



REDSTAR PROFESSIONAL HOME INSPECTION, INC

832-643-9724

tammyb@redstarinspections.com

<https://www.redstarhomeinspection.com>



REDSTAR RESIDENTIAL INSPECTION REI 7-6

14114 Mary Sue Ct
Sugar Land, TX 77498



Inspector

Nick Jones
TREC #9019

832-643-9724

tammyb@redstarinspections.com



Agent

Anielka Rodriguez
Realty Associates

832-409-8094

anielka.rodriguez@sbcglobal.net



PROPERTY INSPECTION REPORT FORM

| | |
|---|---|
| Joel Gonzalez <i>Name of Client</i> | 03/23/2022 9:00 am <i>Date of Inspection</i> |
| 14114 Mary Sue Ct, Sugar Land, TX 77498 <i>Address of Inspected Property</i> | |
| Nick Jones <i>Name of Inspector</i> | TREC #9019 <i>TREC License #</i> |
| Jeremy Benefiel TREC # <i>Name of Sponsor (if applicable)</i> | 8595 <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

: Furnished, Occupied

In Attendance: Homeowner, Dogs

Temperature (approximate): 70 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Cloudy, Humid, Recent Rain, Warm

Storage Items/Furnished Home:

Stored items and/or furniture were present at the property that obstructed view or access to some locations. The inspector does not move storage items or furnishings that impede the visual inspection of any components. Items blocked by storage/furnishings are not inspected.

I=Inspected

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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Foundation Performance: Further Evaluation is Recommended:

Structural movement and/or settling noted. Visible differential movement was noted at the interior/exterior of the structure. See the report for more information regarding these signs. Suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

1: Slab Foundation: Recommend further evaluation

 **Recommendation**

Multiple signs of differential movement of the foundation structure observed at the time of inspection. These signs include:

- Moderate cracks at the exterior masonry walls and repairs to cracks.
- Cracks visible in the foundation sidewall, including a moderate crack of over 1/8" in width at the back foundation sidewall.
- Separation at exterior of windows.
- Separation of the roof rafters from the ridge board connection at the garage attic space.

It is the inspectors opinion that these issues are indicative of movement of the foundation and I recommend further evaluation by a qualified professional to render a foundation performance evaluation and determine if any foundation repair is required, or if the foundation is performing with settlement and only maintenance is needed.

- Recommend consulting with a qualified foundation company.
- Recommend correction of all issues stated in the Grading and Drainage section of this report to promote health of the foundation.
- Recommend consulting with a qualified plumber to evaluate the condition of the underground plumbing drain lines, as these lines often become damaged from foundation movement.
- Recommend you budget for repair of above stated issues and any other related items with foundation movement/repair.

Note: Red Star Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this company.

Recommendation: Contact a qualified structural engineer.

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B. Grading and Drainage

Recommend further evaluation:

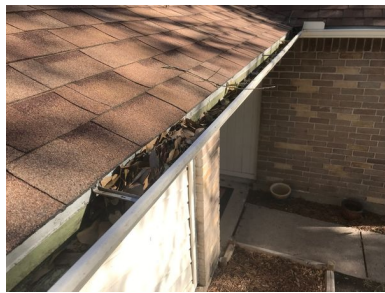
Several issues observed in relation to the Grading and Drainage items on the property. Recommend further evaluation of these conditions by appropriate contractor to determine extent of needed repairs.

1: Gutters: Clogged/Dirty

Maintenance Item

Recommend clearing gutters of debris to improve drainage. Debris in the gutters gutters can cause water to back up under the roof covering and cause damage to the home.

Recommendation: Contact a handyman or DIY project



2: Recommend Irrigation

Recommendation

No irrigation system in place around the foundation structure. It is critical to maintain consistent moisture levels in soil around foundation to help promote the health of the foundation structure. I highly recommend you develop a watering schedule or install a sprinkler system around the home.

Recommendation: Contact a qualified landscaping contractor

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3: Grading & Drainage: Multiple issues

Recommendation

Right side, back right and left corners of home

There appears to be improper grading and drainage of the property at multiple locations around the home. Issues observed include negative slope towards foundation, soil erosion around perimeter of the home, and inadequate slope of the grade around property to ensure proper drainage. Recommend consulting with a qualified contractor to determine the best method of repair.

Drainage Building Code: IRC R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance (typically the street) or other approved point of collection so as to not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. The final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales shall be provided to ensure drainage away from the structure.

Swales shall be sloped a minimum of 2 percent when located within 10 feet of the building foundation.

Impervious

surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

Recommendation: Contact a qualified landscaping contractor



C. Roof Covering Materials

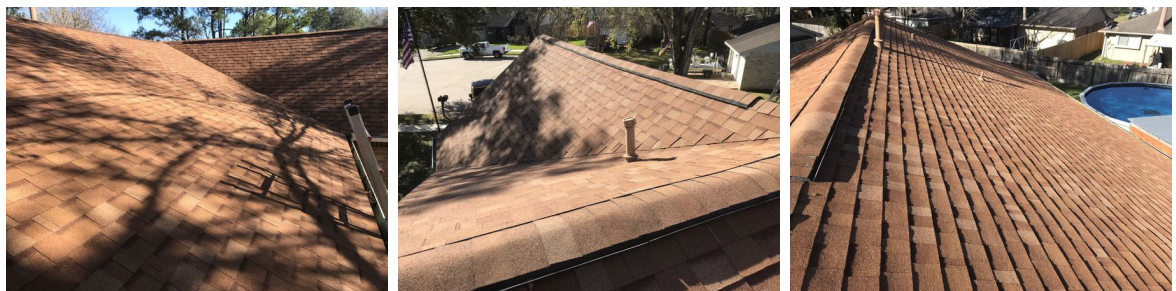
Types of Roof Covering: Composition Shingles

Viewed From: Walking the Roof Surface

Roof Covering: Performing as intended:

The roof covering was performing as intended at the time of inspection. No sign of damage was observed at the exterior of the home and no sign of water penetration was observed at interior of the home or attic space.

General Photos:



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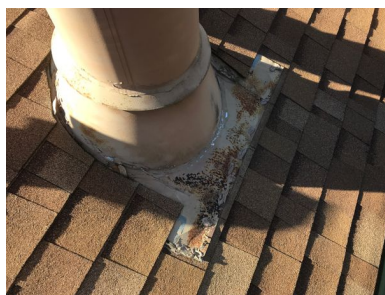
1: Rusted Flashings

[Maintenance Item](#)

Chimney

Sections of the exposed flashing and/or other areas were observed to be displaying rust. This condition can result in failure of the covering/flashing and I recommend further evaluation and correction as needed to prevent further deterioration or potential moisture penetration.

Recommendation: Contact a qualified roofing professional.



2: Vent height

[Maintenance Item](#)

One of the plumbing vents at the back right roof slope area was observed to protrude only slightly over the roof jack at this location. Building code does require a minimum penetration of 6 inches above the roofline of these plumbing vents. Recommend you consider adjustment to ensure performance.

Recommendation: Contact a qualified professional.



3: Fishmouth shingles

[Maintenance Item](#)

Some of the shingles at the front roof slope were observed to be lifted or “fishmouthed”. Recommend evaluation and sealing of these locations to avoid uplift from high winds.

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D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 6 Inches, 8 Inches, R-24

Type of Attic Roof Ventilation: Roof and Soffit Vents

Type of Insulation Material: Blown Fiberglass, Batt Fiberglass

Further Evaluation Recommended:

The inspector observed conditions in relation to the roof structure and/or attic space that, in the opinion of the inspector, warrants further evaluation by appropriate contractors. See the report for more information.

Only Accessible Areas Were Entered:

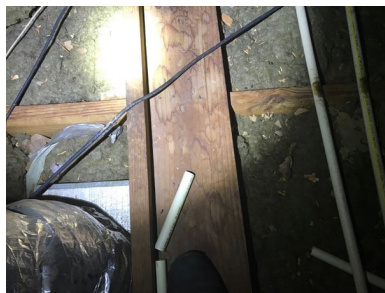
Note: Only accessible areas of the attic were inspected. The inspector does not crawl/walk over areas that are unsafe or not easily accessible.

1: Note: Rodent Activity

🚫 **Recommendation**

There was evidence of possible rodent activity in the attic. While this is not uncommon, a qualified pest control company should be contacted if remediation or exclusion is desired.

Recommendation: Contact a qualified pest control specialist.



2: Rafter issues

🚫 **Recommendation**

Inspector observed minor cracking and separation of the rafter boards near the connection to the ridge board at the area above the garage. Recommend supplementing and repair at these locations to avoid further deterioration.

Recommendation: Contact a qualified professional.

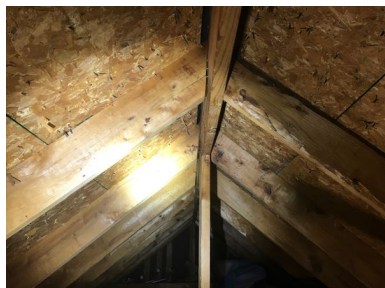
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3: Insulation

Recommendation

Inspector observed several locations where the insulation has fallen from the vertical walls in the attic space. The overall insulation depth of the ceiling was also observed to be degraded and some energy savings may be achieved by supplementing the insulation. Recommend repair of the insulation at the vertical walls and considering supplementing of the overall insulation depth.

Recommendation: Contact a qualified insulation contractor.



E. Walls (Interior and Exterior)

Types of Exterior Wall Covering: Brick, Wood Siding and Trim - The

Previous/Recent Remodeling Noted:

The inspector observed evidence of previous or recent remodeling to the original structure. Inspector does not determine the extent any previous remodeling, and is unable to verify any details or construction obstructed from view. Recommend you consult with the seller to determine extent of any previous remodeling and any applicable paperwork or permitting associated. More information may be contained in the report.

Inspection Limited: Furniture, Stored Items/Equipment, Homeowner/Animals present -

Inspection of areas on the interior or exterior of the home were obstructed from view by the above stated conditions. The inspector does not move any furniture, stored items, heavy foliage, or any other obstruction. Areas that are locked or otherwise obstructed are not included in the scope of this inspection. High soil conditions or low footings can also obstruct potential issues. More information may be contained within the report.

Areas that are obstructed can potentially hide issues from view. Recommend further evaluation of all areas once these conditions are corrected or items are removed.

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Stored Materials:

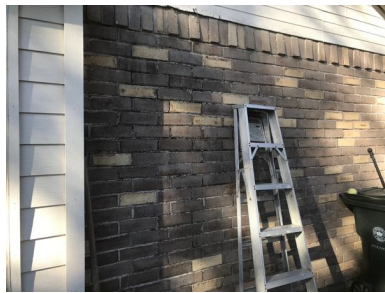
Excessive storage of materials or debris may limit the visibility of the wall structure, foundation and limit the inspectors visibility. Recommend removal of items stored near the structure for home health.

1: Minor cosmetic/maintenance Issues

Maintenance Item

Exterior Walls dirty, Areas dirty/Cleaning needed, Paint touch up needed, Caulking maintenance, Mortor Improvements -

The above stated issues were observed at the home at time of inspection. These items are related to cosmetic issues or maintenance due to expected wear and tear. Recommend you budget for repair of these issues for cosmetic reasons, or to avoid further deterioration.



2: Caulking and Sealing Needed

Recommendation

Various locations on trim and siding, Vent caps, Plumbing penetrations, Around windows, Masonry Expansion Joints -

The above stated locations were identified as areas in need of proper caulking and sealing, or maintenance to the existing sealant. Examples of locations needing sealing are pictured for your reference. Recommend further evaluation of these areas and all others to determine the extent of needed repairs.

Recommendation: Contact a qualified handyman.



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3: Masonry: Cracks/Maintenance Recommended

 Maintenance Item

Cracks were observed in the masonry walls and/or mortar lines around the home. These conditions appear related to settlement of the foundation. Recommend you consider correction to avoid further deterioration and for cosmetic reasons.

Recommendation: Contact a qualified masonry professional.

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4: Exterior siding

🔴 Recommendation

Much of the siding around the home is still the original wood siding and trim including at the front and sides of the home. Several locations were observed that displayed excessive wear to the paint finish, minor damage to the siding, as well as areas that displayed moderate wood rot that may require replacement. A large void was observed in the siding finished at the area below the window at the right side of the home around the breakfast. Recommend you consult with a qualified contractor to fully evaluate all locations on the siding to determine the extent of necessary repairs.

Recommendation: Contact a qualified siding specialist.



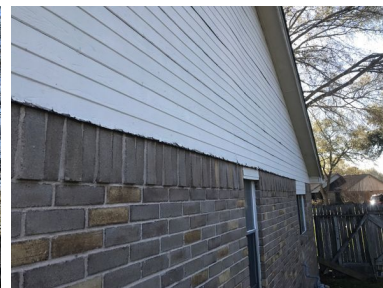
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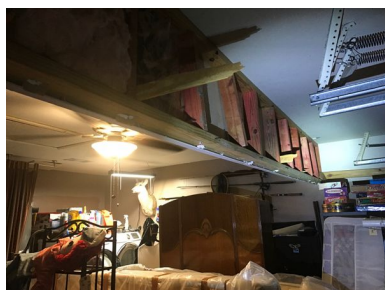


5: Garage wall

🔴 Recommendation

Inspector observed a drop down at the ceiling in the garage area that does not appear to be structural in nature and is missing the drywall. Recommend further evaluation and budgeting for repair or removal of this furdown. Several locations also observed in the garage that will require a repair to the drywall. Recommend further evaluation and quoting for repair by qualified contractor.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Floors - Area Rugs or Obstructions:

Area rugs and other obstructions limit viewing the floor area. There could be hidden damage that the inspector can not see.

1: Ceiling: Cracked Tape Joints

🔧 Maintenance Item

Garage

Cracked taped joints and other cosmetic issues were observed on the ceiling finish at multiple locations. These cracks and cosmetic issues may be due to typical settlement of the foundation. I recommend repair as needed to prevent further deterioration and monitoring for additional movement.

Recommendation: Contact a qualified painting contractor.

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G. Doors (Interior and Exterior)

Handyman/Carpenter recommended:

Several issues observed with the doors and related items at the time of inspection. Recommend you consult with a qualified contractor to evaluate further, determine the extent of necessary repairs, and perform the repairs.

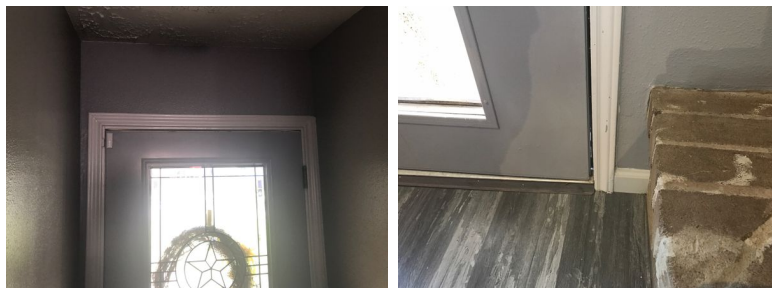
1: Exterior Door: Gaps in Weather Seals

Recommendation

Multiple doors

Gaps were observed in the weather seal around the exterior doors. Repair as needed to prevent moisture, pest, and air intrusion.

Recommendation: Contact a qualified professional.



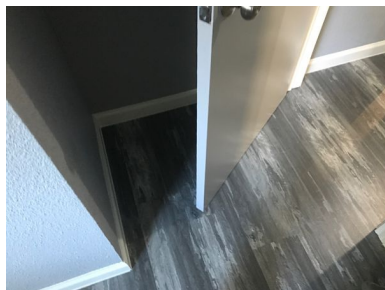
2: Interior Door Hardware: Missing Door Stops

Maintenance Item

Most doors around home

One or more door stops were observed to be missing. Recommend adding door stops to prevent damage to drywall finish.

Recommendation: Contact a qualified professional.



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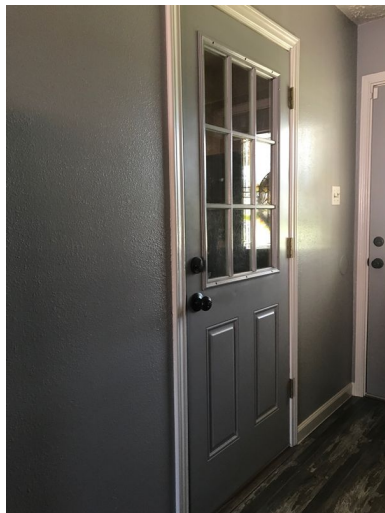
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3: Interior garage door

🔴Recommendation

The door between the house and the garage has glass panels which does compromise the fire rating of the door. The door also does not have a self closing feature. Recommend you consider replacement of the door with a properly rated door and installation of a self closing feature.

Recommendation: Contact a qualified professional.



4: Back door

🔴Recommendation

The back exterior door has had a pet door installed in it and I recommend you budget for repair or replacement if you do not desire this pet door. Gaps also observed around the weather seal as well as minor deterioration around the base of the door unit. Recommend repair to avoid draft or moisture intrusion.

Recommendation: Contact a qualified professional.



H. Windows

1: Missing/Damaged Screen(s)

🔴Recommendation

One or more windows were observed to have missing/damaged screens. Recommend repair or replacement as needed.

Recommendation: Contact a qualified window repair/installation contractor.

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2: Glazings: Damaged

🔴Recommendation

The glazings at the exterior of the window panes at multiple locations around the home show damage or displacement. Recommend correction as needed to prevent further deterioration or moisture penetration.

Recommendation: Contact a qualified professional.



I. Stairways (Interior and Exterior)

K. Porches, Balconies, Decks, and Carports

Performing as intended:

All portions of the porches, balconies, and/or decks were observed to be performing as intended at the time of inspection.

J. Fireplaces and Chimneys

1: Chimney Flue: Creosote Build-Up

🔴Recommendation

Creosote build-up was observed in the firebox or flue. Cleaning of these areas should be undertaken for improved safety when the unit is operated.

Recommendation: Contact a qualified professional.

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2: Valve handle

🔴Recommendation

The valve handle for the gas valve at the fireplace is damaged or broken off. As a result inspector was unable to operate the unit. Recommend you budget for replacement of the valve.

Recommendation: Contact a qualified plumbing contractor.



3: Fireplace brick

🔴Recommendation

Inspector observed the “brick” walls at the fireplace area appear to be excessively damaged from years of use of the fireplace. I highly recommend you budget for replacement of these panels to ensure the integrity of the firebox.

Recommendation: Contact a qualified professional.



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L. Other

1: Fence: Loose, Damaged and Missing Boards

🔴Recommendation

Loose, damaged and/or missing fence boards were observed at multiple locations around the property. Repair as needed for security and privacy purposes.

Recommendation: Contact a qualified professional.



2: Fence: Leaning

🔴Recommendation

The fence was observed to be leaning. Recommend repair to prevent further deterioration.

Recommendation: Contact a qualified professional.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Disconnect/Service Box Type and Location: Breakers-Exterior Wall -

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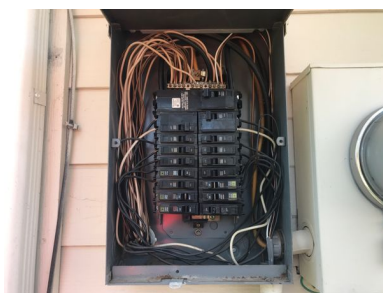
Service Entrance Cable Location: Underground (Cable Material Type Not Visible), Aluminum -

•

Service Size: 125 Amps -

•

Photo of Panel:



1: Arc-Fault Safety Protection Missing

🔴Recommendation

Arc-fault safety protection was not installed for *all currently* required 15 and 20 amp circuits. While this protection may not have been required when this property was built, recommend you consider upgrading to satisfy modern code requirements and for safety reasons.

Note: This protection was required by the National Electric Code for homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCIs, however the agency believes that it is important for consumers to be made aware of these safety devices when they are not present and functioning in a home as a consumer protection issue, and requires inspectors to comment regardless of the homes age.

Recommendation: Contact a qualified electrical contractor.

2: Electrical Panel: Labeling

🔴Safety Hazard

The circuits inside the panel are not fully/clearly labeled. Recommend correction.

Recommendation: Contact a qualified electrical contractor.

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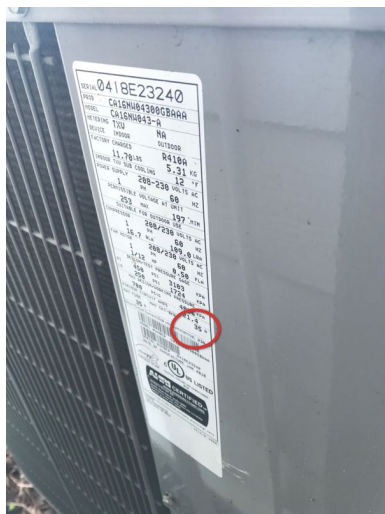


3: AC breaker oversized

🔴Recommendation

The breaker in place for the AC condenser unit is oversized. The condenser calls for a maximum of a 35 amp breaker and a 50 amp breaker is currently in use. Recommend correction.

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Electrician needed:

Multiple issues observed with the branch wiring and fixtures for the property. Recommend consulting with a qualified electrician to evaluate further and determine the extent of necessary repairs.

Inspection limited:

Inspection of outlets, switches and accessory connections was limited due to concealment behind furniture/storage or child proofing.

1: GFCI protection

🔴Recommendation

Exterior, garage, laundry, kitchen

GFCI protection was absent from the above stated locations. Modern codes would require all outlets at these locations to be GFCI protected. I recommend you consider upgrading these locations to have this protection for safety reasons.

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Recommendation: Contact a qualified electrical contractor.

2: Smoke/CO alarms

▲Safety Hazard

Inspector observed no smoke alarms at several required locations such as bedrooms. Recommend installation of smoke alarms at all required locations as well as installation of a carbon monoxide alarm.

Recommendation: Contact a qualified electrical contractor.



3: 3-Prong Dryer Outlet

⊖Recommendation

An older style 3-prong outlet was observed for the dryer in the laundry room. Newer dryer appliances have a 4-prong type outlet, as a result recommend updating the outlet or retrofitting the plug as needed.

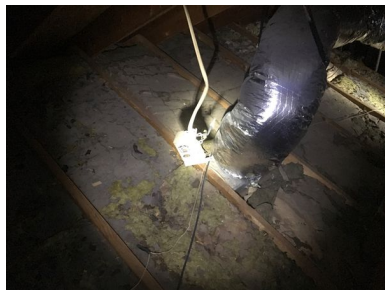
Recommendation: Contact a qualified professional.

4: Removed attic fan wiring

⊖Recommendation

The attic space appears to have been previously equipped with a mechanically controlled attic fan that has been removed. The wiring for the fan was observed to still be in place and should be properly terminated in an appropriate junction box.

Recommendation: Contact a qualified electrical contractor.



5: Light fixtures

🔧Maintenance Item

Minor issues observed with several of the light fixtures such as missing or damaged globes and other components. Recommend further evaluation of all light fixtures and repair or replacement as needed.

Recommendation: Contact a qualified professional.

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C. Other

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Natural Gas

Heating Equipment: Performing as Intended:

All portions of the heating equipment appeared to be performing as intended at the time of inspection.



HVAC technician needed:

Due to the conditions stated below I recommend you consult with a qualified HVAC technician to fully evaluate the system and determine the extent of any necessary repairs.

Data label/General photos:



1: Gas Piping: Missing or Improper Drip Leg

[Maintenance Item](#)

The gas line going into an appliance should have a sediment trap (drip leg) so any debris going through the gas line will drop off before entering the appliance. The drip leg should be downward to drip sediments.

Remedy as needed.

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2: Exhaust duct

Recommendation

Inspector observed excessive rusting around a section of the fitting on the exhaust deck for the HVAC system in the attic space. This is typically indicative of moisture or condensation buildup inside the duct. The duct did show holes through the metal which could result in gas leaking. Recommend further evaluation and repair or replacement as needed.

Recommendation: Contact a qualified professional.



B. Cooling Equipment

Type of Systems: Central Air Conditioner

Ambient air test:

Ambient air test was performed by using thermometers on air handler of the systems to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees which indicates unit is cooling as intended.

Supply Air Temp: Degrees F 46

Return Air Temp: Degrees F 66

Temp. Differential: Degrees F 20

The AC equipment was cooling as intended at the time of inspection.

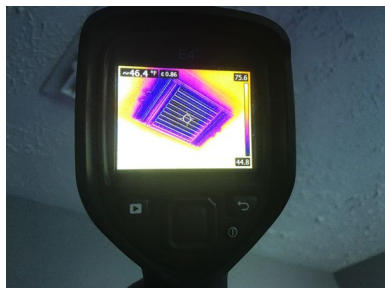
I=Inspected

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Note: Annual Service:

Recommend inquiring as to when the unit was last serviced. If the unit has not been serviced within the last year recommend that a licensed, competent professional HVAC contractor be consulted service the equipment and make necessary repairs.

HVAC technician needed:

Due to visible condition of the equipment and issues stated below, recommend that you consult with an HVAC technician to evaluate the systems further and determine the extent of necessary repairs.

Data labels/Info:

System size: 3.5 ton

System Brand: Carrier

Condenser age: 2018

Evaporator age: 2018

Refrigerant type: 410A



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Performing as intended:

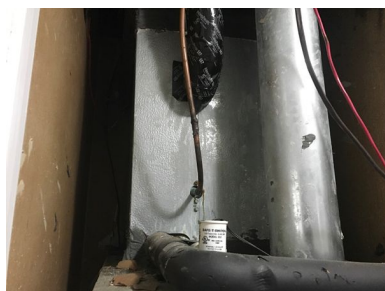
All portions of the cooling equipment on the HVAC system were observed to be in good condition and performing as intended at the time of the inspection.

1: Seal HVAC penetrations

Maintenance Item

Areas around the penetrations through the evaporator coil need to be sealed properly to prevent air loss or condensation at the attic area. Recommend correction.

Recommendation: Contact a qualified HVAC professional.



C. Duct Systems, Chases, and Vents

HVAC tech needed:

Issues observed with the overall condition of the ducts and related components at the time of the inspection. I recommend you consult with a licensed, qualified HVAC contractor to evaluate further and determine the extent of any necessary repairs.

1: Ducts to garage

Recommendation

Inspector observed supply ducts that are currently feeding registers at the ceiling in the garage area. This condition is resulting in a necessary conditioning of a garage space and does technically compromise the fire separation between the garage and the home. Recommend if you do not desire to have the supply vents run to the garage that you fully remove the ducts from the system and patch the holes in the ceiling.

Recommendation: Contact a qualified heating and cooling contractor

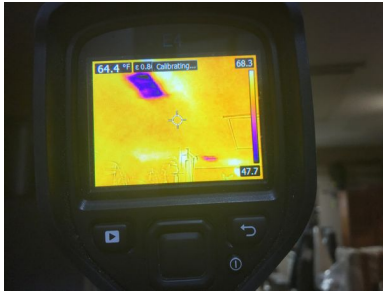
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D. Other

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front yard near street

Location of Main Water Supply Valve : Exterior wall

Static Water Pressure Reading: 56-60 PSI -

•

Type of Supply Piping Material: PVC

Type of Piping:: PEX, CPVC, Galvanized

Galvanized Piping:

Galvanized plumbing was observed to be in use at the home, this type of plumbing is known to develop issues over time such as low water pressure and pin hole leaks. It would be wise to budget for replacement in the future. Typical life expectancy for Galvanized piping is between 40-50 years.

Inspector observed the galvanized pipes was replaced with CPVC pipes at various locations.Recommend consulting with the owner for more information.

Plumbing Repairs Needed:

Several issues were observed in relation to the plumbing distribution and fixtures throughout the property. Recommend consulting with a qualified plumber to evaluate conditions further and determine the extent of necessary repairs.

Water Treatment Equipment:

Water treatment equipment is not covered under the scope of a residential inspection. For further evaluation contact the installer or the manufacturer of the equipment.



Laundry tray inspection obstructed:

Inspection of the washer tray and related laundry connections was obstructed by the washer and dryer units at the time of inspection. Recommend further evaluation of this area once the appliances are removed.



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

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Maintenance Item

One or more hose bibb(s) Missing a backflow preventer. These devices are inexpensive, easily installed and help prevent contamination of potable water. Repair as needed.

Recommendation: Contact a handyman or DIY project



2: Hose Bibb: Valve stem Leaks

Recommendation

Valve stems for multiple hose bibs around the home would leak when operated. Repair as needed.

Recommendation: Contact a qualified professional.



3: Galvanized pipes

Recommendation

This home was originally plumbed with galvanized pipes as the distribution piping throughout the property. Inspector observed multiple locations in the attic space that have been replaced through the years with various materials including CPVC and PEX piping. The piping appears to have only been partially replaced with only about 70% of the horizontal sections in the attic space being redone and not any of the vertical drops. This pipe is known to deteriorate overtime and it is likely that moving forward you will continue to experience further issues such as dirty rusty colored water, loss of functional flow, and run the risk of future pinhole leak developing. I highly recommend that you consult with a plumber to evaluate the piping inside the home and that you consider complete replacement of all of the sections of galvanized pipe. Recommend all portions of the piping in the attic space be properly protected from freezing.

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Recommendation: Contact a qualified plumbing contractor.



4: Hot/Cold reversal

👉 Recommendation

The hot/cold appears to be reversed at the master bathroom shower valve. Recommend correction as desired.

Recommendation: Contact a qualified plumbing contractor.



☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**

Type of Piping:: PVC, ABS

Type of Drain Piping Material: Not visible

Recommend plumber:

Several issues observed with the condition of the plumbing drains throughout the home. Recommend consulting with a qualified, licensed plumber to evaluate these conditions further and determine the extent of necessary repairs.

No Access to Drains:

No access was present to view the drain lines for the bathroom tubs. Recommend an access be added to allow for regular maintenance and inspection.

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1: Hydro Test/Scope: Movement

Recommendation

Hydrostatic testing and/or scoping of the latent plumbing drain lines under the home is recommended due to signs of prior structural movement and/or foundation repairs. Recommend further evaluation by a plumbing contractor.

Recommendation: Contact a qualified plumbing contractor.

C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 40 Gallons -

-

Location: Garage -

-

Data label:

Unit manufactured in 2014



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Plumber needed:

Several issues observed with the condition of the water heating equipment inside the home. Recommend consulting with a qualified contractor to evaluate these conditions further and determine the extent of necessary repairs.

1: Water heater issues

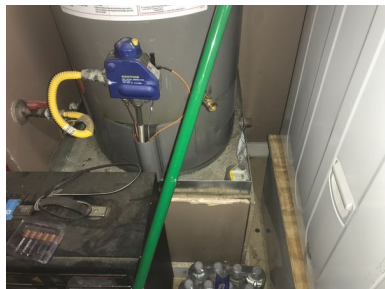
▲Safety Hazard

Several issues observed with the current condition and installation of the water heater unit. These issues include, but are not necessarily limited to:

1. No drain line attached to the pan under the unit. Building code requires a drain line to be present on the pan that is routed to the exterior of the home.
2. No trash leg on the gas line to the unit.
3. Excessive corrosion observed around the shut off valve and fittings at the unit that should be properly prepared to avoid leaking issues.
4. A portion of the exhaust duct in the attic space appears to have been spliced with a non-B-Tight vent and light was observed around the exhaust vent penetration through the roof line.

Recommend consulting with a qualified contractor to fully evaluate these conditions and determine the extent of necessary repairs.

Recommendation: Contact a qualified plumbing contractor.



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D. Hydro-Massage Therapy Equipment

E. Gas Distribution Systems and Gas Appliances
Location of Gas Meter: Exterior Wall
Type of Gas Distribution Piping Material: Black Steel

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V. APPLIANCES

- A. Dishwashers**

The dishwasher was performing as intended at the time of the inspection.:



- B. Food Waste Disposers**

Food waste disposal was performing as intended at the time of the inspection.:



- C. Range Hood and Exhaust Systems**

Exhaust systems were performing as intended at the time of the inspection.:

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D. Ranges, Cooktops, and Ovens

Cooktop was performing as intended at the time of the inspection.:



Ovens were performing as intended at the time of the inspection.:



E. Microwave Ovens

1: Interior finish damaged

Recommendation

The finish on the interior of the microwave it shows damage. Damage to the finish at the interior of the microwave can result in arcing or other malfunction. Recommend correction to prevent potential hazard.

Recommendation: Contact a qualified professional.

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F. Mechanical Exhaust Vents and Bathroom Heaters
Exhaust fans were performing as intended at the time of the inspection.:

G. Garage Door Operators

1: Garage Door: Damage

🔴Recommendation

The garage door panels show damage. Recommend further evaluation to determine extent of necessary repairs.

Note: due to extensive stored items inspection of the overhead doors was limited. No garage door openers are currently in place. Recommend further evaluation and budgeting for repair and installation of garage door openers as desired.

Recommendation: Contact a qualified garage door contractor.



H. Dryer Exhaust Systems

1: Clogged Vent

🔴Recommendation

The dryer vent was observed to be clogged. Clogged dryer vent can pose a fire hazard. Remedy as needed.

Recommendation: Contact a qualified professional.

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VI. OPTIONAL SYSTEMS

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

Type of Construction: Above ground pool

Recommend a Pool Contractor:

The pool and related equipment was shown to be in need of several repairs and displayed various issues that require further evaluation by a qualified contractor. Recommend a licensed, competent pool contractor be consulted to further evaluate and perform the necessary repairs.

Pool and Equipment Photos:



1: Child Safety Issues

⚠️ Safety Hazard

Several safety related items around the property were observed to not meet modern code requirements. These conditions include, but are not necessarily limited to: no self-closing feature and other latch requirements on gates as well as no audible alarm at home entry door. Recommend further evaluation and correction of these and any other modern safety requirements to avoid potential hazards, especially to children. Consult with a qualified contractor to determine extent of necessary repairs to meet modern safety and code recommendations.

Recommendation: Contact a qualified Swimming Pool Contractor

2: Pool stairs and deck

🟡 Recommendation

The stairway and deck balusters around the pool are not coat appropriate and the gaps around the wire balusters did have the potential for small children to fall. Recommend if you are concerned about the safety

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issue that you budget for installation of code approved baluster system.

Recommendation: Contact a qualified professional.



3: General cleaning

Maintenance Item

Excessive leaf build up and a need for general cleaning and maintenance were observed on the pool at the time of inspection. Recommend you ensure the pool is clean and that the water is properly balanced prior to use.

Recommendation: Contact a qualified professional.



4: Small leak

Maintenance Item

Inspector observed a small leak around the fitting connection to the pump at the equipment. Recommend correction.

Recommendation: Contact a qualified professional.



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5: Inspect cell light

 Maintenance Item

Inspector observed the “inspect cell” light to be on at the salt cell control box. Recommend further evaluation and proper service as needed.

Recommendation: Contact a qualified professional.



6: Gauge

 Maintenance Item

The gauge and the filter for the equipment did not appear to be operating properly and was observed to display some pressure even when the system was turned off. Recommend further evaluation and ensuring that the gauge is operating properly.

Recommendation: Contact a qualified professional.



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