



RESIDENTIAL INSPECTION REPORT

727 Davis Rd
League City TX 77573



Inspector
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PROPERTY INSPECTION REPORT

Prepared For: Jeannie Young
(Name of Clients)

Concerning: 727 Davis Rd, League City TX 77573
(Address or Other Identification of Inspected Property)

By: Micah Ellerbe - TREC # 25150 01/08/2022 9:00 am
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of Building: Townhouse

Access provided by: Lockbox

In Attendance: Buyer

Occupancy: Vacant

Weather Conditions: Light Rain

Temperature (approximate): 68 Fahrenheit (F)

Wet/Rainy Weather:

Wet conditions encountered during the inspection limited the observation of outdoor systems such as the roof, exterior walls, irrigation systems, etc. Additional information may be included elsewhere in the report.

Thank you for choosing Bryan & Bryan Inspections

Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this web-page includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

General Photos of Interior:



General Photos of Structure:

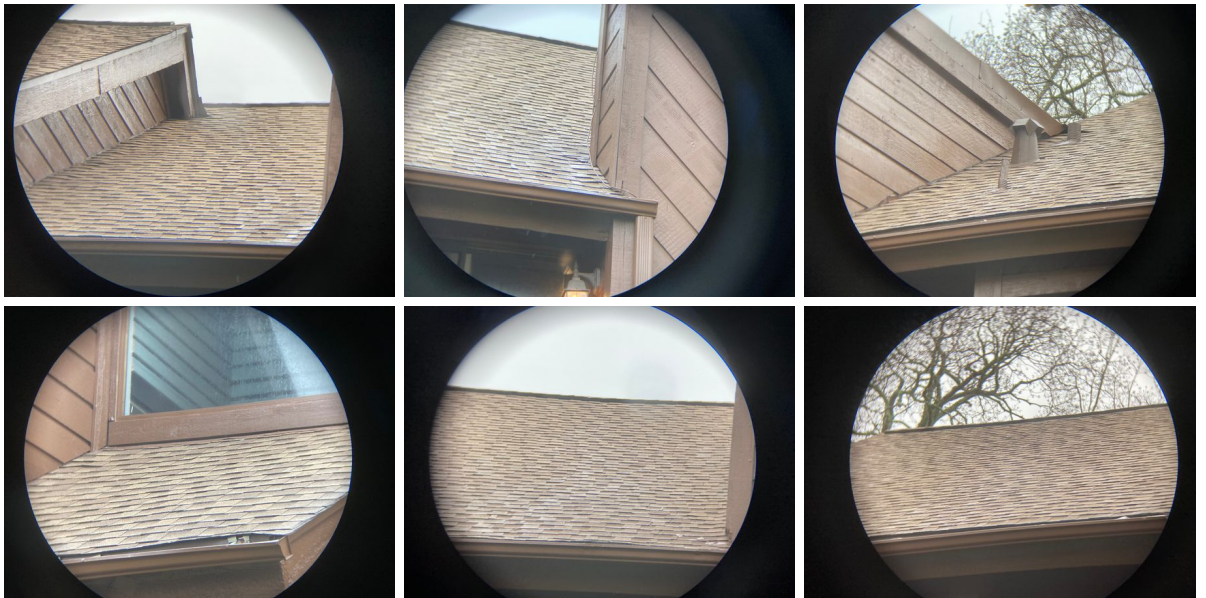


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General Photos of Roof Covering:



General Photos of Attic(s):



General Photos of Fireplaces:

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A. Foundations

Type of Foundation(s): Stilts/Pilings

Comments:

Foundation Inspected with Digital Level:

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 were elevation variations that indicated excessive movement of the foundation. At the time of this inspection the measured areas did not indicate any variations that, in this inspector's OPINION, indicated any need for invasive repairs to the foundation.



Rear Right



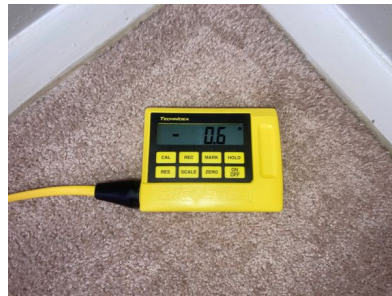
Primary Bed



Utility



Front Bedroom



Front Left



Primary Bath



Rear Left

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B. Grading and Drainage

Comments:

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C. Roof Covering Materials

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I NI NP D

Types of Roof Covering: Composition Shingles

Viewed From: Binoculars

Comments:

Roof Access was limited: Too high -

Direct access to the roof was limited because of constraints encountered during the inspection. The inspector did employ other methods in determining the overall functionality of the roof covering. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

Roof fastening not verified:

The roof fastening method was not verified as determining this may cause damage to the roofing material.

D. Roof Structure and Attic

Viewed From: Decked areas of attic

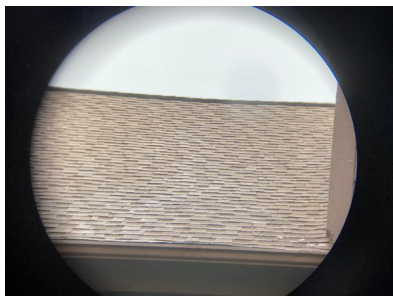
Approximate Average Depth of Insulation: 6 Inches

Comments:

Attic Access Method: Walk-in closet access



Type of Attic/Roof Ventillation: Ridge vent



Type of Insulation Material: Batt Fiberglass

Only accessible areas were entered:

Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

Fire Rated Material Between Townhomes:

Town Homes like this usually have fire walls between homes that share the walls as well as the roof decking. It could not be determined if the material used in this home was a fire rated material at time of inspection.

Batt Fiberglass Present:

Batt Fiberglass was present in between rafters at the time of inspection which may conceal possible water penetration and the condition of decking.

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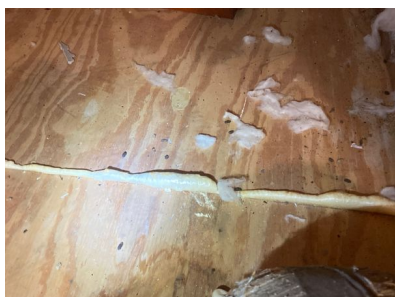


1: Note: Rodent activity

 Maintenance Item/Note

There was evidence of prior and/or current rodent activity in one or more areas of the home. Pest control services are available through our sister company, Green Team Pest, and can be scheduled through our office. If you have any concerns regarding rodent infestation we strongly recommend you schedule this service.

Recommendation: Contact a qualified pest control specialist.



E. Walls (Interior and Exterior)

Comments:

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

 Recommendation

Multiple Locations

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

Recommendation: Contact a qualified professional.



2: Exterior: Evidence of Wood Rot

 Recommendation

Front

Wood rot/deterioration was observed. Evaluate and remedy as needed.

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Recommendation: Contact a qualified professional.



3: Exterior: Trim missing, loose, or damaged

🔴 Recommendation

Rear

Sections of exterior trim were either missing, loose, or damaged. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



4: Interior: Hairline Cracks on Drywall

🔵 Maintenance Item/Note

Hairline cracks were observed on the interior drywall. Hairline cracks may be related to the following:

- normal structural movement
- thermal expansion

Monitor and/or remedy as needed.

Recommendation: Recommend monitoring.



5: Interior: Wrinkled Tape Joint

🔴 Recommendation

Multiple Locations

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Wrinkled tape joint can be evidence of current and/or previous structural movement. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



6: Interior: Evidence of Previous Moisture Contact

🚫 Recommendation

HVAC Return

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

Recommendation: Contact a qualified professional.



7: Interior: Loose Trim

🚫 Recommendation

3rd Floor

Loose trim was observed upon inspection. Remedy as needed.

Recommendation: Contact a qualified handyman.



F. Ceilings and Floors

Comments:

1: Ceiling: Evidence of Previous Moisture Contact

🚫 Recommendation

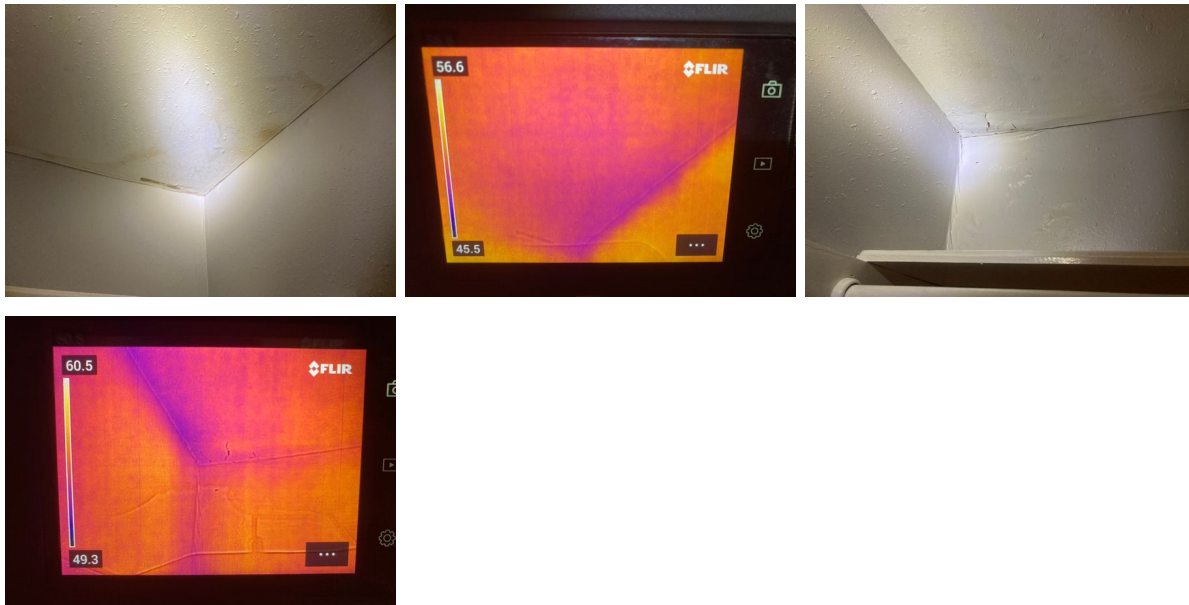
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Primary Closet

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

Recommendation: Contact a qualified professional.



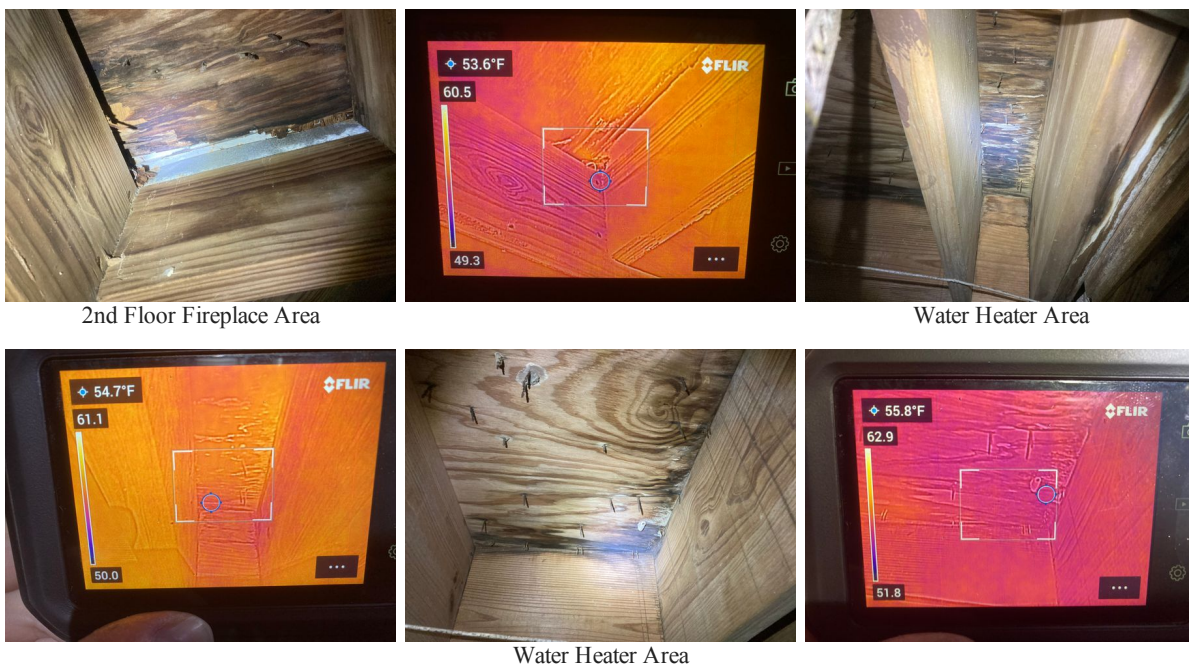
2: Flooring: Water Damage

🚫 Recommendation

Multiple Locations

Flooring had evidence of previous moisture contact at the time of inspection. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



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Attic

3: Flooring: Squeaky Subflooring

🔴Recommendation

Multiple Locations

Squeaky subflooring is not uncommon and is usually caused by wood subflooring that isn't properly attached to the joists. These can generally be repaired by a flooring contractor. Evaluation and remediation is recommended.

Recommendation: Contact a qualified flooring contractor

G. Doors (Interior and Exterior)

Comments:

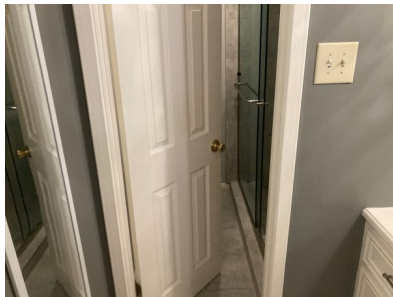
1: Door: Swings Open/Closes on its Own

🔴Recommendation

Primary Bath

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



2: Door: Sticks/Difficult to Operate

🔴Recommendation

Both Balconies

Door sticks and is tough to open. Evaluation and remediation is recommended.

Recommendation: Contact a handyman or DIY project

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3: Doors: Closet Door Off Track

🚫 Recommendation

Utility

Evaluate and remedy as needed.

Recommendation: Contact a handyman or DIY project



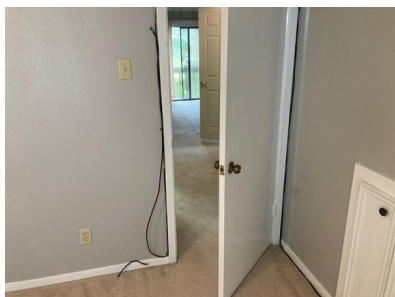
4: Door Hardware: Doesn't Latch

🚫 Recommendation

1st Floor Front

Door did not latch properly. Evaluation and remediation is recommended.

Recommendation: Contact a qualified handyman.



5: Does Not Lock

🚫 Recommendation

2nd Floor

The sliding door would not lock upon inspection. Remedy as needed.

Recommendation: Contact a qualified professional.

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H. Windows

Comments:

1: Note: Stain/Condensation on Window Sill

[Maintenance Item/Note](#)

1st Floor Front

Note: Water stains observed on the window sill. This is typically caused by condensate build up on metal frames or single pane glass and is not generally due to window leaks. Keeping the sill painted will protect it.

Recommendation: Contact your builder.



2: Caulking: Missing/Damaged

[Recommendation](#)

Multiple Locations

Caulking around window frames was missing or deteriorated. Caulking around window frames is an important barrier to moisture and air intrusion. Most exterior sealants have a lifespan of 5 to 8 years and should be regularly maintained with that lifespan in mind. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



3: Sill Height: Too Low

[Recommendation](#)

1st Floor Front

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Current building standards require any window with an exterior sill height of 72 inches or more to have a minimum interior sill height of 24 inches. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



I. Stairways (Interior and Exterior)

Comments:

1: Handrails/Guardrails: Missing

➔ **Recommendation**

Multiple Locations

Staircase had no handrails and/or a guardrail was missing. This is a safety hazard. Installation of a handrail or guardrail by a qualified professional is recommended.

Recommendation: Contact a qualified professional.



J. Fireplaces and Chimneys

Comments:

Top of Chimney Too High to See Well:

Limited Access/Visibility:

There was limited access and visibility to safely inspect chimney flue.

1: Hearth: Insufficient Length

➔ **Recommendation**

Fireplace hearth should extend a minimum of 20 inches from the front and 12 inches to both sides of fireplace. Evaluation and/or repair by a qualified fireplace contractor is recommended.

Recommendation: Contact a qualified fireplace contractor.

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K. Porches, Balconies, Decks, and Carports

Comments:

Unable to Determine Means of Attachment of Patio to Structure :

1: Handrails/Guardrails: Inadequate

▲Safety Hazard

Spindle gaps wider than 4 inches -

All deck 30 inches or higher above grade require a handrail/guardrail that:

- is at least 36 inches in height from the deck surface
- is not climbable
- has spindle gaps that are no greater than 4 inches

Recommendation: Contact a qualified professional.



2: Water Sealant Needed

🔴Recommendation

Deck is weathering and/or water damaged. Application of water sealant or weatherproofing is recommended.

Recommendation: Contact a handyman or DIY project



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II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:



General Infrared Photos of Distribution Panel(s):



General Photos of Grounding System(s):



- A. Service Entrance and Panels**

Comments:

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

Service entrance cable location: Underground (cable material type not visible)



Service size: 125 Amps

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1: Circuits Not Labeled

🚫 Recommendation

Circuits in the distribution panel were not properly labeled. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

1: Inoperable/Damaged Doorbell

🚫 Recommendation

Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

2: Smoke Detector Defective

🚫 Recommendation

Not present in required location -

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

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

Recommendation: Contact a qualified professional.



3: Ceiling Fan Defects

🚫 Recommendation

3rd Floor

Inoperative, Light out -

Further evaluation is recommended.

Recommendation: Contact a qualified professional.

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4: Receptacles: No GFCI Protection Observed

🚫 **Recommendation**

Kitchen

There was no GFCI protection observed in the home. Current building standards recommend the installation of ground fault protection:

- at all counter-top receptacles in the kitchen
- in bathrooms
- in garages
- all exterior receptacles

GFCI protection was not present in these required locations. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.



5: Light: Inoperable

🚫 **Recommendation**

Kitchen

One or more light fixtures were not operating at time of inspection. Cause was not determined. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



6: Light: Switches Installed Improperly

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Recommendation

1st Floor Front Bed

One or more switches were installed improperly. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.

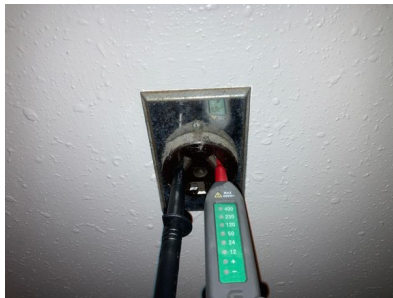


7: 220V Inoperable

Recommendation

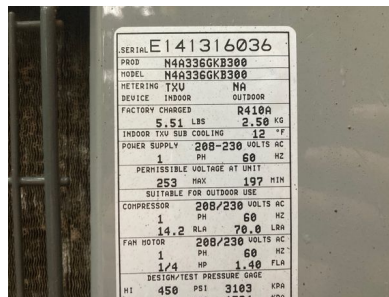
The 220 volt outlet had no power at the time of inspection. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:



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General Photos of Accessible Return Chases :



General Photos of Thermostats:



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A. Heating Equipment

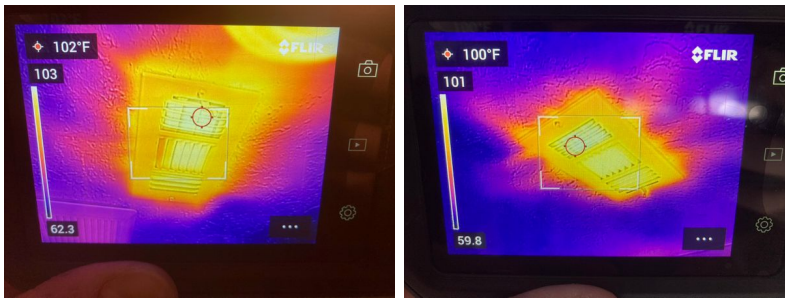
Type of System: Furnace

Energy Source: Electric

Comments:

Heating System was Functioning:

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



Inspector does not remove furnace/air handler covers:

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B. Cooling Equipment

Type of System: Central Air Conditioner

Comments:

Cooling System was Functioning:

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

Temperature difference (delta) - First Floor: 15°

Temperature difference (delta) - Second Floor: No Difference

1: Condenser: Insulation Missing or Damaged on Refrigerant Lines

🔴 Recommendation

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Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Evaluation and remediation is recommended.

Recommendation: Contact a qualified HVAC professional.



2: Evaporator Coil: Dirty

🚫 Recommendation

The evaporator coil was dirty. Full servicing by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.



3: Condenser: Service Disconnect Detached

🚫 Recommendation

The service disconnect was detached from the home upon inspection. Remedy as needed.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ C. Duct System, Chases, and Vents

Comments:

Inspector does not access return chases in ceilings:

1: Ducts: Ducts on attic floor

🚫 Recommendation

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

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I NI NP D

Recommendation: Contact a qualified HVAC professional.



2: Ducts: Duct Tape Used (improper)

➔ Recommendation

Duct tape had been used on sections of ducting. Despite the name, duct tape is not an approved material for HVAC ducts. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



3: Ducts: Damaged

➔ Recommendation

The air supply duct was damaged. Evaluation and remediation by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.



IV. PLUMBING SYSTEMS

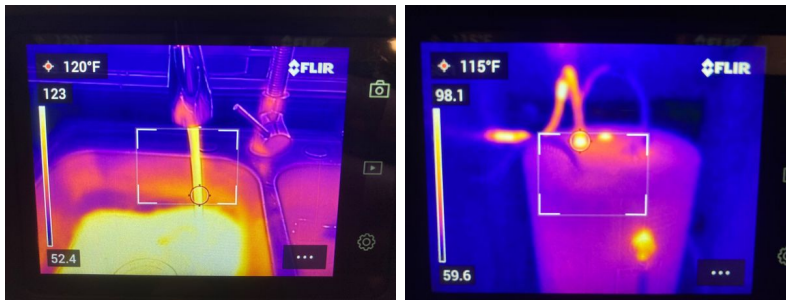
General Photos of Water Heating Equipment:

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General Infrared Photos of Water Heating Equipment:



General Photos of Plumbing Fixtures:



General Photos of Drain Lines:

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A. Plumbing Supply, Distribution Systems, and Fixtures

Location of water meter: Front yard near street

Location of main water supply valve: Not observed

Static water pressure reading: N/A

Comments:

Plumbing in Vacant Houses:

It is not uncommon for plumbing seals (gaskets, commode seals, etc.) to dry out when a property is vacant for an extended period of time. These dried out seals may crack and leak after a short period of time when placed back into service. If the property has been vacant, monitoring is recommended. Inspectors cannot determine life expectancy of plumbing seals or gaskets.

No Plumbing Access:

There was not an access panel at one or more bathrooms to observe bath drain lines.

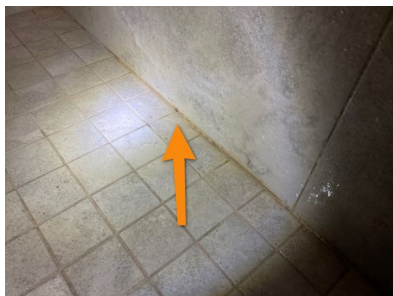
1: Shower: Missing/Deteriorated Caulking or Grout

🚫 **Recommendation**

Primary Bath

Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



2: Tub: Caulk Deteriorated/Missing

🔧 **Maintenance Item/Note**

1st Floor

Deteriorated or missing caulk was present at tub. Remedy as needed to maintain an optimal moisture barrier. Evaluation and remediation is recommended.

Recommendation: Contact a handyman or DIY project

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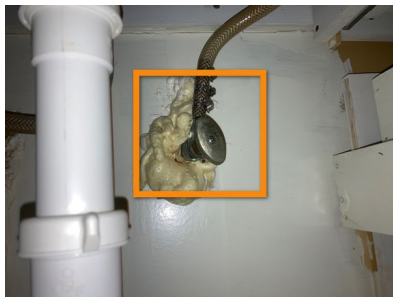
3: Supply Piping: Leak

🚫 Recommendation

1st Floor Primary Bath

Water pipes/fittings leaked. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



B. Drains, Wastes, & Vents

Comments:

1: Drain Piping: Corrugated Line

🚫 Recommendation

1st Floor

Current plumbing standards require all drains to have smooth interior surfaces. Corrugated materials are not approved. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



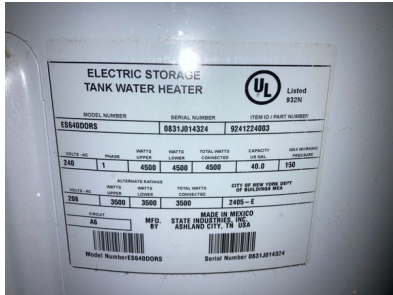
C. Water Heating Equipment

Energy Source: Electric

Capacity: 40 Gallons

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

I	NI	NP	D
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Comments:

Location: Utility Room

Inspector Does Not Test TPR Valve or Open/Remove Burner Covers:

The inspector does not test TPR valves or remove the burner compartment covers due to safety reasons and risk of damage to the property.

1: Annual Maintenance Flush Recommended

Maintenance Item/Note

Water heaters should typically be flushed annually to prevent sediment buildup and maintain efficiency. It is recommended that you refer to the manufacturer's manual for maintenance schedules specific to this device and make any service appointments as needed.

Recommendation: Contact a qualified plumbing contractor.

2: TPR Valve Note: Replacement may be needed

Maintenance Item/Note

The manufacturer recommends replacement of the pressure relief valve every three years to ensure proper emergency function. The inspector does not test TPR valves due to safety hazard or possible damage to unit.

Recommendation: Contact a qualified professional.

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- D. Hydro-Massage Therapy Equipment**

Comments:

V. APPLIANCES

General Photos of Dishwasher:



General Photos of Food Waste Disposer:

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

I	NI	NP	D
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General Photos of Range Hood/Exhaust Systems:



General Photos of Ranges, Cooktops, and Ovens:



General Photos of Dryer Exhaust Systems:



A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

1: Wire clamp not installed

🔴Recommendation

No wire clamp had been installed at the base of the unit. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments:

Exhaust Hood Type: Vented

1: Greasy Kitchen Filter

🚫 Recommendation

Kitchen exhaust filter had excessive grease build-up. Clean and/or replace as needed.

Recommendation: Contact a qualified professional.



D. Ranges, Cooktops, and Ovens

Comments:

Range/Oven Energy Source: Electric

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1: Bath Fan Inoperative

🚫 Recommendation

1st Floor Front

The exhaust fan was inoperative at time of inspection. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



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I NI NP D

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

1: Vent Cover Missing

🚫 **Recommendation**

The dryer exhaust vent cover is missing. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.