



RESIDENTIAL INSPECTION REPORT

12813 Kylewick Dr
Houston TX 77085

Crystal Rivera
AUGUST 17, 2019



Inspector

Mike Kirkpatrick

TREC #20690, TPCL # 762764, MAC #
1560

(281) 484-8318

office@inspectorteam.com



Agent

Dianet Franco

Amerisource Realty

(832) 797-5894

deerealestatediva@gmail.com



PROPERTY INSPECTION REPORT

Prepared For: Crystal Rivera

(Name of Client)

Concerning: 12813 Kylewick Dr, Houston TX 77085

(Address or Other Identification of Inspected Property)

Mike Kirkpatrick - TREC #20690, TPCL # 762764, MAC #

By: 1560

(Name and License Number of Inspector)

08/17/2019 9:00 am

(Date)

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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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, bathrooms, 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 license holders 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 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

Type of Building: Single Family

Access provided by:: Supra

Storage Items/Occupied Home:

The home was occupied at the time of inspection. The inspector does not move storage items or furnishings that prevent the visual observation of components. Items blocked by storage/furnishing are not inspected.



In Attendance: Buyer

Occupancy: Vacant

Weather Conditions: Clear

Temperature (approximate): 94 Fahrenheit (F)

Thank you for choosing Bryan & Bryan Inspections

Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.

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I. STRUCTURAL SYSTEMS

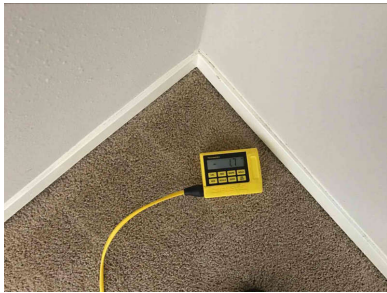
A. Foundations

Type of Foundation(s): Slab on Grade

Performance Opinion: Functioning as Intended with Evidence of Prior Structural Movement:

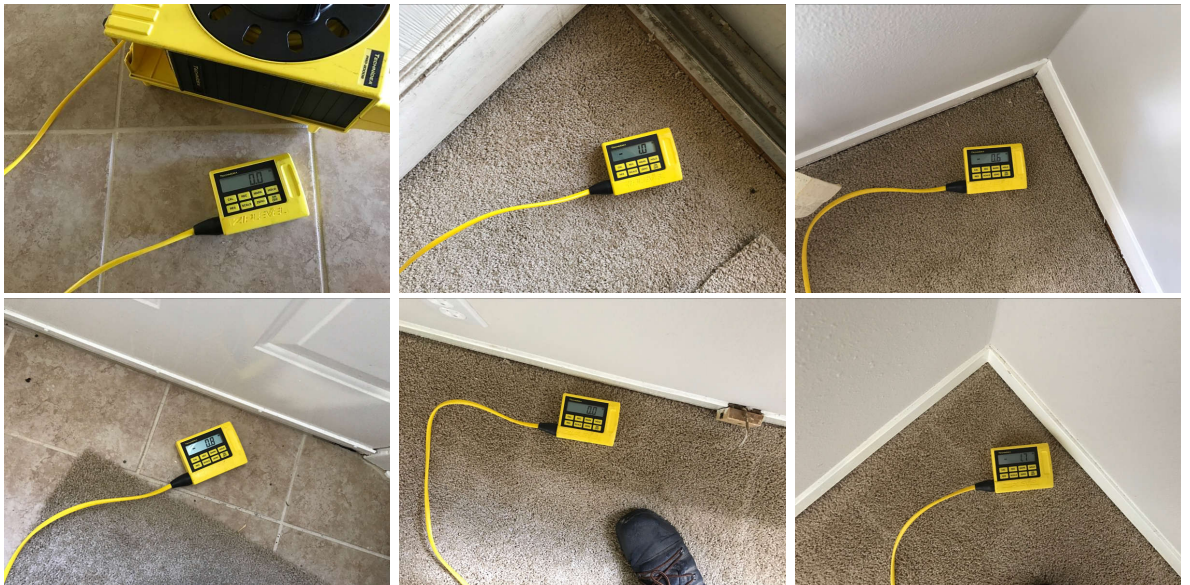
There was evidence of prior structural movement. It would require further review by a structural engineer to determine if corrective action is needed at this time or in the future. Monitoring of the foundation is recommended.

Note: The statements included in this report regarding the foundation are the inspector's OPINION. If buyer desires a second opinion or further analysis a foundation company or structural engineer should be contacted



Foundation Inspected with Digital Level:

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation.



Parts of the slab not visible:

Parts of the slab facing were not visible due to high soil, heavy foliage, and/or debris against the house.



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B. Grading and Drainage

1: Grading & Drainage: Inadequate

➔ Recommendation

Low spots, erosion, and/or damaged sod were present at the time of inspection. Regrading by a qualified landscaping contractor or foundation contractor so that water flows away from the home is recommended.

Recommendation: Contact a qualified landscaping contractor



C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Walking the roof surface

Roof fastening not verified:

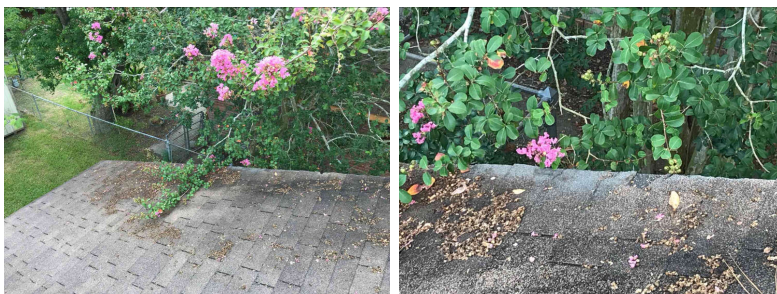
The roof fastening method was not verified as determining this may have caused damage to the roofing material.

1: Tree limbs on/near roof with damaged shingles visible

➔ Recommendation

Tree limbs that are in contact with roof or hanging near roof should be trimmed to prevent damage to the roofing materials.

Recommendation: Contact a qualified tree service company.



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2: Excessive Granule Loss

🚫 Recommendation

Excessive granule loss of the roofing shingles was observed exposing base layers of shingles. Granule loss indicates aging and wear of the roof covering. A full evaluation by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



3: Exposed Nails

🔧 Maintenance Item/Note

Under-driven or exposed nails were found in one or more roof coverings. Evaluation and repair by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.

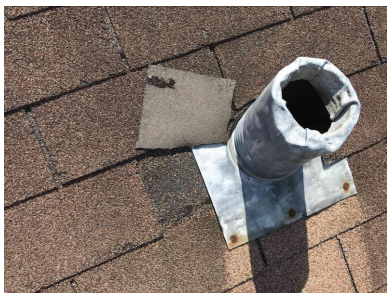


4: Shingles Damaged/Torn/Missing

🚫 Recommendation

Roof shingle material was missing, damaged, or torn in areas. Evaluation and/or repair by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



5: Flashing: Unpainted Materials

🚫 Recommendation

Roof materials were not painted (flashings, roof jacks). This can help extend the life of the flashing material, but also helps maintain a consistent look with other roofing materials. Remedy as needed.

Recommendation: Contact a qualified roofing professional.

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D. Roof Structure and Attic

Viewed From: Decked areas of attic
Approximate Average Depth of Insulation: Less than 4 Inches
Attic Access Method: Built-in ladder
Type of Attic/Roof Ventillation: Soffit vent, Ridge vent
Type of Insulation Material: Batt Fiberglass
Disabled attic fan was observed at attic:



Only accessible areas were entered:
Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

1: Insulation: Insufficient

 **Recommendation**

Insulation depth was inadequate. Installation of additional insulation by a qualified insulation contractor is recommended.

Recommendation: Contact a qualified insulation contractor.

E. Walls (Interior and Exterior)

Vinyl/Metal Siding can hide defects:
Vinyl/metal siding can hide defects behind the wall. The inspector cannot verify the presence of other siding materials or their condition behind the siding. If further evaluation is desired, consult with a qualified contractor.

1: Exterior: Seal Wall Fixtures

 **Maintenance Item/Note**

All Exterior Wall Penetrations, Service Panel(s) -
Fixtures/Electrical boxes were not properly sealed. Remedy as needed.

Note: Modern building practices recommend sealing around components that are mounted on or pass through the exterior wall to limit moisture intrusion.

Recommendation: Recommended DIY Project



2: Exterior Masonry: Cracks

➡ Recommendation

Cracks were observed in the brick/masonry siding. Common causes may include:

- building settlement,
- thermal expansion and contraction, or
- mechanical damage.

Cracked masonry or mortar may be cosmetic, but also may allow water into the wall which could damage the interior structure of the building. Cracks may grow with time at a constant (increasing or decreasing) rate and may open and close as seasons change. Remedy as needed.

Recommendation: Contact a qualified masonry professional.



3: Exterior- Siding: Siding Damage

➡ Recommendation

Multiple Locations

There was damage to exterior siding.

Recommendation: Contact a qualified professional.





4: Exterior- Fascia/Soffit/Eaves: Damaged Boards

🔴 Recommendation

Multiple Locations

Recommendation: Contact a qualified professional.



5: Exterior- Caulking: Deteriorated/Missing

🔴 Recommendation

Multiple Locations

Caulking around siding or trim was deteriorated or missing.

Recommendation: Contact a qualified professional.



6: Exterior- Caulking: Missing Around Window Frames

🔴 Recommendation

Multiple Locations

Recommendation: Contact a qualified professional.



7: Exterior: Paint is deteriorated, damaged, or missing

🔴 Recommendation

Multiple Locations

There were some areas of the exterior siding or trim that needed painting or staining to prevent premature weathering of building materials. Remedy as needed.

Recommendation: Contact a qualified painting contractor.



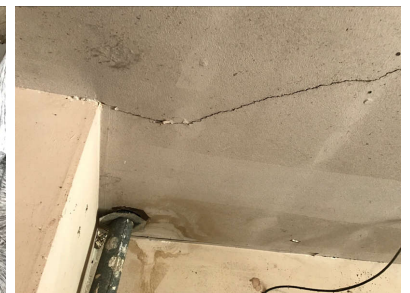
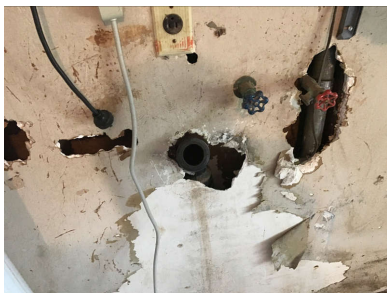
8: Interior: Damaged Drywall (or other wall covering)

🔴 Recommendation

Garage

Damaged Drywall (or other wall covering) was observed. Remedy as needed to prevent pest intrusion and energy loss.

Recommendation: Contact a qualified professional.



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9: Wood Destroying Insect Activity

Recommendation

Door jamb at left side

There was evidence of wood destroying insects (WDI) in one or more areas. The extent of damage inside walls (if any) is not visible. Further evaluation by a pest control company is recommended.

Note: If you have contracted Bryan & Bryan to perform a termite inspection, refer to the WDI Inspection Report for further information.

Recommendation: Contact a qualified pest control specialist.



F. Ceilings and Floors

1: Ceiling: Damage

Recommendation

Garage

Ceiling damage was present. Evaluation and repair by a qualified drywall or licensed structural engineer is recommended.

Recommendation: Contact a qualified professional.



G. Doors (Interior and Exterior)

1: Door: Keyed Deadbolt

Maintenance Item/Note

Front Door

Recommendation: Contact a qualified professional.



2: Door: Damaged

🚫 Recommendation

Bedroom Closet

Evaluated and remedy as needed

Recommendation: Contact a qualified door repair/installation contractor.



3: Door: Damaged

🚫 Recommendation

Garage

Evaluated and remedy as needed

Recommendation: Contact a qualified door repair/installation contractor.



4: Door: Sticks/Difficult to Operate

🚫 Recommendation

Hallway door at family room

Door sticks and is tough to open. Remedy as needed.

Recommendation: Contact a handyman or DIY project

5: Door: Sticks/Difficult to Operate

🚫 Recommendation

Coat closet family room

Door sticks and is tough to open. Remedy as needed.

Recommendation: Contact a handyman or DIY project

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6: Door Hardware: Missing Doorstops

 Maintenance Item/Note

Multiple Locations

One or more missing doorstops were observed. Replace any missing doorstops to prevent damage to the drywall.

Recommendation: Recommended DIY Project

7: Garage Door into Living Space: Self-Closing Mechanism not Present/Operable

 Recommendation

Entry door between the garage and living space should have a functioning self-closing mechanism.

Recommendation: Contact a qualified professional.

8: Patio door does not slide freely

 Recommendation

Recommendation: Contact a qualified professional.

9: Door appeared out-of-square to frame

 Recommendation

Rear Bedroom

Recommendation: Contact a qualified professional.



H. Windows

1: Missing/Damaged Screen(s)

 Recommendation

Multiple Locations

One or more windows are missing a screen or had a damaged screen. Replacement of screens is recommended.

Recommendation: Contact a qualified window repair/installation contractor.

2: Cracked/Broken Glass Panes

 Recommendation

Cracked or broken glass panes were present. Remedy as needed.

Recommendation: Contact a qualified window repair/installation contractor.

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- I. Stairways (Interior and Exterior)**
- J. Fireplaces and Chimneys**
- K. Porches, Balconies, Decks, and Carports**

1: Screened porch

🚩 **Recommendation**

Damage, disrepair were observed

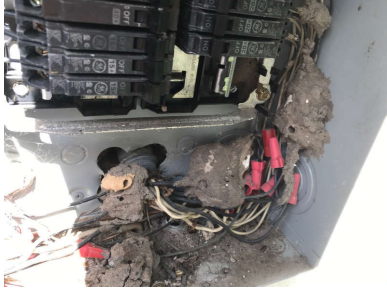
Recommendation: Contact a qualified professional.



II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**
 - Main disconnect/service box type and location: Breakers -exterior wall*
 - Service entrance cable location: Overhead*
 - Service size: 100 Amps*
 - Unable to Verify Gas Line Bonding:*
 - Panel wiring was obstructed by insect nesting:*

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1: Arc-Fault Safety Protection Missing

🔴 Recommendation

Arc-fault safety protection was not installed for all of the living and bedroom areas.

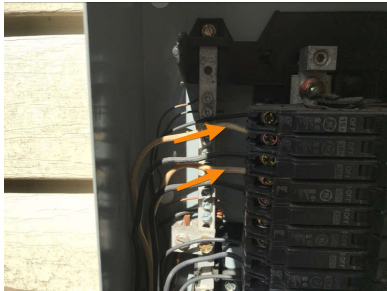
Note: This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCIs, however the agency believes that it is important for consumers to be made aware of these safety devices when they are not present and functioning in a home as a consumer protection issue, and requires inspectors to comment regardless of the home's age.

2: White Wires Not Marked

🔴 Recommendation

White wires connected to breakers are not marked with black or red electrical tape to indicate that they are "hot". Remedy as needed.

Recommendation: Contact a qualified electrical contractor.



3: Circuits Not Labeled

🔴 Recommendation

Circuits in the distribution panel were not properly labeled. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.

- B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring: Copper

1: Inoperable/Damaged Doorbell

🔴 Recommendation

Recommendation: Contact a qualified professional.

2: Smoke Detector Defective

🚫 Recommendation

Not present in required location -

Smoke detectors are required in all bedrooms, hallways to bedrooms, and living areas on every level of the home. These devices should be changed every 10 years for safety. Evaluate the units in the home and remedy as needed.

Note: The inspector does not disassemble devices to check for expiration dates.

Recommendation: Contact a qualified professional.

3: Carbon Monoxide Detector Defective

🚫 Recommendation

Not present in required location -

A carbon monoxide detector was not present or not functioning as intended. As gas appliance(s) were installed in the living portion of the home, installation of carbon monoxide detectors is recommended for safety. Remedy as needed.

Note: The inspector does not disassemble devices to check for expiration dates.

Recommendation: Contact a qualified professional.

4: Ceiling Fan Defects

🚫 Recommendation

Less than 7-feet above the floor, Out of balance, Noisy -

Further evaluation is recommended.

Recommendation: Contact a qualified professional.

5: Multiple Electrical Fixture Issues

🚫 Recommendation

Switches inoperable, Lights Out, No GFCI, Open junction boxes, Reversed polarity -

Due to multiple issues observed with electrical fixtures in the home, evaluation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.

6: Receptacles: GFCI Protection Inadequate/Missing

🚫 Recommendation

Garage, Kitchen Countertops -

GFCI protection was inadequate or missing. Current building standards recommend the installation of ground fault protection:

- at all countertop receptacles in the kitchen
- in bathrooms
- in garages
- all exterior receptacles

GFCI protection was not present in one or more of these locations. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.

7: Receptacles: No Power

🚫 Recommendation

Receptacle had no power. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.

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8: Receptacle: Hot/Ground Wires Reversed

🚫 Recommendation

Receptacle(s) are not wired correctly. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.



9: Light: Inoperable

🚫 Recommendation

One or more lights were not operating. New light bulb possibly needed. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.



10: Light: Inoperable

🚫 Recommendation

One or more lights were not operating. New light bulb possibly needed. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.



11: Light: Globe Damaged/Missing

🚫 Recommendation

Missing/damaged light globe was observed. Remedy as needed.

Recommendation: Recommended DIY Project



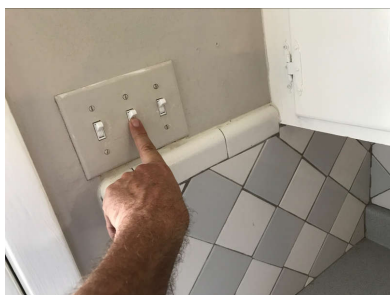
12: Light: Switch Has No Apparent Function

🚫 Recommendation

Kitchen

A switch had no apparent function. Evaluate and remedy as needed, or ask seller for further clarification.

Recommendation: Contact a qualified electrical contractor.



13: Wiring: Extension Cord Used as Permanent Wiring

🚫 Recommendation

Recommendation: Contact a qualified professional.



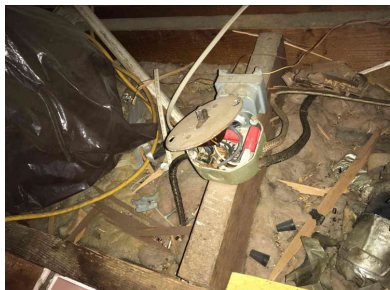
14: Wiring: Open Junction Box

🚫 Recommendation

Attic

An open junction box was present. Remedy as needed.

Recommendation: Recommended DIY Project



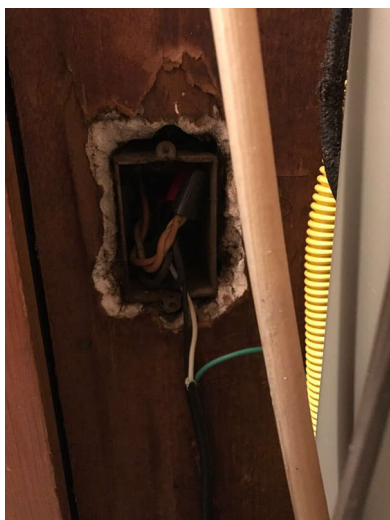
15: Wiring: Open Junction Box

🚫 Recommendation

Near HVAC unit

An open junction box was present. Remedy as needed.

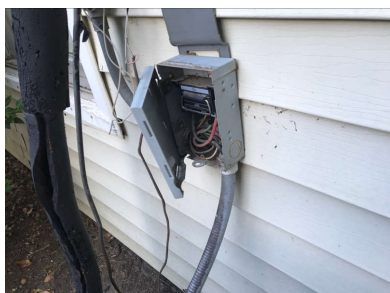
Recommendation: Recommended DIY Project



16: Cover missing

🚫 Recommendation

Recommendation: Contact a qualified professional.



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

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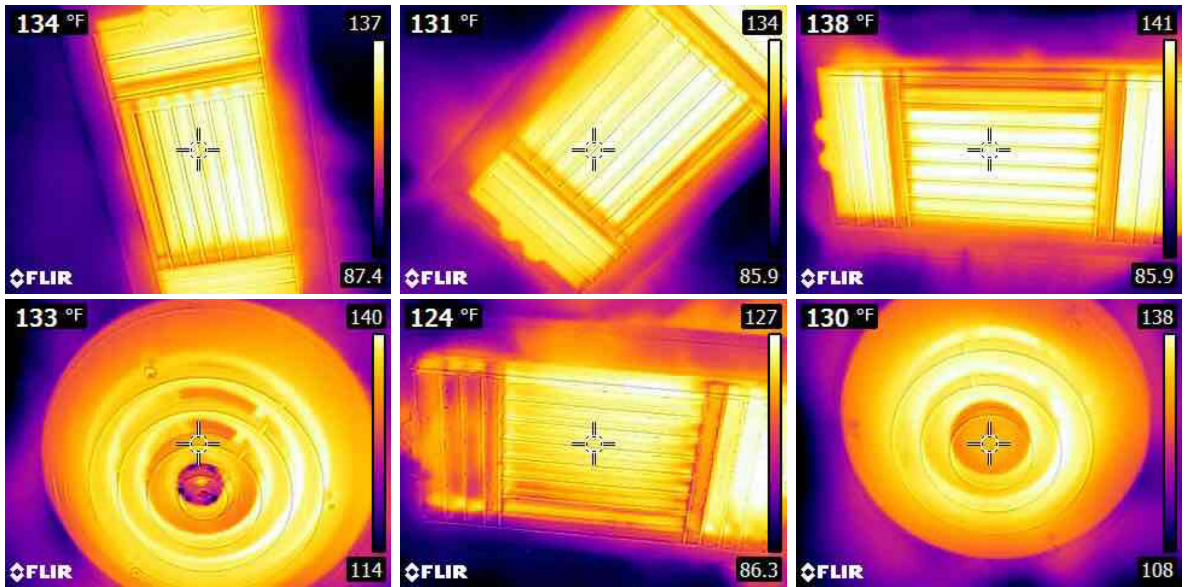
A. Heating Equipment

Type of System: Forced Air, Furnace

Energy Source: Gas

Heating System was Functioning:

The Heating System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.



1: Functionality: Excessive Heating

🔴 Recommendation

Temperature at one or more registers was more than 130 degrees.

Recommendation: Contact a qualified HVAC professional.

2: Gas piping: Missing Sediment Trap (Drip Leg)

🔴 Recommendation

Sediment traps are installed to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and causing problems. Remedy as needed.

Recommendation: Contact a qualified professional.

3: Gas piping: Flex in furnace case

🔴 Recommendation

Flex gas connector was routed through the furnace cabinet wall. Remedy as needed.

Recommendation: Contact a qualified professional.

4: Venting: Combustible Clearance

⚠️ Safety Hazard

Type-B furnace vent pipe clearance from combustibles was less than 1 inch. Remedy as needed.

Recommendation: Contact a qualified professional.

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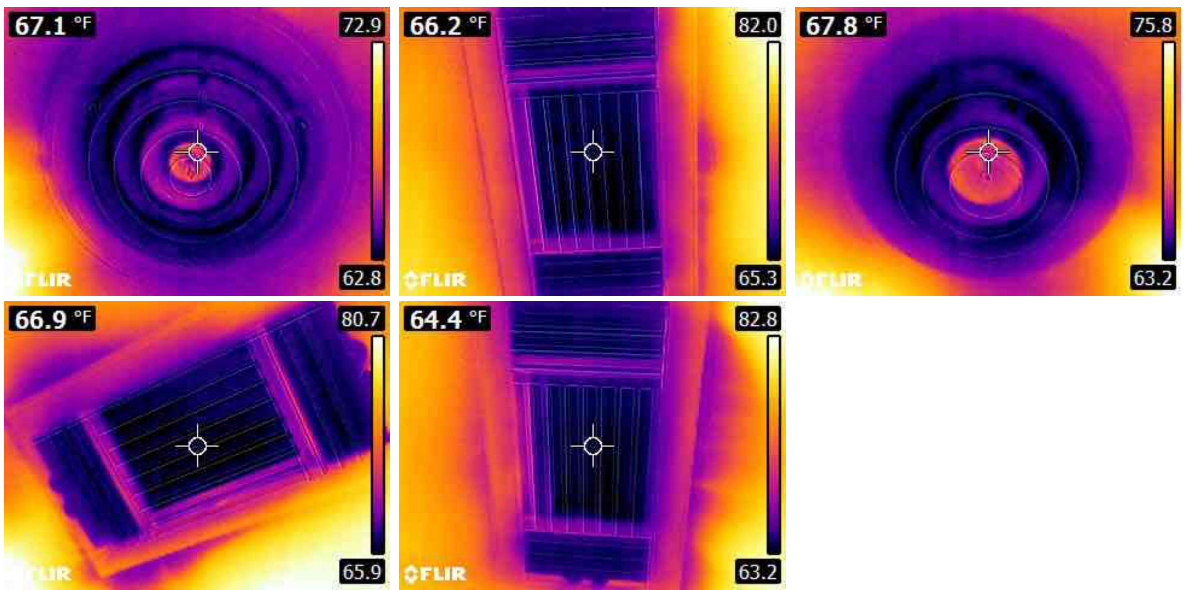


B. Cooling Equipment

Type of System: Central Air Conditioner

Cooling System was Functioning:

The Cooling System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.



Temperature difference (delta) - First Floor: 16°

No access to internal coils:

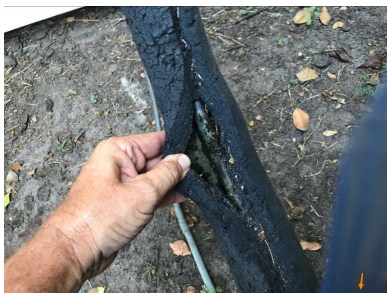
There was no removable panel cover to provide viewing access to the internal evaporator coils.

1: Condenser: Insulation Missing or Damaged on Refrigerant Lines

🔴 **Recommendation**

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Remedy as needed.

Recommendation: Contact a qualified HVAC professional.



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2: Condensate drain at right, excessive moisture too close to slab

🚫 Recommendation

Right Side

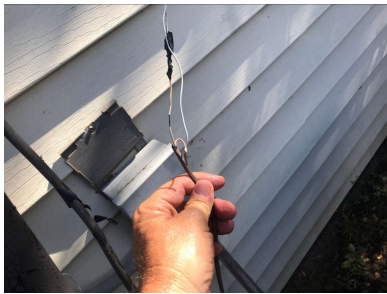
Recommendation: Contact a qualified professional.



3: Thermostat wiring was not protected adequately

🚫 Recommendation

Recommendation: Contact a qualified professional.



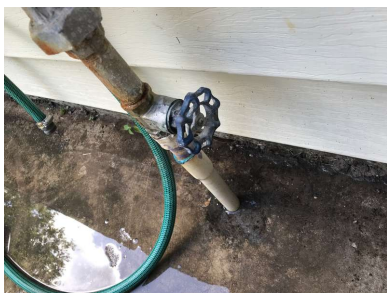
C. Duct System, Chases, and Vents

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of water meter: Front yard near street

Location of main water supply valve: Exterior Wall - Left Side



Static water pressure reading: 56-60 psi



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1: Hose bibb (outdoor faucet): Backflow Prevention Missing

 Maintenance Item/Note

A hose bibb was missing a backflow preventer. These devices are inexpensive and easily installed, and help to prevent contamination of potable water. Remedy as needed.

Recommendation: Contact a handyman or DIY project



2: Hose bibb (outdoor faucet): Handle missing or damaged, corroded shut, not functional

 Recommendation

Rightside

A hose bibb handle was either missing or damaged. This can make it difficult to shut the water off to the fixture if necessary. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



3: Fixture: Drain Stops Missing or Ineffective

 Recommendation

Bath sink

Drain stops had issues that prevented them from working properly (holding water). Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.

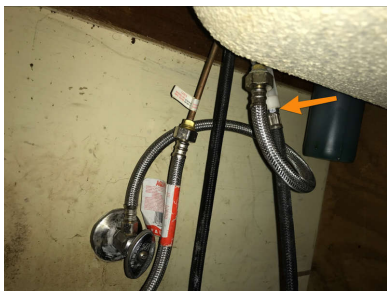
4: Supply Piping: Leak

 Recommendation

Kitchen sink

Water pipes/fittings leaked. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



5: Toilet: Did not flush properly

🚫 Recommendation

Recommendation: Contact a qualified professional.

6: Tub: Caulk Deteriorated/Missing

🔧 Maintenance Item/Note

Deteriorated or missing caulk was present at tub. Remedy as needed to maintain an optimal moisture barrier.

Recommendation: Contact a handyman or DIY project



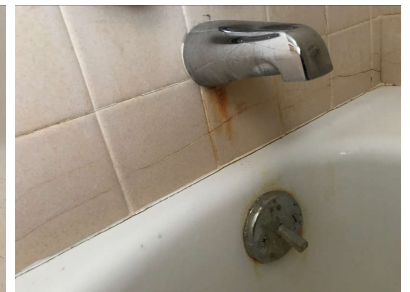
7: Tub/Sink: Surface Defects, corrosion

🚫 Recommendation

Bathroom

Defects were observed on the tub surface. Remedy as needed.

Recommendation: Contact a qualified professional.



8: Cracked tile wall

🚫 Recommendation

Recommendation: Contact a qualified professional.



9: Rusty water observed at tub supply

🚫 Recommendation

Recommendation: Contact a qualified professional.

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B. Drains, Wastes, & Vents

1: Note: Evidence of Previous Leak

[Maintenance Item/Note](#)

Bath sink

Note: Evidence of a previous leak was noted under the sink. No leaking occurred at time of inspection and the area remained dry.

Recommendation: Recommend monitoring.



2: Note: Evidence of Previous Leak

[Maintenance Item/Note](#)

Kitchen sink

Note: Evidence of a previous leak was noted under the sink. No leaking occurred at time of inspection and the area remained dry.

Recommendation: Recommend monitoring.



3: Drain piping: Slow Drains

[Recommendation](#)

Bath sink

Poor/slow drainage was observed at time of inspection. Evaluation and/or remediation by a licensed plumber is recommended.

Recommendation: Contact a qualified plumbing contractor.

C. Water Heating Equipment
Energy Source: Gas

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Capacity: 40 Gallons
Location: Garage
Water Heater Off, pilot light not lit:



1: Annual Maintenance Flush Recommended

 Maintenance Item/Note

Water heaters should typically be flushed annually to prevent sediment buildup and maintain efficiency. It is recommended that you refer to the manufacturer's manual for maintenance schedules specific to this device and make any service appointments as needed.

Recommendation: Contact a qualified plumbing contractor.

2: Gas Water Heater: Missing Sediment Trap (Drip Leg)

 Recommendation

Sediment traps are installed to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and causing problems. Remedy as needed.

Recommendation: Contact a qualified professional.



3: Tank: Missing Drain Pan

 Recommendation

Recommendation: Contact a qualified professional.

4: Tank: Not 18 inches above garage floor

 Recommendation

The water heater was not raised at least 18-inches above garage floor for safety. Remedy as needed.

Recommendation: Contact a qualified professional.

5: TPR Valve Note: Replacement may be needed

 Maintenance Item/Note

The manufacturer recommends replacement of the pressure relief valve every three years to ensure proper emergency function. The inspector does not test TPR valves due to safety hazard or possible damage to unit.

Recommendation: Contact a qualified professional.

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6: TPR Valve: TPR Discharge tube poorly sloped

🚫 Recommendation

The discharge tube was poorly sloped. It should slope downward. Remedy as needed.

Recommendation: Contact a qualified professional.



7: Venting system: Missing/loose ceiling collar

🚫 Recommendation

The collar was missing/loose where the flue passes through the ceiling. Remedy as needed.

Recommendation: Contact a qualified professional.

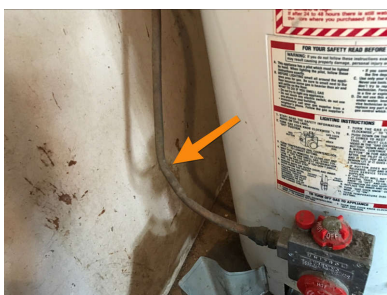


8: Copper supply line

🚫 Recommendation

Current standards recommend replacing copper gas supply line with flex appliance connector.

Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment

V. APPLIANCES

A. Dishwashers

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1: No Anti-Siphon Loop

🚫 Recommendation

An anti-siphon loop was not installed at the drain hose under the sink. Most manufacturers specifications suggest that in the absence of an air gap, the drain be looped to prevent back washing from the sink.

Recommendation: Contact a qualified professional.

2: Not Mounted Securely to Cabinet

🚫 Recommendation

The dishwasher was not mounted securely. This may cause the unit to shift during operation which may compromise the plumbing connections.

Recommendation: Contact a qualified professional.

B. Food Waste Disposers

1: Excessive Vibration

🚫 Recommendation

Recommendation: Contact a qualified professional.

2: No Conduit

🚫 Recommendation

Romex wiring was not properly secured in conduit under the kitchen sink at the disposal.

Recommendation: Contact a qualified professional.

C. Range Hood and Exhaust Systems

Exhaust Hood Type: Re-circulate

D. Ranges, Cooktops, and Ovens

Range/Oven Energy Source: Gas

Not connected to Gas Service:

Note: Unable to test appliance operation.



E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

1: Old style electric wall heater

🚫 Recommendation

Bathroom

Recommend evaluation by licensed electrician.

Recommendation: Contact a qualified professional.

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G. Garage Door Operators
Comments:

H. Dryer Exhaust Systems

1: No Dryer Vent

🚫 **Recommendation**

Dryer did not have visible venting to the exterior at time of inspection. This can cause a reduction in air flow and affect dryer performance. Evaluation and remediation by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.