



Third Coast Home Inspection



1901 Hamilton
Austin, TX 78702

**Third Coast Home
Inspection**
8906 Ampezo Trail
Austin, TX 78749

Phone:
Fax:
Email:
cboarini@hotmail.com

PROPERTY INSPECTION REPORT

Prepared For: Garrett Hill
(Name of Client)

Concerning: 1901 Hamilton, Austin, TX 78702
(Address or Other Identification of Inspected Property)

By: Craig A Boarini, Lic #10498 09/14/2021
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports,

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>).

building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) 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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the

Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: ☒ Buyer ☐ Selling Agent ☐ Listing Agent ☐ Occupant
Building Status: ☒ Vacant ☐ Owner Occupied ☐ Tenant Occupied ☐ Other
Weather Conditions: ☒ Fair ☐ Cloudy ☐ Rain Temp: 77 degrees at 8:30 am
Utilities On: ☐ Yes ☒ No Water ☒ No Electricity ☒ No Gas
Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

☒ Sub Flooring ☒ Attic Space is Limited - Viewed from Accessible Areas
☐ Floors Covered ☒ Plumbing Areas - Only Visible Plumbing Inspected
☒ Walls/Ceilings Covered or Freshly Painted ☒ Siding Over Older Existing Siding
☒ Behind/Under Furniture and/or Stored Items ☐ Crawl Space is limited - Viewed From Accessible Areas

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

It is also suggested the all Roofs no mater the age be inspected for total condition and longevity by a certified Roofer.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

House Built:1935
Square Footage:1300
of Stories:1

House Faces:North

Recent Rain? Ground Dry? no/yes

Additional info if any:

☒ As with all houses built at this time there is a probability/possibility of asbestos, lead paint, lead pipe and/or lead solder used in the construction.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I. STRUCTURAL SYSTEMS

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A. Foundations

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

Comments:

Signs of Structural Movement or Settling

☒ Unable to enter under the house due to blocked entrances. From the inside the flooring is soft in areas, uneven in others. Structure support appears very unstable.

☒ Cracks in foundation skirting, missing vent covers.

Performance Opinion: (An opinion on performance is mandatory)

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

☒ Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*



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B. Grading and Drainage

Comments:

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

☒ Cut Trees/bushes away from the house and roof to keep moisture, bugs, rodents and damage away.

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C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

☒ Three Tab 25 year

Viewed From: Drone inspected

Comments:

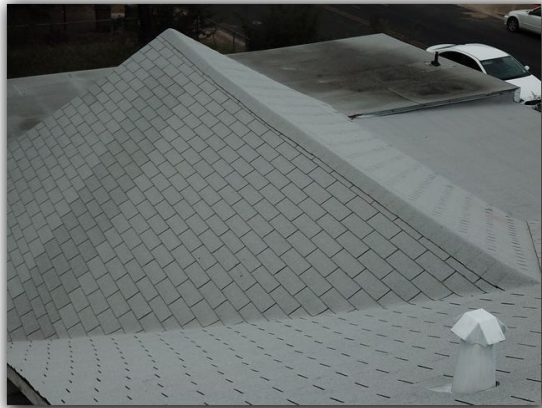
☒ For total condition and longevity, have roof inspected by a certified Roofer.

☒ Roof shows signs of age of patching, low spots on flat roofs, and evidence of leaking on the inside ceilings - Have checked by a certified roofer for total condition and longevity.

☒ Trim, soffit, fascia boards are in need of repair

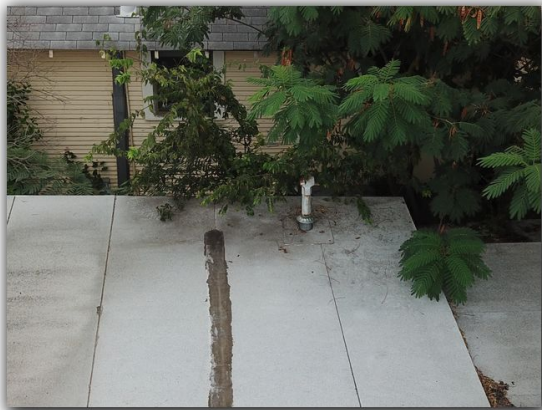


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I	NI	NP	D



I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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D. Roof Structures and Attics

Viewed From: Not inspected

Approximate Average Depth of Insulation:

Approximate Average Thickness of Vertical Insulation:

Comments:

- ☒ Attic entrance undersized and blocked by nesting from animal intrusion.



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E. Walls (Interior and Exterior)

Comments:

Interior Walls:

- ☒ Interior walls show settlement cracks, present of mold from water intrusion.

Exterior Walls:

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Siding Materials: ☐ Brick ☐ Stone ☒ Wood ☐ Wood byproducts ☐ Stucco
☒ Vinyl ☐ Aluminum ☐ Asbestos ☐ Cement Board ☐ Other

☒ Repair, caulk and paint needed to the exterior siding and trim in various locations, unable to see belie the vinyl siding..



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F. Ceilings and Floors

Comments:

- ☒ Flooring damaged,, moldy carpet in numerous locations.
- ☒ Water stains and water damage on ceiling . Evidence of roof leaks.

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G. Doors (Interior and Exterior)

Comments:

Interior Doors

- ☒ Doors interior missing in various locations.

Exterior Doors

- ☒ Performing as intended at time of inspection.

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Garage Doors

Type: ☐ Metal ☐ Wood ☐ Fiberglass ☐ Doors / panels are damaged

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H. Windows

Comments:

- ☒ Burgler bars on the windows, fire escape safety hazard.
☒ Some windows are difficult to open or close, and the wooden ones are deteriorating in places.



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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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I. Stairways (Interior and Exterior)

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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J. Fireplaces and Chimneys

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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K. Porches, Balconies, Decks, and Carports

Comments:

☒ Settlement cracks in, driveway,

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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L. Other

Comments:

☒ Door bell not working at the time of inspection

☒ Door bell button damaged



II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Service Entrance and Panels

Comments:

☒ Overhead Service ☐ Underground Service

Main Disconnect Panel

☒ 125 Amp, power turned off in to house

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Sub Panels

Type of Wire: ☒ Copper ☐ Aluminum

Any home built between 1965 - 1973 has the potential for aluminum wiring to be present. It is suggested that a certified electrician check for the presents of any aluminum wiring and its safety.

☒ No ARC fault breakers present for the bedroom - Not required at the time of construction.
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☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: ☒ Copper ☐ Aluminum

Comments:

Outlet and Switches

- ☒ Frayed cloth wrapped wires - Serious fire hazard.
- ☒ One or more electrical connections are not in junction boxes - Safety hazard
- ☒ Ungrounded outlet in various locations. - Safety hazard
- ☒ Loose, damaged, missing outlets / switches /covers - Safety hazard

Recommend any aluminum branch circuit be thoroughly evaluated by a licensed electrician for compatibility of wiring devices , appropriate connections, and treatment.

Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Bathrooms:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Exterior:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial				
Living:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Dining:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Bedroom:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial				

- ☒ No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard. Missing everywhere needed.

Fixtures

- ☒ No power to test.

Smoke and Fire Alarms

- ☒ Smoke alarms are not present in each sleeping area
- ☒ No smoke alarm in hallway
- ☒ Missing Carbon Monoxide detectors when gas supply is present on the property - Safety Hazard

Other Electrical System Components

- ☒ Improper use of extension cords, not for permanent installation - Safety hazard
- ☒ Unprotected wires interior/exterior of the structure in various locations - Safety hazard

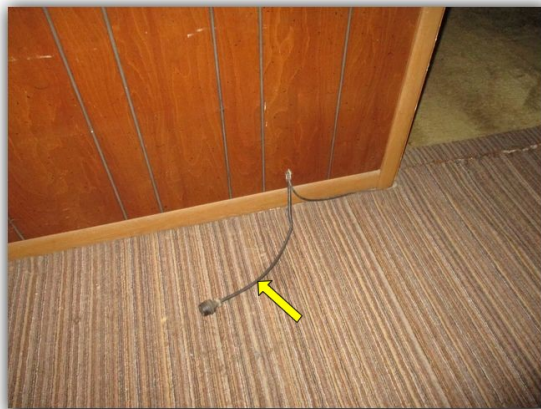
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Radiant heat.

Energy Source: Gas

*Comments:*Not on to test

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B. Cooling Equipment

Type of System: Not present

Comments:

☒ Unit #1:

Supply Air Temp: _____ °F Return Air Temp: _____ °F Temp. Differential: _____ °F

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C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: ☐ Flex Ducting ☐ Duct Board ☐ Metal

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IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter:

☐ Functional Flow Inadequate

Location of main water supply valve:

Static water pressure reading: _____ ☐ below 40 psi ☐ above 80 psi

☐ Lack of reducing valve over 80 psi

Comments: Water not on, unable to check plumbing.

☒ Water meter and shut off valve not found, have checked by a certified plumber.

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Water Source: ☒ Public ☐ Private **Sewer Type:** ☒ Public ☐ Private

Sinks

Comments:

Bathtubs and Showers

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Comments: _____

Commodos

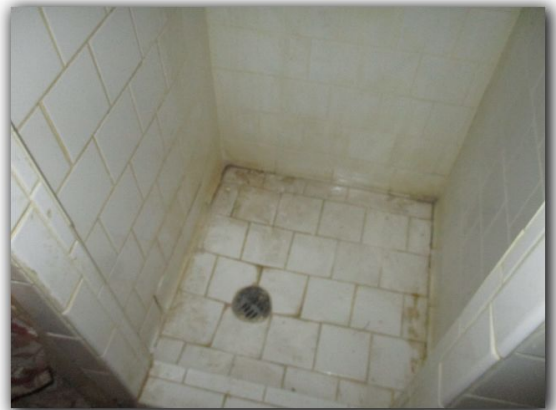
Comments: _____

Washing Machine Connections

Comments: _____

Exterior Plumbing

Comments: _____



☒ ☐ ☐ ☒

B. Drains, Wastes, and Vents

Comments:

- ☒ Uncapped sewer clean out on west side - potential safety issue.



☐ ☒ ☐ ☐

C. Water Heating Equipment

Energy Source: Unknown

Capacity: Water heater not found, water not on to test.

Comments:

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Water heater Temperature and Pressure Relief Valve

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D. Hydro-Massage Therapy Equipment

Comments:

☒ ☐ ☐ ☒

E. Other

Comments:

☒ Uncapped gas valves in numerous locations. - Safety hazards

☒ Gas meter is not grounded - Safety hazard



V. APPLIANCES

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A. Dishwashers

Comments:

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B. Food Waste Disposers

Comments:

☐ ☒ ☒ ☐

C. Range Hood and Exhaust Systems

Comments:

☒ Range hood is missing - Potential safety hazard.



☐ ☒ ☐ ☐

D. Ranges, Cooktops, and Ovens

Comments: No power to test

☐ Electric ☒ Gas

Cook Top Type:

☒

Oven(s):

Unit #1: ☐ Electric ☐ Gas

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

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E. Microwave Ovens

Comments:

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☐ ☒ ☒ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

☐ ☒ ☒ ☐

G. Garage Door Operators

Comments:

☒ ☐ ☐ ☒

H. Dryer Exhaust Systems

Comments:

☒ Damaged or missing Flapper on exterior dryer vent.

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I. Other

Comments:

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VI. OPTIONAL SYSTEMS

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A. Outbuildings

Comments:

☒ Storage sheds not inspected.

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Summary Page

Major Deficiencies

FOUNDATIONS

Unable to enter under the house due to blocked entrances. From the inside the flooring is soft in areas, uneven in others. Structure support appears very unstable.

ROOF COVERING MATERIALS

Roof shows signs of age of patching, low spots on flat roofs, and evidence of leaking on the inside ceilings - Have checked by a certified roofer for total condition and longevity.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Frayed cloth wrapped wires - Serious fire hazard.

Safety Issues

ROOF STRUCTURES AND ATTICS

Attic entrance undersized and blocked by nesting from animal intrusion.

WALLS (INTERIOR AND EXTERIOR)

Interior walls show settlement cracks, present of mold from water intrusion.

CEILINGS AND FLOORS

Flooring damaged,, moldy carpet in numerous locations.

Water stains and water damage on ceiling . Evidence of roof leaks.

WINDOWS

Burgler bars on the windows, fire escape safety hazard.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Frayed cloth wrapped wires - Serious fire hazard.

One or more electrical connections are not in junction boxes - Safety hazard

Ungrounded outlet in various locations. - Safety hazard

Loose, damaged, missing outlets / switches /covers - Safety hazard
No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard. Missing everywhere needed.
Smoke alarms are not present in each sleeping area
No smoke alarm in hallway
Missing Carbon Monoxide detectors when gas supply is present on the property - Safety Hazard
Improper use of extension cords, not for permanent installation - Safety hazard
Unprotected wires interior/exterior of the structure in various locations - Safety hazard

DRAINS, WASTES, AND VENTS

Uncapped sewer clean out on west side - potential safety issue.

OTHER

Uncapped gas valves in numerous locations. - Safety hazards
Gas meter is not grounded - Safety hazard

RANGE HOOD AND EXHAUST SYSTEMS

Range hood is missing - Potential safety hazard.

Minor Concerns or Repairs

GRADING AND DRAINAGE

Cut Trees/bushes away from the house and roof to keep moisture, bugs, rodents and damage away.

ROOF COVERING MATERIALS

Trim, soffit, fascia boards are in need of repair

WALLS (INTERIOR AND EXTERIOR)

Repair, caulk and paint needed to the exterior siding and trim in various locations, unable to see belie the vinyl siding..

WINDOWS

Some windows are difficult to open or close, and the wooden ones are deteriorating in places.

PORCHES, BALCONIES, DECKS, AND CARPORTS

Settlement cracks in, driveway,

OTHER

Door bell not working at the time of inspection
Door bell button damaged

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Water not on, unable to check plumbing.
Water meter and shut off valve not found, have checked by a certified plumber.

DRYER EXHAUST SYSTEMS

Damaged or missing Flapper on exterior dryer vent.

OUTBUILDINGS

Storage sheds not inspected.

Items to Monitor

Deferred Cost Items