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TEXAS REI 7-5

1525 Nagle St  
Houston TX 77003



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# PROPERTY INSPECTION REPORT

**Prepared For:** Lauren Brodzik  
(Name of Clients)

**Concerning:** 1525 Nagle St, Houston TX 77003  
(Address or Other Identification of Inspected Property)

Dave Hite - Professional Inspector License #22989, Infrared Certified, Termite License 0811845 Pool Certified, Joshua Hite

**By:** - TREC Professional Inspector License #23833 05/28/2020 8:00 am  
(Name and License Number of Inspector) (Date)

22989  
(Name, License Number of Sponsoring Inspector)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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



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

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

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

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

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

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

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

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

*Temperature (approximate):* 73 Fahrenheit (F)

*In Attendance:* Buyer, Buyer Agent

*Occupancy:* Occupied

*Weather Conditions:* Clear

*The structure is occupied and has a large amount of personal belongings being stored. :*

Personal belongings can block items from being seen, and therefore will limit the scope of the inspection.



#### General Disclaimers

All open penetrations into a home should be sealed to protect from water and pest intrusions.

An inspection does not determine the advisability or inadvisability of the purchase of the property.

An inspection does not determine the insurability of the property.

An inspection does not determine the life expectancy of the property or any components or system therein.

An inspection does not determine the market value of the property or its marketability.

An inspection does not include items not permanently installed.

An inspection is not technically exhaustive.

An inspection does not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.

An inspection will not determine the suitability of the property for any use.

An inspection will not identify concealed or latent defects.

Arc fault breakers will not be tested when the home is occupied to avoid damaging any electrical equipment plugged into the affected outlets.

If the home uses well and septic you should have the system evaluated by a licensed professional.

In a humid climate, houses where the AC is not functioning can develop issues with moisture build up in walls and ceilings. This can lead to bio growth that requires expensive remediation. If an AC unit is left inoperable for an extended period of time, a mold test should be conducted to ensure that mold has not developed as a result of high moisture levels. Bio growth can affect the health of occupants.

Mechanical and electrical systems can fail unexpectedly. Therefore, this report deals only with the condition of such systems at the time of the inspection, and is not to be considered a guarantee or warranty as to future performance.

Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.

Some items or areas may not be inspected if they are blocked by furniture or stored items.

The condition of the property may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, and the passage of time. This report reflects the condition of the property at the time of the inspection.

The inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

The inspection is limited to visible and accessible components and areas.

The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.

The water heaters TPR valve will not be operated, because of the possibility of damaging the valve itself or components of the home.

This inspection is being conducted in accordance with Texas Standards of Practice guidelines.

This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.

When the temperature is above 70 degrees furnaces cannot be adequately tested, and when the temperature is below 60 AC units cannot be adequately tested. The inspector has looked at the components and tested them as fully as possible. No assertions are being made as to the correct functionality when these conditions exist and no warranty is made as to its functionality.



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

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

**A. Foundations**

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

*The foundation is performing :*

The foundation is performing within an acceptable range without the need of under pinning or further evaluation. it is always important to monitor the foundation for future movement.

*Estimates should be obtained on all items needing repair before the option period ends to avoid unexpected repair expenses after closing:*

Only visual items can be inspected, hidden items within wall and behind objects as well as latent defects cannot be discovered and are not part of this inspection.

**1: A preventative termite treatment is recommended**

🔴Recommendation

The recommendation is a result of the areas of the foundation wall that have high soil or objects covering it.

Recommendation: Contact a qualified pest control specialist.

**2: Foundation needs to be exposed around perimeter of home**

🔴Recommendation

Multiple Locations

The foundation wall should be exposed at least 4 inches this allows observation of the foundation wall for cracks and pest intrusions.

Recommendation: Contact a qualified grading contractor.



**3: No evidence of termites**

🔵Maintenance Item

No evidence of termites were discovered, monitoring on a monthly basis is suggested in order to discover activity in the future. If activity is suspected, call a qualified termite treatment company to inspect.

**B. Grading and Drainage**

**1: Downspout extension is missing**



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**Recommendation**

The gutter extension helps direct water away from the foundation. Uneven moisture around a foundation can cause it to move. Recommend installation of extension.

Recommendation: Contact a handyman or DIY project



Extension needs to be reattached.

**C. Roof Covering Materials**

*Types of Roof Covering:* Asphalt

*Viewed From:* Ground, Binoculars -

The perspective from which the roof is viewed limits the scope of the inspection. For example, when the roof can only be viewed from the ground some parts of the roof cannot be seen, whereas when the roof can be walked on the whole roof can be observed.

**1: Discoloration**

**Recommendation**

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.

Recommendation: Contact a qualified roofing professional.



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**2: Exposed Nails**

🚫 Recommendation

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct. Unsealed nails will rust and create gaps where water can gain access to components that come become water damaged.

Recommendation: Contact a qualified roofing professional.

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**3: Furnace/Water Heater exhaust vent is too short or uses improper cover**

⚠️ Safety items

Furnace exhaust vents are required to be 3 feet from any surface and water heaters 2 feet from any surface on the roof to the vent opening. This is to help exhaust products draft, and protect materials from being exposed to the high temperatures that can result in shorting of the lifespan of the materials and possibly lead to a fire.

Recommendation: Contact a qualified professional.



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**4: Granular loss**

🚫 Recommendation

Shingles lose granules as they age. Granules provide UV protection for shingles. Once the granules erode away the sun is able to deteriorate the asphalt and shortens the life of the roofing material.

Recommendation: Contact a qualified roofing professional.

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**5: Missing drip edge**

🚫 Recommendation

Drip edge protects materials at the edges of the roof structure from water damage, and is required at all edges and rakes.

For more information [https://www.iccsafe.org/wp-content/uploads/errata\\_central/2012\\_irc\\_sigchanges.pdf](https://www.iccsafe.org/wp-content/uploads/errata_central/2012_irc_sigchanges.pdf)

Recommendation: Contact a qualified roofing professional.

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**6: PVC is not painted**

🔧 Maintenance Item

PVC will deteriorate when exposed to sunlight, which will shorten the lifespan of the material. PVC should be painted or covered to avoid damage.

Recommendation: Contact a handyman or DIY project



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**7: Raised shingles**

🔴 Recommendation

When shingles become raised they do not shed water properly and can lead to water penetration.

Recommendation: Contact a qualified professional.

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- D. Roof Structures & Attics**  
*Approximate Average Depth of Insulation: 12 Inches*



*Viewed From: Attic, Ground, Binoculars*

**1: Attic entry is damaged and/or has loose hardware**

**▲Safety items**

Damaged and loose attic entry components should be repaired or replaced to prevent the ladder from failing and possibly causing injury.

Recommendation: Contact a qualified professional.

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**2: Attic entry is not properly secured**

**▲Safety items**

Attic entries need to be secured with 16d nails or lag screws. Most attic entries have labels giving instruction on how to properly install the entry. entrance ladder must be secured directly onto the framing without gaps.

Recommendation: Contact a qualified professional.



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**3: Attic entry is uninsulated/unsealed**

**🔴Recommendation**

An uninsulated and unsealed attic entry will cause a loss in HVAC.

Recommendation: Contact a qualified professional.

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**4: Insulation is low in some areas**

🔴 Recommendation

Install insulation to bring level to 12 or more inches to increase HVAC efficiency.

Recommendation: Contact a qualified insulation contractor.



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**5: Water damage or staining**

🔴 Recommendation

Attic

Damage or staining indicates a leak in the roof. Determine if the leak is active and have repaired by a qualified roofing contractor.

Recommendation: Contact a qualified professional.



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

**1: Evidence of previous water intrusion**

**Recommendation**

Exterior of Home

These places had evidence of previous moisture, but were dry at the time of the inspection. They can change with the weather and should be monitored for further change. If further changes occur have moisture source identified, and corrected.

Recommendation: Contact a qualified professional.



In front of garage.

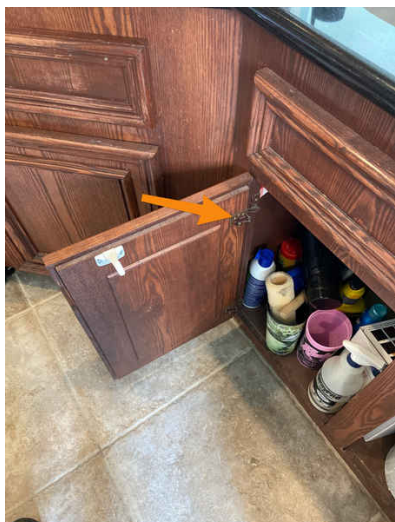
**2: Cabinet hinges are loose**

**Recommendation**

Loose hinges will not allow the doors to operate properly and doors could come off of cabinets if allowed to continue to loosen.

Recommendation: Contact a qualified professional.

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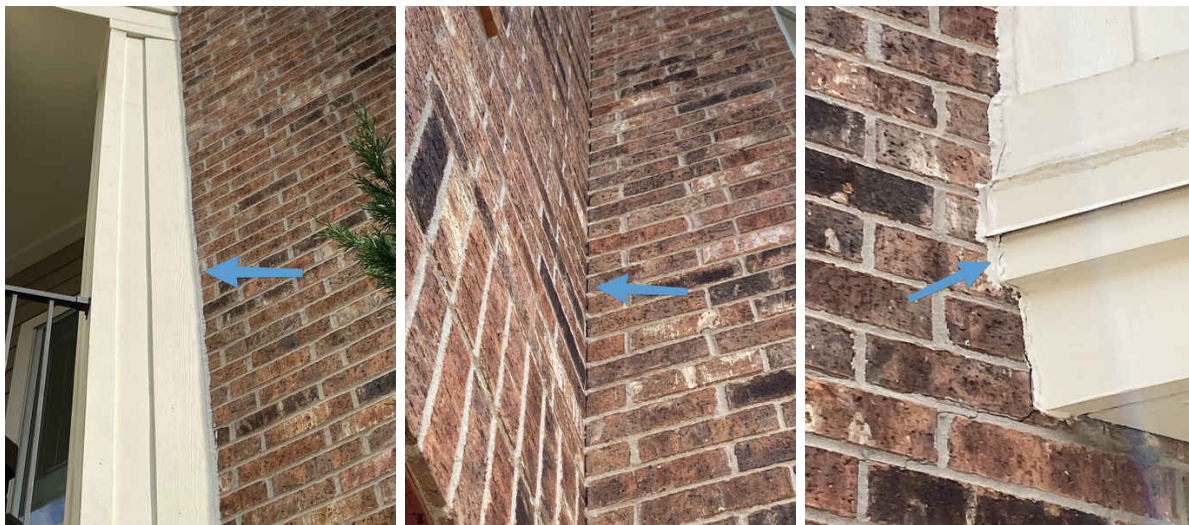
**3: Caulking/sealant is deteriorated or missing.**

 Maintenance Item

Multiple Locations

Gaps in the caulking/sealant let insects and water penetrate the structure. When caulking starts to separate or crack it is time to replace it.

Recommendation: Contact a handyman or DIY project



**4: Cement board is not installed properly**

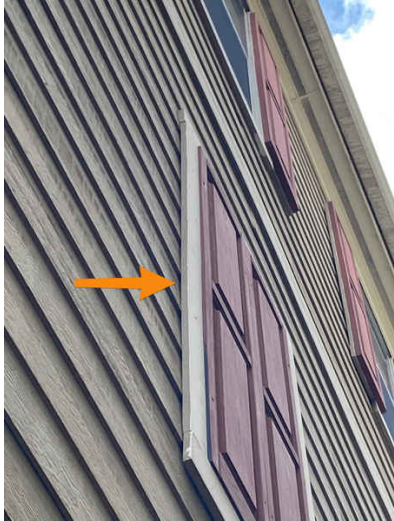
 Recommendation

Hardie siding and related siding products are required to butt up to trim so it does not leave gaps allowing water penetration. If installed incorrectly, have a licensed installer reinstall correctly, if that is not possible, seal all gaps created by incorrect installation to provide protection for water and insect intrusion.

<https://www.jameshardiepros.com/getattachment/513223b4-054b-4112-ab6b-38974c62c9cb/hardieplank-hz5-us-en.pdf>

Recommendation: Contact a qualified siding specialist.

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**5: Cracks through mortar**

🚩 Recommendation

These can be caused by age as well as rusted lintels. These are not necessarily a sign of foundation movement. All cracks should be sealed to prevent water penetration.

Recommendation: Contact a qualified professional.



**6: Flashing has gaps, is damaged, or missing**

🚩 Recommendation

Flashing is made to seal penetrations into the building where there is a high water volume. Without flashing water will work its way into the structure, damaging components and leading to expensive repairs.

Recommendation: Contact a qualified professional.



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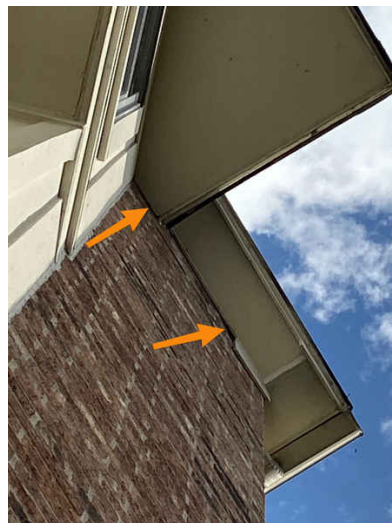
**7: Gaps in Siding**

🔴 Recommendation

Multiple Locations

Gaps in the siding allow water and insects to penetrate the structure. All gaps should be sealed to prevent damage from interior structural components.

Recommendation: Contact a qualified siding specialist.



**8: Joints are separating in siding**

🔴 Recommendation

Multiple Locations

Siding should be sealed at all joints. Reason for separation should be determined in order to assess if repairs are needed to structure.

Recommendation: Contact a qualified professional.

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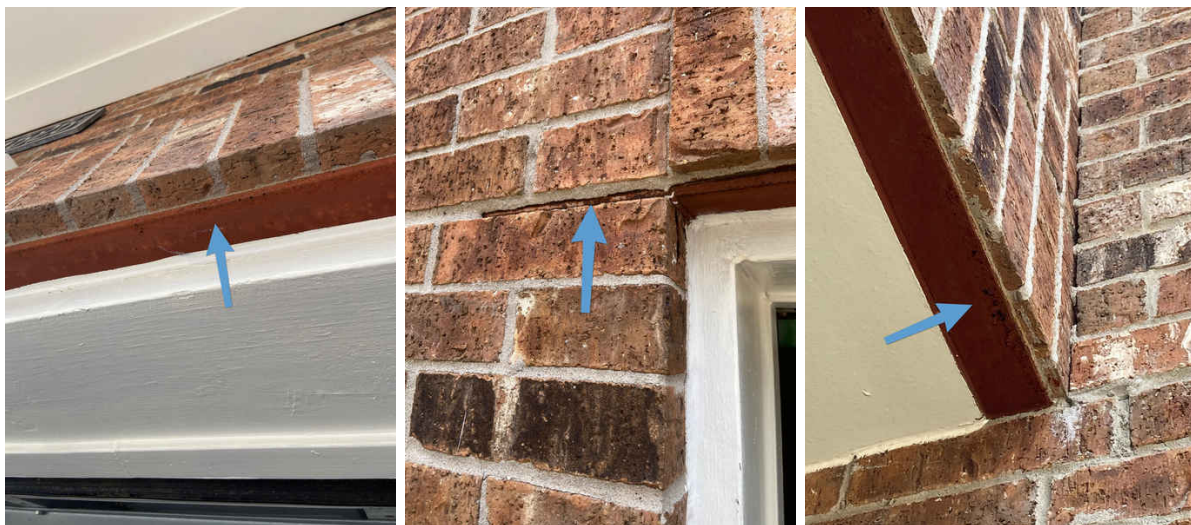
**9: Lintel is rusted**

 Maintenance Item

Multiple Locations

Lintels are metal plates that support the brick above them it is important to keep these painted and sealed to prevent rusting. Rust will expand and crack the brick and mortar. In extreme cases, the lintel will not be able to support the brick and will need to be replaced.

Recommendation: Contact a qualified professional.



**10: Needs Painting**

 Maintenance Item

Paint seals wood and other materials against water, its always a good idea to keep the exterior of the home painted.

Recommendation: Contact a handyman or DIY project

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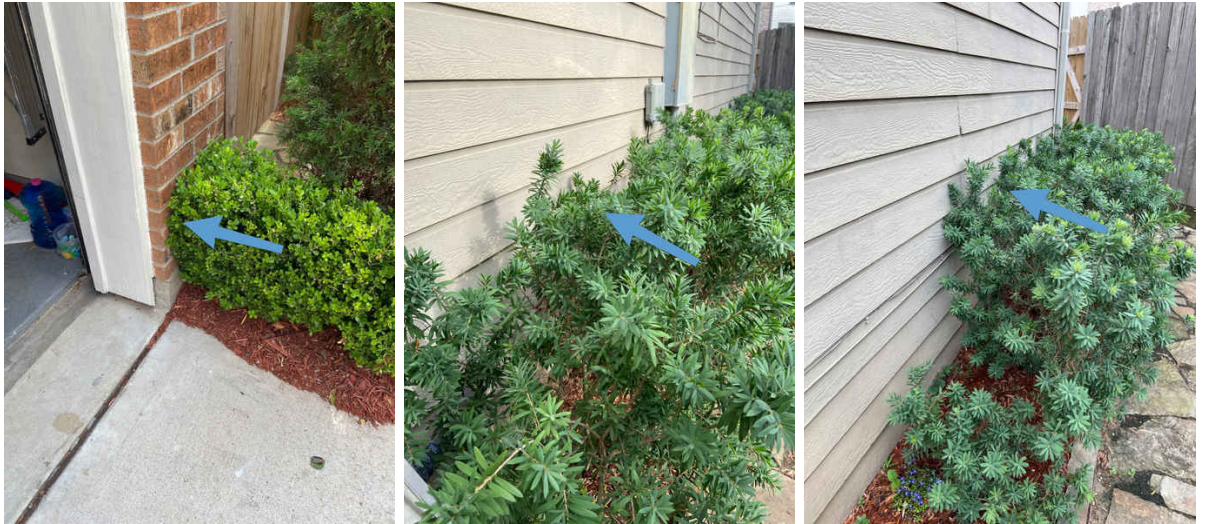


**11: Plants in contact with structure**

🔧 Maintenance Item

Plants hold moisture against the siding causing deterioration to accelerate.

Recommendation: Contact a handyman or DIY project



**12: Previous repair**

🚫 Recommendation

Reasons for previous repair are unknown, and can hide latent defects.

Recommendation: Contact a qualified professional.



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**13: Siding is too close to grade**

🔴 Recommendation

Multiple Locations

All siding should be a minimum of 6 inches above grade to avoid prolonged contact with moisture.

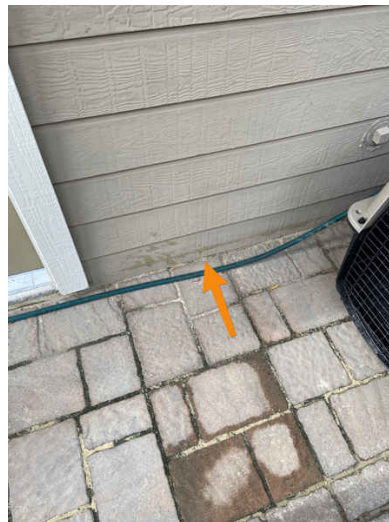
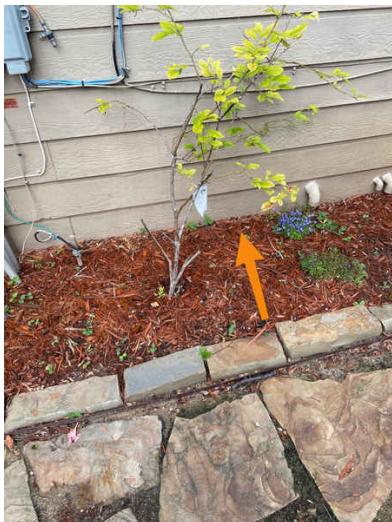
Exposure to moisture could allow for water penetration and water damage of interior components as well as deterioration of siding.

Brick is allowed to have a clearance of 4 inches.

<https://www.jameshardiepros.com/getattachment/513223b4-054b-4112-ab6b-38974c62c9cb/hardieplank-hz5-us-en.pdf>

[http://www.ircdd.com/Building\\_Division/R319.pdf](http://www.ircdd.com/Building_Division/R319.pdf)

Recommendation: Contact a qualified professional.



**14: Siding or trim is damaged or deteriorated**

🔴 Recommendation

Multiple Locations

I	NI	NP	D
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Damaged or deteriorated siding and trim can allow access to water and insects into the home. Have damaged or deteriorated areas replaced.

Recommendation: Contact a qualified siding specialist.



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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**15: Step cracking**

🔴 **Recommendation**

Step cracks in brick indicates some movement or shifting has happened. Seal the cracks with caulk, and monitor for further movement. This may be an indication of foundation movement, and should be combined with other indicators before making a determination. Step cracking alone is not usually an indicator of foundation movement. Alone, it is normally an indication of a failure in the siding system.

Recommendation: Contact a qualified siding specialist.



**F. Ceilings and Floors**

**1: Evidence of previous repair**

🔴 **Recommendation**

Reason for previous repairs cannot be determined, and can cover latent defects.

Recommendation: Contact a qualified professional.



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

**1: Door does not latch**

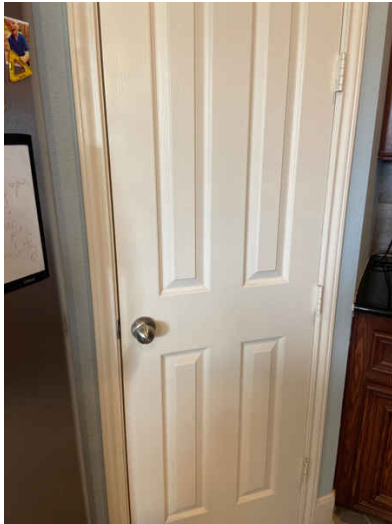
🔴 **Recommendation**

Kitchen

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

Recommendation: Contact a qualified handyman.



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## 2: Door Is binding

🔴Recommendation

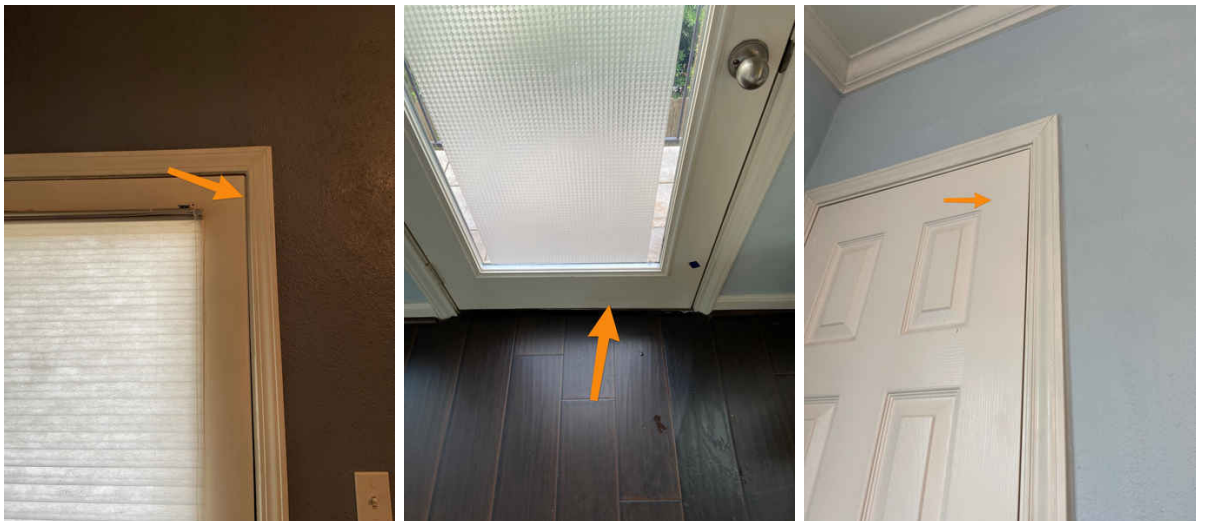
3rd Bedroom, Living Room, Multiple Locations

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Door may need to be adjusted or reinstalled in order to operate correctly.

Recommendation: Recommended DIY Project



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## 3: Doorstop missing or damaged

🔴Recommendation

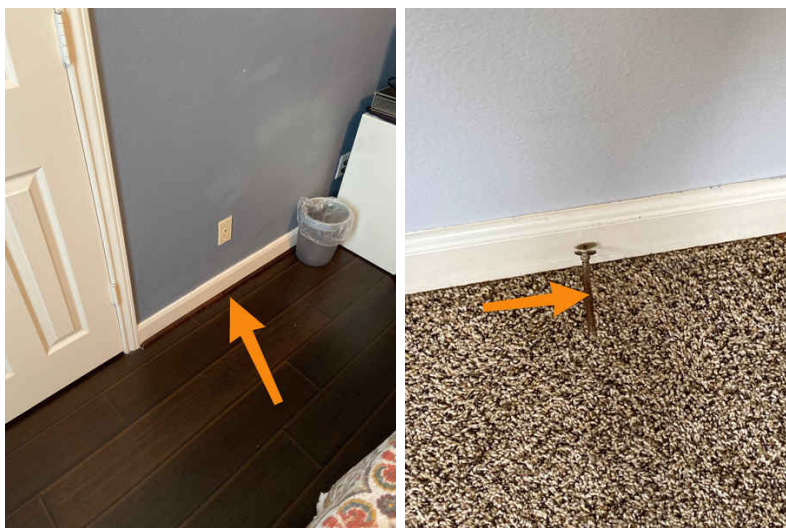
3rd Bedroom, Multiple Locations



<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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This can cause damage to walls or objects which the door comes into contact. Install or replace the door stop.

Recommendation: Contact a handyman or DIY project



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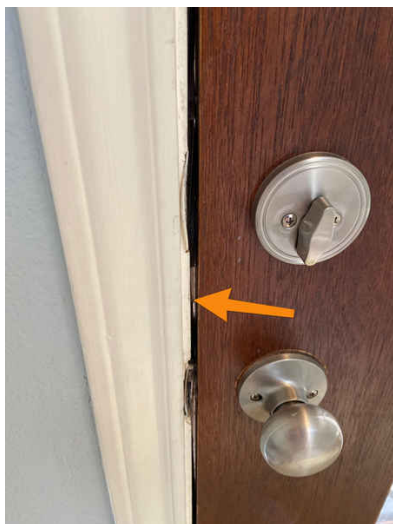
#### **4: Noticeable Gap**

👉 Recommendation

1st Floor

One or more gaps could result in energy loss. Recommend handyman or door contractor evaluate.

Recommendation: Contact a qualified door repair/installation contractor.



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#### **5: Weatherstripping Insufficient or Damaged**

👉 Recommendation

2nd Floor

Missing or damaged weatherstripping can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

[Here is a DIY guide on weatherstripping.](#)

Recommendation: Recommended DIY Project

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**6: Door knob missing**

🔴 Recommendation

3rd Bedroom

The door will be more difficult to open without a proper knob.

Recommendation: Contact a qualified door repair/installation contractor.



3rd Bedroom, knobs are replaced with dead bolts.

**H. Windows**

**1: Missing Screen(s)**

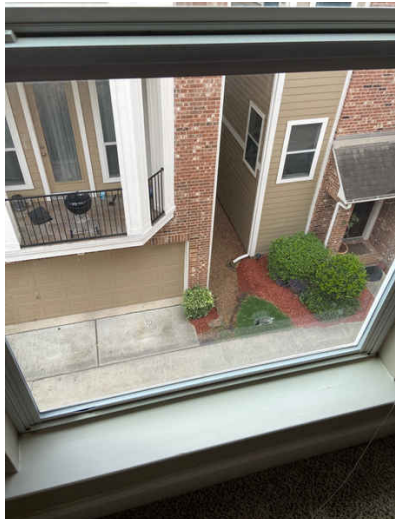
🔴 Recommendation

One or more windows are missing a screen. Screens protect against insect intrusion when the window is open. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.



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**2: Screen is damaged**

🔴 Recommendation

Living Room, Multiple Locations

Damaged screens will let insects enter home when the window is open.

Recommendation: Contact a qualified professional.



**3: Shutters are loose or missing**

🔴 Recommendation

Should be resecured to keep in place.

Recommendation: Contact a qualified professional.

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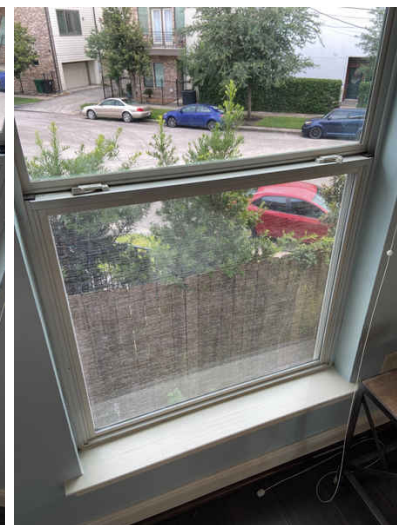
**4: Window is incorrect height or size**

**▲Safety items**

Multiple Locations

In sleeping rooms windows cannot exceed 44" and must have an opening of not less than 5.7 feet. This is so that children or the elderly can get out of the window in an emergency. On upper stories, windows must be a minimum of 24" inches from the floor to protect children from accidentally falling through the window.

Recommendation: Contact a qualified professional.



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- I. Stairways (Interior and Exterior)
- J. Fireplaces and Chimneys
- K. Porches, Balconies, Decks, and Carports

**1: Fence is not supported properly**

🔴 Recommendation

Fence moves when pressure is applied, noting posts were not installed deep enough, or cement was not used to secure posts

Recommendation: Contact a qualified professional.



**2: Guard railing is loose or missing fasteners**

⚠️ Safety items

2nd Floor

Loose railing may not provide adequate support to avoid a fall from a platform, deck, porch, or balcony, and should be secured to provide adequate fall protection.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D
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## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

*Comments:*



Main panels are not labeled.



Panel is used as junction box.

*Service Size : 150 - 200 Amps*

*Estimates should be obtained on all items needing repair before the option period ends to avoid unexpected repair expenses after closing.:*

Only visual items can be inspected, hidden items within wall and behind objects as well as latent defects cannot be discovered and are not part of this inspection.

### 1: AFCIs not installed or not working

#### **▲Safety items**

Arc fault circuit interrupters are required to be installed in living areas. AFCIs are devices installed in breakers that flip if there is arcing in the wiring of the electrical system, which prevents the arcing from causing a fire.

Recommendation: Contact a qualified electrical contractor.

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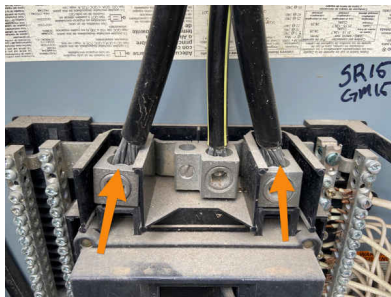


## 2: Anti-oxidant paste missing from service conductors

### ➔ Recommendation

Anti-oxidant paste keeps the aluminum service conductors from oxidizing and moving in their terminals, which is known to cause arcing.

Recommendation: Contact a qualified electrical contractor.



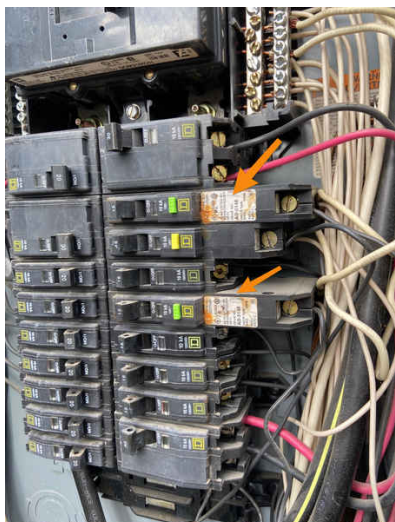
## 3: Corroded components on/in panel

### ➔ Recommendation

Corroded electrical components can malfunction and do not operate efficiently. Recommendation- Replace corroded components, and identify any sources of moisture that can cause corrosion.

Recommendation: Contact a qualified electrical contractor.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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#### **4: Knockouts are open**

**▲Safety items**

When knockouts are left open they allow pests into the panel which can pose a fire hazard. It poses a shock hazard to anyone touching the panel.

Recommendation: Contact a qualified professional.



#### **5: Missing screws**

**▲Safety items**

Screws keep the dead front securely tightened., panel front on, and keep the pane secured properly. The dead front is meant to seal off the front of the panel to prevent access to the wiring.

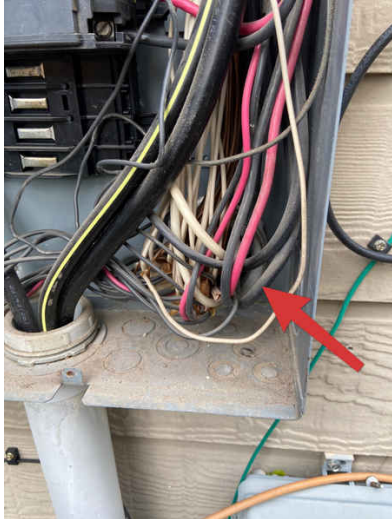
Recommendation: Contact a qualified professional.





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

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**9: Panel cover screw hole is stripped**

**▲Safety items**

Garage

Panel cannot be secured properly with screw holes that are stripped.

Recommendation: Contact a qualified professional.



**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

**1: Bulb missing**

**🟡Recommendation**

Multiple Locations

Replace bulbs and check to ensure fixture is working. If bulbs do not come on, have a license electrician repair or replace fixture.

Recommendation: Contact a qualified professional.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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## 2: Carbon Monoxide Detector Missing

**▲Safety items**

Multiple Locations

Carbon monoxide detectors should be mounted outside sleeping rooms and are not present at time of inspection. Recommend installation before closing.

Recommendation: Contact a qualified professional.

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## 3: Cover plates are damaged or missing screws

**▲Safety items**

2nd Bathroom

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation: Contact a qualified electrical contractor.

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## 4: Cover plates missing

**▲Safety items**

Garage

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

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Recommendation: Contact a qualified electrical contractor.



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**5: Light Inoperable**

🚫 Recommendation

2nd Floor

One or more lights are not operating. Test the light by replacing the light bulb.

Recommendation: Contact a qualified electrical contractor.



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**6: No GFCI Protection**

⚠️ Safety items

Kitchen, Laundry Room

No GFCI protection. Recommend licensed electrician upgrade by installing ground fault receptacles. [Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation: Contact a qualified electrical contractor.



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**7: Outlet box extension not installed**

**▲Safety items**

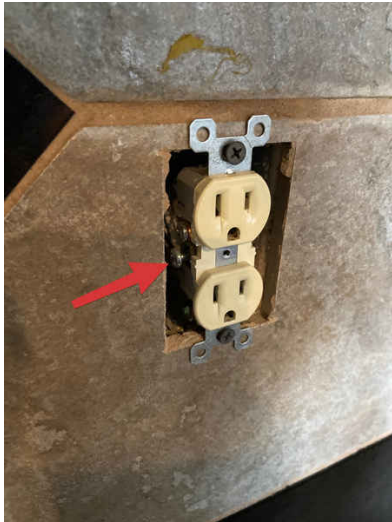
Kitchen

When the plug is brought out of the outlet box by more than 1/4 of an inch it needs a plastic extension to protect the combustible finishes from possible ignition.

<https://www.youtube.com/watch?v=SgWbrfalwjA>

<https://www.homedepot.com/p/Electrical-Box-Extender-BE1-2/202708650>

Recommendation: Contact a qualified professional.



**8: Outlets need weatherproof cover on the exterior**

**▲Safety items**

Without a proper weatherproof cover the outlet will be exposed to the elements.

For more information <https://www.lowes.com/pl/Electrical-box-covers-Electrical-boxes-covers-Electrical/4294653953>

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Recommendation: Contact a qualified electrical contractor.



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**9: Outlets, switches or electrical components have paint or combustibile material on them**

**▲Safety items**

Paint as well as any combustibile materials should not cover outlets.

Recommendation: Contact a qualified electrical contractor.



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**10: Plugs or switches are loose**

**▲Safety items**

3rd Bedroom, Multiple Locations

Secure loose plugs to protect the wires from damage.

Recommendation: Contact a qualified professional.

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**11: Smoke/CO detectors are not interconnected**

**▲Safety items**

3rd

Interconnection between smoke alarms means they are all wired together. When one detector is tripped they will all sound.

Recommendation: Contact a qualified professional.



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**12: Smoke detector defective**

**▲Safety items**

2nd Floor, 1st Floor, Hallway, Multiple Locations

Smoke detector is connected, but not functioning properly. Recommend replacement.

Recommendation: Recommended DIY Project

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**13: Smoke detectors/CO detectors are more than 10 years old**

**▲Safety items**

Smoke detectors/CO detectors are more than 10 years old and should be replaced. Detectors are only warrantee for 10 years of use.

Recommendation: Contact a handyman or DIY project

**14: Tester shows open neutral**

**▲Safety items**

Back Exterior

Without the proper electrical wiring to the plug electrical equipment could malfunction/not work when plugged in.

Recommendation: Contact a qualified professional.



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

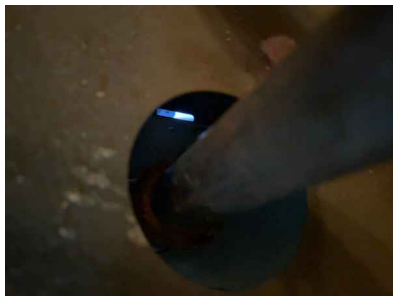
**A. Heating Equipment**

*Working:*



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

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*Energy Sources:* Natural Gas

*Type of Systems:* Forced Air

*Estimates should be obtained on all items needing repair before the option period ends to avoid unexpected repair expenses after closing.:*

Only visual items can be inspected, hidden items within wall and behind objects as well as latent defects cannot be discovered and are not part of this inspection.

*Warm Temperature:*

The furnace cannot be adequately tested when the temperature is over 70 degrees.

**B. Cooling Equipment**

*Manufacturer data plate:*



*Type of Systems:* Central Air Conditioner

*AC condenser max breaker rating:* 30 - amps

*Unit uses R22 refrigerant:*

R22 refrigerant is scheduled to cease production in 2020. This will make refrigerant very expensive and components may not be able to be repaired or replaced in the future because of a lack of availability. If purchaser is buying a home warranty, Research should be done to make sure that warranty company covers R22 refrigerant.

For more information [https://www.epa.gov/sites/production/files/2015-07/documents/phasing\\_out\\_hcfc\\_refrigerants\\_to\\_protect\\_the\\_ozone\\_layer.pdf](https://www.epa.gov/sites/production/files/2015-07/documents/phasing_out_hcfc_refrigerants_to_protect_the_ozone_layer.pdf)

**1: Air Flow Restricted**

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🚫 Recommendation

Air flow to the air conditioner condenser was restricted. This may result in inefficient operation. Recommend cleaning dirt and/or debris from unit, and removing any vegetation or items blocking air flow to the unit. The most units require a minimum clearance of 24 inches. Check with the manufacture for specific requirements.

Recommendation: Contact a qualified HVAC professional.



**2: Casing is leaking and/or damaged**

🚫 Recommendation

The casing on a heating/cooling unit should be sealed to prevent loss of HVAC. Any condensation or leaking indicates improper function or installation and should be repaired.

Recommendation: Contact a qualified professional.



**3: Condensation on unit casing**

🚫 Recommendation

Multiple Locations

This is usually caused by inadequate insulation inside of the casing. Pan should be installed to cover all areas of the casing to avoid water damage caused by condensation on the unit. The unit will not operate

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at top efficiency if not properly insulated.

Recommendation: Contact a qualified professional.



**4: Condenser unit is not secured or level**

➔Recommendation

Condensing unit is not level or secured. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

Recommendation: Contact a qualified HVAC professional.



**5: Drain pan has evidence of previous moisture.**

➔Recommendation

Monitor for moisture in the drain pan, and call an HVAC professional if moisture is discovered.

Recommendation: Contact a qualified professional.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**6: Fan is out of balance**

🔴 Recommendation

The condenser fan is out of balance. With use the condition will worsen and cause damage to the unit. It also decreased the efficiency of the unit.

Recommendation: Contact a qualified HVAC professional.



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**7: Insulation Missing or Damaged**

🔴 Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation: Contact a qualified HVAC professional.




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**8: Refrigerant lines need to be sealed or resealed at entrance into the home**

 Maintenance Item

Penetrations into the home need to be sealed to keep pests and water out.

Recommendation: Contact a qualified professional.



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**9: Register did not produce sufficient differentials to properly cool the house**

 Recommendation

Multiple Locations

The air conditioner was running but did not produce air within the 14+ degree range needed to cool the home at all registers. Recommend licensed HVAC contractor evaluate.

Recommendation: Contact a qualified HVAC professional.

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

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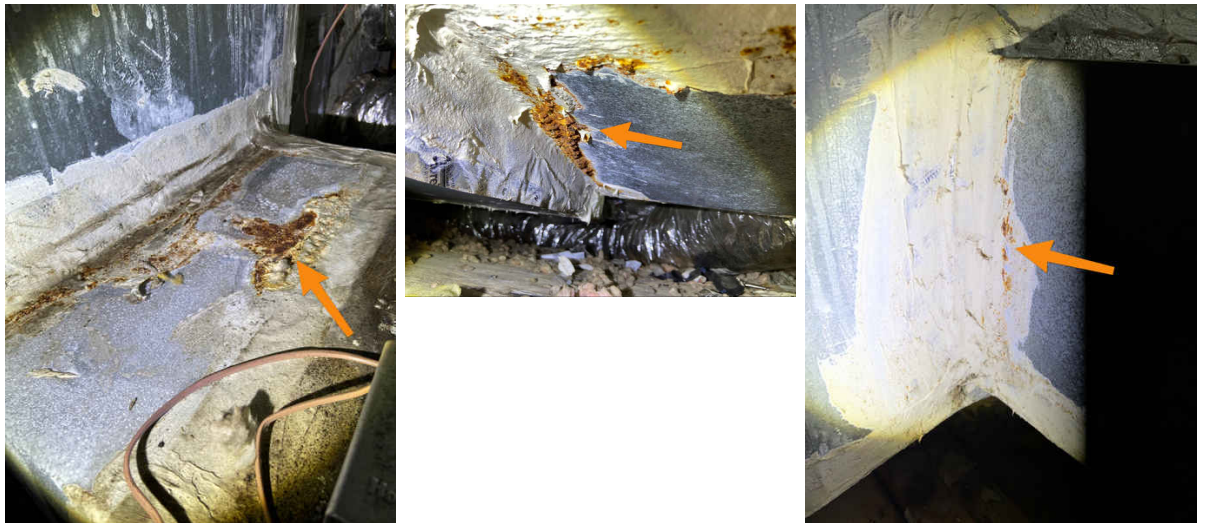
**10: Rusted casing**

🔴 Recommendation

Multiple Locations

Rusted casing indicates a source of moisture is present. Source should be found and repaired to stop casing from deteriorating further. If casing is rusted through, it should be repaired or replaced.

Recommendation: Contact a qualified professional.



**11: Solar cover missing on insulation**

🔵 Maintenance Item

Solar covers prevent the sun from deteriorating the insulation which makes the insulation last longer.

Recommendation: Contact a qualified professional.

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

*Ducts inside walls, sub floors, and inaccessible parts of the attic are excluded from the inspection:*

Only the parts of the ducts that can be seen are included in the inspection. The interior condition of the ducts cannot be observed for damage or biogrowth and should be inspected by a HVAC company if the purchaser wants to know about the ducts in areas that are not observable.

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

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**1: Duct Damaged or leaking**

➔ Recommendation

Air supply duct was leaking or damaged. Recommend a qualified HVAC contractor repair.

Recommendation: Contact a qualified HVAC professional.



**2: Register is dirty with possible bio growth**

➔ Recommendation

3rd Bedroom

Keeping registers clean will improve air quality in the home. If the bio growth continues to come back after thorough cleaning, contact a mold company to clean the HVAC system.

Recommendation: Contact a qualified professional.



**IV. PLUMBING SYSTEMS**

- A. Plumbing Supply, Distribution Systems, and Fixtures**  
*Location of Main Water Supply Valve : Exterior of Home*

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*Location of Water Meter: no water meter  
Static Water Pressure Reading: 67*



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Only visual items can be inspected, hidden items within wall and behind objects as well as latent defects cannot be discovered and are not part of this inspection.

**1: Caulking is missing or deteriorated**

[🔧Maintenance Item](#)

Multiple Locations

Caulking, while inexpensive is an important part of the home. Caulking around plumbing fixtures and at joints protects finishes and structural members from water damage.

Recommendation: Contact a handyman or DIY project



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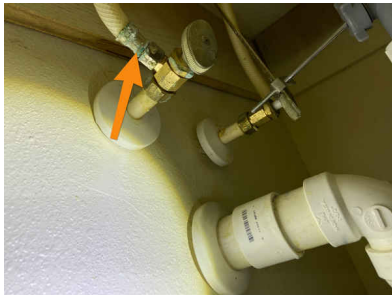
**2: Corrosion on water line, indicating possible water leak**

➔ Recommendation

2nd Bathroom

Corrosion on the water line could mean a leak. Monitor this for moisture, and repair as needed.

Recommendation: Contact a qualified professional.



**3: Entrance into home is not sealed**

➔ Recommendation

Seal to keep water and pests out.

Recommendation: Contact a handyman or DIY project



<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**4: Hose bib needs anti-siphon device**

🚫 Recommendation

Device protects the drinking water system from contamination and bacteria contained in water in piping and hoses that have left the delivery system. For more information

[https://www.globalindustrial.com/p/plumbing/valves/backflow-preventers/hose-bibb-vacuum-breaker?infoParam.campaignId=T9F&gclid=Cj0KCQIAqY3zBRDQARIsAJeCVxMgqF2EvXQHhktZ-mLP3cEJfno-E9WZwAL9GV6ngXp6Hz6gwu6ZF0aAtEwEALw\\_wcB](https://www.globalindustrial.com/p/plumbing/valves/backflow-preventers/hose-bibb-vacuum-breaker?infoParam.campaignId=T9F&gclid=Cj0KCQIAqY3zBRDQARIsAJeCVxMgqF2EvXQHhktZ-mLP3cEJfno-E9WZwAL9GV6ngXp6Hz6gwu6ZF0aAtEwEALw_wcB)

Recommendation: Contact a qualified professional.



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**5: Insulation is missing or damaged**

🚫 Recommendation

If the temperature gets to freezing and the pipes are not insulated they can burst.

Recommendation: Contact a handyman or DIY project

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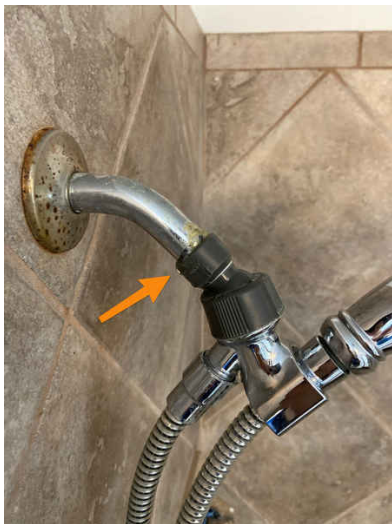
**6: Shower head is leaking from connection joint**

🔴 Recommendation

Master Bathroom

The connection between the shower head and stem needs to be resealed.

Recommendation: Contact a qualified professional.



**7: Toilet is loose from floor**

🔴 Recommendation

Partial Bathroom, Master Bathroom

Toilets have a wax ring that seals the connection of the toilet to the floor. If the seal is broken water and sewer gases can escape.

Recommendation: Contact a qualified professional.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**8: Water line or valve leaking**

🚫 Recommendation

Partial Bathroom

Water line or valve leaking. Recommend qualified plumber repair leak.

Recommendation: Contact a qualified plumbing contractor.



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**9: Shower floor is not properly sloped for drainage**

🚫 Recommendation

Master Bedroom

Shower floors should be sloped towards the drain to keep the floor from deteriorating from standing water.

Recommendation: Contact a qualified general contractor.

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**10: Gas line is corroded/rusted**

🔴 Recommendation

Monitor the gas line for further corrosion or leaks. Have repaired as needed.

Recommendation: Contact a qualified plumbing contractor.



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**11: Antisiphon device for sprinkler system needs to be supported.**

🔴 Recommendation

Left unsupported, the anti-siphon device could be impacted and caused pipes to break or leak

Recommendation: Contact a handyman or DIY project



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

**1: Leaking**

👉 Recommendation

Kitchen, Master Bathroom

Leaks can cause water damage to the interior finishes and structure.

Recommendation: Contact a qualified plumbing contractor.



**2: Poor/Slow Drainage**

👉 Recommendation

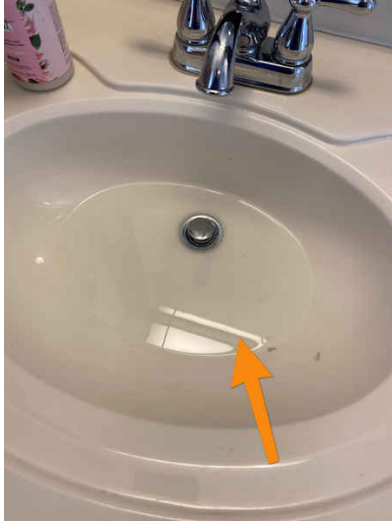
Master Bathroom

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation: Contact a qualified plumbing contractor.

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

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- C. Water Heating Equipment**  
*Capacity: 40 Gallons*  
*Energy Sources: Natural Gas*  
*Manufacturers data plate :*



*Working:*



**1: Annual Maintenance Flush Needed**

**⊖ Recommendation**

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

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

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

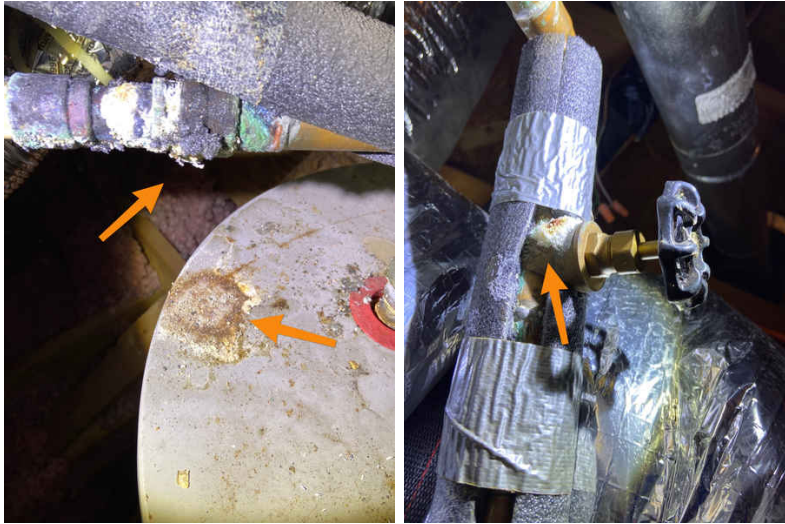
Recommendation: Contact a qualified plumbing contractor.

**2: Corrosion on water line, indicating possible water leak**

🔴 Recommendation

Corrosion on the water line could mean a leak. Monitor this for moisture, and repair as needed.

Recommendation: Contact a qualified professional.



No moisture was leaking at the time of inspection. This area should be monitored frequently for leaking.

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- D. Hydro-Massage Therapy Equipment**

**V. APPLIANCES**

- - 
  - 
  -
- A. Dishwashers**

*Manufacturer data plate :*



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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*Estimates should be obtained on all items needing repair before the option period ends to avoid unexpected repair expenses after closing.:*

Only visual items can be inspected, hidden items within wall and behind objects as well as latent defects cannot be discovered and are not part of this inspection.

**1: Dishwasher is not secured**

🔴 Recommendation

When the dishwasher is not secured it allows drain components to move, and possibly loosen, which could cause a leak.

Recommendation: Contact a handyman or DIY project



Fasteners are loose

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**2: Dishwasher racks are damaged or rusted**

🔴 Recommendation

Dishwasher racks might not hold dishes properly and could cause stains if the racks are damaged or rusted.

Recommendation: Contact a qualified professional.



**B. Food Waste Disposers**

**C. Range Hood and Exhaust Systems**

**1: Range hood light is inoperable**

🔴 Recommendation

The range hood light illuminates the surface of the cook top for better visibility.



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Recommendation: Contact a qualified professional.



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

*Manufactures data plate:*

*Working:*



**1: Burner Not Working**

🚫 Recommendation

One or more heating elements did not heat up or heat up fully when turned on. Recommend qualified professional evaluate & repair.

Recommendation: Contact a qualified appliance repair professional.



**2: Damaged components**

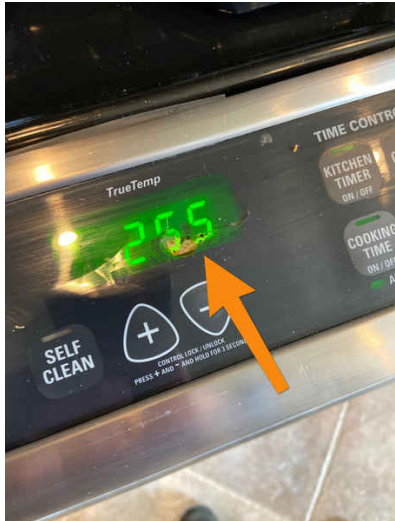
🚫 Recommendation

Range or cook top has damaged components. Contact manufacture for replacement.

Recommendation: Contact a qualified appliance repair professional.

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

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**E. Microwave Ovens**

*Manufacturer data plate :*



*Working :*



<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*Vent in microwave does not vent to the outside:*

Vent only recirculates air. It is important to keep the filters clean to avoid build up on vent and reduce the potential for a fire.

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

**1: Damper is stuck open**

🔴 **Recommendation**

Exterior of Home

The damper on an exhaust vent should close when it is not in use to protect the structure from water and pest intrusion.

Recommendation: Contact a qualified general contractor.



**2: Dirty**

⚠️ **Safety items**

2nd Bathroom, Multiple Locations

Dust and other particles should be cleaned from the vents. The mechanical vent can malfunction and possibly combust this built up material.

Recommendation: Contact a qualified professional.



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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**G. Garage Door Operators**

**H. Dryer Exhaust Systems**

*Dryer vent inside walls cannot be inspected for continuous connection:*

Dryer vents are inspected at every location that can be seen. Dryers themselves are not part of the inspection. We can only inspect the parts of the vent that can be seen visually. If the vent has been marked as having lint build up, it should be cleaned by a professional, who will be able to determine if the duct is continuous.