubs)



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I	NI	NP	D
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**SHOWER(S):**

*24 hour shower pan test has been specifically excluded.*

No deficiencies observed at the time of inspection.

**LAUNDRY CONNECTIONS:**

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

**EXTERIOR HOSE BIBS:**

Does not have code approved anti-back flow devices installed at all locations.



**GAS SUPPLY SYSTEMS**

*Pressure test of gas lines has been specifically excluded.*

*Gas meter located at the west exterior side of house*

**OBSERVED BRANCH LINES:**

*Galvanized and/or black iron*

**APPLIANCE CONNECTIONS:**

*Proper flex*

I=Inspected

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D=Deficient

I	NI	NP	D
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**B. Drains, Wastes, and Vents**

*Type of drain piping material:* Water supply piping observed to be a mix of copper and galvanized.

*Comments:*

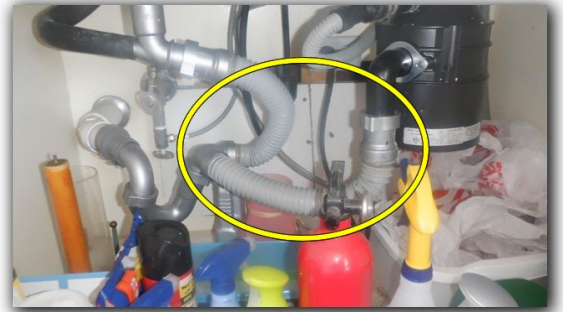
*Hydrostatic pressure test of sewer lines was specifically excluded.*

**DRAIN, WASTE, VENT PLUMBING:**

*Type of drain waste vent material observed to primarily cast iron and/or galvanized*

**The detached structure drain connected to the dishwasher observed to improperly drain gray water near the properly line and potentially into the neighbors yard. The drain to this equipment should have been tied to the main structure drain.**

Amateurish plumbing observed; under the kitchen sink at unit 2.



**A main drain under the structure observed to be excessively corroded and appears to be leaking. The remedy should be investigated and corrected as necessary.**



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I	NI	NP	D
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**C. Water Heating Equipment**

*Energy Source: Gas (unit 1 is a 2019 water heater)*

*Capacity: 5x40 gallons*

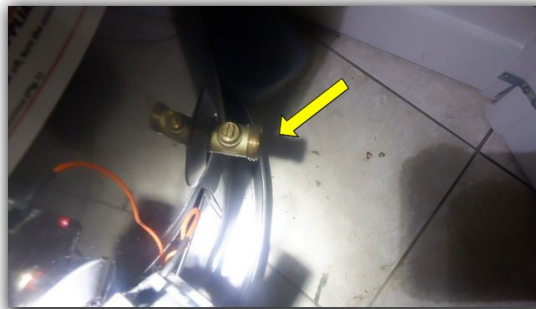
*Comments:*

**WATER HEATING UNIT(S):**

**The downstairs water heaters were not accessible. The units are located to the side of the range/oven and mechanically sealed with a panel. The 2 water heaters could not be inspected. Age size and condition were unknown.**



Lower drain valve extends over drain pan, should valve leak, water will not be contained in drain pan REF.: 1991 Standard Plumbing Code 1213.7.2(unit 1)



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NP=Not Present

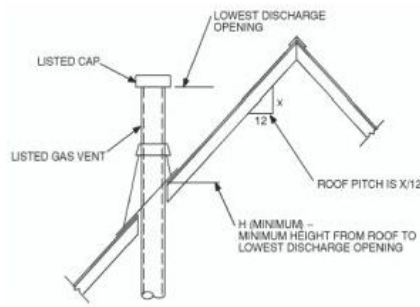
D=Deficient

I NI NP D

Located in house without benefit of a drain pan. Should water heater leak interior flooring can be damaged REF.: 1991 Standard Plumbing Code 1213.7.1 IRC 2801.5.(unit 1 and 2)

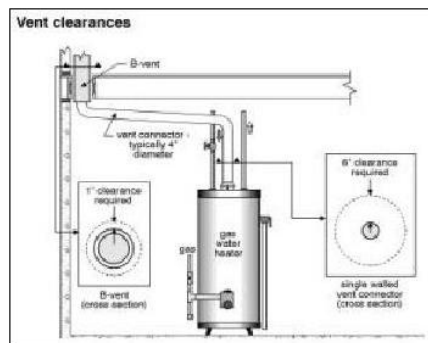
**WATER HEATER EXHAUST VENT(S):**

Improperly vented, does not extend high enough above roof. Vent pipe is required to extend and terminate at least 24 inches above roof line to the lowest discharge opening of the vent cap. (Ref: IRC 2004 Section 2427.6.5 Gas Vent Termination)(laundry water heater)



Vent pipe(s) is (are) not properly secured (strapped) in place.(laundry water heater, and west attic)

Exhaust vent pipe is in contact or does not have required minimum 1" clearance from combustible material, [wood roof decking].(west side of attic)



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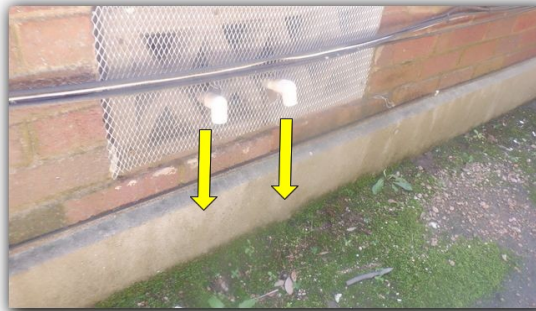
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**TEMPERATURE AND PRESSURE RELIEF VALVE(S):**

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 6 inches from grade. Recognized safety hazard, repair IRC 2803.6.1.



- 

**D. Hydro-Massage Therapy Equipment**

*Comments:*

*Not present at time of inspection.*

- 

**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter:*

*Type of gas distribution piping material:*

*Comments:*

- 

**F. Other**

*Comments:*

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NP=Not Present

D=Deficient

I	NI	NP	D
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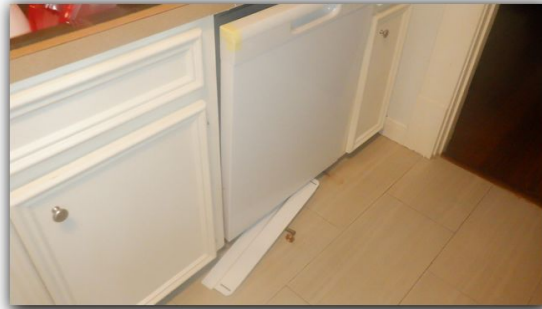
## V. APPLIANCES

### A. Dishwashers

*Comments:*

Older unit, limited service life remaining.

The dishwasher for unit 3 was not functioning at the time of this inspection. Under repairs.



### B. Food Waste Disposers

*Comments:*

Debris in unit needs to be removed.(unit 2)

### C. Range Hood and Exhaust Systems

*Comments:*

*Not present at time of inspection.*

### D. Ranges, Cooktops, and Ovens

*Comments:*

ELECTRIC AND GAS RANGE/COOKTOP:

No deficiencies observed at the time of inspection.

ELECTRIC AND GAS OVEN:

*Timer and cleaning cycles not checked*

Does not have recommended anti-tip bracket on back side of unit.(all units)

### E. Microwave Ovens

*Comments:*

*Not present at time of inspection.*

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D=Deficient

I	NI	NP	D
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

Bathroom missing code required bath fan. Bathroom without operable window needs to be equipped with bath fan. Ref: CABO 303.3 UBC 504 IRC 303.3.

**G. Garage Door Operators**

*Comments:*

*Not present at time of inspection.*

**H. Dryer Exhaust Systems**

*Comments:*

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

**I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

**A. Outdoor Cooking Equipment**

*Energy Source:*

*Comments:*

**B. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

*Not present at time of inspection.*

**C. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Type of Construction:*

*Comments:*

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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**D. Outbuildings**

*Comments:*

**The outdoor laundry structure in poor condition, leaning, and foundation was rotted. This condition could lead to damage to the plumbing connected to the washing machine and water heater.**



- 

**E. Private Water Wells (A coliform analysis is recommended)**

*Type of Pump:*

*Type of Storage Equipment:*

*Comments:*

- 

**F. Private Sewage Disposal Systems**

*Type of System:*

*Location of Drain Field:*

*Comments:*

- 

**G. Other Built-in Appliances**

*Comments:*

- 

**H. Other**

*Comments:*

***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.