



## RESIDENTIAL INSPECTION REPORT

2402 Gerol Dr  
Galveston TX 77551

Margaret Martinez & John Martinez  
FEBRUARY 2, 2021



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# PROPERTY INSPECTION REPORT

Prepared For: Margaret Martinez & John Martinez  
(Name of Client)

Concerning: 2402 Gerol Dr, Galveston TX 77551  
(Address or Other Identification of Inspected Property)

By: Chance Phillips - TREC #3899 02/02/2021 10:00  
(Name and License Number of Inspector) 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](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:* Single Family

*Access provided by::* Lockbox

*In Attendance:* Buyer

*Occupancy:* Vacant

*Weather Conditions:* Clear

*Temperature (approximate):* 55 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:*



*General Photos of Structure:*



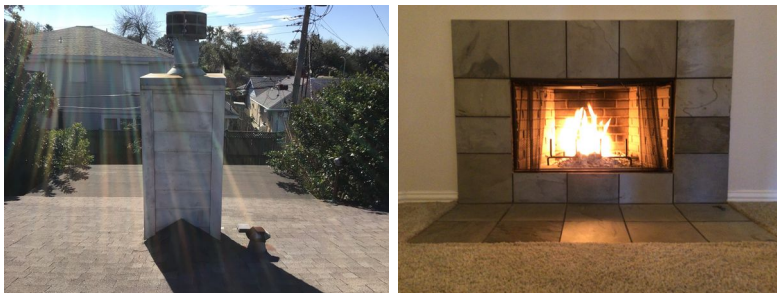
*General Photos of Roof Covering:*



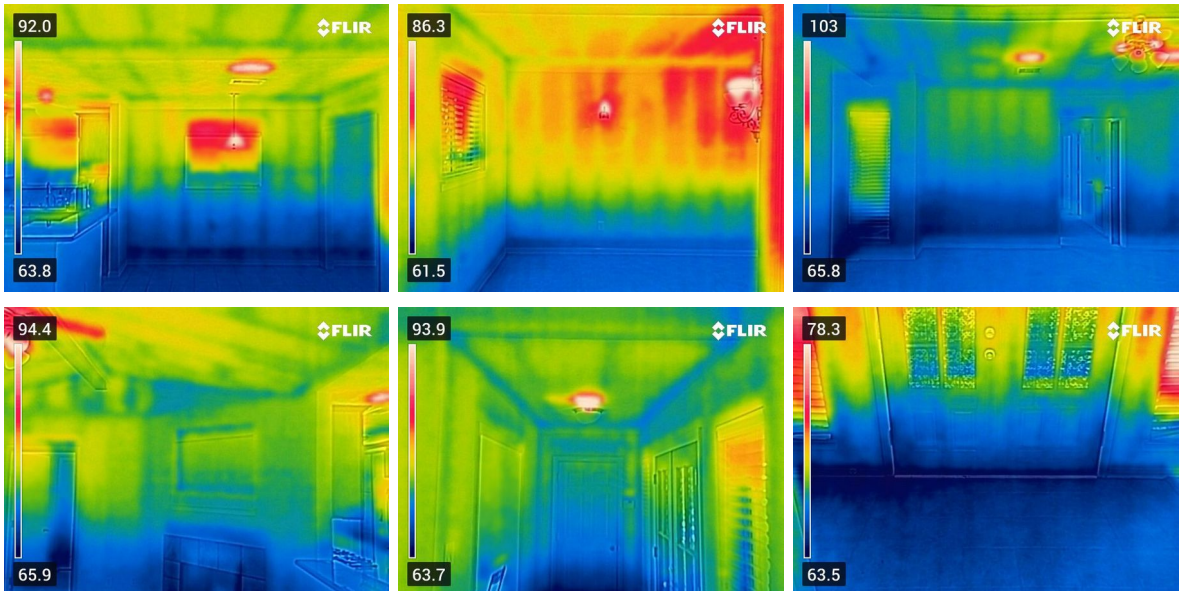
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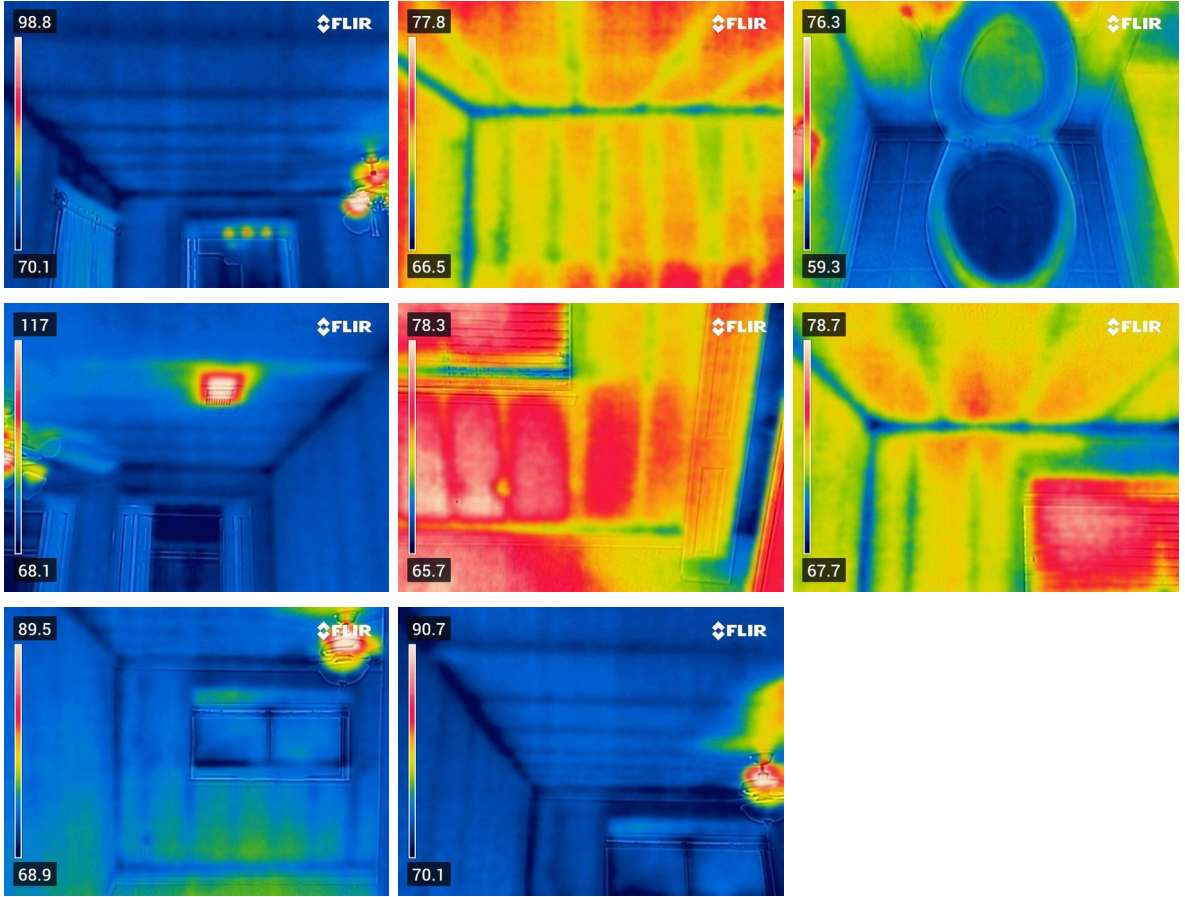
General Photos of Fireplaces:



Infrared Photos of Interior:



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**A. Foundations**

Type of Foundation(s): Slab on Grade

Comments:

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

**1: Slab: Shear Cracks**

Maintenance Item/Note

Note: Shear cracking ("corner pops") observed at foundation corners is not normally associated with structural movement or deficiencies.

Recommendation: Contact a handyman or DIY project



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**B. Grading and Drainage**

Comments:



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**1: Grading & Drainage: Inadequate**

🔴 Recommendation

For Example: left exterior, right exterior

Low spots, ruts, 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



**2: Gutters & Downspouts: Missing Splash Blocks**

🔧 Maintenance Item/Note

Multiple Locations

A splash block placed beneath the downspout elbow helps to disperse water away from the foundation and to prevent soil erosion. Remedy as needed.

Recommendation: Recommended DIY Project



**3: Fence: Leaning**

🔴 Recommendation

For Example: rear yard

Evaluate and remedy as needed for safety.

Recommendation: Contact a qualified professional.



**C. Roof Covering Materials**

*Types of Roof Covering:* Composition Shingles, Roll Roofing

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*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.

*Decking under Satellite Dish:*

The inspector unable to verify the condition of roof decking material under the mounted satellite dish(es).



**1: 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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**2: Localized Granule Loss**

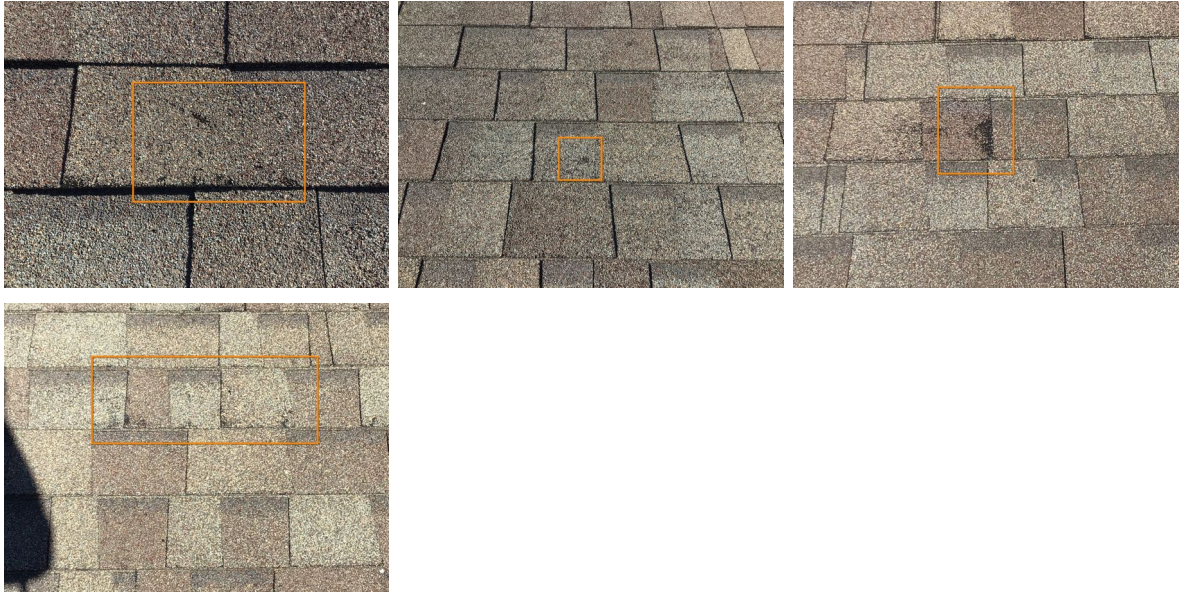
🚫 Recommendation

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.



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**3: Exposed fasteners**

🔴 Recommendation

Multiple Locations

Exposed fasteners were observed. Seal as needed to prevent moisture intrusion.

Recommendation: Contact a qualified roofing professional.



**4: Flashing: Rusted flashings**

🔴 Recommendation

Rusted flashings were present. Remedy as needed.

Recommendation: Contact a qualified roofing professional.



Drip flashings

Drip flashings

Vents

**D. Roof Structure and Attic**  
*Viewed From: Decked areas of attic*

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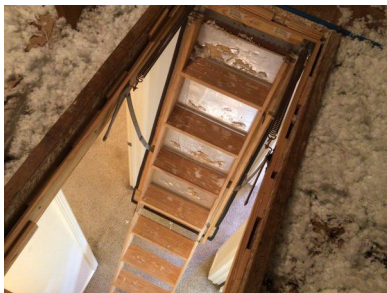


*Approximate Average Depth of Insulation: 12 Inches*



*Comments:*

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



*Type of Attic/Roof Ventillation:* Ridge vent, Soffit 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.

*Radiant Barrier is present:*

**Note:** A radiant barrier was installed on the roof decking. This may conceal possible evidence of water penetration and limit evaluation of the decking material.



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**1: Sheathing: Wavy or Sagging**

🔴 Recommendation

For Example: rear left roof section

Areas of the roof were wavy or sagging, indicating sheathing or framing deficiencies. Evaluation and repair by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



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

*Comments:*

*Fresh Paint:*

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



*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**

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**🔧 Maintenance Item/Note**

Trim boards, Light Fixture(s), Service Panel(s), Electrical Distribution Panel(s), All Exterior Wall Penetrations, A/C Disconnect Box(es) -  
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: Foliage Too Close**

🚫 Recommendation

Multiple Locations

Foliage that is too close to siding materials can cause moisture buildup and deterioration.

Recommendation: Contact a qualified professional.



**3: Exterior: High Soil**

🚫 Recommendation

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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



**4: Interior: Hairline Cracks on Drywall**

[Maintenance Item/Note](#)

Hairline cracks were observed on the interior drywall. Hairline cracks may be related to the following:

- normal structural movement
- thermal expansion

Monitor and/or remedy as needed.

Recommendation: Recommend monitoring.



**F. Ceilings and Floors**

*Comments:*

*Previous Repairs:*

Previous repairs were observed. Recommend obtaining repair documentation or further explanation from the seller.



Kitchen

**1: Ceiling: "Popped" Nails**

[Maintenance Item/Note](#)

Multiple Locations

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



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Recommendation: Contact a handyman or DIY project

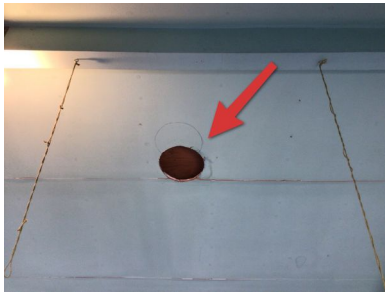


**2: Ceiling: Missing Drywall in Garage**

**▲ Safety Hazard**

There is missing drywall on the ceiling in the attached garage. This is important for fire safety. Further evaluation is recommended.

Recommendation: Contact a qualified drywall contractor.



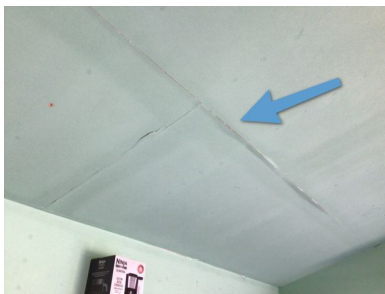
**3: Poor Joints**

**🔧 Maintenance Item/Note**

For Example: garage

This condition is typically considered cosmetic. Re-float and texture as needed.

Recommendation: Contact a qualified drywall contractor.



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

*Comments:*

**1: Door Hardware: Missing Doorstops**

**🔧 Maintenance Item/Note**

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

Recommendation: Recommended DIY Project



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**2: 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.



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**3: Door: Obstructed**

🔧 Maintenance Item/Note

Garage side entry

Door was obstructed and could not be operated.

Recommendation: Contact a qualified professional.



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**4: Door: Shutters Inoperative**

🔴 Recommendation

Rear patio

Recommendation: Contact a qualified professional.



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**H. Windows**

*Comments:*

*Windows have been boarded up in garage.:*



**1: Caulking: Missing/Damaged**

🔴 **Recommendation**

Multiple Locations

Caulking around window frames was missing or deteriorated. Caulking around window frames is an important barrier to moisture and air intrusion. Most exterior sealants have a lifespan of 5 to 8 years and should be regularly maintained with that lifespan in mind. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



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

*Comments:*

**J. Fireplaces and Chimneys**

*Comments:*

**1: Firebox: Rust/corrosion**

🔴 **Recommendation**

Rust/corrosion was observed inside the firebox. This indicates possible prior moisture contact. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



**2: Cap: Surface rusting**

🔴 **Recommendation**

Surface rusting was observed on the metal chimney cap. Evaluate and remedy as needed.

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Recommendation: Contact a qualified professional.



K. Porches, Balconies, Decks, and Carports

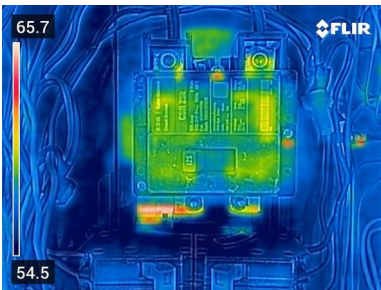
Comments:

## II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:



General Infrared Photos of Distribution Panel(s):



General Photos of 220V Outlets:





*General Photos of Grounding System(s):*



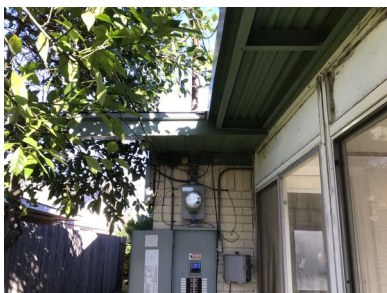
**A. Service Entrance and Panels**

*Comments:*

*Main disconnect/service box type and location:* Breakers - exterior wall



*Service entrance cable location:* Overhead



*Service size:* 125 Amps



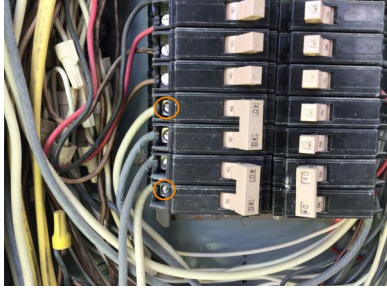
**1: White Wires Not Marked**

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🚫 **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.



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**2: Circuits Not Labeled**

🚫 **Recommendation**

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

Recommendation: Contact a qualified electrical contractor.



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**3: Missing Wire Bushing**

⚠️ **Safety Hazard**

There was no bushing around wires that pass through the panel into the wall to protect them from abrasion. Evaluation and/or remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



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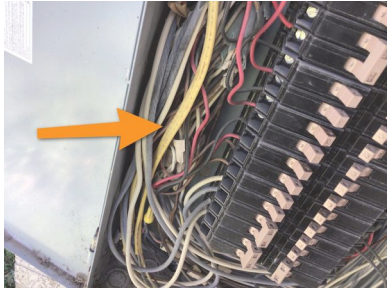
**4: Sheathing Not Removed**

🚫 **Recommendation**

Current building standards allow for a maximum of 2 inches of wire sheathing to extend into the panel.

Recommendation: Contact a qualified professional.

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

*Type of Wiring: Copper*

*Comments:*

*220/240 outlet not tested due to obstruction by installed washer/dryer:*



**1: Smoke Detector Defective**

🚫 **Recommendation**

Not functioning as intended -

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.



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**2: Receptacles: Weatherproof Cover Missing/Damaged**

🚫 **Recommendation**

A weatherproof cover was not installed or damaged on an exterior receptacle. Remedy as needed

Recommendation: Contact a qualified professional.

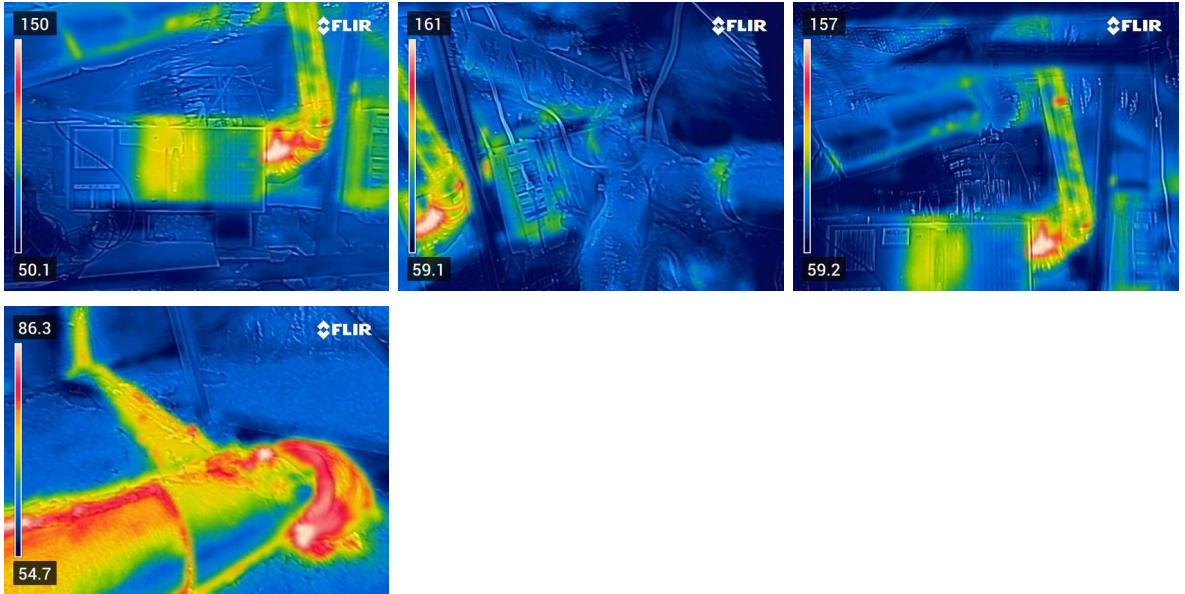




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General Infrared Photos of HVAC Equipment:



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**A. Heating Equipment**

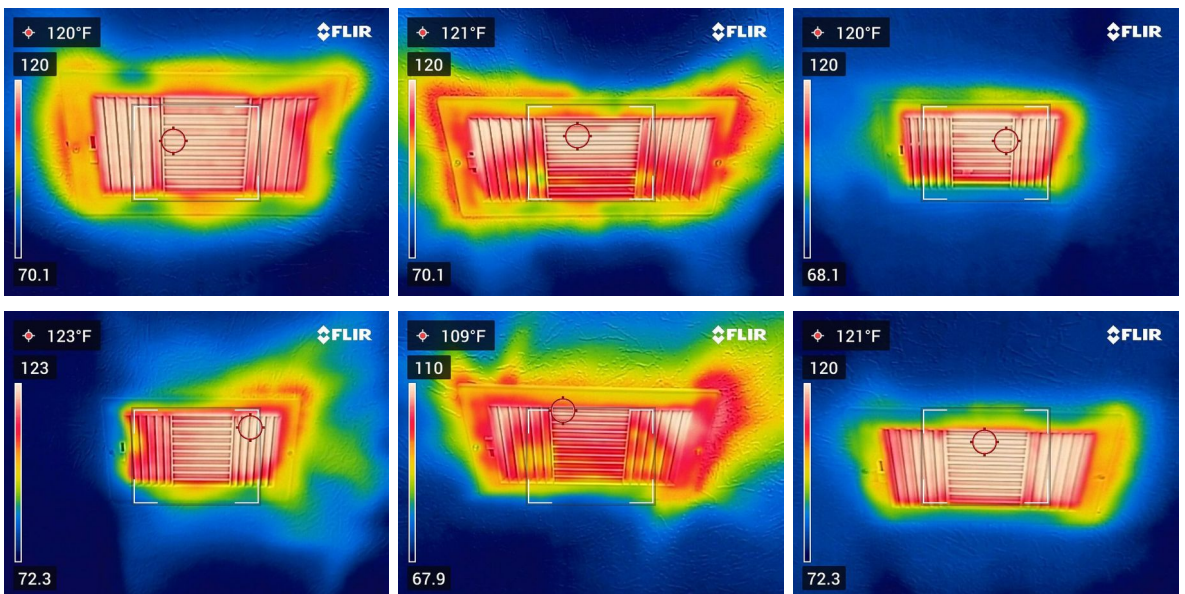
Type of System: Furnace

Energy Source: Gas

Comments:

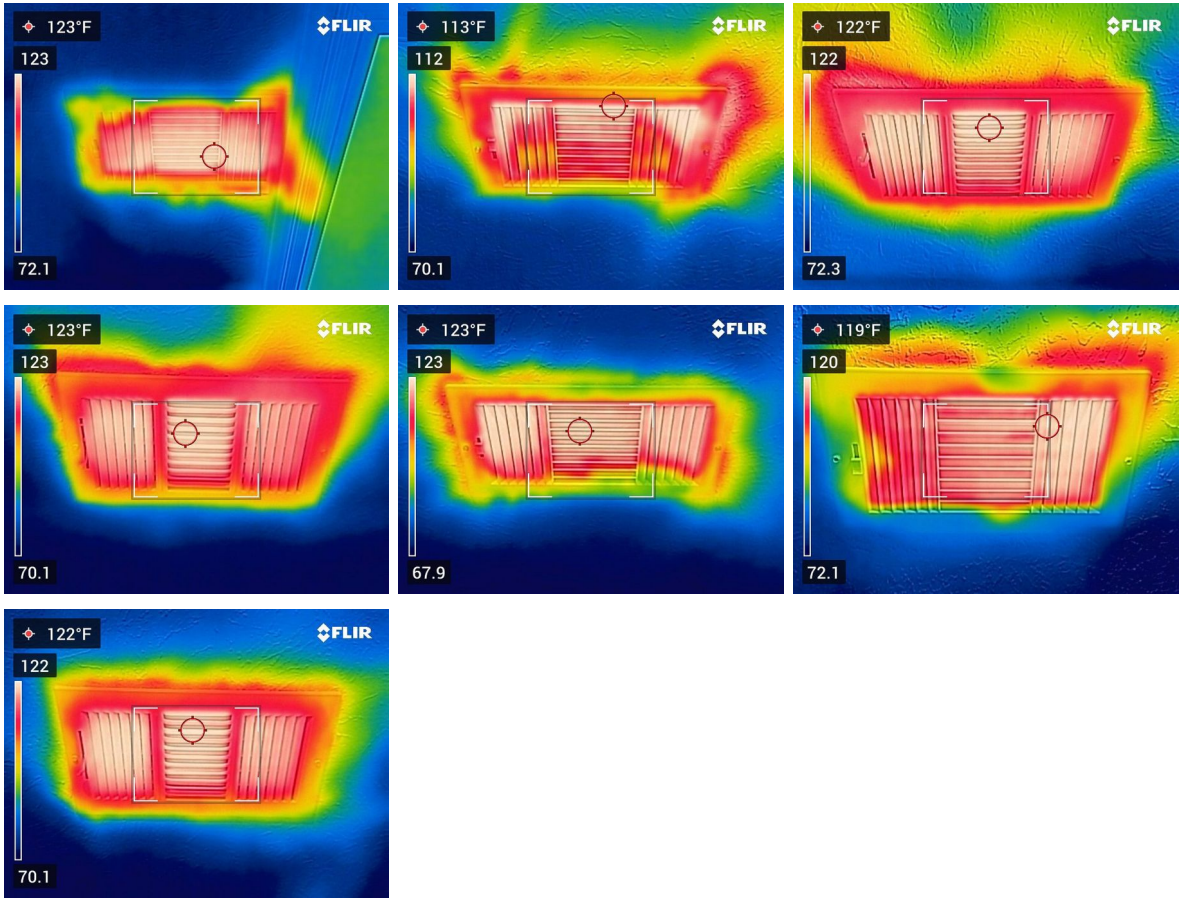
Heating System was Functioning:

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





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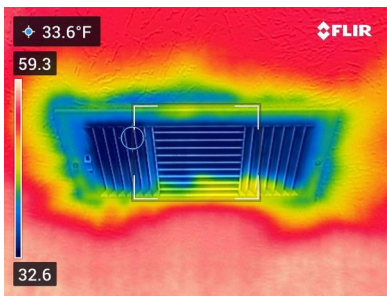
**B. Cooling Equipment**

*Type of System:* Central Air Conditioner

*Comments:*

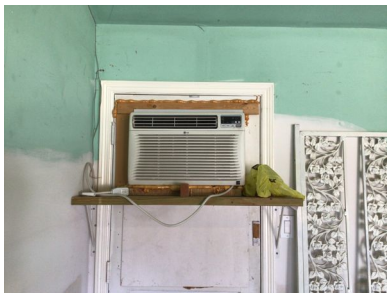
*Older Equipment: Cooling:*

**Note:** Operation of the unit shows the unit was cooling at the time of the inspection. Due to the age of the system, routine maintenance should be considered.



*Temperature difference (delta) - First Floor: 18°*

*Window units are not inspected:*



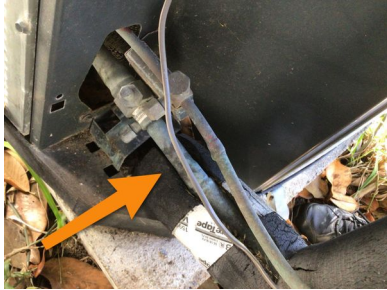
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**1: Condenser: Insulation Missing or Damaged on Refrigerant Lines**

➔ Recommendation

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

Recommendation: Contact a qualified HVAC professional.



**2: Condensate System: Insulation Missing or Damaged on Drain Lines**

➔ Recommendation

Missing or damaged insulation on condensate drain lines can result in moisture damage to interior components. Remedy as needed.

Recommendation: Contact a qualified HVAC professional.



**3: Evaporator Coil: Dirty**

➔ Recommendation

The evaporator coil was dirty. Full servicing by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.



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

*Comments:*

**1: Visible substance observed on Supply Register**

➔ Recommendation

Multiple Locations

A dark substance was observed on an air supply register in the home. Servicing and cleaning of the system by a qualified HVAC contractor is recommended, as this can be a result of excessive water



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vapor/humidity in the conditioned air.

*Unless otherwise contracted, the Inspector does not test these areas to determine the presence of microbial growth.*

Recommendation: Contact a qualified HVAC professional.



## 2: Return Air System: Dust or Debris In Chase

🔴 Recommendation

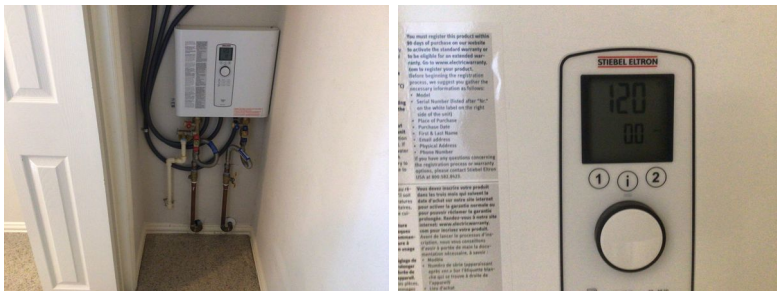
Dust particles can clog cooling coils and may lead to coil corrosion over time. Proper cleaning and evaluation of the return air shaft, ducts, and coils is recommended.

Recommendation: Contact a qualified HVAC professional.

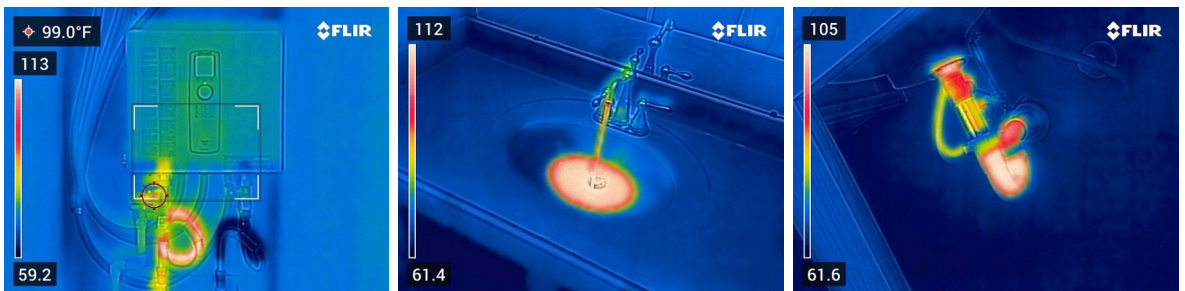


## IV. PLUMBING SYSTEMS

*General Photos of Water Heating Equipment:*



*General Infrared Photos of Water Heating Equipment:*



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*General Photos of Plumbing Fixtures:*



*General Photos of Gas Meter(s):*



*General Photos of Drain Lines:*



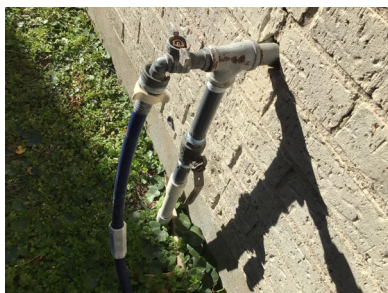
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**A. Plumbing Supply, Distribution Systems, and Fixtures**

*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



*Comments:*

*Plumbing in Vacant Houses:*

It is not uncommon for plumbing seals (gaskets, commode seals, etc.) to dry out when a property is vacant for an extended period of time. These dried out seals may crack and leak after a short period of time when placed back into service. If the property has been vacant, monitoring is recommended. Inspectors cannot determine life expectancy of plumbing seals or gaskets.

*Water Treatment Equipment:*

Water treatment equipment is not covered under the scope of this inspection. For further evaluation, contact the installer or manufacturer of the equipment.



*No Plumbing Access:*

There was not an access panel at one or more bathrooms to observe bath drain lines.

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

 Maintenance Item/Note

Multiple Locations

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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**2: Fixture: Diverter not Functioning Properly**

 Recommendation

For Example: master bath

Water did not completely stop coming out of the faucet spout after the shower diverter was activated. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



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**3: Fixtures: Stem Leaking**

 Recommendation

For Example: master bath

The faucet stem leaked when operated. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



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

🔴 **Recommendation**

For Example: hall bath, master bath

Recommendation: Contact a qualified professional.



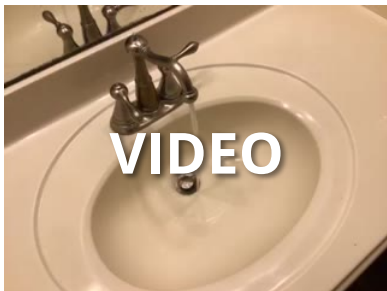
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**5: Supply piping: Water Pressure Drop at Fixtures**

🔴 **Recommendation**

Water pressure decreased when multiple fixtures were in use at the same time. This is not uncommon for homes with older metal pipes that may have some corrosion in the lines. If evaluation is desired to determine a method of remedy, consult with a qualified plumber.

Recommendation: Contact a qualified plumbing contractor.



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**6: Supply piping: Corrosion on Galvanized Pipes**

🔴 **Recommendation**

Galvanized water supply piping was corroded. The extent of rusting on the piping is not determined. Evaluation and/or remediation by a licensed plumber is recommended.

Recommendation: Contact a qualified plumbing contractor.



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

*Comments:*

*No Main Line Plumbing Cleanout Found:*

The inspector was unable to locate a plumbing cleanout to perform a sewer scope inspection.

**1: Hydro Test/Scope: (Age)**

[🔧 Maintenance Item/Note](#)

Hydrostatic Testing or Scoping of the latent plumbing drain lines under the house is recommended due to the age and type of materials currently installed.

Recommendation: Contact a qualified plumbing contractor.



**2: Drain piping: Rust**

[🔴 Recommendation](#)

Rusted drain piping was observed at time of inspection. Evaluation and/or remediation by a licensed plumber is recommended.

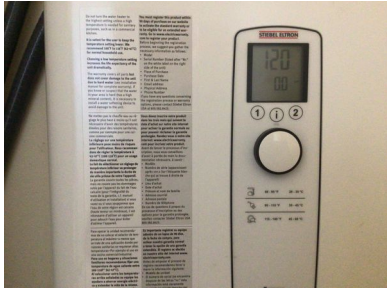
Recommendation: Contact a qualified plumbing contractor.



**C. Water Heating Equipment**

*Energy Source: Gas*

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*Capacity:* Tankless

*Comments:*

*Location:* Bedroom closet

**1: Tank: Missing Drain Pan**

🔴 Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

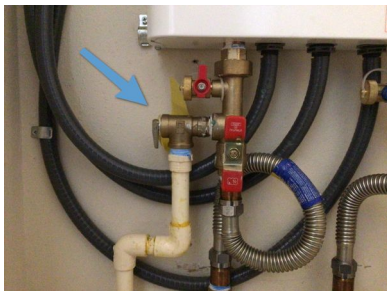


**2: TPR Valve Note: Replacement may be needed**

🔧 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.



**D. Hydro-Massage Therapy Equipment**

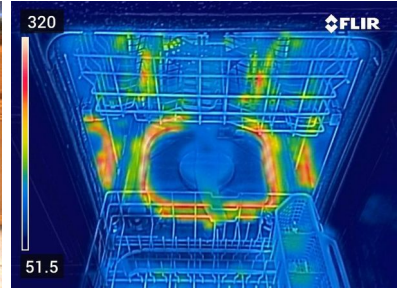
*Comments:*

**V. APPLIANCES**

*General Photos of Dishwasher:*



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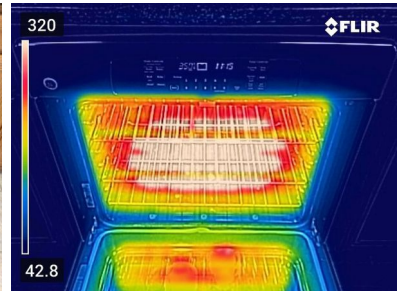
General Photos of Food Waste Disposer:



General Photos of Range Hood/Exhaust Systems:



General Photos of Ranges, Cooktops, and Ovens:



General Photos of Garage Door Operator(s):



General Photos of Dryer Exhaust Systems:

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**A. Dishwashers**

*Comments:*

**1: 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.



**2: Rusted Dish Racks**

🔴 Recommendation

There is evidence of rust on dishwasher racks. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



**B. Food Waste Disposers**

*Comments:*

**C. Range Hood and Exhaust Systems**

*Comments:*

*Exhaust Hood Type:* Vented

**1: Greasy Kitchen Filter**

🔴 Recommendation

Kitchen exhaust filter had excessive grease build-up. Clean and/or replace as needed.

Recommendation: Contact a qualified professional.

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

**E. Microwave Ovens**  
*Comments:*

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

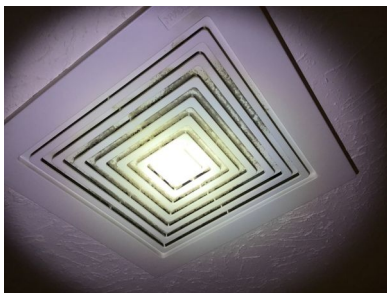
**1: Dirty Vent Cover**

🚫 **Recommendation**

Multiple Locations

Cleaning of the exhaust vent cover is needed to ensure unrestricted air flow.

Recommendation: Contact a qualified professional.



**2: Vent Duct Terminates in the Attic**

🚫 **Recommendation**

The exhaust fan discharges into the attic. Bathroom exhaust fans should terminate to the exterior of the structure. Remedy as needed.

Recommendation: Contact a qualified professional.



**G. Garage Door Operators**  
*Comments:*

**H. Dryer Exhaust Systems**



<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*Comments:*

**1: Cleaning Vent Recommended**

🚫 Recommendation

Cleaning of the dryer exhaust vent is recommended as normal maintenance and to prevent excessive lint build-up in the line.

Recommendation: Contact a qualified professional.