



PREMIER HOME INSPECTIONS  
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<http://www.the-houston-home-inspector.com/>



## RESIDENTIAL HOME INSPECTION

3014 Dallas St  
Houston TX 77003

John Lam  
NOVEMBER 30, 2020



Inspector  
**Lawrence Waidhofer**  
Professional Real Estate Inspector  
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# PROPERTY INSPECTION REPORT

Prepared For: John Lam

(Name of Client)

Concerning: 3014 Dallas St, Houston TX 77003

(Address or Other Identification of Inspected Property)

By: Lawrence Waidhofer - Professional Real Estate Inspector

(Name and License Number of Inspector)

11/30/2020 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](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**

*In Attendance:* Owner

*Occupancy:* Occupied, Furnished

*Temperature (approximate):* 55 Fahrenheit (F)

*Type of Building:* Townhouse

*Weather Conditions:* Clear, Recent Rain

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### I. STRUCTURAL SYSTEMS

**A. Foundations**

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

*Comments:*

*Performing as Intended:*

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 are elevation variations that indicate excessive movement of the foundation. At the time of this inspection, the measured areas did not indicate any variations that, in this inspectors OPINION, indicate any need for invasive repairs to the foundation.



*Inspectors Are Not Structural Engineers :*

Home Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this inspector.

**B. Grading and Drainage**

*Comments:*

**1: Grading - Improper**

🔴 Recommendation

The property had areas of inadequate/poor grading that may not completely route runoff from precipitation away from the foundation. Because the home was in an area that may contain expansive soil, re-grading these areas or ensuring a functional underground drainage system is in place is recommended to help prevent foundation issues.

Recommendation: Contact a qualified landscaping contractor

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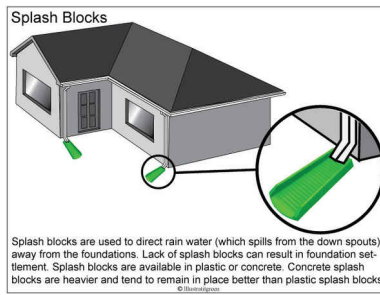


### 2: Missing Splash Blocks

[Maintenance/Note](#)

Splash blocks are recommended beneath the gutter downspouts. Splash blocks help to direct rain water from the gutters away from the foundation and prevent soil erosion.

Recommendation: Contact a handyman or DIY project



### 3: Damaged Downspout

[Maintenance/Note](#)

Rear Exterior,  
A damaged downspout was observed.



C. Roof Covering Materials

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*Types of Roof Covering:* Asphalt  
*Viewed From:* Binoculars, Ground

*Comments:*

*Areas of the roof not visible:*

The view/access to the roof was limited (safety hazard - steep slope). Some areas of the roof or not visible and could not be inspected.

**1: Repairs/Maintenance Recommended**

🔴 Recommendation

Repair/maintenance to the roof covering is recommended. Damaged or missing roofing material should be repaired. All roof penetrations and flashings should be examined and sealed as necessary.

Recommendation: Contact a qualified roofing professional.

**2: Aggregate Loss**

🔧 Maintenance/Note

There was evidence of minor aggregate loss and wear on the shingles consistent with aging.

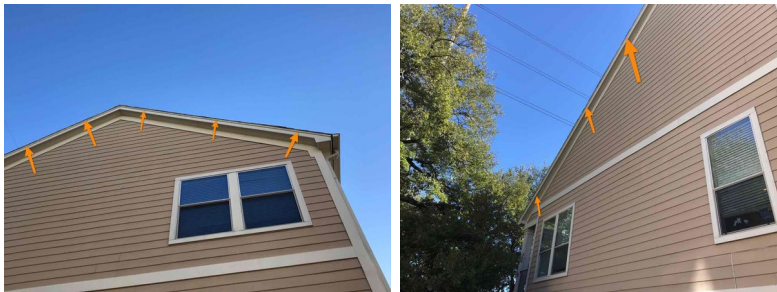
Recommendation: Recommend monitoring.

**3: Missing Drip Edge Flashing**

🔴 Recommendation

The drip edge flashing was missing at multiple locations. Drip edge flashing helps divert water from the roof away from the wall/fascia.

Recommendation: Contact a qualified roofing professional.



**D. Roof Structures & Attics**

*Viewed From:* Attic

*Approximate Average Depth of Insulation:* 9-12 inches

*Type of Insulation:* Blown-in Fiberglass

*Comments:*

*Attic Access Limited:*

The attic access was limited. The inspector viewed the attic structure and systems from all accessible locations, however some areas/items/systems were not visible to inspect and are not covered under the scope of this inspection.

**1: Water Staining**

🔧 Maintenance/Note

There was visible evidence of previous water contact/damage in the attic at one or more locations. No active leaks were observed; however, these areas should be monitored to determine if leaks continue to contribute to their presence. If so, corrective actions should be taken.

Recommendation: Recommend monitoring.



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## 2: Rodents

 Maintenance/Note

Evidence of a previous rodent infestation was observed in the attic. Setting traps and blocking any openings that would allow entry is recommended.

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## 3: Damaged/Cracked Rafter

 Recommendation

There were one or more damaged/cracked rafter(s) observed in the attic.

Recommendation: Contact a qualified professional.



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## 4: Insulate Ladder

 Maintenance/Note

The attic ladder should be insulated and provided with a weather-strip seal to prevent heat and cold from the attic entering the conditioned space.

Recommendation: Contact a qualified professional.



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### 5: Missing/Displaced Insulation

🔴 Recommendation

The insulation was missing/displaced at multiple areas. This condition can result in increased heating and cooling costs and reduced comfort levels in the house. The insulation should be properly distributed to cover all portions of the attic located above the living space.

Recommendation: Contact a qualified insulation contractor.

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### 6: Vent Screen Damaged

🔧 Maintenance/Note

The vent screen was damaged. Openings into the attic will not prevent rodent/insect infestation.

Recommendation: Contact a handyman or DIY project

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### 7: Loose Hardware At Attic Ladder

🔴 Recommendation

The hardware at the attic ladder was loose. Tightening/securing is recommended.

Recommendation: Contact a qualified professional.



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



*Previous Repairs:*

There was evidence of previous repair noted at various locations on the interior walls. The reason for these repairs were not determined. It may be wise to consult the current owner regarding the reason for these repairs.

*Storage/Personal Items:*

Due to storage/personal items and/or furniture multiple areas were not visible/accessible to inspect. Any latent defects are not covered under the scope of this inspection.

*Recent Paint/Texture:*

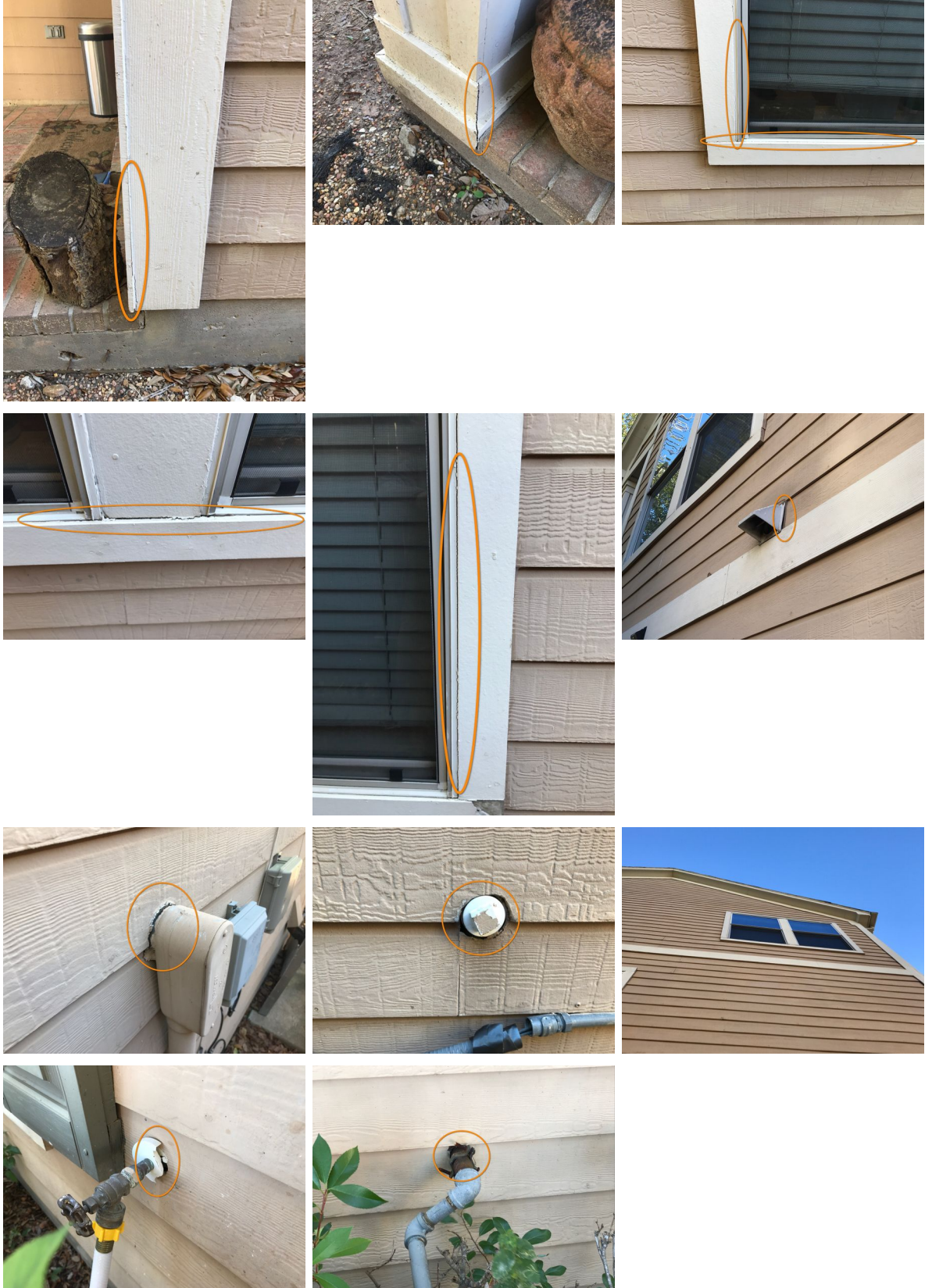
Recent painting/texturing was observed at the interior walls. This can conceal deficiencies such as water contact, damage, wood destroying insect activity, etc. Any latent deficiencies not visible at the time of inspection are not covered under the scope of this inspection.

**1: Gaps/Openings at Exteriors Walls**

🔴 Recommendation

Caulking/sealing all gaps, cracks, openings and penetrations in the exterior wall is recommended. There were several areas around the house that need sealing to prevent insect and moisture intrusion.

Recommendation: Contact a handyman or DIY project

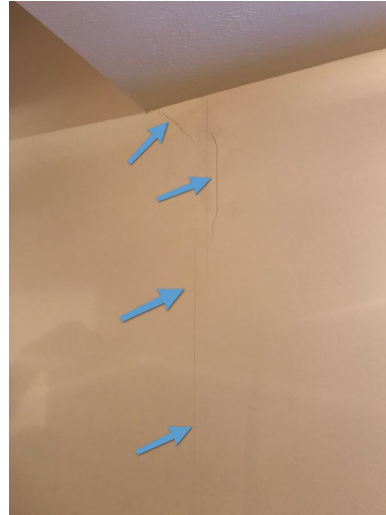


## 2: Minor Drywall Cracks

 Maintenance/Note

There were minor cracks noted at the interior walls. These types of cracks are common and are usually associated with minor differential settlement of the structure.

Recommendation: Recommend monitoring.

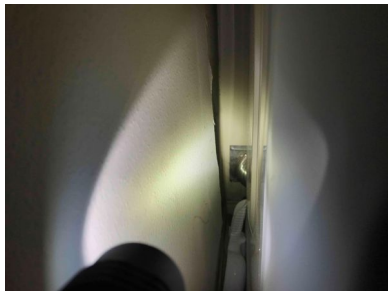


## 3: Damaged Drywall

 Recommendation

Laundry Room,  
Damaged drywall was observed.

Recommendation: Contact a qualified drywall contractor.



## 4: Header Over Garage Sagging

 Maintenance/Note

The lintel/header over the garage vehicle door was sagging.

Recommendation: Recommend monitoring.



## 5: Siding - Minor Deterioration/Damage

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**🔴 Recommendation**

Multiple Locations

Deterioration/damage (minor) was observed at the exterior siding: localized repairs are recommended.

Recommendation: Contact a qualified siding specialist.



**F. Ceilings and Floors**

*Comments:*

*Recent Paint/Texture:*

Recent painting/texturing was observed. This can conceal deficiencies such as water contact, damage, wood destroying insect activity, etc. Any latent deficiencies not visible at the time of inspection are not covered under the scope of this inspection.

*Storage/Personal Items:*

Due to storage/personal items and/or furniture multiple areas were not visible/accessible to inspect. Any latent defects are not covered under the scope of this inspection.

*Previous Repairs:*

There was evidence of previous repair noted at various locations on the ceilings. The reason for these repairs were not determined. It may be wise to consult the current owner regarding the reason for these repairs.

**1: Minor Drywall Cracks**

**🔧 Maintenance/Note**

There were several areas that had drywall nail pops and/or minor cracks. These are usually not structural defects and are caused by differential movement of the roof structure and the wall framing. Patching and monitoring is recommended.

Recommendation: Contact a handyman or DIY project

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**2: Water Staining**

Maintenance/Note

Garage, Dining Room, Living Room,

There was evidence of previous water/moisture contact on the ceiling. This should be monitored to determine if a water source continues to contribute to its presence. If so, corrective actions should be taken to stop the water source.

Recommendation: Recommend monitoring.



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**3: Mildew**

🚫 Recommendation

Garage,

An unidentified mildew type growth was observed. This should be further evaluated to determine if a water source continues to contribute to its presence. If so, corrective actions should be taken to stop the water source. If there are concerns about the nature of this growth, an expert in microbial growth should be retained to evaluate it.

Recommendation: Contact a qualified professional.



**4: Moisture Detected**

🚫 Recommendation

Garage,

An elevated moisture level was measured using a moisture meter: this should be further evaluated to determine the source of moisture and repairs made, as necessary.

Recommendation: Contact a qualified professional.



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

*Comments:*

**1: Garage Door - Poor Seal**

⚠️ Safety Hazard

The door between the garage and the interior of the house should be better sealed to prevent automobile fumes from entering the house.

Recommendation: Contact a qualified door repair/installation contractor.

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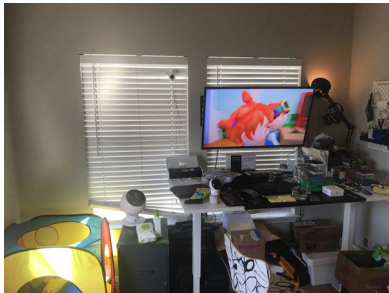
**H. Windows**

*Comments:*

*Not Accessible:*

The window was not accessible to inspect (furniture / storage items blocking access).

Master Bedroom (multiple - right wall), Living Room (multiple - right wall), Kitchen,



**1: Missing Screen**

 **Maintenance/Note**

Living Room,

One or more of the window screens were missing.

Recommendation: Contact a qualified window repair/installation contractor.



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**2: Balance Spring Damaged**

 **Recommendation**

Master Bedroom, 1st Story hallway (multiple),

A broken/loose window balance spring was observed. Each window requires two balance springs to support its weight; these springs also help keep the window open. Replacement may become necessary for proper operation of the window.

Recommendation: Contact a qualified window repair/installation contractor.



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### 3: Water Stains Around Window

 Maintenance/Note

Multiple Locations

Water contact/damage was observed at the perimeter of the window. Sealing at the exterior and monitoring is recommend.

Recommendation: Contact a qualified handyman.



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### 4: Non-Functional Window

 Recommendation

Multiple Locations

The window did not open/close properly: repair as needed.

Recommendation: Contact a qualified window repair/installation contractor.



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**5: No Fall Protection**

**▲ Safety Hazard**

Multiple Locations

Fall protection was not provided for one or more of the windows. Fall protection is now required (may not have been required when this house was originally built and homes are not required to be updated to meet newer building standards) at windows that are less than 24 inches from the interior floor and greater than 72 inches from the exterior grade. The fall protection should limit the opening of a window that meets these requirements so that a object 4 inches or larger cannot pass through the opening.

Recommendation: Contact a qualified window repair/installation contractor.

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

*Comments:*

*No Concerns:*

There were no concerns noted at the stairs at the time of inspection.

**J. Fireplaces and Chimneys**

*Comments:*

**K. Porches, Balconies, Decks, and Carports**

*Comments:*

There were no concerns noted at the time of inspection.

**L. Other**

*Comments:*

**1: Sidewalk - Minor Settlement/Movement**

**▲ Safety Hazard**

The sidewalk had settled/heaved slightly creating possible trip hazards.

Recommendation: Contact a qualified professional.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*



**1: Missing Knock-outs**

🔴 Recommendation

Plastic safety knockout covers should be installed on any breaker spaces missing a punch-out.

Recommendation: Contact a qualified electrical contractor.



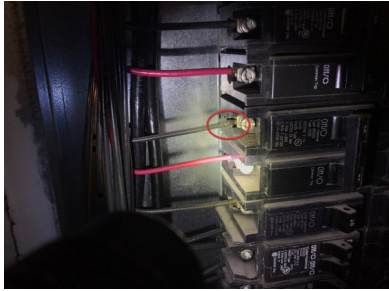
**2: Wiring - Overheated**

⚠️ Safety Hazard

Overheated wiring was observed within the electrical panel: further evaluation by a licensed electrician to determine the best method of remedy is recommended.

Recommendation: Contact a qualified electrical contractor.

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**3: Ground Wire Loose**

**▲ Safety Hazard**

The ground wire was not properly connected to the ground rod and was not providing a proper ground.

Recommendation: Contact a qualified electrical contractor.

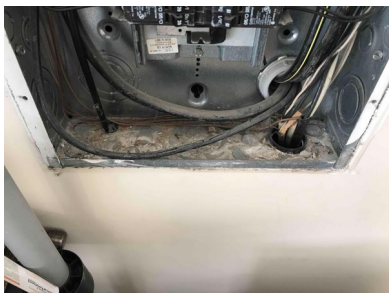


**4: Debris In Panel**

**🔧 Maintenance/Note**

Debris should be removed from the interior of the panel.

Recommendation: Contact a qualified electrical contractor.



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

*Type of Wiring:* Romex, Copper

*Comments:*

*Outlets - Not Accessible:*

Multiple outlets were not accessible to test (blocked by furniture / storage items).

*Dryer receptacle not accessible:*

The 240V receptacle for the clothes dryer was not accessible to test (blocked by dryer) and is not covered under the scope of this inspection.

**1: Outlets - No GFCI Protection**

**▲ Safety Hazard**

Kitchen (island),

No GFCI protection present in all locations. [Here is a link](#) to read about how GFCI receptacles keep you safe.

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Recommendation: Contact a qualified electrical contractor.

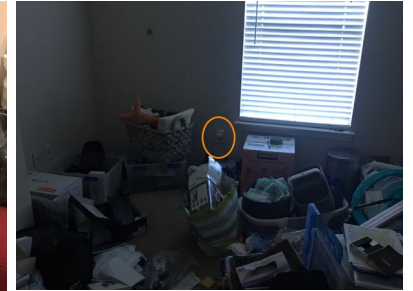
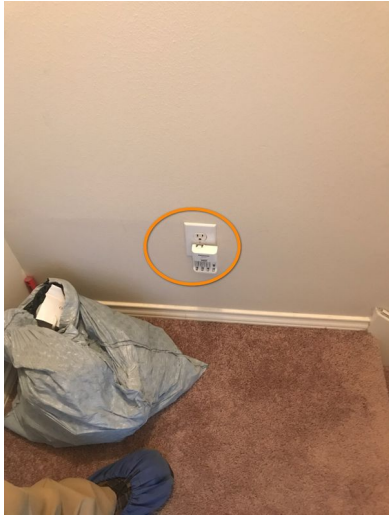
**2: Outlet - Loose**

🔴 Recommendation

At but not limited to: Stairway - 3rd Story, 1st Story Hallway,

An outlet was improperly secured and moved when a plug was inserted. All outlets should be securely installed to prevent fire, shock and/or electrocution hazard.

Recommendation: Contact a qualified electrical contractor.



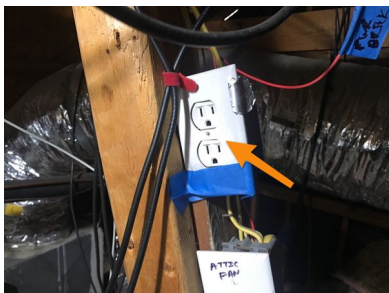
**3: Outlet - Loose Cover Plate**

🔴 Recommendation

Attic,

Loose outlet cover plates should be secured.

Recommendation: Contact a qualified electrical contractor.



**4: Smoke Detectors - Older**

🔧 Maintenance/Note

One or more of the smoke detectors in the home were older. Most manufactures recommend replacing the detectors every 7 years. Replacing any older smoke detectors is recommended for safety.

**5: Switch -Unknown Purpose**

🔧 Maintenance/Note

1st Story Hallway,

A wall switch had no apparent purpose.



**6: Fan - Not Balanced**

Maintenance/Note

Master Bedroom, 1st Story Bedroom,  
The ceiling fan was not properly balanced.

Recommendation: Contact a qualified handyman.



**7: Test smoke detectors**

Maintenance/Note

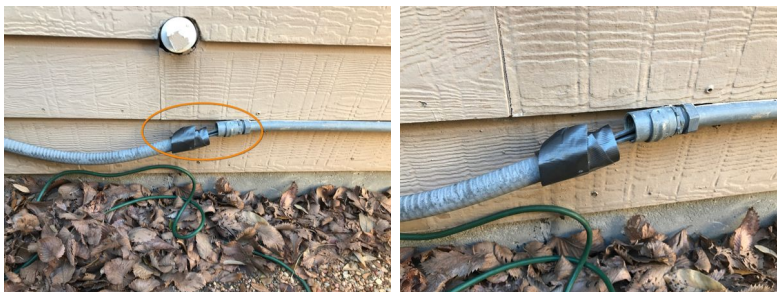
The smoke detectors should be tested before occupying the property. Regularly testing smoke detectors once the property is occupied is recommended.

**8: Loose Conduit**

Recommendation

Right Exterior,  
Loose conduit and exposed high-voltage wiring was observed.

Recommendation: Contact a qualified professional.



**9: Switch - Not Functional**

Recommendation

Stairway - 3rd story,  
The light switch was not functioning properly.

Recommendation: Contact a qualified professional.

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**10: AC Disconnect - Loose**

🔴 Recommendation

The electrical disconnect for the condensing unit was not properly secured to the wall.

Recommendation: Contact a qualified professional.



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

- A. Heating Equipment**

*Type of Systems:* Forced Air

*Energy Sources:* Gas

*Comments:*



**1: Negative Vent Slope**

⚠️ Safety Hazard

The furnace vent slope was questionable. Ideally, it is recommended that the vent should slope 1/4 inch per foot minimum.

Recommendation: Contact a qualified HVAC professional.

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**2: Damaged Vent**

**▲ Safety Hazard**

The furnace vent was damaged. Further evaluation by a qualified contractor to determine the best method of remedy is recommended.

Recommendation: Contact a qualified professional.



**B. Cooling Equipment**

*Type of Systems:* Central Air Conditioner

*Cooling Properly :*

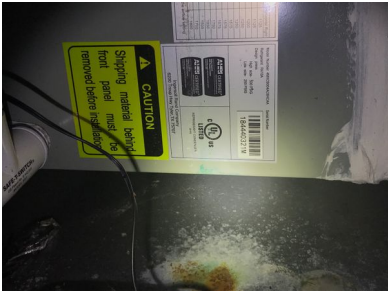
The cooling system was visually inspected and a Delta-T reading (temperature differential) was measured. At the time of this inspection the system was cooling properly.



*Comments:*



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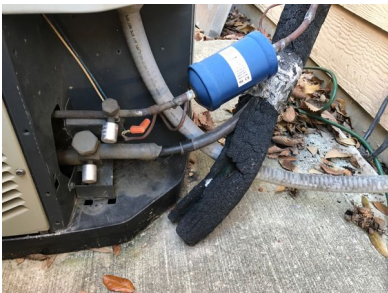


**1: Refrigerant Line Insulation Poor**

➔ Recommendation

The missing/damaged insulation at the condensing unit low pressure refrigerant line (suction line) should be replaced or repaired.

Recommendation: Contact a qualified HVAC professional.



**2: Condensing Unit - Level/Secure**

➔ Recommendation

The condensing unit should be leveled and secured.

Recommendation: Contact a qualified HVAC professional.



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**3: Pan - Previous Water**

[Maintenance/Note](#)

Evidence of previous water contact / rusting was observed in the auxiliary drain pan beneath the evaporator. No active leaks were observed at the time of inspection.

Recommendation: Recommend monitoring.



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

*Comments:*

*Interior Of Ducts Not Inspected:*

The interior of the duct system is not inspected and is not covered under the scope of this inspection.

*Multiple closed registers:*

Multiple registers were closed at the time of inspection. This can affect system performance.

**IV. PLUMBING SYSTEMS**

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

*Location of Water Meter:* Front yard

*Location of Main Water Supply Valve :* Front Exterior



*Static Water Pressure Reading: 56 PSI*

*Comments:*

*Laundry plumbing not accessible:*

Due to large washer/dryer units the laundry connections were not visible/accessible and could not be inspected.

*Water meter not visible:*

The water meter box was full of water/dirt/debris. Any deficiencies/leaks could not be detected and are not covered under the scope of this inspection.

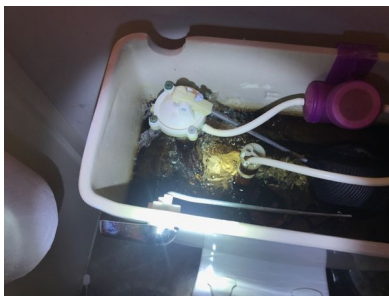
### **1: Toilet - Fill Valve Leaks**

 Maintenance/Note

1st Story Bath,

The toilet fill valve was leaking.

Recommendation: Contact a qualified handyman.



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### **2: Tub - Seal Faucet**

 Maintenance/Note

Master Bath, 1st Story Bath,

Caulking/sealing around the tub faucet is recommended to prevent water penetration into the wall.

Recommendation: Contact a qualified handyman.



**3: Tub - Stop Not Functioning Properly**

[Maintenance/Note](#)

1st Story Bath,

The drain stop at the bath tub was not functioning properly.

Recommendation: Contact a qualified plumbing contractor.

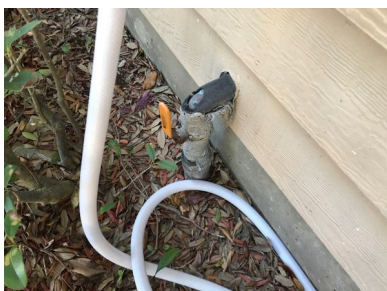


**4: Supply Lines - Insulate Main Line**

[Maintenance/Note](#)

The main water supply line should be better protected against freezing where it emerges from the ground (insulation missing/damaged).

Recommendation: Contact a qualified handyman.



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**5: Shower - Minor Tile Cracks**

Maintenance/Note

Master Bath,

Minor tile cracks/damage was observed in the shower.



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

*Comments:*

*No Access - Tub:*

There was no access to the tubs plumbing. Any latent leaks/defects are not covered under the scope of this inspection.

Master Bath, 1st Story Bath,

**1: Previous Leak**

Maintenance/Note

Kitchen, Master Bath,

There was evidence of a previous leak below the sink. No active leaks were observed at the time of inspection.

Recommendation: Recommend monitoring.

**2: Sink - Slow Drainage**

Recommendation

1st Story Bath,

The sink was slow to drain.

Recommendation: Contact a qualified plumbing contractor.



**3: Sink - Slow Drainage (adjust drain stop)**

Maintenance/Note

Master Bath (right sink),

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The sink was slow to drain (it appeared the drain stopper needed to be adjusted/replaced).

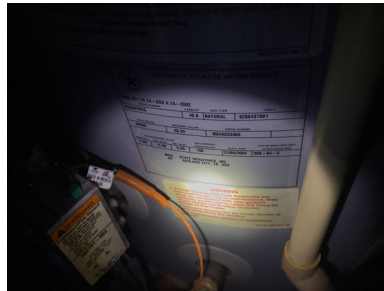
Recommendation: Contact a qualified plumbing contractor.

**C. Water Heating Equipment**

*Energy Sources:* Gas

*Capacity:* 40 Gallons

*Comments:*



*TPR - Not Tested:*

The temperature and pressure relief (TPR) valves are not tested/operated due to the potential for leakage and damage to the home.

**1: Exhaust Spillage**

**▲ Safety Hazard**

The water heater venting system showed evidence of possible previous exhaust spillage or back-drafting.

Recommendation: Contact a qualified professional.



**2: Excess Noise**

**⊖ Recommendation**

A 'popping' sound was observed at water heater. This usually indicates excessive sediment buildup in the tank. Flushing the tank can potentially help this problem, however if the problem persists contacting a licensed plumber to determine the best method of remedy is recommended.

Recommendation: Contact a qualified plumbing contractor.

**3: Supply Lines - Corrosion**

**⊖ Recommendation**

The supply piping showed evidence of minor corrosion near the water heater. No active leaks were

observed at time of inspection. Cleaning and monitoring is recommended.

Recommendation: Contact a qualified professional.



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#### **4: Supply Lines - No Flexible Connector**

 Maintenance/Note

The water supply lines at the water heater should have flexible connectors to allow for easy removal/repair.

Recommendation: Contact a qualified professional.



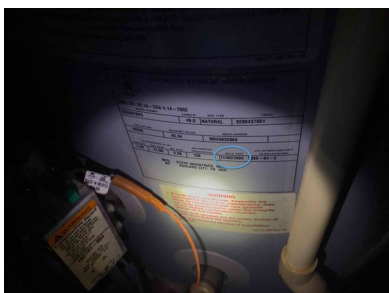
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#### **5: Older Unit**

 Maintenance/Note

The water heater was older and may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

Recommendation: Recommend monitoring.



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#### **6: Drain Pan - Debris**

 Recommendation

Debris was present in the drain pan beneath the water heater. This should be cleared/removed to prevent

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drain line restrictions which could overflow the pan in the event of a leak.

Recommendation: Contact a qualified handyman.



**7: Water Staining on Top Of Unit**

 Maintenance/Note

There was evidence of previous water contact on the top of the water heater. No active leaks were observed at the time of inspection.

Recommendation: Recommend monitoring.



- D. Hydro-Massage Therapy Equipment**  
*Comments:*

**V. APPLIANCES**

- A. Dishwashers**  
*Comments:*



- B. Food Waste Disposers**  
*Comments:*

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*Functioning properly:*

The disposal was functioning properly at the time of inspection.

**C. Range Hood and Exhaust Systems**

*Comments:*

**1: Gaps In Vent**

🔴 **Recommendation**

Openings/gaps were present in the range exhaust vent pipe and should be sealed to prevent exhaust gasses from escaping.

Recommendation: Contact a qualified appliance repair professional.



**D. Ranges, Cooktops, and Ovens**

*Comments:*



*Oven - Functioning Properly:*

The oven was turned on and tested for accurate temperature and was found to be within acceptable ranges at the time of inspection.



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**1: Range Burner Not Functional**

🔴 Recommendation

The range burner(s) were not functioning/igniting properly at the time of inspection.

Recommendation: Contact a qualified appliance repair professional.



**E. Microwave Ovens**

*Comments:*



*Functioning Properly:*

The microwave was tested with the use of a microwave oven tester and was functioning properly at the time of inspection.



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

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*Comments:*

**G. Garage Door Operators**

*Comments:*

*Functioning Properly:*

The garage door operator was functioning properly at the time of inspection.

*Automatic Reverse - Not Tested:*

Automatic reverse functionality was not tested due to the possibility of damage to the door. Ensuring the door auto reverse features are functioning properly is recommended.

**1: Minor Damage**

 Maintenance/Note

The garage vehicle door had minor damage/dents. This did not affect functionality.

Recommendation: Contact a qualified professional.



**H. Dryer Exhaust Systems**

*Comments:*

*No Concerns:*

The dryer vent appeared to terminate properly to the exterior of the home.

**J. Doorbell**

*Smart Door Bell:*

Smart doorbells are not tested/inspected and are not covered under the scope of this inspection.