



SUMMARY
 7301 Palmira Way, Galveston, TX
 77551
 [Redacted]
 April 7, 2022

George Chrysochoos
 TREC CPI License #24237
 GXInspections LLC
 713-261-6101
 gxinspections@gmail.com



2.1.1 A. Foundations

EVIDENCE OF INSECT PRESENCE



I observed evidence of crumbled concrete under a weep hole. I recommend a pest control company inspect

Recommendation
 Contact a qualified professional.



South

2.2.1 B. Grading and Drainage

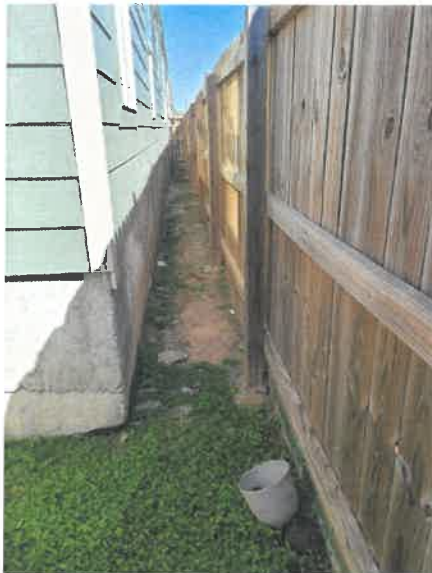
NEGATIVE GRADING



Negative grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation
 Contact a qualified landscaping contractor



East



South



West



West

2.4.1 D. Roof Structures and Attics

VISIBLE DAYLIGHT

 Recommendation

Visible daylight in areas of the attic space. This is not considered today's standard. Further deterioration can occur if not corrected. I recommend a qualified contractor evaluate and repair

Recommendation
Contact a qualified professional.



Furnace



The water heater

2.5.1 E. Walls (Interior and Exterior)

BATHROOM WALLS

 Recommendation

Cracked paint or caulking in a bathroom wall is usually due to the underlying substrate (plaster or drywall) deteriorating or flexing with temperature and humidity changes but also the settlement of the house. Bathrooms exhibit the same settlement cracks as the rest of the house, plus the environment can be hostile for paint and caulking because of the high moisture levels. I recommend a qualified technician to evaluate and repair.

Recommendation
Contact a qualified professional.



Master Bathroom



Master Bathroom



Master Bathroom



Master Bathroom



Master Bathroom

2.5.2 E. Walls (Interior and Exterior)

EXTERIOR LIGHT FIXTURES



Rain and moisture will often find their way into a wall if the exterior light fixture is not properly caulked. Therefore, proper caulking will help prevent water from entering into a wall; helping prevent damage to the wiring, the fixture, and the growth of mold inside the wall

Recommendation

Contact a qualified professional.



North



South



South

2.5.3 E. Walls (Interior and Exterior)

PREVIOUS REPAIRS

Previous repairs were observed at the time of the inspection

Recommendation

Contact a qualified professional.



Master Bedroom



Master Bedroom



Hallway

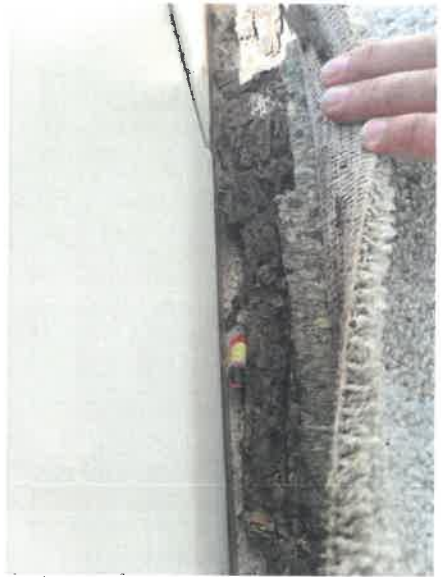
2.6.1 F. Ceilings and Floors

EVIDENCE OF WATER INTRUSION



The french doors in bedroom 3 showed signs of water intrusion. The carpet and the padding are moist, and the plywood under it has rotted. This could lead to more serious structural damage. Recommend a qualified contractor identify the source of moisture and remedy it.

Recommendation
Contact a qualified structural engineer.



Bedroom 3

2.7.1 G. Doors (Interior and Exterior)

MISSING DOOR



The laundry room does not have a door, at the time of the inspection

Recommendation
Contact a qualified professional.



Laundry room

2.7.2 G. Doors (Interior and Exterior)

MISSING DOOR STOPS



The purpose of a door stopper is to eliminate any damage to the adjoining wall next to your door.

Recommendation
Contact a qualified professional.



Master Bathroom



Master Bathroom



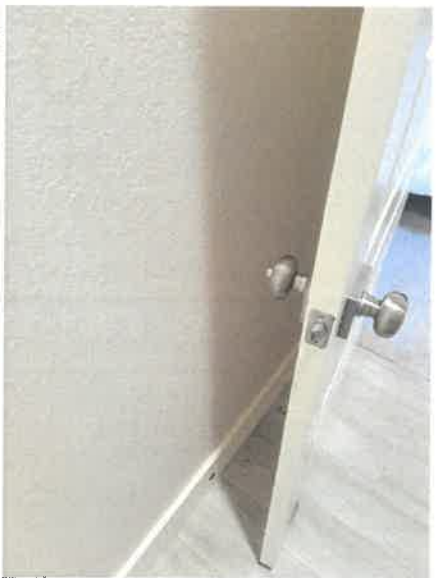
Master Bedroom



Bedroom 1



Bedroom 2



Bathroom



Bedroom 3

2.7.3 G. Doors (Interior and Exterior)

PREVIOUS REPAIRS

 Recommendation

Previous repairs were observed on the front door at the time of the inspection

Recommendation
Contact a qualified professional.



front door

2.8.1 H. Windows

EVIDENCE OF MOISTURE DAMAGE

 Recommendation

Some window sills have evidence of moisture damage. I recommend a qualified technician to evaluate and repair. Cracks that are in only the trim around the doors and windows are often from humidity causing material, especially wood, to swell and contract. If that happens enough, the trim can crack near its edge and create a gap. These cracks are merely cosmetic, but you'll want to fill them.

Recommendation
Contact a qualified professional.



Dining Room



Bedroom 3

2.8.2 H. Windows

MISSING SCREEN(S)

 Recommendation

One or more windows are missing a screen. Recommend replacement. They are the barrier that keeps insects from coming into your house when you open your windows up to let the fresh air in. And they keep a whole range of potential pests from using your windows as a doorway into your home. Screens are important.

Recommendation
Contact a qualified window repair/installation contractor.



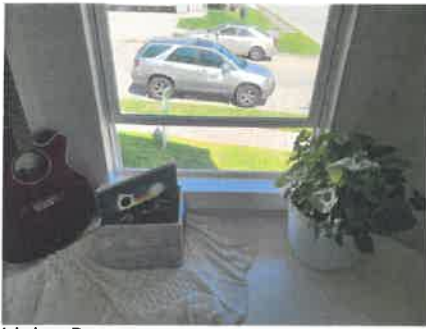
Bedroom 1



Dining Room



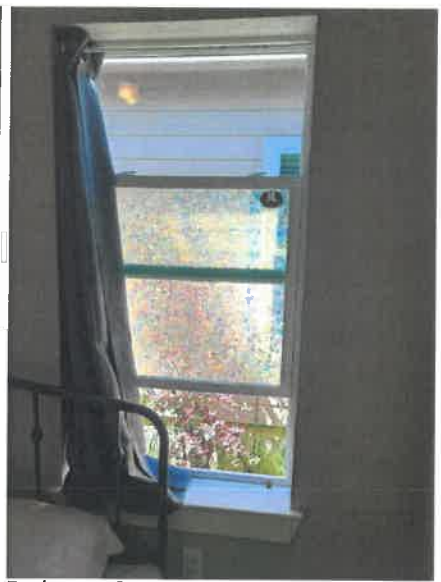
Living Room



Living Room



Bedroom 2



Bedroom 2



Bedroom 3

2.8.3 H. Windows

WINDOW NOT LOCKING



When it comes to security, the single most important thing you can do to protect your home is to lock your windows and doors.

Recommendation

Contact a qualified window repair/installation contractor.



Bedroom 1



Living Room

2.9.1 I. Stairways (Interior and Exterior)

HANDRAIL MISSING

Recommendation

Contact a qualified professional.

 Recommendation



Front door

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

COVER PLATE LOOSE

I recommend a handyman tighten the cover plate.

Recommendation

Contact a qualified handyman.

 Recommendation



Master Bathroom



Bedroom

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.

 Recommendation



Master Bathroom

3.2.3 B. Branch Circuits, Connected Devices, and Fixtures

Recommendation

NO GFCI PROTECTION

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

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

Recommendation

Contact a qualified electrical contractor.



Garage

3.2.4 B. Branch Circuits, Connected Devices, and Fixtures

Safety Hazard

REVERSED POLARITY

Improper wiring (reversed polarity) was observed at the time of inspection. Recommend a licensed electrician evaluate and repair. Reversed polarity on an electrical outlet is dangerous. If you accidentally reverse these wires the device you plug into the receptacle may "work" but it is unsafe and risks a short circuit, shock, or fire.

Recommendation

Contact a qualified electrical contractor.



North outdoors



Garage

5.3.1 C. Water Heating Equipment
LIGHT COMES IN FROM THE WATER HEATER EXHAUST FLUE

Recommendation

Possible water penetration from the water heater exhaust flue

Recommendation
Contact a qualified professional.



5.5.1 F. Gas Distribution Systems and Gas Appliances
NO BONDING

Safety Hazard

Bonding is used to reduce the risk of electric shocks to anyone who may touch two separate metal parts when there is a fault somewhere in the supply of electrical installation. By connecting bonding conductors between particular parts, it reduces the voltage there might have been. Bonding is required to prevent a possible electric shock hazard for persons that may be in contact with the gas piping and other grounded metallic building components. A shock hazard can result if these systems are energized at different levels of electrical potential.

The ground wire used for bonding is disconnected. I recommend a certified electrician evaluate and repair

Recommendation
Contact a qualified professional.



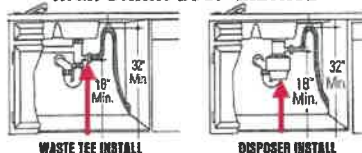
Bonding wire disconnected

6.1.1 A. Dishwashers
MISSING ANTI-SYPHON LOOP

Recommendation

The dishwasher drain is missing an anti-siphon loop. The purpose of a dishwasher air gap or anti-siphon is to prevent the siphoning and back flow of water. The water can flow back into the dishwasher which will leave water in the bottom of the dishwasher. The air gap or anti-siphon prevents siphoning if sinks are drained simultaneously.

HIGH DRAIN LOOP METHOD



Recommendation
Contact a qualified professional.



Kitchen

6.1.2 A. Dishwashers

BROKEN SOAP DISPENSER

Recommendation
Contact a qualified professional.



6.3.1 C. Range Hood and Exhaust Systems

INOPERABLE LIGHT

The light was not operating at the time of the inspection. I recommend a handyman evaluate and repair.

Recommendation
Contact a qualified professional.



6.4.1 D. Ranges, Cooktops, and Ovens

OVEN LIGHT INOPERABLE

Possible light bulb change

Recommendation
Contact a qualified professional.





Kitchen

6.7.1 G. Garage Door Operators

AUTO REVERSE SENSORS DEFICIENCIES

— Recommendation

The automatic garage door safety sensors should be set between 4 and 6 inches from the floor for optimal safety. If they are too low, occupants will easily step over the beam while the door is closing. If they are too high, the door can close on a child that may be laying across its path. The sensors in this case are too close to the ground. I recommend lifting them up to at least 4 inches.

Recommendation
Contact a qualified professional.



Auto reverse sensors

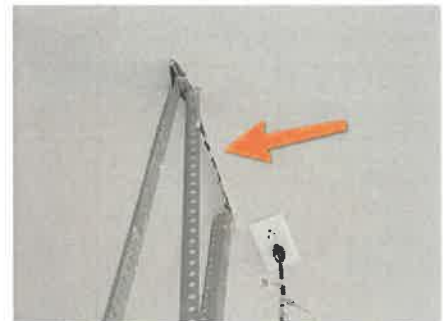
6.12.1 Garage

CRACKS ON THE CEILING

— Recommendation

The ceiling in the garage has cracked at the electric motor brackets. I recommend a qualified technician evaluate and repair.

Recommendation
Contact a qualified professional.



Garage



GXINSPECTIONS LLC
713-261-6101
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<https://www.gxinspections.com>



RESIDENTIAL INSPECTION

7301 Palmira Way
Galveston, TX 77551



Inspector

George Chryssochoos
TREC CPI License #24237
713-261-6101
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PROPERTY INSPECTION REPORT FORM

<u>In Force Ventures LLC</u> <i>Name of Client</i>	04/07/2022 10:00 am <i>Date of Inspection</i>
7301 Palmira Way, Galveston, TX 77551 <i>Address of Inspected Property</i>	
George Chryssochoos <i>Name of Inspector</i>	TREC CPI License #24237 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.*

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: N/A

Occupancy: Furnished, Occupied

Style: Traditional

Temperature (approximate): 70 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Clear

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

There was no apparent evidence, in my opinion, that would indicate the presence of major foundation deformities, excessive settlement, or significant deficiencies in the foundation. Interior and exterior stress indicators showed little effects of adverse performance. The foundation appeared to be performing without the obvious need for immediate remedial leveling and was providing adequate support for the structure at the time of the inspection.

The opinion stated above neither addresses future foundation movement or settlement nor does it certify the floors to be level. Weather conditions, drainage, leakage, and other adverse factors are able to affect structures. Differential movements are likely to occur with the expansive nature of the soils in Houston and surrounding areas.

For more information regarding the characteristics and maintenance of foundations in the Houston area, please go to

www.houstonslabfoundations.com.



East



East



South



West



North



North



East

Type of Foundation(s): Concrete

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Evidence of Insect Presence

➔ Recommendation

I observed evidence of crumbled concrete under a weep hole. I recommend a pest control company inspect

Recommendation: Contact a qualified professional.



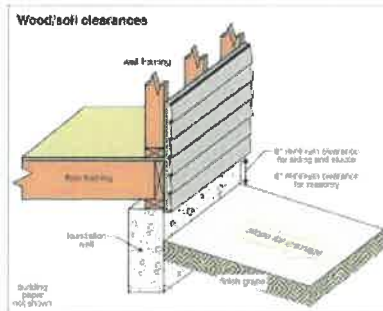
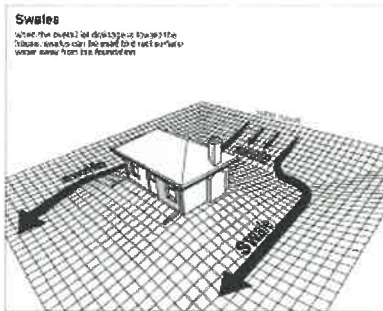
South

B. Grading and Drainage

Comments:

Grading and drainage

Lots should be graded with a six-inch downward for every 10 feet of distance to drain the surface water away from the foundation walls. Where there is not enough distance, swales should be installed in the grading of the soil to drain effectively. The grading and drainage in the case of this house appear to be functioning as intended at the time of the inspection.



North

1: Negative Grading

➔ Recommendation

Negative grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

I=Inspected

NI=Not Inspected

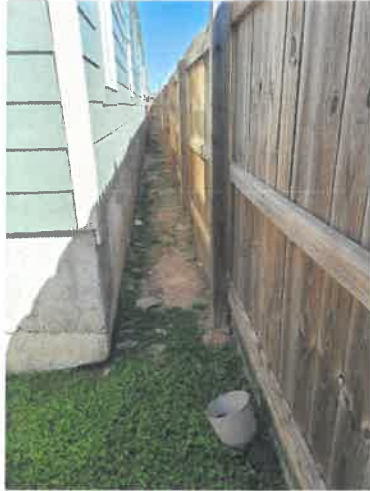
NP=Not Present

D=Deficient

I NI NP D

[Here is a helpful article](#) discussing negative grading.

Recommendation: Contact a qualified landscaping contractor



East



South



West



West

C. Roof Covering Materials

Comments:

Life Expectancy of Roofing Material

The life expectancy of roofing material is not determined in a property inspection. If there are any concerns about the roof covering life expectancy or potential for future problems, a qualified roofing specialist should be consulted. The inspector does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

This inspection does not determine the insurability of the roof. The buyer is encouraged to have the Property Insurance Company physically inspect the roof, prior to the expiration of any time limitations, such as option or warranty periods, to fully evaluate the insurability of the roof.

I=Inspected

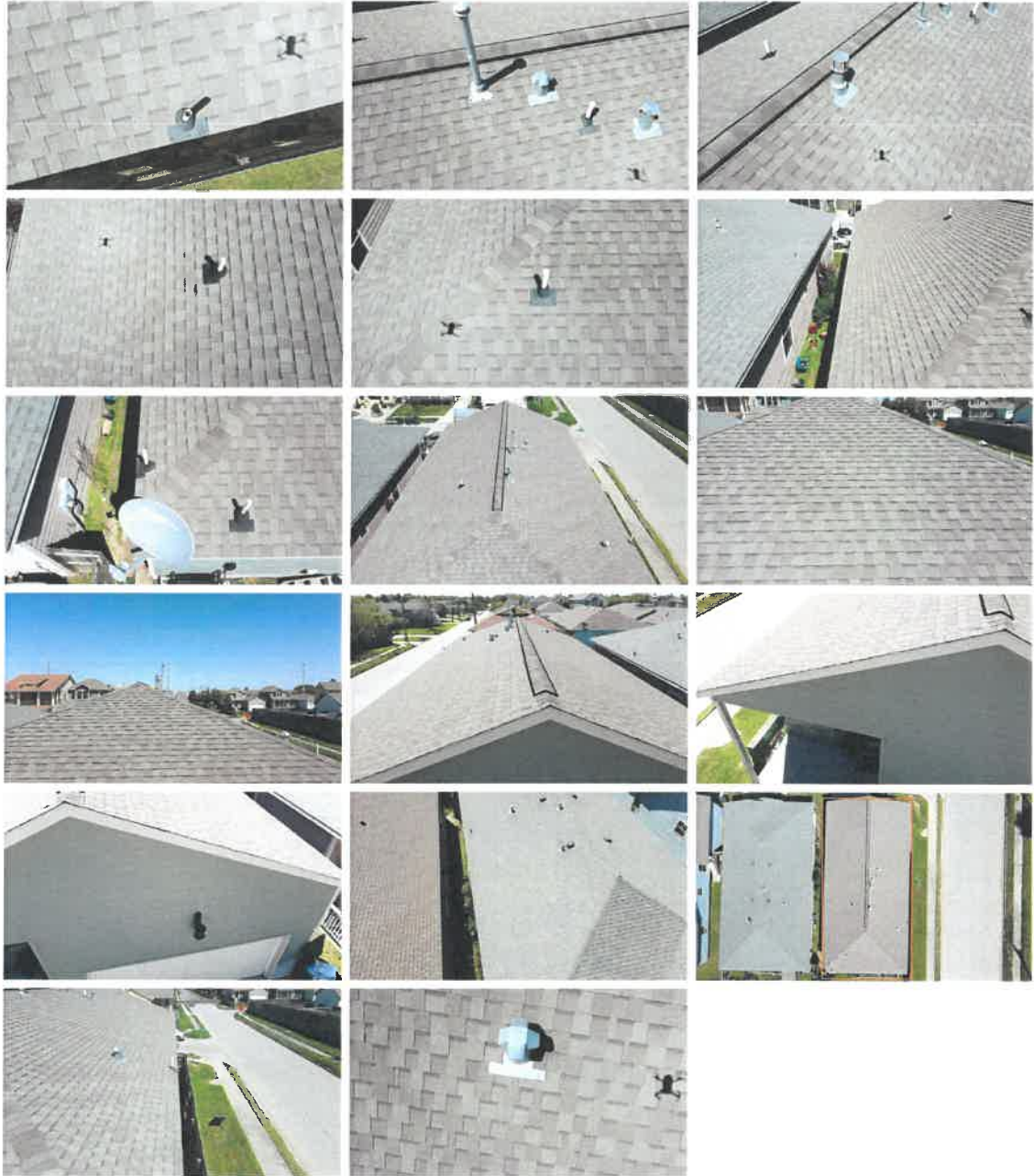
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The flashings of all the terminations to the roof, The flashings around the perimeter of the roof, the kick-out flashings, the coating of the plumbing and appliance venting at the roof level, appear to function as intended at the time of the inspection, and there was no water penetration observed at this time.



Roof Antennas :

Antennas bolted directly to the roof, could create leaks. I recommend installing antenna brackets for anchoring the antennas.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Types of Roof Covering: Composition
Viewed From: Roof

-

D. Roof Structures and Attics

Approximate Average Depth of Insulation: 30 R-value

Comments:

The components of the truss assemblies, roof decking, insulation, and ventilation appear to be performing as intended at the time of the inspection.



Insulation certificate



Insulation



Insulation



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

<p>Insulation</p> 	<p>Insulation</p> 	<p>roof decking</p> 
<p>roof decking</p> 	<p>roof decking</p> 	<p>truss assemblies</p> 
<p>truss assemblies</p> 	<p>truss assemblies</p> 	<p>truss assemblies</p> 
<p>truss assemblies</p> 	<p>truss assemblies</p> 	<p>Ridge vents</p> 
<p>Soffit vents</p> 	<p>72.5°F</p> 	<p>75.3°F</p> 

The insulation appears to perform as intended at the time of the inspection

The insulation appears to perform as intended at the time of the inspection

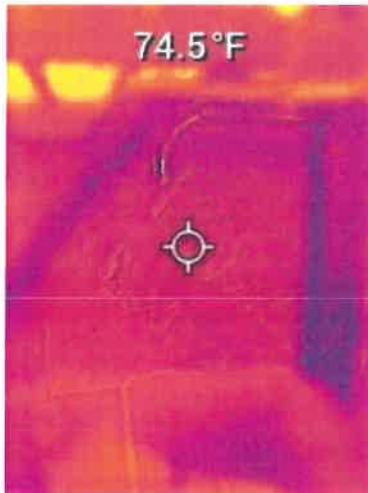
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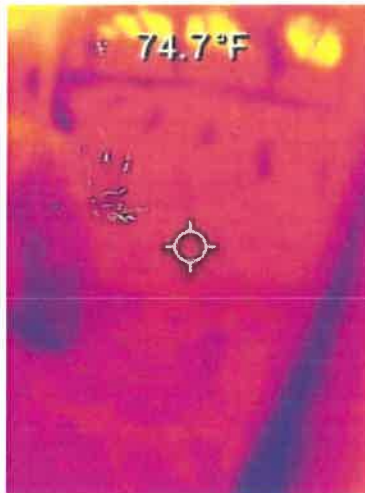
NP=Not Present

D=Deficient

I NI NP D



The insulation appears to perform as intended at the time of the inspection



The insulation appears to perform as intended at the time of the inspection

Viewed From: Attic

1: Visible daylight

🔴 Recommendation

Visible daylight in areas of the attic space. This is not considered today's standard. Further deterioration can occur if not corrected. I recommend a qualified contractor evaluate and repair

Recommendation: Contact a qualified professional.



Furnace



The water heater

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

Comments:

The walls appear to be functioning as intended at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



East



East



East



South



West



North



Bedroom 1



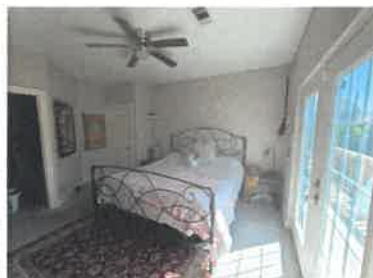
Bedroom 2



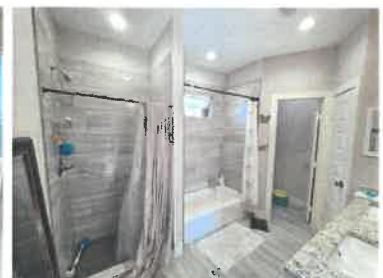
Bathroom



Bedroom 3



Master Bedroom



Master Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen



Dining Room



Living Room



Living Room



Bathroom



Bathroom

Inaccessible Areas:

The inspection of this property was limited in some ways due to the fact that it was currently furnished. Some walls, floors, windows, electrical components, plumbing fixtures, and other areas/items could not be inspected because they were restricted or inaccessible because of furniture, pictures, or stored items.



Master Bedroom



Bedroom

1: Bathroom walls

Recommendation

Cracked paint or caulking in a bathroom wall is usually due to the underlying substrate (plaster or drywall) deteriorating or flexing with temperature and humidity changes but also the settlement of the house. Bathrooms exhibit the same settlement cracks as the rest of the house, plus the environment can be hostile for paint and caulking because of the high moisture levels. I recommend a qualified technician to evaluate and repair.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Master Bathroom



Master Bathroom



Master Bathroom



Master Bathroom



Master Bathroom

2: Exterior light fixtures

🔴 Recommendation

Rain and moisture will often find their way into a wall if the exterior light fixture is not properly caulked. Therefore, proper caulking will help prevent water from entering into a wall; helping prevent damage to the wiring, the fixture, and the growth of mold inside the wall

Recommendation: Contact a qualified professional.



I=Inspected

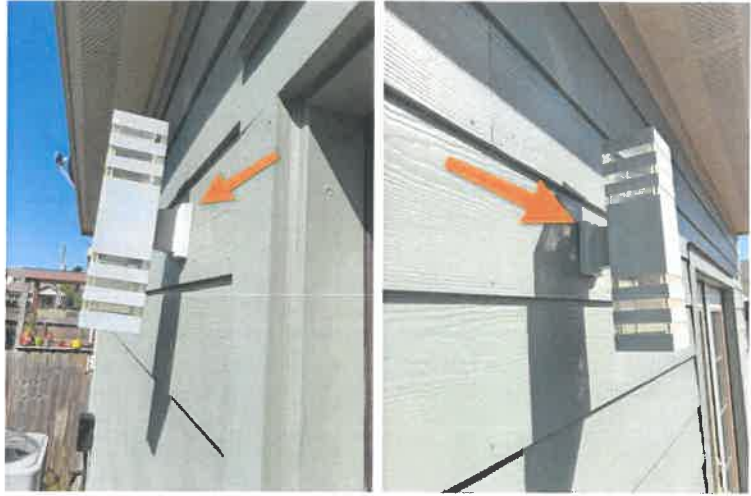
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

North



South

South

3: Previous repairs

Recommendation

Previous repairs were observed at the time of the inspection

Recommendation: Contact a qualified professional.



Master Bedroom



Master Bedroom



Hallway

F. Ceilings and Floors

Comments:

The ceilings and the floors appear to be functioning as intended at the time of the inspection.

I=Inspected

NI=Not Inspected

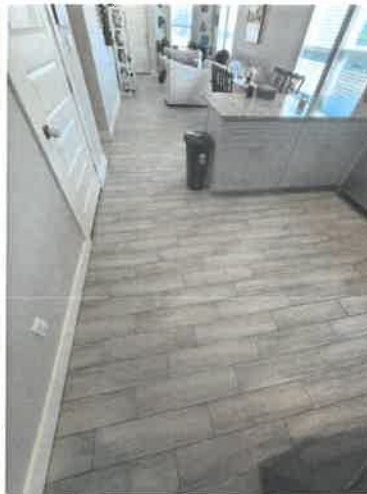
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D=Deficient

I NI NP D



Kitchen, Dining Room, Living Room



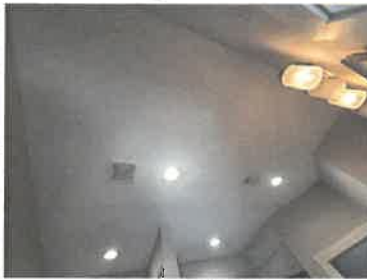
Kitchen, Dining Room, Living Room,



Master Bedroom



Master Bathroom



Master Bathroom



Bedroom 1



Bedroom 2



Bathroom



Bathroom



Bathroom



Bedroom 3

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Hallway

For the purpose of the inspection, carpeting is considered a cosmetic item and is not in the scope of the inspection :

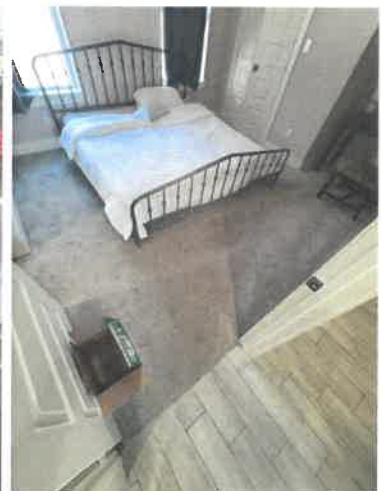
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Master Bedroom



Bedroom 1



Bedroom 2

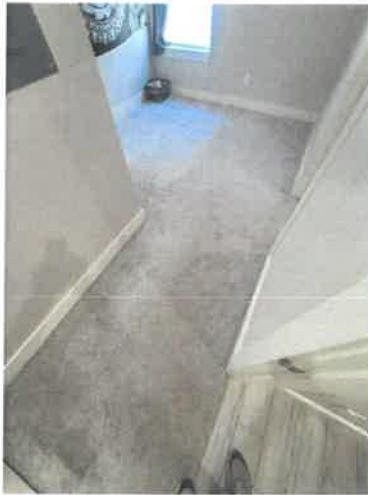
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I NI NP D



Bedroom 3

Inaccessible :

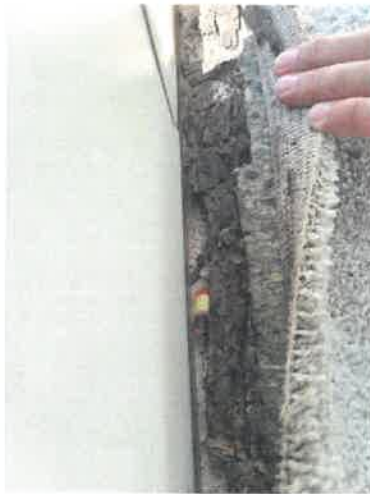
The inspection of this property was limited in some ways due to the fact that it was currently furnished. Some walls, floors, windows, electrical components, plumbing fixtures, and other areas/items could not be inspected because they were restricted or inaccessible because of furniture, pictures, or stored items.

1: Evidence of Water Intrusion

▲Safety Hazard

The french doors in bedroom 3 showed signs of water intrusion. The carpet and the padding are moist, and the plywood under it has rotted. This could lead to more serious structural damage. Recommend a qualified contractor identify the source of moisture and remedy it.

Recommendation: Contact a qualified structural engineer.



Bedroom 3

G. Doors (Interior and Exterior)

Comments:

All interior and exterior doors are functioning as intended at the time of the inspection, however, some exhibit deficiencies.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



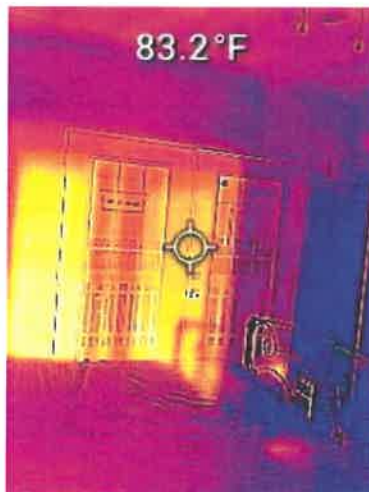
Front door



Back door Bedroom 3



Master Bedroom



Some conditioned air loss from the master bedroom French doors



Some conditioned air loss from the front door

1: Missing door

🔴 Recommendation

The laundry room does not have a door, at the time of the inspection

Recommendation: Contact a qualified professional.



Laundry room

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

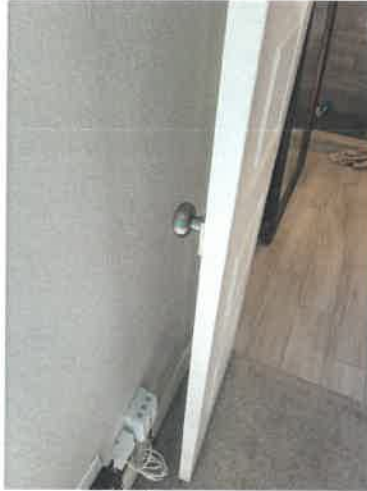
I	NI	NP	D
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2: Missing door stops

🔴 Recommendation

The purpose of a door stopper is to eliminate any damage to the adjoining wall next to your door.

Recommendation: Contact a qualified professional.



Master Bathroom



Master Bathroom



Master Bedroom



Bedroom 1



Bedroom 2



Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Bedroom 3

3: Previous repairs

 Recommendation

Previous repairs were observed on the front door at the time of the inspection

Recommendation: Contact a qualified professional.



front door

H. Windows

Comments:

All the high-efficiency windows appear to be functioning as intended at the time of the inspection. They open, close, and latch, however, there are some deficiencies.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

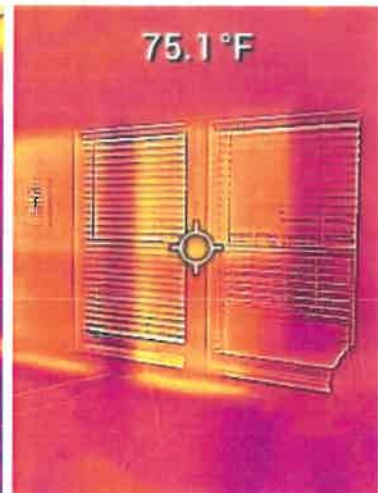
I NI NP D



Some conditioned air loss from the windows



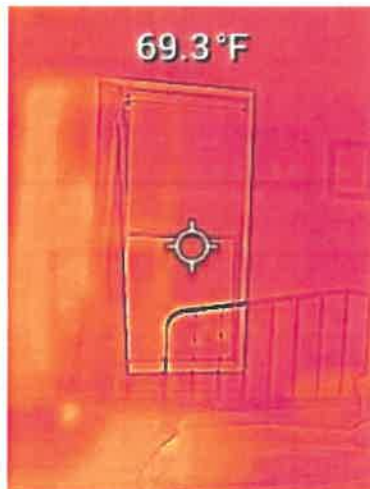
Some conditioned air loss from the windows



Some conditioned air loss from the windows



Some conditioned air loss from the windows



Some conditioned air loss from the windows

1: Evidence of moisture damage

Recommendation

Some window sills have evidence of moisture damage. I recommend a qualified technician to evaluate and repair. Cracks that are in only the trim around the doors and windows are often from humidity causing material, especially wood, to swell and contract. If that happens enough, the trim can crack near its edge and create a gap. These cracks are merely cosmetic, but you'll want to fill them.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Dining Room



Bedroom 3

2: Missing Screen(s)

👉 Recommendation

One or more windows are missing a screen. Recommend replacement. They are the barrier that keeps insects from coming into your house when you open your windows up to let the fresh air in. And they keep a whole range of potential pests from using your windows as a doorway into your home. Screens are important.

Recommendation: Contact a qualified window repair/installation contractor.



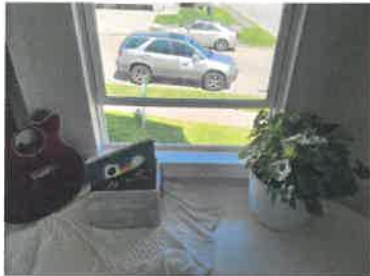
Bedroom 1



Dining Room



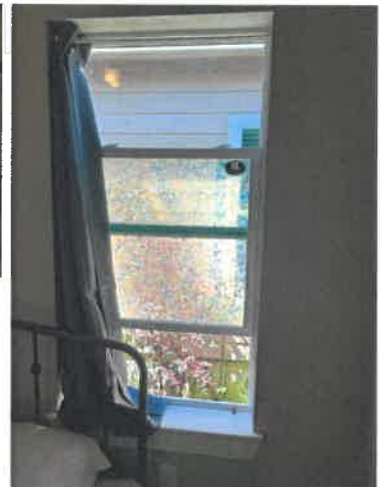
Living Room



Living Room



Bedroom 2



Bedroom 2

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Bedroom 3

3: Window not locking

 Recommendation

When it comes to security, the single most important thing you can do to protect your home is to lock your windows and doors.

Recommendation: Contact a qualified window repair/installation contractor.



Bedroom 1



Living Room

I. Stairways (Interior and Exterior)

Comments:

The trades depth, the risers height, and the nosing appear to be within the recommended size. The handrails, the newels, and the balusters appear to be functioning as intended at the time of the inspection.

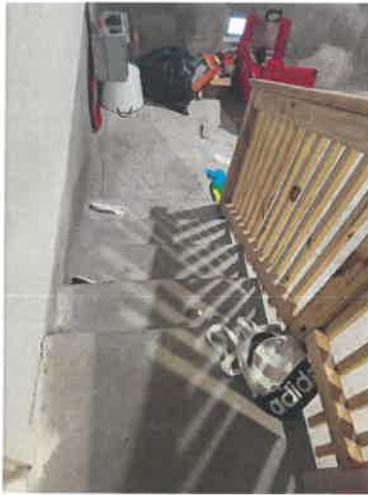
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Garage



Garage

1: Handrail missing

🔴 Recommendation

Recommendation: Contact a qualified professional.



Front door

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

Comments:

The porches, balconies, decks, carports, driveway, and walkways appear to be functioning as intended at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



North



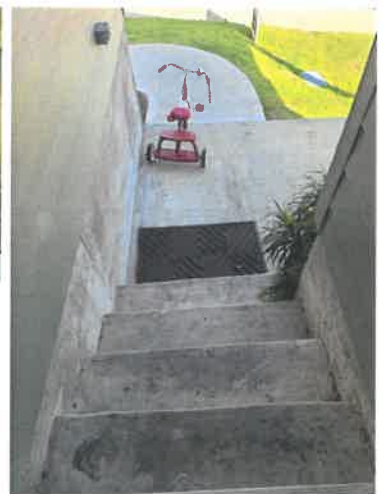
South



South



South



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

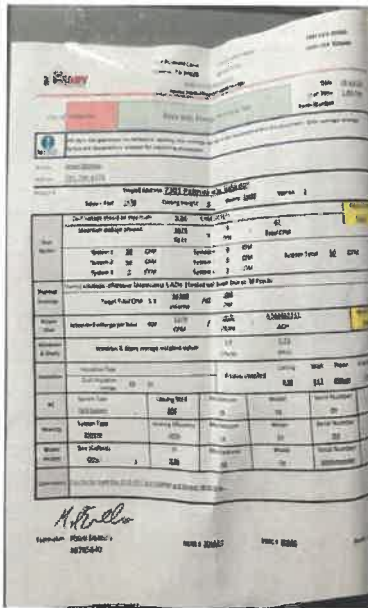
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The components of the electrical service panel, service entrance cables, breakers, connections, wiring, and grounding, appear to perform as it was intended at the time of the inspection.

The International Energy Conservation Code (IECC) verifies competence in energy performance measurement and energy code proficiency.



IECC certificate



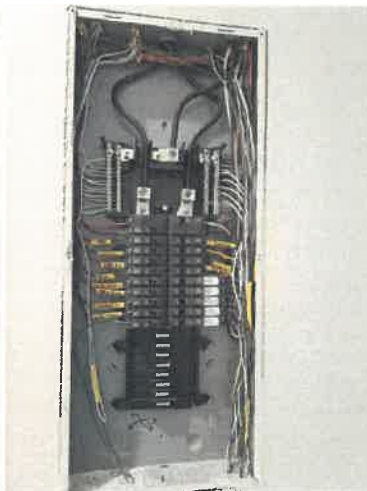
Bedroom 3



Bedroom 3



Bedroom 3



Bedroom 3



Bedroom 3

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Bedroom 3



Bedroom 3



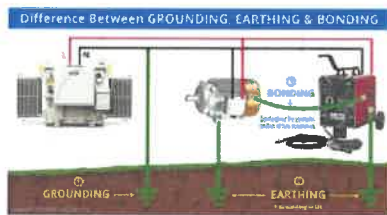
Main panel disconnect



Ground rod

Grounding and Bonding:

Evidence of grounding and bonding is inspected. Many aspects of the grounding systems are within the structure and are not visible. The effectiveness of the grounding can be evaluated by a licensed electrician.



Routine Electrical panel Inspection Recommended:

The electrical panel/system is the heart of the home. Electrical current is being distributed from the panel(s) to the receptacles, fixtures, appliances, and elsewhere around the property. breakers become weak and wear out, connections can become loose. It is recommended every few years to have a qualified licensed electrician inspect and evaluate the service panel for any service or repair that may be needed.



-
-
-
-

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

The switches, outlets, appear to perform as intended at the time of the inspection. The required receptacles located in the kitchen, the bathrooms, the laundry room, the garage, and the exterior of the home, appeared

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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to be GFCI protected, however, there are no Arc Fault Current Interruption breakers (AFCI).

Type of Wiring: Copper



Master Bedroom

1: Cover plate loose

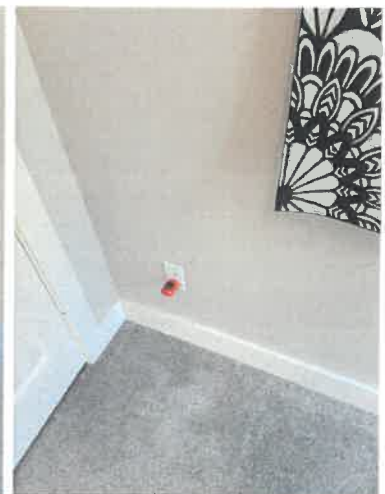
🔴 Recommendation

I recommend a handyman tighten the cover plate.

Recommendation: Contact a qualified handyman.



Master Bathroom



Bedroom

2: Light Inoperable

🔴 Recommendation

One or more lights are not operating. New light bulb possibly needed.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Master Bathroom

3: No GFCI Protection

🔴 Recommendation

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

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

Recommendation: Contact a qualified electrical contractor.



Garage

4: Reversed Polarity

⚠️ Safety Hazard

Improper wiring (reversed polarity) was observed at the time of inspection. Recommend a licensed electrician evaluate and repair. Reversed polarity on an electrical outlet is dangerous. If you accidentally reverse these wires the device you plug into the receptacle may "work" but it is unsafe and risks a short circuit, shock, or fire.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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North outdoors



Garage

C. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

The heating equipment appears to be functioning as intended at the time of the inspection. The blue flame of the burners indicates proper combustion. The MFG is October 2018



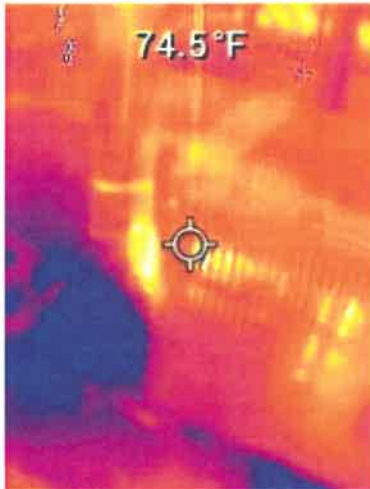
Attic



Model and serial numbers



The blue flame of the burners indicates proper combustion.



Operating



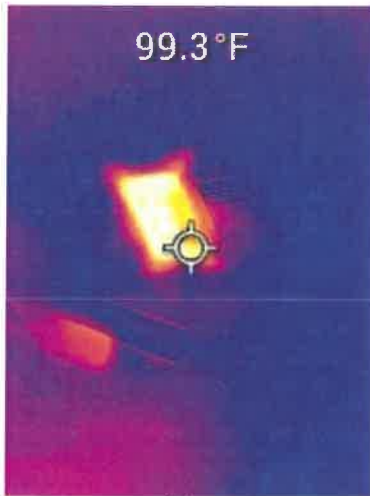
Temperature differential between registers and returns are within range



Temperature differential between registers and returns are within range

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

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



Temperature differential between registers and returns are within range

Energy Sources: Gas

Type of Systems: Forced Air

B. Cooling Equipment

Comments:

The A/C appears to perform as intended at the time of the inspection. The MFG is June 2019



South



Model and serial numbers



Coil Model and serial numbers

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

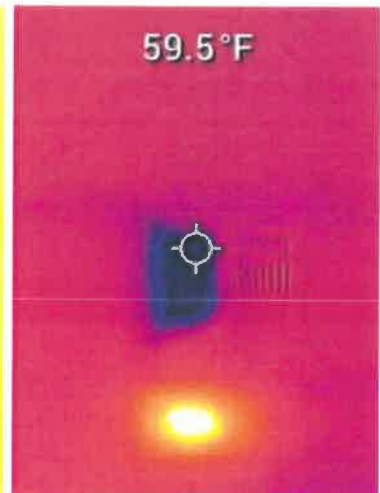
I NI NP D



Temperature differential between registers and returns are within range



Temperature differential between registers and returns are within range



Temperature differential between registers and returns are within range



Temperature differential between registers and returns are within range

Type of Systems: Electric

C. Duct Systems, Chases, and Vents

Comments:

The ducting system appears to be functioning as intended at the time of the inspection, however, there are some deficiencies

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Attic



Attic



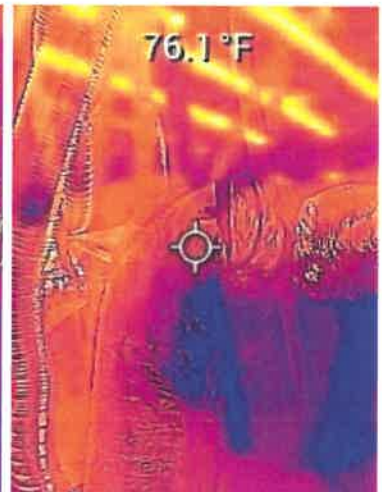
Attic



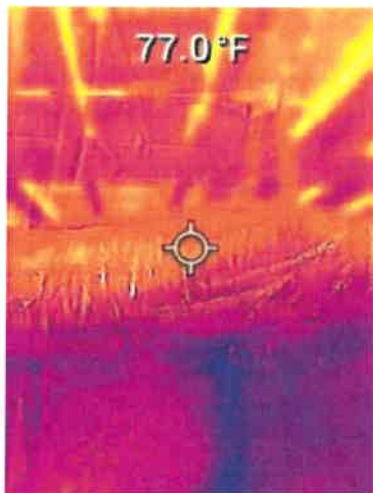
Attic



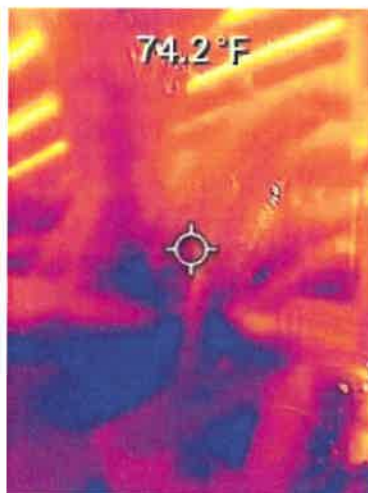
The ducting appears not to be leaking at the time of the inspection



The ducting appears not to be leaking at the time of the inspection



The ducting appears not to be leaking at the time of the inspection



The ducting appears not to be leaking at the time of the inspection

D. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Comments:

The plumbing system appears to function as intended at the time of the inspection.



Kitchen



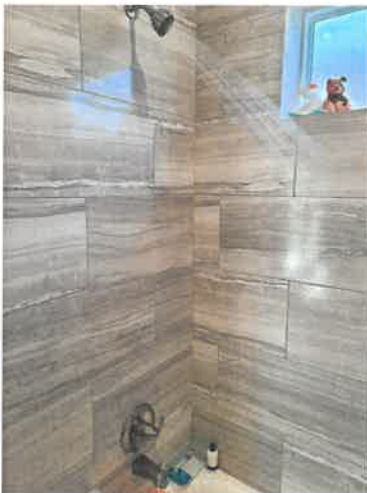
Master Bathroom



Master Bathroom



Master Bathroom



Master Bathroom



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Bathroom



Bathroom



Bathroom



Bathroom



Bathroom

Location of Main Water Supply Valve : Main Level



East

Location of Water Meter: Exterior

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



North

Static Water Pressure Reading: 55



South

Type of Supply Piping Material: Pex



Attic

B. Drains, Wastes, and Vents

Comments:

The drains and wastes and vent appear to function as intended at the time of the inspection.



Bathroom



Bathroom



Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen



Master Bathroom



Master Bathroom



Plumbing vents



Plumbing vents



Plumbing vents

Type of Drain Piping Material: PVC

C. Water Heating Equipment

Capacity: 40 Gallons

Comments:

The water heater is functioning as intended at the time of the inspection. The blue flame of the burners indicates proper combustion. Based on the manufacturer's suggested service life, the life expectancy of this water heater is 8 to 10 years. That varies with the location and design of the unit, quality of installation, maintenance schedule, and water quality. Annual maintenance flush is recommended to prevent sediment buildup and maintain efficiency.

The water heaters were manufactured in January 2018

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Attic



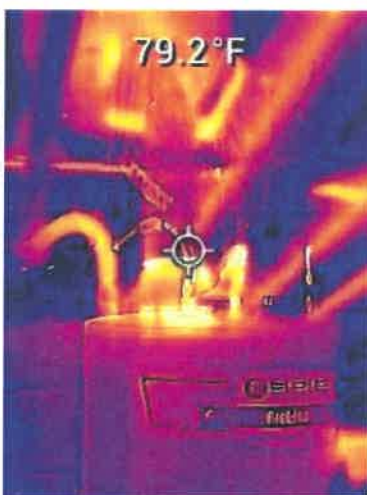
T&P valve



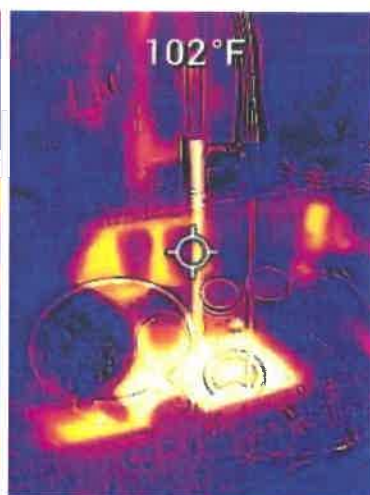
Model and serial numbers



The blue flame of the burners indicates proper combustion.



The water heater operating



The water heater operating

Energy Sources: Gas

1: Light comes in from the water heater exhaust flue

Recommendation

Possible water penetration from the water heater exhaust flue

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

F. Gas Distribution Systems and Gas Appliances

Comments:

Location of Gas Meter: Main Level



West

Type of Gas Distribution Piping Material: Steel



1: No bonding

▲Safety Hazard

Bonding is used to reduce the risk of electric shocks to anyone who may touch two separate metal parts when there is a fault somewhere in the supply of electrical installation. By connecting bonding conductors between particular parts, it reduces the voltage there might have been. Bonding is required to prevent a possible electric shock hazard for persons that may be in contact with the gas piping and other grounded metallic building components. A shock hazard can result if these systems are energized at different levels of electrical potential.

The ground wire used for bonding is disconnected. I recommend a certified electrician evaluate and repair

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Bonding wire disconnected

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

The dishwasher appears to be functioning as intended at the time of the inspection

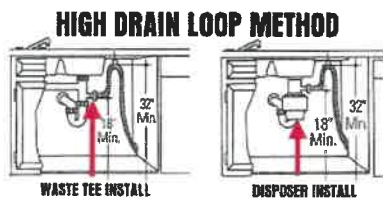


Operating

1: Missing Anti-syphon loop

🔴 Recommendation

The dishwasher drain is missing an anti-siphon loop. The purpose of a dishwasher air gap or anti-siphon is to prevent the siphoning and back flow of water. The water can flow back into the dishwasher which will leave water in the bottom of the dishwasher. The air gap or anti-siphon prevents siphoning if sinks are drained simultaneously.



Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen

2: Broken sope dispenser

Recommendation

Recommendation: Contact a qualified professional.



B. Food Waste Disposers

Comments:

The waste disposer appears to be functioning as intended at the time of the inspection



Kitchen



Kitchen



Model and serial numbers

C. Range Hood and Exhaust Systems

Comments:

The exhaust fan system is functioning as intended at the time of the inspection. This exhaust fan is of the recirculating type, using the microwave

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen



Kitchen



Attic

1: Inoperable light

 Recommendation

The light was not operating at the time of the inspection. I recommend a handyman evaluate and repair.

Recommendation: Contact a qualified professional.

D. Ranges, Cooktops, and Ovens

Comments:

The ranges cooktops and ovens are functioning as intended at the time of the inspection



Kitchen



Operating



Oven Operating

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Model and serial numbers



Oven Operating



Oven Operating

1: Oven light inoperable

🔴 Recommendation

Possible light bulb change

Recommendation: Contact a qualified professional.



Kitchen

E. Microwave Ovens

Comments:

The microwave is functioning as intended at the time of the inspection. The MFG is January 2019

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen



Kitchen



Model and serial numbers



Operating

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The exhaust vents are functioning as intended at the time of the inspection



Bathroom



Bathroom



Bathroom



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Laundry room

Attic

G. Garage Door Operators

Comments:

The garage door operators appear to be functioning as intended at the time of the inspection. The MFG is January of 2014



Operator



Garage door operating



Auto reverse sensors



Auto reverse sensors operating



Auto reverse mechanism operating



Electric motor



Model and serial numbers



1: Auto reverse sensors deficiencies

Recommendation

The automatic garage door safety sensors should be set between 4 and 6 inches from the floor for optimal safety. If they are too low, occupants will easily step over the beam while the door is closing. If they are too high, the door can close on a child that may be laying across its path. The sensors in this case are too close to the ground. I recommend lifting them up to at least 4 inches.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified professional.



Auto reverse sensors

H. Dryer Exhaust Systems

Comments:

The dryer exhaust system appears to be functioning as intended at the time of the inspection. I was unable to have a visual of the exhaust

Unable to Have a visual:

I was unable to have a visual of the exhaust, due to the owner's personal belongings.



Laundry room

Refrigerator

Washer

Dryer

Garage

Comments:

The garage appears to be functioning as intended at the time of the inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



1: Cracks on the ceiling

Recommendation

The ceiling in the garage has cracked at the electric motor brackets. I recommend a qualified technician evaluate and repair.

Recommendation: Contact a qualified professional.



Garage