



PROPERTY INSPECTION REPORT

Prepared For : **Fidelity Inspection & Consulting Services**

(Name of Client)

Concerning: 626 Longview Drive Sugar Land, TX 77478 FICS file # 3062943

(Address or Other Identification of Inspected Property)

By: Art Byrd 1171

04/20/2026

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

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 (D) 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 (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).

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

- **Paint, Floor Coverings, and other Cosmetic Items are SPECIFICALLY EXCLUDED from this report.**
- **Building Code issues above and beyond TREC guidelines are SPECIFICALLY EXCLUDED from this report.**
- **This report cannot and does not represent the operation or condition of any items after the date and time of this inspection.**
- **These items should not be considered a complete list of all defects with the house. This list is Limited to those items that are Readily Accessible and noted by inspector(s) at the time of the inspection.**

Time of Inspection: 9:00 AM Approximate Age of Home: 50 Weather: Cloudy Temp: 65

Dwelling Type: Detached Single Family Townhouse Condominium Modular/Mobile Other

Occupied: Yes No Additions/Modifications: Yes No Permits: Yes No Unknown

People Present: Homeowner

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

I	NI	NP	D	
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
				Type of Foundation(s): Slab on Grade
				Comments: Please Note: Previous repairs were observed at the foundation/slab. Recommend obtaining all relevant documentation regarding previous structural repairs.
				Limitations of inspection?
				Is there a crawl space present? No
				Limitations of inspection?
				Visible evidence of foundation or structural concerns, past/present excessive differential movement, or visible cracks in foundation? See Above.
				Visible evidence of ongoing water penetration at foundation? No
				Visible evidence of mold/fungus at interior foundation/substructure? No
				Water relief system present? No Location if Yes:
				Any evidence of decay or insect damage? No



Previous Repairs to Foundation



Previous Repairs to Foundation

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading & Drainage
				Comments:
				Does sump pump appear to be functioning properly? N/A
				Visible evidence of negative grade towards foundation of home? No
				Does negative grade appear to adversely affect foundation?
				Do gutters/downspouts direct water away from foundation? Yes

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Roof Covering Materials
				Type(s) of Roof Covering: (see below list of each distinct roof types for each distinct structure / building)
				Roof Type #1: Asphalt Shingle Approx. Age: 1 yrs. Design Life: 20 yrs.
				Roof Type #2: Metal1 Approx. Age: 1 yrs. Design Life: 40 yrs.
				Roof Type #3: Approx. Age: yrs. Design Life: yrs.
				Comments: From ground with binoculars- Limited evaluation of the roof due to design and height (75% visible).

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	Viewed from/Method of Inspection: From ground with binoculars		
	Limitations of inspection?: Design Height		
	Are skylights present? No Number present?		
	Is a further evaluation by a roofer needed? No		

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Roof Structures & Attics
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	Viewed From: (see below method of inspection)		
	Approximate Average Depth of Insulation: 8 Inches		
	Comments:		
	Viewed from/Method of Inspection: Entered		
	Visible evidence of water / moisture penetration? No		
	Visible evidence of mold/fungus at interior of attic? No		
	Insulation Type: Fiberglass Batts		

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior & Exterior)
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	Comments: The wood siding is cracked at the left and right elevation walls.		
	Exterior Cladding Type: Brick, Wood Siding		
	Note: <i>Stucco/stone type is based on generalist knowledge only. Technical determination by a specialist is recommended.</i>		
	Visible signs of cracks or settlement? No		
	Visible evidence of water / moisture penetration? Yes Moisture and/or damage has been observed in the following visually observable areas of the home: moisture damage was observed on the right side family room wall paneling.		
	Visible evidence of mold / fungus at interior walls? No		
	Fire separation breached between house & attached garage? No		



Cracked Wood Siding



Cracked Wood Siding



Cracked Wood Siding

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Moisture Damage to Wall Paneling

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Ceilings & Floors
				Comments:
				Visible signs of cracks or settlement? No
				Visible evidence of moisture / mold at interior ceilings / floors? No
				Fire separation breached between house/attic & attached garage? No
				Are there any popcorn ceilings present within the home? No

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Doors (Interior & Exterior)
				Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows
				Comments: The right front bedroom window sill is damaged.
				Any visible failed thermal pane windows? No



Damaged Window Sill

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior and Exterior)
				Comments:
				Do stairs have uneven risers that pose a safety hazard? No
				Are handrails missing where needed for safety? No

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				Does baluster spacing exceed recommended standard? No
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Fireplaces and Chimneys
				Comments:
				Number of Fireplaces: 1 Fuel: Wood Is fireplace direct vent? No
				Type(s): Masonry/Brick
				Does the fireplace have a flue? Yes
				Limitations of chimney inspection?: Design/Height
				Do any fireplace/stoves share flues with another unit or heating system? No
				Are the Flues properly lined? Yes
				Any indication of inadequate clearances, improper insulation or heavy creosote buildup in the flue? No
				<i>Note: Inspection of flue(s) / liner(s) is limited to visually accessible areas at the time of inspection only.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
				Comments: Limited evaluation of the garage due to storage (75% visible).
				Is there a Garage/Carport present? Yes
				Limitations of inspection? Storage



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. Other
				Comments:
				Are any retaining walls on the entire property showing any evidence of movement? No

II. ELECTRICAL SYSTEMS

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
				Comments: The main electric panel is a Federal Pacific brand electric panel.
				Amps: 200 Volts: 120/240 Type of Panels: Breakers
				Number of Electrical Panels: 1 Locations of Panels: Left Exterior Wall
				Is the electrical service adequate to meet the needs of the dwelling? Yes

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Federal Pacific Electric Panel	Federal Pacific Electric Panel	

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures
				Type of Wiring: Copper
				Comments: The bedrooms are missing smoke detectors.

		
Bedrooms Missing Smoke Detectors	Bedrooms Missing Smoke Detectors	

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Other
				Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment
				Comments: This unit could not be operated due to high ambient temperature.
				Type of Systems/Energy Sources: (see heat type below)
				Heat Type #1: Forced Air Approx Age: 8 yrs. Design Life: 20 yrs. Energy Source(s): Gas
				Heat Type #2: Forced Air Approx Age: 9 yrs. Design Life: 20 yrs. Energy Source(s): Gas
				Are there any fuel tanks present on the property? No
				Is CSST (Corrugated Stainless Steel Tubing) piping present? No
				<i>Note: Evaluation of heat exchangers requires dismantling of the equipment and is beyond the scope of inspection.</i>

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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Cooling Equipment
				Comments: The air handler condensate pan is rusted.
				Type of Systems: (see A/C type below)
				A/C Type #1: Central Air Approx Age: 8 yrs. Design Life: 15 yrs. Energy Source(s): Electric
				A/C Type #2: Central Air Approx Age: 9 yrs. Design Life: 15 yrs. Energy Source(s): Electric
				The ambient temperature did not allow for safe testing of the air conditioning system (less than 60 degrees). No
				Supply Air Temp #1 (degrees): 48 Return Air Temp #1 (degrees): 67
				Supply Air Temp #2 (degrees): 50 Return Air Temp #2 (degrees): 68
				Are temperature differentials within normal range of 15-20 degrees? Yes



Rust in Condensate Pan

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct Systems, Chases, and Vents
				Comments:
				Are there any visible suspect asbestos containing materials observed anywhere in the home (ex: Vermiculite, popcorn ceilings, pipe wrap, floor tiles, insulation, etc.)? No

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Other
				Comments:

IV. PLUMBING SYSTEM

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution Systems and Fixtures
				Location of water meter: Street
				Location of main water supply valve: Street
				Static water pressure reading: 60 PSI
				Comments: The exterior faucets are missing back flow prevention devices.
				Water Source: Public How verified: Locale
				Type of Incoming Service Supply Line: PVC
				Type of Water Supply Pipes throughout home (excluding fixture connectors): Galvanized Steel/Copper

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	Is plastic piping present (e.g. PB or PEX)? No
	Any evidence of plumbing leaks not reported above, including shower pan? No
	Any water treatment equipment present? No

		
Exterior Faucets Missing Backflow Prevention	Exterior Faucets Missing Backflow Prevention	Exterior Faucets Missing Backflow Prevention

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Drains, Wastes, and Vents
				Comments:
				Sewage Service: Public How verified: Locale
				Type of Drain Piping Material: PVC
				Type of Vent Pipes: PVC
				Are ABS drain pipes present? No


<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Water Heating Equipment
				Comments:
				Energy Source(s)/Capacity: (see unit section below)
				Unit 1: Location: Attic Capacity: 50 gal. Approx Age: 1 yrs. Design Life: 10 yrs.
				Unit 2: Location: Capacity: gal. Approx Age: yrs. Design Life: yrs.
				Energy Source(s): Gas

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
				Comments:
				Access panel is absent or inaccessible for area under tub.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Gas Distribution Systems and Gas Appliances
				Comments: The gas system is not bonded.
				Location of Gas Meter: Right Wall
				Type of Gas Distribution Piping Material: Black Steel

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 <p>Gas Meter Not Bonded</p>		
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
				Comments:

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A Dishwashers
				Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
				Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems
				Comments:
				Type: Recirculating (vent pipe not required)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops, and Ovens
				Comments:
				Oven: Electric Elements Range: Gas Burner
				Was oven temperature within 25 degrees of 350 degree setting? Yes

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
				Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
				Comments:
				Location of exhaust fan termination: Exterior
				If no exhaust, is there an operable window? Yes

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I	NI	NP	D	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
				Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
				Comments:
				Does dryer vent properly terminate at exterior of home? Yes
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other
				Comments:
VI. OPTIONAL SYSTEMS				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
				Comments: The sprinkler system was not evaluated (see separate report).
				Is the sprinkler system winterized? No
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
				Type of Construction:
				Comments: The pool was not evaluated (see separate report).
				Pool Type: Pool winterized? No
				Spa / Hot Tub Type: N/A Spa / Hot Tub winterized? Is spa attached to pool?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
				Comments:
				Describe type of structure and location:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended.)
				Type of Pump:
				Type of Storage Equipment:
				Comments:
				Any special water testing required by county or township?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
				Type of System:
				Location of Drain Field:
				Comments:

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficiency**

I	NI	NP	D	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other Built-in Appliances
				Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Other
				Comments:
				Is there any evidence of decay, insect damage or plumbing leakage not already listed in this report? No

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

I	NI	NP	D	
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SUPPLEMENTAL DISCLOSURE

1. A representative sample of property components such as windows, doors, outlets, light and wall switches are evaluated on a "best efforts" basis to ascertain if the property components have failed. Often, such conditions cannot be determined during the assessment due to limited and/or restricted access as well as varying weather conditions and humidity. Therefore, no representations are made as to the condition of every property component. **No responsibility is assumed for items not observed or accessed during the property assessment.**
2. The assessment is a recording of conditions on the given date and time of the assessment. Future condition changes are outside the scope of the assessment.
3. **The photos sent with this report may NOT reflect all defects and/or location of needed repairs noted within the body or summary of the report. Please review the report in its entirety.**
4. Product and manufacturer recalls are beyond the scope of this assessment.
5. If this home was built prior to 1978, this could indicate the potential for the presence of lead-based paint.
6. Determination of the presence or absence of Chinese or other defective drywall materials and related conditions or risks is outside the scope of this assessment. See <http://www.cpsc.gov/info/drywall/index.html> for more information.

TREC PROPERTY INSPECTION REPORT SUMMARY

This inspection report was solely intended for use by FICS specific relocation client who may decide to provide to other interested parties for disclosure purposes only. The information contained within this report is NOT intended to be used or relied upon by any other interested party. All interested parties should obtain their own independent inspections.”

DEFECTIVE

The findings noted below are in need of repair. It is recommended that all repairs are completed by the appropriate certified/licensed repair contractors. Detailed itemized receipts for repairs are recommended.

Report Category / Items / Remarks

I. STRUCTURAL SYSTEMS

(I) E. Walls (Interior and Exterior): The wood siding is cracked at the left and right elevation walls.

Recommendations: Contractor to replace the cracked wood siding at the left and right elevation walls.

(I) E. Walls (Interior and Exterior): Moisture and/or damage has been observed in the following visually observable areas of the home: moisture damage was observed on the right side family room wall paneling.

Recommendations: Elimination/correction of the source of moisture is required. Repair/replacement of any associated damage is also necessary, if present. All work should be performed by a qualified contractor.

(I) H. Windows: The right front bedroom window sill is damaged.

Recommendations: Contractor to replace the damaged window sill.

II. ELECTRICAL SYSTEMS

(II) A. Service Entrance and Panels: The main electric panel is a Federal Pacific brand electric panel.

Recommendations: Licensed electrician to replace the Federal Pacific panel and any necessary components.

(II) B. Branch Circuits, Connected Devices, and Fixtures: The bedrooms are missing smoke detectors.

Recommendations: Contractor to install smoke detectors in the bedrooms.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

(III) B. Cooling Equipment: The air handler condensate pan is rusted.

Recommendations: Cooling contractor to repair the source of the rust and to eliminate the rust from the air handler condensate pan.

IV. PLUMBING SYSTEMS

(IV) A. Plumbing Supply, Distribution Systems, and Fixtures: The exterior faucets are missing back flow prevention devices.

Recommendations: Plumber to install back flow prevention devices for the exterior faucets.

(IV) E. Gas Distribution Systems and Gas Appliances: The gas system is not bonded.

Recommendations: Licensed electrician to bond the gas system.

LIMITED ACCESSIBILITY/NOT ASSESSED
Variables such as construction type, conditions at the time of the assessment, safety, potential damage/liability and/or inspector discretion have limited the evaluation of this item at the time of this assessment. If applicable, further assessment should be considered.
Report Category / Items / Remarks
I. STRUCTURAL SYSTEMS
(I) A. Foundations: Please Note: Previous repairs were observed at the foundation/slab. Recommend obtaining all relevant documentation regarding previous structural repairs.
(I) C. Roof Covering Materials: From ground with binoculars- Limited evaluation of the roof due to design and height (75% visible).
(I) K. Porches, Balconies, Decks, and Carports: Limited evaluation of the garage due to storage (75% visible).
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS
(III) A. Heating Equipment: This unit could not be operated due to high ambient temperature.
VI. OPTIONAL SYSTEMS
(VI) A. Landscape Irrigation (Sprinkler) Systems: The sprinkler system was not evaluated (see separate report).
(VI) B. Swimming Pools, Spas, Hot Tubs, and Equipment: The pool was not evaluated (see separate report).

PHOTOS



Previous Repairs to Foundation



Previous Repairs to Foundation



Front Elevation



Roof



Roof



Roof



Roof



Roof



Attic















Attic



















Attic



Cracked Wood Siding

		
Cracked Wood Siding	Cracked Wood Siding	Moisture Damage to Wall Paneling
		
Exterior View	Exterior View	Exterior View
		
Exterior View	Exterior View	Exterior View
		
Exterior View	Exterior View	Exterior View

		
Fireplace	Fireplace Damper	Garage Exterior
		
Federal Pacific Electric Panel	Federal Pacific Electric Panel	Electric Panel
		
Bedrooms Missing Smoke Detectors	Bedrooms Missing Smoke Detectors	Furnace
		
Furnace	Furnace	Furnace

		
<p>Rust in Condensate Pan</p>	<p>A/C Equipment</p>	<p>A/C Equipment</p>
		
<p>Exterior Faucets Missing Backflow Prevention</p>	<p>Exterior Faucets Missing Backflow Prevention</p>	<p>Exterior Faucets Missing Backflow Prevention</p>
		
<p>Damaged Window Sill</p>	<p>Water Heater</p>	<p>Gas Meter Not Bonded</p>