



REDSTAR PROFESSIONAL HOME INSPECTION, INC

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<https://www.redstarhomeinspection.com>



REDSTAR RESIDENTIAL INSPECTION

705 Fowler St
Houston TX 77007

Brennan Jantzen

MAY 25, 2021



Christian cell: 281-841-0632

Inspector
Christian Martinez



TREC #2109

832-643-9724

tammyb@redstarinspections.com



PROPERTY INSPECTION REPORT

Prepared For: Brennan Jantzen

(Name of Client)

Concerning: 705 Fowler St, Houston TX 77007

(Address or Other Identification of Inspected Property)

By: Christian Martinez - TREC #2109

(Name and License Number of Inspector)

05/25/2021 9:00 am

(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188

(512) 936-3000

<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

: Occupied, Furnished

In Attendance: Buyer

Temperature (approximate): 77 Fahrenheit (F)

Weather Conditions: Humid, Cloudy, Partly Cloudy, Rain

Type of Building: Single Family

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.

VIRTUAL REALITY REPORT

Click button below:



Instructions:

1. The colored dots are where defects/descriptions are found.
2. Be sure to click each dot for an explanation.
3. Be sure to look all around so you dont miss anything!
4. Click the white halos on the floor to move to that location.
5. Bottom, left menu bar gives you different viewing options.
6. Report works the best on tablets and smart phones.
7. When using a tablet or smart phone, from dollhouse view (Click on at tab at the bottom left corner of screen) you can move the entire structure by using two fingers on the screen at the same time.

Written report below

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

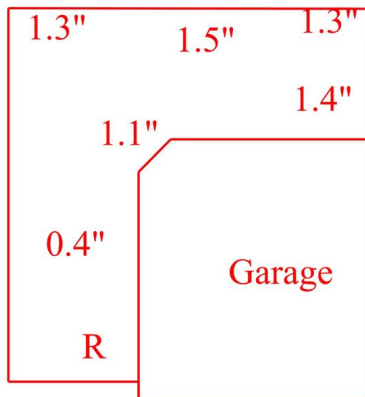
Foundation Performance: Functioning as Intended:

The foundation integrity appears to be performing the function intended. Minor visible differential movement was noted at the interior and exterior of the structure.

Zip Level system was used at the time of inspection to measure the overall levelness of the foundation. The zip level revealed no signs of any issues at the time of inspection.

Note: See the picture below for drawing of the readings taken at the time of inspection.

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.



1: Tree near foundation

🚩 Recommendation

Area observed where trees are planted/growing near foundation. Trees adjacent to foundations can cause issues over time and recommend removal or proper maintenance/monitoring to avoid issues.

Recommendation: Contact a qualified tree service company.



B. Grading and Drainage

1: Grading and Drainage: Inadequate/Improper slope

🚩 Recommendation

Front Flower Bed

Improper slope was observed at the above stated locations. Improper drainage can result in excessive

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structural movement and potential standing water issues. Recommend further evaluation of these areas to determine the best method of repair.

Note: The grade shall fall a minimum of 6 inches within the first 10 feet, and grade should be sloped towards drain systems.

Recommendation: Contact a qualified landscaping contractor

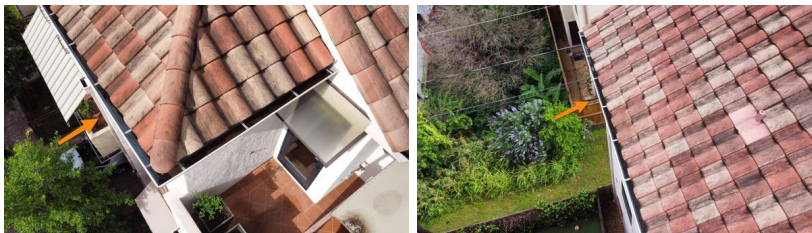


2: Gutters: Improper Slope/Loose

🟡 Recommendation

Gutters at multiple locations were observed to be loose or not sloped properly towards the downspouts. This condition can lead to standing water or potential damage to the home. Recommend further evaluation to determine extent of necessary repairs.

Recommendation: Contact a qualified gutter contractor



C. Roof Covering Materials

Types of Roof Covering: Tile

Viewed From: Drone

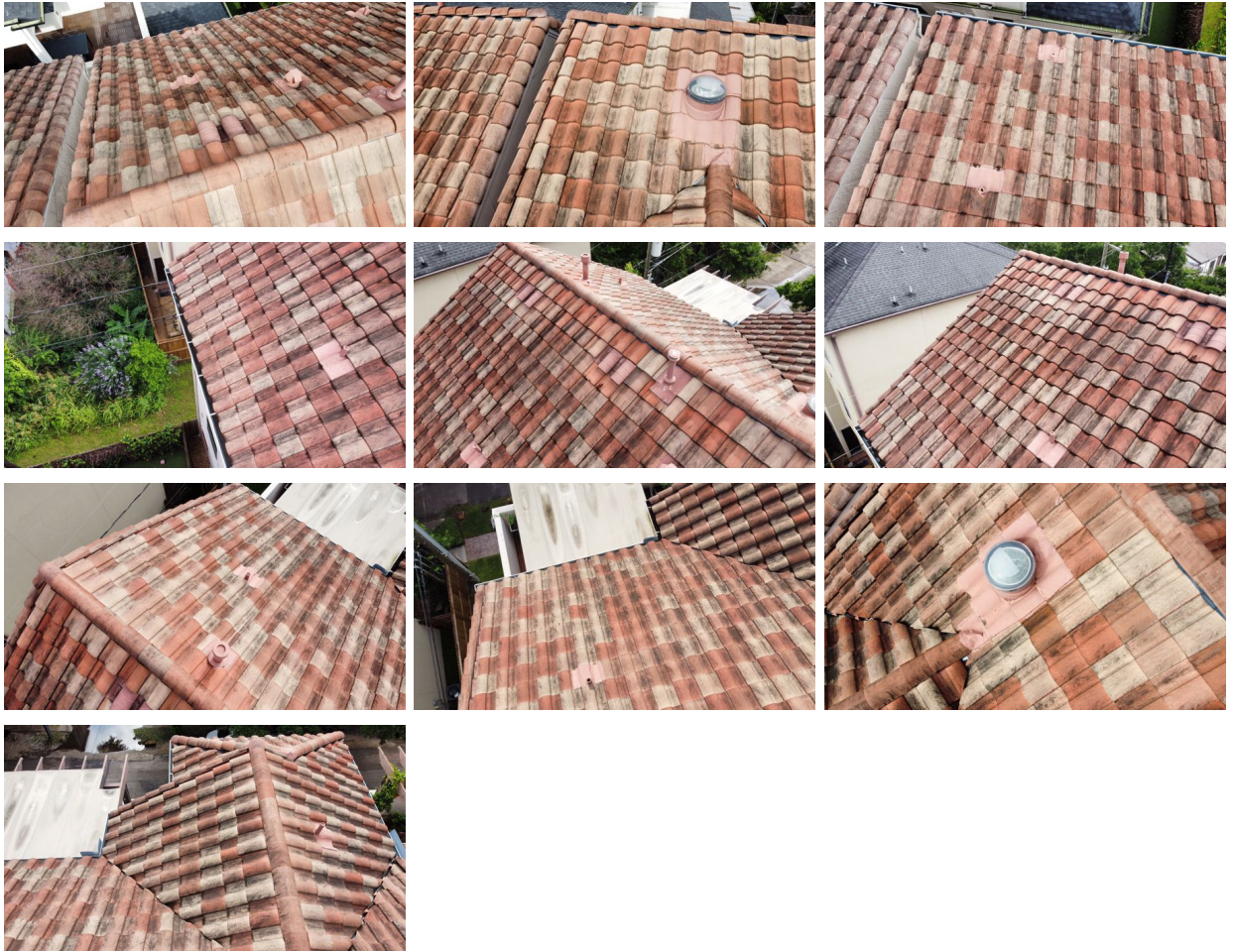
Certified Roof Technician:

The roof covering shows issues that require further evaluation to determine the extent of necessary repairs. A Certified Roofing Company should be consulted for further evaluation.

General Photos:



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ROOF ACCESS WAS LIMITED BY:: Unsafe to Access, Too High -
The above stated conditions limited the inspectors ability to inspect the roof. Inspector is not required to access roofs that are unsafe, and all efforts are made to inspect the roof despite these limitations.

Roof Access: Drone:

Note: The roof covering could not be accessed due to the inspector not being able to reach it safely. The roof was inspected by drone. While the roof was inspected by drone, the roof inspection was still limited as this device only serves to get a general view of the roof covering and details such a granule conditions is difficult to see. The best method for inspection is to walk the roof covering. Recommend you follow any recommendations made in the report, and consult with a qualified roofing contractor if further evaluation is needed.

Walking may Damage Roof Covering:

The inspector determined that walking on the roof creates a risk of damaging the roof covering.

1: Tile Roof: Cracked/Broken tiles

🚫 Recommendation

Inspector observed areas with cracked/broken tiles on the roof covering at the front left. These areas should be evaluated by qualified contractor and repaired or replaced as needed.

Recommendation: Contact a qualified roofing professional.

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D. Roof Structures & Attics

Viewed From: Attic, Decked areas of the attic
Approximate Average Depth of Insulation: 8 Inches, 10 Inches
Type of Attic Roof Ventilation: Roof and Soffit Vents
Type of Insulation Material: Batt Fiberglass

E. Walls (Interior and Exterior)

Types of Exterior Wall Covering: Cement Fiber Siding/Trim, Masonry Stucco Walls
Stucco/EIFS Walls Present: Regular Maintenance Advised:

Note: The home is finished with masonry stucco or EIFS system around the exterior. This finish relies heavily on being properly sealed at all exterior surfaces. They are susceptible to the entrapment of moisture inside the system if these seals are absent or fail. Common areas of issues include caulking and around openings (windows, doors, plumbing, electric boxes, etc). Regular maintenance should always be performed to ensure these seals are performing to their intended ability. More information may be contained in this report.

Stucco Inspection: Visual Inspection Only:

The inspection performed on the stucco finish is a *visual* inspection only, no invasive testing or moisture testing was performed on the covering. The inspector does utilize visual inspection techniques as well as is equipped with surface moisture detection and thermal imaging equipment for areas of concern that are identified.

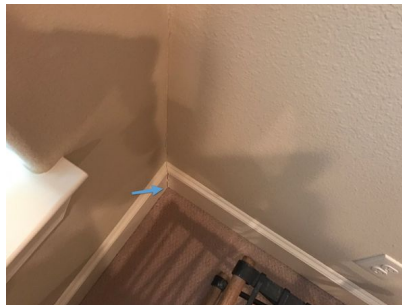
While visual inspection can identify many common issues, determining underlying conditions cannot be determined by a visual inspection alone. Recommend any stucco concerns expressed in this report be further investigated by a qualified specialist to perform invasive stucco inspection and moisture reading techniques. More information may be contained within this report.

1: Minor cosmetic/maintenance Issues

 Maintenance Item

Exterior Walls dirty, Trim paint/caulking worn -

The above listed items were observed to be in need of minor repair or maintenance. These items are related to cosmetic issues or typical maintenance due to expected wear and tear. Recommend you budget for repair of these issues for cosmetic reasons, or to avoid further deterioration.



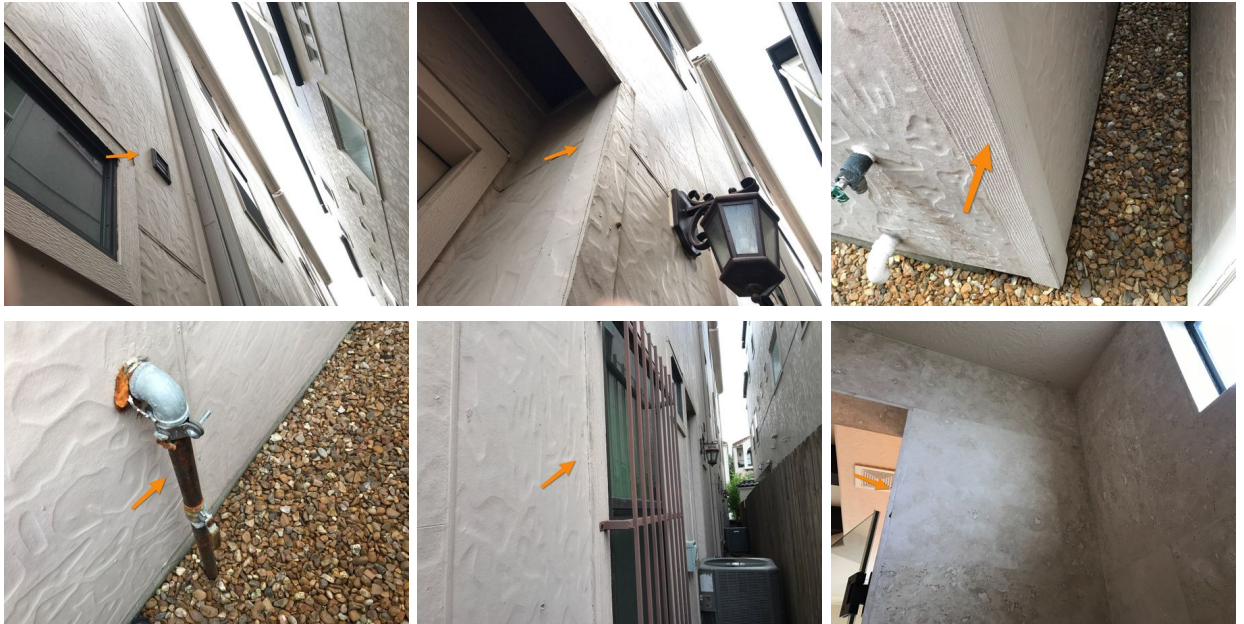
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2: Caulking and Sealing Needed

🔴 Recommendation

Vent caps, Various locations on trim and siding, Plumbing penetrations, Shower enclosures -
The above stated locations were identified as areas in need of proper caulking and sealing, or maintenance to the existing sealant. Recommend further evaluation of these areas and all others to determine the extent of needed repairs.

Recommendation: Contact a qualified handyman.

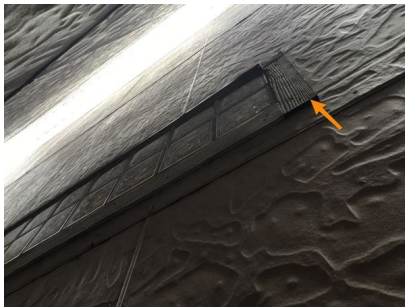


3: Siding: Paint/Finish Issues

🔴 Recommendation

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

Recommendation: Contact a qualified professional.



4: Stucco: Cracks

🔴 Recommendation

Cracks were observed to the stucco in one or more areas of the house. It is important to seal any cracks in stucco walls to prevent moisture from penetrating into the wall. Recommend further evaluation by a stucco professional.

Recommendation: Contact a stucco repair contractor

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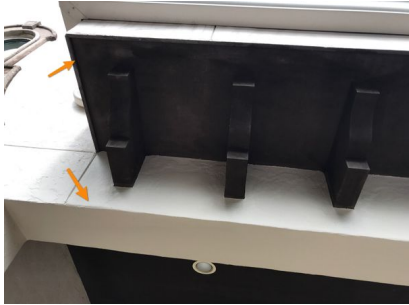


5: Stucco: No Weep Screed

🔴 Recommendation

No weep screed was observed at the base of the Stucco finish at the overhang locations. Recommend further evaluation and repair as these allow any moisture that accumulates behind the veneer to wick out.

Recommendation: Contact a qualified professional.



6: Interior Walls: Moisture near shower

🔧 Maintenance Item

First Floor Bathroom

Minor moisture damage observed to the wall and trim near some of the shower areas. This appears related to water escaping the shower when in use, and no signs of leaking or other issue was observed. Recommend cosmetic repair as desired.

Recommendation: Contact a qualified professional.



7: Stucco: Moisture Damage Sheathing

🔴 Recommendation

Moisture damage was observed to the OSB sheathing under the stucco finish. Recommend a qualified stucco contractor further evaluate to determine extent of moisture issues and determine what repairs are needed.

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Recommendation: Contact a qualified professional.



8: Stucco: Paint Bubbled

🔴 Recommendation

Portions of the paint finish for the stucco at the front was observed to be bubbled. This indicates a potential moisture intrusion issue. Repair as needed.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

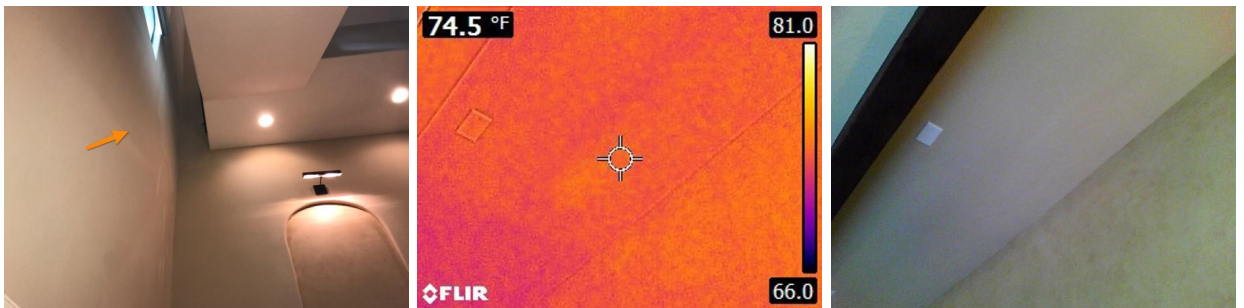
1: Note: Patched Ceilings

🔴 Recommendation

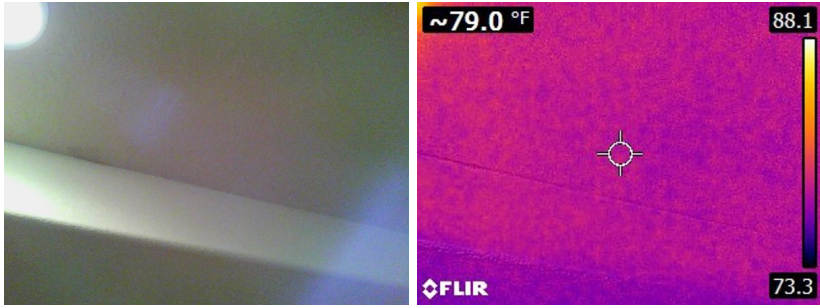
Stairway at Front Wall, Second Floor Living Room

A patched ceiling area was observed at the above stated location at the time of the inspection. Recommend you consult with seller to try and determine any previous issues at this location. Thermal imaging and inspection of this area did not reveal any active issues at the time of inspection. Recommend cosmetic repair as desired, and further monitoring of this location.

Recommendation: Contact a qualified professional.



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2: Ceiling: Cracked Tape Joints

 Maintenance Item

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

Recommendation: Contact a qualified painting contractor.

3: Ceiling: Water Mark

 Recommendation

Water staining observed at the interior of the home at the ceiling at the first floor bedroom. Thermal imaging revealed no signs of active moisture at these locations, and it appears these stains are related to a previous issue. Recommend consulting with the seller to determine any previous issues at these locations, and recommend cosmetic repair and further monitoring to help ensure no leaking is present.

Recommendation: Contact a qualified professional.



4: Flooring: Tiles Cracked or Chipped

 Recommendation

Floor tiles are cracked or chipped at various locations at the first floor hallway. Recommend you budget for repair or replacement as desired.

Recommendation: Contact a qualified flooring contractor

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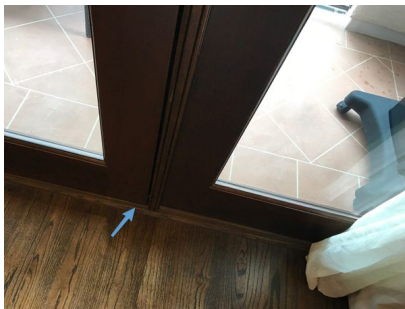
G. Doors (Interior and Exterior)

1: Exterior Door: Gaps in Weather Seals

 Maintenance Item

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: Exterior Door: Moisture Damage at Base of Frame

 Recommendation

Moisture damage observed to the base of the first floor front and the second floor front balcony doors. Recommend further evaluation and correction as needed to prevent further deterioration or moisture intrusion.

Recommendation: Contact a qualified professional.



3: Interior Doors: Door Rubs Frame

 Maintenance Item

The master bedroom closet door was observed to be rubbing against the frame. Recommend adjustment to allow for easier operation.

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Recommendation: Contact a qualified professional.



4: Interior Doors Hardware: Doesn't Latch at Hardware

Maintenance Item

Second floor bathroom door and the Master bathroom doors did not latch at the hardware at the time of the inspection. Adjustment is recommended to correct latching ability.

Recommendation: Contact a qualified professional.



H. Windows

1: Failed Seal

Recommendation

Kitchen Sink, Master Bedroom Rear

The seal appears compromised on the double pane window glass at the above stated locations. This condition is indicated by build-up observed between the panes of glass and will potentially require replacement of the glass. Recommend further evaluation and correction as needed.

Recommendation: Contact a qualified window repair/installation contractor.



2: Glazings: Damaged

Maintenance Item

The plastic glazings at the second floor bedroom window pane was damaged. Recommend

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correction as needed to prevent further deterioration and to allow for easier operation.

Recommendation: Contact a qualified professional.



3: Security Gates

🔴 Recommendation

Security gates were observed to have been installed for the First floor bedroom windows, this can be an issue for egress in the event of an emergency. Recommend further evaluation and repair for safety purposes.

Recommendation: Contact a qualified professional.



I. Stairways (Interior and Exterior)

Stairways:

All portions of the stairways were observed to be performing as intended at the time of inspection.

1: Baluster: Greater Than 4 inches

⚠️ Safety Hazard

Decorative portions of the Baluster spacing is greater than 4 inches. While this may have not been an issue when the home was constructed, modern building codes require that the space between balusters not be greater than 4 inches. Recommend caution and considering repair to prevent injury to small children and pets.

Recommendation: Contact a qualified carpenter.

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.

1: Balcony: Water Ponding

🔴 Recommendation

Evidence of water ponding was observed on the Third floor balcony, recommend further evaluation and

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repair as needed to prevent moisture damage to the pergola and home over time.

Recommendation: Contact a qualified professional.



- J. Fireplaces and Chimneys

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels

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

•

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

•

Service Size: 150 Amps -

•

Service Entrance/Panel: Performing as intended:

All portions of the service entrance and panel were performing as intended at the time of inspection.

Photo of Panel:



AFCI Breakers: Not Tested:

The AFCI breakers in the home were not tested due to the home being occupied and would risk damaging equipment.

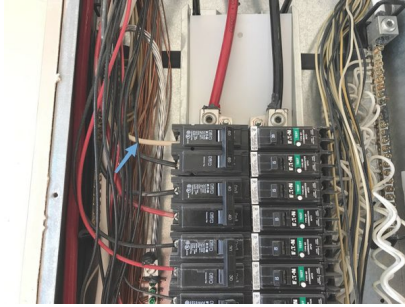
1: White Wires not Marked

[🔧 Maintenance Item](#)

White wires were observed connected to breakers. White wires are typically neutral but when they are connected to a breaker they become hot/live and should be marked as such. Recommend to have an electrician evaluate for remedy.

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Recommendation: Contact a qualified professional.



B. Branch Circuits, Connected Devices, and Fixtures
Type of Wiring: Copper

1: Light: Missing Globe

Maintenance Item

The protective globe was missing from the light fixture in the laundry room. Remedy as needed.

Recommendation: Contact a qualified handyman.

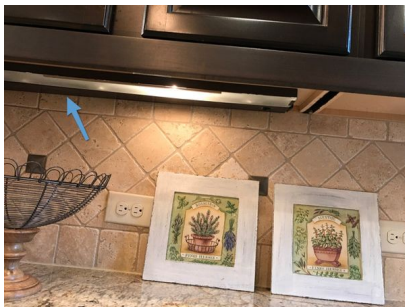


2: Light: Inoperable

Maintenance Item

Portions of the under mount kitchen cabinet light fixtures did not function, possibly bulb related. Correct as needed.

Recommendation: Contact a qualified electrical contractor.



3: Fixture: No Observable Switch

Maintenance Item

No observable switch was found for the Master closet light. It may have been concealed. Recommend inquiring with the homeowner.

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Recommendation: Contact a qualified professional.



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

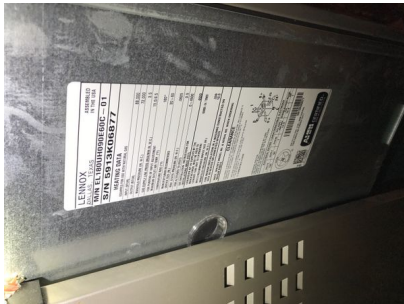
Energy Sources: Natural Gas

Heating Equipment: Performing as Intended:

Approx. Age: 2013 (~8 years old)

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

Data label/General photos:



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: 50 Degrees F

Return Air Temp: 68 Degrees F

Temp. Differential: 18 Degrees F

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

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System size: 5 tons

System Brand: Lennox

Condenser age: 2014

Evaporator age: 2017

Refrigerant type: R410

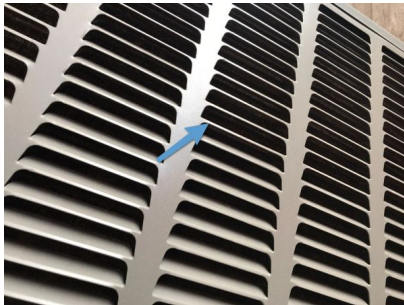


1: Condenser: Dirty Fins

Maintenance Item

Recommend cleaning fins around the condenser unit to allow it to operate efficiently.

Recommendation: Contact a qualified professional.



2: Condenser Unit: Loose Conduit

Maintenance Item

Conduit for the electrical supply wires at the condenser unit was loose. Repair as needed to prevent damage to the wires.

Recommendation: Contact a qualified professional.



3: Hissing Noise

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🔴 Recommendation

A hissing noise was observed at the Condenser unit when it was shut off, this can indicate a potential issue with the unit. Recommend further evaluation and repair to determine what if any repairs are needed.

Recommendation: Contact a qualified professional.



C. Duct System, Chases, and Vents

1: Ducts: Ducts Resting On Each other

🔧 Maintenance Item

Ducts were observed to be resting on each other. This could cause condensation between the two. Recommend to separate duct work or placing insulation between them.

Recommendation: Contact a qualified professional.

2: Air Handler: Seal Penetrations

🔴 Recommendation

Excessive condensation was observed around the air handler from air leaking at the transitions. Recommend sealing all penetrations and transitions around the air handler to prevent conditioned air from leaking into the attic space.

Recommendation: Contact a qualified professional.



IV. PLUMBING SYSTEMS

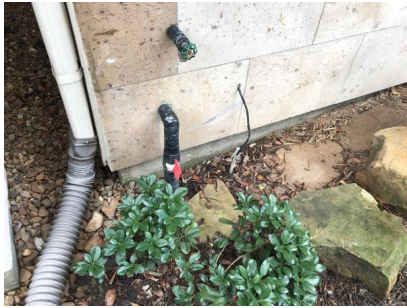
A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front yard near street

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Location of Main Water Supply Valve : Exterior wall- Front



Static Water Pressure Reading: 56-60 PSI -

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Type of Piping:: CPVC

Comments:



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

 Maintenance Item

The second floor balcony hose bib was 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

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2: Fixture: Hot and Cold Reversed

🔴 Recommendation

The hot and cold water controls were reversed for the master bathroom shower. The Hot should be on the left side of the fixture. Recommend further evaluation by a plumbing contractor.

Recommendation: Contact a qualified plumbing contractor.



3: Showers: Diverter Leaks

🔧 Maintenance Item

The Diverter valve for the downstairs and second floor bathroom showers did not seal fully when the pin was pulled. Repair as needed for water conservation purposes.

Recommendation: Contact a qualified professional.



B. Drains, Wastes, & Vents

Type of Piping:: PVC

Comments:

All drains, wastes and vents were performing as intended at time of inspection.

C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 50 Gallons -

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Location: Attic -

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*Water Heater: Performing as intended:
Approx. Age: 2013 (~8 years old)*

All portions of the water heating equipment were observed to be performing as intended at the time of inspection.

Data label:



1: Flue: Displaced

🚫 Recommendation

The flue for the water heater was observed to be slightly displaced. Recommend adjusting to allow the combustion gases to exit the home properly.

Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment

Hydro-therapy tub: Performing as intended:

The tub appeared to be operating properly at the time of inspection.



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No Access to Plumbing and Pump:

There was no access point to inspect for leaks in the jets or the pump.

V. APPLIANCES

- A. Dishwashers**
The dishwasher was performing as intended at the time of the inspection.:
- B. Food Waste Disposers**
Comments:
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.:
- 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**
Microwave was performing as intended at the time of the inspection.:
- F. Mechanical Exhaust Vents and Bathroom Heaters**
Exhaust fans were performing as intended at the time of the inspection.:
- G. Garage Door Operators**
Garage door operators were performing as intended at the time of the inspection.:
- H. Dryer Exhaust Systems**
Dryer exhaust was performing as intended at the time of the inspection.: