



RESIDENTIAL INSPECTION REPORT

303 Mellon St
Richmond TX 77469

Paul Edwards
MARCH 27, 2021



Inspector
Neal Harris
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PROPERTY INSPECTION REPORT

Prepared For: Paul Edwards

(Name of Client)

Concerning: 303 Mellon St, Richmond TX 77469

(Address or Other Identification of Inspected Property)

By: Neal Harris - TREC #23748

(Name and License Number of Inspector)

03/27/2021 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.

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

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of Building: Single Family

Access provided by:: Supra

In Attendance: None

Occupancy: Vacant

Weather Conditions: Cloudy

Temperature (approximate): 72 Fahrenheit (F)

Thank you for choosing Bryan & Bryan Inspections

Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this web-page includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.

I. STRUCTURAL SYSTEMS

General Photos of Interior:



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General Photos of Structure:



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General Photos of Roof Covering:



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A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

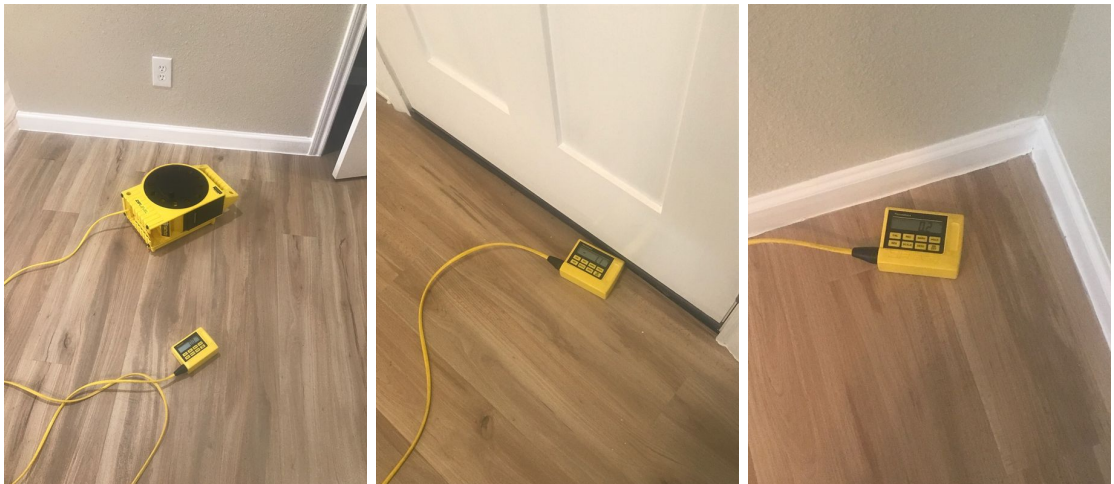
Performance Opinion: Functioning as Intended:

No deficiencies were noted at the time of inspection. The foundation appeared to be functioning as intended.

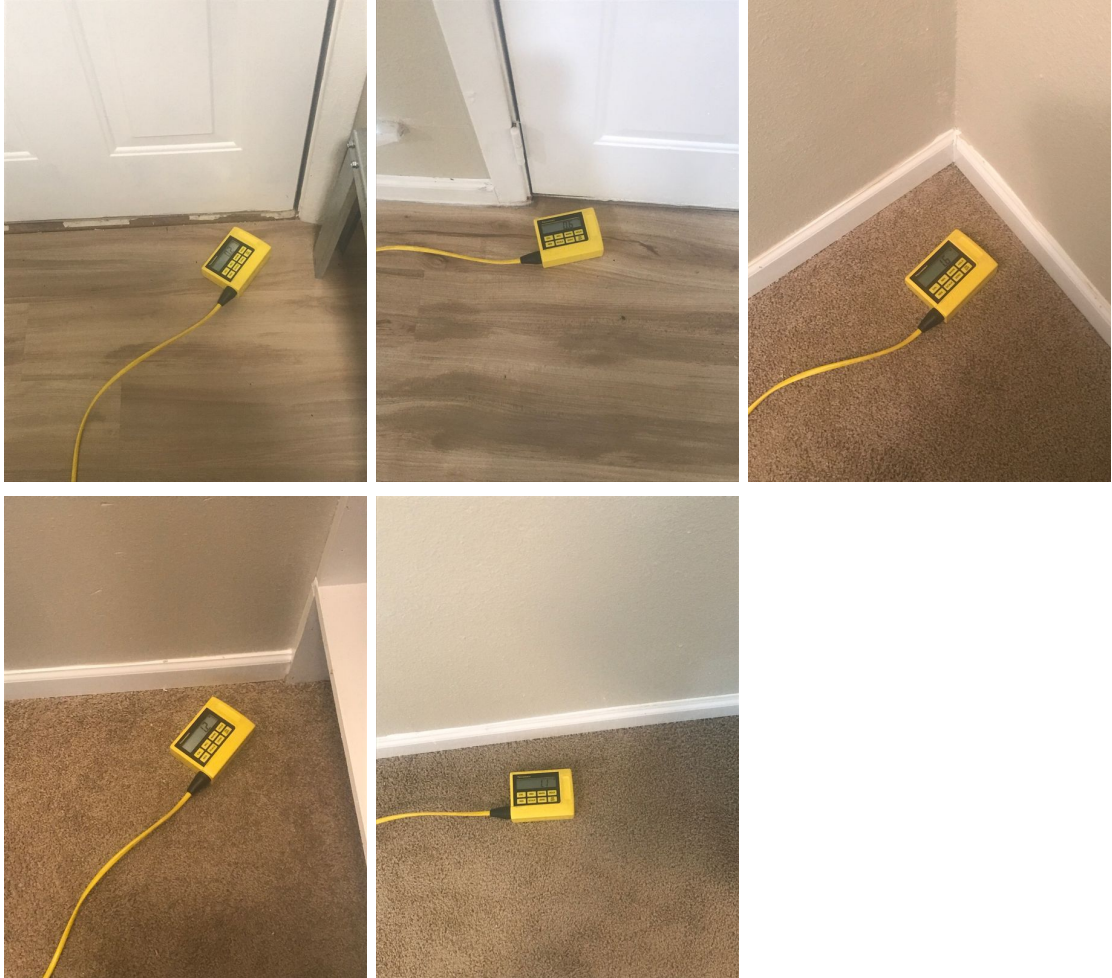
Note: The statements included in this report regarding the foundation are the inspector's OPINION. If buyer desires a second opinion or further analysis a foundation company or structural engineer should be contacted

Foundation Inspected with Digital Level:

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation. At the time of this inspection the measured areas did not indicate any variations that, in this inspector's OPINION, indicated any need for invasive repairs to the foundation.



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B. Grading and Drainage
Comments:

1: Grading & Drainage: Uneven/Cracked Driveway

➔ Recommendation

Uneven or Cracked driveways can be a trip hazard.

Recommendation: Contact a qualified professional.



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2: Grading & Drainage: Inadequate

🔴 Recommendation

Low spots, ruts, and/or damaged sod were present at the time of inspection. Regrading by a qualified landscaping contractor or foundation contractor so that water flows away from the home is recommended.

Recommendation: Contact a qualified landscaping contractor



3: Grading & Drainage: Soil Erosion

🔴 Recommendation

Soil erosion was observed which can lead to grading issues. Evaluation and remedy by a landscaping contractor as needed to prevent further erosion is recommended.

Recommendation: Contact a qualified landscaping contractor

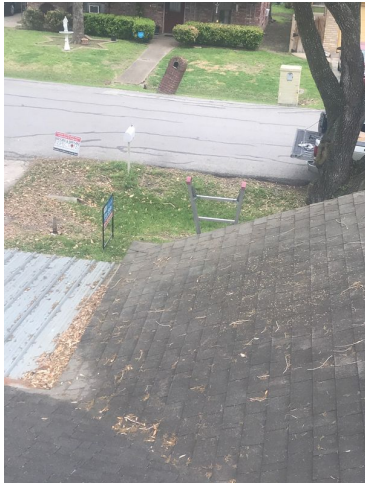


C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Binoculars, Walking the roof surface, Ladder

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Roof Access was limited: Unsafe to access -
Direct access to the roof was limited because of constraints encountered during the inspection. The inspector did employ other methods in determining the overall functionality of the roof covering. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

Roof fastening not verified:
The roof fastening method was not verified as determining this may cause damage to the roofing material.

Decking under Satellite Dish:
The inspector unable to verify the condition of roof decking material under the mounted satellite dish(es).

1: Satellite Dish(es) on Roof

🔴 Recommendation

Satellite dish(es) mounted to the roof. The inspector was unable to determine the condition of the roofing materials underneath. Remedy as needed.

Recommendation: Contact a qualified roofing professional.



2: Excessive Granule Loss

🔴 Recommendation

Excessive granule loss of the roofing shingles was observed exposing base layers of shingles. Granule loss indicates aging and wear of the roof covering. A full evaluation by a qualified roofing professional is recommended.

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Recommendation: Contact a qualified roofing professional.



3: Debris on roof

🔴 Recommendation

Debris was present on roof surface. The condition of the roof covering underneath could not be determined. Removal of debris and evaluation of the roofing materials underneath is recommended.

Recommendation: Contact a qualified professional.



4: Exposed fasteners

🔴 Recommendation

For Example: Multiple Locations

Exposed fasteners were observed. Seal as needed to prevent moisture intrusion.

Recommendation: Contact a qualified roofing professional.

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5: Drip Edge: Loose, Damaged, or Not Continuous

🔴 Recommendation

Sections of drip edge were loose, damaged, or not continuous.

Recommendation: Contact a qualified roofing professional.



6: Flashing: Rusted flashings

🔴 Recommendation

Rusted flashings were present. Remedy as needed.

Recommendation: Contact a qualified roofing professional.

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7: Flashing: Unpainted Materials

🔴 Recommendation

Roof materials were not painted (flashings, roof jacks). This can help extend the life of the flashing material, but also helps maintain a consistent look with other roofing materials. Remedy as needed.

Recommendation: Contact a qualified roofing professional.



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8: Patched roofing materials

 Maintenance Item/Note

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

Recommendation: Contact the seller for more info



9: Discoloration

 Recommendation

Roof shingles were discolored, which can be caused by moisture, rust or soot. Evaluation and/or repair by a qualified roofing professional.

Recommendation: Contact a qualified roofing professional.



D. Roof Structure and Attic
Viewed From: Decked areas of attic

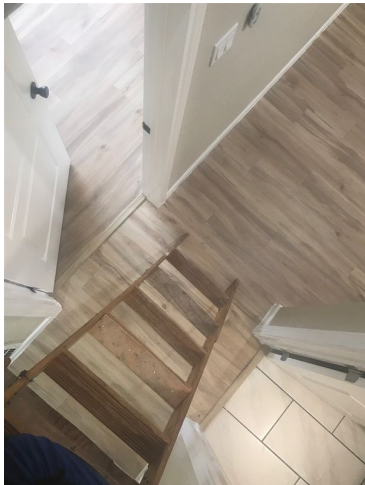
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Approximate Average Depth of Insulation: 6 Inches

Comments:

Attic Access Method: Pull down ladder(s), Access Hatch



Type of Attic/Roof Ventillation: Ridge and soffit vent



Type of Insulation Material: Batt Fiberglass

Only accessible areas were entered:

I	NI	NP	D
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Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

1: Pulldown stairs/ladder: Not insulated or weatherstripped

☞ Recommendation

The ladder door was not insulated or weatherstripped. This can lead to increased energy loss. Remedy as needed.

Recommendation: Contact a qualified professional.



2: Pulldown stairs/ladder: Improper seal

☞ Recommendation

The attic pull-down ladder door did not make a proper seal when closed. Adjust as needed

Recommendation: Contact a qualified professional.



3: Pulldown Stairs/Ladder: Damaged Hardware

☞ Recommendation

Attic access ladder hardware is damaged. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

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4: Insulation: Voids

🔴 Recommendation

Gaps or areas of poor insulation coverage were observed in one or more locations of the attic. This may reduce the R value of the insulation system.

Recommendation: Contact a qualified insulation contractor.



E. Walls (Interior and Exterior)

Comments:

Fresh Paint:

Fresh paint and new finishes can hide defects from the inspector.

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1: Exterior: Seal Wall Fixtures

[Maintenance Item/Note](#)

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

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

Recommendation: Recommended DIY Project



2: Exterior Masonry: Minor Brick Cracks

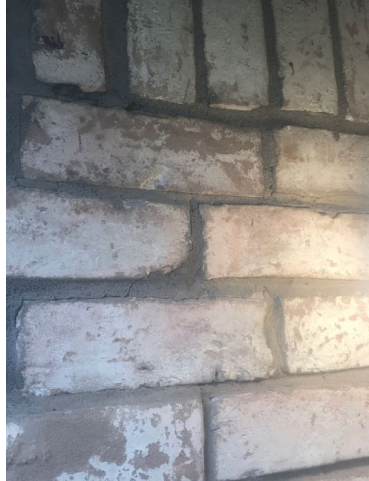
[Maintenance Item/Note](#)

For Example: Multiple Locations

Cosmetic hairline cracks were observed in the masonry siding. Hairline cracks may be a result of thermal expansion of the veneer and/or normal structural movement. Monitoring is recommended.

Recommendation: Recommended DIY Project

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3: Exterior Masonry: Previous Repairs

[Maintenance Item/Note](#)

Previous repairs to exterior masonry were observed. Obtaining documentation of all previous work is recommended.

Recommendation: Contact a qualified professional.



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4: Exterior Masonry: Deterioration

🔴 Recommendation

For Example: Multiple Locations

There was deteriorated brick/masonry. Evaluate and remedy as needed.

Recommendation: Contact a qualified masonry professional.



5: Exterior Masonry: Damage

🔴 Recommendation

For Example: Rear

There was damaged brick/masonry. Evaluate and remedy as needed.

Recommendation: Contact a qualified masonry professional.



6: Exterior- Caulking: Deteriorated/Missing

🔴 Recommendation

Caulking around siding or trim was deteriorated or missing.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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7: Exterior- Caulking: Deteriorated/Missing Around Window Frames

🔴 Recommendation

For Example: Multiple Locations

Caulking around window frames was missing or deteriorated. Caulking around window frames is an important barrier to moisture and air intrusion. Most exterior sealants have a lifespan of 5 to 8 years and should be regularly maintained with that lifespan in mind. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



I	NI	NP	D
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8: Exterior: High Soil

🔴 Recommendation

A high soil level was observed. The foundation should have at least 4 inches of exposure. Remedy as needed.

Recommendation: Contact a qualified landscaping contractor



9: Note: Patched Walls

🔧 Maintenance Item/Note

For Example: Primary Bedroom Closet

Patched wall areas were observed at the time of inspection. Obtaining all previous work documentation is recommended.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

Comments:

1: Flooring: Tiles Loose

🔴 Recommendation

Floor tiles were loose. Recommend re-attaching and sealing.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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G. Doors (Interior and Exterior)

Comments:

1: Door: Weatherstripping Missing or Damaged

➔ **Recommendation**

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Recommendation: Contact a qualified door repair/installation contractor.



2: Door: Damaged

➔ **Recommendation**

Evaluated and remedy as needed

Recommendation: Contact a qualified door repair/installation contractor.

I	NI	NP	D
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3: Door: Swings Open/Closes on its Own

🚫 Recommendation

For Example: Primary Bedroom
Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



4: Door: Noticeable Gap at Frame

🚫 Recommendation

For Example: Front Door, Rear Door

Gaps were observed between the door and frame, which could result in energy loss. Evaluate and remedy as needed.

Recommendation: Contact a qualified door repair/installation contractor.

I	NI	NP	D
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5: Door Hardware: Missing/Damaged Hardware

 Maintenance Item/Note

For Example: Rear Door

One or more door had missing or damaged hardware. Evaluation and remediation is recommended.

Recommendation: Recommended DIY Project



6: Door Hardware: Doesn't Latch

 Recommendation

For Example: Primary Bedroom, Bathroom

Door did not latch properly. Handyman repair of latch and/or strike plate is recommended.

Recommendation: Contact a qualified handyman.

I	NI	NP	D
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H. Windows
Comments:

1: Missing/Damaged Screen(s)

🔴 Recommendation

One or more windows are missing a screen or had a damaged screen. Replacement of screens is recommended.

Recommendation: Contact a qualified window repair/installation contractor.

I	NI	NP	D
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2: Safety Glass not Installed

▲ Safety Hazard

at door glazing, within 24 inches of doors -

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

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

Recommendation: Contact a qualified professional.



I	NI	NP	D
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3: Difficult Operation

🔴 Recommendation

For Example: Multiple Locations

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

Recommendation: Contact a qualified window repair/installation contractor.



- I. Stairways (Interior and Exterior)**

Comments:

- J. Fireplaces and Chimneys**

Comments:

- K. Porches, Balconies, Decks, and Carports**

Comments:

Unable to Determine Means of Attachment of Patio to Structure :

Proper installation methods of the patio roof and its integrity are not covered under the scope of this inspection:

1: Wood to Ground Contact

🔴 Recommendation

This condition is generally considered to be conducive to certain wood destroying insects and rot.

I	NI	NP	D
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Preventive treatment of wood destroying insects is available through our sister company, Green Team Pest, and can be scheduled through our office.

Recommendation: Contact a qualified professional.



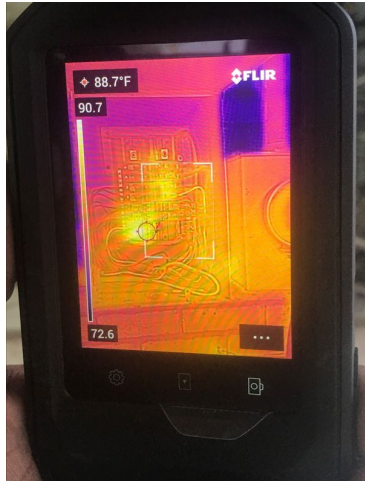
II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:

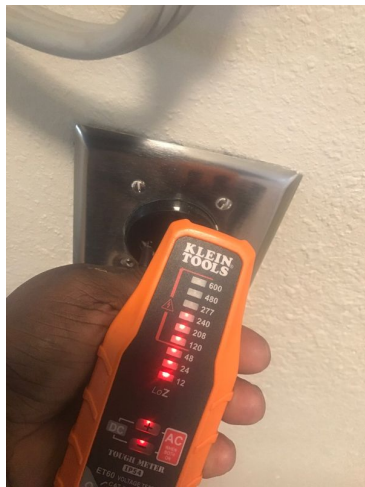


General Infrared Photos of Distribution Panel(s):

I	NI	NP	D
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General Photos of 220V Outlets:



A. Service Entrance and Panels

Comments:

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

Service entrance cable location: Overhead



Service size: 125 Amps

I	NI	NP	D
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*Grounding Rod not Visible:
Unable to Verify Gas Line Bonding:*

1: White Wires Not Marked

🔴 Recommendation

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

Recommendation: Contact a qualified electrical contractor.



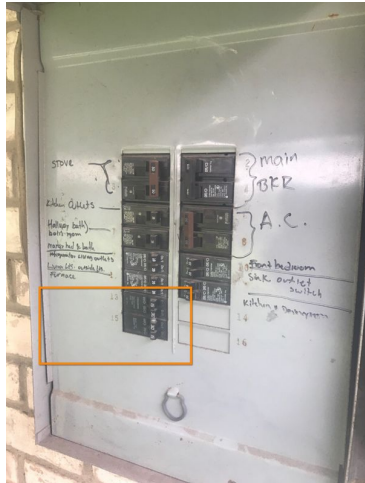
2: Circuits Not Labeled

🔴 Recommendation

Circuits in the distribution panel were not properly labeled. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.

I	NI	NP	D
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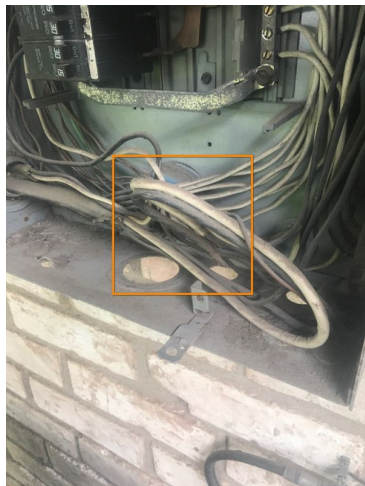


3: Abandoned Wire in Panel

🔴 Recommendation

Evaluation and remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified professional.



4: Missing Panel Screws

🔴 Recommendation

Screws that mount the cover to the electrical panel are missing. Remedy as needed.

Note: Blunt tipped screws designed for this application are recommended to prevent puncturing electrical wiring insulation.

Recommendation: Contact a qualified electrical contractor.

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures
Type of Wiring: Copper



Comments:

1: Receptacles: GFCI Protection Inadequate/Missing

➡ Recommendation

Within 6 feet of damp or wet areas -

GFCI protection was inadequate or missing. Current building standards recommend the installation of ground fault protection:

- at all countertop receptacles in the kitchen
- in bathrooms
- in garages
- all exterior receptacles

GFCI protection was not present in one or more of these locations. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.

I	NI	NP	D
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2: Light: Unprotected Bulb in Clothes Closet

🔴 Recommendation

Exposed or partially exposed bulbs are not allowed in closets. While once common, utility light fixtures with bare bulbs in a socket in closets, these are no longer allowed. All light bulbs must be fully enclosed in a globe or other housing. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:

I	NI	NP	D
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General Photos of Thermostats:



General Infrared Photos of HVAC Equipment:



A. Heating Equipment

Type of System: Furnace

Energy Source: Gas

Comments:

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

I	NI	NP	D
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Heating System was Functioning:

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



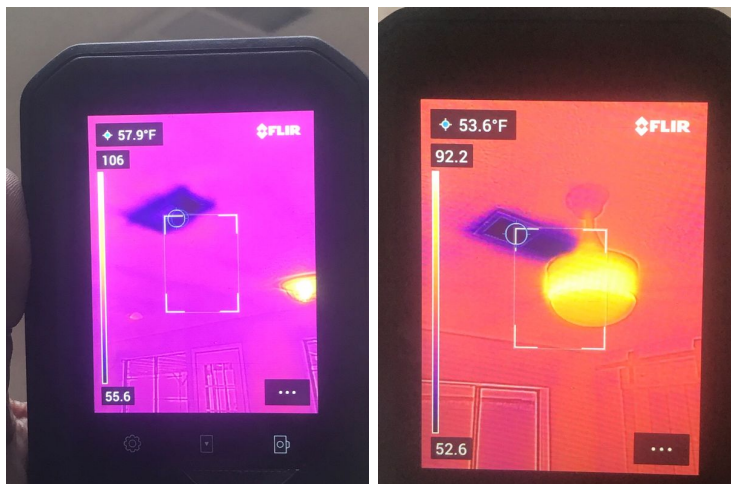
B. Cooling Equipment

Type of System: Central Air Conditioner, Ceiling Fan

Comments:

Cooling System was Functioning:

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



Temperature difference (delta) - First Floor: 16°

No access to internal coils:

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

1: Condenser: Dirty

🚫 **Recommendation**

The condensing unit was dirty. Servicing by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.

I	NI	NP	D
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C. Duct System, Chases, and Vents

Comments:

1: Ducts: Ducts on attic floor

👉 **Recommendation**

Sections of ducting were resting on the attic floor. Evaluate and remedy as needed.

Recommendation: Contact a qualified HVAC professional.

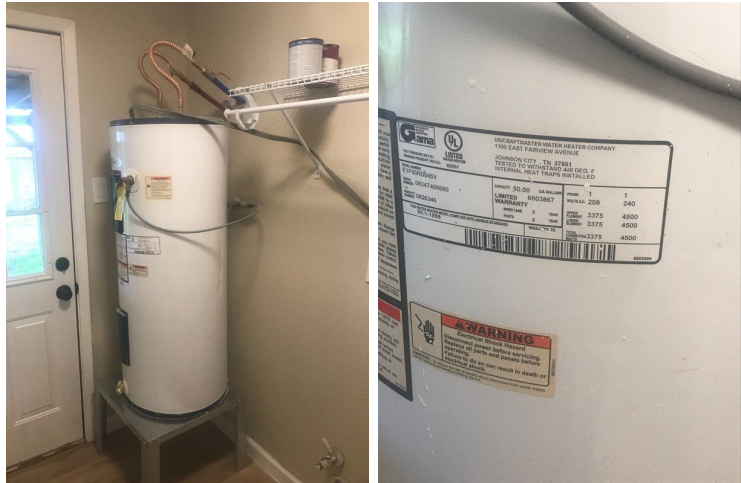


IV. PLUMBING SYSTEMS

General Photos of Water Heating Equipment:

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

I	NI	NP	D
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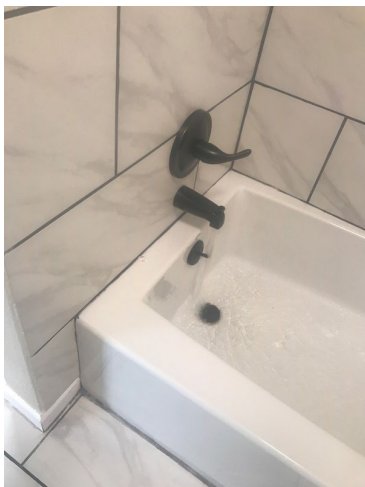
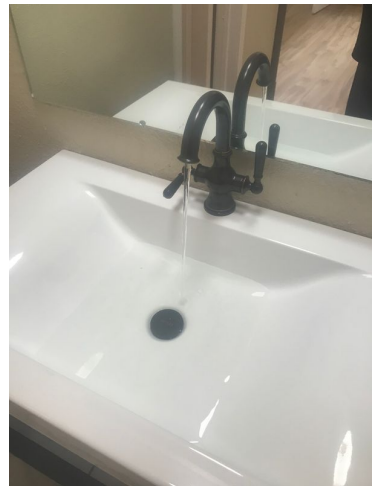
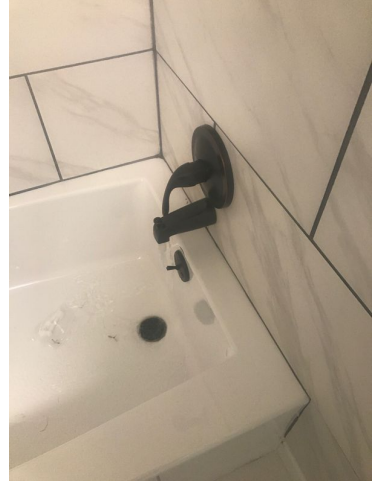
General Infrared Photos of Water Heating Equipment:



General Photos of Plumbing Fixtures:



I	NI	NP	D
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General Photos of Gas Meter(s):

I	NI	NP	D
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General Photos of Drain Lines:



- A. Plumbing Supply, Distribution Systems, and Fixtures**
Location of water meter: Front yard near street
Location of main water supply valve: Exterior Wall - Front



Static water pressure reading: Not Inspected
Comments:

I	NI	NP	D
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Plumbing in Vacant Houses:

It is not uncommon for plumbing seals (gaskets, commode seals, etc.) to dry out when a property is vacant for an extended period of time. These dried out seals may crack and leak after a short period of time when placed back into service. If the property has been vacant, monitoring is recommended. Inspectors cannot determine life expectancy of plumbing seals or gaskets.

Water Treatment Equipment:

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



No Plumbing Access:

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

1: Note: Prior Repairs

[Maintenance Item/Note](#)

Evidence of prior plumbing repairs was present in one or more areas of the home. It is recommended that you request repair documentation such as invoices, work orders, permits, or further explanation from the seller.

Recommendation: Contact the seller for more info



2: Fixtures: Not Sealed at Wall

[Maintenance Item/Note](#)

The bathtub faucet was not sealed at the wall. Remedy as needed.

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Recommendation: Contact a handyman or DIY project



3: Shower: Loose pipe at showerhead

🔴 Recommendation

The pipe supplying water to the showerhead was loose at the wall . Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



4: Supply Piping: Corroded fittings

🔴 Recommendation

Water line fittings were corroded. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.

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B. Drains, Wastes, & Vents

Comments:

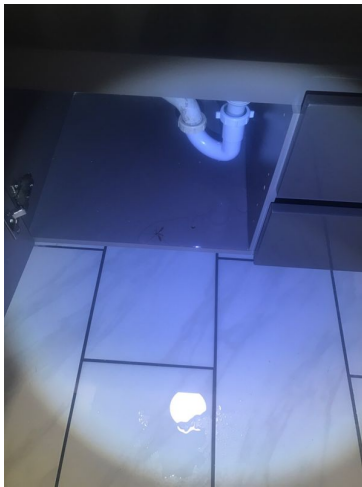
1: Drain piping: Leaks

🔴 **Recommendation**

For Example: Kitchen, Hall Bathroom

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

Recommendation: Contact a qualified plumbing contractor.



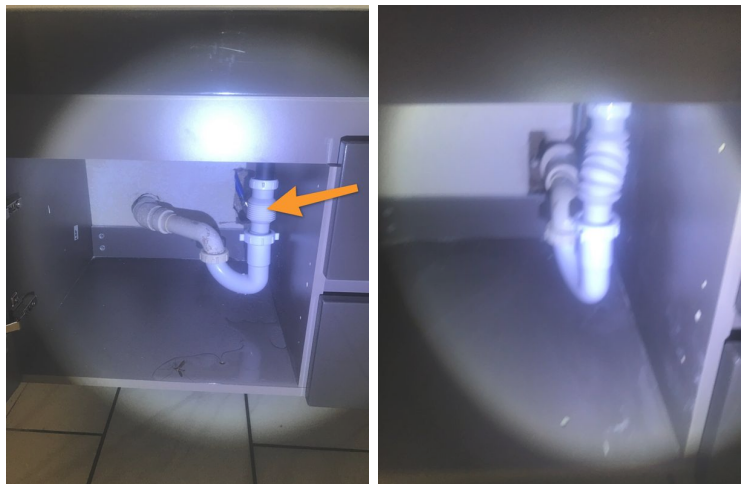
2: Drain Piping: Corrugated Line

🔴 **Recommendation**

Current plumbing standards require all drains to have smooth interior surfaces. Corrugated materials are not approved.

Recommendation: Contact a qualified plumbing contractor.

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C. Water Heating Equipment

Energy Source: Electric

Capacity: 50 Gallons

Comments:

Location: Washer/Dryer Area

1: Annual Maintenance Flush Recommended

 Maintenance Item/Note

Water heaters should typically be flushed annually to prevent sediment buildup and maintain efficiency. It is recommended that you refer to the manufacturer's manual for maintenance schedules specific to this device and make any service appointments as needed.

Recommendation: Contact a qualified plumbing contractor.

2: Tank: Missing Drain Pan

 Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



3: Tank: Rusted/Damaged Tank

 Recommendation

Evaluate and remedy as needed.

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Recommendation: Contact a qualified professional.



4: TPR Valve Note: Replacement may be needed

 Maintenance Item/Note

The manufacturer recommends replacement of the pressure relief valve every three years to ensure proper emergency function. The inspector does not test TPR valves due to safety hazard or possible damage to unit.

Recommendation: Contact a qualified professional.



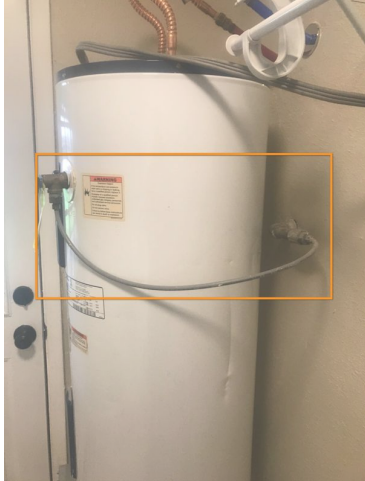
5: TPR Valve: Discharge tube trapped

 Recommendation

The discharge tube had a trap. Standing water in the trap may become contaminated and backflow into the potable water. Remedy as needed.

Recommendation: Contact a qualified professional.

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- D. Hydro-Massage Therapy Equipment
Comments:

V. APPLIANCES

General Photos of Range Hood/Exhaust Systems:



General Photos of Ranges, Cooktops, and Ovens:



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

I	NI	NP	D
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A. Dishwashers
Comments:

B. Food Waste Disposers
Comments:

C. Range Hood and Exhaust Systems
Comments:
Exhaust Hood Type: Re-circulate

D. Ranges, Cooktops, and Ovens
Comments:
Range/Oven Energy Source: Gas



1: Missing Anti-Tip Device

▲ Safety Hazard

There was no anti-tipping device installed on the oven/range to prevent tipping if the door is climbed on while opened. This is a possible safety hazard. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

E. Microwave Ovens
Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

G. Garage Door Operators
Comments:

H. Dryer Exhaust Systems
Comments:

1: Cleaning Vent Recommended

● Recommendation

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

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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