



RESIDENTIAL INSPECTION REPORT

2111 N Galveston Ave
Pearland TX 77581



Inspector

Ryan Pope

TREC #23428, FAA Cert#4218416, TPCL#0809155

(281) 484-8318

office@inspectorteam.com



Agent

Alexandria Jack

RE/MAX Legacy Living

832-233-6609

alexandria.jack@theoniyagroup.com



PROPERTY INSPECTION REPORT

Prepared For: Kimberly Baker

(Name of Clients)

Concerning: 2111 N Galveston Ave, Pearland TX 77581

(Address or Other Identification of Inspected Property)

Ryan Pope - TREC #23428, FAA Cert#4218416,

By: TPCL#0809155

(Name and License Number of Inspector)

06/07/2021 3:00 pm

(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: Buyer, Buyer Agent

Occupancy: Vacant

Weather Conditions: Clear

Temperature (approximate): 88 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 = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
----------	-----------	-----------	----------

I. STRUCTURAL SYSTEMS

General Photos of Structure:



General Photos of Roof Covering:



General Photos of Fireplaces:

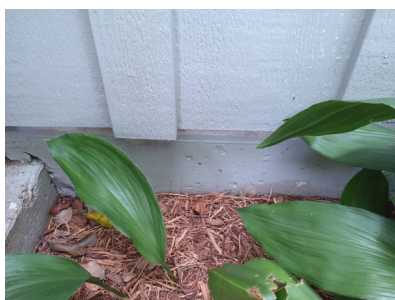
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
----------	-----------	-----------	----------



A. Foundations

Type of Foundation(s): Slab on Grade



Comments:

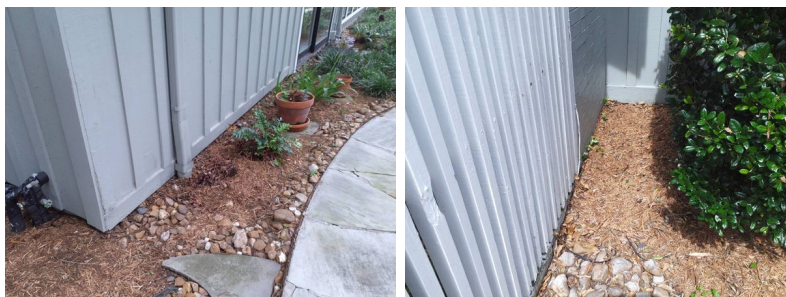
Performance Opinion: Further Evaluation is Recommended:

Further evaluation by a licensed structural engineer and/or a foundation contractor is recommended.

Note: The statements included in this report regarding the foundation are the inspector's OPINION. If buyer desires a second opinion or further analysis a foundation company or structural engineer should be contacted

Parts of the slab not visible:

Parts of the slab facing were not visible due to high soil, heavy foliage, and/or debris against the house.



1: Slab: Cracks - Minor

[*Maintenance Item/Note*](#)

Minor cracking was noted at the foundation. This is common as concrete ages. Shrinkage surface cracks are normal with no typical structural implications. Monitoring for more serious shifting or displacement is recommended.

Recommendation: Recommend monitoring.

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

I	NI	NP	D
---	----	----	---

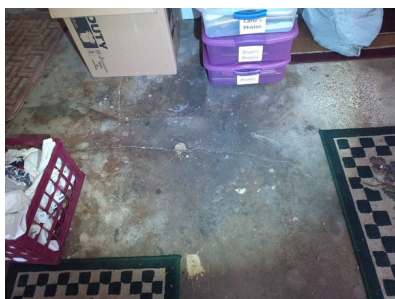


2: Slab: Cracks

🔴 Recommendation

Cracking was noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Evaluation and recommendation of a course of action/remedy by a licensed structural engineer is recommended.

Recommendation: Contact a qualified structural engineer.



B. Grading and Drainage

Comments:

1: Grading & Drainage: Uneven/Cracked Driveway

🔴 Recommendation

Uneven or Cracked driveways can be a trip hazard.

Recommendation: Contact a qualified professional.



2: Gutters & Downspouts: Missing Splash Blocks

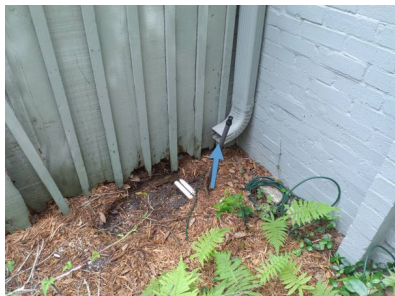
🔵 Maintenance Item/Note

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

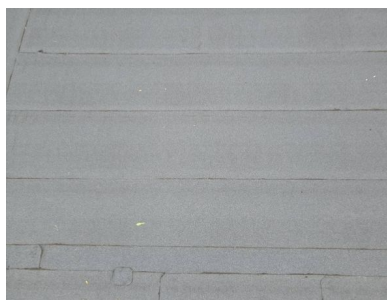
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
----------	-----------	-----------	----------



C. Roof Covering Materials

Types of Roof Covering: Composition Shingles, Roll Roofing



Viewed From: Drone, The ground



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.



2: Debris on roof

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

I	NI	NP	D
----------	-----------	-----------	----------

🚫 Recommendation

Multiple Locations

Debris was present on roof surface. The condition of the roof covering underneath could not be determined. Removal of debris and evaluation of the roofing materials underneath is recommended.

Recommendation: Contact a qualified professional.

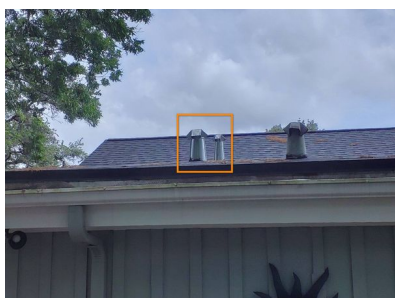


3: Flashing: Unpainted Materials

🚫 Recommendation

Roof materials were not painted (flashings, roof jacks). This can help extend the life of the flashing material, but also helps maintain a consistent look with other roofing materials. Remedy as needed.

Recommendation: Contact a qualified roofing professional.



D. Roof Structure and Attic

Viewed From: Attic, Decked areas of attic

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

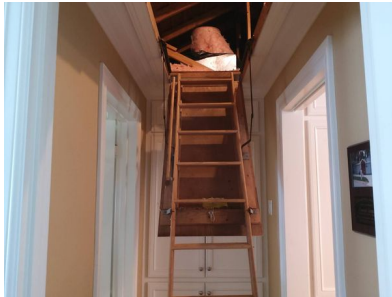
I	NI	NP	D
----------	-----------	-----------	----------



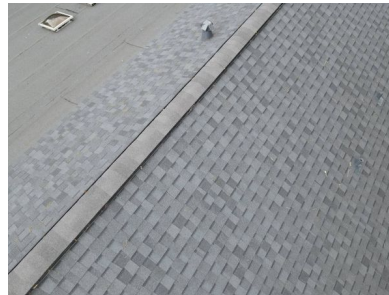
Approximate Average Depth of Insulation: 12 Inches

Comments:

Attic Access Method: Pull down ladder(s)



Type of Attic/Roof Ventillation: Soffit vent



Type of Insulation Material: Batt Fiberglass



Only accessible areas were entered:

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

I	NI	NP	D
----------	-----------	-----------	----------

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.

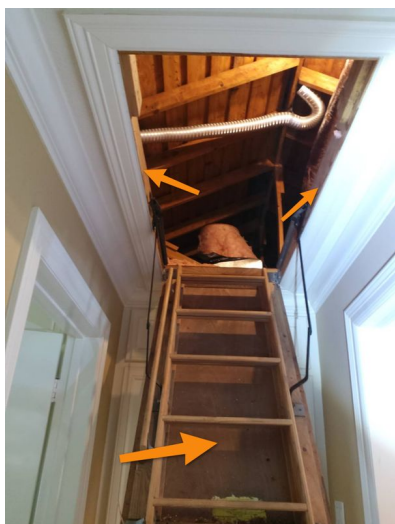


2: Pulldown stairs/ladder: Not insulated or weatherstripped

🚫 **Recommendation**

The ladder door was not insulated or weatherstripped. This can lead to increased energy loss. Remedy as needed.

Recommendation: Contact a qualified professional.



3: Insulation: Voids

🚫 **Recommendation**

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.

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

I	NI	NP	D
---	----	----	---



4: Insulation: Improper Installation

🔴 Recommendation

Attic insulation was improperly installed. Evaluation and repair by a qualified insulation contractor is recommended.

Recommendation: Contact a qualified insulation contractor.



E. Walls (Interior and Exterior)

Comments:

1: Exterior: Seal Wall Fixtures

🔵 Maintenance Item/Note

Electrical Distribution Panel(s), Service Panel(s) - Fixtures/Electrical boxes were not properly sealed. Remedy as needed.

Note: Modern building practices recommend sealing around components that are mounted on or pass through the exterior wall to limit moisture intrusion.

Recommendation: Recommended DIY Project



2: Exterior- Siding: Siding too close to roof surface

🔴 Recommendation

The siding does not adequately clear the roof surface. Installation guidelines generally require 1-2 inches of clearance between the siding and the roof covering. Evaluate and remedy as needed.

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

I	NI	NP	D
----------	-----------	-----------	----------

Recommendation: Contact a qualified professional.



3: Exterior: Foliage Too Close

🚫 Recommendation

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

Recommendation: Contact a qualified professional.



4: Exterior: Siding or brick is too close to grade

🚫 Recommendation

Multiple Locations

Siding should be a minimum of 6 inches above finished grade. Brick and stone should be a minimum of 4" above grade. Remedy as needed.

Recommendation: Contact a qualified professional.



5: Evidence of Wood Rot

🚫 Recommendation

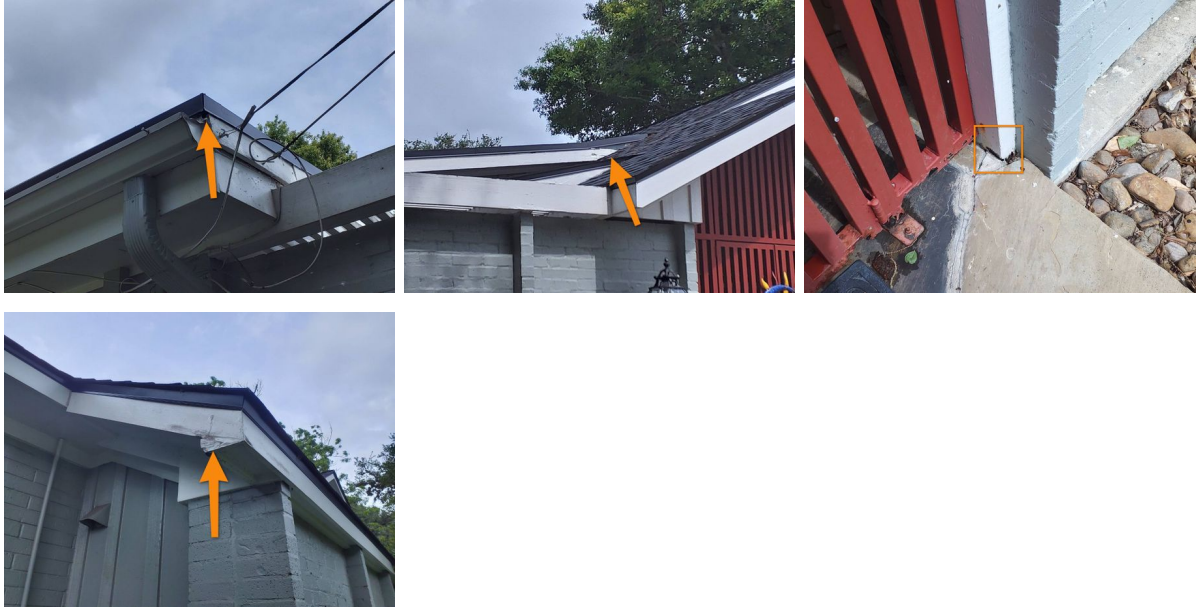
Multiple Locations

Repair or replace rotted areas to prevent moisture/pest intrusion.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
---	----	----	---



F. Ceilings and Floors

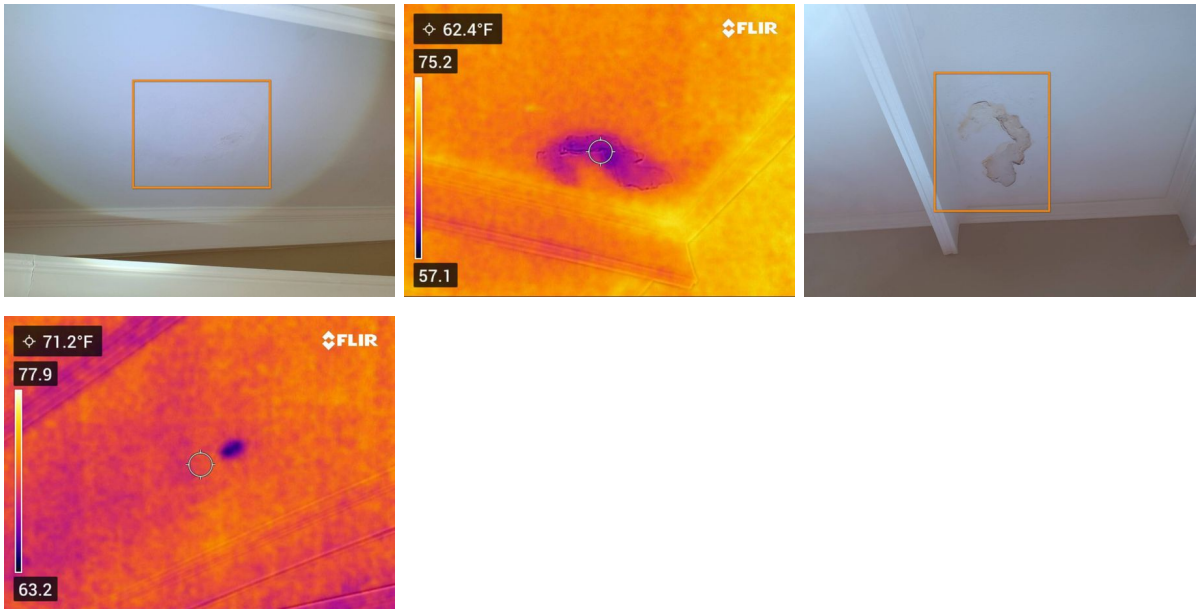
Comments:

1: Ceiling: Evidence of Active Moisture Contact

Recommendation

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

Recommendation: Contact a qualified professional.



2: Ceiling: Evidence of Previous Moisture Contact

Recommendation

For Example: Garage

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

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

I	NI	NP	D
---	----	----	---

Recommendation: Contact a qualified professional.



3: Flooring: Water Damage

➔ Recommendation

Flooring had evidence of previous moisture contact at the time of inspection.

Recommendation: Contact a qualified professional.

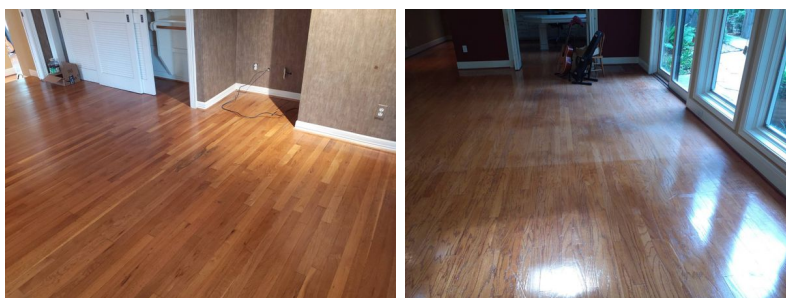


4: Flooring: Sloped

➔ Recommendation

The floor noticeably sloped. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



G. Doors (Interior and Exterior)

Comments:

1: Door: Swings Open/Closes on its Own

➔ Recommendation

For Example: Middle Bedroom
Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

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

I NI NP D



2: Door Hardware: Doesn't Latch

🔴 Recommendation

For Example: Middle Bedroom

Door did not latch properly. Handyman repair of latch and/or strike plate is recommended.

Recommendation: Contact a qualified handyman.



3: Garage Door into Living Space: Not Solid Wood or Metal

⚠️ Safety Hazard

For fire safety, the entry door from the garage into the living space should be made of solid wood or steel and be at least 1-3/8 inches thick. Evaluate and remedy as needed.

Recommendation: Contact a qualified door repair/installation contractor.



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

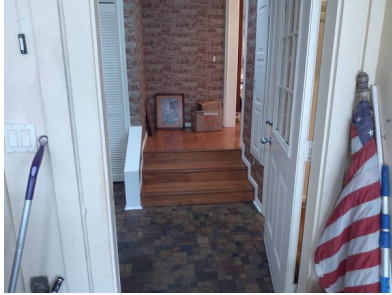
🔴 Recommendation

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

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
---	----	----	---

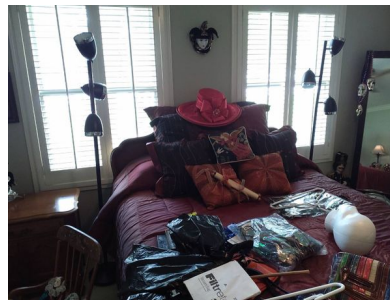


H. Windows

Comments:

Furniture/Storage items:

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



1: Missing/Damaged Screen(s)

🔴 Recommendation

Multiple Locations

One or more windows are missing a screen or had a damaged screen. Replacement of screens is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



2: Difficult Operation

🔴 Recommendation

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

I	NI	NP	D
----------	-----------	-----------	----------

Windows were not operating properly. Evaluation and remediation by a window professional is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



I. Stairways (Interior and Exterior)
Comments:

J. Fireplaces and Chimneys
Comments:

1: Damper: No clip

🔴 **Recommendation**

No apparent safety clip on the damper. Typically when gas logs are present, a safety clip must be installed on the damper to keep it from closing fully. Remedy as needed.

Recommendation: Contact a qualified professional.



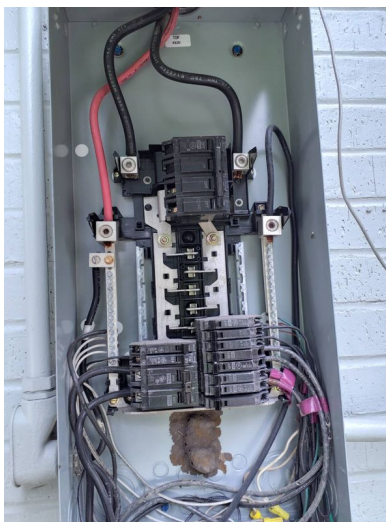
K. Porches, Balconies, Decks, and Carports
Comments:

II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:

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

I	NI	NP	D
---	----	----	---



General Infrared Photos of Distribution Panel(s):



General Photos of Grounding System(s):

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

I	NI	NP	D
---	----	----	---



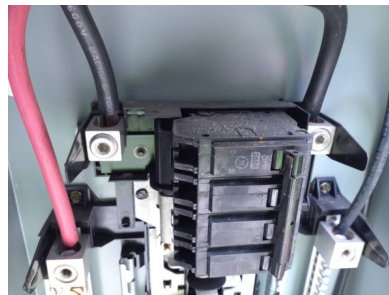
A. Service Entrance and Panels

Comments:

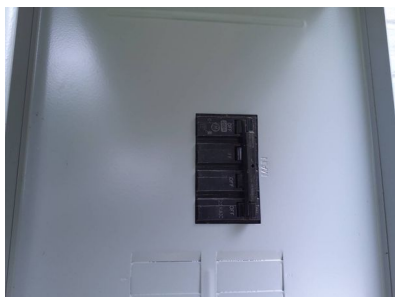
Main disconnect/service box type and location: Breakers -exterior wall



Service entrance cable location: Copper



Service size: 200 Amps



1: White Wires Not Marked

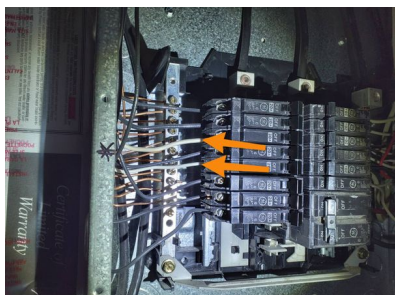
🚫 **Recommendation**

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.

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

I	NI	NP	D
---	----	----	---



2: Circuits Not Labeled

🟡 Recommendation

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

Recommendation: Contact a qualified electrical contractor.



3: Missing Wire Bushing

⚠️ Safety Hazard

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

Recommendation: Contact a qualified electrical contractor.



4: Drip Loop Inadequate

🟡 Recommendation

Inspection and remedy by a licensed electrician specialist

Recommendation: Contact a qualified professional.

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

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

I NI NP D



Comments:

Freezer in Garage - GFCI Not Tested:

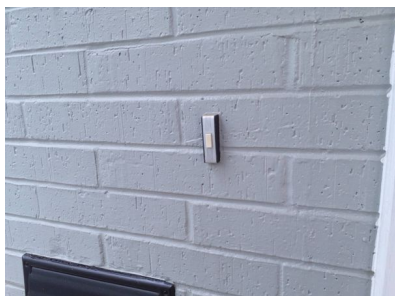
A refrigerator/freezer is in use inside garage. The GFCI outlets were not tested due to risk of power loss to the appliance.



1: Inoperable/Damaged Doorbell

🚫 **Recommendation**

Recommendation: Contact a qualified professional.



2: Smoke Detector Defective

🚫 **Recommendation**

Not present in required location -

Smoke detectors are required in all bedrooms, hallways to bedrooms, and living areas on every level of the home. These devices should be changed every 10 years for safety. Evaluate the units in the home and remedy as needed.

Note: *The inspector does not disassemble devices to check for expiration dates.*

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
---	----	----	---



3: Ceiling Fan Defects

🚫 Recommendation

Less than 7-feet above the floor -
Further evaluation is recommended.

Recommendation: Contact a qualified professional.



4: Receptacles: GFCI Protection Inadequate/Missing

🚫 Recommendation

Within 6 feet of damp or wet areas, Kitchen Countertops -
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.



5: Receptacle/Switch Covers: Missing or Damaged

🚫 Recommendation

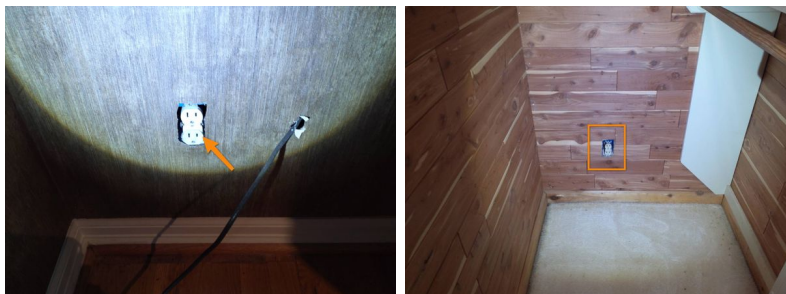
I = Inspected **NI = Not Inspected** **NP = Not Present** **D = Deficient**

I	NI	NP	D
----------	-----------	-----------	----------

For Example: Garage

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.



6: Receptacles: GFCI Does Not Trip or Reset as Designed

🚫 Recommendation

Multiple Locations

Evaluation and remedy by a licensed electrical contractor is recommended.

Recommendation: Contact a qualified professional.



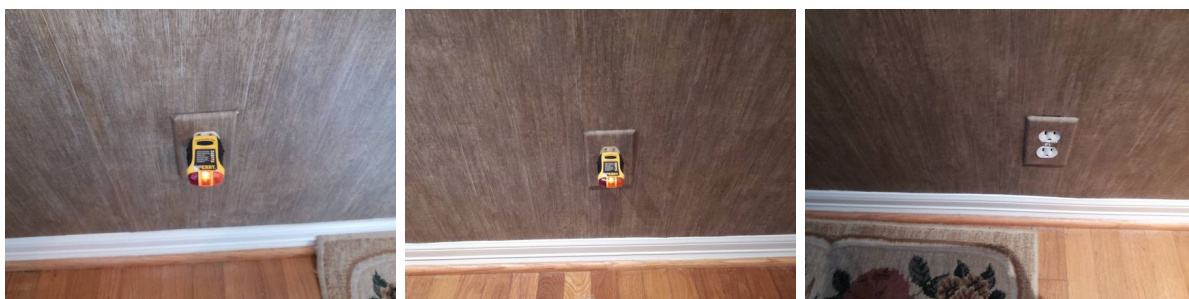
7: Receptacles: Open Ground

🚫 Recommendation

Multiple Locations

Receptacle(s) are not wired correctly. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.



8: Wiring: Extension Cord Used as Permanent Wiring

🚫 Recommendation

Extension cord are not intended to be used as permanent wiring. Evaluate and remedy as needed.

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

I	NI	NP	D
---	----	----	---

Recommendation: Contact a qualified professional.

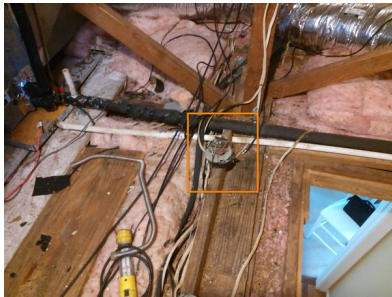


9: Wiring: Open Junction Box

➡ Recommendation

An open junction box was present. Remedy as needed.

Recommendation: Recommended DIY Project



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:

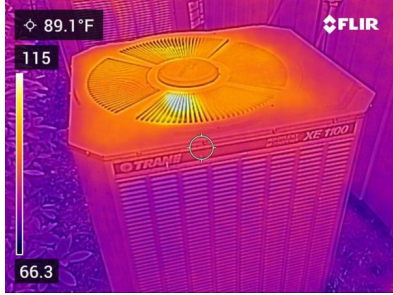


General Infrared Photos of HVAC Equipment:



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

I	NI	NP	D
---	----	----	---



-
-
-
-

A. Heating Equipment

Type of System: Furnace



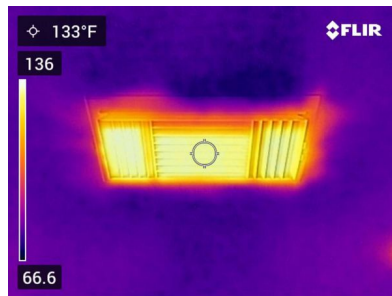
Energy Source: Natural Gas



Comments:

Heating System was Functioning:

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



1: Accessibility: No Deck/Service Platform

🚫 Recommendation

No decking or service platform from attic entrance to the HVAC equipment was present. This is necessary for servicing, replacing, or inspecting the unit. Remedy as needed.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
---	----	----	---



2: Functionality: Needs Servicing/Cleaning due to Age

🔴 Recommendation

Furnace should be cleaned and serviced due to age. It is recommended that a qualified HVAC contractor clean, service, and certify furnace.

Recommendation: Contact a qualified HVAC professional.

3: Gas piping: Missing Sediment Trap (Drip Leg)

🔴 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.

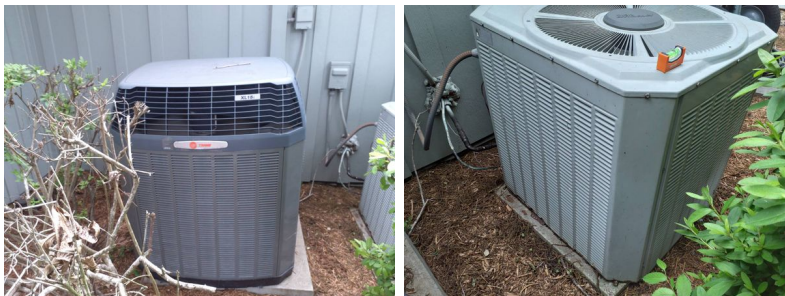
Recommendation: Contact a qualified professional.



-
-
-
-

B. Cooling Equipment

Type of System: Central Air Conditioner



Comments:

Cooling System was Functioning:

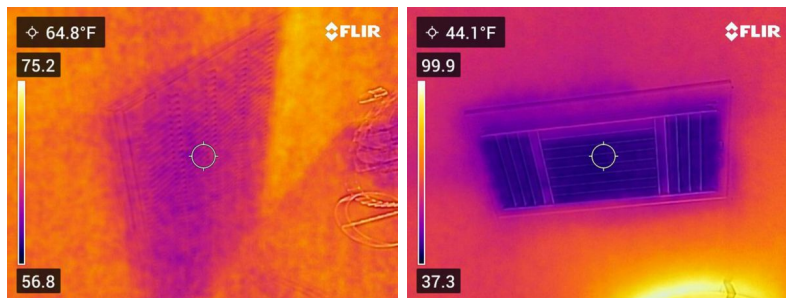
The Cooling System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.

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

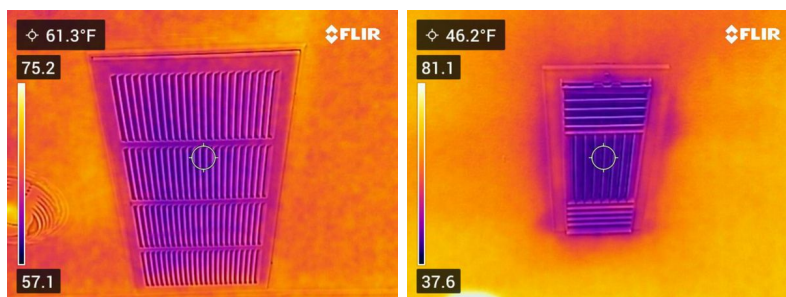
I	NI	NP	D
---	----	----	---



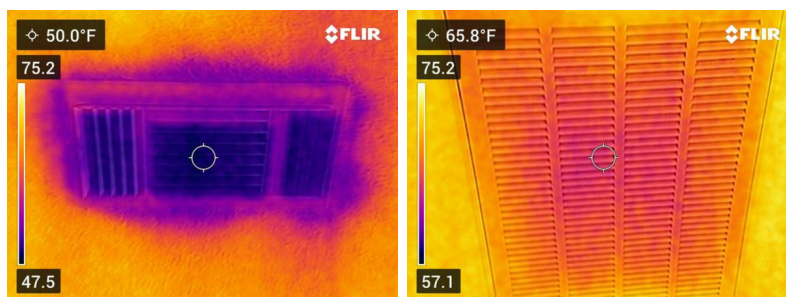
Temperature difference (delta) - First Floor Left: 21°



Temperature difference (delta) - First Floor Middle: 15°



Temperature difference (delta) - First Floor Right: 16°



1: Accessibility: Inadequate / No Decking to A/C

➔ Recommendation

Adequate decking was not present from the attic entrance to the HVAC equipment. This is necessary for servicing the unit and safety. Remedy as needed.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
----------	-----------	-----------	----------



2: 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.



3: Condenser: Heavy foliage

🔧 Maintenance Item/Note

Heavy foliage should be removed from around condensing unit. Remedy as needed.

Recommendation: Recommended DIY Project



4: 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.

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

I	NI	NP	D
---	----	----	---



C. Duct System, Chases, and Vents

Comments:

1: Ducts: Ducts on attic floor

👉 **Recommendation**

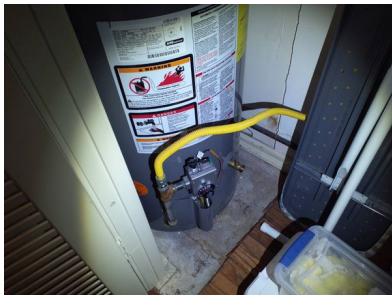
Sections of ducting were resting on the attic floor. Evaluate and remedy as needed.

Recommendation: Contact a qualified HVAC professional.



IV. PLUMBING SYSTEMS

General Photos of Water Heating Equipment:



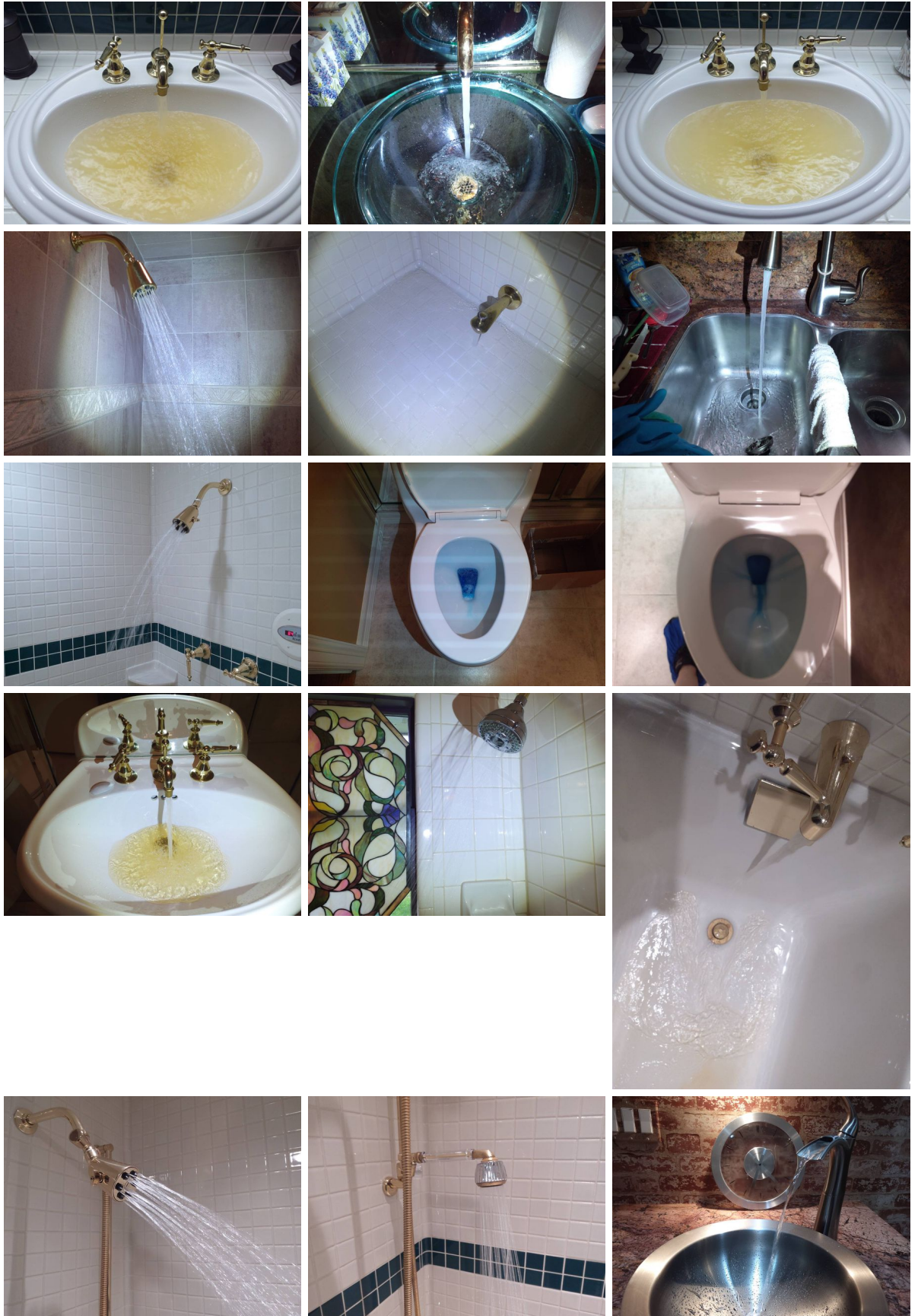
General Infrared Photos of Water Heating Equipment:



General Photos of Plumbing Fixtures:

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

I NI NP D



General Photos of Gas Meter(s):

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

I	NI	NP	D
---	----	----	---



General Photos of Drain Lines:



A. Plumbing Supply, Distribution Systems, and Fixtures

Location of water meter: Front yard near street



Location of main water supply valve: Exterior Wall - Rear

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

I	NI	NP	D
----------	-----------	-----------	----------




Static water pressure reading: 70 psi



Comments:

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

 Maintenance Item/Note

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: Supply piping: Corrosion on Galvanized Pipes

 Recommendation

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

Recommendation: Contact a qualified plumbing contractor.

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

I	NI	NP	D
---	----	----	---



3: Supply piping: Galvanized Pipes are present

Maintenance Item/Note

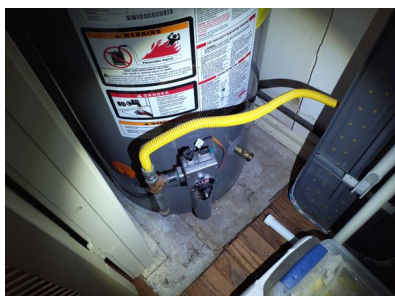
Note: Galvanized piping is present in the home. It can be prone to leaks, corrosion, and mineral build-up. Unless noted otherwise, the piping was operating as intended and should be monitored. However, at this point, ALL galvanized plumbing is considered past its life expectancy. Consultation with a qualified plumber is highly recommended.

Recommendation: Recommend monitoring.

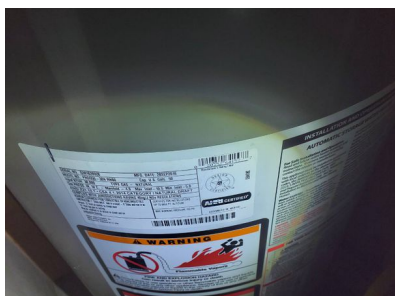


B. Drains, Wastes, & Vents
Comments:

C. Water Heating Equipment
Energy Source: Gas



Capacity: 50 Gallons

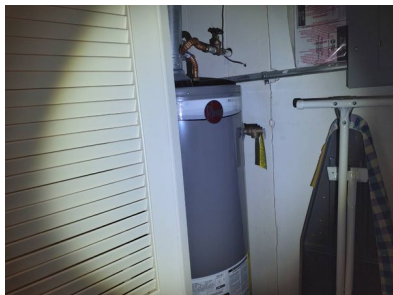


I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
---	----	----	---

Comments:

Location: Main Floor



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.

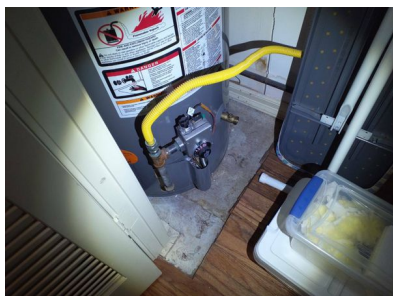
Recommendation: Contact a qualified plumbing contractor.

2: Tank: Missing Drain Pan Drain Line

 Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

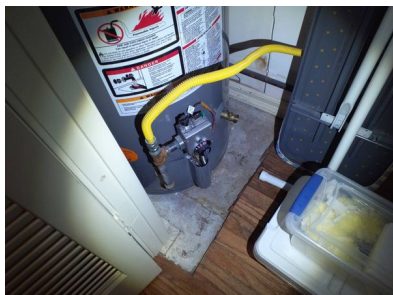


3: Tank: Missing Drain Pan

 Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



4: TPR Valve Note: Replacement may be needed

 Maintenance Item/Note

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

I	NI	NP	D
---	----	----	---

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.



5: TPR Valve: Discharge tube is not installed.

🚫 Recommendation

A discharge tube was not installed. Remedy as needed.

Recommendation: Contact a qualified professional.

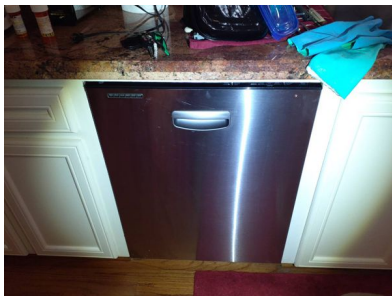


D. Hydro-Massage Therapy Equipment

Comments:

V. APPLIANCES

General Photos of Dishwasher:



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

I	NI	NP	D
---	----	----	---



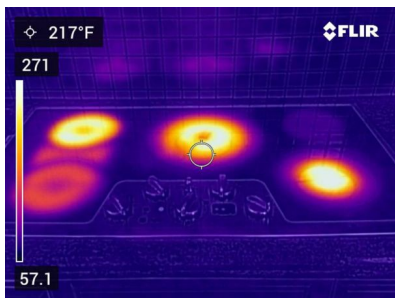
General Photos of Food Waste Disposer:



General Photos of Range Hood/Exhaust Systems:



General Photos of Ranges, Cooktops, and Ovens:



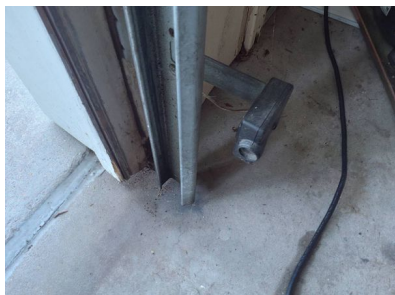
General Photos of Microwave Oven:

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

I	NI	NP	D
----------	-----------	-----------	----------



General Photos of Garage Door Operator(s):



A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

Exhaust Hood Type: Vented



1: Exhaust Light Out

➔Recommendation

The light did not function at the kitchen exhaust. This may be the result of a bad bulb. Replace and test or remedy as needed.

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

I	NI	NP	D
---	----	----	---

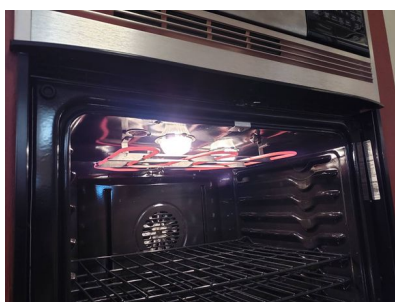
Recommendation: Contact a qualified professional.



D. Ranges, Cooktops, and Ovens

Comments:

Range/Oven Energy Source: Electric oven, Electric



E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1: Vent Duct Terminates in the Attic

🚫 Recommendation

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

Recommendation: Contact a qualified professional.



G. Garage Door Operators

Comments:

1: Did Not Reverse - Pressure

🚫 Recommendation

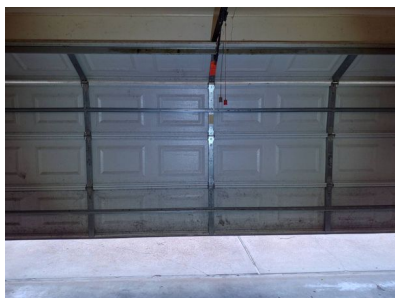
The garage door did not reverse when met with resistance even though the safety beams were functioning. The door should reverse at pressure in order to protect small children and animals should the

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

I	NI	NP	D
----------	-----------	-----------	----------

beam fail. The reversal at pressure also helps to prevent damage to any items that may obstruct the door.

Recommendation: Contact a qualified professional.



H. Dryer Exhaust Systems

Comments:

VI. IRRIGATION SYSTEM

A. Landscape Irrigation (Sprinkler) Systems

Irrigation System Equipment Photos:



Comments:

Control Location: Garage



Rain sensor: Not present/Not located

Shut Off Location: At backflow prevention device

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

I NI NP D



Vacuum Breaker/Backflow Preventer: Installed



Zone Location: N/A

Backflow assembly is insulated:

The sprinkler system backflow valve assembly was insulated and not visible to inspect.



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: Zone Not Working

🚫 **Recommendation**

For Example: Zone 1

One or more zones were observed to not be working. Recommend a qualified contractor check all zones.

Recommendation: Contact a qualified professional.