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RESIDENTIAL HOME INSPECTION

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Charles Akers
JANUARY 28, 2021



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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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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: Buyer, Owner, Buyer Agent

Occupancy: Occupied, Furnished

Temperature (approximate): 55 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Cloudy

Older Home :

The home was older and would not meet current/modern building standards.

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I. STRUCTURAL SYSTEMS

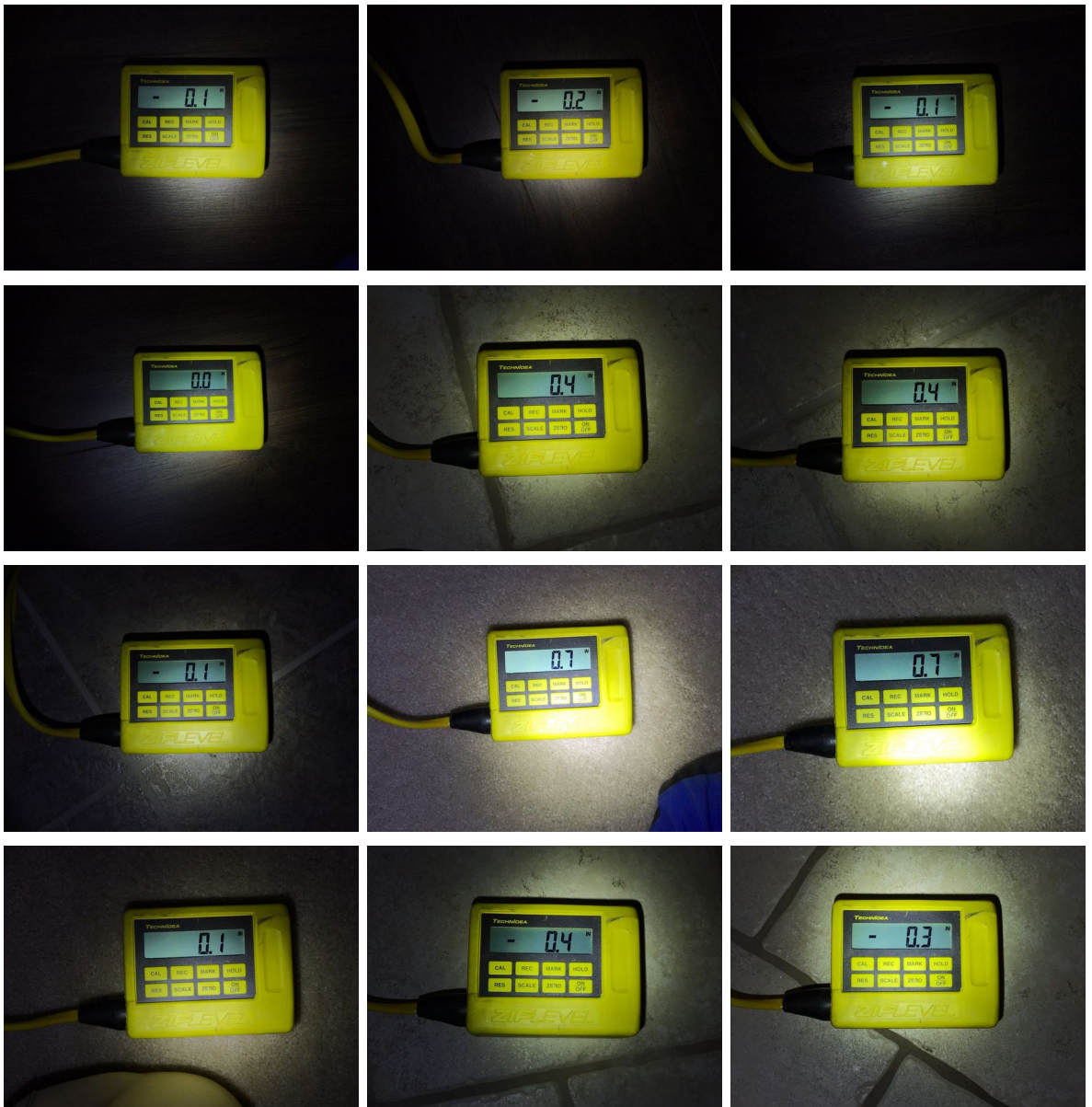
A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Performing as Intended:

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there are elevation variations that indicate excessive movement of the foundation. At the time of this inspection, the measured areas did not indicate any variations that, in this inspectors OPINION, indicate any need for invasive repairs to the foundation.





Inspectors Are Not Structural Engineers :

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

1: Shear Cracks

[Maintenance/Note](#)

Corners of the concrete foundation have cracked and/or "sheared" off. While this will not negatively affect the foundation performance, re-sealing of these corners is recommended.

Recommendation: Contact a handyman or DIY project



2: Trees Near Foundation

[Maintenance/Note](#)

There were trees located close to the foundation. Roots from trees located near the foundation can negatively affect foundation performance. Monitoring these areas of the foundation for signs of movement is recommended: if signs of damage appear (such as cracks) the tree may need to be removed or root barriers installed.

Recommendation: Recommend monitoring.



3: Previous Repairs

[Maintenance/Note](#)

There was evidence of previous foundation repair. Many foundation companies offer a lifetime warranty that is transferable to the new owner. Requesting all available repair and warranty documentation is recommended.

Recommendation: Recommend monitoring.

4: Exposed Post Tension Cable Ends

[Maintenance/Note](#)

Several of the post tension cable ends were exposed and should be cleaned and covered with a concrete sealant, like an epoxy grout, to protect them from further corrosion.

Recommendation: Contact a handyman or DIY project



5: Physical Signs of Movement

[Maintenance/Note](#)

There was physical evidence (i.e. cracks in the foundation and/or brick veneer, cracks in sheet rock walls and ceilings, floors that were not level, windows that bind or would not open and/or out-of-square door frames) that the foundation/structure has seen some degree of prior settlement.

Recommendation: Recommend monitoring.

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B. Grading and Drainage

Comments:

1: High Soil/Mulch

🔴 **Recommendation**

There was soil/mulch located too close to the siding at one or more locations. This condition can provide an entrance for moisture and/or wood destroying insects. Ideally, at least 4 inches of clearance should be maintained between the soil/mulch level and the base of the siding.

Recommendation: Contact a qualified landscaping contractor



2: Poor Grading

🔴 **Recommendation**

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

Recommendation: Contact a qualified landscaping contractor



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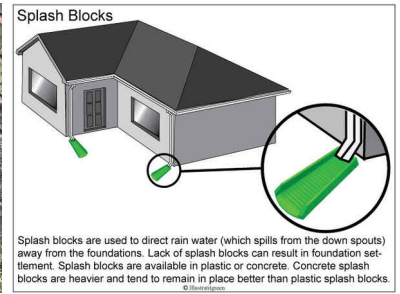


3: Missing Splash Blocks

Maintenance/Note

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

Recommendation: Contact a handyman or DIY project



C. Roof Covering Materials

Types of Roof Covering: Asphalt

Viewed From: Roof, Binoculars, Ground

Comments:



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No Concerns:

All visible shingles, flashings and roofing penetrations were inspected and found to be in acceptable condition.

Areas of the roof not visible:

The view/access to the roof was limited. The roof was mounted/walked and accessible/safe areas but some areas could not be accessed. Some areas of the roof were not visible and could not be inspected.

D. Roof Structures & Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 6-9 inches

Type of Insulation: Blown-in Fiberglass, Batt/Roll Fiberglass

Comments:

Attic Access Limited:

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

1: Water Staining

 [Maintenance/Note](#)

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

Recommendation: Recommend monitoring.

2: Rodents

 [Maintenance/Note](#)

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

3: Attic Ladder Poorly Attached

 [Recommendation](#)

The attic ladder was not properly attached to the framing with 16d nails or 1/4 x 3 lag screws per most manufacturers recommendations (4 each side, 3 each end). Securing with appropriate hardware is recommended.

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Recommendation: Contact a qualified professional.



4: Attic Ladder Not Cut Properly

🔴 Recommendation

The attic ladder was not cut properly at the bottom. This can cause excess stress on the stairs and hardware.

Recommendation: Contact a qualified professional.



5: Missing/Displaced Insulation

🔴 Recommendation

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

Recommendation: Contact a qualified insulation contractor.



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6: Attic Fan Non-Functional

🚫 Recommendation

The powered attic exhaust fan appeared to be inoperative.

Recommendation: Contact a qualified professional.



7: Undulation

🔧 Maintenance/Note

Minor Depressions/undulation was observed on the roof surface / attic structure.

Recommendation: Recommend monitoring.



8: Signs of Excess Moisture

🚫 Recommendation

There were signs of previous excess moisture/humidity in the attic (mildew type growth on the top of the ducts, discolored insulation, moisture stains on the roof decking, etc.). At the time of inspection there were no significant deficiencies due to this issue. Recommend determining the source (usually inadequate or blocked ventilation) to prevent further moisture/humidity build up.

Recommendation: Contact a qualified professional.

E. Walls (Interior and Exterior)

Comments:

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Previous Repairs:

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

Storage/Personal Items:

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

Recent Paint/Texture:

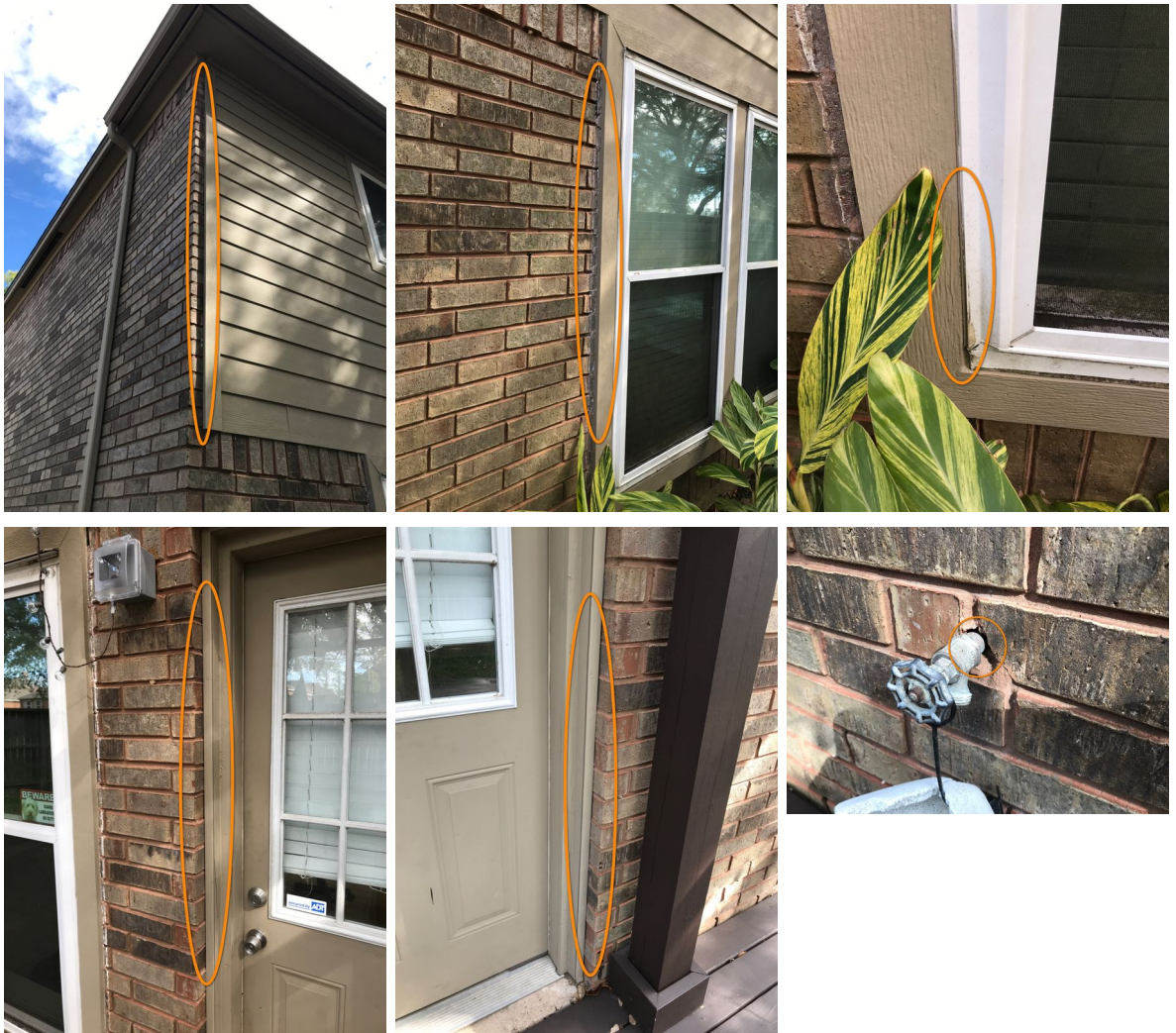
Recent painting/texturing was observed at the interior walls. This can conceal deficiencies such as water contact, damage, wood destroying insect activity, etc. Any latent deficiencies not visible at the time of inspection are not covered under the scope of this inspection.

1: Gaps/Openings at Exteriors Walls

🔴 **Recommendation**

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

Recommendation: Contact a handyman or DIY project



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2: Stress Cracks

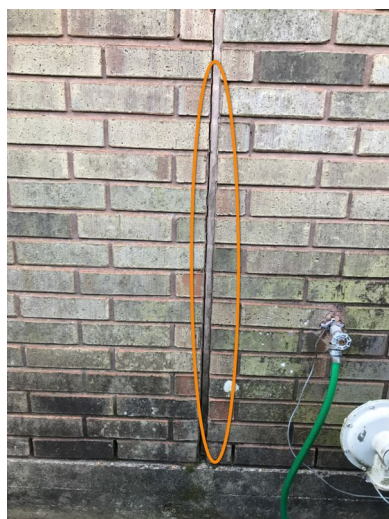
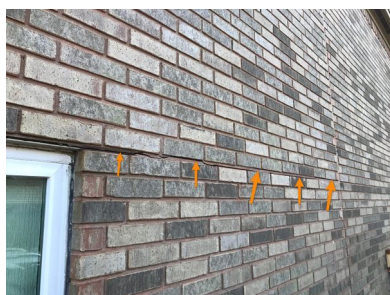
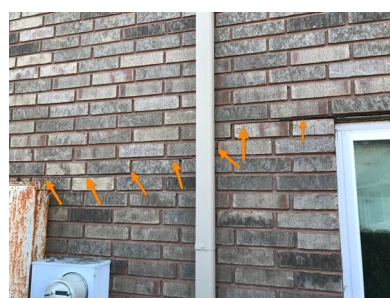
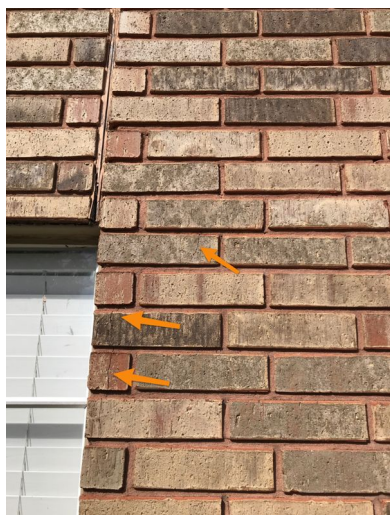
🔴 Recommendation

Brick and mortar separation (stress cracking) was noted at multiple locations at the exterior walls. These types of cracks can potentially indicate previous structural movement.

Recommendation: Contact a qualified professional.



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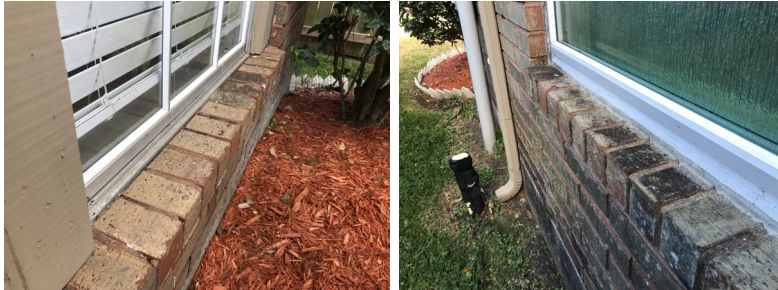


3: Poor Window Sill Slope

🔴 Recommendation

One or more of the brick window sills did not slope properly away from the house. The window sills should have a 15 degree slope away from the window to shed water and prevent moisture intrusion.

Recommendation: Contact a qualified professional.



4: Drywall Cracks

🔧 Maintenance/Note

Multiple Locations

There were cracks noted at the interior walls.

Recommendation: Recommend monitoring.



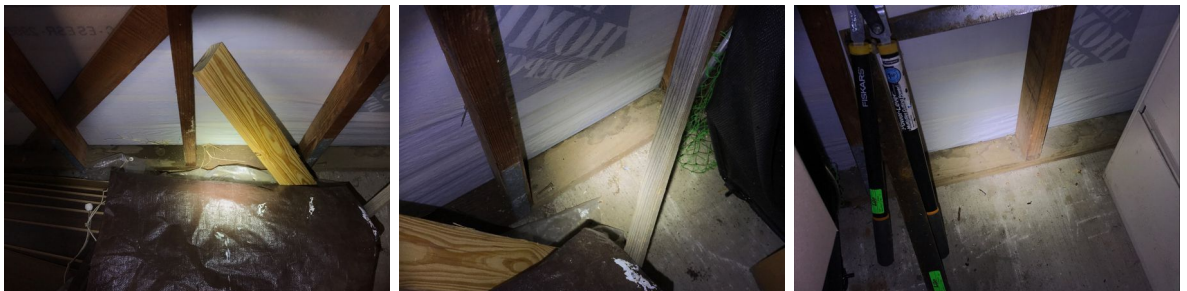
5: Water Staining

🔧 Maintenance/Note

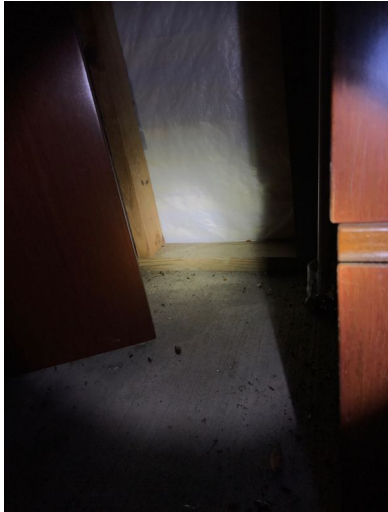
Garage,

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

Recommendation: Contact a qualified professional.



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6: Weep Holes Missing

🚫 Recommendation

Multiple Locations

Weep holes (openings in the mortar joints, typically found at foundation level and above window/door openings) were not present at multiple recommended locations. Opening of weep holes in the brick mortar in these areas is recommended to ensure proper venting behind the brick veneer.

Recommendation: Contact a handyman or DIY project



7: Missing Drywall

🚫 Recommendation

Master Bath (under both sinks),
Missing/damaged drywall was observed.

Recommendation: Contact a qualified drywall contractor.



8: Deteriorated Trim

🚫 Recommendation

Multiple Locations

Deterioration/rot was observed at multiple locations: localized repairs are recommended.

Recommendation: Contact a qualified siding specialist.



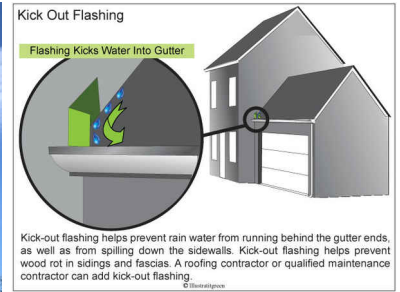


9: Missing Kick-out Flashing

🔴 Recommendation

Kick-out flashing was not present/installed where walls extended past roof edges. Kick-out flashing is designed and installed to divert water away from the exterior wall covering at areas of the home where a sidewall extends out past a connecting roof eave.

Recommendation: Contact a qualified siding specialist.



10: Loose Trim/Facade

🔴 Recommendation

Front Exterior,

Loose trim/façade was observed. Further evaluation by a qualified contractor to determine the best method of remedy is recommended.

Recommendation: Contact a qualified professional.



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11: Ties missing nails

🔴 Recommendation

Garage,
Multiple ties/straps were missing nails.

Recommendation: Contact a qualified professional.



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F. Ceilings and Floors

Comments:

Recent Paint/Texture:

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

Storage/Personal Items:

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

Previous Repairs:

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

1: Water Staining

 **Maintenance/Note**

Upstairs Hall Closet, Half Bath, Master Bath, Master bath water closet,

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

Recommendation: Recommend monitoring.



2: Creaking Floors

 **Maintenance/Note**

Multiple Locations

Random areas of the floor decking "squeaks" and "creaks" indicating loose wood sub-flooring. While this typically will not affect the flooring structure, tightening is recommended if the creaking is bothersome.

Recommendation: Contact a handyman or DIY project

3: Minor Tile Cracks

 **Maintenance/Note**

Multiple Locations

Minor cracks/damage was observed at the tile.

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Recommendation: Recommend monitoring.



4: Sagging Drywall

 Maintenance/Note

Upstairs Rear Right Bedroom,

The drywall at the ceiling was visibly sagging at the time of the inspection. This condition may have been caused from leakage / water contact from above. No active leaks were observed at this area at the time of the inspection, indicating that the source of leakage may have been corrected: monitoring is recommended.

Recommendation: Recommend monitoring.



G. Doors (Interior and Exterior)

Comments:

1: Door Doesn't Latch

 Recommendation

Upstairs Front Right Bedroom,

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

Recommendation: Contact a qualified handyman.



2: Poor Door Seal

🚫 Recommendation

Rear Exterior,

The exterior door did not make a proper seal: check weather stripping.

Recommendation: Contact a qualified handyman.



3: Missing Door Stops

🔧 Maintenance/Note

Replacing all missing/damaged door stops is recommended to prevent damage to the wall.

Recommendation: Contact a qualified handyman.

4: Sagging Threshold

🔧 Maintenance/Note

The door threshold sagged when stepped on: providing additional support is recommended.

Recommendation: Contact a qualified door repair/installation contractor.

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5: Keyed Locks

▲ Safety Hazard

Front Exterior,

The exterior egress door used "keyed deadbolt locks" on the inside. Although commonly used for security against intruders, this is not a good practice, and can obstruct or impede egress out of the home in case of an emergency. Some building standards require egress doors to have keyless operation from the inside. For safety purposes, all exterior locks on egress doors should be thumb-latched on the inside.

Recommendation: Contact a qualified door repair/installation contractor.

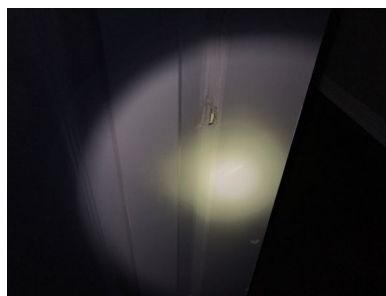


6: Minor damage

🔧 Maintenance/Note

Coat closet,

Minor damage was observed at the door.



H. Windows

Comments:

1: Missing Screens

🔧 Maintenance/Note

Multiple Locations

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The window screen was missing.

Recommendation: Contact a qualified window repair/installation contractor.



2: Damaged Screen

 Maintenance/Note

Breakfast Area,

The window screen was damaged.

Recommendation: Contact a qualified window repair/installation contractor.





3: Balance Spring Damaged

🚫 **Recommendation**

Game room, Laundry Room,

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

Recommendation: Contact a qualified window repair/installation contractor.



4: Holes In Frame

🔧 **Maintenance/Note**

There were drill holes present on the base of the window frames. This may void the manufactures warranty.

Recommendation: Contact a qualified professional.

5: Seal Security System Contacts

🔧 **Maintenance/Note**

Security system contacts in the base of the window frame should be sealed with silicone to prevent water penetration.

Recommendation: Contact a qualified handyman.



6: Broken Window

🚫 Recommendation

Game room,

A broken/cracked glass pane was observed. Replacing is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



7: Water Stains Around Window

🔧 Maintenance/Note

Multiple Locations

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

Recommendation: Contact a qualified handyman.



8: Screws in base of frame

🚫 Recommendation

Multiple Locations

Screws were installed in the base of the base of the frame. This goes against most manufacturers installation instructions.

Recommendation: Contact a qualified professional.

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I. Stairways (Interior and Exterior)

Comments:

1: Loose Railing

▲ Safety Hazard

The railing was loose and should be better secured for reasons of safety.

Recommendation: Contact a qualified professional.



2: Did not return to wall

⊖ Recommendation

The handrail did not return to the wall (this is a newer building standard).

Recommendation: Contact a qualified professional.

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J. Fireplaces and Chimneys

Comments:



Interior Of Flue Not Visible:

The interior of the chimney flue was not visible to inspect. Any latent deficiencies are not covered under the scope of this inspection.

Chimney Cap Not Accessible:

The chimney cap was not accessible/visible at the time of inspection and is not covered under the scope of this inspection.

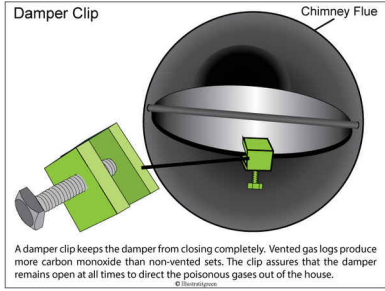
1: Damper Clip Missing

🔴 Recommendation

Installing a damper stop clip on the fireplace damper is recommended. This clip prevents the damper from completely closing allowing gas to escape up through the chimney in the event of a gas leak. This clip is inexpensive and easy to install.

Recommendation: Contact a qualified fireplace contractor.

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2: Openings/Gaps In Firebox

▲ Safety Hazard

There were openings/gaps in the firebox. This condition will not provide proper protection from heat to the surrounding structure. Repairs are recommended.

Recommendation: Contact a qualified fireplace contractor.

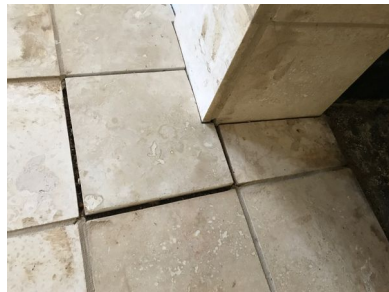


3: Hearth - Missing grout

🔴 Recommendation

Missing grout was observed at the hearth.

Recommendation: Contact a qualified professional.



K. Porches, Balconies, Decks, and Carports

Comments:

Framing Not Visible:

The deck framing was not accessible/visible to inspect at the time of inspection. The Inspector disclaims responsibility for inspection of the deck structure.

1: In Soil

🔧 Maintenance/Note

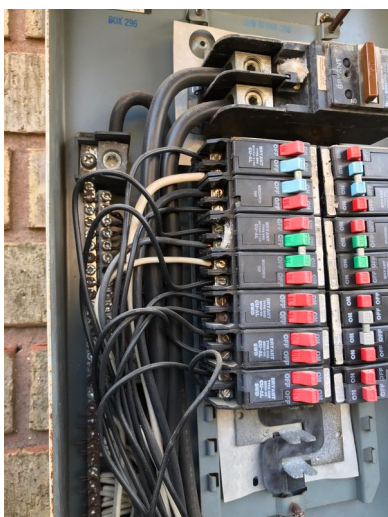
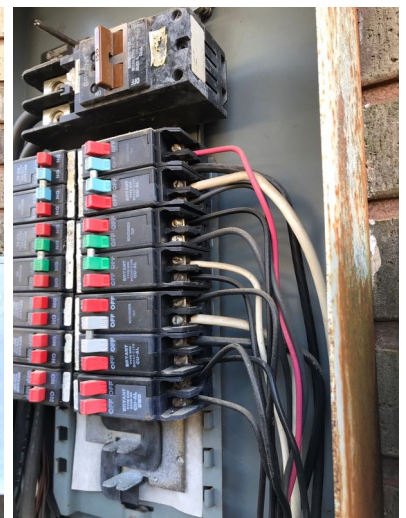
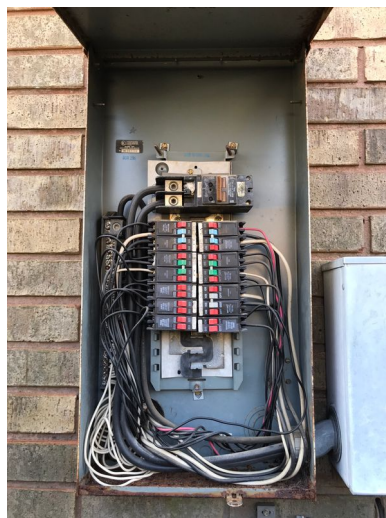
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The deck was in contact with soil. This condition can result in premature deterioration/rot of the boards.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:



1: White Wires Used As Hot Wires

⊖ Recommendation

Any white wires used as hot wires (connected to breakers) should have black tape or markings on them to indicate to service personnel that they are used as hot wires and not as neutrals.

Recommendation: Contact a qualified electrical contractor.

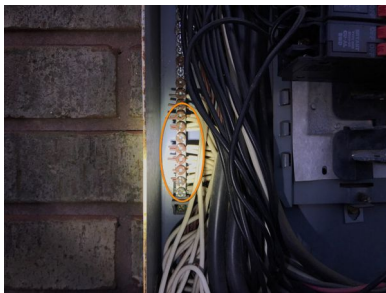


2: Double Lugged Neutral Wires

⊖ Recommendation

There was double lugging (multiple wires under one screw) present on one or more neutral lugs in the electrical panel. One neutral wire per lug is standard.

Recommendation: Contact a qualified electrical contractor.



3: Missing Screws

⊖ Recommendation

The electrical panel dead front cover was missing screws: replacing with appropriate screws is recommended.

Recommendation: Contact a qualified electrical contractor.



4: Panel Not Secure

⊖ Recommendation

The electrical panel was not securely mounted to the wall.

Recommendation: Contact a qualified electrical contractor.

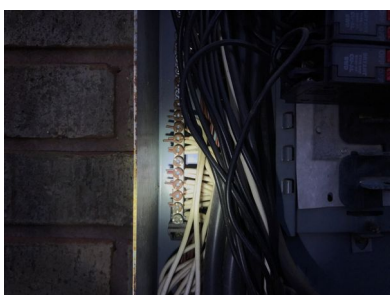
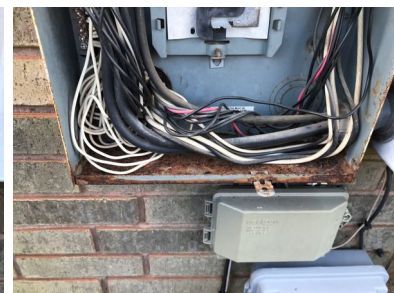


5: Rust In Panel

🔴 **Recommendation**

The electrical panel had excessive rust/corrosion present.

Recommendation: Contact a qualified electrical contractor.



6: Openings In Panel

🔴 **Recommendation**

Any openings in the panel should be covered/sealed.

Recommendation: Contact a qualified electrical contractor.

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7: Older Panel

[Maintenance/Note](#)

The electrical panel was older. Older panels generally would not meet modern building/safety standards and may be prone to unexpected issues.

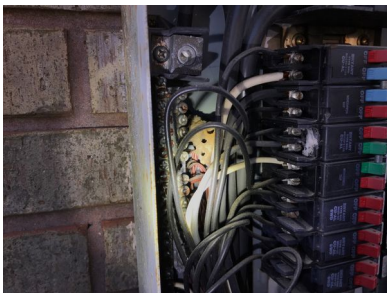
Recommendation: Recommend monitoring.

8: Debris In Panel

[Maintenance/Note](#)

Debris should be removed from the interior of the panel.

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Outlets - Not Accessible:

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

1: Outlets - No GFCI Protection

▲ Safety Hazard

Kitchen, Laundry Room,

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation: Contact a qualified electrical contractor.

2: Outlets - Hot/Neutral Reversed

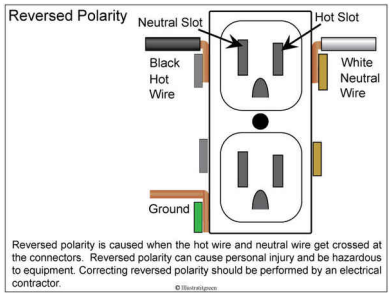
⊖ Recommendation

Upstairs Rear Left Bedroom (multiple),

An outlet at had reversed polarity (hot and neutral wires were reversed). This outlet and the circuit should be investigated and improved, as necessary.

Recommendation: Contact a qualified electrical contractor.

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3: Outlet - Un-Grounded

⚠ Safety Hazard

Garage (multiple), Kitchen (multiple),
An un-grounded outlet was observed.

Recommendation: Contact a qualified electrical contractor.



4: Outlet - Loose

🔧 Recommendation

At but not limited to: Upstairs Rear Right Bedroom, game room (multiple), Upstairs Rear Left Bedroom (multiple), kitchen (multiple), Living Room, Master Bath, Master Bedroom,
An outlet was improperly secured and moved when a plug was inserted. All outlets should be securely

installed to prevent fire, shock and/or electrocution hazard.

Recommendation: Contact a qualified electrical contractor.



5: Smoke Detectors - Missing

▲ Safety Hazard

Smoke detectors were missing at several locations at the time of inspection. Smoke detectors are required in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and in the living space of each story of the dwelling. Replace all missing smoke detectors for safety.

Recommendation: Contact a qualified electrical contractor.

6: Light - Not Functional

⊖ Recommendation

Upstairs Bath,

The light fixture did not illuminate (this may be a bulb issue).

Recommendation: Contact a qualified electrical contractor.



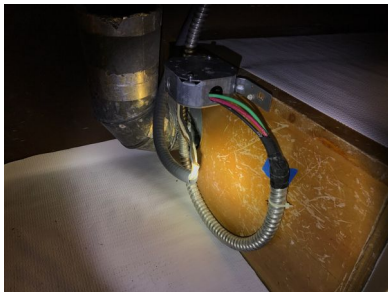
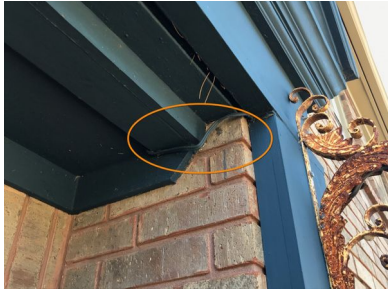
7: Wiring - Exposed

⊖ Recommendation

Exterior (multiple),

Exposed high voltage wiring was observed. Exposed wiring should be properly installed in conduit or concealed within the wall.

Recommendation: Contact a qualified electrical contractor.



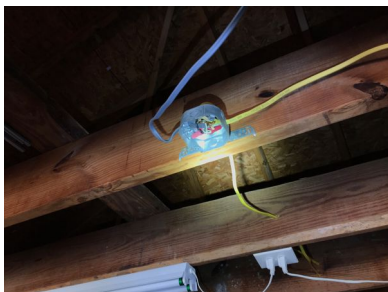
8: Wiring - Exposed Splices

🔴 **Recommendation**

Garage, Kitchen, Attic,

Exposed wire splices were observed. Splices should be properly sealed in a junction box.

Recommendation: Contact a qualified electrical contractor.



9: Light - Exposed bulb in Closet

⊖ Recommendation

Light fixtures with exposed bulbs are no longer allowed to be installed in closets. Updating the fixture is recommended.

Recommendation: Contact a qualified electrical contractor.



10: Gas pipes not bonded

⊖ Recommendation

There was no visible bonding of the gas pipes to the electrical system.

Recommendation: Contact a qualified professional.

11: Box extenders missing

⊖ Recommendation

Kitchen (multiple),

The outlet was not flush with the wall (recessed into wall). A box extender should be installed so that the box is flush with the front face of the wall.

Recommendation: Contact a qualified professional.



12: Loose light fixture

⊖ Recommendation

Upstairs Bath,

An improperly secured light fixture was observed.

Recommendation: Contact a qualified professional.



13: Light - Missing At Exterior Door

🔴 **Recommendation**

Rear Exterior,

A light is required on the exterior side of all exterior doors at grade level. A missing light fixture was observed.

Recommendation: Contact a qualified professional.

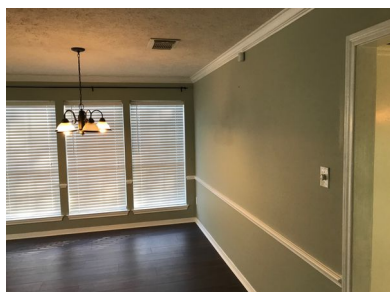


14: Light - dimmer not functional

🔧 **Maintenance/Note**

Dining Room,

The dimmer was not functioning properly.



15: Outlet - Not Functional

🔴 **Recommendation**

Master Bedroom,

A non-functional outlet was observed.

Recommendation: Contact a qualified professional.

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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Functioning Properly:

At the time of inspection the furnace was heating as intended.

Unit 1, Unit 2,

Comments:



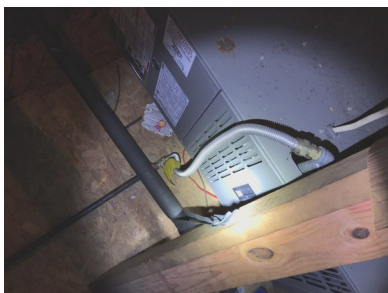
1: Sediment Trap Missing

🚫 **Recommendation**

Unit 1, Unit 2,

There was no visible sediment trap (drip leg) on the gas pipe to the furnace. The sediment trap traps impurities such as dust, rust and water that may be present in the gas supply line.

Recommendation: Contact a qualified professional.



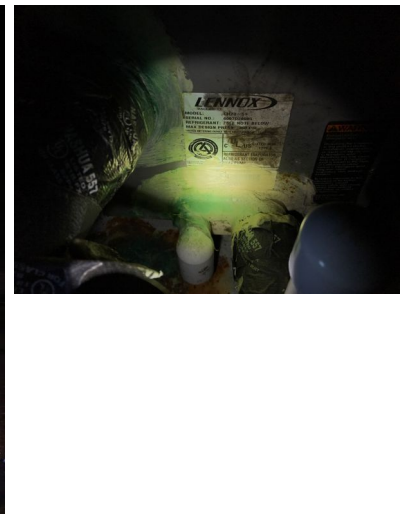
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B. Cooling Equipment

Type of Systems: Central Air Conditioner

Comments:



Not Tested - Low Temperature:

Due to the low outside temperature the cooling system could not be tested. Testing the cooling system below 60° can result in damage to the system. The cooling system was visually inspected only.

Unit 1, Unit 2,

1: Older Unit

 Maintenance/Note

Unit 1, Unit 2,

The cooling system was older. It may require a higher level of maintenance, and may be more prone to component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Recommendation: Contact a qualified professional.

2: Refrigerant Line Insulation Poor

 Recommendation

Unit 2,

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

Recommendation: Contact a qualified HVAC professional.



3: Condensing Unit - Dirty

 Maintenance/Note

Unit 2,

The condensing unit was dirty. This can reduce the efficiency of the system: cleaning/service is recommended.

Recommendation: Contact a qualified professional.



4: Pan - Previous Water

 Maintenance/Note

Unit 1, Unit 2,

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

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Recommendation: Recommend monitoring.



5: Evaporator dirty

🚫 Recommendation

Unit 1,

The evaporator was dirty. Service/cleaning by a qualified contractor is recommended.

Recommendation: Contact a qualified professional.



C. Duct System, Chases, and Vents

Comments:

Interior Of Ducts Not Inspected:

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

Multiple closed registers:

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

1: Ducts Touching

🚫 Recommendation

The ducts were touching each other at several locations. They should be separated from each other to prevent condensation from forming.

Recommendation: Contact a qualified professional.



2: Ducts Poorly Supported

🚫 Recommendation

The ducts located in the attic were not adequately supported in some areas. Additional supports or rearrangement of the ducts can remove sags and bends which can improve air flow to the registers. They

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should be supported every 4 feet with minimum 1-1/2 inch wide straps in accordance with the manufacturer's instructions.

Recommendation: Contact a qualified professional.



IV. PLUMBING SYSTEMS

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

Location of Water Meter: Front yard



Location of Main Water Supply Valve: Laundry room



Static Water Pressure Reading: 60 PSI



Comments:

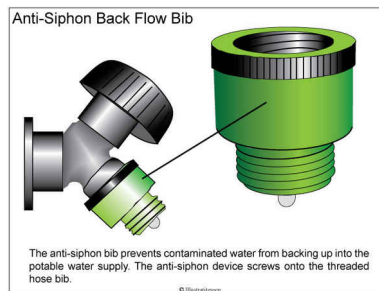
1: Hose Bibb - Missing Backflow

➔ Recommendation

Back-flow "check" valves were not present at the exterior hose bibbs (water valves). These are 1" extensions that screw onto the end of the hose bibbs that allow water to flow out of the faucets but water

cannot back-flow which will prevent cross-contamination (these are inexpensive and easy to install).

Recommendation: Contact a qualified handyman.



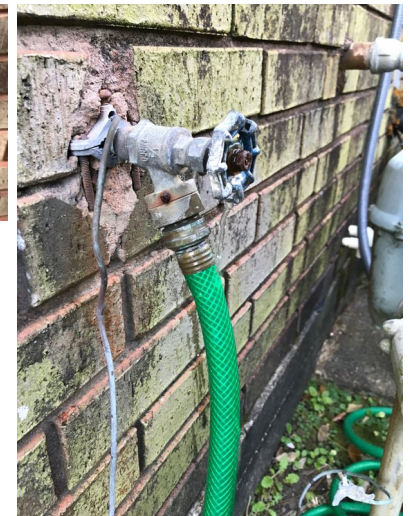
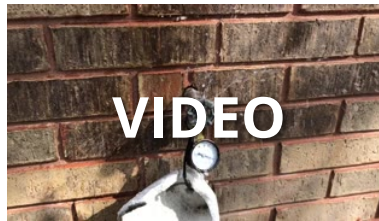
2: Hose Bibb - Leak

 Maintenance/Note

Multiple Locations

The hose bibb(s) (water valve) leak while in use.

Recommendation: Contact a qualified professional.



3: Sink - Stop Missing

 Recommendation

Master Bath (left sink),

The sink drain stop was missing.

Recommendation: Contact a qualified plumbing contractor.



4: Sink - Stop Not Functional

🚫 **Recommendation**

Upstairs Bath (right sink),
The drain stop was not functioning properly.

Recommendation: Contact a qualified plumbing contractor.



5: Toilet - Seal

🔧 **Maintenance/Note**

Half bath, Master Bath,
The base of the toilet should be caulked/sealed.

Recommendation: Contact a handyman or DIY project

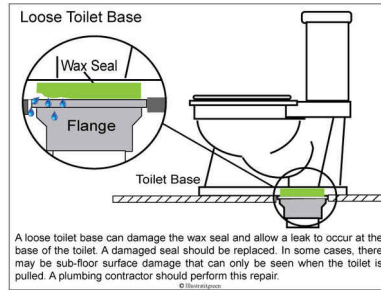


6: Toilet - Loose

🚫 **Recommendation**

Half bath,
The toilet was not secure to the floor which can result in damage to the wax seal and possible leakage.

Recommendation: Contact a qualified plumbing contractor.



7: Shower - Door Floor Gasket Missing

[Maintenance/Note](#)

Master Bath,

The shower door floor gasket was damaged/missing.

Recommendation: Contact a qualified handyman.



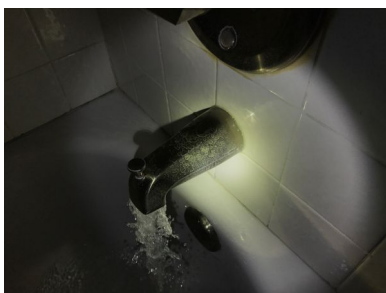
8: Tub - Seal Faucet

[Maintenance/Note](#)

Upstairs Bath,

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

Recommendation: Contact a qualified handyman.



9: Supply Lines - No Bonding

[Recommendation](#)

There was no bonding present/visible at water supply lines in the home. Verifying that proper bonding is present at the water supply system is recommended.

Recommendation: Contact a qualified plumbing contractor.



10: Supply Lines - Un-insulated at Exterior

[🔧 Maintenance/Note](#)

Un-insulated water supply lines at the exterior should be insulated to help prevent damage from freezing.

Recommendation: Contact a qualified handyman.



11: Older Fixtures

[🔧 Maintenance/Note](#)

The majority of the plumbing fixtures were older. Older fixtures are prone to leaks and damage.

Recommendation: Recommend monitoring.

12: Sink - Filtered Water Faucet Not Functional

[🔴 Recommendation](#)

Kitchen

The filtered drinking water faucet was not functional.

Recommendation: Contact a qualified professional.

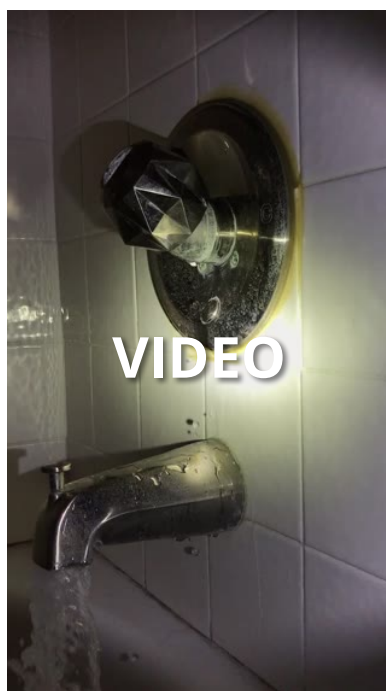


13: Tub - Leaky Faucet

🔴 Recommendation

Upstairs Bath,
The tub faucet leaked.

Recommendation: Contact a qualified plumbing contractor.



14: Hose bibb - loose

🔴 Recommendation

Rear Exterior,
The hose bibb was not securely mounted.

Recommendation: Contact a qualified professional.

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15: Vanity Loose

🚫 Recommendation

Half bath, Master Bath,
The sink/vanity was not securely installed.

Recommendation: Contact a qualified professional.



16: Tub - Improper support

🚫 Recommendation

Master Bath,
The base of the tub sagged excessively when stepped on indicating that the tub is not properly supported.

Recommendation: Contact a qualified professional.



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17: Shower - Loose trim

🔴 Recommendation

Master Bath,

Loose door trim was observed at the shower.

Recommendation: Contact a qualified professional.



B. Drains, Wastes, & Vents

Comments:

No Access - Tub:

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

Master Bath,

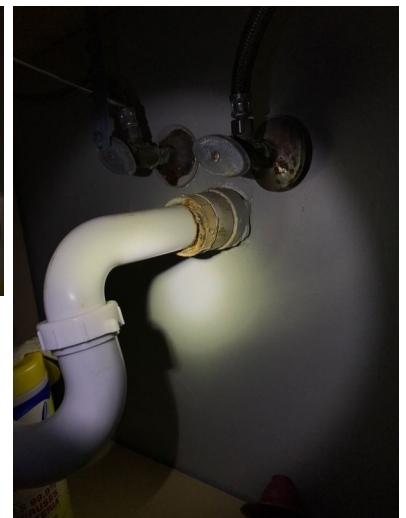
1: Sink - Previous Leak

🔧 Maintenance/Note

Upstairs Bath, half bath, Kitchen, master bath (left sink),

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

Recommendation: Recommend monitoring.





2: Tub - Previous Leak

[🔧 Maintenance/Note](#)

Upstairs Bath,

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

Recommendation: Recommend monitoring.



3: Accordion Drains

[🔧 Maintenance/Note](#)

Flexible/accordion drain lines have been used in repairs to the plumbing drain/waste lines. These are generally indicate amateur work and are prone to drain line restrictions, especially at kitchen sinks (trap grease): replacing with smooth interior pipe is recommended.

Recommendation: Contact a qualified plumbing contractor.



4: Hydro-static Test Recommended

🚫 Recommendation

Due to the evidence of previous movement of the foundation/structure a hydro-static test of the drain lines is recommended to verify the integrity of the drainage system.

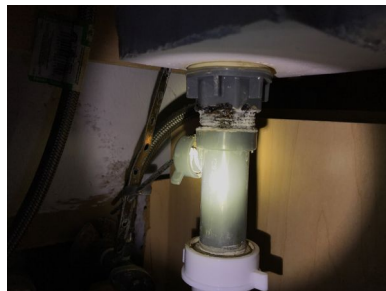
Recommendation: Contact a qualified plumbing contractor.

5: Sink - Leak at drain line

🚫 Recommendation

Master Bath (right sink),
The sink drain line leaked.

Recommendation: Contact a qualified plumbing contractor.



6: Sink - Slow Drainage

🚫 Recommendation

Upstairs Bath (left sink), Kitchen,
The sink was slow to drain.

Recommendation: Contact a qualified plumbing contractor.

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7: Sink - Loose Drain Line

🚫 **Recommendation**

Master Bath (left sink),
The Drain line was not securely installed.

Recommendation: Contact a qualified professional.

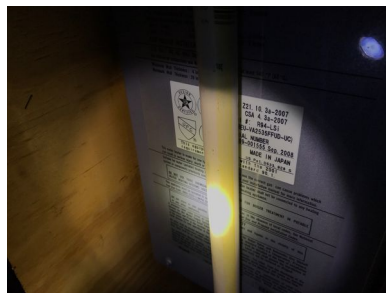


C. Water Heating Equipment

Energy Sources: Gas

Capacity: 00 Gallons

Comments:



TPR - Not Tested:

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

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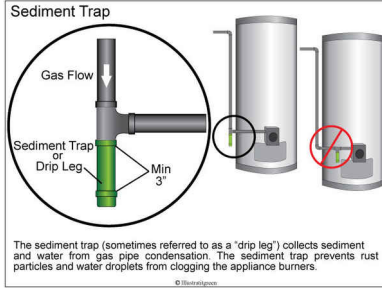
and damage to the home.

1: Missing Sediment Trap

🚫 Recommendation

There was no visible sediment trap (drip leg) on the gas supply line to the water heater. The sediment trap traps impurities such as dust, rust and water that may be present in the gas supply.

Recommendation: Contact a qualified plumbing contractor.



2: Condensate line terminates to pan

🚫 Recommendation

The vent condensate drain line terminates to the drain pan. This can cause corrosion in the drain pan.

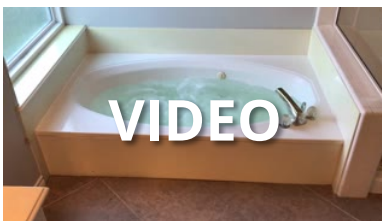
Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment

Comments:

The hydrotherapy tub was functioning properly at the time of inspection.



Pump Not Accessible:

The pump and circulation system for the whirlpool tub was not readily accessible and could not be inspected.

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

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E. Other

Comments:

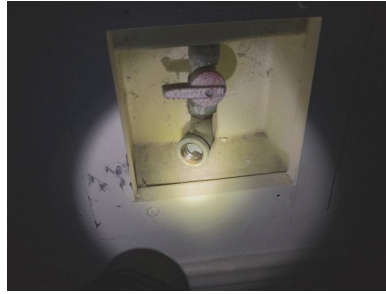
1: Cap Gas Valve

🚫 **Recommendation**

Laundry Room,

Gas flow to an unused outlet for a gas-fired appliance was turned off at the valve, but was not capped. Generally-accepted modern safety standards mandate that unused outlets be capped for safety.

Recommendation: Contact a qualified professional.



V. APPLIANCES

A. Dishwashers

Comments:



1: Airgap Missing

🚫 **Recommendation**

The dishwasher lacked an air gap device or a proper high loop. Air gaps / high loops are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.

Recommendation: Contact a qualified plumbing contractor.

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B. Food Waste Disposers

Comments:



Functioning properly:

The disposal was functioning properly at the time of inspection.

1: Minor Rusting

 **Maintenance/Note**

Minor rusting was observed at the disposal.

Recommendation: Recommend monitoring.

C. Range Hood and Exhaust Systems

Comments:

1: Not Present

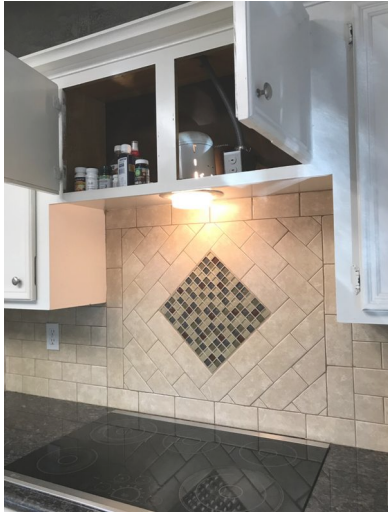
 **Recommendation**

No exhaust system present to prevent moisture and grease in kitchen area. Recommend qualified contractor install range hood or exhaust system.

[Here is a resource on choosing a range hood .](#)

Recommendation: Contact a qualified appliance repair professional.

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D. Ranges, Cooktops, and Ovens

Comments:



Oven - Functioning Properly:

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



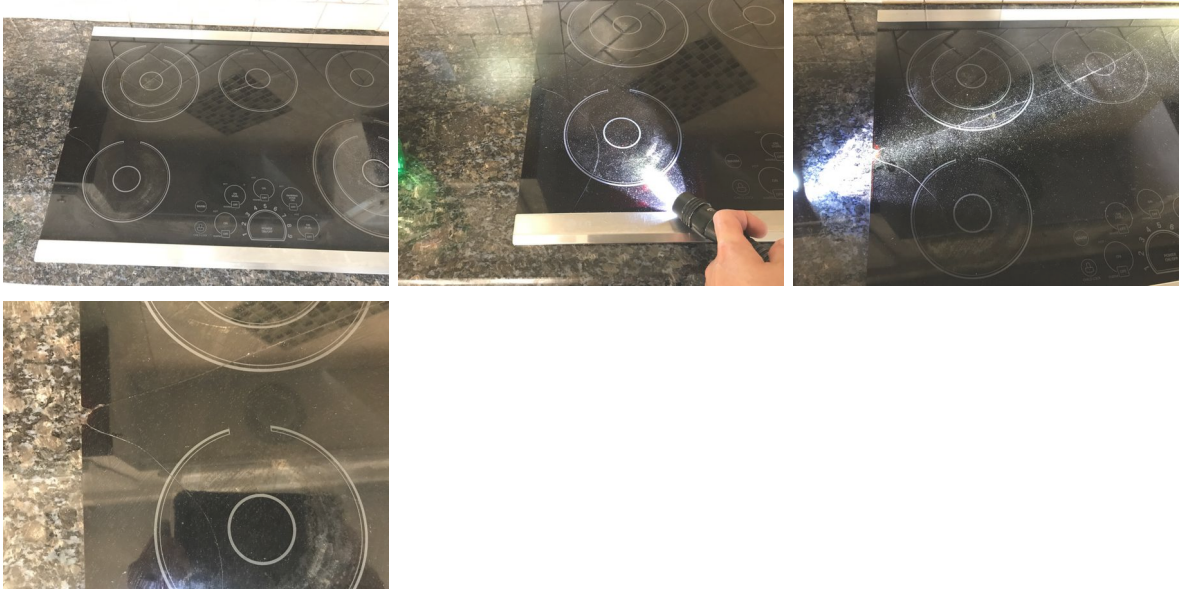
1: Cracked Glasstop

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🚫 Recommendation

Glass cooktop was cracked/damaged. Recommend noting model and serial number so manufacturer can give a replacement quote.

Recommendation: Contact a qualified professional.



E. Microwave Ovens

Comments:



Functioning Properly:

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



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1: Did Not Terminate Properly To The Exterior

🚫 Recommendation

Upstairs Bath, Half bath, Master Bath,

The exhaust vent(s) did not appear to terminate properly to the exterior. Exhaust vents should terminate to the exterior to prevent moisture buildup in the structure.

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Recommendation: Contact a qualified appliance repair professional.



2: Excess Noise

Maintenance/Note

Master Bath,

The exhaust fan was excessively noisy.

Recommendation: Contact a qualified professional.

G. Garage Door Operators

Comments:



Functioning Properly:

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

The reverse sensors were tested and were functioning properly at the time of inspection.

1: Safety Warnings Missing

Maintenance/Note

The following four warning labels should be present on or around garage door assemblies:

- a spring warning label, attached to the spring assembly;
- a general warning label, attached to the back of the door panel;
- a warning label attached to the wall in the vicinity of the wall control button, and;
- a tension warning label, attached to garage door's bottom bracket.

One or more of these were missing at the time of inspection.

Recommendation: Contact a qualified professional.



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H. Dryer Exhaust Systems

Comments:

1: Cover Loose

🚫 **Recommendation**

The dryer exhaust vent cover / backdraft damper was not securely mounted to the wall.

Recommendation: Contact a qualified handyman.



J. Doorbell

Smart Door Bell:

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