



RESIDENTIAL INSPECTION REPORT

1727 Northshore Dr
Missouri City TX 77459



Inspector
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PROPERTY INSPECTION REPORT

Prepared For: Michelle Dudzinski
(Name of Clients)

Concerning: 1727 Northshore Dr, Missouri City TX 77459
(Address or Other Identification of Inspected Property)

By: Chance Phillips - TREC #3899 06/11/2021 9:00 am
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of Building: Single Family

Access provided by:: Supra

In Attendance: Selling Agent

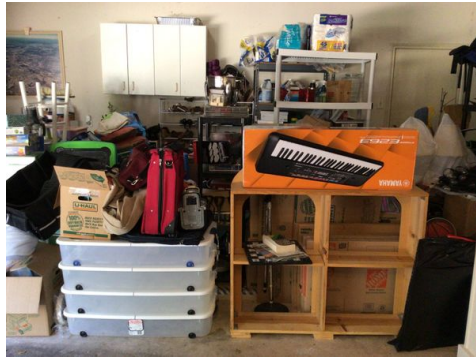
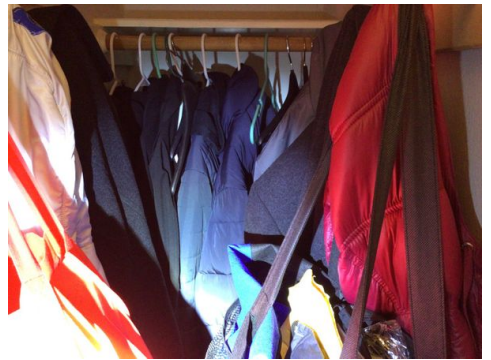
Occupancy: Furnished, Occupied

Weather Conditions: Cloudy

Temperature (approximate): 90 Fahrenheit (F)

Storage Items/Occupied Home:

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



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.

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

General Photos of Interior:



General Photos of Structure:



I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

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.



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



2: Trees Too Close

Recommendation

Root systems of large trees planted too close to the foundation can cause foundation problems.

Recommendation: Contact a qualified professional.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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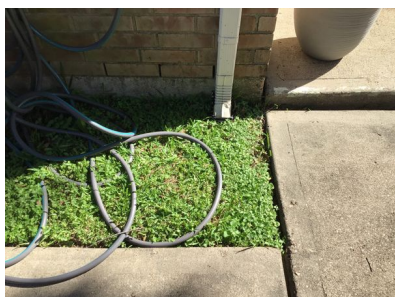
Rear exterior

B. Grading and Drainage

Comments:

Drainage system not flow tested:

The inspector does not determine effectiveness or condition of any below grade downspout extension(s) or drainage system(s), nor does the inspector determine the location of a discharge outlet.

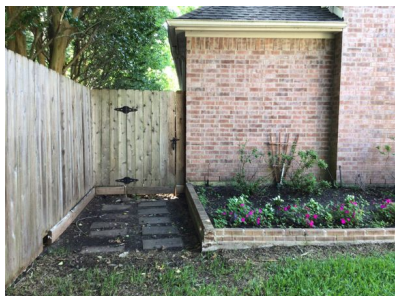


1: Grading & Drainage: Inadequate

🔴Recommendation

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



Left exterior

2: Gutters & Downspouts: Missing Splash Blocks

🔧Maintenance Item/Note

I	NI	NP	D
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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: Gutters & Downspouts: Loose

🔴 Recommendation

Multiple Locations

The gutters are not well secured to the building. Further evaluation is recommended.

Recommendation: Contact a qualified landscaping contractor

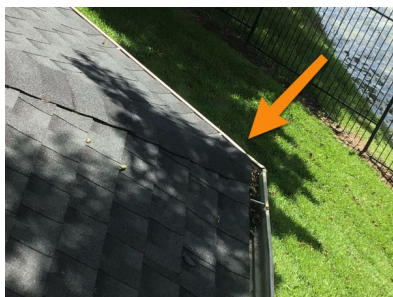


4: Gutters & Downspouts: Clogged

🔴 Recommendation

Clear gutters of debris to improve drainage. Badly clogged gutters can cause water to back up under the roof covering and cause damage.

Recommendation: Contact a qualified landscaping contractor



5: Gutters & Downspouts: Damaged

🔴 Recommendation

Multiple Locations

Further evaluation of the gutter and drainage system is recommended.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Recommendation: Contact a qualified landscaping contractor



Rear exterior



Right exterior

6: Gutters & Downspouts: Leaking

➔ Recommendation

Evidence of leaking gutters/downspouts was present.

Recommendation: Contact a qualified professional.



Left exterior

C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Binoculars, Adjacent windows, Ladder

Roof Access was limited: Too Steep -

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 cause damage to the roofing material.

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.

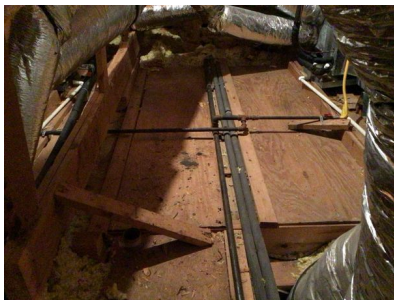
Recommendation: Contact a qualified tree service company.

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

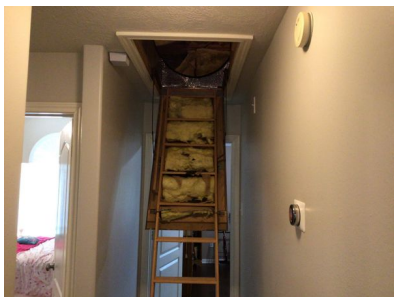


Approximate Average Depth of Insulation: 8 Inches



Comments:

Attic Access Method: Pull down ladder(s)



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

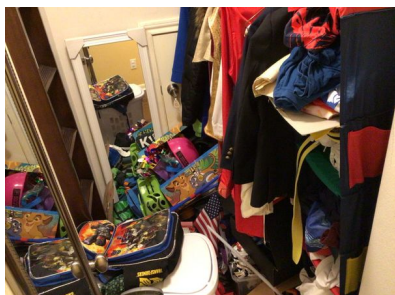
Type of Insulation Material: Batt Fiberglass, Blown Fiberglass

No access to the attic area:

This area was inaccessible at the time of inspection. If you are interested in having this area inspected, please contact our office about a follow-up inspection.

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I	NI	NP	D
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Upper left walk-In attic

Only accessible areas were entered:

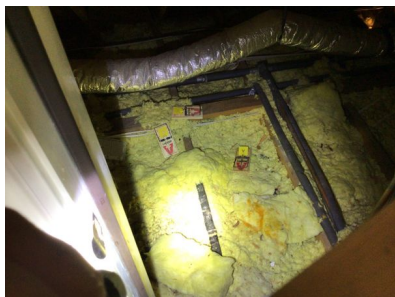
Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

1: Note: Rodent activity

➔ Recommendation

There was evidence of prior and/or current rodent activity in one or more areas of the home. Pest control services are available through our sister company, Green Team Pest, and can be scheduled through our office. If you have any concerns regarding rodent infestation we strongly recommend you schedule this service.

Recommendation: Contact a qualified pest control specialist.



2: Insulation: Voids

➔ Recommendation

For Example: upper office

Gaps or areas of poor insulation coverage were observed in one or more locations of the attic. This may reduce the R value of the insulation system.

Recommendation: Contact a qualified insulation contractor.



3: Insulation: Fallen wall insulation

➔ Recommendation

Multiple Locations

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Fallen wall insulation should be re-hung or replaced if needed. Remedy as needed.
 Recommendation: Contact a qualified insulation contractor.



4: Venting: Damaged Soffit Vent Screens

🔴Recommendation

Multiple Locations

One or more soffit vent screens were damaged at the time of inspection. Evaluation and remediation by a qualified professional is recommended.

Recommendation: Contact a qualified roofing professional.

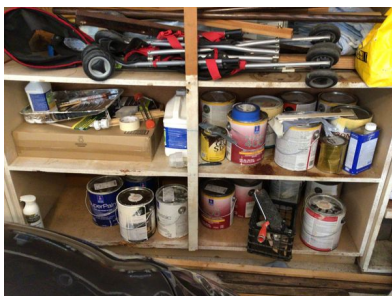


☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Comments:

Fresh Paint:

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



1: Exterior: Seal Wall Fixtures

🔧Maintenance Item/Note

Service Panel(s), Electrical Distribution Panel(s), Light Fixture(s), 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

I	NI	NP	D
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2: Exterior Masonry: Cracks

➔ Recommendation

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

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

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

Recommendation: Contact a qualified masonry professional.



3: Exterior Masonry: Weep holes not present over openings

➔ Recommendation

Weep holes were not installed in brick above steel lintels over windows and/or doors. Modern practices often utilize weep holes to prevent rusting of steel lintels supporting brick. If there is visible moisture damage to steel lintels or other building materials around these openings then this condition should be evaluated by a brick mason for possible correction. Otherwise the area should be monitored periodically.

Recommendation: Contact a qualified professional.



4: Exterior: Foliage Too Close

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I	NI	NP	D
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🚫 **Recommendation**

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

Recommendation: Contact a qualified professional.



Right exterior

5: Exterior-Fascia/soffits/eaves: Evidence of Wood Rot

🚫 **Recommendation**

Multiple Locations

Wood rot/deterioration was observed. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



Front exterior



Rear exterior

6: Exterior: High Soil

🚫 **Recommendation**

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



Flowerbeds

7: Interior: Stress Cracks in Drywall

🚫 **Recommendation**

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I	NI	NP	D
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Stress cracks are observed in the interior drywall. This is consistent with structural movement of the home.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

Comments:

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.

Recommendation: Contact a handyman or DIY project



2: Ceiling: Evidence of Previous Moisture Contact

[Recommendation](#)

Wall structure showed signs of previous water intrusion. Tested negative for moisture at the time of the inspection. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



Entry area

3: Flooring: Buckled/Rippled Carpet

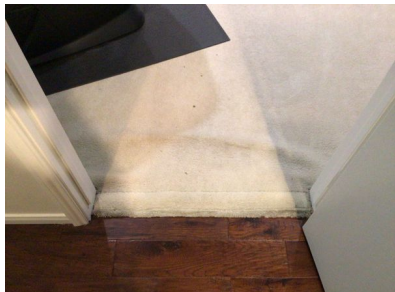
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I	NI	NP	D
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Recommendation

Buckled or rippled carpet can be a trip hazard. Re-stretching by a qualified flooring contractor recommended.

Recommendation: Contact a qualified professional.



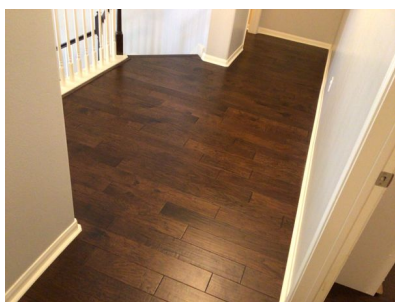
Family room

4: Flooring: Sloped

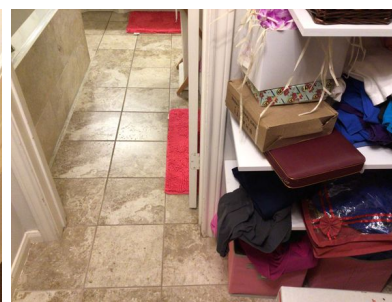
Recommendation

The floor noticeably sloped. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



Stair landing



Upper Primary Bathroom and Closet Area

G. Doors (Interior and Exterior)

Comments:

1: Door: Keyed Deadbolt

▲ Safety Hazard

Double cylinder deadbolts are generally prohibited due to fire-code restrictions. Essentially, people can be entrapped in a house in the event of an emergency if they don't have the keys to double cylinder deadbolts. Evaluation and remediation by a qualified professional is recommended.

Recommendation: Contact a qualified professional.



Exterior doors

I	NI	NP	D
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2: Door: Paint/Refinish Needed

🔴 Recommendation

Door finish was worn. Recommend refinishing and/or painting to maximize service life.

Recommendation: Contact a handyman or DIY project



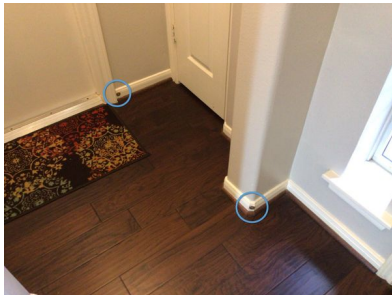
Garage entry door

3: 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

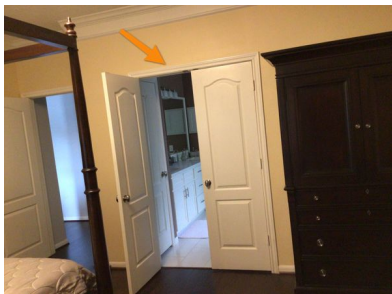


4: Door Hardware: Ball catch does not engage

🔴 Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a handyman or DIY project



Primary Bathroom

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

🔴 Recommendation

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

Recommendation: Contact a qualified professional.

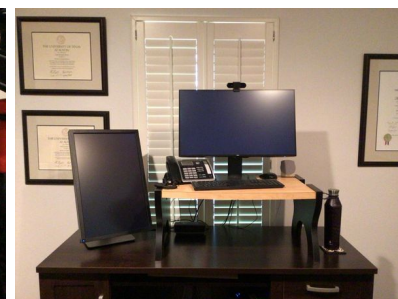
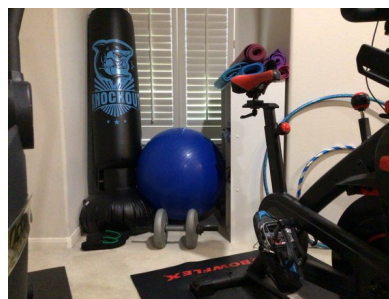


H. Windows

Comments:

Furniture/Storage items:

One or more windows were not accessible due to furniture/storage items.



1: Evidence of a Failed Seal

🚫 **Recommendation**

Observed condensation between the window panes, which indicates a potentially failed seal. Evaluation and remediation by a window professional as necessary.

Recommendation: Contact a qualified window repair/installation contractor.



Rear entry area

2: Evidence of Previous Moisture Contact

🚫 **Recommendation**

Wall structure showed signs of previous water intrusion. Tested negative for moisture at the time of the inspection. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

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Upper left bedroom

3: Caulking: Missing/Damaged

🔴 Recommendation

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.



Glass bricks

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

1: Fireplace: Gas Burner Inoperative at Time of Inspection

🔴 Recommendation

It is not uncommon for air to build up in fireplace gas lines or for debris to collect between an ignitor and a thermocouple. Further evaluation is recommended.

Recommendation: Contact a qualified fireplace contractor.



K. Porches, Balconies, Decks, and Carports

Comments:

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

General Infrared Photos of Distribution Panel(s):



- A. Service Entrance and Panels**

Comments:

Main disconnect/service box type and location: Breakers - garage



Service entrance cable location: Underground (cable material type not visible)

Service size: 200 Amps



Grounding Rod not Visible:



Unable to Verify Gas Line Bonding:

I	NI	NP	D
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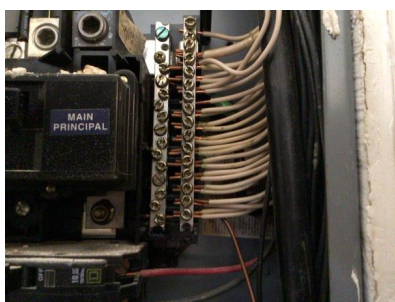


1: Double Lugged Neutral Wires

🚫 Recommendation

Double lugged neutral wires were on the neutral bus bar inside the distribution panel. One neutral wire per lug is recommended. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.

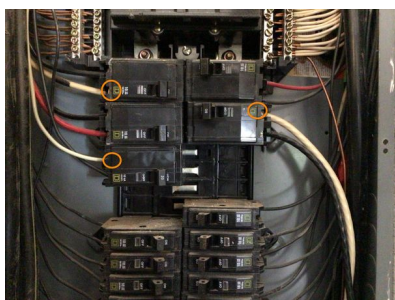


2: White Wires Not Marked

🚫 Recommendation

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

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

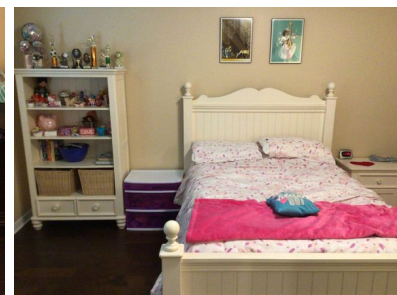
Comments:

Restriction to receptacles:

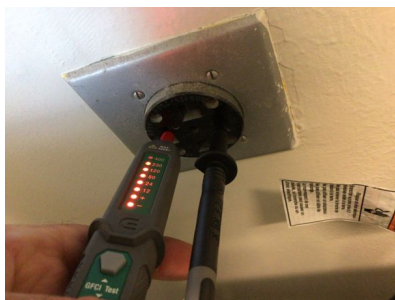
Not all receptacles were accessible due to usage or furniture location.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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220/240 outlet not tested due to obstruction by installed washer/dryer:



1: Receptacles: GFCI Protection Inadequate/Missing

⚠️ Recommendation

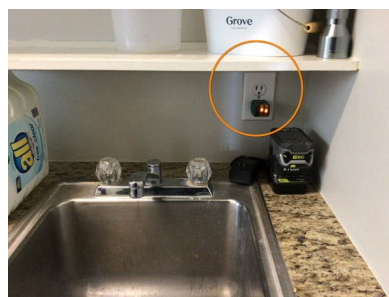
Kitchen Countertops, Laundry Area, Bathrooms -

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

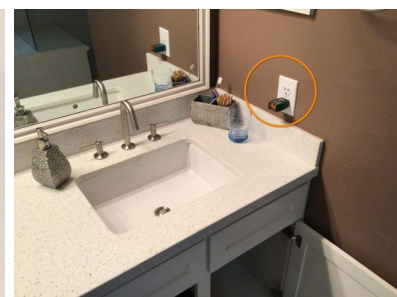
- at all countertop receptacles in the kitchen
- in bathrooms
- in garages
- all exterior receptacles

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

Recommendation: Contact a qualified electrical contractor.



Laundry Area



Primary Bathroom

2: Receptacle/Switch Covers: Missing or Damaged

⚠️ Recommendation

Multiple Locations

One or more receptacle/switch cover plates were missing or damaged. Replacement of cover plates is recommended for safety. Evaluation and remediation by a qualified electrical contractor is recommended.

Recommendation: Contact a qualified electrical contractor.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Garage



Upper Primary Bathroom

3: Receptacles: Loose

🚫 Recommendation

Multiple Locations

One or more receptacles were loose at the time of inspection. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

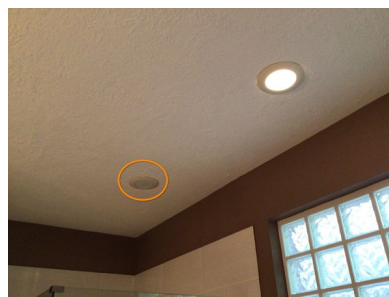


4: Light: Inoperable

🚫 Recommendation

One or more light fixtures were not operating at time of inspection. Cause was not determined. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.



5: Light: Unprotected Bulb in Clothes Closet

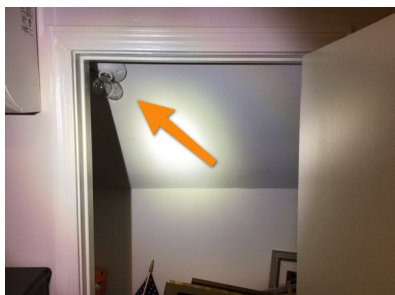
🚫 Recommendation

Exposed or partially exposed bulbs are not allowed in closets. While once common, utility light fixtures with bare bulbs in a socket in closets, these are no longer allowed. All light bulbs must be fully enclosed in a globe or other housing. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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For Example: Office closet

6: Wiring: No Conduit For Exterior Wiring

🚫 **Recommendation**

Exterior wiring is not properly installed inside wire conduit for protection from the elements. Evaluation and/or remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



Right exterior

7: Dimmer Switch: Not rated for fan

🚫 **Recommendation**

For Example: family room

The dimmer control switch was not rated for ceiling fan control. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.

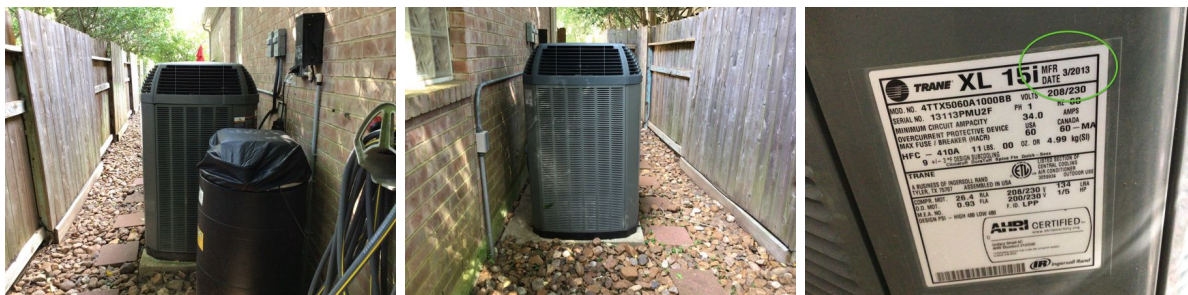


III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



General Photos of Return Chases :



General Photos of Thermostats:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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A. Heating Equipment

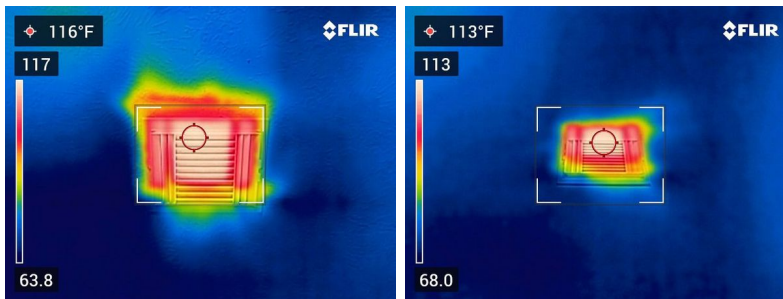
Type of System: Furnace

Energy Source: Gas

Comments:

Older Equipment: Heating:

Note: Operation of the unit shows the unit was heating at the time of the inspection. Due to the age of the system, routine maintenance is recommended.



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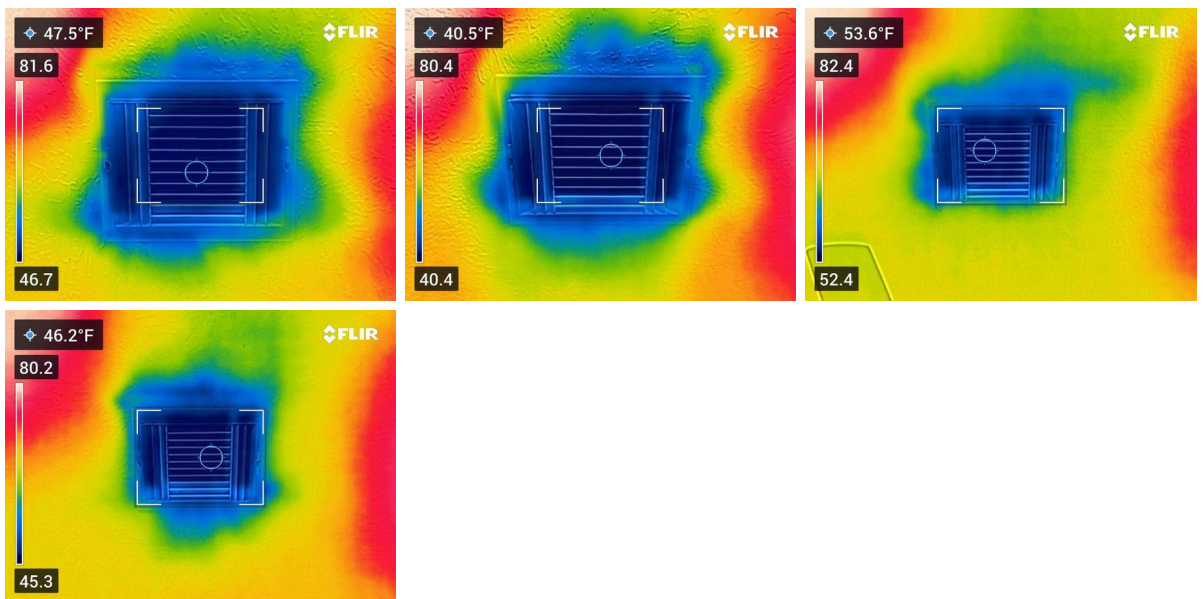
B. Cooling Equipment

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 is recommended.



Temperature difference (delta) - First Floor: 18°

I = Inspected **NI = Not Inspected** **NP = Not Present** **D = Deficient**

I	NI	NP	D
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Temperature difference (delta) - Second Floor: 16°

No access to internal coils:

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

1: Condenser: Unit Not Level

🚫 **Recommendation**

Concrete pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Evaluation and remediation by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.



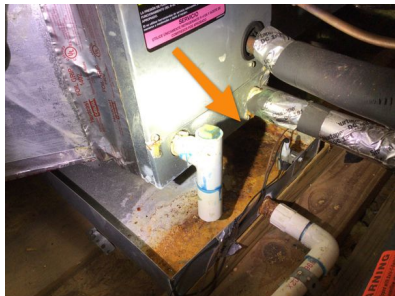
Right exterior

2: Condensate system: Rusted Emergency pan

🚫 **Recommendation**

The emergency overflow pan is rusted. Further evaluation by an HVAC professional is recommended.

Recommendation: Contact a qualified HVAC professional.



Both units

3: Condensate system: Standing water in overflow pan

🚫 **Recommendation**

Standing water was present in the A/C emergency overflow pan. This can indicate a dirty or restricted condensate system. Servicing by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.



I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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C. Duct System, Chases, and Vents

Comments:

1: Ducts: Ducts resting on each other.

🚫 Recommendation

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.



2: 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 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.



3: Duct: Loose

🚫 Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified heating and cooling contractor

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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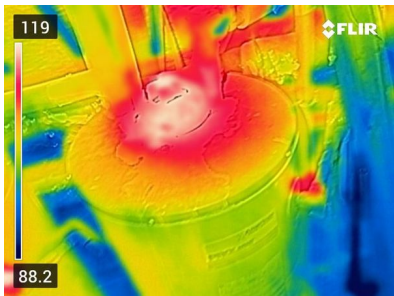


IV. PLUMBING SYSTEMS

General Photos of Water Heating Equipment:



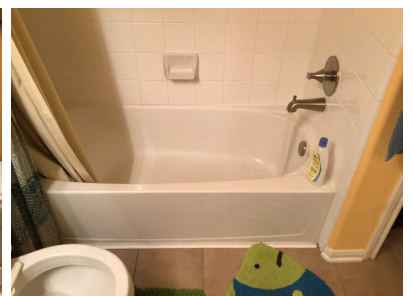
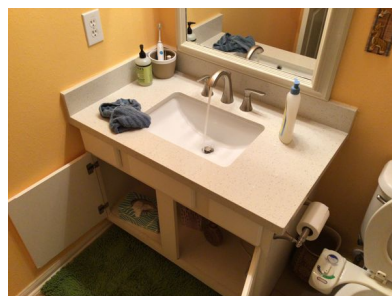
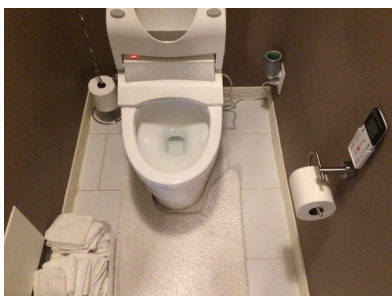
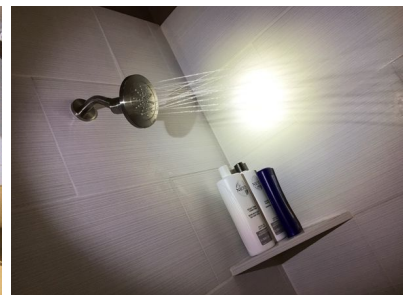
General Infrared Photos of Water Heating Equipment:



General Photos of Plumbing Fixtures:

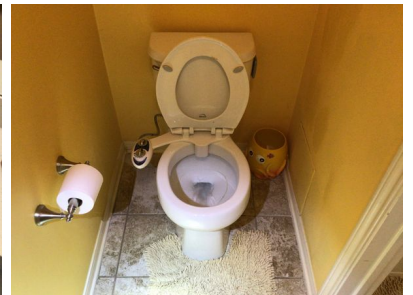
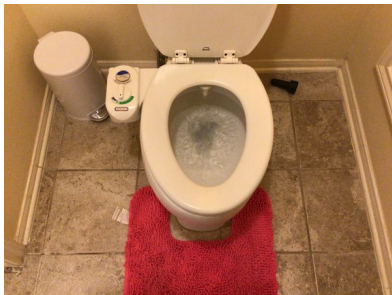
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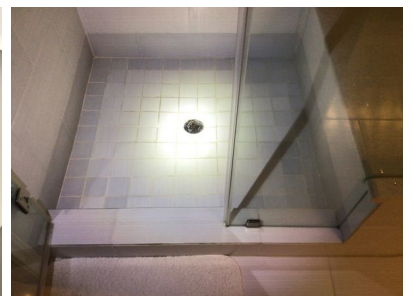


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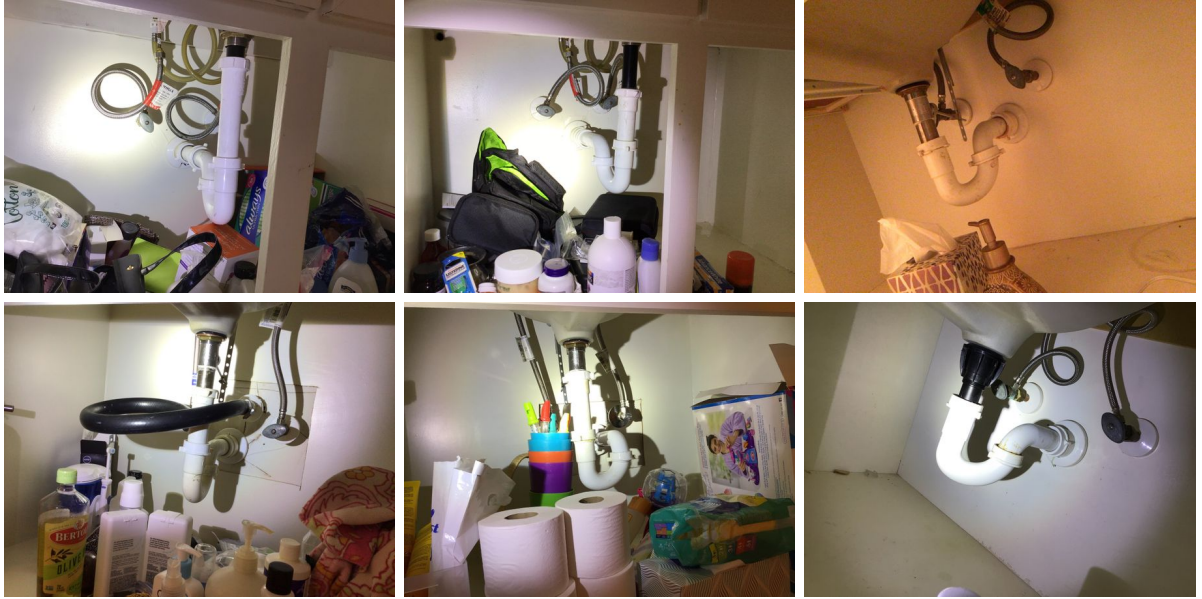


General Photos of Drain Lines:



I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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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: Interior Wall



Static water pressure reading: 56-60 psi

Comments:

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



2: Fixture: Drain Stops Missing or Ineffective

I = Inspected **NI = Not Inspected** **NP = Not Present** **D = Deficient**

I	NI	NP	D
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🚫 Recommendation

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

Recommendation: Contact a qualified plumbing contractor.



Primary Bathroom

3: Shower: Missing/Deteriorated Caulking or Grout

🚫 Recommendation

Multiple Locations

Recommendation: Contact a qualified professional.



Primary Bathroom



Upper Primary Bathroom



Adjoining bath

4: Supply Piping: Corroded fittings

🚫 Recommendation

Water line fittings were corroded. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



Exterior hose bibb(s)



Water heaters

5: Gas piping: Rusted service line

🚫 Recommendation

The gas service line running from the meter into the home was rusted. Remedy as needed

Recommendation: Contact a qualified plumbing contractor.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Right exterior

6: Toilet: Inoperable

🚫 Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



Office bath

B. Drains, Wastes, & Vents

Comments:

1: Note: Evidence of Previous Leak

🔧 Maintenance Item/Note

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

Recommendation: Recommend monitoring.



Kitchen

2: Drain piping: Slow Drains

🚫 Recommendation

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

Recommendation: Contact a qualified plumbing contractor.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Upper Primary Bathroom

3: Drain piping: Leaks

🔴 Recommendation

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

Recommendation: Contact a qualified plumbing contractor.



Adjoining bath

C. Water Heating Equipment

Energy Source: Gas

Capacity: (2) 40 Gallon Units



Comments:

Location: Attic

1: Annual Maintenance Flush Recommended

🔧 Maintenance Item/Note

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

Recommendation: Contact a qualified plumbing contractor.

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

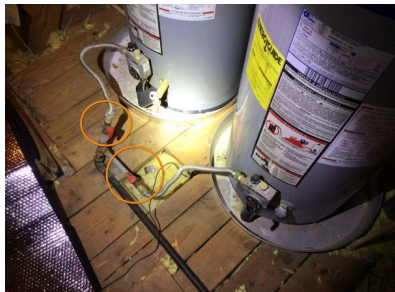
I = Inspected **NI = Not Inspected** **NP = Not Present** **D = Deficient**

I	NI	NP	D
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➔Recommendation

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

Recommendation: Contact a qualified professional.



3: Tank: Insulation/debris in pan

➔Recommendation

There was insulation/debris in the overflow pan. This can clog the drain if the unit were to leak in the future. Remedy as needed.

Recommendation: Contact a qualified professional.



4: Tank: Rusted/Damaged Tank

➔Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



Right unit

5: TPR Valve Note: Replacement may be needed

➔Maintenance Item/Note

Both units

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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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.



6: TPR Valve: Discharge tube poor termination

🔴 Recommendation

Water heater TPR discharge tube did not point towards the ground. The discharge tube should point towards the ground to prevent scalding injuries or damage to property. Remedy as needed.

Recommendation: Contact a qualified professional.



7: Venting system: Displaced vent pipe/flue

🔴 Recommendation

The flue was displaced at the top of the water heater tank. This prevents proper venting to the exterior of the structure. Remedy as needed.

Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment
Comments:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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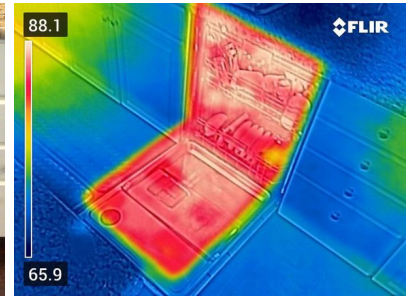


No motor access:



V. APPLIANCES

General Photos of Dishwasher:

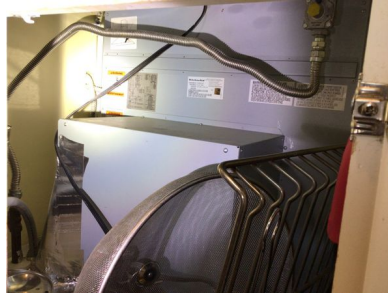


General Photos of Food Waste Disposer:



General Photos of Range Hood/Exhaust Systems:

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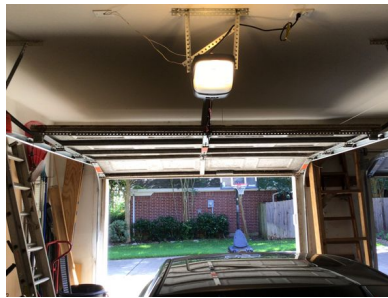
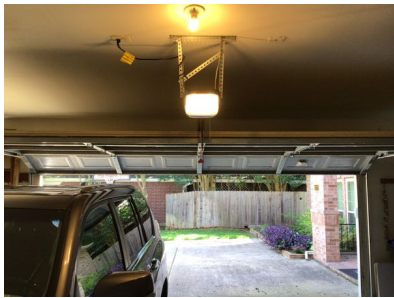
General Photos of Ranges, Cooktops, and Ovens:



General Photos of Microwave Oven:



General Photos of Garage Door Operator(s):



General Photos of Dryer Exhaust Systems:



I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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A. Dishwashers

Comments:

1: No Anti-Siphon Loop

🚫 Recommendation

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

Recommendation: Contact a qualified professional.



B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

Exhaust Hood Type: Vented

D. Ranges, Cooktops, and Ovens

Comments:

Range/Oven Energy Source: Gas range

1: Cooktop Control Knob Graphics

🚫 Recommendation

The control knob graphics had worn off or were missing.

Recommendation: Contact a qualified professional.



2: Burner/Element Not Functioning

🚫 Recommendation

One or more burners/heating elements did not heat up when turned on. Evaluation and remediation by a qualified professional is recommended.

Recommendation: Contact a qualified handyman.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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E. Microwave Ovens
Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

G. Garage Door Operators
Comments:

H. Dryer Exhaust Systems
Comments:

1: Cleaning Vent Recommended

[Maintenance Item/Note](#)

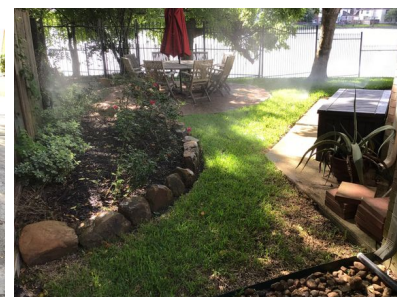
Cleaning of the dryer exhaust vent is recommended as normal maintenance and to prevent excessive lint build-up in the line.

Recommendation: Contact a qualified professional.



VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems
Irrigation System Equipment Photos:



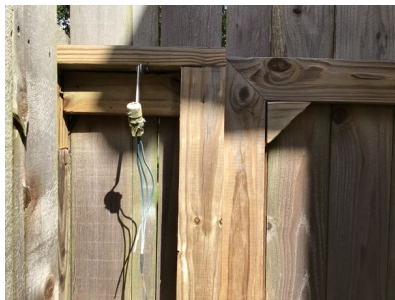
Comments:

Control Location: Garage

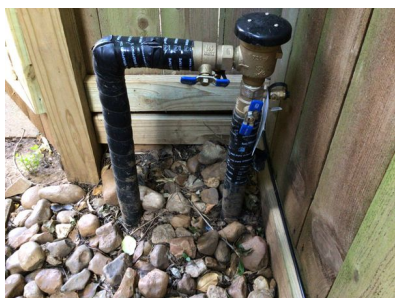
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Rain sensor: Installed



*Shut Off Location: At backflow prevention device
Vacuum Breaker/Backflow Preventer: Installed*



Zone Location: Entire perimeter of home

Tested in Manual Mode Only:

Inspection and operation of irrigation (sprinkler) systems under the scope of this inspection is limited to "manual mode" only. Timers and other functions are not operated.

1: Adjust heads aimed at structure

🚫 Recommendation

Sprinkler heads were spraying the structure. Sprinkler heads should be adjusted to spray away from the structure(s). Remedy as needed.

Recommendation: Contact a qualified professional.



I = Inspected **NI = Not Inspected** **NP = Not Present** **D = Deficient**

I NI NP D

2: Vacuum Breaker Installed Too Low

🚫 **Recommendation**

A vacuum breaker was not installed 12-inches above highest point in the water system downstream. This helps prevent backflow into the potable water supply. Remedy as needed.

Recommendation: Contact a qualified professional.

F. Bulkhead

Type of Construction: Vinyl/Plastic Sheet Piling

Cap: Wood/Planks

Approximate Water Depth at the time of Inspection: 3 feet

Approximate Height of Bulkhead Above Water Line: 1 feet

Water Clarity/Visibility at Time of Inspection: Poor

Poor water clarity:

Poor water clarity, although not necessarily deficient, limited the inspection.

General Bulkhead limitations:

-Visual inspection of bulkhead is from land or piers only.

-Underwater lights are not operated or tested.

-Boat lifts/slips are not tested, operated, or inspected.

-Destructive testing and laboratory analysis is beyond the bounds of a visual inspection.

-Portions of bulkheads underwater or buried in the earth are, naturally, not able to be seen or inspected.

-“Expected remaining service life” is not determined.

1: Ladder not present

⚠️ **Safety Hazard**

The absence of a ladder is considered a safety issue. Evaluation and remediation by a Qualified professional is recommended.

Recommendation: Contact a qualified professional.



2: Evidence of Erosion behind bulkhead

🚫 **Recommendation**

Erosion behind a bulkhead indicates possible failure of bulkhead. Evaluation and remediation by a Qualified professional is recommended.

Recommendation: Contact a qualified professional.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Left bulkhead section



Left bulkhead section



Rear yard behind tree

3: Ends Not Protected from Wash-Out and Undermining Action of Water

🚫 Recommendation

A lack of protection at the ends of bulkhead make the bulkhead at risk of failure. Evaluation and remediation by a Qualified professional is recommended.

Recommendation: Contact a qualified professional.



4: Evidence of wood rot/deterioration

🚫 Recommendation

Evaluation and remediation by a Qualified professional is recommended.

Recommendation: Contact a qualified professional.

