

## Inspection report items with photos:

### 1: Shingles: Tree Branches in Close Proximity of Roof

🔧 Maintenance Item

Front Exterior

Tree limbs are in close proximity of the roof covering. Branches should be trimmed away, at minimum 6 feet, to prevent contact with the roof structure and components.

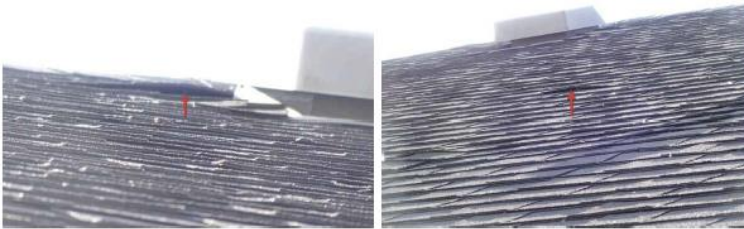
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### 2: Shingles - Lifted

🔴 Recommendation

Left Slope

Shingle are lifted, secure and seal as needed.



### 3: Flashing - Lifted Vent Flashing

🔴 Recommendation

Rear Exterior

Lifted vent flashings may allow for water penetration. Secure and seal as needed.



## Inspection report items with photos:

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### 4: Fasteners - Exposed Flashing Nails

🔧 Maintenance Item

Random Areas

Exposed flashing nails should be properly secured and sealed to prevent water penetration.

**D. Roof Structures and Attics**

*Viewed From:* Attic, Decked Areas of the Attic

*Approximate Average Depth of Insulation:* 10 Inches, 12 Inches, 14 Inches

*Type of Insulation Material:* Blown Fiberglass

*Attic Access Method:* Pull Down Ladder(s)

*Type of Attic/Roof Ventilation:* Roof & Soffit Vents - None

*Limited Access: 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: Attic Ladder - No Seal

🔧 Maintenance Item

Noted a visible gap at the attic access door. This may compromise the fire break between the attic and the home. This may be considered a safety hazard.

Note: This may also allow unconditioned air from the attic to penetrate the living area of the home.

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## 2: Roof Deflection

🔴 Recommendation

Right Slope

Deflection was observed in the roof decking indicating possible decking/framing issues under the shingles.

Attic framing and decking appear to be functioning as intended, if further evaluation is desired consult with a qualified contractor.



## Inspection report items with photos:



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### 4: Overflow Pan - Rust Proof Pan Recommended

#### 👉Recommendation

Rust was observed in overflow pan, possibly due to prior leak. No signs of leaks were observed at time of inspection. Recommend evaluation and rust proofing or replacement of pan to ensure proper function.

## C. Duct Systems, Chases and Vents

### 1: Ducts - Resting On Each Other

#### 👉Recommendation

Insulation should be placed between a/c ducting sections to create a barrier between the ducting and prevent condensation build-up at the ducting.



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### 2: Ducts: Not Sealed @ Plenum

#### 🔧Maintenance Item

The flex duct connections at the plenum and return do not appear to have been sealed per the manufacturer's specifications. When these connections are not sealed, air leakage may occur, reducing the energy efficiency of the HVAC system.



## Inspection report items with photos:

### 7: Gas Meter - Rust @ Service

#### 🔴Recommendation

Rusting was observed on the gas service line from the meter into the home. Proper preparation and paint is recommended to prevent further deterioration, or if further evaluation is desired, consult with a qualified plumber.

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### 8: Gas Line - No Proper Ground/Bond

#### 🔵Maintenance Item

The gas piping did not appear to be properly grounded. Grounding connection may be concealed/not visible. Evaluate and remedy as needed

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### 9: Back Flow - Defective

#### 🔵Maintenance Item

Left Exterior

Backflow preventer appears to be defective, replacement or repair a backflow is recommended.

## B. Drains, Waste and Vents

### 1: Drains - Slow

#### 🔴Recommendation

Hall Bathroom Sink

Slow drainage was indicated. The cause could not be determined. Recommend cleaning the drain line and re-evaluating or having a qualified contractor evaluate.



## Inspection report items with photos:



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### 2: Flue - No 1" Clearance

#### 👉Recommendation

Vent pipe does not have the required 1" clearance between vent pipe and combustible materials in the attic (hazard).



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### 3: Flue - Ceiling Collar Loose/Missing

#### 👉Recommendation

A vent pipe ceiling collar should be installed securely to the ceiling around the vent pipe.



## Inspection report items with photos:

### 1: Greasy Kitchen Filter

🔧 Maintenance Item

Grease build-up was observed on the kitchen exhaust filter (hazard); clean and/or replace as needed.



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### 2: Damaged Filter

🔧 Maintenance Item

Kitchen exhaust fan filter is damaged and or bent, evaluating rabbit is needed. Filter appears to be functioning as intended

## E. Microwave Ovens

*Functioning:* **Note:** The microwave is functioning as intended. Timers are not operated. Unit is tested for heating only on the "high" temperature setting.

### 1: Rust Inside Microwave

🔴 Recommendation

Rusting was observed inside the microwave. The unit was not operated due to risk of further damage.



## Inspection report items with photos:

### 2: Missing Rack

🔧 Maintenance Item

Interior microwave rack was missing at the time of inspection. Remedy as needed.

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

[ NI NP D



### 3: Handle/Damaged

🔧 Recommendation

The microwave door handle is damaged. Remedy as needed.



## Inspection report items with photos:

### G. Garage Door Operator(s)

*Opener Functioning:* **Note:** The garage overhead door opener(s) function as intended.

#### 1: Vehicle Door - Damaged/Dented

👉 **Recommendation**

Damaged/dented garage door panels were observed. Repair or replacement of panel is recommended.

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= Not Inspected NP = Not Present D = Deficient

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#### 2: Noisy

👉 **Recommendation**

The garage door was noisy when tested, further evaluation/maintenance is recommended.

#### 3: Weather Stripping: Damaged

👉 **Maintenance Item**

Weather stripping at the base of the garage door is deteriorated and or missing. Remedy as needed





## Inspection report items with photos:

having a qualified contractor evaluate or have the owner verify that the sprinkler system functions properly.



### **1: Rain Gauge - Not Observed**

#### **🔗Recommendation**

The inspector could not locate a rain gauge for the irrigation system. Either identify the sensor location or installation of a rain gauge is recommended.

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