



RESIDENTIAL INSPECTION REPORT

18331 Enchanted Rock Trail
Humble, TX 77346



Inspector

Zachary Hernandez

TREC #24019

(281) 484-8318

office@inspectorteam.com



PROPERTY INSPECTION REPORT

Prepared For: Denitsa Zinsmeister

(Name of Clients)

Concerning: 18331 Enchanted Rock Trail, Humble, TX 77346

(Address or Other Identification of Inspected Property)

By: Zachary Hernandez - TREC #24019

(Name and License Number of Inspector)

03/05/2021 2:00 pm

(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: Attached, Single Family

Access provided by:: Occupant

In Attendance: Occupant

Occupancy: Furnished, Occupied

Weather Conditions: Cloudy, Dry

Temperature (approximate): 66 Fahrenheit (F)

Storage Items/Occupied Home:

The home was occupied at the time of inspection. The inspector does not move storage items or furnishings that prevent the visual observation of components. Items blocked by storage/furnishing are not inspected.

Thank you for choosing Bryan & Bryan Inspections

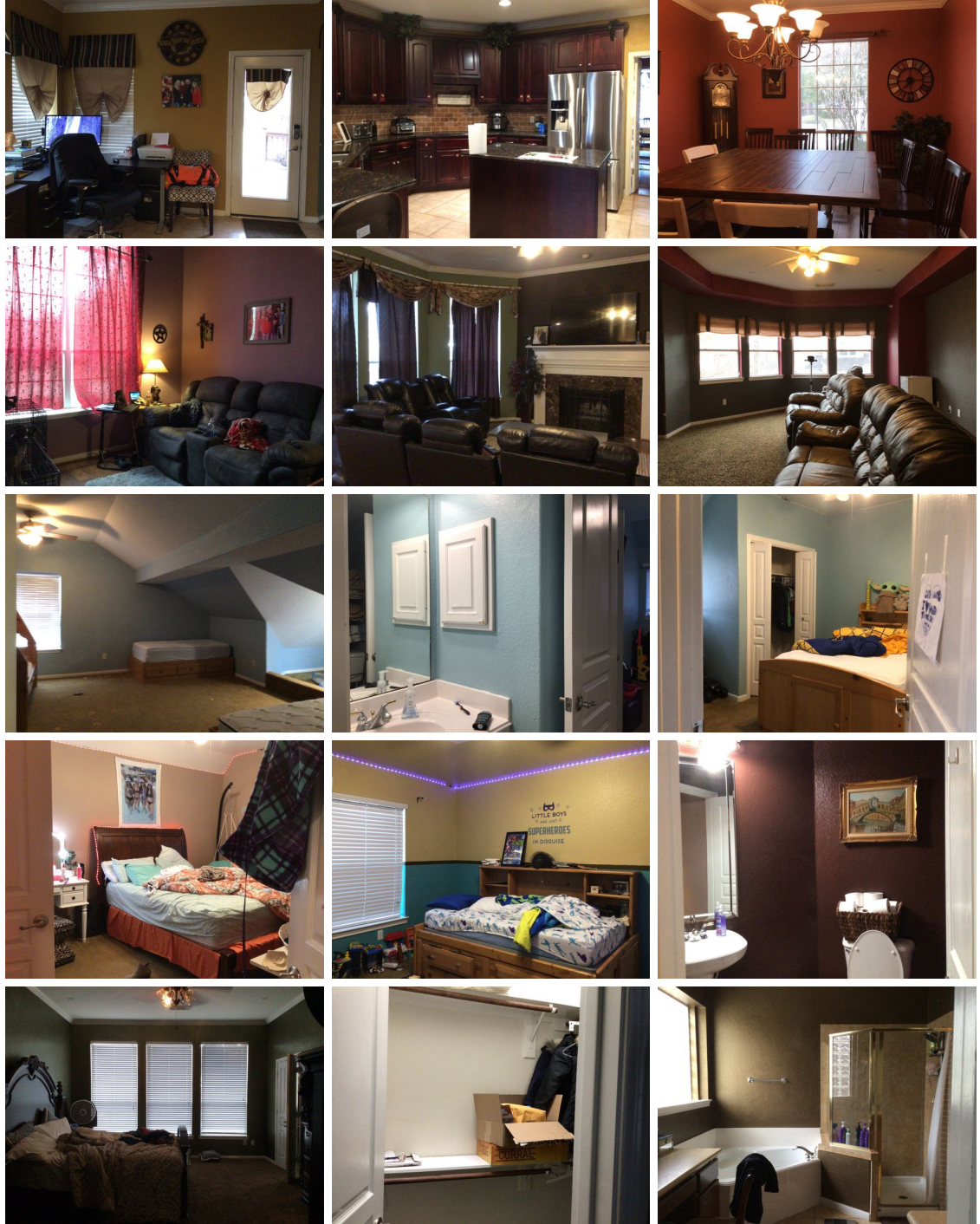
Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this web-page includes a version titled "Full Report" and is written on the official state 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 = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

General Photos of Interior:

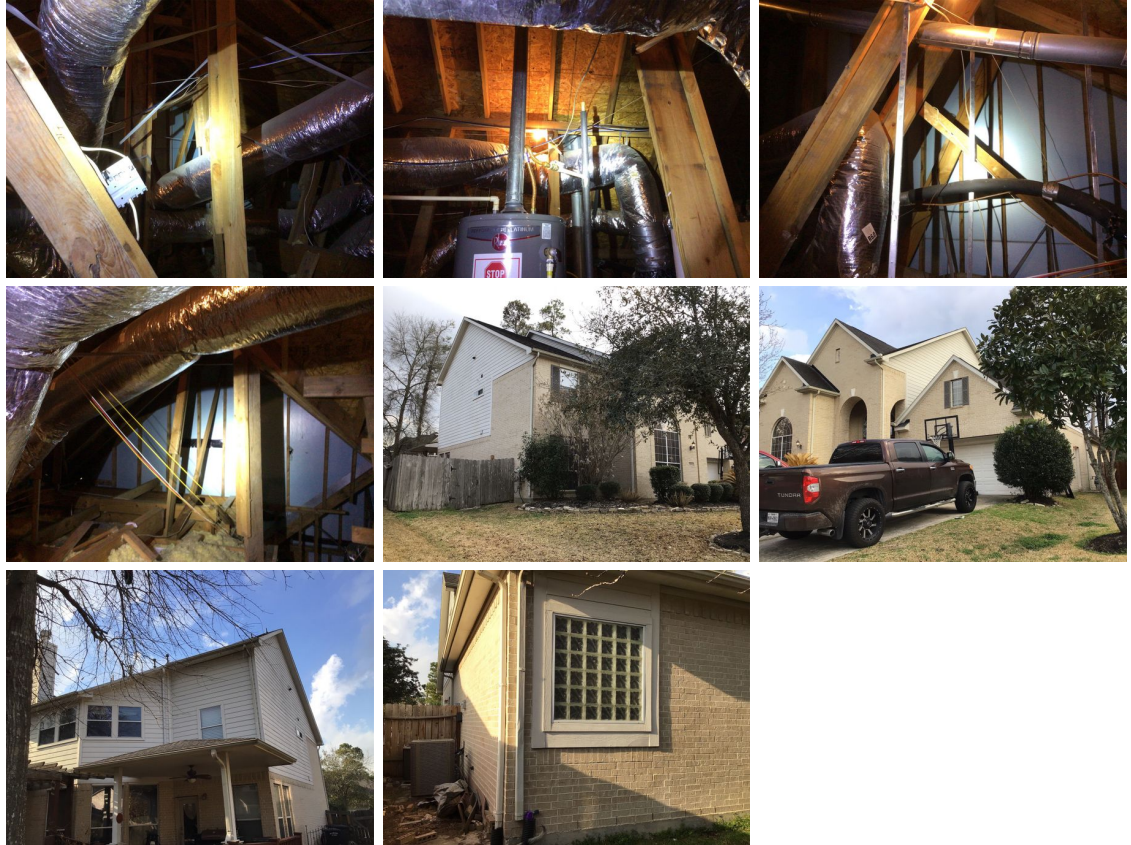


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General Photos of Structure:



General Photos of Roof Covering:



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General Photos of Fireplaces:



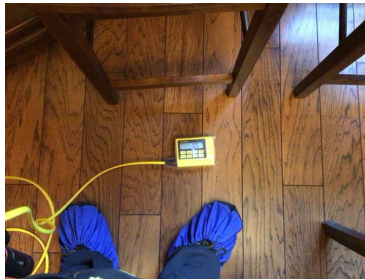
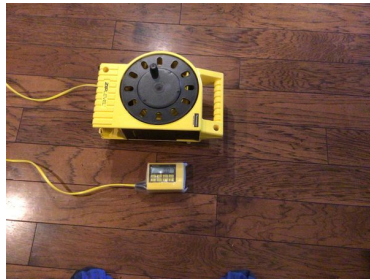
A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

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.**



Parts of the slab not visible:

Parts of the slab facing were not visible due to high soil, heavy foliage, and/or debris against the house.

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1: Slab: Shear Cracks

✦ Maintenance Item/Note

Rear, Front

Note: Shear cracking ("corner pops") observed at foundation corners is not normally associated with structural movement or deficiencies.

Recommendation: Contact a handyman or DIY project



B. Grading and Drainage

Comments:

Drainage system not flow tested:

The inspector does not determine effectiveness or condition of any below grade downspout extension(s) or drainage system(s), nor does the inspector determine the location of a discharge outlet.



1: Gutters & Downspouts: Missing Splash Blocks

✦ Maintenance Item/Note

Right

A splash block placed beneath the downspout elbow helps to disperse water away from the foundation and to prevent soil erosion. Remedy as needed.

Recommendation: Recommended DIY Project

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2: Gutters & Downspouts: Clogged

DONE as per Seller

➔Recommendation

Clear gutters of debris to improve drainage. Badly clogged gutters can cause water to back up under the roof covering and cause damage.

Recommendation: Contact a qualified landscaping contractor



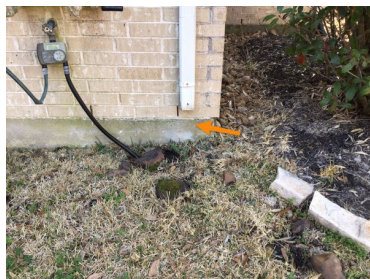
3: Gutters & Downspouts: Missing Downspout Elbow

➔Recommendation

Front

Elbows are used at the bottom of the downspout at grade level to direct drainage away from the foundation. Remedy as needed.

Recommendation: Contact a qualified landscaping contractor



4: Disconnected downspout

➔Recommendation

Rear

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

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C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Walking the roof surface

Roof Access was limited: Too high -

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:

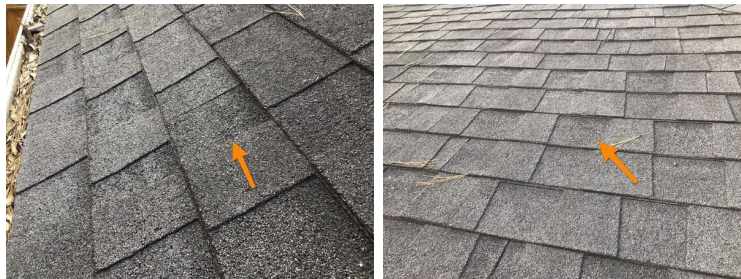
The roof fastening method was not verified as determining this may cause damage to the roofing material.

1: Localized Granule Loss

👉 **Recommendation**

Localized granule loss on the shingle surface was observed. Among other things, this can be as a result of mechanical damage, impurities in the asphalt, or anomalies in the manufacturing process. Evaluation and repair by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



2: 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.

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3: Exposed fasteners

DONE as per seller

Recommendation

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

Recommendation: Contact a qualified roofing professional.



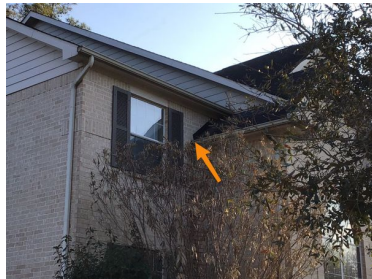
4: Flashing: Kickouts Missing

Recommendation

Front

Kickout flashings were missing. Remedy as needed.

Recommendation: Contact a qualified professional.



D. Roof Structure and Attic

Viewed From: Decked areas of attic

Approximate Average Depth of Insulation: 8 Inches

Comments:

Attic Access Method: Pull down ladder(s)

Type of Attic/Roof Ventillation: Roof and soffit vents

Type of Insulation Material: Blown Fiberglass

Only accessible areas were entered:

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.

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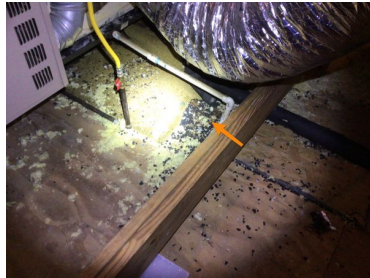
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1: Note: Rodent activity

➔Recommendation

There was evidence of prior and/or current rodent activity in one or more areas of the home. Pest control services are available through our sister company, Green Team Pest, and can be scheduled through our office. If you have any concerns regarding rodent infestation we strongly recommend you schedule this service.

Recommendation: Contact a qualified pest control specialist.



DONE as per seller. Pest Control addressed the issue

E. Walls (Interior and Exterior)

Comments:

1: Exterior Masonry: Cracks

➔Recommendation

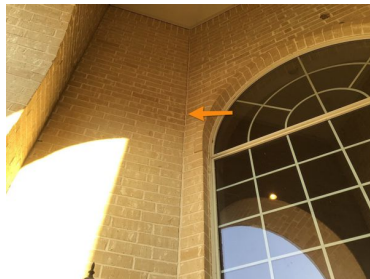
Front

Cracks were observed in the brick/masonry siding. Common causes may include:

- building settlement,
- thermal expansion and contraction, or
- mechanical damage.

Cracked masonry or mortar may be cosmetic, but also may allow water into the wall which could damage the interior structure of the building. Cracks may grow with time at a constant (increasing or decreasing) rate and may open and close as seasons change. Remedy as needed.

Recommendation: Contact a qualified masonry professional.



DONE as per seller. No foundation issue found. Cracks sealed

2: Exterior Masonry: Seal Expansion Joints

➔Recommendation

Left

Sealant in the expansion joints is missing or has deteriorated. Remedy as needed.

Recommendation: Contact a qualified masonry professional.

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3: Interior: Damaged Drywall (or other wall covering)

DONE as per seller

Recommendation

Staircase, 2nd Floor Left Rear Bedroom, Multiple Locations

Damaged Drywall (or other wall covering) was observed. Remedy as needed to prevent pest intrusion and energy loss.

Recommendation: Contact a qualified professional.



4: Interior: Possible Microbial Growth

Recommendation

DONE as per seller. Superficial only on surface

2nd Floor Left Bathroom

Observed signs of possible microbial growth indicating prior moisture intrusion. It is recommended that the source of any moisture intrusion be identified, and the issue remediated.

Bryan & Bryan offers Indoor Air Quality testing. Speak with our office for further details and to see if this service might benefit you.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

Comments:

1: Ceiling: Evidence of Previous Moisture Contact

Recommendation

Kitchen, 1st Floor Hall, Multiple Locations

DONE as per seller. AC drains drywall fixed where needed, ACs fixed as well and flow switches installed to prevent this in the future

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Wall structure showed signs of previous water intrusion. Tested negative for moisture at the time of the inspection. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



2: Poor Joints

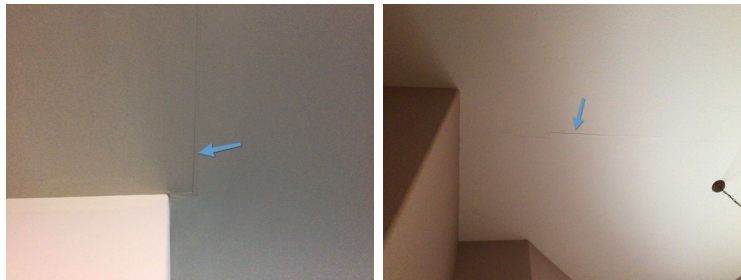
DONE as per seller

[Maintenance Item/Note](#)

Garage, Entry, Multiple Locations

This condition is typically considered cosmetic. Re-float and texture as needed.

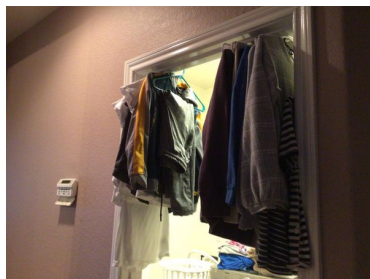
Recommendation: Contact a qualified drywall contractor.



G. Doors (Interior and Exterior)

Comments:

Unable to operate laundry area door:



Garage door inaccessible:

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1: Door: Wood Rot at Base of Frame

DONE as per seller

👉Recommendation

Garage

Wood rot was observed at the base of a door frame. Remedy as needed.

Recommendation: Contact a qualified handyman.



2: Door: Damaged

DONE as per seller

👉Recommendation

Left Front Bedroom

Evaluated and remedy as needed

Recommendation: Contact a qualified door repair/installation contractor.



3: Door: Paint/Refinish Needed

DONE as per seller

👉Recommendation

Front Door

Door finish was worn. Recommend refinishing and/or painting to maximize service life.

Recommendation: Contact a handyman or DIY project

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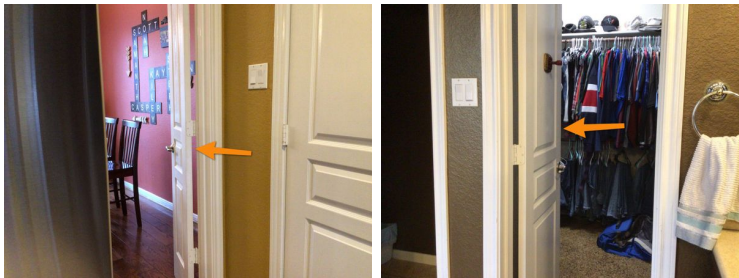
4: Door: Swings Open/Closes on its Own

🔴Recommendation

Dining Room, Primary Closet, Multiple Locations

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



5: Doors: Closet Door Off Track

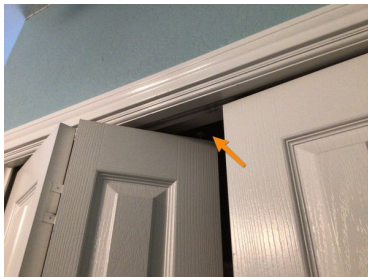
🔴Recommendation

2nd Floor Right Rear Bedroom

Evaluate and remedy as needed.

Recommendation: Contact a handyman or DIY project

DONE as per seller



6: Door Hardware: Missing Doorstops

🔧Maintenance Item/Note

One or more missing doorstops were observed. Replace any missing doorstops to prevent damage to the drywall.

Recommendation: Recommended DIY Project

DONE as per seller

7: Door Hardware: Doesn't Latch

🔴Recommendation

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2nd Floor Front Right Bedroom

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

Recommendation: Contact a qualified handyman.

8: Door Hardware: Ball catch does not engage

🔴Recommendation

Dining Room

Evaluate and remedy as needed.

Recommendation: Contact a handyman or DIY project



9: Garage Door into Living Space: Self-Closing Mechanism not Present/Operable

🔴Recommendation

Entry door between the garage and living space should have a functioning self-closing mechanism.

Recommendation: Contact a qualified professional.



H. Windows

Comments:

Furniture/Storage items:

One or more windows were not accessible due to furniture/storage items.

1: Missing/Damaged Screen(s)

🔴Recommendation

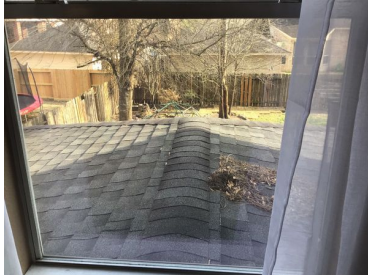
Rear

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.

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2: Low-e coating imperfections

 Maintenance Item/Note

Left

The low-e coating inside the window showed signs of imperfections.

Note: *This condition primarily affects window clarity. It can appear as streaks on the glass or as bronze colored flecks and can (but not necessarily) be indicative of a failed seal.*

Recommendation: Recommend monitoring.



3: Hardware: Missing or Damaged

 Recommendation

1st Floor Living Room

Window hardware was missing or damaged. Remedy as needed.

Recommendation: Contact a qualified window repair/installation contractor.



4: Sill Height: Too Low

 Recommendation

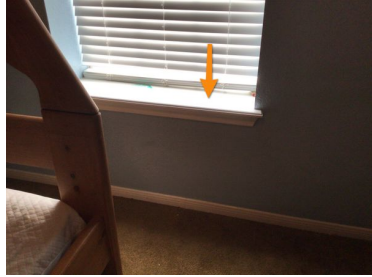
2nd Floor, Front Right Bedroom

Current building standards require any window with an exterior sill height of 72 inches or more to have a minimum interior sill height of 24 inches.

Recommendation: Contact a qualified professional.

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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Top of Chimney Too High to See Well:

1: Damper: No clip

🚫 **Recommendation**

No apparent safety clip on the damper. Typically when gas logs are present, a safety clip must be installed on the damper to keep it from closing fully. Remedy as needed.

Recommendation: Contact a qualified professional.

2: Firebox: Masonry Deterioration

🚫 **Recommendation**

Masonry at the firebox was cracked, damaged, and/or deteriorated.

Recommendation: Contact a qualified professional.



K. Porches, Balconies, Decks, and Carports

Comments:

1: Rotted Boards

🚫 **Recommendation**

One or more deck boards are rotted. Evaluation and/or repair by a qualified deck contractor is recommended.

Recommendation: Contact a qualified deck contractor.

**DONE as per seller.
Pergola+ railings removed**

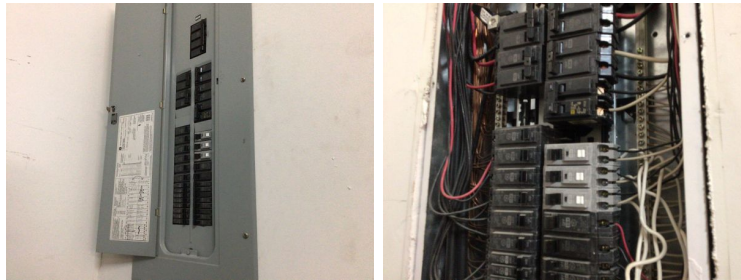
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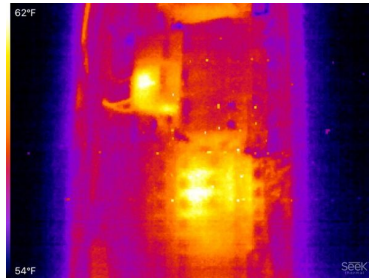


II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:



General Infrared Photos of Distribution Panel(s):



A. Service Entrance and Panels

Comments:

Main disconnect/service box type and location: Breakers - garage

Service entrance cable location: Underground (cable material type not visible)

Service size: 150 Amps

Unable to Verify Gas Line Bonding:

Arc Fault Protection not Tested due to Occupied Home:

Arc Fault protection could not be tested due to the property currently being occupied.

1: White Wires Not Marked

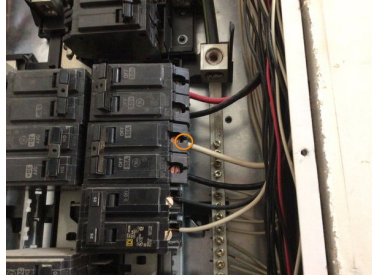
🔴 Recommendation

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.

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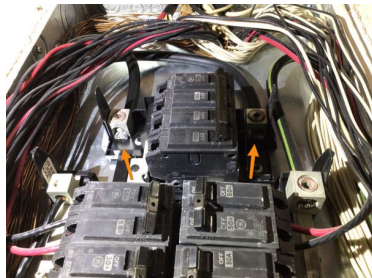


2: No Antioxidant Paste

➔Recommendation

Antioxidant paste was not present at service conductor connection to main (aluminum) lugs in the distribution panel. Paste is recommended to prevent oxidation. Remedy as needed.

Recommendation: Contact a qualified professional.



B. Branch Circuits, Connected Devices, and Fixtures

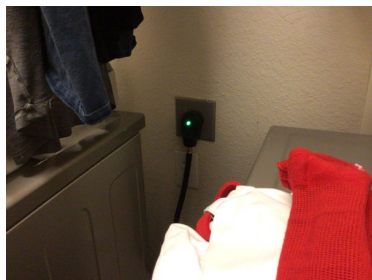
Type of Wiring: Copper

Comments:

Restriction to receptacles:

Not all receptacles were accessible due to usage or furniture location.

220/240 outlet not tested due to obstruction by installed washer/dryer:



1: Smoke Detector Defective

➔Recommendation

Not present in required location -

Smoke detectors are required in all bedrooms, hallways to bedrooms, and living areas on every level of the home. These devices should be changed every 10 years for safety. Evaluate the units in the home and remedy as needed.

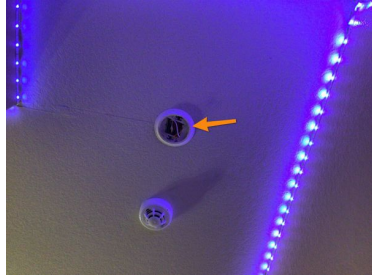
Note: *The inspector does not disassemble devices to check for expiration dates.*

Recommendation: Contact a qualified professional.

DONE as per seller

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2: Receptacle/Switch Covers: Missing or Damaged

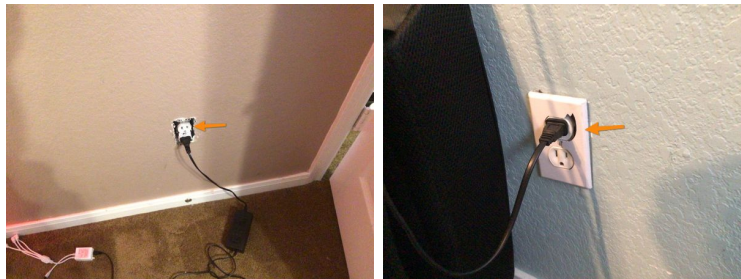
DONE as per seller

➔ **Recommendation**

2nd Floor Left Rear Bedroom, 2nd Floor Right Rear Bedroom

One or more receptacle/switch cover plates were missing or damaged. Replacement of cover plates is recommended for safety. Evaluation and remediation by a qualified electrical contractor is recommended.

Recommendation: Contact a qualified electrical contractor.



3: Light: Inoperable

DONE as per seller

➔ **Recommendation**

Living Room, Primary Bedroom, Multiple Locations

One or more light fixtures were not operating at time of inspection. Cause was not determined. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.

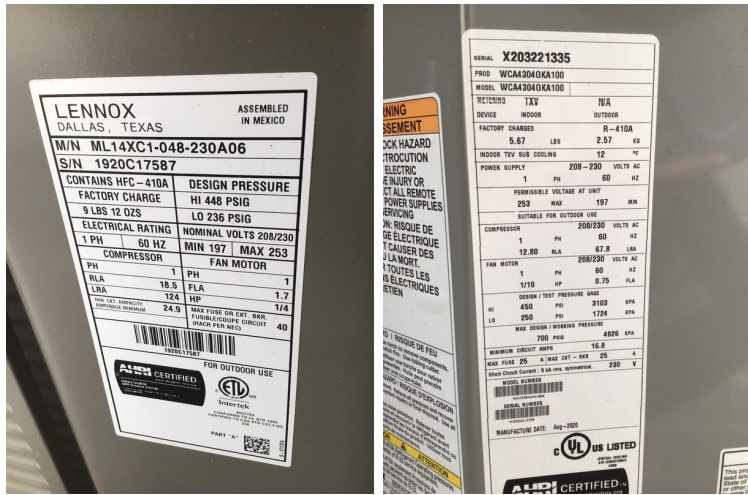


III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:

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

I NI NP D



General Photos of Thermostats:



2nd Floor cool

-
-
-
-

A. Heating Equipment

Type of System: Forced Air

Energy Source: Gas

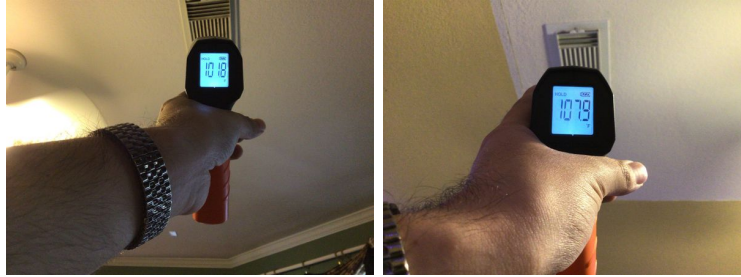
Comments:

Heating System was Functioning:

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

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

I	NI	NP	D
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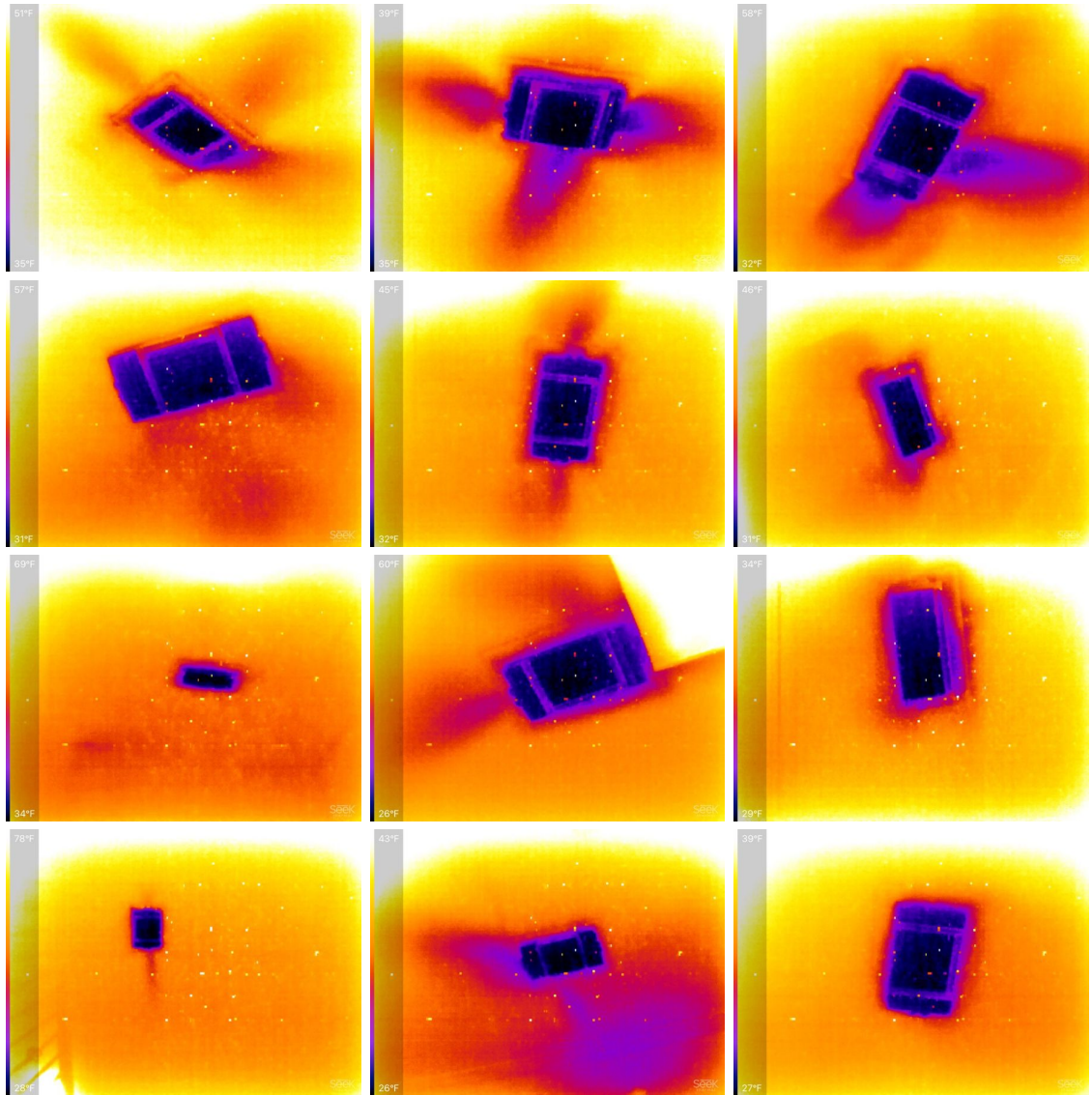
B. Cooling Equipment

Type of System: Central Air Conditioner

Comments:

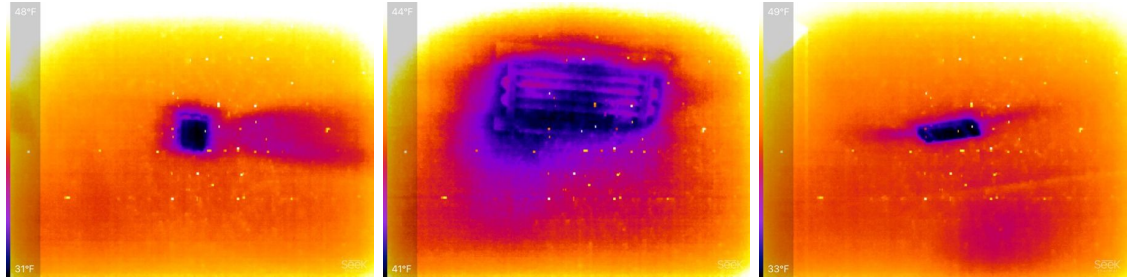
Cooling System was Functioning:

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



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

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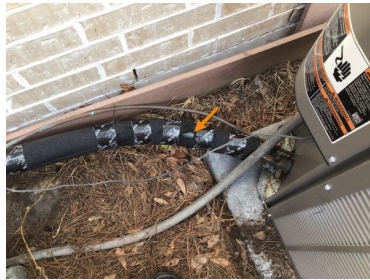
Temperature difference (delta) - First Floor: 18°
 Temperature difference (delta) - Second Floor: 17°

1: Condenser: Insulation Missing or Damaged on Refrigerant Lines

🔴Recommendation

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

Recommendation: Contact a qualified HVAC professional.



C. Duct System, Chases, and Vents

Comments:

Media filter: Media filter is located at the HVAC cabinet. This filter should be replaced every 6-12 months.

1: Filter: Requires Replacement

DONE as per seller

🔴Recommendation

The furnace filter may have been beyond its expected lifespan. Replacement is recommended.

Recommendation: Recommended DIY Project

2: Ducts: Ducts resting on each other.

🔴Recommendation

Ducts were resting on each other. This can result in condensation forming between the two sections of ductwork. Remedy as needed.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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3: Visible substance observed on Supply Register **DONE** as per seller.
 Recommendation Full house dust cleaning performed

Multiple Locations

A dark substance was observed on an air supply register in the home. Servicing and cleaning of the system by a qualified HVAC contractor is recommended, as this can be a result of excessive water vapor/humidity in the conditioned air.

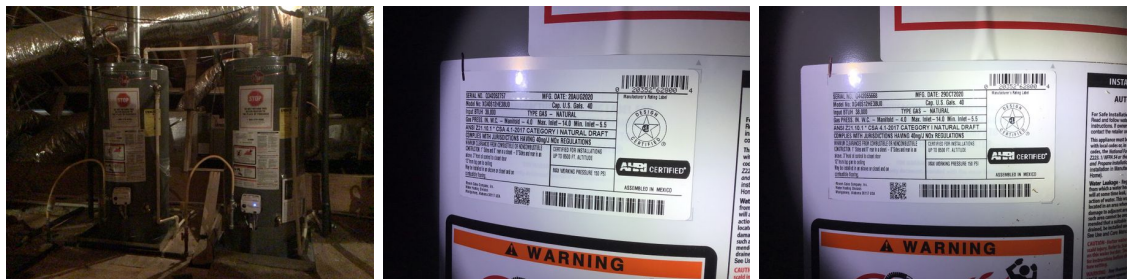
Unless otherwise contracted, the Inspector does not test these areas to determine the presence of microbial growth.

Recommendation: Contact a qualified HVAC professional.



IV. PLUMBING SYSTEMS

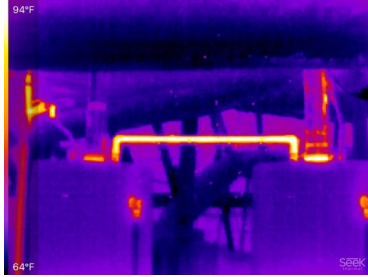
General Photos of Water Heating Equipment:



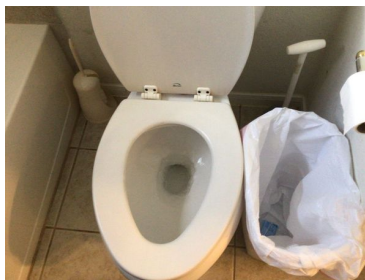
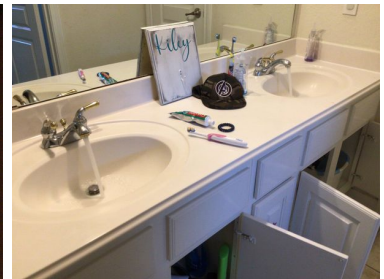
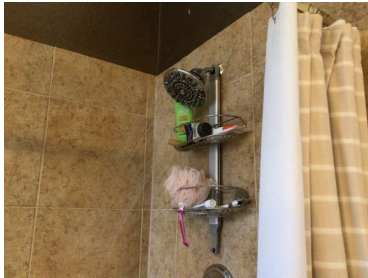
General Infrared Photos of Water Heating Equipment:

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

I	NI	NP	D
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General Photos of Plumbing Fixtures:



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

I	NI	NP	D
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General Photo(s) of Hydromassage Therapy Tubs :



General Photos of Gas Meter(s):



General Photos of Drain Lines:



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

I	NI	NP	D
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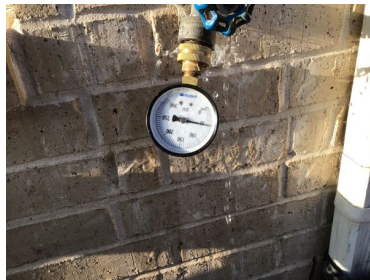


A. Plumbing Supply, Distribution Systems, and Fixtures

Location of water meter: Front yard near street

Location of main water supply valve: Not observed

Static water pressure reading: 50 psi



Comments:

No Plumbing Access:

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

1: Fixture: Drain Stops Missing or Ineffective

🔴 **Recommendation**

2nd Floor Right Bathroom

Drain stops had issues that prevented them from working properly (holding water). Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



2: Shower: Missing/Deteriorated Caulking or Grout

🔴 **Recommendation**

Primary Bathroom

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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3: Toilet: Runs Continuously

🔴 Recommendation

2nd Floor Right Bathroom

Recommendation: Contact a qualified professional.

DONE as per seller

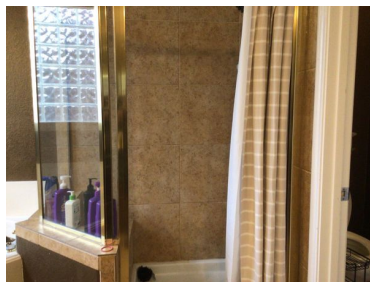
4: Missing shower door

🔴 Recommendation

Primary Bathroom

Recommendation: Contact a qualified professional.

DONE as per seller. Replaced



B. Drains, Wastes, & Vents

Comments:

1: Note: Evidence of Previous Leak

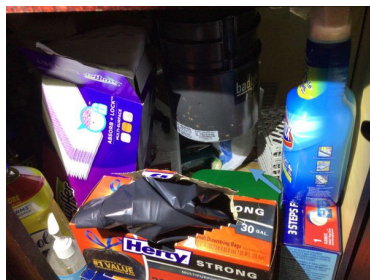
🔧 Maintenance Item/Note

Kitchen

Note: Evidence of a previous leak was noted under the sink. No leaking occurred at time of inspection and the area remained dry.

Recommendation: Recommend monitoring.

DONE as per seller. Plumbing re-done



2: Drain piping: Slow Drains

🔴 Recommendation

2nd Floor Left Bathroom

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

I	NI	NP	D
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Poor/slow drainage was observed at time of inspection. Evaluation and/or remediation by a licensed plumber is recommended.

Recommendation: Contact a qualified plumbing contractor.



3: Damaged drain

Recommendation

2nd Floor Right Bathroom

Recommendation: Contact a qualified professional.



C. Water Heating Equipment

Energy Source: Gas

Capacity: (2) 40 Gallon Units

Comments:

Location: Attic

Abandon water heater:



D. Hydro-Massage Therapy Equipment

Comments:

No motor access:

1: Whirlpool Dirty

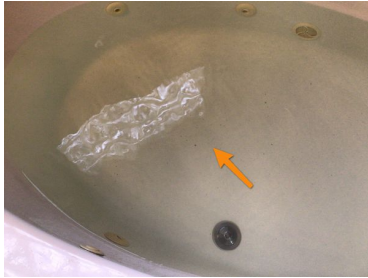
Recommendation

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

I	NI	NP	D
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The whirlpool appeared to be blowing dirty water. This may indicate the system has not been cleaned on a regular basis. To prevent debris in the lines the unit should be cleaned per the manufacturers specifications.

Recommendation: Contact a qualified professional.



V. APPLIANCES

General Photos of Dishwasher:



General Photos of Food Waste Disposer:



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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General Photos of Microwave Oven:



General Photos of Garage Door Operator(s):



A. Dishwashers

Comments:

1: Rusted Dish Racks

Recommendation

There is evidence of rust on dishwasher racks. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



B. Food Waste Disposers

Comments:

1: Rusted/Corroded Interior Components

DONE as per seller. Replaced

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

I	NI	NP	D
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⊖ Recommendation

Interior components of the disposal were rusted/corroded. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ C. Range Hood and Exhaust Systems

Comments:

Exhaust Hood Type: Vented

DONE as per seller. Replaced

1: Greasy Kitchen Filter

⊖ Recommendation

Kitchen exhaust filter had excessive grease build-up. Clean and/or replace as needed.

Recommendation: Contact a qualified professional.



2: Exhaust Light Out

DONE as per seller. Replaced

⊖ Recommendation

The light did not function at the kitchen exhaust. This may be the result of a bad bulb. Replace and test or remedy as needed.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ D. Ranges, Cooktops, and Ovens

Comments:

Range/Oven Energy Source: Electric

1: Oven Light Inoperable

⊖ Recommendation

Oven light did not come on when tested. This may be the result of a bad bulb. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ E. Microwave Ovens

Comments:

DONE as per seller. Replaced

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

I	NI	NP	D
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1: Turntable will come on randomly

➔Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1: Noisy Vent Fan

➔Recommendation

Primary Bathroom

Vent fan was noisy during operation. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



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.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Irrigation System Equipment Photos:



Comments:

Control Location: Garage

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

I	NI	NP	D
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Rain sensor: Not present/Not located
Shut Off Location: At backflow prevention device
Vacuum Breaker/Backflow Preventer: Installed



Zone Location: N/A
Tested in Manual Mode Only:
Inspection and operation of irrigation (sprinkler) systems under the scope of this inspection is limited to "manual mode" only. Timers and other functions are not operated.

Unable to operate sprinkler system due to leak:

1: Leaks

DONE as per seller

🚫 Recommendation

Components of the irrigation system leaked. Further evaluation is recommended.

Recommendation: Contact a qualified professional.



2: Rusted valve handles

DONE as per seller

🚫 Recommendation

One or more valve handles were rusted. Remedy as needed.

Recommendation: Contact a qualified professional.

