



RESIDENTIAL INSPECTION REPORT

16707 Promenade Park
Cypress, TX 77429



Inspector

Chad Davis

TREC #21808, MAT #1250

(281) 484-8318

office@inspectorteam.com



PROPERTY INSPECTION REPORT

Prepared For: Greg Cranfill
(Name of Clients)

Concerning: 16707 Promenade Park, Cypress, TX 77429
(Address or Other Identification of Inspected Property)

By: Chad Davis - TREC #21808, MAT #1250 04/30/2020 9:00 am
(Name and License Number of Inspector) (Date)

Greg Bryan TREC#3608
(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.

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.

(<http://www.trec.texas.gov>)

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

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of Building: Single Family

Access provided by:: Occupant

In Attendance: Owner

Occupancy: Furnished, Occupied

Weather Conditions: Clear

Temperature (approximate): 68 Fahrenheit (F)

Storage Items/Occupied Home:

The home was occupied at the time of inspection. The inspector does not move storage items or furnishings that prevent the visual observation of components. Items blocked by storage/furnishing are not inspected.



Thank you for choosing Bryan & Bryan Inspections

Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage 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	NI	NP	D
---	----	----	---

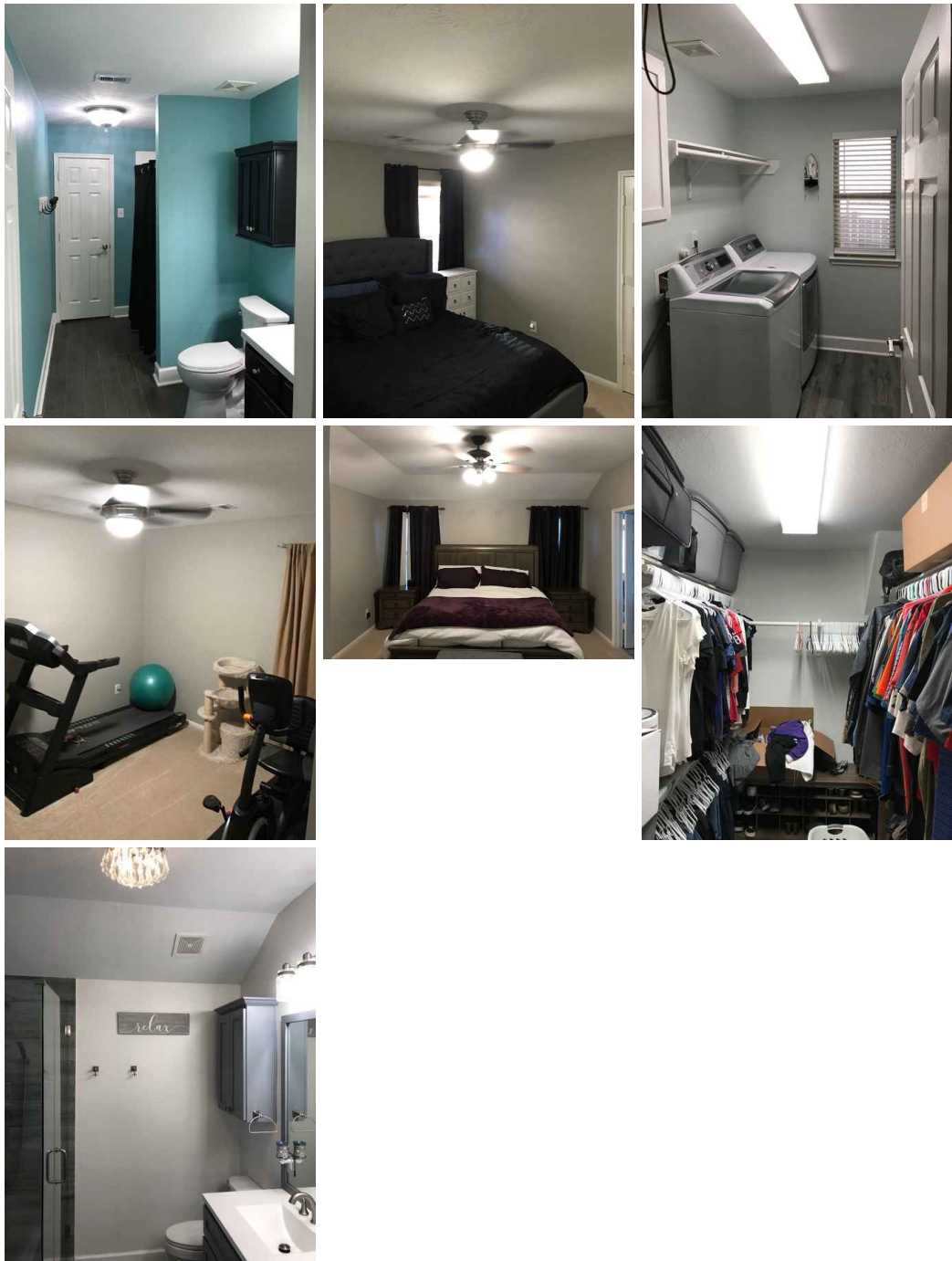
I. STRUCTURAL SYSTEMS

General Photos of Interior:



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

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



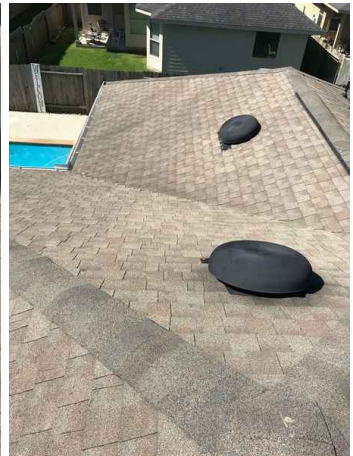
General Photos of Structure:

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

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



General Photos of Roof Covering:



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

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



A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Performance Opinion: Functioning as Intended with Some Deficiencies :

Some deficiencies were noted, but they do not appear to be adversely affecting the performance of the foundation, nor do they indicate the need for invasive action. The foundation appeared to be functioning as intended, but the deficiencies listed in the report should be reviewed.

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

1: Slab: Exposed Post Tension Cables

🔴Recommendation

For Example: left side

Post tension cable(s) exposed along the perimeter of the foundation. Remedy as needed.

Recommendation: Contact a qualified professional.



B. Grading and Drainage

Comments:

1: Gutters & Downspouts: Missing Splash Blocks

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

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

 Maintenance Item/Note

A splash block placed beneath the downspout elbow helps to disperse water away from the foundation and to prevent soil erosion. Remedy as needed.

Recommendation: Recommended DIY Project



C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Walking the roof surface

Roof fastening not verified:

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

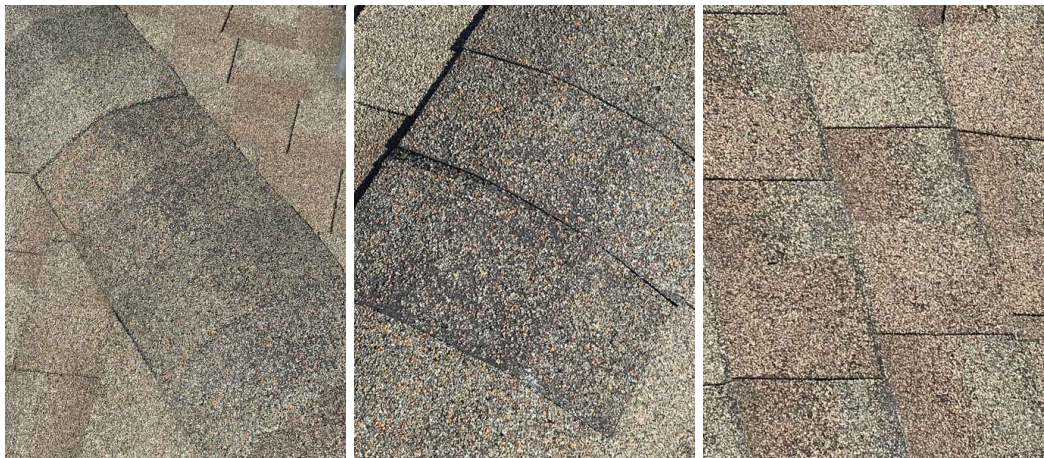
1: Localized Granule Loss

 Recommendation

Multiple Locations

Localized granule loss on the shingle surface was observed. Among other things, this can be as a result of mechanical damage, impurities in the asphalt, or anomalies in the manufacturing process. Evaluation and repair by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



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

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

2: Shingles: Damaged/Torn/Missing

🔴Recommendation

For Example: rear slope, left slope

Roof shingle material was missing, damaged, or torn in areas. Evaluation and/or repair by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



3: Flashing: Daylight visible

🔴Recommendation

For Example: water heater vent pipe

Daylight was visible in the attic around vent jacks or flashings. This can indicate poor weatherproofing and should be investigated further by a qualified roofing professional.

Recommendation: Contact a qualified roofing professional.



4: Patched roofing materials

🔵Maintenance Item/Note

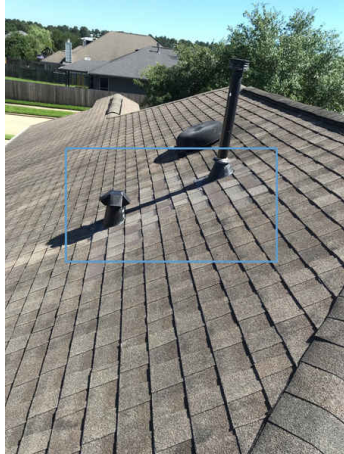
For Example: right slope

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

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

Previous repairs or patched areas of the roofing were observed. Repair documentation from the seller/property owner is recommended in case warranty protections apply.

Recommendation: Contact the seller for more info



D. Roof Structure and Attic

Viewed From: Decked areas of attic

Approximate Average Depth of Insulation: 12 Inches

Comments:

Attic Access Method: Pull down ladder(s)

Type of Attic/Roof Ventillation: Roof and soffit vents, Ridge vent

Type of Insulation Material: Blown Fiberglass, 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.

1: Previous repairs were observed near the dryer exhaust vent.

[Maintenance Item/Note](#)

Recommendation: Contact a qualified professional.



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

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

E. Walls (Interior and Exterior)

Comments:

1: Exterior: Seal Wall Fixtures

 Maintenance Item/Note

All Exterior Wall Penetrations -
Fixtures/Electrical boxes were not properly sealed. Remedy as needed.

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

Recommendation: Recommended DIY Project

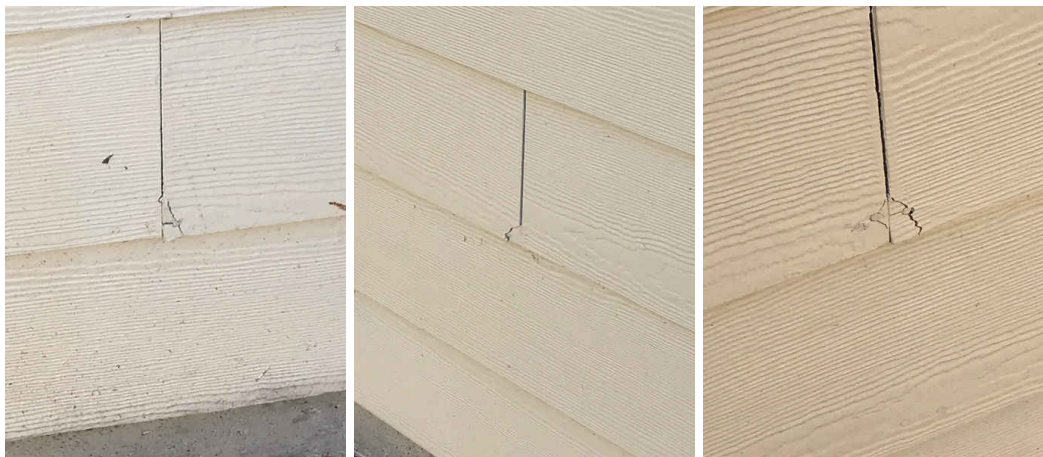


2: Exterior- Siding: Siding Damage

 Recommendation

For Example: right side
There was damage to exterior siding.

Recommendation: Contact a qualified professional.



3: Exterior- Caulking: Missing Around Window Frames

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

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

🔴Recommendation

For Example: front exterior

Recommendation: Contact a qualified professional.



4: Exterior: Paint is deteriorated, damaged, or missing

🔴Recommendation

For Example: Rear exterior

There were some areas of the exterior siding or trim that needed painting or staining to prevent premature weathering of building materials. Remedy as needed.

Recommendation: Contact a qualified painting contractor.



5: Interior: Damaged Drywall (or other wall covering)

🔴Recommendation

For Example: garage, front bedroom

Damaged Drywall (or other wall covering) was observed. Remedy as needed to prevent pest intrusion and energy loss.

Recommendation: Contact a qualified professional.

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

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



6: Interior: Possible Microbial Growth

🔴Recommendation

For Example: garage

Observed signs of possible microbial growth indicating prior moisture intrusion. It is recommended that the source of any moisture intrusion be identified, and the issue remediated.

Bryan & Bryan offers Indoor Air Quality testing. Speak with our office for further details and to see if this service might benefit you.

Recommendation: Contact a qualified professional.



7: Loose siding

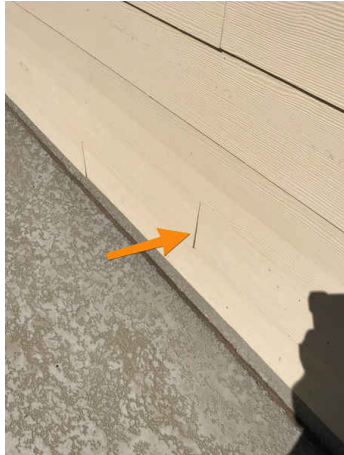
🔴Recommendation

For Example: left side

Recommendation: Contact a qualified professional.

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

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



F. Ceilings and Floors

Comments:

1: Ceiling: Damage

[Maintenance Item/Note](#)

For Example: master bathroom

Ceiling damage was present. Evaluation and repair by a qualified drywall or licensed structural engineer is recommended.

Recommendation: Contact a qualified professional.



2: Ceiling: Evidence of Previous Moisture Contact

[Recommendation](#)

For Example: front guest bedroom

Wall structure 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.

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

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



G. Doors (Interior and Exterior)

Comments:

1: Door: Swings Open/Closes on its Own

🔴Recommendation

For Example: kitchen pantry , front door, master bedroom closet

Recommendation: Contact a qualified professional.

2: Door Hardware: Missing Doorstops

🔵Maintenance Item/Note

One or more missing doorstops were observed. Replace any missing doorstops to prevent damage to the drywall.

Recommendation: Recommended DIY Project

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

🔴Recommendation

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

Recommendation: Contact a qualified professional.

4: Missing door hardware

🔴Recommendation

For Example: rear guest bedroom

Recommendation: Contact a qualified professional.

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

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



H. Windows

Comments:

Solar Screens:

1: Safety Glass not Installed

▲Safety Hazard

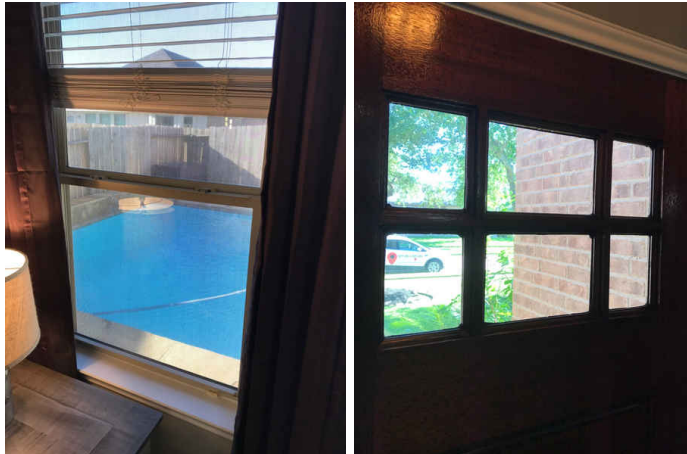
For Example: living room, front door

within 60 inches vertically and 60 inches horizontally of a pool, at door glazing -

Safety glass with a tempered stamp should be installed in all hazardous locations, such as:

- within 24 inches of doors
- within 60 inches of the floor of a tub
- within 60 inches of a stair landing
- within 60 inches vertically and 60 inches horizontally of a pool
- at door glazing

Recommendation: Contact a qualified professional.



2: Difficult Operation

🟡Recommendation

For Example: dinning area, rear guest bedroom

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

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

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

Recommendation: Contact a qualified window repair/installation contractor.



I. Stairways (Interior and Exterior)
Comments:

J. Fireplaces and Chimneys
Comments:

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

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

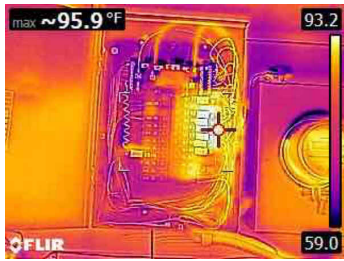
I	NI	NP	D
---	----	----	---

II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:



General Infrared Photos of Distribution Panel(s):



A. Service Entrance and Panels

Comments:

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

Service entrance cable location: Aluminum

Service size: 100 Amps

Grounding Rod not Visible:

Unable to Verify Gas Line Bonding:

1: White Wires Not Marked

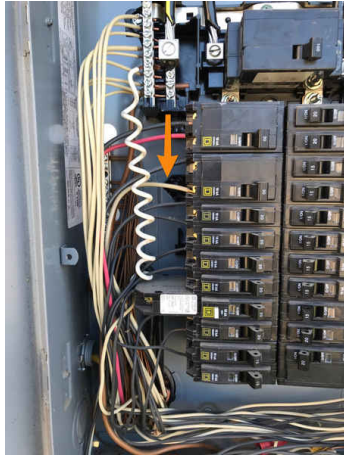
Recommendation

White wires connected to breakers are not marked with black or red electrical tape to indicate that they are "hot". Remedy as needed.

Recommendation: Contact a qualified electrical contractor.

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

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



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Freezer in Garage - GFCI Not Tested:

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

220/240 outlet not tested due to obstruction by installed washer/dryer:



1: Receptacles: Loose

👉 **Recommendation**

Multiple Locations

Recommendation: Contact a qualified professional.

2: Wiring: Extension Cord Used as Permanent Wiring

👉 **Recommendation**

For Example: garage

Recommendation: Contact a qualified professional.

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

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

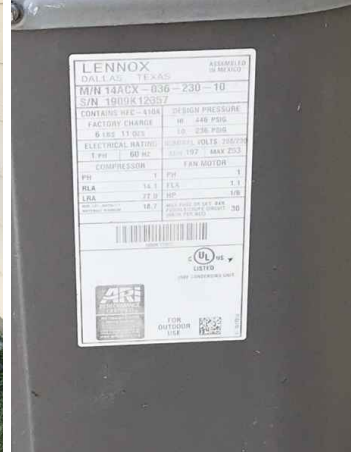


I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:



General Photos of Thermostats:



-
-
-
-

A. Heating Equipment

Type of System: Forced Air

Energy Source: Gas

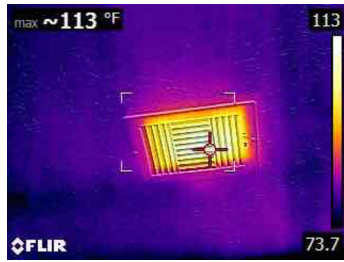
Comments:

Heating System was Functioning:

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

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

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



1: Venting: Note: Schedule 40 PVC vent pipe

[Maintenance Item/Note](#)

Note: The vent pipe for the gas furnace is made of schedule 40 PVC. This is correct for heating units rated at a 90% efficiency. Determination of the efficiency of a heating unit is beyond the scope of this inspection. For further evaluation, a qualified HVAC contractor should be contacted.

Recommendation: Contact a qualified professional.

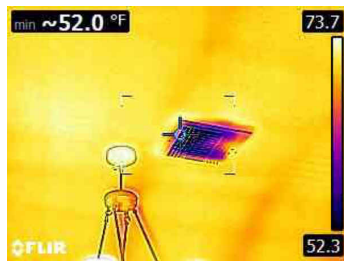
B. Cooling Equipment

Type of System: Central Air Conditioner

Comments:

Older Equipment: Cooling:

Note: Operation of the unit shows the unit was cooling at the time of the inspection. Due to the age of the system, routine maintenance should be considered.



Temperature difference (delta) - First Floor: 15°

Temperature difference (delta) - Second Floor: Not present

No access to internal coils:

There was no removable panel cover to provide viewing access to the internal evaporator coils.

1: Condenser: Insulation Missing or Damaged on Refrigerant Lines

[Recommendation](#)

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

Recommendation: Contact a qualified HVAC professional.

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

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



2: Condenser: Rusted Filter Drier

➔Recommendation

The filter drier was rusted. Evaluation and remediation by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.



3: Condenser: Damaged Fins

➔Recommendation

External fins on the condensing unit were damaged. Evaluation and remediation by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.

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

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



4: Condensate system: Debris in emergency pan

🚫 Recommendation

Debris was in the emergency overflow pan which will prevent proper drainage. Remedy as needed.

Recommendation: Contact a qualified HVAC professional.



5: Condensate system: Rusted Emergency pan

🚫 Recommendation

The emergency overflow pan is rusted. Further evaluation by an HVAC professional is recommended.

Recommendation: Contact a qualified HVAC professional.

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

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



C. Duct System, Chases, and Vents

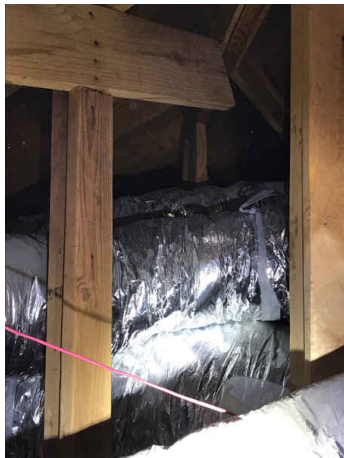
Comments:

1: Ducts: Ducts resting on each other.

👉 **Recommendation**

Ducts were resting on each other. This can result in condensation forming between the two sections of ductwork. Remedy as needed.

Recommendation: Contact a qualified professional.



2: 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.

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

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



3: Visible substance observed on Supply Register

➔ Recommendation

Multiple Locations

A dark substance was observed on an air supply register in the home. This is typically dust that has collected upon condensation which has developed on supply registers. Servicing and cleaning of the system by a qualified HVAC contractor is recommended, as this can be a result of excessive water vapor/humidity in the conditioned air.

Unless otherwise contracted, the Inspector does not test these areas to determine the presence of microbial growth.

Recommendation: Contact a qualified HVAC professional.



4: Suspected microbial type growth observed at exterior side of ductwork

➔ Recommendation

Recommendation: Contact a qualified professional.

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

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



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

I NI NP D

IV. PLUMBING SYSTEMS

General Infrared Photos of Water Heating Equipment:



General Photos of Plumbing Fixtures:



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

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



General Photos of Gas Meter(s):



General Photos of Drain Lines:

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

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



- A. Plumbing Supply, Distribution Systems, and Fixtures**
Location of water meter: Front yard near street
Location of main water supply valve: Exterior Wall - Right Side
Static water pressure reading: 65 psi



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

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

Comments:

No Plumbing Access:

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

Master bathroom



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

 Maintenance Item/Note

For Example: Rear exterior

A hose bibb was missing a backflow preventer. These devices are inexpensive and easily installed, and help to prevent contamination of potable water. Remedy as needed.

Recommendation: Contact a handyman or DIY project

2: Fixture: Drain Stops Missing or Ineffective

 Recommendation

For Example: guest bathtub

Drain stops had issues that prevented them from working properly (holding water). Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



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

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

3: Tub: Surface Defects

🚫 Recommendation

For Example: guest bathroom

Defects were observed on the tub surface. Remedy as needed.

Recommendation: Contact a qualified professional.



4: Master bathtub fixture creates a loud noise when operated

🚫 Recommendation

Recommendation: Contact a qualified professional.



5: Deteriorated/damaged handle.

🚫 Recommendation

For Example: Main water shut off valve

Recommendation: Contact a qualified professional.

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

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



6: Rusted Handle and algae growth on installation can be a sign of a possible leak

➔ Recommendation

For Example: Main water shut off valve/supply line

Recommendation: Contact a qualified professional.



7: Rusted water supply line

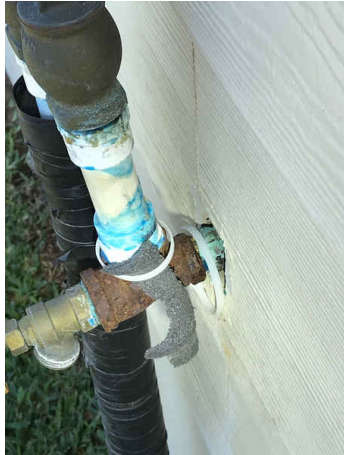
➔ Recommendation

For Example: Rear exterior

Recommendation: Contact a qualified professional.

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

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



B. Drains, Wastes, & Vents

Comments:

1: Drain piping: Slow Drains

Recommendation

For Example: right master bathroom sink

Poor/slow drainage was observed at time of inspection. Evaluation and/or remediation by a licensed plumber is recommended.

Recommendation: Contact a qualified plumbing contractor.



C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 Gallons

Comments:

Location: Attic

1: Hot Water Temperature Exceeds 125 Degrees F

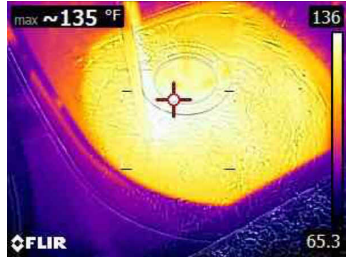
Maintenance Item/Note

The hot water temperature was measured and exceeds 125-Degrees F, which can cause burns from scalding. Refer to the Operating Instructions in the manual for this specific unit for detailed instructions

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

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

on setting the proper water temperature for your needs. Contact a licensed plumber for further information.

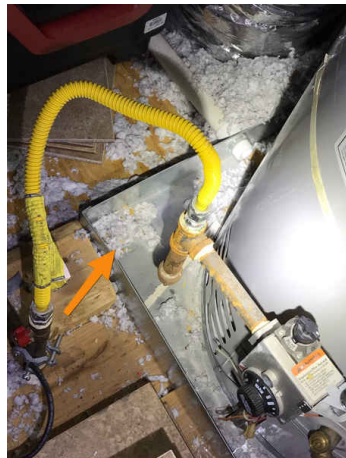


2: Tank: Insulation/debris in pan

Recommendation

There was insulation/debris in the overflow pan. This can clog the drain if the unit were to leak in the future. Remedy as needed.

Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment

Comments:

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

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

V. APPLIANCES

General Photos of Dishwasher:



General Photos of Food Waste Disposer:



General Photos of Range Hood/Exhaust Systems:

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

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



General Photos of Ranges, Cooktops, and Ovens:



General Photos of Microwave Oven:



General Photos of Garage Door Operator(s):

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

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



A. Dishwashers

Comments:

1: Rusted Dish Racks

👉 **Recommendation**

There is evidence of rust on dishwasher racks. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



B. Food Waste Disposers

Comments:

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.

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

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



2: Exhaust Light Out

➔ Recommendation

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

Recommendation: Contact a qualified professional.



D. Ranges, Cooktops, and Ovens

Comments:

Range/Oven Energy Source: Gas

1: Damaged panel

➔ Maintenance Item/Note

Recommendation: Contact a qualified professional.

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

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



E. Microwave Ovens

Comments:

1: Not mounted securely to cabinet

➔ **Recommendation**

Recommendation: Contact a qualified professional.



2: Damage to interior surface

➔ **Recommendation**

Recommendation: Contact a qualified professional.

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

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



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

1: Cleaning Vent Recommended

🔴Recommendation

Cleaning of the dryer exhaust vent is recommended as normal maintenance and to prevent excessive lint build-up in the line.

Recommendation: Contact a qualified professional.

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

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

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Irrigation System Equipment Photos:



Comments:

Control Location: Garage

Rain sensor: Not present/Not located

Shut Off Location: Control box in yard

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

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



Vacuum Breaker/Backflow Preventer: Installed



Zone Location: Entire perimeter of home

Tested in Manual Mode Only:

Inspection and operation of irrigation (sprinkler) systems under the scope of this inspection is limited to "manual mode" only. Timers and other functions are not operated.

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

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



1: Adjust heads aimed at structure

🚫 Recommendation

Multiple Locations

Sprinkler heads were spraying the structure. Sprinkler heads should be adjusted to spray away from the structure(s). Remedy as needed.

Recommendation: Contact a qualified professional.

2: Rusted valve handles

🚫 Recommendation

One or more valve handles were rusted. Remedy as needed.

Recommendation: Contact a qualified professional.



3: Backflow preventer not properly insulated

🚫 Recommendation

Recommendation: Contact a qualified professional.

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

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



4: The rain sensor was not installed at the time of the inspection.

➔ Recommendation

Recommendation: Contact a qualified professional.



5: Leak at vacuum breaker

➔ Recommendation

Recommendation: Contact a qualified professional.

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

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



6: Zone one was detached due to poor installation

Maintenance Item/Note

Recommendation: Contact a qualified professional.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

General Photos of Pool/Spa/Equipment:



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

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



Pool and Spa Safety Information::
Pool and Spa Safety Information:

For up to date pool safety recommendations go to the following:

[Pool Safety](#)

and

[Red Cross Pool Safety](#)

and

[Pool Safety Guidelines](#)

and

[Barrier Guidelines](#)

Type of Construction:: Inground Pool

Comments:

Interior Finish Material:: Plaster/Gunite

Coping Type:: Stone

Decking Type:: Concrete

Pool Barriers:: Pool Area Fenced Off -

All pool fencing should be a minimum of 60 inches with the latch a minimum of 54 inches off the grade. Gates should be self-closing and self-latching and open away from the pool/spa area.

Fill Valve Type:: Manual

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

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



Filtering Components:: Pool Sweep, Skimmer



Filtration Type:: Cartridge



Automatic Pool Cleaner: Present
Circuit Breaker Location(s):: Main House Panel

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

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

GFCI Protection: At Equipment Area

Equipment Bonding:: None

Wiring Type:: Watertight Flexible Conduit

Heater Size:

Proper size of heater and required BTU's for any particular pool/spa is not within the scope of this inspection.

No leak testing:

Pool leak testing is not within the scope of this inspection.

Purifying Devices:

Operation of chlorinated or salt water purification systems are not within the scope of this pool inspection.

Tested manual mode only:

The swimming pool/spa control panels/timers were operated in the manual mode only. Remote controls were not operated.

Valves not operated:

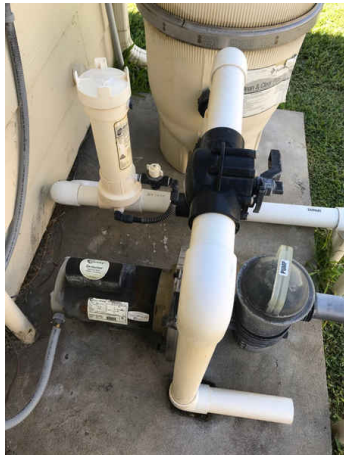
Valves were not operated due to possible equipment damage

1: Bonding Connection Missing

🚫 Recommendation

A bonding connection is missing at the pool equipment.

Recommendation: Contact a qualified electrical contractor.



2: Inadequate Perimeter Gates

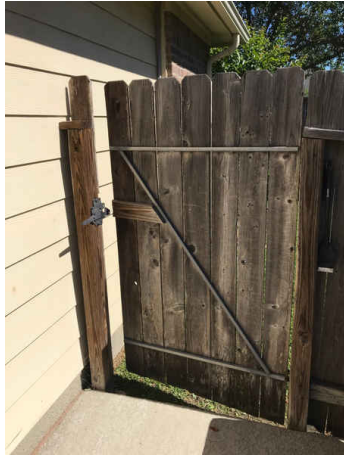
🚫 Recommendation

The perimeter gates that provide access to the pool/spa area should be self-closing, self-latching, and open away from the pool area.

Recommendation: Contact a qualified professional.

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

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



3: Reseal Coping

🔴Recommendation

Re-sealing between the deck and coping to prevent water from leaking behind the pool walls is recommended.

Recommendation: Contact a qualified Swimming Pool Contractor



4: Skimmer Weir Missing

🔴Recommendation

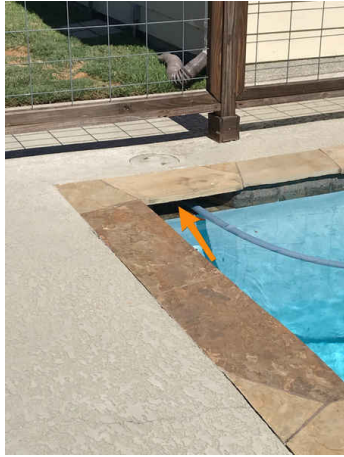
Skimmer weir was missing

Note: The weir has a dual function of regulating the amount of water entering the skimmer and preventing excessive debris from clogging the skimmer.

Recommendation: Contact a qualified Swimming Pool Contractor

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

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



5: Pool Surface: Normal Wear

 Maintenance Item/Note

Pool surface show signs of normal wear consistent with the age of the pool surface.

Recommendation: Contact a qualified professional.

6: Gap in conduit

 Recommendation

Recommendation: Contact a qualified professional.



7: Missing skimmer basket

 Recommendation

Recommendation: Contact a qualified professional.

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

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

