



## RESIDENTIAL INSPECTION REPORT

18327 Blanchmont Ln  
Houston TX 77058

  
JUNE 11, 2020



Inspector

**Neal Harris**

TREC #23748, TPCL #829103

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Agent





# PROPERTY INSPECTION REPORT

Prepared For



(Name of Client)

Concerning: 18327 Blanchmont Ln, Houston TX 77058

(Address or Other Identification of Inspected Property)

By: Neal Harris - TREC #23748, TPCL #829103

(Name and License Number of Inspector)

06/11/2020 2:00 pm

(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](http://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:* Detached, Single Family

*Access provided by::* Lockbox

*In Attendance:* Buyer

*Occupancy:* Vacant

*Weather Conditions:* Clear

*Temperature (approximate):* 88 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 web-page 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.*

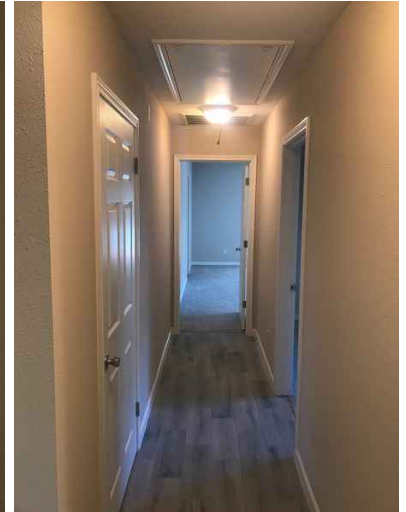
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## I. STRUCTURAL SYSTEMS

*General Photos of Interior:*

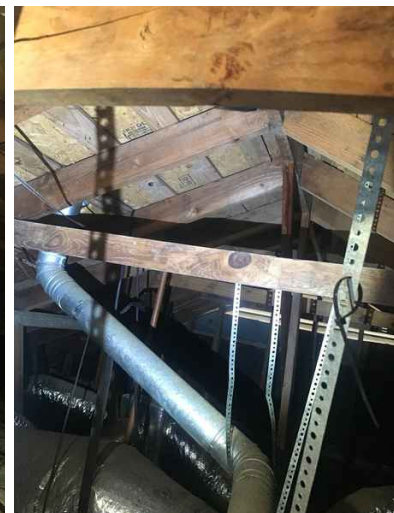


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*General Photos of Structure:*

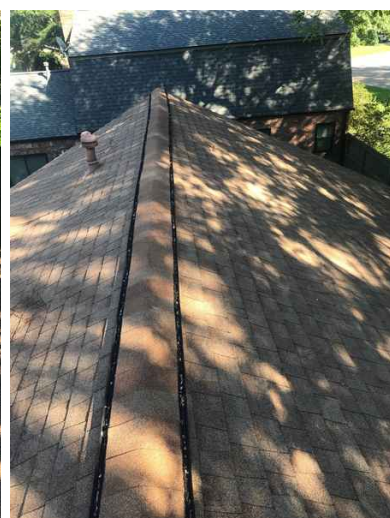
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*General Photos of Roof Covering:*



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*General Photos of Fireplaces:*



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**A. Foundations**

*Type of Foundation(s):* Slab on Grade

*Performance Opinion: Functioning as Intended:*

No deficiencies were noted at the time of inspection. The foundation appeared to be functioning as intended.

*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. At the time of this inspection the measured areas did not indicate any variations that, in this inspector's OPINION, indicated any need for invasive repairs to the foundation.





**B. Grading and Drainage**

**1: Grading & Drainage: Soil Erosion**

➤ **Recommendation**

For Example: Front and Right

Soil erosion was observed which can lead to grading issues. Evaluation and remedy by a landscaping contractor as needed to prevent further erosion is recommended.

Recommendation: Contact a qualified landscaping contractor

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**C. Roof Covering Materials**

*Types of Roof Covering:* Composition Shingles

*Viewed From:* Binoculars, Ladder, Walking the roof surface



*Roof Access was limited:* Too Steep, Unsafe to access -  
Direct access to the roof was limited because of constraints encountered during the inspection. The inspector did employ other methods in determining the overall functionality of the roof covering. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

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

*Decking under Satellite Dish:*  
The inspector unable to verify the condition of roof decking material under the mounted satellite dish(es).

**1: Satellite Dish(es) on Roof**

**🔴 Recommendation**

Satellite dish(es) mounted to the roof. The inspector was unable to determine the condition of the roofing materials underneath. Remedy as needed.

Recommendation: Contact a qualified roofing professional.



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**2: Tree limbs on/near roof**

🚫 **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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**3: Localized Granule Loss**

🚫 **Recommendation**

Localized granule loss on the shingle surface was observed. Among other things, this can be as a result of mechanical damage, impurities in the asphalt, or anomalies in the manufacturing process. Evaluation and repair by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



**4: Debris on roof**

🔴 Recommendation

For Example: Front and Rear

Debris was present on roof surface. The condition of the roof covering underneath could not be determined. Removal of debris and evaluation of the roofing materials underneath is recommended.

Recommendation: Contact a qualified professional.



**5: 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.

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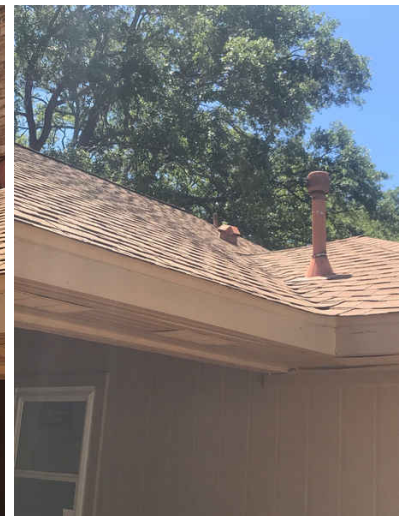
**6: Flashing: Unpainted Materials**

**🔴 Recommendation**

For Example: Multiple Locations

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.



**D. Roof Structure and Attic**

*Viewed From:* Decked areas of attic

*Approximate Average Depth of Insulation:* 10 Inches

*Attic Access Method:* Pull down ladder(s)



*Type of Attic/Roof Ventillation:* Soffit vent, Gable vent



*Type of Insulation Material:* Blown Fiberglass

*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: Pulldown stairs/ladder: Not insulated or weatherstripped**

🔴 **Recommendation**

The ladder door was not insulated or weatherstripped. This can lead to increased energy loss. Remedy as needed.

Recommendation: Contact a qualified professional.

**2: Pulldown stairs/ladder: Missing/loose nuts and bolts**

🔴 **Recommendation**

Pulldown stairs/ladder was missing or had loose nuts or bolts. All missing/loose nuts and bolts on the attic access ladder should be tightened or replaced.

Recommendation: Contact a qualified professional.



**3: Debris Present**

👉 Recommendation

Scrap wood/trash/debris was observed in the attic.

Recommendation: Contact a qualified professional.



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

*Fresh Paint:*

Fresh paint and new finishes can hide defects from the inspector.





**1: Exterior: Seal Wall Fixtures**

 Maintenance Item/Note

All Exterior Wall Penetrations -  
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

For Example: Left and Right

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 too close to roof surface**

🔴 Recommendation

The siding does not adequately clear the roof surface. Installation guidelines generally require 1-2 inches of clearance between the siding and the roof covering. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



**4: Exterior- Caulking: Deteriorated/Missing**

🔴 Recommendation

For Example: Right

Caulking around siding or trim was deteriorated or missing.

Recommendation: Contact a qualified professional.



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**5: Exterior- Caulking: Missing Around Window Frames**

🚫 Recommendation

Recommendation: Contact a qualified professional.



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**6: Exterior: PVC Lines Unpainted**

🚫 Recommendation

For Example: Rear

All exterior PVC line should be painted to prevent UV damage and deterioration.

Recommendation: Contact a qualified professional.



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**7: Exterior- Siding: Too close to concrete**

🚫 **Recommendation**

For Example: Rear

Siding was installed too close to concrete. The siding should be installed a minimum 1 1/2 inches above concrete. Remedy as needed.

Recommendation: Contact a qualified professional.



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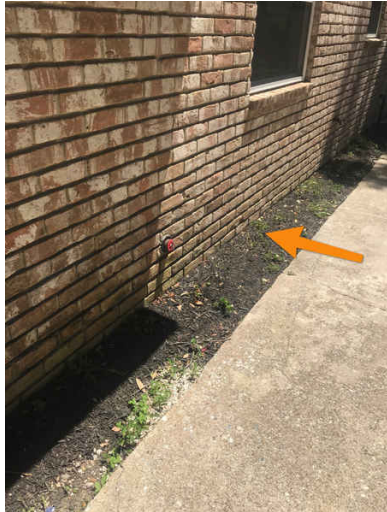
**8: Exterior: High Soil**

🚫 **Recommendation**

For Example: Multiple Locations

A high soil level was observed. The foundation should have at least 4 inches of exposure. Remedy as needed.

Recommendation: Contact a qualified landscaping contractor



### 9: Wood Destroying Insect Activity

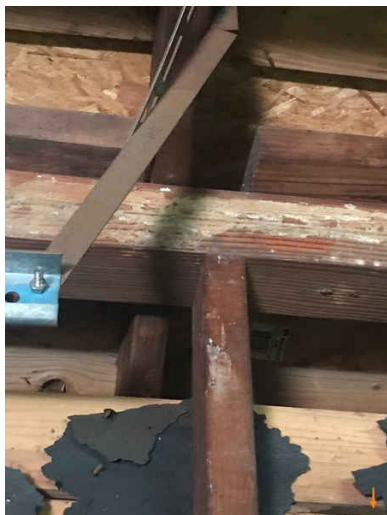
#### 🚫 Recommendation

For Example: Garage

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: Note: Patched Ceilings

##### 🔧 Maintenance Item/Note

For Example: Master Bedroom

Patched ceiling areas were observed at the time of inspection. Obtaining all previous work documentation is recommended.

Recommendation: Contact a qualified professional.



**2: Ceiling: "Popped" Nails**

[🔧 Maintenance Item/Note](#)

For Example: Front Right Bedroom Closet

"Popped" (loose) drywall nails are observed on the ceiling. This condition is typically considered cosmetic. Re-seat and seal as needed.

Recommendation: Contact a handyman or DIY project



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

**1: Door: Sticks/Difficult to Operate**

[🔧 Recommendation](#)

For Example: Master Bedroom

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

Recommendation: Contact a handyman or DIY project



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## 2: Door: Noticeable Gap at Frame

### 🔴 Recommendation

For Example: Master Bathroom

Gaps were observed between the door and frame, which could result in energy loss. Evaluate and remedy as needed.

Recommendation: Contact a qualified door repair/installation contractor.



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## 3: Door Hardware: Missing/Damaged Hardware

### 🔧 Maintenance Item/Note

For Example: Front Right Bedroom Closet

One or more door had missing or damaged hardware. Evaluation and remediation is recommended.

Recommendation: Recommended DIY Project



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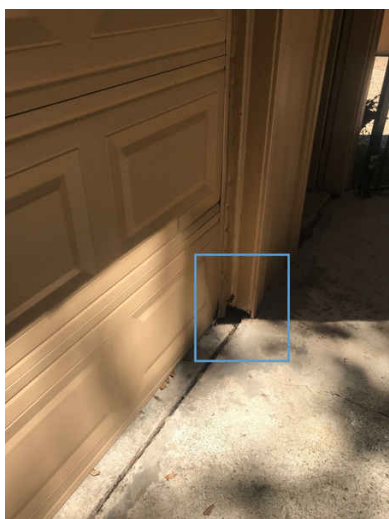
**4: Garage Vehicle Door: Wood Rot at Base of Frame**

[🔧 Maintenance Item/Note](#)

For Example: Garage

Wood rot was observed at the base of the garage door frame. Remedy as needed.

Recommendation: Contact a qualified handyman.



**H. Windows**

**1: Caulking: Missing/Damaged**

[🔴 Recommendation](#)

For Example: Hall Bathroom

Recommendation: Contact a qualified professional.



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

**J. Fireplaces and Chimneys**

**1: Damper: No clip**

🔴 Recommendation

No apparent safety clip on the damper. Typically when gas logs are present, a safety clip must be installed on the damper to keep it from closing fully. Remedy as needed.

Recommendation: Contact a qualified professional.



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**2: Chimney: Liner Dirty**

🔴 Recommendation

Chimney liner had layer of creosote dust. As a result, the underlying structure couldn't be inspected for cracks. Inspection and/or cleaning by a qualified chimney sweep company is recommended.

Recommendation: Contact a qualified chimney sweep.

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**3: Cap: Masonry Deterioration**

🔴 Recommendation

Masonry at the chimney cap was cracked, damaged, and/or deteriorated. This may allow for moisture penetration.

Recommendation: Contact a qualified professional.



**4: Cap: Rain cap missing**

🔴 Recommendation

Rain cap was missing. Remedy as needed.

Recommendation: Contact a qualified professional.



K. Porches, Balconies, Decks, and Carports

## II. ELECTRICAL SYSTEMS

*General Photos of Distribution Panels:*

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*General Photos of 220V Outlets:*



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**A. Service Entrance and Panels**

*Main disconnect/service box type and location:* Breakers - garage  
*Service entrance cable location:* Underground (cable material type not visible)  
*Service size:* No Main Present  
*Unable to Open Panel Due to Condition, Age, or Type of Panel:*  
*Grounding Rod not Visible:*  
*Unable to Verify Gas Line Bonding:*

**1: FPE/Zinsco/Sylvania/Challenger Panel**

**⊖ Recommendation**

A Zinsco, Sylvania-Zinsco, Challenger, or FPE (Federal Pacific) brand electrical panel was installed in this building. Although once widely used, these panels are no longer manufactured due to a poor history of performance. This includes the possibility that the circuit breakers may not trip when needed, or other possible electrical hazards. Evaluation and/or remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified professional.

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

*Type of Wiring:* Not Visible

**1: Receptacles: GFCI Protection Inadequate/Missing**

🚫 **Recommendation**

Exterior -

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.



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**2: Light: Inoperable**

🚫 **Recommendation**

For Example: Multiple Locations

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

Recommendation: Contact a qualified electrical contractor.



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**3: Light: Photocell-faulty**

🔧 **Maintenance Item/Note**

For Example: Garage

The dusk to dawn photocell sensor switch was faulty. The exterior light did not function as designed with the change in exterior daylight.

Recommendation: Recommended DIY Project



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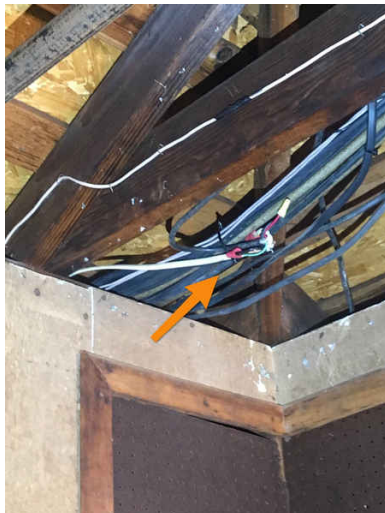
#### **4: Wiring: Exposed Ends & Splices**

🔴 Recommendation

For Example: Garage

Exposed wire connections, splices, and ends were present. All wire connections and charged wires with exposed ends and splices should be covered in junction boxes for safety. Evaluation and/or remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



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#### **5: Wiring: Open Junction Box**

🔴 Recommendation

For Example: Garage

An open junction box was present. Remedy as needed.

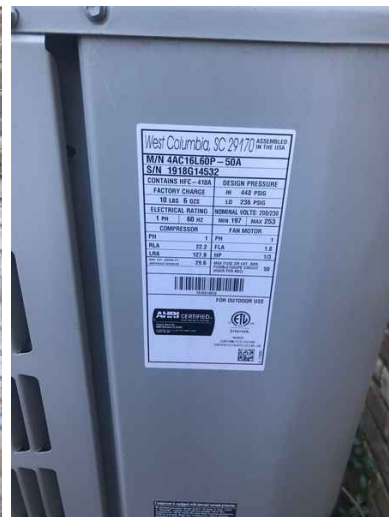
Recommendation: Recommended DIY Project

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

General Photos of HVAC Equipment:



General Photos of Thermostats:

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*General Infrared Photos of HVAC Equipment:*



**A. Heating Equipment**

*Type of System:* Furnace

*Energy Source:* Gas

*No gas service:* Due to lack of gas service, the heating system was visually inspected but could not be tested. Recommend re-inspection after service is restored or evaluation by an HVAC company. Trip fees may apply.



**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.

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*Temperature difference (delta) - First Floor: 17°*

*Temperature difference (delta) - Second Floor: Not present*

**1: Condensate System: Float Switch Not Installed**

Maintenance Item/Note

Note: The installation of a float switch can help prevent accidental overflow of the emergency drain pan.

Recommendation: Contact a qualified HVAC professional.

**C. Duct System, Chases, and Vents**

**1: Ducts: Ducts resting on each other.**

Recommendation

For Example: Multiple Locations

Ducts were resting on each other. This can result in condensation forming between the two sections of ductwork. Remedy as needed.

Recommendation: Contact a qualified professional.



**IV. PLUMBING SYSTEMS**

*General Photos of Water Heating Equipment:*



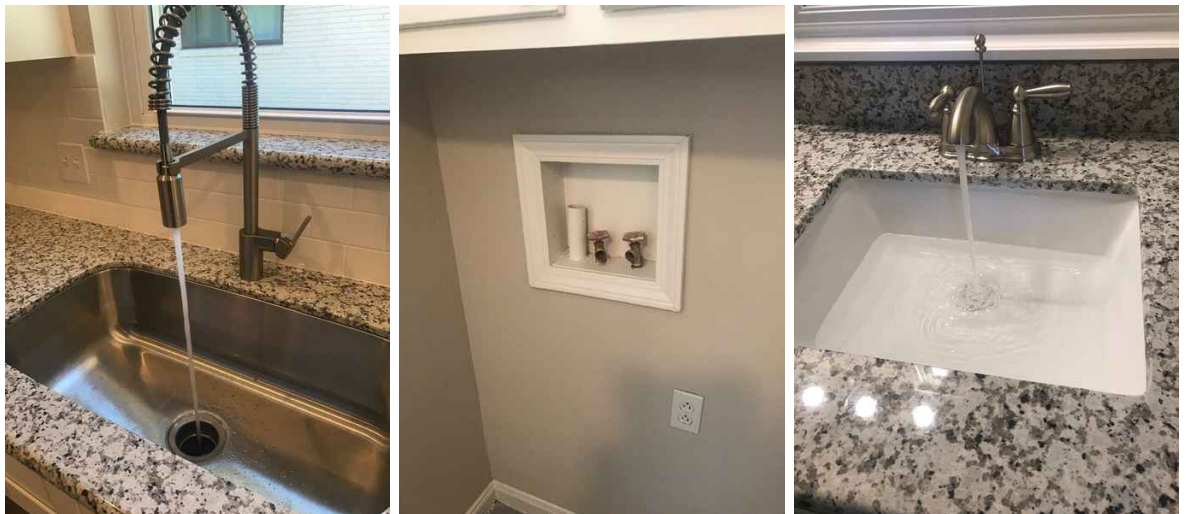
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*General Infrared Photos of Water Heating Equipment:*



*General Photos of Plumbing Fixtures:*



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*General Photos of Gas Meter(s):*



*General Photos of Drain Lines:*



**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: 60 psi



**1: Note: Prior Repairs**

[🔧 Maintenance Item/Note](#)

Evidence of prior plumbing repairs was present in one or more areas of the home. It is recommended that you request repair documentation such as invoices, work orders, permits, or further explanation from the seller.

Recommendation: Contact the seller for more info



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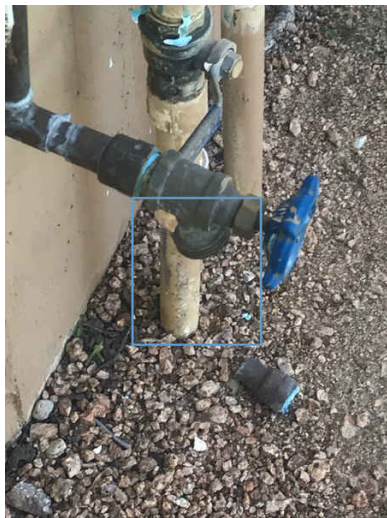
**2: Hose bibb (outdoor faucet): Backflow Prevention Missing**

 Maintenance Item/Note

For Example: Rear

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



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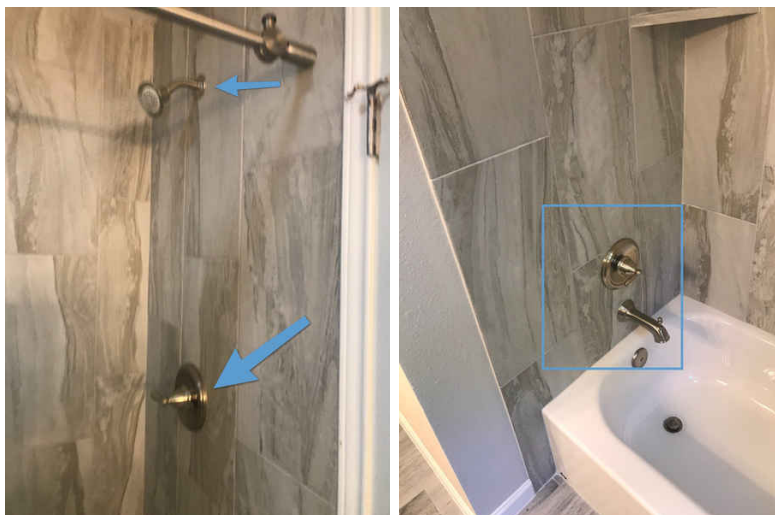
**3: Fixtures: Not Sealed at Wall**

 Maintenance Item/Note

For Example: Multiple Locations

The bathtub faucet was not sealed at the wall. Remedy as needed.

Recommendation: Contact a handyman or DIY project



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**4: Shower: Missing/Deteriorated Caulking or Grout**

 Recommendation

For Example: Hall Bathroom

Recommendation: Contact a qualified professional.



**5: Shower: Water leak under shower glass**

**🚫 Recommendation**

For Example: Master Bathroom

Water leaked underneath the shower stall glass panel. This can indicate a poor seal. Remedy as needed.

Recommendation: Contact a qualified professional.



**B. Drains, Wastes, & Vents**

**1: Drain piping: Clean-out cap damaged/missing**

**🚫 Recommendation**

For Example: Left

A clean-out cap was damaged or missing. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



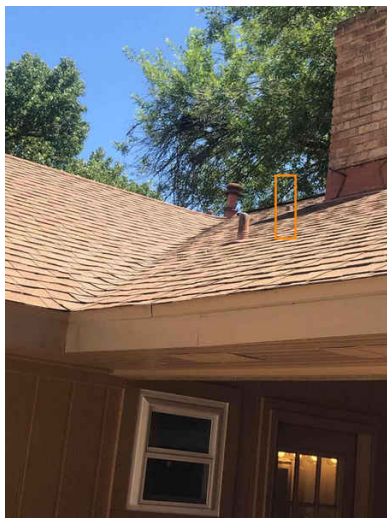
**2: Vents: Too Short**

**🔴 Recommendation**

For Example: Rear

Plumbing vents should protrude at least 6" above the roof line.

Recommendation: Contact a qualified plumbing contractor.



**C. Water Heating Equipment**

*Energy Source:* Gas

*Capacity:* 40 Gallons

*Location:* Utility Room

**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.

**D. Hydro-Massage Therapy Equipment**

**V. APPLIANCES**

*General Photos of Dishwasher:*



*General Photos of Food Waste Disposer:*



*General Photos of Range Hood/Exhaust Systems:*



*General Photos of Ranges, Cooktops, and Ovens:*



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General Photos of Microwave Oven:



**A. Dishwashers**

**B. Food Waste Disposers**

**C. Range Hood and Exhaust Systems**

*Exhaust Hood Type: Vented*

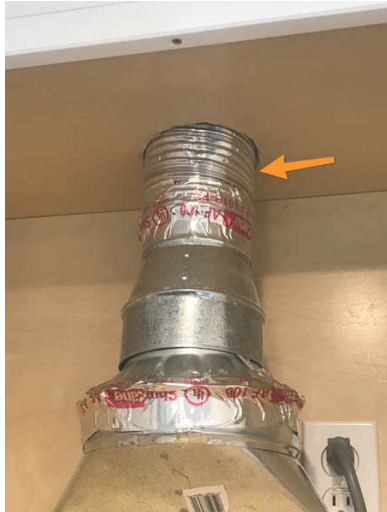
**1: Flex Vent Pipe Improper**

**🔴 Recommendation**

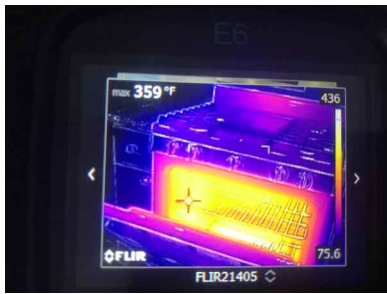
Section(s) of the kitchen exhaust vent pipe were corrugated. Smooth-walled material is recommended to prevent grease build-up inside the vent pipe.

Recommendation: Contact a qualified professional.

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- D. Ranges, Cooktops, and Ovens**  
*Range/Oven Energy Source: Gas*



- E. Microwave Ovens**
- F. Mechanical Exhaust Vents and Bathroom Heaters**
- G. Garage Door Operators**
- H. Dryer Exhaust Systems**

## VI. OPTIONAL SYSTEMS

- B. Swimming Pools, Spas, Hot Tubs, and Equipment**  
*General Photos of Pool/Spa/Equipment:*



*Pool and Spa Safety Information::*  
**Pool and Spa Safety Information:**

For up to date pool safety recommendations go to the following:

[Pool Safety](#)

and

[Red Cross Pool Safety](#)

and

[Pool Safety Guidelines](#)

and

[Barrier Guidelines](#)

*Type of Construction::* Inground Pool and Spa

*Interior Finish Material::* Plaster/Gunite

*Coping Type::* Concrete



*Decking Type::* Brick



*Drain Type(s)::* Anti-Entrapment Drains



*Pool Barriers::* Perimeter Yard Fencing -  
All pool fencing should be a minimum of 60 inches with the latch a minimum of 54 inches off the grade. Gates should be self-closing and self-latching and open away from the pool/spa area.

*Fill Valve Type::* Manual



*Filtering Components:: Skimmer*



*Filtration Type:: Cartridge*



*Pump Types:: Standard, Booster*



*Water Treatment::* Auto-Chlorination



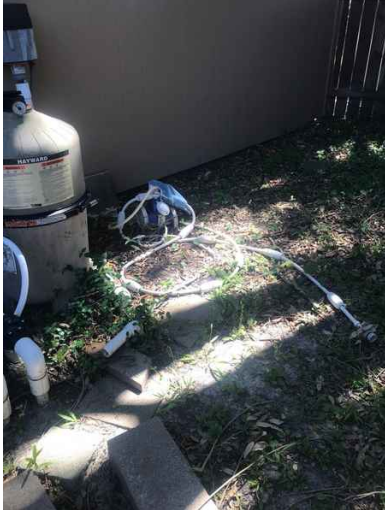
*Spa Jets::* Jets were operational

*Heating Type::* Natural Gas Heater



*Automatic Pool Cleaner:* In storage





*Control(s)::* In-house Control -  
We recommend verifying equipment with seller.



*Circuit Breaker Location(s)::* Main House Panel, Garage

*GFCI Protection:* None

*Equipment Bonding::* Not visible

*Electric Controls::* Local Subpanel

*Wiring Type::* Watertight Flexible Conduit

*Heater Size:*

Proper size of heater and required BTU's for any particular pool/spa is not within the scope of this inspection.

*No leak testing:*

Pool leak testing is not within the scope of this inspection.

*Purifying Devices:*

Operation of chlorinated or salt water purification systems are not within the scope of this pool inspection.

*Tested manual mode only:*

The swimming pool/spa control panels/timers were operated in the manual mode only. Remote controls were not operated.

**1: Bonding Connection Missing**

➔ Recommendation

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A bonding connection is missing at the pool equipment.

Recommendation: Contact a qualified electrical contractor.

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**2: Inoperable GFCI protection**

▲ **Safety Hazard**

No functional GFCI safety protection for the Swimming Pool / Spa lighting was found.

*Note: Use of the Swimming Pool / Spa is not recommended until there is functional GFCI safety protection installed*

Recommendation: Contact a qualified electrical contractor.

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**3: Noisy Pump**

⊖ **Recommendation**

Water pump was unusually noisy. This could be from a number of issues. Recommend a pool professional evaluate and repair.

Recommendation: Contact a qualified professional.



**4: PVC Piping Not Painted**

⊖ **Recommendation**

PVC piping was not painted. PVC can be damaged by sunlight and should be painted or coated for UV protection.

Recommendation: Contact a handyman or DIY project

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**5: Settling Noted**

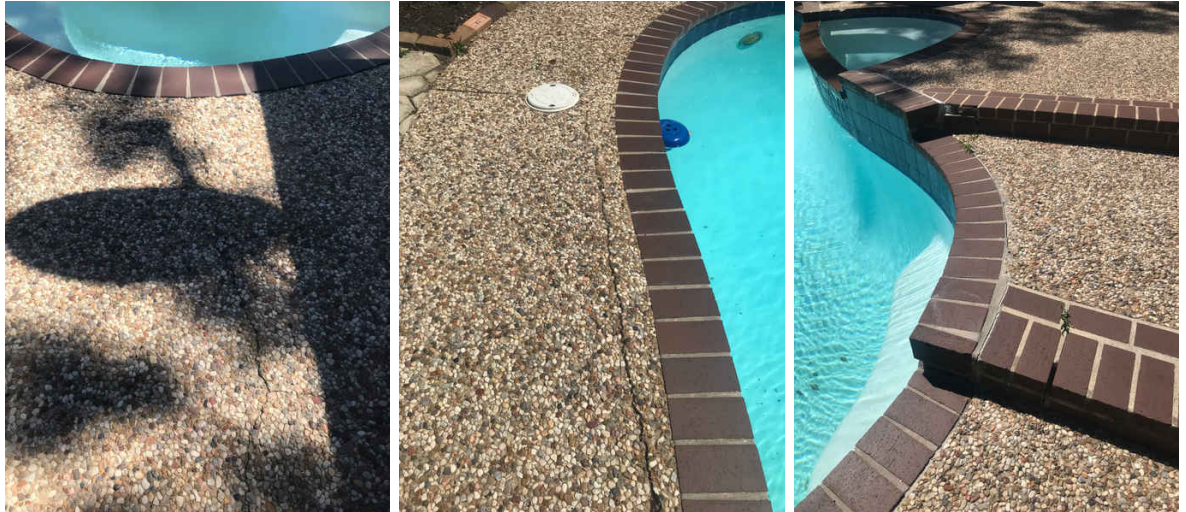
⊖ **Recommendation**

For Example: Multiple Locations

Evidence of settling was noted. The settling noted should be repaired and monitored for any additional changes.

Recommendation: Contact a qualified professional.





**6: Pool Surface: Normal Wear**

 Maintenance Item/Note

Pool surface show signs of normal wear consistent with the age of the pool surface.

Recommendation: Contact a qualified professional.

**7: Efflorescence on tile**

 Recommendation

Recommendation: Contact a qualified professional.



**8: Rusted Sub-panel**

 Recommendation

Recommendation: Contact a qualified professional.

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