

# **aaa INSPECTION SPECIALTIES inc.**

**(281)-421-7355**

**Kevin@inspectors.com**



1234 Anystreet  
Baytown, TX  
Mary Smith  
Kevin PlanteTREC# 3552

2810 E Cedar Bayou Lynchburg RD  
Baytown, TX 77521

Phone 281-421-7355  
Kevin@inspectors.com

TREC TREC# 3552

# INVOICE

**SOLD TO:**

Mary Smith

TX

**INVOICE NUMBER** | KP-101921-Smith Mary

**INVOICE DATE** 10/19/2021

**LOCATION** | 1234 Anystreet

**REALTOR**

DESCRIPTION	PRICE	AMOUNT
	SUBTOTAL	\$0.00
	TAX	\$0.00
	TOTAL	\$0.00
	BALANCE DUE	\$0.00

**THANK YOU FOR YOUR BUSINESS!**

**AAA Inspection Specialties Inc**  
*2810 E. Cedar Bayou Lynchburg, Baytown, Tx. 77521*  
*(281 )421-7355 Kevin@inspectors.com*  
**PROPERTY INSPECTION REPORT**

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Prepared For: Mary Smith

(Name of Client)

Concerning: 1234 AnystreetBaytown

(Address or Other Identification of Inspected Property)

Kevin Plante TREC# 3552

(Name and License Number of Inspection)

01/27/2022

(Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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**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.state.tx.us](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.231 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 warrant ability 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP). The inspector will 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to the Texas Real Estate Consumers 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, 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, renovations, remodeling, addition, 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 future 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:

- I. Malfunction, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens and exterior areas;
- II. Malfunctioning arc fault protection (AFCI) devices;
- III. Ordinary glass in locations where modern construction techniques call for safety glass;
- IV. The lack of fire safety features such as smoke and carbon monoxide alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- V. Excessive spacing between balusters on stairways and porches;
- VI. Improperly installed appliances;
- VII. Improperly installed or defective safety devices; and
- VIII. Lack of electrical bonding and grounding.
- IX. 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 as an inspector for a buyer or seller if they can be reasonably determined.

These conditions may not have violated building codes or common practice 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 require 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 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.**

## Inspection Agreement (Contract)

**In consideration of this inspection, the client agrees to accept the following stipulations limiting the scope of the written report as follows:**

1. Items inspected are limited to visual, audible, and operational component testing procedures by the inspector. The client agrees to accept the written report, based on a subjective opinion by the inspector, who uses his experience, knowledge, and training. No verbal statements by the inspector shall expand the scope of this agreement, nor may any opinions expressed be guaranteed regarding any item.
2. **The inspector will seek to determine if the items checked are "Not performing the functions for which they were intended, and whether they are in need of immediate repair."** The client acknowledges that visibly apparent cosmetic conditions, not evident at the time of inspection, or items not critical to the continued function of the building will not be included in the written report. Items not included in the report shall not be considered good or bad from lack of notation.
3. **Accuracy of the report is certified at the time of inspection, only, as valid regarding the property inspected. The client specifically agrees that no representation of a warranty or guarantee exist on the future life of items inspected; except where separately agreed to in writing by both parties.** Therefore, inspector advises that the client seek professional estimates on exact diagnosis and repair cost of problems noted. Other defects not noted in this report may be discovered in the event of further investigation. **Licensed and knowledgeable professionals certified in the pertaining field should perform any repairs.**
4. **The purpose of this inspection is to better advise the Client of unfavorable conditions present. Therefore, this report is given as a good faith evaluation of items checked using the most efficient means at the time.**
5. **The inspector does not take responsibility for reporting non-compliance with any building, electrical, mechanical, or plumbing codes established by municipal ordinances.** Although the inspector can refer to any pertaining codes to gain back ground information, this report is not intended to represent code compliance. Only observed fire, health, or safety hazards will be included in written report, whether governed by code or not. This report is not a guarantee of habitability, or fitness for a particular use.
5. **This inspection does not cover WOOD DESTROYING INSECT INFESTATION, environmental hazards such as Lead based paint analysis, asbestos contamination, formaldehyde insulation or hazardous mold. No hydrostatic testing of drain plumbing or pressure testing of gas supply systems is done at the time of the inspection.** If further analyses are desired, the buyer should seek independent evaluation from an outside source knowledgeable and certified in the pertaining topic.
6. **This agreement is solely between inspector and the client for whom the inspection was performed. Acceptance of this agreement is a pre-condition to delivery of this report.** The written report is sole property of the Client and may not be distributed without consent.

**The liability of aaa Inspection Specialties Inc. and the inspector performing the services rendered are limited to the cost of the original inspection fee only.**

**In the event of a non-settled and disputed claim against Inspection Specialties or the inspector who performed any services rendered, all parties agree to settle any disagreements through binding arbitration through a mutually agreed forum.**

The client has read the inspection agreement and understands the scope of services to be rendered.

Payment for services will be construed as acceptance of the scope of the report.

Client signature \_\_\_\_\_

Date **27/01/2022**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

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### A. Foundations

*Type of Foundation(s):* Pier & Beam with a slab on ground foundation at the left side added room.

*Comments:*

- There is limited access to the front and side foundation sub-floor crawl space perimeter beam base to grade level of less than 14". This greatly limits access to the crawl space for inspection. The crawl space was viewed from the accessible area and perimeter only.
- There is wood rot and signs of moderate wood destroying insect damage observed at the utility room, kitchen, living area, hall bath and bedroom floor decking, joists or support beams. Any damaged floor joists or support beams should be replaced. Consult a foundation repair company to make any needed repairs.



- The floor decking is observed sloping more than 1" in 4' at both the shop and house interior floors throughout. This deflection does appear to be excessive enough to warrant possible repair. Consult a foundation leveling company to check the floor system and make any needed repairs.

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### B. Grading and Drainage

*Comments:*

Note: The grade appears to be properly developed to shed moisture away from the foundation throughout.

- The back yard grade is improperly developed causing water to drain towards the foundation. This can cause foundation movement. The grade or drainage should be properly developed to shed moisture away from the foundation. The grade should be sloped at least 1" per 10' to limit standing water.

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### C. Roof Covering Materials

*Types of Roof Covering:* Asphalt Shingles at the house with a corrugated metal panel roof at the back yard workshop.

*Viewed From:* Ground

*Comments:*

Note: The roof shingles appear to be well past a typical year life cycle as depicted by normal wear and tear.



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- There are curled, brittle and damaged shingles observed at the Front and Back roof planes and ridge. This is an indication that the roof appears to be past the end of a typical life cycle and should warrant a full replacement. Consult a roofing contractor to make any needed repairs.



Note: There is a corrugated metal roof observed at the back detached building.

- There are nail holes through the metal roof panels at the back building right and left side roof planes. The metal roof panels should be repaired and properly sealed or be replaced. Consult a roofing contractor to make any needed repairs.

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**D. Roof Structures and Attics**

*Viewed From: Attic Walkway*

*Approximate Average Depth of Insulation: 0*

*Comments:*

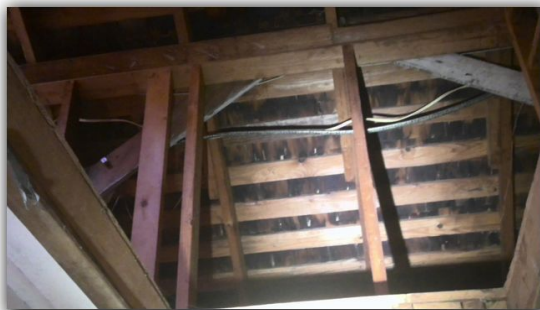
- There are cracked and damaged roof rafters at the left side front and back roof plane. There is excessive wood destroying insect damaged observed at the area rafters and roof decking. Any damaged roof rafters should be repaired and properly reinforced. Consult a framing contractor to make any needed repairs.



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I	NI	NP	D



- There is composition shingle decking installed over cedar shingle decking at the front and left side front and back roof planes. This material is no longer approved for roof decking. The cedar shingle roof decking should be replaced with an approved decking material.



- There are sections of missing insulation observed at the attic throughout. There should be R-30 insulation present. Any missing inspection should be replaced to increase energy efficiency.

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**E. Walls (Interior and Exterior)**

*Comments:*  
Note: There is Aluminum at the house exterior walls throughout. There is Aluminum siding at the eaves.  
Note: There appears to be multiple layers of siding installed. There appears to be aluminum siding over asphalt shingle siding over hard wood.

**Exterior:**

- There is loose and damaged siding at the back wall base and left side wall. There is damaged and partially missing . There is also missing siding trim at the front middle left and right side windows. Any damaged siding should be repaired and properly sealed or be replaced to limit moisture penetration and damage.

I=Inspected

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I	NI	NP	D
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- There is wood rot observed at the left side and back wall siding and trim boards. Any damaged wood should be repaired and properly sealed to limit further deterioration or be replaced.



- There are signs of excessive wood destroying insect damaged and possible infestation at the Left and Back exterior walls. There appears to be around 1/3 wall studs damaged by wood destroying insect infestation. Any damaged wood should be repaired and properly reinforced or be replaced. Consult a pest control company to evaluate and eliminate potential wood destroying insect infestation. Also consult a framing contractor to make any needed repairs.

### Interior:

Note: There is paneling and dry wall over the wall studs and ship lap hard wood walls throughout.

- There are moderate size holes and missing drywall at the Hall, Bedroom, Living Room and Utility Room walls. Any damaged drywall should be repaired and finished to match.

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I	NI	NP	D
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- There are moisture stains observed at the living area, kitchen, bath and right side Bedroom wall. When tested these stains did appear current. Any moisture stains should be painted and repaired to limit organic growth. The damage dry wall should be repaired.



- There are signs of wood destroying insect damage observed at the Bedroom, Utility Room, Kitchen, Bathroom, Entry walls and wood trim. Any insect damage should be repaired and properly finished to match.





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I	NI	NP	D
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**F. Ceilings and Floors**

*Comments:*

**Ceilings:**

- There were sections of damaged and missing drywall observed at the Living Room and front Bedroom ceiling. Any missing or damaged drywall should be repaired and finished to match.



**Floors:**

- There are signs of wood rot, soft floor decking and wood destroying insect damage observed at the Utility Room, Living Room, Bathroom wood flooring and wood trim. Any insect damage should be repaired and properly finished to match.



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

*Comments:*

**Exterior:**

- The left side exterior door and frame is missing. Any missing doors should be replaced and properly adjusted.

I=Inspected

NI=Not Inspected

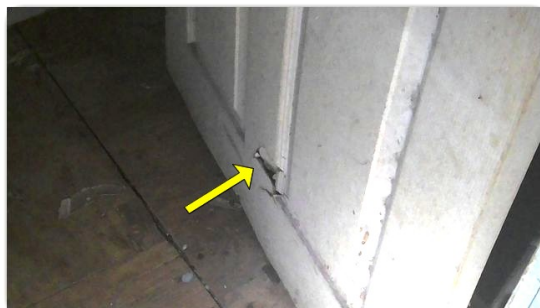
NP=Not Present

D=Deficient

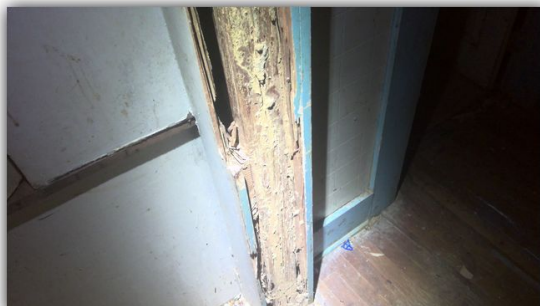
I	NI	NP	D
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### Interior:

- The utility room/kitchen door sticks at the frame when closed. Any sticking doors should be repaired and properly adjusted or re-hung to allow unrestricted egress.
- There is damaged door window glass at the kitchen and utility room. Any damaged door window glass should be replaced.
- The right side bedroom closet and hall bath door outer sheathing's are damaged. Any damaged doors should be repaired and properly installed or replaced.



- The kitchen/hall room door frame and trim is split and damaged. The left side exterior door and frame are damaged and partially missing. The damaged door frame and trim should be replaced.



- There are numerous missing doors at the bedrooms, closets and hall. Any missing doors should be replaced.
- There is missing door hardware at the kitchen, hall and bedroom doors. Any damaged door hardware should be replaced.

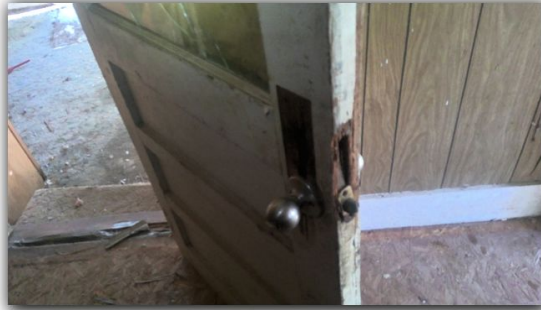
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I	NI	NP	D
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#### H. Windows

*Comments:*

Note: There are Single pane windows present throughout. There are both aluminum frame and wood frame present at the windows throughout.

- I. There are damaged or missing window screens at the exterior throughout. Any damaged or missing window screens should be repaired or replaced.
- There is a cracked and damaged window observed at the house Front Back Left and Right exterior. There are boarded over windows at the exterior throughout. Any damaged window glass should be replaced.
- The front middle window and right side window lower trim is damaged and partially missing. The damaged window trim should be replaced and the opening sealed to limit moisture penetration and wood rot.



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

*Comments:*

Note: There is an access scuttle hole at the middle closet ceiling.

I=Inspected

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I	NI	NP	D
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<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:*

- There is wood rot observed at the front porch corner frame. The porch column base is damaged and loose. The damaged porch frame should be repaired and properly reinforced to support the roof structure.



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

*Comments:*

## II. ELECTRICAL SYSTEMS

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

*Comments:*

*100 Amp Edison service Power Disconnect location: Right side exterior with a sub-panel at the attic.*

NOTE: There is an outdated Edison breaker panel observed. This type of panel can experience weak breakers that trip easily over time. It is recommended that this type panel be replaced due to limited availability and high cost of replacement breakers.

- The main power supply circuit is cut at the exterior wall top. The main power supply circuit should be properly installed and connected. Consult an electrician to make any needed repairs.



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- There is an outdated breaker panel and main power shut off at the right side exterior. The breaker panel, meter box and main power circuit should be replaced. Consult an electrician to make any needed repairs.



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

*Type of Wiring:* Copper

*Comments:*

Note: The power supply was shut off at the time of the inspection.

- There are cut power supply circuits throughout. There are missing light fixtures, outlets and switches observed throughout. The missing fixtures, switches and outlets should be replaced. The house wiring should be fully replaced. Consult an electrician to make any needed repairs.

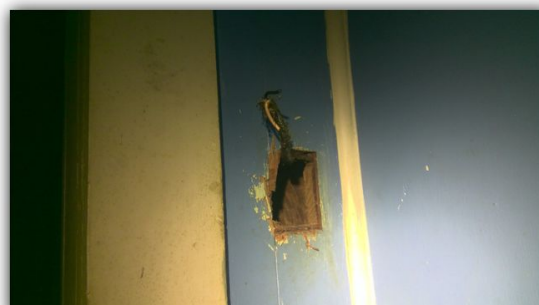
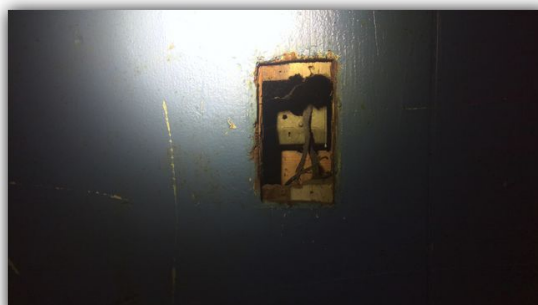
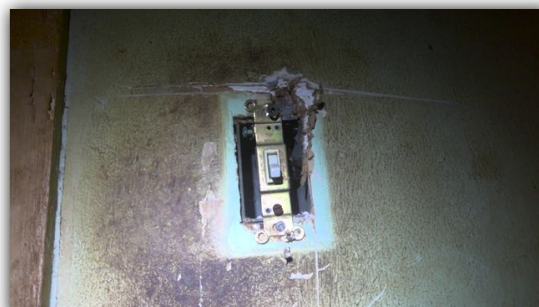
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- There is missing ground fault protection at the required outlets. Ground fault protection should be properly installed at the required kitchen, bath, exterior, bath and any other necessary locations.
- There are no smoke alarms observed at the house interior. Smoke alarms should be properly installed on each floor at the hall and each bedroom. Houses built after 1996 should have inter-connected hard wired alarms present at all necessary locations.
- There are exposed power supply circuits at the front exterior leading to the area light and at the back eave. Any exposed exterior power circuits should be properly sealed in a conduit or be replaced with a material approved for exterior applications.



### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**A. Heating Equipment**

*Type of Systems:*

*Energy Sources:*

*Comments:*

Note: There was no heating system present. There is a hole at the hall bath wall where the gas heater was removed.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**B. Cooling Equipment**

*Type of Systems:*

*Comments:*

Note: There is no air conditioning system present.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**C. Duct Systems, Chases, and Vents**

*Comments:*

## IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter:* Yard

*Location of main water supply valve:* Unknown

*Static water pressure reading:* 0 Psi

*Supply piping:* CPVC

*Number of baths:* 1

*Comments:*

Note: The water was shut off at the time of the inspection.

- The toilet tank lid is missing. The missing toilet tank lid should be replaced.



- There is cut water supply plumbing at the back crawl space where the water heater was removed. Any cut or damaged water supply plumbing should be repaired or replaced. Consult a plumber to make any needed repairs.

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I	NI	NP	D
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Note: The gas supply was disconnected at the time of the inspection. The gas meter was not present leaving the pipe cut.

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#### B. Drains, Wastes, and Vents

*Comments:*

*Drain Piping: Cast Iron & Plastic*

Note: No pressure testing or leak detection was done to the drain plumbing at the time of the inspection.

- There is cut and damaged drain plumbing at the back middle exterior. Any damaged drain plumbing should be repaired and properly connected. Consult a plumbing to check the drain plumbing and make any needed repairs.
- There are damaged and partially missing wall panels at the Hall bath shower wall surround. Any shower wall panels or separation should be replaced properly sealed to prevent moisture damage.



- The kitchen sink appears to be installed unlevel. The kitchen sink and cabinets should be properly installed and adjusted or be replaced.

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

*Energy Sources:*

*Comments:*

Note: The water heater was missing at the time of the inspection. The water heater was cut and removed prior to inspection. The water heater should be properly installed.

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### D. Hydro-Massage Therapy Equipment

*Comments:*

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### E. Other

*Comments:*

## 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:*

☐ ☒ ☐ ☐

### D. Ranges, Cooktops, and Ovens

*Comments:*

I=Inspected

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I	NI	NP	D
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**E. Microwave Ovens**

*Comments:*

☐ ☒ ☒ ☐

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

☐ ☒ ☒ ☐

**G. Garage Door Operators**

*Comments:*

☒ ☐ ☐ ☐

**H. Dryer Exhaust Systems**

*Comments:*

☒ ☐ ☐ ☐

**I. Other**

*Comments:*

## VI. OPTIONAL SYSTEMS

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

*Comments:*

☐ ☒ ☒ ☐

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

*Type of Construction:*

*Comments:*

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**C. Outbuildings**

*Comments:*

Note :There is a moderate sized wood frames shop at the back yard. There is also a small shed at the back middle hard.

- There is moderate wood rot and damaged floor decking at the storage building wall. Any damaged door decking should be replaced.
- There is also moderate wood rot and siding damaged observed at the exterior shop walls. Any damaged shop wall siding and paneling should be replaced.

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I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**D. Private Water Wells** (A coliform analysis is recommended)

*Type of Pump:*

*Type of Storage Equipment:*

*Comments:*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**E. Private Sewage Disposal (Septic) Systems**

*Type of System:*

*Location of Drain Field:*

*Comments:*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**F. Other**

*Comments:*



# Summary

1. Level the foundation and replace any damaged floor joists, decking and perimeter beams. Consult a leveling company for repairs.
2. Properly grade and slope the yard to prevent moisture from ponding under the house.
3. Repair and properly reinforce or replace any damaged roof decking and framing.
4. Replace the roof. Consult a roofing contractor to make any repairs.
5. Replace all damaged exterior wall siding and trim.
6. Remove all damaged interior wall framing, paneling and dry wall.
7. Replace all damaged wall framing, paneling and dry wall.
8. Properly insulate the house.
9. Repair or replace all damaged ceiling dry wall and paneling.
10. Replace all damaged floor decking.
11. Replace or repair and properly adjust all damaged or missing doors.
12. Replace or repair all damaged windows and screens.
13. Repair the damaged front porch.
14. Properly install a full electric system. (breaker panels, power mast, meter box, branch circuits and fixtures) Consult an electrician.
15. Properly installed all necessary smoke alarms and carbon Monoxide detectors.
16. Install a heating system.
17. Install an Air conditioning system.
18. Properly installed all water supply, drain and gas plumbing. Consult a plumber to make any needed repairs.
19. Properly installed the bath tub and surround. Replace the toilet.
20. Install a water heater.
21. Update the kitchen and properly installed cabinets. Properly install the kitchen sink.
22. Install a stove and any other appliances.
23. Install and hook up a dryer vent and hose.