



HITE TECH INSPECTIONS

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TEXAS REI 7-5

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Houston, TX 77008



Inspector

Dave Hite

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8324770367

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Inspector

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PROPERTY INSPECTION REPORT

Prepared For: Matthew Colletta
(Name of Clients)

Concerning: 407 W 26th St C, Houston, TX 77008
(Address or Other Identification of Inspected Property)

Dave Hite - Professional Inspector License #22989, infrared Certified, Termite License 0811845 Pool Certified, Andrew

By: Marcinkowska - TREC Professional Inspector License #23833 01/13/2020 8:00 am
(Name and License Number of Inspector) (Date)

22989
(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Buyer, Buyer Agent

Occupancy: Vacant

Temperature (approximate): 55 Fahrenheit (F)

Weather Conditions: Light Rain

The home is vacant :

Faucets and appliances have not been used on a regular basis. Slow leaks may not be visible without normal use.

General Disclaimers

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

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

An inspection does not determine the insurability of the property.

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

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

An inspection does not include items not permanently installed.

An inspection is not technically exhaustive.

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

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

An inspection will not identify concealed or latent defects.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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I. STRUCTURAL SYSTEMS

A. Foundations

The foundation is performing :

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

Type of Foundation(s): Slab on Grade, Peir and Beam on Slab

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

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

No access was provided for viewing the crawlspace under the home :

Without access to the crawlspace the pier and beam system will not be easily visible, and will limit the inspection to what can be observed around the perimeter.

1: Foundation needs to be exposed around perimeter of home

🔴Recommendation

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

Recommendation: Contact a qualified grading contractor.



2: No evidence of termites

🔵Maintenance Item

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

3: Insulation is falling

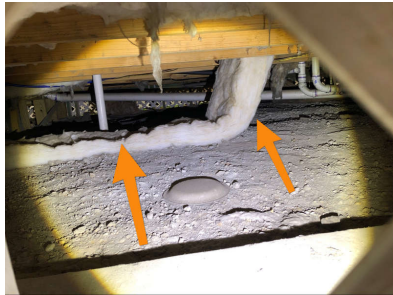
🔴Recommendation

Insulation should be reattached.

Recommendation: Contact a qualified general contractor.

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B. Grading and Drainage

1: Downspout drain termination is not visible

🔴 Recommendation

The downspout drain termination should direct water away from the home. This cannot be confirmed without being able to see the termination.

Recommendation: Contact a qualified gutter contractor



2: Negative Grading

🔴 Recommendation

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

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C. Roof Covering Materials

Types of Roof Covering: Asphalt

Viewed From: Roof, Ground -

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

1: Damaged Coverings

🔴 Recommendation

Multiple Locations

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.



2: Exposed Nails

🔴 Recommendation

Multiple Locations

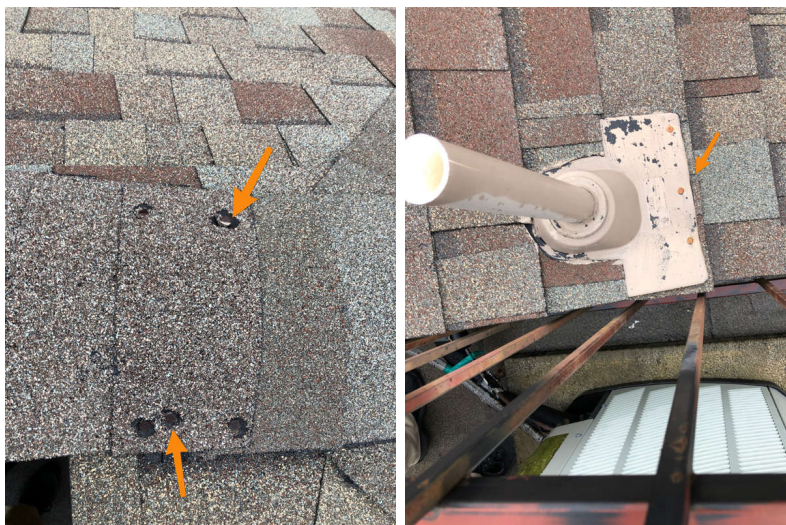
Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct. Unsealed nails will rust and create gaps where water can gain access to components

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that come become water damaged.

Recommendation: Contact a qualified roofing professional.

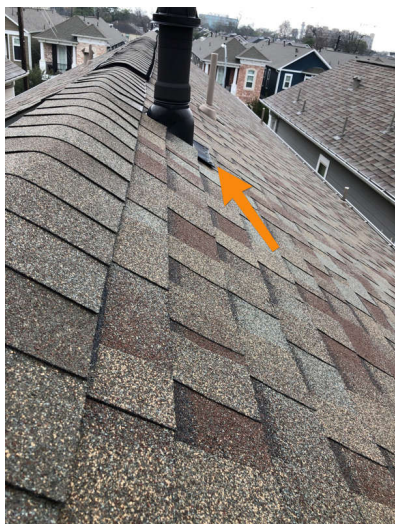


3: Flashings has gaps

🔴Recommendation

Wind driven rain can make its way into these gaps, allowing water to damage to the underlying components leading to expensive repairs. It also allow animals and insects access to the interior space of the home.

Recommendation: Contact a qualified roofing professional.



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

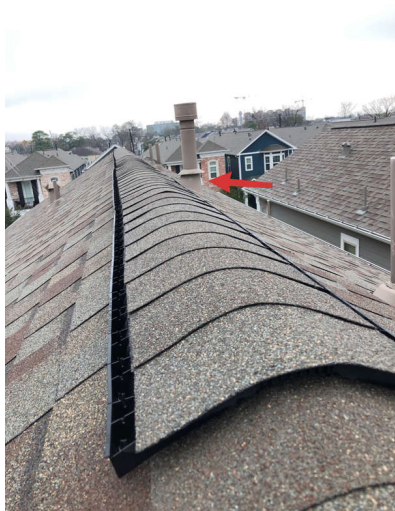
⚠️Safety Hazard

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

Recommendation: Contact a qualified professional.

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5: Ponding

🚩 Recommendation

Observed ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.

Recommendation: Contact a qualified roofing professional.



6: Siding is too close to roofing material

🚩 Recommendation

Siding should be 2 inches from the surface of the roof to avoid water penetration and deterioration of the siding material.

Recommendation: Contact a qualified professional.

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D. Roof Structures & Attics

Approximate Average Depth of Insulation: 12 R-value

Viewed From: Roof, Ground, Attic

1: Sunlight can be seen inside the attic

🔴Recommendation

Sunlight penetrating the attic indicates that there is a gap in the siding allowing access for moisture and animal/insects.

Recommendation: Contact a qualified professional.



E. Walls (Interior and Exterior)

1: Caulking/sealant is deteriorated or missing.

🔧Maintenance Item

Multiple Locations

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

Recommendation: Contact a handyman or DIY project

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2: Cracks through mortar

🟡 Recommendation

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

Recommendation: Contact a qualified professional.

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3: Evidence of Water Intrusion

▲Safety Hazard

Front Porch

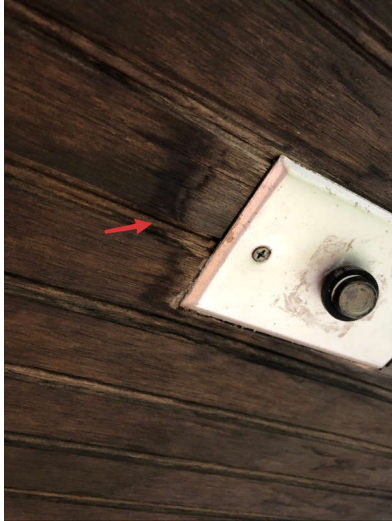
Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source of moisture and remedy.

Recommendation: Contact a qualified structural engineer.



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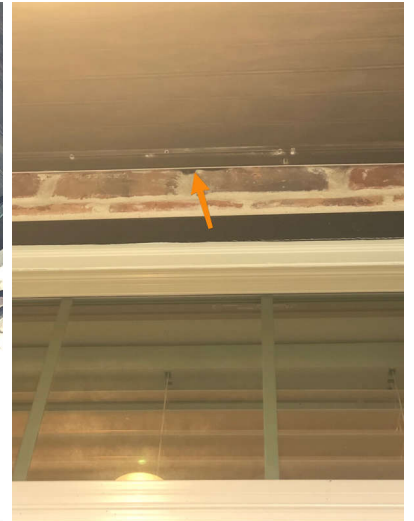
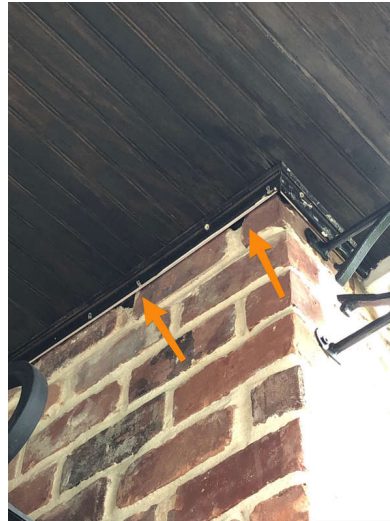
4: Gaps in Siding

➔ Recommendation

Multiple Locations

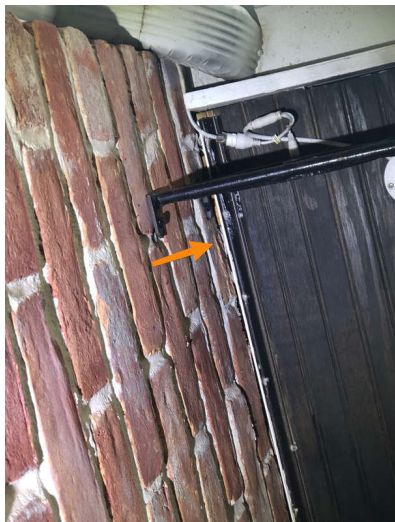
Gaps in the siding allow water and insects to penetrate the structure. All gaps should be sealed to prevent damage from interior structural components.

Recommendation: Contact a qualified siding specialist.



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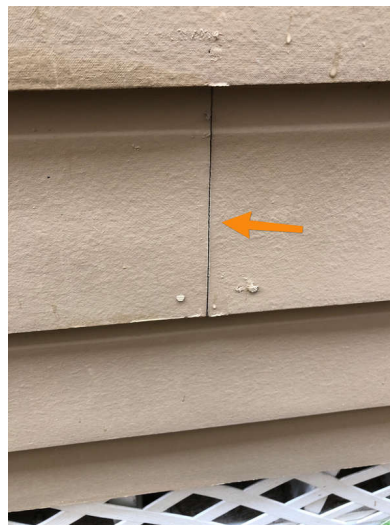
5: Joints are separating in siding

🔴 Recommendation

Multiple Locations

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

Recommendation: Contact a qualified professional.



6: Lintel is rusted

🔵 Maintenance Item

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

Recommendation: Contact a qualified professional.

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7: Loose/missing trim or siding

🔧 Recommendation

Loose/missing trim and siding will not properly protect the building from moisture. Reinstall for proper protection.

Recommendation: Contact a qualified professional.



8: Plants in contact with home

🔧 Maintenance Item

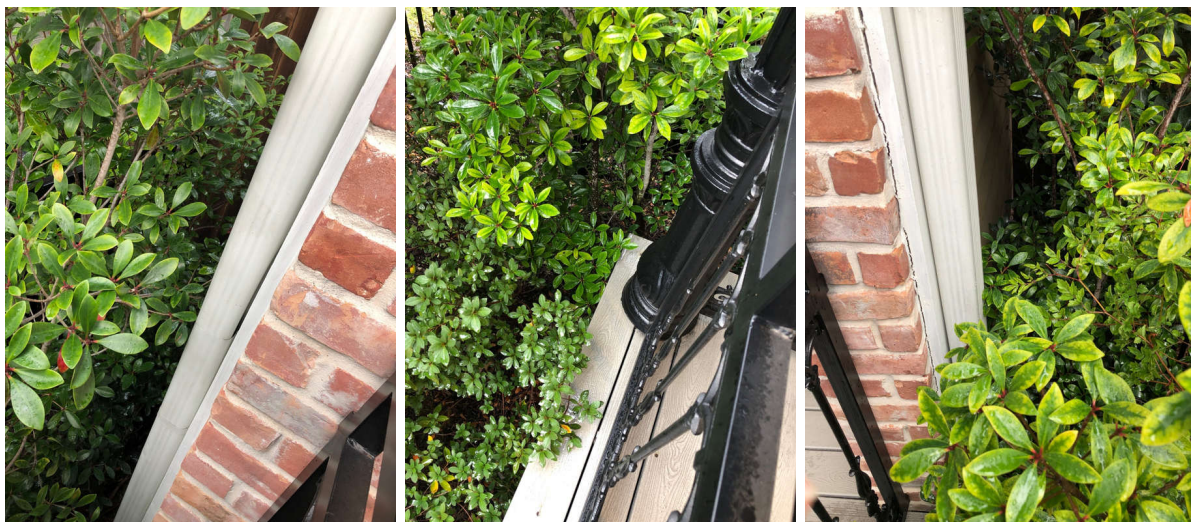
Multiple Locations

Plants hold moisture against the siding causing deterioration to accelerate.

Recommendation: Contact a handyman or DIY project

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9: Siding is too close to grade

🚫 Recommendation

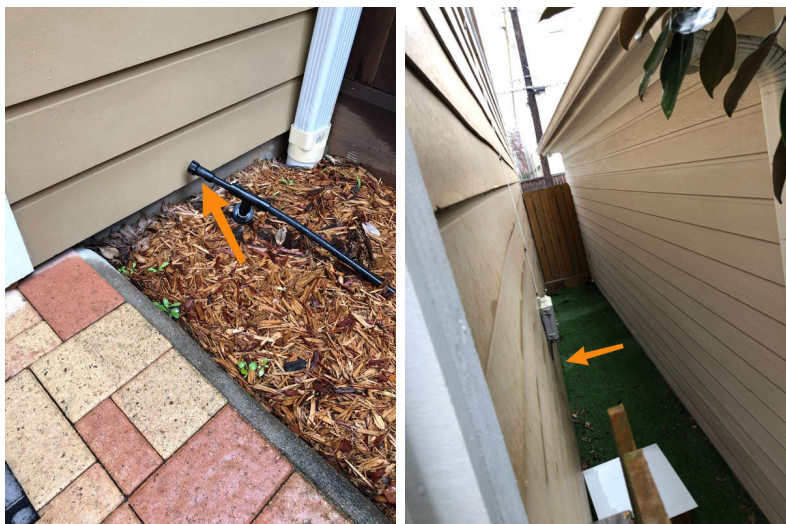
All siding should be a minimum of 6 inches above grade to avoid prolonged contact with moisture. Exposure to moisture could allow for water penetration and water damage of interior components as well as deterioration of siding.

Brick is allowed to have a clearance of 4 inches.

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

http://www.ircdd.com/Building_Division/R319.pdf

Recommendation: Contact a qualified professional.



10: Siding or trim is damaged or deteriorated

🚫 Recommendation

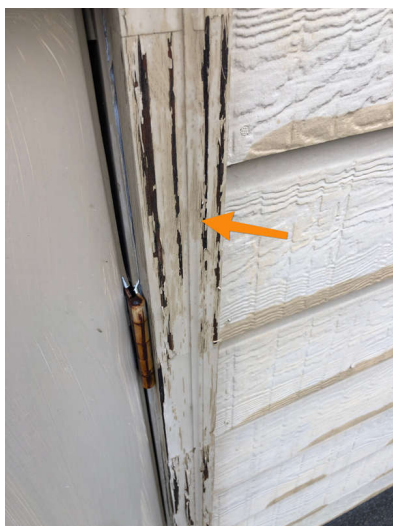
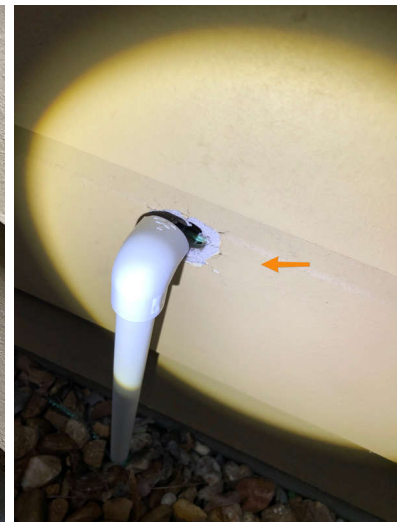
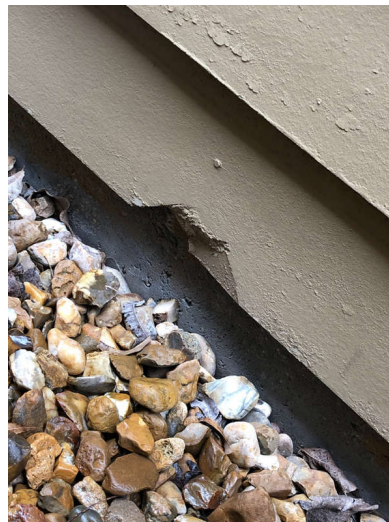
Multiple Locations

Damaged or deteriorated siding/trim can lead to water/insect intrusion. Have damaged or deteriorated areas replaced.

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Recommendation: Contact a qualified siding specialist.



11: Wall board separation at tape joints

➔ Recommendation

Wallboard tape joints separate from stresses on the wall such as temperature fluctuations, which causes wallboard to expand and contract, use of low quality mud and tape, and poor installation of mud and tape, which can result in weak joints that separate easily from settling that **every building experiences**. If the separations continue to occur it could indicate moisture intrusion or movement, and should be evaluated further.

Recommendation: Contact a qualified drywall contractor.

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F. Ceilings and Floors

G. Doors (Interior and Exterior)

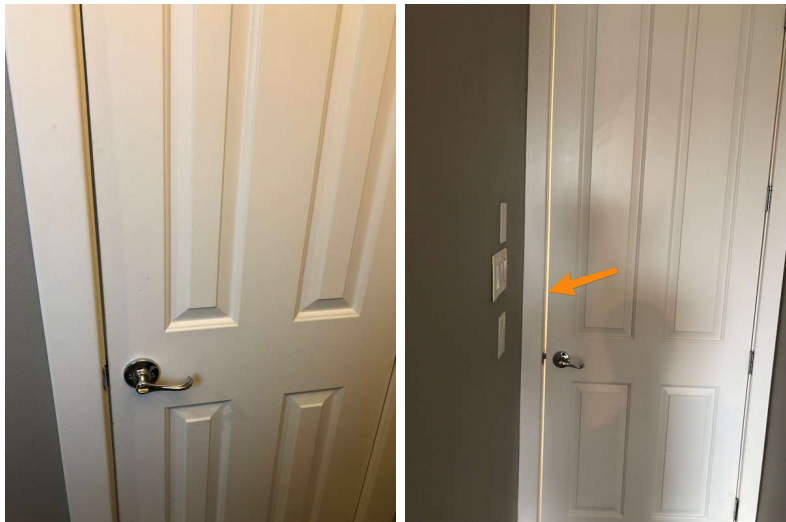
1: Door does not fit frame properly when closed

🚫 Recommendation

Master Bedroom

Check to make sure that hinges are installed securely, condition can be caused by warping of the door or movement of the structure. Determine cause and repair as needed.

Recommendation: Contact a qualified professional.



2: Door does not latch

🚫 Recommendation

Hallway

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

Recommendation: Contact a qualified handyman.

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Doors hardware needs an adjustment.

3: Door into garage does not automatically close and latch

⚠️ Safety Hazard

Garage

The garage door is part of the fire wall that separates the garage and the interior of the home. It is important that it stays closed so that the firewall is always continuous,. In the case of a fire, the occupants of the home will have more time to escape.

Recommendation: Contact a handyman or DIY project



4: Door Is binding

👉 Recommendation

2nd Bedroom

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

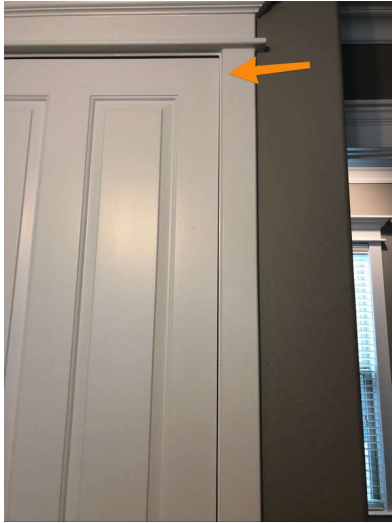
[Here is a helpful DIY article](#) on how to fix a sticking door.

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

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Recommendation: Recommended DIY Project



5: Doorstop missing or damaged

🔴 Recommendation

Multiple Locations

This can cause damage to walls or objects which the door comes into contact. Install or replace the door stop.

Recommendation: Contact a handyman or DIY project



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6: Hinges loose or missing screws

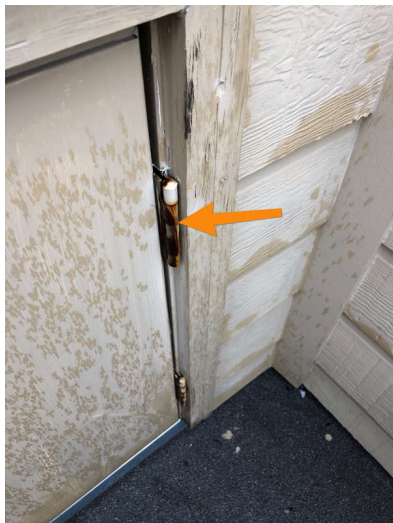
🚫 Recommendation

Roof

Loose hinges can cause door to stick or could become detached. Recommend handyman tighten hinges.

[Here is a DIY article](#) on fixing loose hinges.

Recommendation: Recommended DIY Project



7: Strike plate missing, damaged or loose

🚫 Recommendation

Garage apt Bathroom

Strike plates keep the wood where the door latches from deteriorating with repeated use, and allow door to latch firmly.

Recommendation: Contact a qualified professional.

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Strike plate needs an adjustment.

H. Windows

1: Caulking/sealant is deteriorated or missing

Maintenance Item

Multiple Locations

Caulking/sealant keep water and pests from entering the home.

Recommendation: Contact a handyman or DIY project



I. Stairways (Interior and Exterior)

1: Guard/handrail is missing fasteners

Safety Hazard

Roof Multiple Locations

Fasteners keep the guard/handrail stable in order to protect users from a fall.

Recommendation: Contact a qualified professional.

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J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

1: Deck - Loose Boards

▲Safety Hazard

Balcony, Porch

One or more deck boards were observed to be loose. Recommend they be refastened.

[Here is a helpful article](#) for minor DIY deck repair.

Recommendation: Contact a qualified deck contractor.



Fasteners are missing.

2: Does not slope for proper drainage

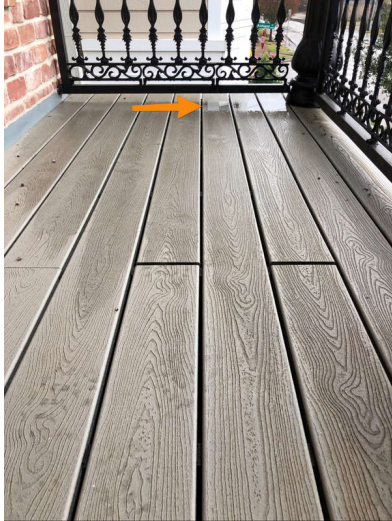
🟡Recommendation

Drainage is important for protecting floor and wall materials from deterioration.

Recommendation: Contact a qualified professional.

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

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service size : 200 amps

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

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

1: AFCIs not tripping

▲Safety Hazard

Correct function should be determined by an electrician to determine correct function.

Recommendation: Contact a qualified professional.

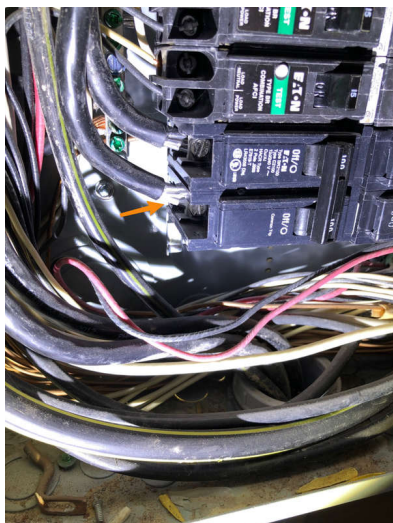


2: Anti-oxidant paste missing from service conductors

🔴Recommendation

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

Recommendation: Contact a qualified electrical contractor.



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

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3: Bushing to protect wiring from abrasions is missing or not installed properly

▲Safety Hazard

Multiple Locations

Bushings are installed to protect wires from abrasion when entering the panel box. Without them, the insulation around the wiring can be cut by the sharp metal in the entrance to the panel. This could cause arcing leading to electrical shock or fire.

Recommendation: Contact a qualified professional.

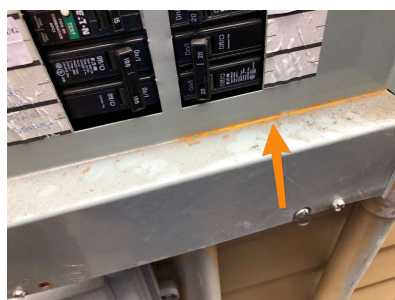


4: Corroded components on/in panel

⊖Recommendation

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

Recommendation: Contact a qualified electrical contractor.



5: Non electrical tape is used for connection

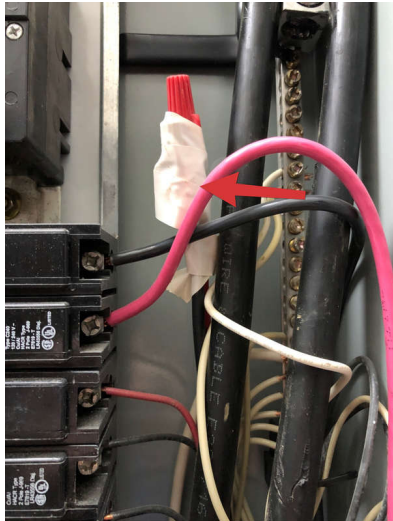
▲Safety Hazard

Non-electrical tape can be combustible and should not be in contact with electricity.

Recommendation: Contact a qualified professional.

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

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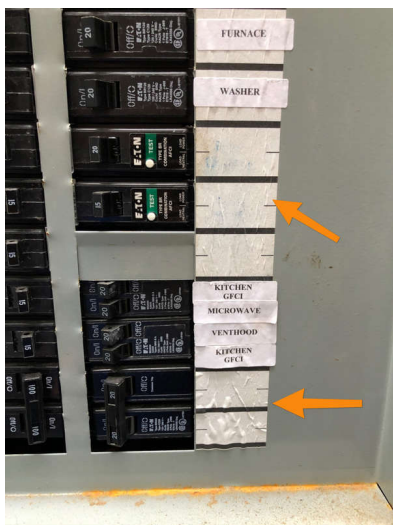


6: Panel Missing Labels

🔴 Recommendation

Electrical panel does not have labels. Recommend a qualified electrician test and properly label all switches. Without proper labeling, the breakers cannot be identified for usage.

Recommendation: Contact a qualified electrical contractor.



7: Two grounding rods are required for current code

⚠️ Safety Hazard

http://lightningsafety.com/nlsi_lhm/25ohms-clarification-from-NFPA-70.html

Recommendation: Contact a qualified professional.

8: Wires are coming in from a single entrance

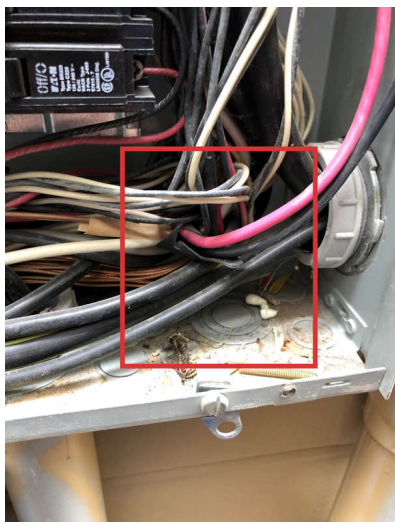
⚠️ Safety Hazard

Wires are now required to be spread out to disperse the heat they create.

Recommendation: Contact a qualified electrical contractor.

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

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9: Main panels were not labeled with the unit numbers

🔴 Recommendation

Recommendation: Contact a qualified professional.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

1: Carbon Monoxide Detector Missing

⚠️ Safety Hazard

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

Recommendation: Contact a qualified professional.

2: Cover plates are damaged or missing screws

⚠️ Safety Hazard

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

Recommendation: Contact a qualified electrical contractor.



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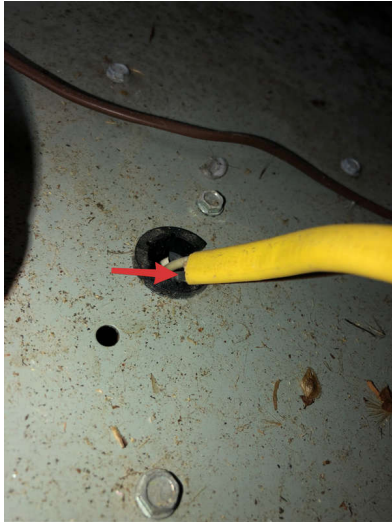
3: Damaged insulation exposing wires

▲Safety Hazard

Attic

Insulation on wiring is designed to protect people from getting shocked when handling the wire. The insulation also protects the wire from damaged.

Recommendation: Contact a qualified electrical contractor.



4: Fixture not secured to building

⊖Recommendation

Multiple Locations

Fixtures need to be properly secured to building to protect from falling and seal against moisture and insect intrusion.

Recommendation: Contact a qualified professional.



5: Light Inoperable

⊖Recommendation

Multiple Locations

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

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Recommendation: Contact a qualified electrical contractor.



6: Lights on the exterior are not sealed

➔ Recommendation

Multiple Locations

Sealing the lights where they meet the siding keeps water and pests out of the electrical components and interior structure.

Recommendation: Contact a qualified professional.

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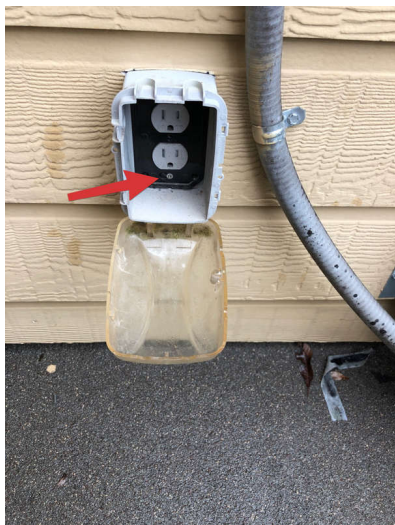
7: No GFCI Protection

▲Safety Hazard

Garage apt Roof Laundry Room

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

Recommendation: Contact a qualified electrical contractor.



Roof

8: Smoke detectors are missing

▲Safety Hazard

Smoke detectors alert occupants to evacuate the building in a fire emergency.

Recommendation: Contact a qualified professional.

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Garage apt entrance

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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Energy Sources: Electric

Manufacturer data plate :



Type of Systems: Forced Air

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

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

1: Differential not enough to heat room

🚫 **Recommendation**

Garage Apt

Furnaces should get 30-40 degree differentials from return register to the supply registers. Have a HVAC professional inspect and repair the system as needed.

Recommendation: Contact a qualified heating and cooling contractor



B. Cooling Equipment

Manufacturer data plate:

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I NI NP D



Type of Systems: Central Air Conditioner

Low Temperature:

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

<https://www.webhvac.com/2012/01/will-running-an-air-conditioner-in-cold-weather-damage-it/>

1: Drain pan has evidence of previous moisture.

➔ Recommendation

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

Recommendation: Contact a qualified professional.



2: Insulation Missing or Damaged

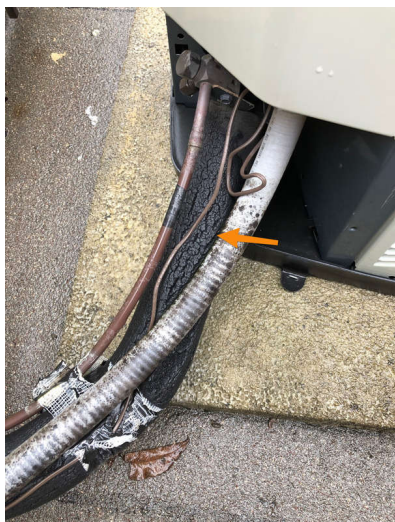
➔ Recommendation

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

Recommendation: Contact a qualified HVAC professional.

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

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3: Pan is not angled towards drain

🔴 Recommendation

The pan should be angled towards the drain so that it will drain out and condensation will not build up or spill over the pan.

Recommendation: Contact a qualified professional.



4: Refrigerant lines need to be sealed or resealed at entrance into the home.

🔧 Maintenance Item

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

Recommendation: Contact a qualified professional.

5: Solar cover missing on insulation

🔧 Maintenance Item

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

Recommendation: Contact a qualified professional.

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

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Ducts inside walls, sub floors, and inaccessible parts of the attic are excluded from the inspection: Only the parts of the ducts that can be seen are included in the inspection. The interior condition of the ducts cannot be observed for damage or biogrowth and should be inspected by a HVAC company if the purchaser wants to know about the ducts in areas that are not observable.

1: Register is dirty with possible bio growth

🔴 Recommendation

Garage apt Bedroom

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

Recommendation: Contact a qualified professional.



2: Register is rusted

🔴 Recommendation

Master Bathroom

Resting on registers is normally a product of previous condensation on the register. Source of condensation should be determined and repaired.

Recommendation: Contact a qualified professional.



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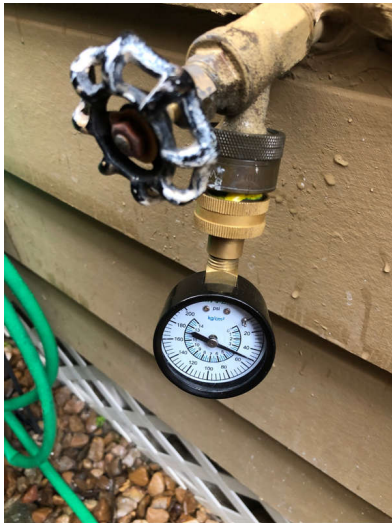
IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Main Water Supply Valve : Outside



Location of Water Meter: Exterior
Static Water Pressure Reading: 50



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

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

1: Caulking is missing or deteriorated

➡Recommendation

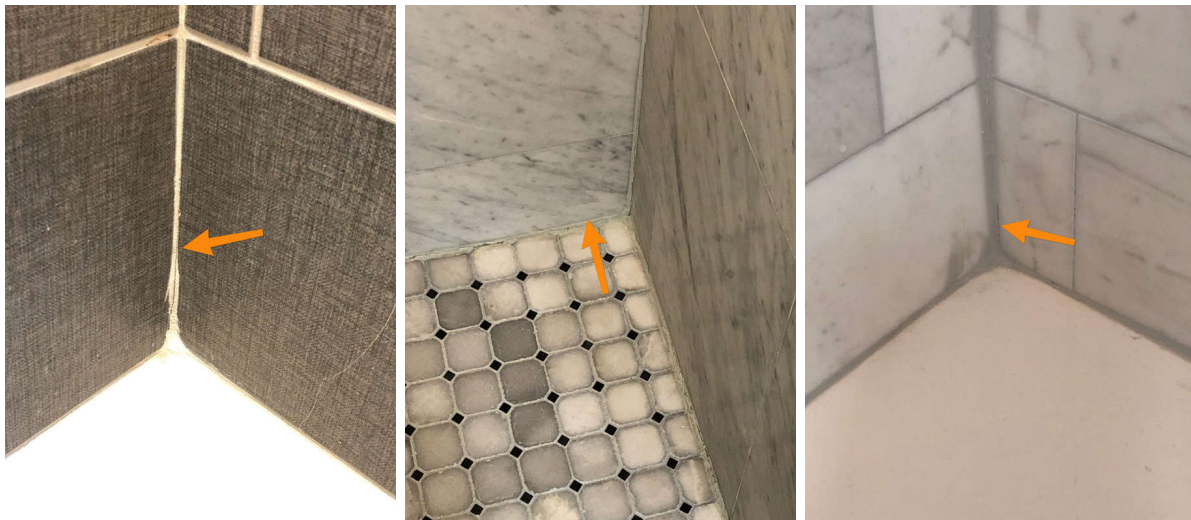
Multiple Locations

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

Recommendation: Contact a qualified professional.

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2: Corrosion on water line, indicating possible water leak

🚫 Recommendation

Partial Bathroom

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

Recommendation: Contact a qualified professional.



3: Evidence of previous water leak under sink

🚫 Recommendation

Multiple Locations

Monitor area for future moisture. If moisture continues consult a licensed plumber.

Recommendation: Contact a qualified plumbing contractor.

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

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4: Hose bib handle is missing or damaged

➔ Recommendation

Recommendation: Contact a qualified professional.

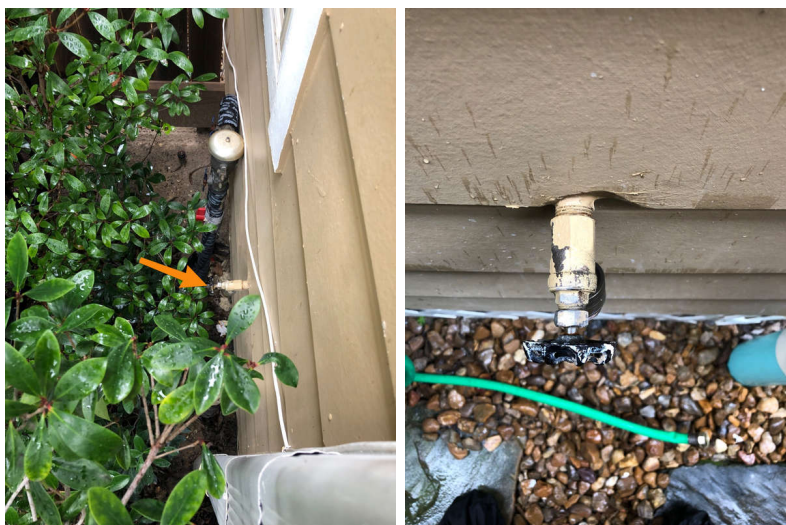


5: Insulation is missing or damaged

➔ Recommendation

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

Recommendation: Contact a handyman or DIY project



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

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6: Water is discolored

🚫 Recommendation

Master Bathroom

Reason for discoloration should be discovered and repair as needed. Water should be allowed to run and make sure that discoloration is not a result of sitting in the line for too long before making repairs.

Recommendation: Contact a qualified professional.



B. Drains, Wastes, & Vents

1: Floor drain missing or not installed correctly.

🚫 Recommendation

Floor drains protect finishes and structural members from water that might escape the washing machine or dryer. If installed too high, they will not function as required to protect from water damage.

Recommendation: Contact a qualified professional.

C. Water Heating Equipment

Capacity: 20 Gallons

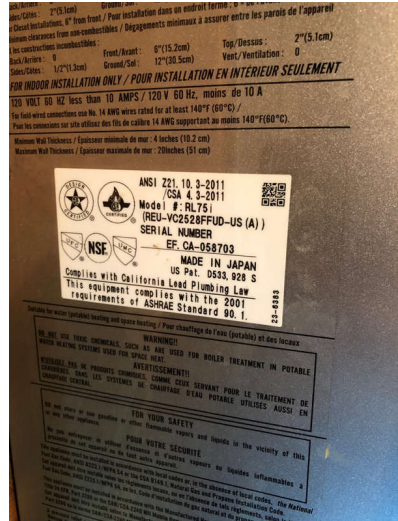
Capacity: 0 Tankless

Energy Sources: Natural Gas, Electric

Manufacturers data plate :

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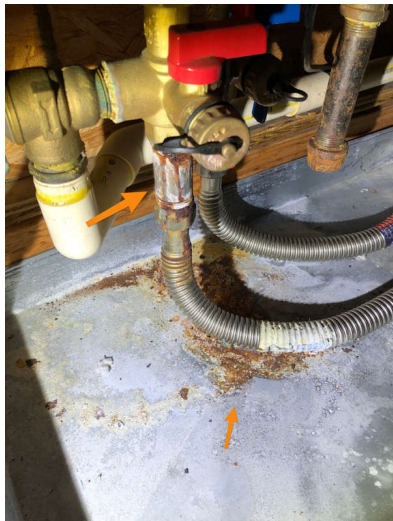


1: Corrosion on water line, indicating possible water leak

➔ Recommendation

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

Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment

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V. APPLIANCES

A. Dishwashers

Manufacturer data plate :



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

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

B. Food Waste Disposers

1: Excessive Noise

🚫 Recommendation

Kitchen

Garbage disposal was excessively noisy. Recommend a qualified plumber evaluate and repair.

[Here is a helpful DIY troubleshooting video.](#)

Recommendation: Contact a qualified handyman.



C. Range Hood and Exhaust Systems

D. Ranges, Cooktops, and Ovens

Comments:

Top of range working

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1: Oven out of temperature range

🔴 Recommendation

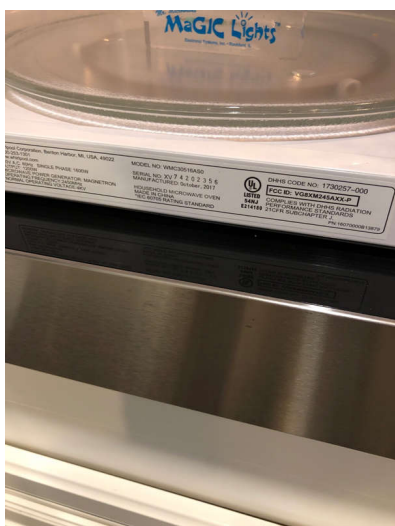
Kitchen

Oven is not within 25 degrees of set temperature.

Recommendation: Contact a qualified professional.

E. Microwave Ovens

Manufacturer data plate :



F. Mechanical Exhaust Vents and Bathroom Heaters

1: Dirty

⚠ Safety Hazard

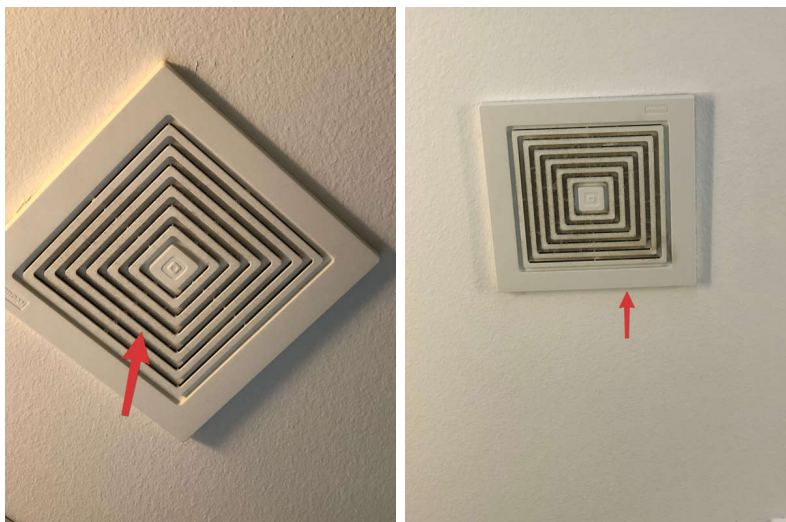
Garage apt Bathroom Master Bathroom

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

Recommendation: Contact a qualified professional.

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

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2: Venting material is damaged

🔴 Recommendation

Attic

Damaged venting materials does not allow for proper escape of exhaust. Repair or replace as needed.

Recommendation: Contact a qualified professional.



G. Garage Door Operators

1: Automatic reverse takes too much pressure to engage

⚠️ Safety Hazard

The automatic reverse on a garage door opener is a safety feature that prevents the door from damaging anything it comes down on and itself.

Recommendation: Contact a qualified professional.

H. Dryer Exhaust Systems

Dryer vent inside walls cannot be inspected for continuous connection:

Dryer vents are inspected at every location that can be seen. Dryers themselves are not part of the inspection. We can only inspect the parts of the vent that can be seen visually. If the vent has been marked

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

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as having lint build up, it should be cleaned by a professional, who will be able to determine if the duct is continuous.