



TREC REI 7-5

4309 Feagan St C  
Houston TX 77007

Isaac Hill  
JUNE 3, 2021



Inspector

**Douglas Hayes**

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Agent

**Pamela Hall**

Remax



# PROPERTY INSPECTION REPORT

Prepared For: Isaac Hill

(Name of Client)

Concerning: 4309 Feagan St C, Houston TX 77007

(Address or Other Identification of Inspected Property)

By: Douglas Hayes - TREC License #24358

(Name and License Number of Inspector)

06/03/2021 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.

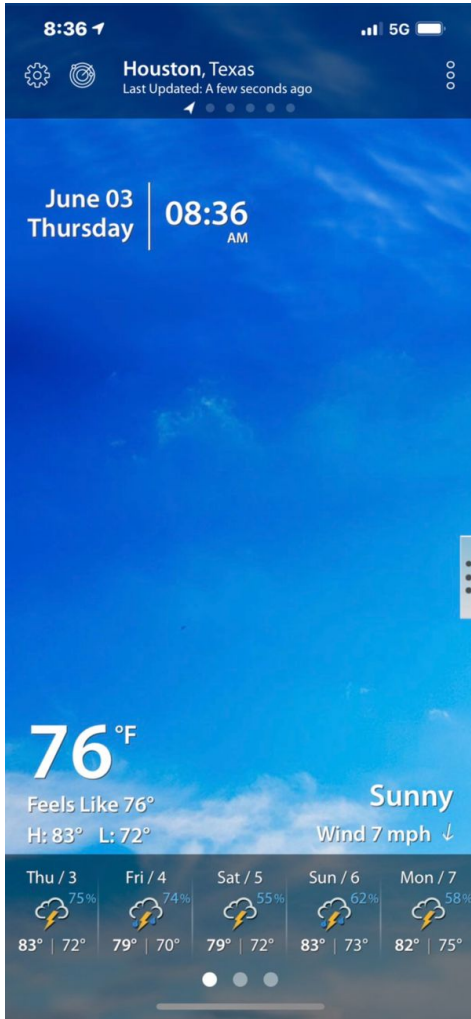
### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*In Attendance:* N/A

*Occupancy:* Furnished, Occupied

*Style:* Townhome

*Temperature (approximate):* 76 Fahrenheit (F)



*Type of Building:* Townhouse

*Weather Conditions:* Clear

*Access Provided By:* :  
Supra-key or Key Code

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I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

**A. Foundations**

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

*Comments:*

(An opinion on performance is mandatory): This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concerns exist about the potential for future movement. At the time of inspection there was no evidence of excessive movement or structural failure observed at this time.

*Note:*

Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.

*Foundations Townhomes/Condominium :*

Major components such as the foundation may be covered by the HOA (home owners association) of the property. If any issues are detected during the inspection seek confirmation from the HOA about possible repairs before making a decision whether to proceed forward with the purchase or not.

**1: Foundation Cracks - Minor**

**➡ Recommendation**

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend structural engineer if more serious shifting/displacement occurs.

[Here is an informational article](#) on foundation cracks.

Recommendation: Contact a qualified professional.



Rear

**B. Grading and Drainage**

*Note:*

Foundation area surface and/or subsurface drains are not inspected.

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

I	NI	NP	D
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*Comments:*

Proper drainage is defined as grass and landscaping in place to move water away from foundation and have no low spots to allow pooling next to foundation.

**1: Splash Blocks**

🔴 Recommendation

Observed missing splash blocks at gutter downspouts. Recommend installing splash blocks to prevent possible localized erosion in soil under the foundation.

Recommendation: Contact a handyman or DIY project



Left side

**C. Roof Covering Materials**

*Types of Roof Covering:* Asphalt

*Viewed From:* Drone

*Comments:*

This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations. If any concern exists about the roof covering life expectancy or the potential future problems, a roofing specialist should be consulted.

*Note:*

Not all roofs are walked on during the inspection due to height, slope of roof, type of roofing material, weather and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, etc.) affect all roofing materials day to day. Periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

*Note:*

We recommend that a professional roofing contractor evaluate all roof covering materials and inspect all roof penetrations to ensure no leakage is occurring and that proper sealing of all roof penetrations is achieved.

*Townhomes/Condominium:*

Major components such as roof coverings may be covered by the HOA (home owners association) of the property. If any issues are detected during the inspection seek confirmation from the HOA about possible repairs before making a decision.

**D. Roof Structures & Attics**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*Viewed From:* Attic -  
Entered the attic.

*Approximate Average Depth of Insulation:* 12 R-Value -

[Here is an informational article](#) about how much blown in insulation is sufficient for most attics.



Attic

*Comments:*

This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

*Townhomes/Condominium:*

Major components such as roof structures/attics may be covered by the HOA (home owners association) of the property. If any issues are detected during the inspection seek confirmation from the HOA about possible repairs before making a decision.

**1: Missing Insulation- Attic Stairway**

**➔ Recommendation**

Observed missing insulation on attic stairway. Attic stairways should have an insulated cover to help prevent energy loss.

Recommendation: Contact a handyman or DIY project

I	NI	NP	D
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3rd Floor- attic

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

*Comments:*

The inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

*Townhomes/Condominium:*

Major components such as exterior walls may be covered by the HOA (home owners association) of the property. If any issues are detected during the inspection seek confirmation from the HOA about possible repairs before making a decision whether to buy or not.

*Home Furnishings/Decorations/Stored Items:*

Occupied homes that are fully furnished will impede in the overall inspection process. Furnishing, decorations and stored items are not moved by the inspector during an inspection and therefore anything that coincides with a certain inspection item can not be fully viewed, operated or inspected.

**1: Vegetation on Exterior Walls**

**🚫 Recommendation**

Observed vegetation making contact with exterior walls. Vegetation that is making contact with the surface of exterior walls is detrimental to exterior siding performance.

Recommendation: Contact a qualified landscaping contractor



I	NI	NP	D
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Front

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### 2: Exposed Vapor Barrier

🚫 Recommendation

Observed exposed vapor barrier behind siding. Vapor barrier should be trimmed evenly with siding material to prevent moisture puddling and potentially wicking into siding material.

Recommendation: Contact a handyman or DIY project



Left side

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### 3: Deteriorating Caulk

🚫 Recommendation

Observed deteriorating caulk in one or more locations. Deteriorating caulk, over time, will allow moisture penetration. Recommend repairing affected areas to prevent further issues.

Recommendation: Contact a handyman or DIY project

I	NI	NP	D
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Left side



3rd Floor suite

**F. Ceilings and Floors**

*Comments:*

This inspection covers deficiencies of the ceiling and floors related to structural performance or water penetration.

*Home Furnishings/Decorations/Stored Items:*

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

*Comments:*

Where deteriorated caulk/mortar joints and/or moisture damage are notated as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

*Home Furnishings/Decorations/Stored Items:*

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**1: Door Doesn't Latch**

**Recommendation**

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation: Contact a qualified handyman.

I	NI	NP	D
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3rd Floor suite

## 2: Missing Doorstop

### 🚫 Recommendation

Observed missing door stops in one or more locations.

Recommendation: Contact a handyman or DIY project



1st Floor Bathroom



Master Bedroom- closet



Balcony doors

I	NI	NP	D
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3rd Floor suite

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### 3: Keyed Deadbolt/Lock

⚠ Safety Hazard

Observed a keyed deadbolt/lock on door. This poses a safety hazard due to impeding egress.

Recommendation: Contact a handyman or DIY project



Front door



Office door

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### 4: Defective Door Lock

🔴 Recommendation

Observed door lock in one or more locations not effectively locking/unlocking

Recommendation: Contact a handyman or DIY project

I	NI	NP	D
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Balcony door

### 5: Door Operation

🟡 Recommendation

Observed door(s) not closing properly when tested. Doors not opening and closing properly could be from the home settling, painting of door and frame or the door needs adjusting.

Recommendation: Contact a qualified professional.



Front door

H. Windows

*Note:*

Only accessible windows are inspected. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of inspection and no warranty is implied.

*Comments:*

This inspection covers the presence and condition of windows and screens.

*Home Furnishings/Decorations/Stored Items:*

I	NI	NP	D
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**1: Missing/Damaged Screen(s)**

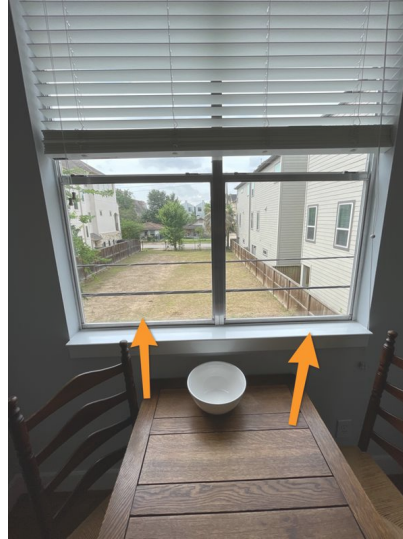
🔴 Recommendation

Observed one or more windows with damaged or missing window screens.

Recommendation: Contact a qualified window repair/installation contractor.



3rd Floor suite



Breakfast area

**2: Window(s) not Functioning Properly**

🔴 Recommendation

Observed one or more windows not opening properly. Window(s) spring balance not functioning as intended or needs adjustment. Recommend a qualified professional to further evaluate.

Recommendation: Contact a qualified professional.



3rd Floor suite



Breakfast area

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**I. Stairways (Interior and Exterior)**

*Comments:*

This inspection will note deficiencies in steps, stairways, landings, guardrails, and handrails. For proper spacing between balusters, spindles, or rails for steps stairways, guards and railings.

**J. Fireplaces and Chimneys**

*Comments:*

This inspection covers the visible components and structure of the fireplace and chimney.

*Manually Lit Pilot:*

Pilot was not lit at time of inspection. Unable to verify if functioning properly at time of inspection.

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

*Note:*

For safety reasons wood decks and stairs should be checked frequently for loose boards, screws and/or nails.

*Comments:*

All cement slabs (garages, porches, patios, driveways, home under floor coverings) can have small surface cement cracks. Generally these cracks are less than 1/8 inch wide are are shrinkage cracks.

I	NI	NP	D
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## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

This inspection covers the service entrance wiring, electrical panels and subpanels.

*Electrical Service:*

See comment(s) under photo(s).



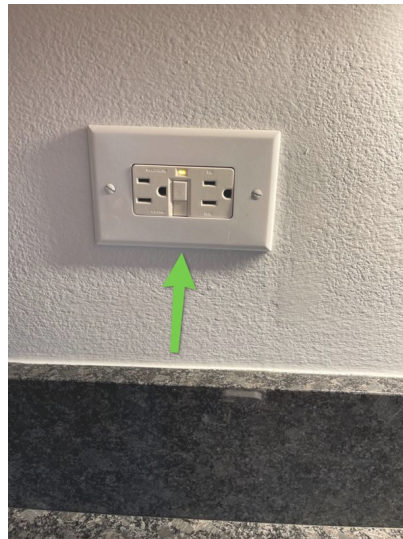
Electrical service to home is 150amps

*GFCI Circuits:*

See comments under photos



Master bathroom GFCI reset switch is interconnected to all bathroom GFCI outlets



GFCI reset to right of refrigerator is interconnected to 3 GFCI outlets to right of switch



**1: Double-Tapped Neutral Wires**

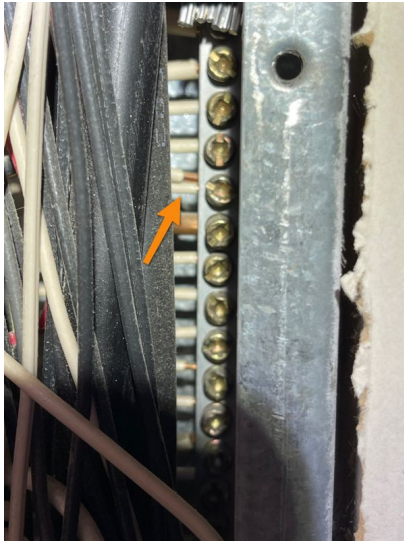
**Recommendation**

Observed double tapped neutral wires on neutral bus bar, each neutral should have it's own terminal. While this may be a common defect this should be addressed the next time the electrical panel is serviced.



I	NI	NP	D
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Recommendation: Contact a qualified electrical contractor.



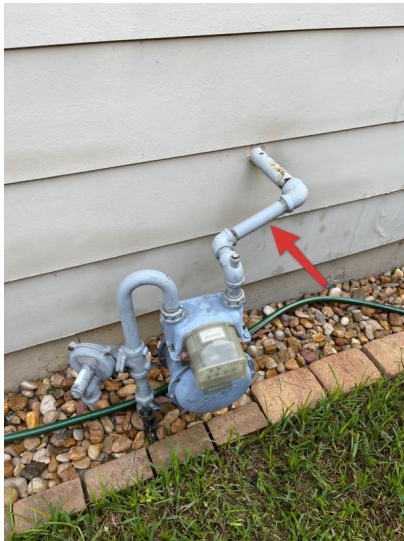
Garage

## 2: Gas Piping not Bonded

⚠ Safety Hazard

The gas piping system is not bonded to the grounding electrode system. This house may predate these standards. Where metal piping servicing the house is capable of being energized, it should be bonded to the grounded electrode system.

Recommendation: Contact a qualified electrical contractor.



Rear

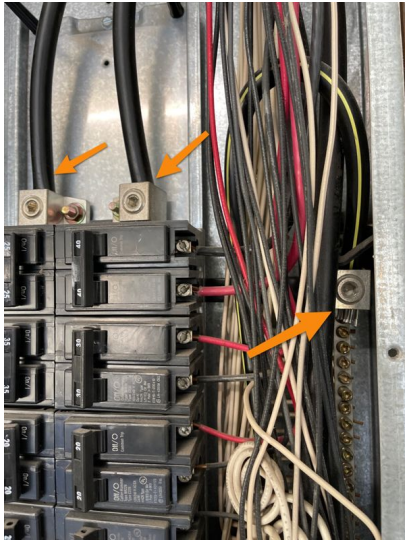
## 3: No Anti-Oxidant

🟡 Recommendation

Observed missing anti-oxidant grease on aluminum service entrance conductors

Recommendation: Contact a qualified electrical contractor.

I	NI	NP	D
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Garage

#### 4: Improper Breaker

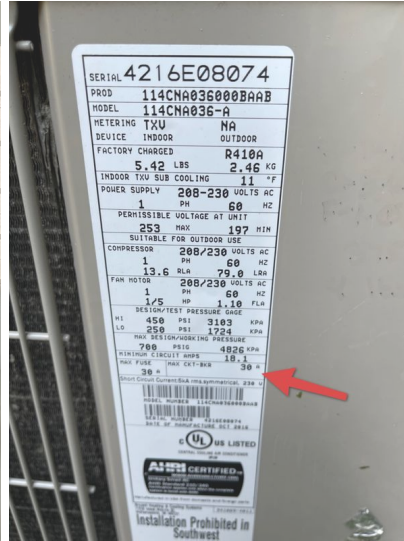
⚠ Safety Hazard

Observed wrong capacity breaker for one or more circuits. Recommend a qualified electrical professional to further evaluate.

Recommendation: Contact a qualified electrical contractor.



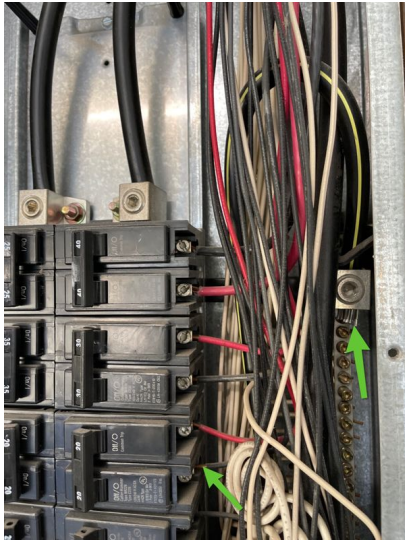
Max breaker 30amp, 35amp installed



Rear- Bryant condenser

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

I	NI	NP	D
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Garage

*Comments:*

This inspection covers electrical receptacles, switches and fixtures.

*Photocell/Low-voltage Lighting:*

Lights and equipment activated by photocell switches were not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection.

*Home Furnishings/Decorations/Stored Items:*

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**1: Open Ground**

🚫 Recommendation

Observed open ground on one or more outlets. Outlets installed in homes built in the early 60's - 70's were wired with two wires and didn't require a grounding wire. Recommend consulting an electrical contractor for further evaluation.

[Here is an informational article](#)

Recommendation: Contact a qualified electrical contractor.

I	NI	NP	D
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Right side of refrigerator

## 2: Missing GFCI Labels

### 🚫 Recommendation

Observed missing GFCI labels at one or more outlets.

Recommendation: Recommended DIY Project



Garage



1st Floor Bathroom



Master Bathroom

I	NI	NP	D
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3rd Floor suite bathroom



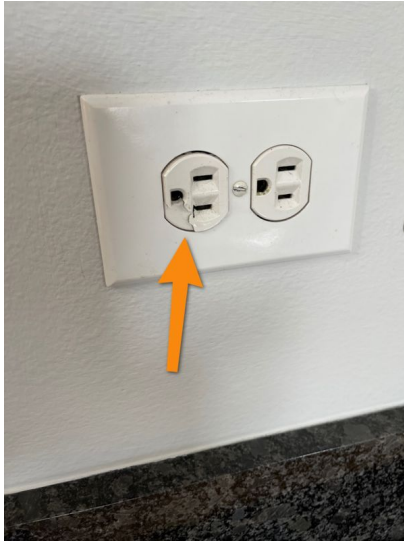
Kitchen x8

### 3: Damaged Electrical Outlet

🚫 Recommendation

Observed one or more outlets damaged/inoperable when testing. Recommend a licensed electrical contractor to further evaluate.

Recommendation: Contact a qualified electrical contractor.



Kitchen right side of bar- damaged

### 4: Bubble Cover

🚫 Recommendation

Observed missing bubble cover at one or more exterior outlets. Bubble covers protect outlets from moisture more effectively when they are in use than flip cover protectors. Bubble covers are required on all new construction and therefore this recommendation may not apply to the current structure.

I	NI	NP	D
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Front porch



Garage



Patio



Front balcony

**5: Loose Outlet**

🔴 Recommendation

Observed loosely fastened outlet.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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Garage



3rd Floor suite bathroom

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

**A. Heating Equipment**

*Type of Systems:* Gas-Fired Heat, Forced Air



3rd Floor



1st Floor



Master Bedroom



3rd Floor suite



3rd Floor suite bathroom



Kitchen



I	NI	NP	D
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Family room



Kitchen return



1/2 bath



1st Floor



1st Floor

*Energy Sources: Natural Gas*



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

I   NI   NP   D

Rear

*Comments:*

If deteriorated or missing sealant, missing refrigerant line insulation, or evidence of previous or current leaks are notated as deficient within HVAC systems, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

*Note:*

We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters and proper airflow is not included in this inspection. Only the Emergency Heat mode, if available, is checked on heat pump systems when the outside temperature is above 80°F.

**B. Cooling Equipment**

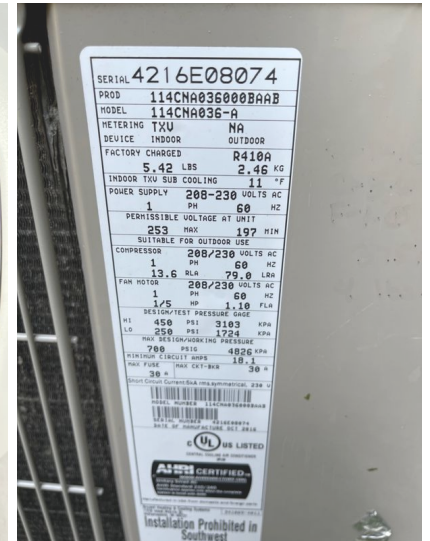
*Type and Year Manufactured:* Central Air Conditioner -  
See comment(s) under photo(s).



3rd Floor



1st Floor



Bryant- Manufactured in October 2016



Lennox- Manufactured in May 2003



1st Floor bedroom



1st Floor Bathroom

I	NI	NP	D
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1st Floor



Family room



Kitchen



Breakfast area



Master Bedroom



Master Bathroom

*Comments:*

The Texas Real Estate Commission estimates the typical life span of HVAC systems to be 15-20 years of service. This may vary from system to system depending on level of use and recommended maintenance performed during the life of the system.

*Note:*

We recommend the cooling system be completely serviced before each cooling season and the primary condensate drain line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. Cooling equipment is not checked when the outside temperature is below 60°F because of possible damage to compressor.

**1: Missing Float Switch**

🟡 Recommendation

Missing drain pan float switch on secondary drain pan.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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[Here is an informational article about float switches](#)

Recommendation: Contact a qualified HVAC professional.



Attic- right side unit

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

*Comments:*

This inspection covers the condition of the visible ducts, vents, fans and filters. Supply and return air is checked with infrared thermometers at various registers for temperature consistency.

I	NI	NP	D
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### IV. PLUMBING SYSTEMS

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

*Location of Water Meter:* Unable to locate

*Location of Main Water Supply Valve :* Main Level



Inside garage right wall

*Static Water Pressure Reading:* 50



Left side of garage

**Note:**

Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls in or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water purification systems are not inspected. Laundry equipment is not operated to check drain system.

**Comments:**

This inspection covers the type and condition of all accessible and visible water supply components.

**Home Furnishings/Decorations/Stored Items:**

I	NI	NP	D
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**1: Missing Backflow Preventer**

🚫 Recommendation

Observed hose bibb without backflow preventer device. This device helps to stop and prevent contaminated water, contaminants and chemicals from entering into the water supply. (rear also)

Recommendation: Contact a handyman or DIY project



Rear



Sample

**2: Hose Bibb Insulation**

🚫 Recommendation

Observed missing insulation on hose bibb.

Recommendation: Contact a handyman or DIY project



Rear

I	NI	NP	D
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**B. Drains, Wastes, & Vents**

*Note:*

Only visible and accessible waste lines are checked.

*Comments:*

This inspection covers the condition of all accessible and visible waste-water and vent pipes.

**1: Missing Sealant**

🔴 Recommendation

Observed missing or deteriorated caulk around shower pan drain.

Recommendation: Contact a handyman or DIY project



Master Bathroom

**C. Water Heating Equipment**

*Type and Year Manufactured:* Gas -  
See comment(s) under photo(s).

[Here is an informational article on life expectancy of a water heater.](#)

I	NI	NP	D
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Rheem- Manufactured in May 2011

Capacity: 50 Inaccessible



Attic

*Comments:*

This inspection covers the water heating equipment and its temperature and pressure relief system.

**1: Annual Maintenance Flush Needed**

Maintenance Item

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

[Here is a DIY link to help.](#)

Recommendation: Contact a qualified plumbing contractor.

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**2: Draft Hood**

Safety Hazard

Water heater draft hood(s) inadequately secured (missing screws) to unit. Improperly installed draft hoods can allow carbon monoxide gases from water heater to backdraft into home.



I	NI	NP	D
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Recommendation: Contact a qualified professional.



Attic

**3: TP&R Valve Stuck**

**▲ Safety Hazard**

The TP&R valve was stuck in the closed position when attempting to test. This may indicate a buildup of sediment in the valve and prevent proper operation. Further evaluation/repair by a licensed plumber is advised.

Recommendation: Contact a qualified plumbing contractor.



Attic

**D. Hydro-Massage Therapy Equipment**

*Comments:*

This inspection covers built-in hydrotherapy and whirlpool equipment.

<b>I</b> <b>NI</b> <b>NP</b> <b>D</b>
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I	NI	NP	D
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### V. APPLIANCES

**A. Dishwashers**

*Comments:*

This inspection of the dishwasher covers the door gasket, control knobs, and interior parts; including the dish tray, rollers, spray arms, and he soap dispenser.

**B. Food Waste Disposers**

*Comments:*

This inspection covers the splash guard, grinding components, and exterior.

**C. Range Hood and Exhaust Systems**

*Comments:*

This inspection covers the filter, vent pipe and switches as well as operation of the blower.

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

*Comments:*

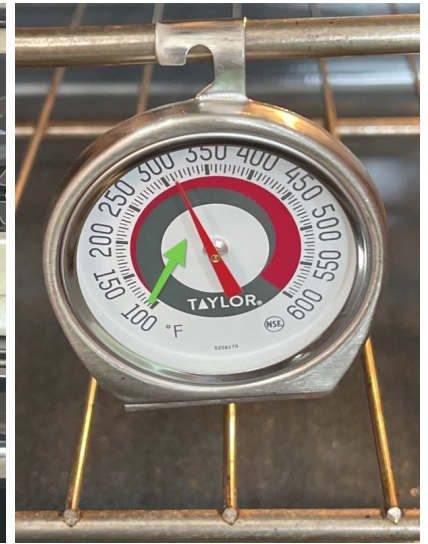
This inspection of the range, oven, cooktops, covers knobs, elements, drip pans, handles, glass panels, light covers and other parts.



Kitchen



Kitchen



Kitchen

**1: Temp Variance**

🚫 Recommendation

Oven not heating within  $\pm 25^{\circ}\text{F}$ . This could be caused by a faulty temperature sensor or a temperature sensor that is touching the wall of the oven.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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Oven set at 350 degrees, temp readings 310 degrees

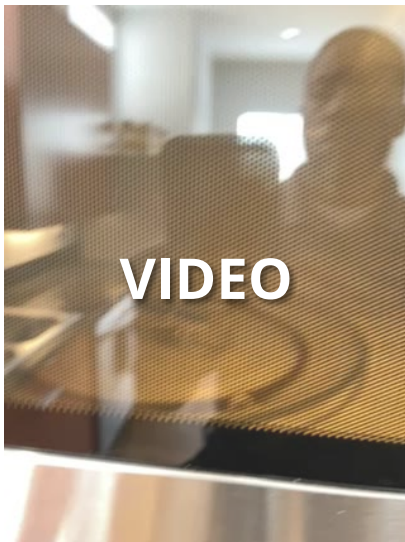
**E. Microwave Ovens**

*Note:*

Microwave ovens are not checked for radiation leakage.

*Comments:*

This inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door and seals.



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

*Comments:*

This inspection will cover the the operation of the unit, observing sound, speed and vibration level.

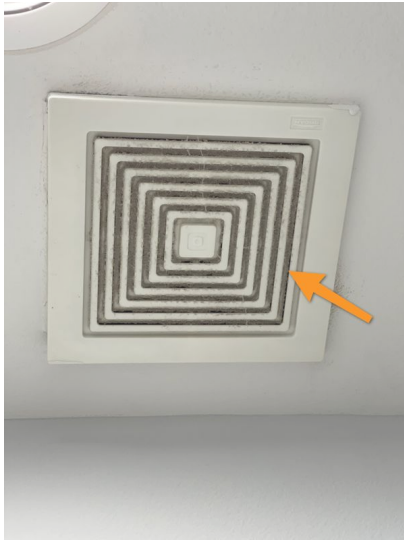
**1: Dirty Exhaust Vent**

🟡 **Recommendation**

Observed dirty exhaust vent in one or more areas

Recommendation: Contact a handyman or DIY project

I	NI	NP	D
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Master Bathroom- toilet room

**G. Garage Door Operators**

*Comments:*

This inspection will cover the condition of the main unit, operate the unit if possible and inspect the systems safety features.

**1: Locking Mechanism**

🔴 Recommendation

Garage door locking mechanism not disabled with installation of open door operator.

Recommendation: Contact a handyman or DIY project



Garage

**2: Auto Reverse Sensor Not Working**

🚨 Safety Hazard

The auto reverse sensor/mechanism was not responding at time of inspection. Garage door should automatically reverse when moving downward and coming in contact with an object. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace or adjust

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Recommendation: Contact a qualified garage door contractor.

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**3: Motion Sensors**

**▲ Safety Hazard**

Observed inoperable motion sensors when testing garage door.

Recommendation: Contact a qualified garage door contractor.

**H. Dryer Exhaust Systems**

*Note:*

Laundry equipment is not moved to check vents

*Comments:*

This inspection will cover the condition and operation of the unit.