



GXINSPECTIONS LLC  
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<https://www.gxinspections.com>



## RESIDENTIAL INSPECTION

3966 Belle Park Dr,  
Houston , Tx 77072



Inspector  
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TREC CPI License #24237  
713-261-6101  
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# PROPERTY INSPECTION REPORT FORM

Paula Smith <i>Name of Client</i>	08/20/2022 10:00 am <i>Date of Inspection</i>
3966 Belle Park Dr., Houston , Tx 77072 <i>Address of Inspected Property</i>	
George Chrysochoos <i>Name of Inspector</i>	TREC CPI License #24237 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

*It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

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

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*In Attendance:* N/A

*Occupancy:* Vacant

*Style:* Traditional

*Temperature (approximate):* 90 Fahrenheit (F)

*Type of Building:* Townhouse

*Weather Conditions:* Cloudy

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### I. STRUCTURAL SYSTEMS

**A. Foundations**

*Comments:*

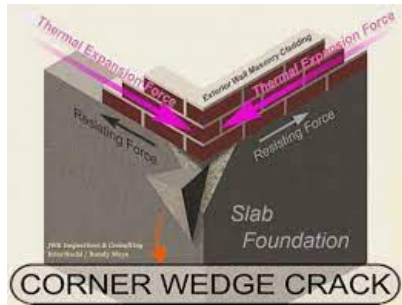
There was no apparent evidence, in my opinion, that would indicate the presence of major foundation deformities, excessive settlement, or significant deficiencies in the foundation. Interior and exterior stress indicators showed little effects of adverse performance. The foundation appeared to be performing without the obvious need for immediate remedial leveling and was providing adequate support for the structure at the time of the inspection.

The opinion stated above neither addresses future foundation movement or settlement nor does it certify the floors to be level. Weather conditions, drainage, leakage, and other adverse factors are able to affect structures. Differential movements are likely to occur with the expansive nature of the soils in Houston and surrounding areas.

For more information regarding the characteristics and maintenance of foundations in the Houston area, please go to

[www.houstonslabfoundations.com](http://www.houstonslabfoundations.com).

Two or more of the foundation perimeter beam corners were sheared off ( corner pop ). This is a common condition and is due to the thermal expansion and contraction of the different materials. This does not adversely affect the foundation's performance. However, some cosmetic improvements may be necessary. Traditionally the exterior of condominiums is maintained by the HOA. It is advisable to check the governing documents for how repairs, and maintenance, should be handled. Look for anything that defines the lines of responsibility and repair policies. Mold remediation, roof maintenance, and any rules regarding multi-unit issues may be referenced in addition to general repair guidelines.



East



East

I=Inspected

NI=Not Inspected

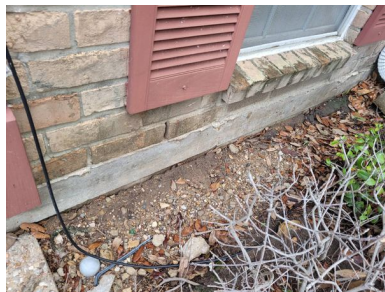
NP=Not Present

D=Deficient

I	NI	NP	D
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South



South

Type of Foundation(s): Slab on Grade

**1: Foundation Cracks - Minor**

**➡ Recommendation**

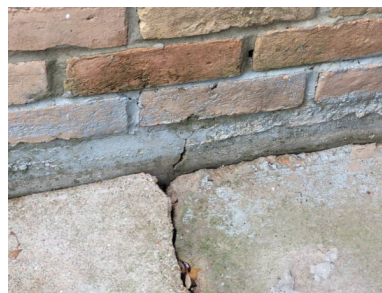
Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation: Contact a qualified structural engineer.



North



North



South

I=Inspected

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I NI NP D



East

## 2: Heaving/Settling

🔴 Recommendation

The floor slab shows movement/settling due to soil movement. This can compromise the structural integrity of the home. Recommend a qualified structural engineer evaluate and advise on how to remedy.

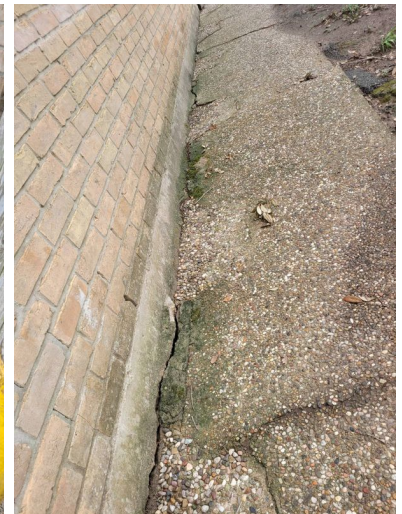
Recommendation: Contact a qualified structural engineer.



North



East



East

## 3: Indicators of Adverse Performance

🔴 Recommendation

Windows, walls, floors, or ceilings cracks or separations, indicate foundation adverse performance, at the time of the inspection. I recommend a structural engineer to evaluate and advise on a course of action.

Recommendation: Contact a qualified professional.

## 4: Previous Repairs

I=Inspected

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I NI NP D

🔴 Recommendation

Previous repairs were noted

Recommendation: Contact a qualified professional.



North



North



North



East



East

**5: Sloping Floor**

🔴 Recommendation

The floor in those areas are sloping slightly. I recommend a flooring contractor to evaluate and advise on a course of action.

Recommendation: Contact a qualified professional.



Hallway, Bedroom, Master Bedroom

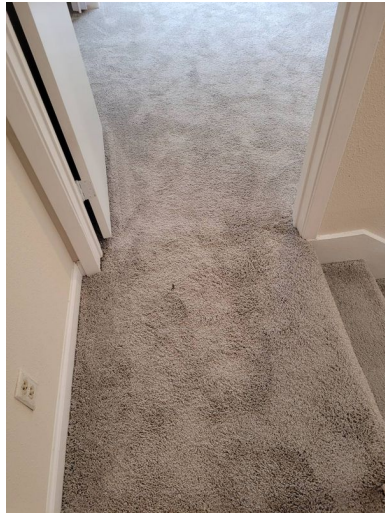
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I NI NP D



Bedroom3



Bedroom3



Bathroom

**B. Grading and Drainage**

*Comments:*

**Grading and drainage**

Lots should be graded with a six-inch downward for every 10 feet of distance to drain the surface water away from the foundation walls. Where there is not enough distance, swales should be installed in the grading of the soil to drain effectively. The grading and drainage in the case of this house appear to be functioning as intended at the time of the inspection.

Traditionally the exterior of condominiums is maintained by the HOA. It is advisable to check the governing documents for how repairs, and maintenance, should be handled. Look for anything that defines the lines of responsibility and repair policies. Roof and exterior maintenance, and any rules regarding multi-unit issues may be referenced in addition to general repair guidelines.



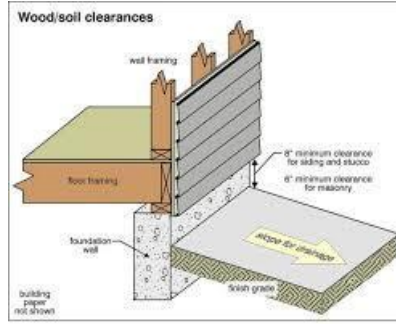
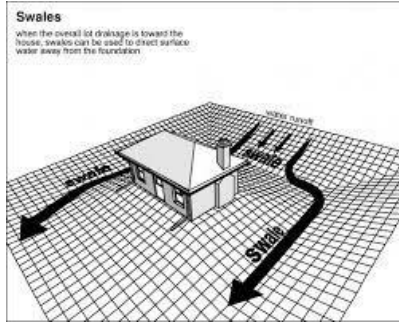
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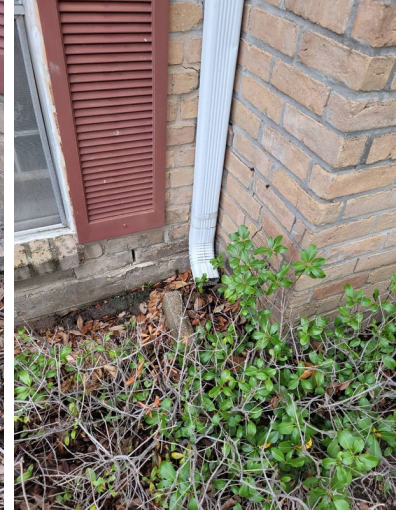
I NI NP D



South



South



South



North

**1: Gutters need cleaning**

🟡 Recommendation

Rain gutters play a crucial role in shielding the home from the effects of heavy rain. Leaves, sticks, and other plant matter accumulate in the gutter. These materials provide the perfect refuge and breeding ground for pests. Gutters heavy with leaves sticks and other plant matter, are heavy and will accelerate the deterioration of the fascia. If gutters are not cleaned and water overflows from the gutters, it will fall along the foundation

I=Inspected

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D=Deficient

I NI NP D

of the building. This can soften the soil under and around it which will lead to foundation cracks. In extreme cases, water damage can cause structural failure in a building.

Recommendation: Contact a qualified professional.



**C. Roof Covering Materials**

Comments:

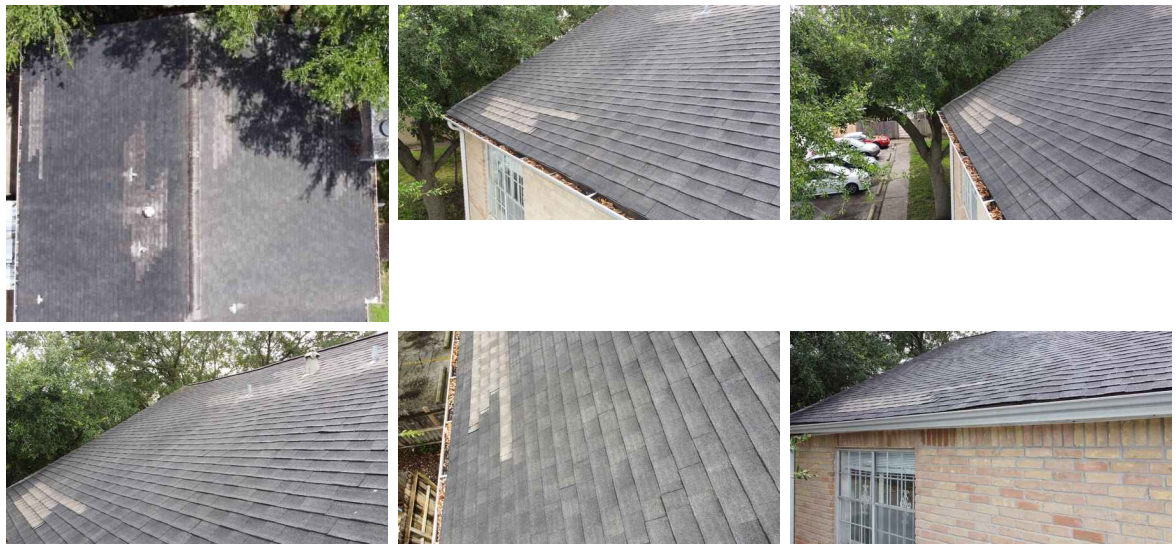
**Life Expectancy of Roofing Material**

The life expectancy of roofing material is not determined in a property inspection. If there are any concerns about the roof covering life expectancy or potential for future problems, a qualified roofing specialist should be consulted. The inspector does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

This inspection does not determine the insurability of the roof. The buyer is encouraged to have the Property Insurance Company physically inspect the roof, prior to the expiration of any time limitations, such as option or warranty periods, to fully evaluate the insurability of the roof.

The flashings of all the terminations to the roof, The flashings around the perimeter of the roof, the kick-out flashings, the coating of the plumbing and appliance venting at the roof level, appear to function as intended at the time of the inspection, and there was no water penetration observed at this time.

Traditionally the exterior of condominiums is maintained by the HOA. It is advisable to check the governing documents for how repairs, and maintenance, should be handled. Look for anything that defines the lines of responsibility and repair policies. Roof and exterior maintenance, and any rules regarding multi-unit issues may be referenced in addition to general repair guidelines.



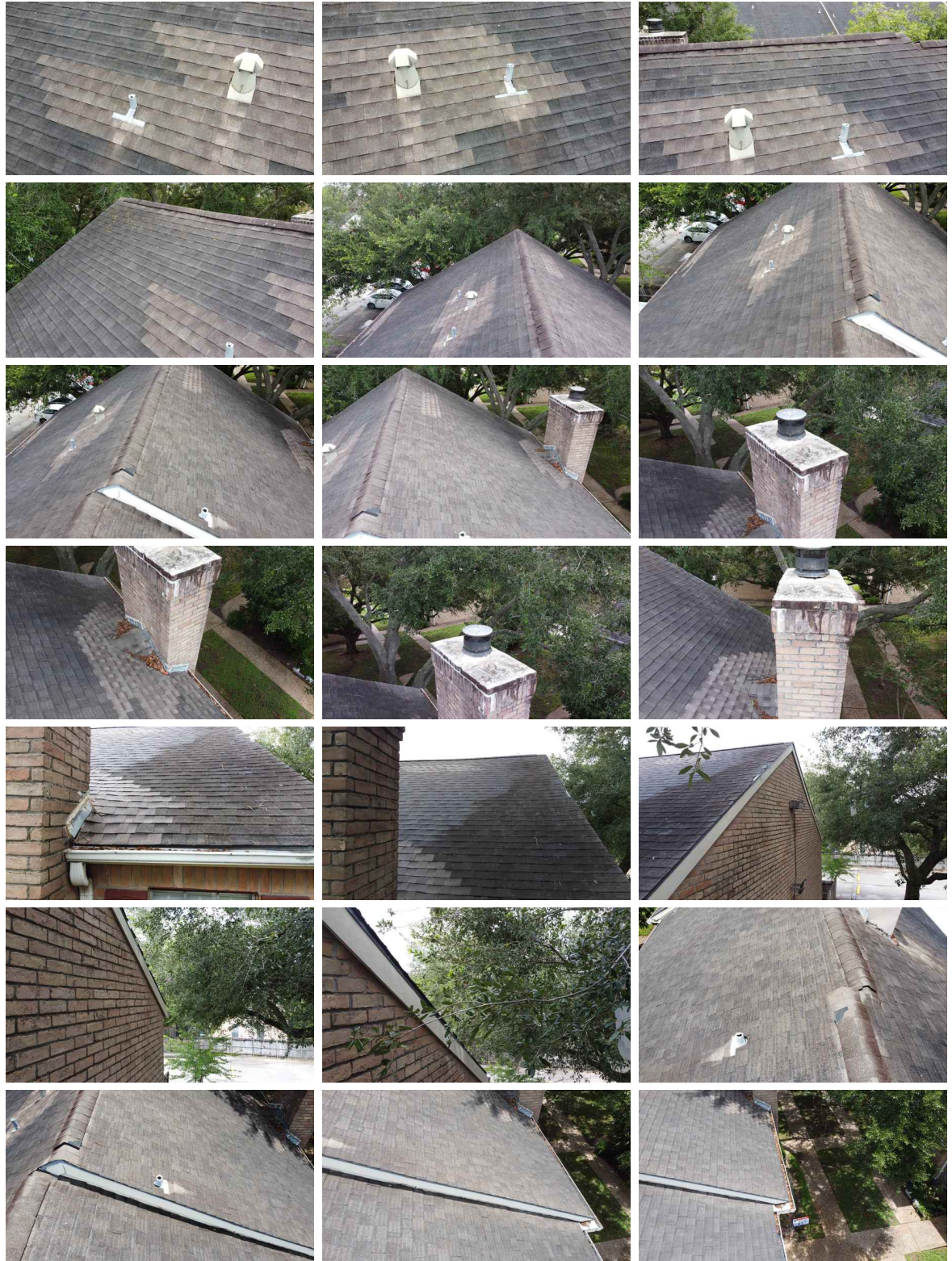
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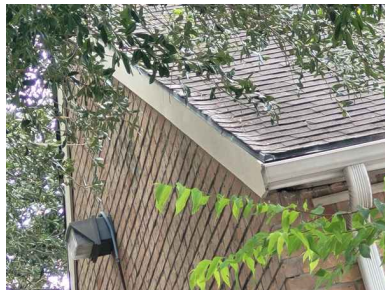
*Types of Roof Covering:* Composition  
*Viewed From:* Roof

**1: Tree branches close to the roof**

👉 Recommendation

In general, the tips of a tree's branches should be at least six feet from the roof. Therefore, some large trees must be planted 20 to 30 feet away from the home to keep their branches a safe distance

Recommendation: Contact a qualified professional.



**2: Previous repairs**

👉 Recommendation

Recommendation: Contact a qualified professional.

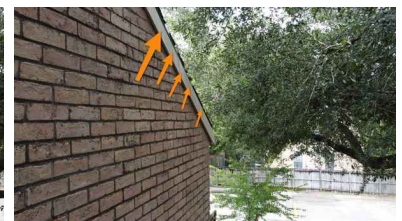


**3: Tiles Cracked/Broken**

👉 Recommendation

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.

Recommendation: Contact a qualified roofing professional.



I=Inspected

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D=Deficient

I NI NP D

**4: Wavy roof**

Recommendation

Most of the causes of shingles buckling are excess humidity, which needs to be eliminated. I recommend a roofing contractor to evaluate and repair.

Recommendation: Contact a qualified professional.



North

**D. Roof Structures and Attics**

*Approximate Average Depth of Insulation: 25 R-value*

*Comments:*

-There were broken framing members observed at the time of the inspection. I recommend a structural engineer to evaluate and advise.

-The insulation is insufficient in areas of the attic. I recommend a qualified technician evaluate and repair

-The roof decking and the ventilation appear to be functioning as intended at the time of the inspection.



Attic staircase



ventilation



ventilation

*Insulation type:*

Loose Filled Batt, or Blanket

*Viewed From: Attic*

**1: Common walls**

Recommendation

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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The "common walls" in the attic appear to be damaged. The integrity of these walls is of the utmost importance because they are **firewall separations** between two separate condominiums.

Fire code today for multiple unit buildings, such as condos and townhomes requires that a fire "partition" be built all the way to the roofline. The "partition" should have a 1-hour fire rating or a ½-hour fire rating for buildings that are sprinkled. I recommend a general contractor evaluate and repair

Recommendation: Contact a qualified professional.



Attic



Attic



Attic



Attic

## 2: Evidence of rodents

### 🔴Recommendation

Attics can be the ideal environment for squirrels, rodents, and even bats--they can damage stored items by gnawing and could even chew through your electric cabling. They also leave droppings and other animal matter, which make your attic the ideal breeding ground for insects and diseases

Recommendation: Contact a qualified professional.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Attic



Attic

### 3: Damaged structural members.

#### 🔴 Recommendation

I observed damaged and broken truss assemblies. When a roof truss becomes stressed beyond its load capacity, it may buckle, crack, or break. Atypical loading events or additional loading after the original construction can cause roof truss failure. I recommend a structural engineer to evaluate and repair.

Recommendation: Contact a qualified professional.



Broken web



Web runners separated from the joints



Cut web

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Web missing



Web runners separated from the joints

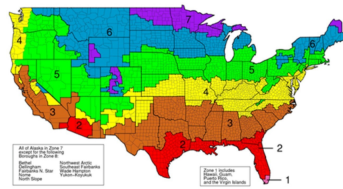


Web runners separated from the joints

**4: Insufficient Insulation**

🔴 Recommendation

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.



Recommendation: Contact a qualified insulation contractor.

Zone	Add Insulation to Attic		Floor
	Uninsulated Attic	Existing 3-4 inches of Insulation	
1	R30 to R49	R25 to R30	R13
2	R30 to R60	R25 to R36	R13 to R19
3	R30 to R60	R25 to R38	R13 to R25
4	R38 to R60	R38	R25 to R30
5 to 8	R49 to R60	R38 to R49	R25 to R30



Attic



Attic



Attic





I=Inspected

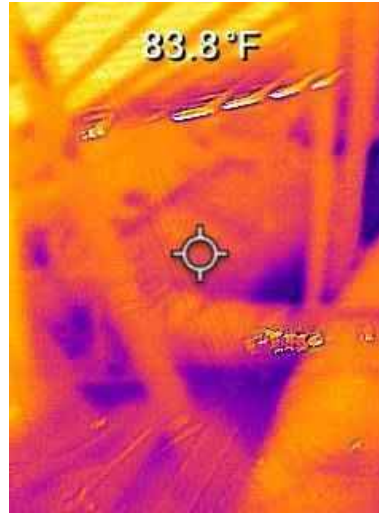
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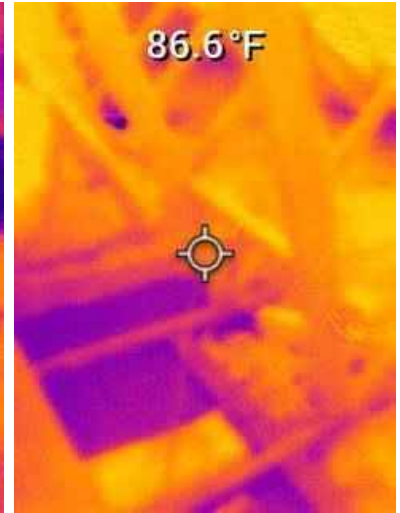
D=Deficient

I NI NP D

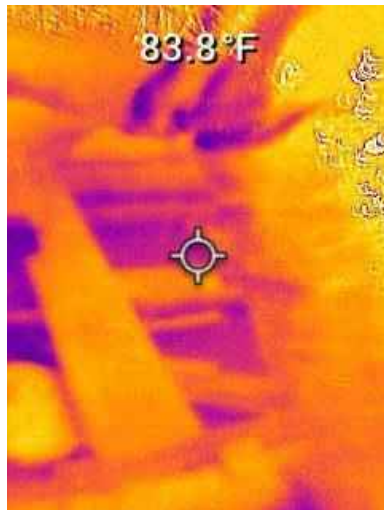
Attic



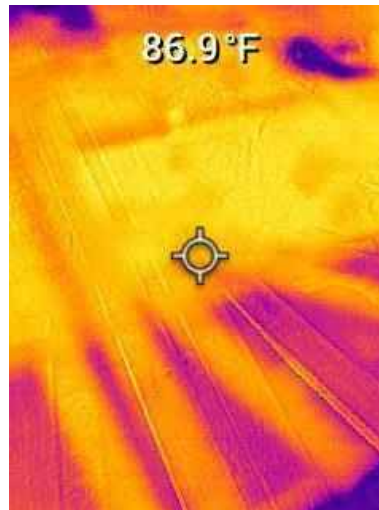
The insulation not performing as intended throughout the attic



The insulation not performing as intended throughout the attic



The insulation not performing as intended throughout the attic



The insulation not performing as intended throughout the attic

**5: Visible daylight**

🔴 Recommendation

Visible daylight in areas of the attic space. This is not considered today's standard. Further deterioration can occur if not corrected. I recommend a qualified contractor evaluate and repair

Recommendation: Contact a qualified professional.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Attic

**E. Walls (Interior and Exterior)**

*Comments:*

The walls appear to be functioning as intended at the time of the inspection, however, there were some deficiencies observed. Traditionally the exterior of condominiums is maintained by the HOA. It is advisable to check the governing documents for how repairs, and maintenance, should be handled. Look for anything that defines the lines of responsibility and repair policies. Exterior maintenance and any rules regarding multi-unit issues may be referenced in addition to general repair guidelines.



South



East



North



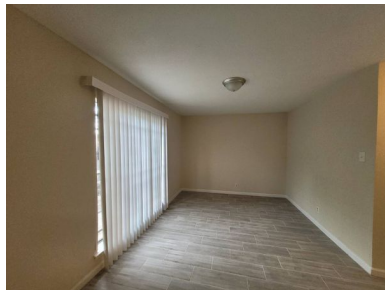
North



North



Kitchen



Dining Room



Living Room

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



1st Floor Bathroom



2nd Floor Bathroom



Master Bathroom



Bedroom



Master Bedroom

**1: Bathroom walls**

**Recommendation**

Bathroom

Cracked paint or caulking in a bathroom wall is usually due to the underlying substrate (plaster or drywall) deteriorating or flexing with temperature and humidity changes but also the settlement of the house. Bathrooms exhibit the same settlement cracks as the rest of the house, plus the environment can be hostile for paint and caulking because of the high moisture levels. I recommend a qualified te

I=Inspected

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D=Deficient

I NI NP D

Master Bathroom cabinet  
chnician to evaluate and repair.

Recommendation: Contact a qualified professional.



2nd Floor Bathroom

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### 2: Bowing wall

#### 🔴Recommendation

A bowing problem could be a result of poor structural design or excessive lateral pressure from the soil surrounding and underneath the home. Inadequate drainage, too much soil compaction, and poor waterproofing all can contribute to the pressure that leads to bowed walls. I recommend a structural engineer to evaluate and advise on a course of action.

Recommendation: Contact a qualified professional.



Northeast

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### 3: Cracks - Major

#### 🔴Recommendation

Major cracking observed in wall structure. This could be from moisture intrusion at the structure and/or soil movement. Recommend a qualified structural engineer evaluate and advise on course of action.

Recommendation: Contact a qualified structural engineer.

I=Inspected

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D=Deficient

I NI NP D



Northeast

**4: Cracks - Minor**

👉 Recommendation

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.

Recommendation: Recommended DIY Project



Northeast



Southeast



East



South



South



South

I=Inspected

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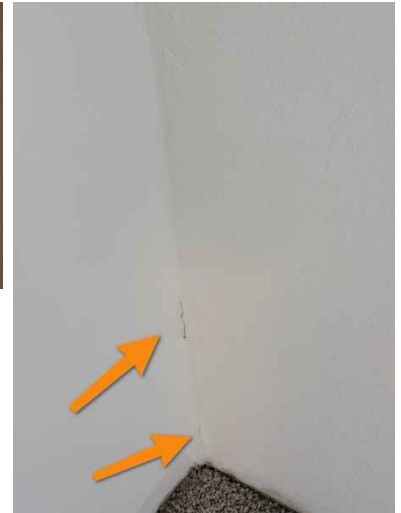
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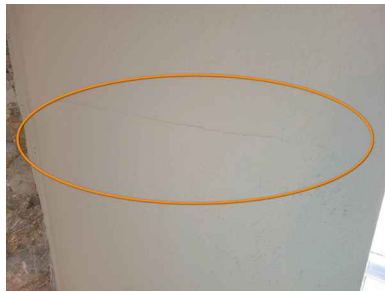
Master Bedroom closet



Bedroom2



2nd Floor Bedroom2 closet



Living Room



Living Room



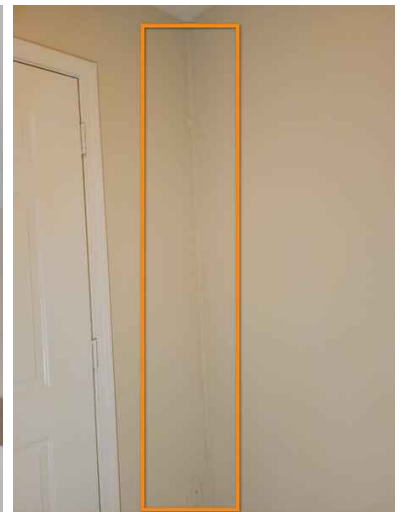
Living Room



Kitchen



Dining Room



1st Floor Hallway

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



South

**5: Evidence of Water Intrusion**

🟡Recommendation

The Wall structure showed signs of water intrusion, at a previous time. Recommend a qualified contractor to evaluate and repair

Recommendation: Contact a qualified structural engineer.



Master Bathroom cabinet

**6: Evidence of wood rot**

🟡Recommendation

Evidence of wood rot was observed at the time of the inspection. I recommend a qualified technician to evaluate and repair.

Recommendation: Contact a qualified professional.



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D=Deficient

I NI NP D

**7: Exterior light fixtures**

**🔴Recommendation**

Rain and moisture will often find their way into a wall if the exterior light fixture is not properly caulked. Therefore, proper caulking will help prevent water from entering into a wall; helping prevent damage to the wiring, the fixture, and the growth of mold inside the wall

Recommendation: Contact a qualified professional.



North



South

**8: Hole**

**🔴Recommendation**

Holes in the walls need to be repaired to prevent moisture intrusion. I recommend a qualified technician evaluate and repair

Recommendation: Contact a qualified professional.



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I	NI	NP	D
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Storage shed

**9: Plumbing penetrations.**

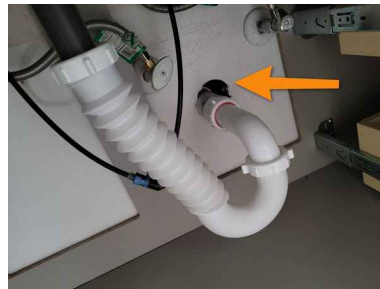
🔴Recommendation

It is recommended to air seal around all plumbing and piping installed through walls, ceilings, and flooring to keep conditioned air from leaking into unconditioned space.

Recommendation: Contact a qualified professional.



Kitchen



1st Floor Bathroom

**10: Poor workmanship**

🔴Recommendation

The repairs appear to be substandard at the time of the inspection. I recommend a qualified technician evaluate and repair

Recommendation: Contact a qualified professional.



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I NI NP D

Master Bedroom closet

Staircase

Back door

**11: Previous repairs**

🔴 Recommendation

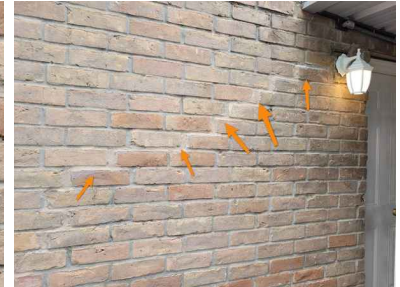
Recommendation: Contact a qualified professional.



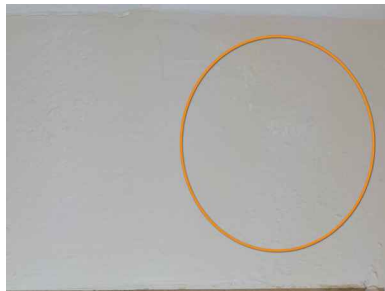
North



North



North



2nd Floor hallway



2nd Floor Bathroom

**F. Ceilings and Floors**

*Comments:*

The ceilings and the floors appear to be functioning as intended at the time of the inspection, however, some are deficient.

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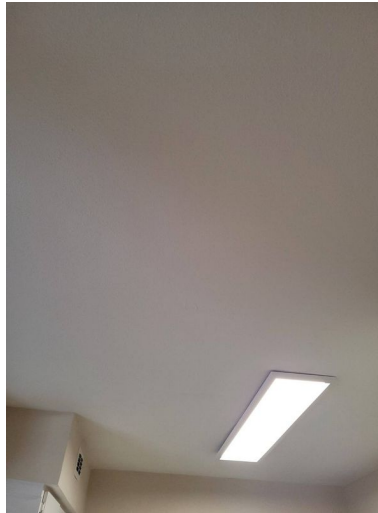
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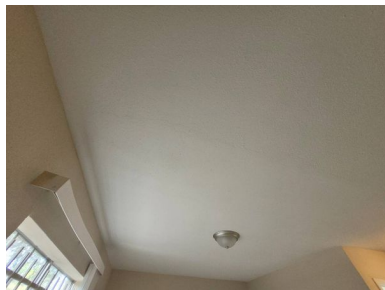
Kitchen



Kitchen



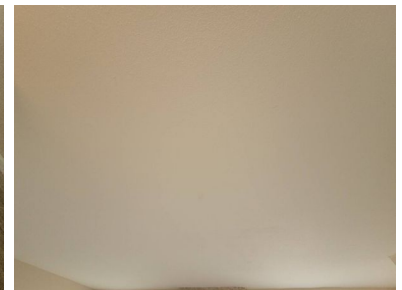
Dining Room



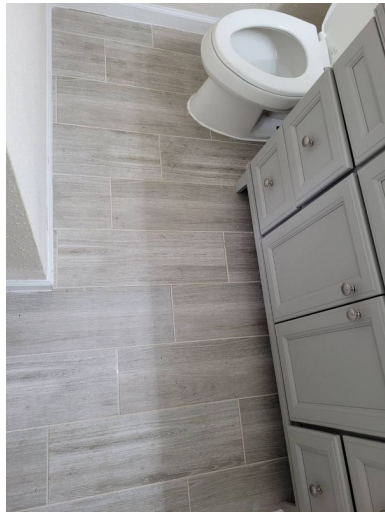
Dining Room



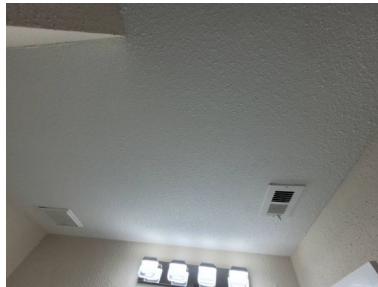
Living Room



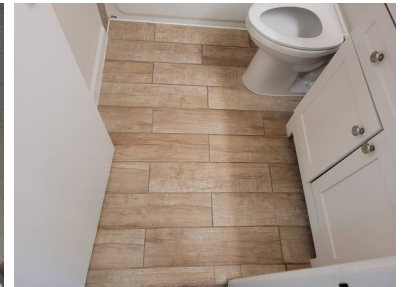
Living Room



1st Floor Bathroom



1st Floor Bathroom



2nd Floor Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



2nd Floor Bathroom



Master Bathroom

*For the purpose of the inspection, carpeting is considered a cosmetic item and is not in the scope of the inspection :*

For the purpose of the inspection, carpeting is considered a cosmetic item and is not in the scope of the inspection. The second floor is carpeted.



Bedroom

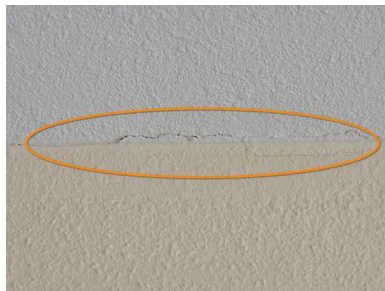


Master Bedroom

**1: Ceiling Minor Cracks**

🔴 Recommendation

Recommendation: Contact a qualified professional.



Bedroom2



2nd Floor hallway

I=Inspected

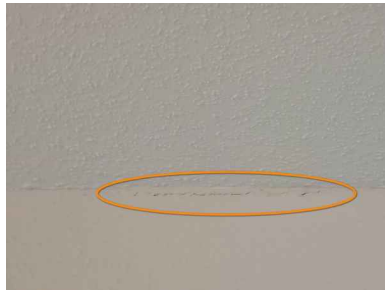
NI=Not Inspected

NP=Not Present

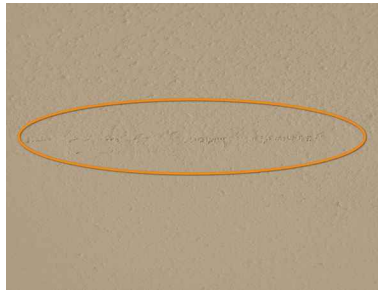
D=Deficient

I NI NP D

Living Room



Master Bedroom



Master Bedroom



Bedroom1



Master Bathroom



Master Bathroom

**2: Ceiling - Minor Damage**

🟡 Recommendation

Minor damage or deterioration to the ceiling was visible at the time of the inspection. I recommend a qualified technician evaluate and repair

Recommendation: Contact a qualified drywall contractor.



Master Bathroom

**3: Flooring - Damaged**

🟡 Recommendation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The home flooring had general moderate damage visible at the time of the inspection. Recommend evaluation by a qualified flooring contractor.

Recommendation: Contact a qualified professional.



Master Bathroom



1st Floor Bathroom

**G. Doors (Interior and Exterior)**

*Comments:*

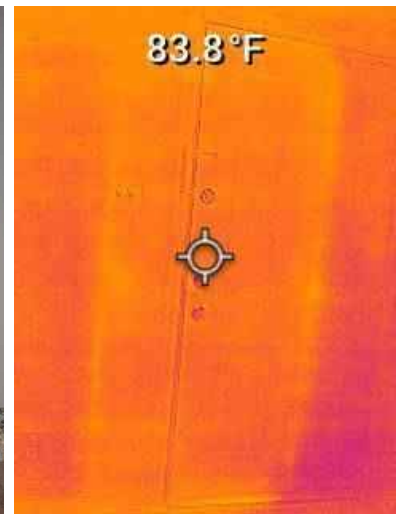
All interior and exterior doors are functioning as intended at the time of the inspection, however, some exhibit deficiencies.



Front door



Back door



Some conditioned air loss from the front door

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Some conditioned air loss from the back door

**1: Door Doesn't Latch**

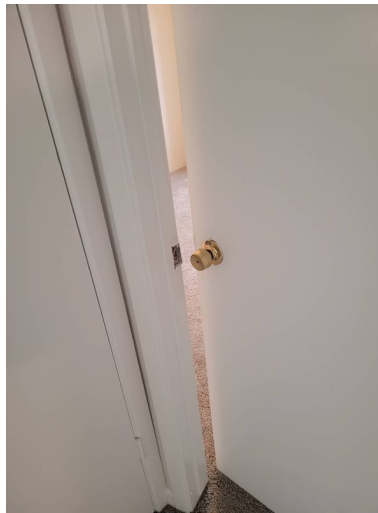
🟡 Recommendation

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

Recommendation: Contact a qualified handyman.



1st Floor storage door



Bedroom2

**2: Door general damage**

🟡 Recommendation

Possible wood rot. I recommend a handyman to evaluate and repair

Recommendation: Contact a handyman or DIY project

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



General damage



Front door

---

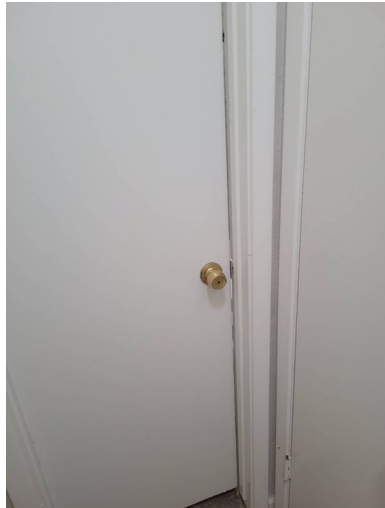
### 3: Door Sticks

🔴 Recommendation

The door sticks and is tough to open and does not close. Recommend sanding down offending sides.

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

Recommendation: Recommended DIY Project



Master Bathroom

---

### 4: Missing/damaged door stops

🔴 Recommendation

The purpose of a door stopper is to eliminate any damage to the adjoining wall next to your door.

Recommendation: Contact a qualified professional.



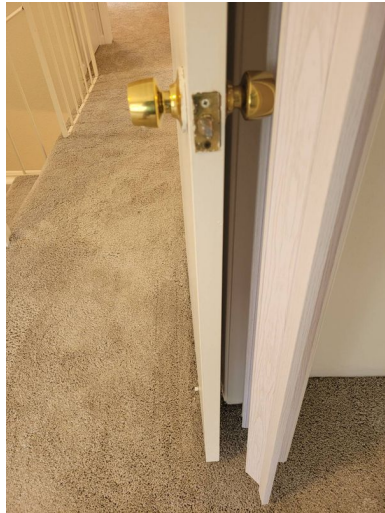
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Bedroom2

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**5: Noticeable Gap**

🟡Recommendation

One or more gaps could result in energy loss. Recommend handyman or door contractor evaluate.

Recommendation: Contact a qualified door repair/installation contractor.



1st Floor storage door

---

**6: Fence door**

🟡Recommendation

It does not latch

Recommendation: Contact a qualified professional.

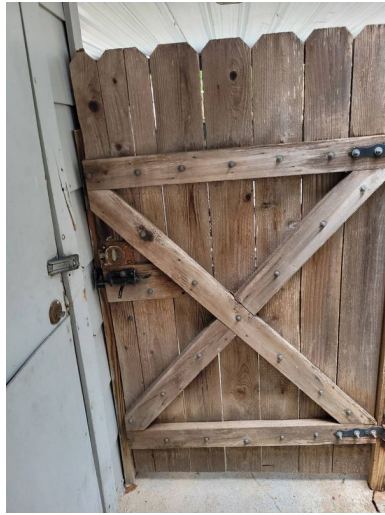
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**H. Windows**

*Comments:*

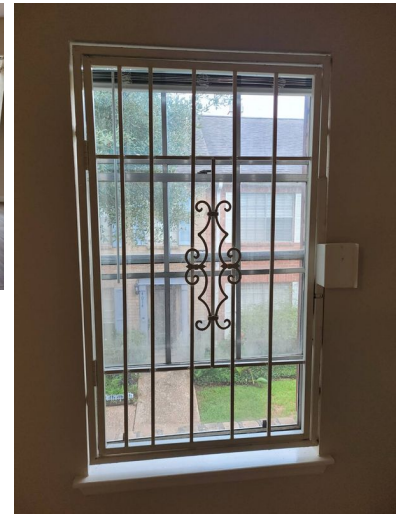
Most of the low-efficiency windows appear to be functioning as intended at the time of the inspection. They open, close, and latch, however, some are deficient.



Dining Room



Living Room



Master Bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

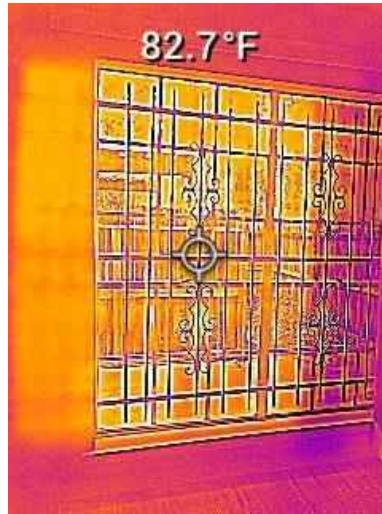
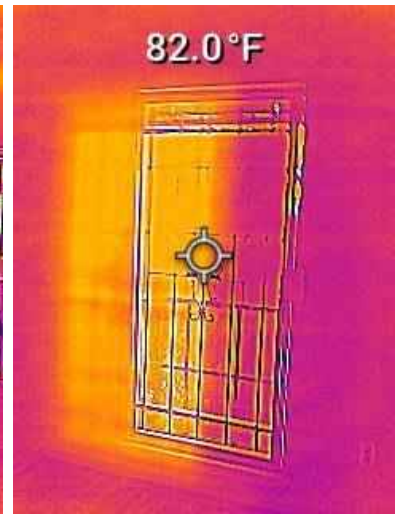
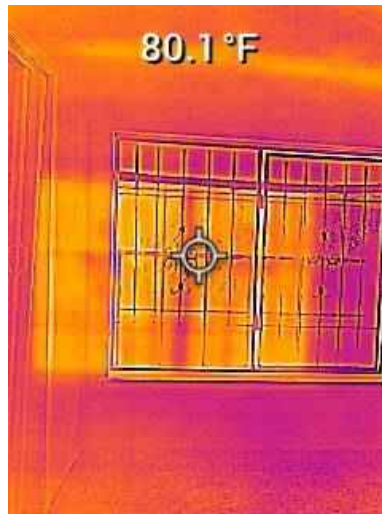
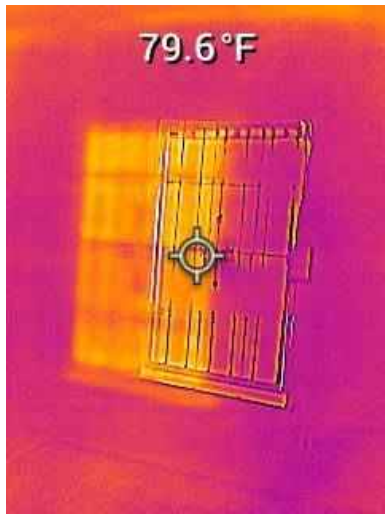
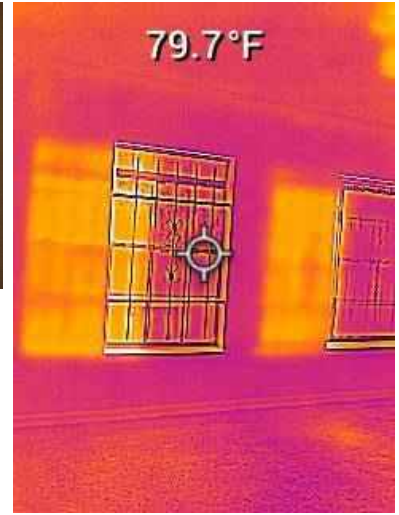
I NI NP D



Bedroom1



Bedroom2



1: Burglar bars  
● Recommendation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

While burglar bars can hinder any attempt to get into your home, they can also trap you inside during an emergency.

Bars grilles, covers, screens, or similar devices can be placed over escape and rescue openings, and window wells, however, these devices must be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than that required to normally operate an escape and rescue opening.

Recommendation: Contact a qualified professional.



## 2: Evidence of moisture damage

### 🔴 Recommendation

Some window sills have evidence of moisture damage. I recommend a qualified technician to evaluate and repair. Cracks that are in only the trim around the doors and windows are often from humidity causing material, especially wood, to swell and contract. If that happens enough, the trim can crack near its edge and create a gap. These cracks are merely cosmetic, but you'll want to fill them.

Recommendation: Contact a qualified professional.



Dining Room



Living Room



Bedroom2

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Master Bedroom



Master Bedroom

### 3: Failed weatherstrips

🔴 Recommendation

I recommend replacing the bottom rail weatherstrip to prevent loss of conditioned air and moisture intrusion.

Recommendation: Contact a qualified professional.



Dining Room



Dining Room

### 4: Missing Screen(s)

🔴 Recommendation

One or more windows are missing a screen. Recommend replacement. They are the barrier that keeps insects from coming into your house when you open your windows up to let the fresh air in. And they keep a whole range of potential pests from using your windows as a doorway into your home. Screens are important.

Recommendation: Contact a qualified window repair/installation contractor.



Dining Room



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Bedroom2

**5: Window inoperable**

🔴 Recommendation

Window inoperable

Recommendation: Contact a qualified professional.



Master Bedroom

**6: Window not locking**

🔴 Recommendation

When it comes to security, the single most important thing you can do to protect your home is to lock your windows and doors.

Recommendation: Contact a qualified window repair/installation contractor.



Dining Room



Living Room

**I. Stairways (Interior and Exterior)**

*Comments:*

The height of the risers appears to be within the recommended size. The handrails, the newels, and the balusters appear not to be in the recommended size at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Proper guard rail height

**1: Baluster Gap Too Wide**

🔴Recommendation

The baluster space is not up to modern safety standards. The space between balusters should not allow passage of a 4 3/8-inch sphere for child safety. Recommend a qualified handyman or original installer repair and bring up to code.

Recommendation: Contact a qualified handyman.



The baluster gap

The baluster gap

**2: Handrail Missing**

🔴Recommendation

The staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail. A handrail is required when there are two or more risers

Recommendation: Contact a qualified handyman.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



### 3: Raisers and treads

#### Recommendation

All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Treads shall be 11 inches deep minimum.

Recommendation: Contact a qualified professional.



### J. Fireplaces and Chimneys

#### Comments:

The components of the fireplace such as the lintel, the hearth, and hearth extension, the firebox, the termination to the roof, the cup, the crown, and the spark arrestor appear to be functioning as intended at the time of the inspection, however, the chimney structure appears to have settlement cracks.

Traditionally the exterior of condominiums is maintained by the HOA. It is advisable to check the governing documents for how repairs, and maintenance, should be handled. Look for anything that defines the lines of responsibility and repair policies. Roof maintenance and any rules regarding multi-unit issues may be referenced in addition to general repair guidelines.



The fireplace



Firebox



Damper closed



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Damper open



Crown, cup, spark arrestor

**1: Chimney structure cracks**

🔴Recommendation

The chimney has cracks. I recommend a qualified technician to evaluate and repair to prevent further water damage

Recommendation: Contact a qualified professional.



South

**2: Cabinet doors damaged**

🔴Recommendation

I observed the fireplace cabinet door on the right side to be damaged. I recommend a qualified technician evaluate and repair

Recommendation: Contact a qualified professional.



cabinet door

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

The porches, balconies, decks, carports, driveway, and walkways appear to be functioning as intended at the time of the inspection.

Traditionally the exterior of condominiums is maintained by the HOA. It is advisable to check the governing documents for how repairs, and maintenance, should be handled. Look for anything that defines the lines of responsibility and repair policies. Exterior maintenance and any rules regarding multi-unit issues may be referenced in addition to general repair guidelines.



**1: Carport leaking**

🔴Recommendation

I observed the carport leaking water at the time of the inspection. I recommend caulking the problem areas

Recommendation: Contact a qualified professional.



North

---

**2: Cracked Exterior Floor**

🔴Recommendation

Porch or balcony exterior flooring shows signs of foundation cracking. Recommend a concrete contractor evaluate and repair.

Recommendation: Contact a qualified concrete contractor.



North Patio



North Carport

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

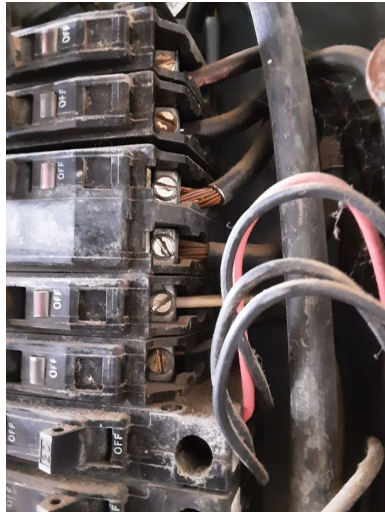
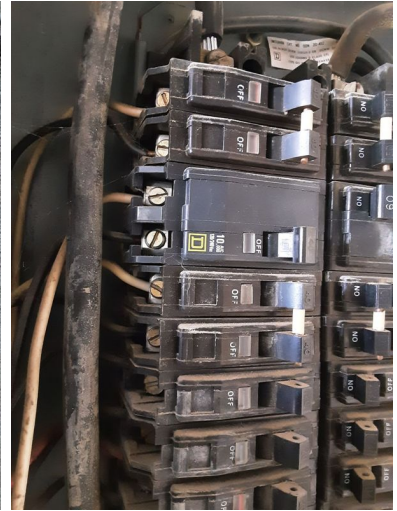
The components of the electrical service panel, service entrance cables, breakers, connections, wiring, and grounding, appear to perform as it was intended at the time of the inspection, however, there were some deficiencies.



North



Ground rod



*Comments:*

An intersystem bonding bar is required by the National Electrical Code and the IRC. This is where the connections of the bonding conductors for water pipes, gas pipes, communication systems, CATV, satellite, and low voltage systems are required to be made.

*Grounding and Bonding:*

Evidence of grounding and bonding is inspected. Many aspects of the grounding systems are within the structure and are not visible. The effectiveness of the grounding can be evaluated by a licensed electrician.

*Routine Electrical panel Inspection Recommended:*

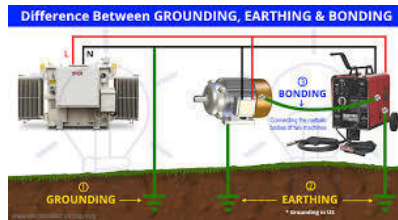
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



The electrical panel/system is the heart of the home. Electrical current is being distributed from the panel(s) to the receptacles, fixtures, appliances, and elsewhere around the property. breakers become weak and wear out, connections can become loose. It is recommended every few years to have a qualified licensed electrician inspect and evaluate the service panel for any service or repair that may be needed.

few years to have a qualified licensed electrician inspect and evaluate the service panel for any service or repair that may be needed.



*Arc-Fault Circuit Interrupter Protection (AFCI):*  
Arc-Fault Circuit Interrupter Protection (AFCI) Under the TREC Inspection Standards that become effective on 1 Feb 2022 it will be a deficiency if AFCI (Arc Fault Protection) is not in the following locations: Kitchens; Family Rooms; Dining Rooms; Living Rooms; Parlors; Libraries; Dens; Bedrooms;

Sunrooms; Recreation Rooms; Closets; Hallways; and Laundry areas. Upgrade or Installation of AFCI protection devices should only be done by a qualified electrician. Not all home wiring is compatible with AFCI devices. If you have concerns or questions about AFCI protection for the home you should consult with a qualified electrician.

**1: Anti-Oxidant Compound**

🔴 Recommendation

The oxygen in the air reacts to the aluminum wire. The resulting oxidation causes extra resistance to the electrical current. Applying an antioxidant to the aluminum wiring makes it safer.

Recommendation: Contact a qualified professional.



North

**2: Double tap neutral wires**

I=Inspected

NI=Not Inspected

NP=Not Present

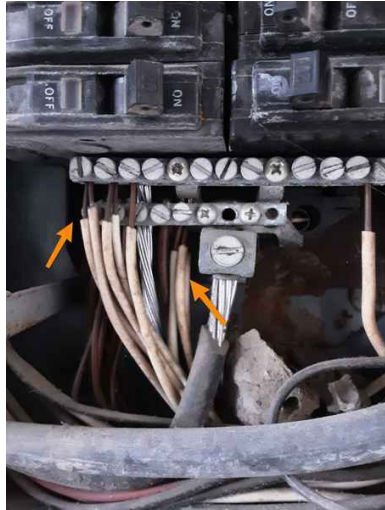
D=Deficient

I NI NP D

🔴 Recommendation

A double-tapped neutral is a slang term for saying that one of the screws on the neutral bus bar in the panelboard has more than one neutral wire feeding to it. While panel manufacturers will allow for up to three grounding conductors under a single lug, they typically only allow one neutral wire. I recommend a certified electrician to evaluate and repair

Recommendation: Contact a qualified professional.



Panel

**3: Missing cover**

🔴 Recommendation

I recommend a certified electrician evaluate and advise on a course of action

Recommendation: Contact a qualified professional.



Panel

**4: Panel Missing Labels**

🔴 Recommendation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The electrical panel does not have labels. Recommend a qualified electrician to test and properly label all switches. Labeling the electrical panel can be an essential time-saving step when things go south at home. When a circuit trips, a label will help identify the culprit and keep confusion to a minimum.

Recommendation: Contact a qualified electrical contractor.

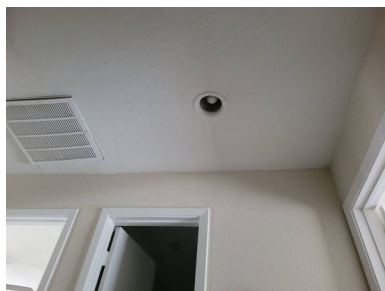


North

**B. Branch Circuits, Connected Devices, and Fixtures**

*Comments:*

The switches, and outlets, appear to perform as intended at the time of the inspection. The required receptacles located in the kitchen, the bathrooms, the laundry room, the garage, and the exterior of the home, appeared NOT to be GFCI and AFCI protected



*Type of Wiring:* Copper

**1: Cover Plates Damaged**

🔴 **Recommendation**

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

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Kitchen Kitchen

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**2: Ceiling fan wobbly**

🟡Recommendation

The ceiling fan appears to be wobbly at the time of the inspection

Recommendation: Contact a qualified professional.



Bedroom2

---

**3: Doorbell / Chime**

🟡Recommendation

Inoperable

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



South Inoperable

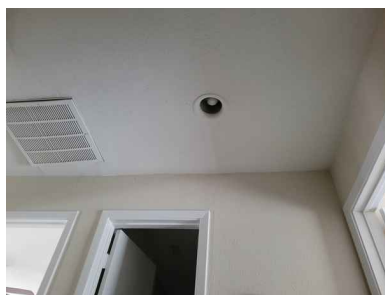
---

**4: Light inoperable**

🔴 Recommendation

One or more lights are not operating. A new light bulb is possibly needed.

Recommendation: Contact a qualified professional.



2nd Floor hallway

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**5: No AFCI protection**

🔴 Recommendation

An AFCI is a product that is designed to detect a wide range of arcing electrical faults to help reduce the electrical system from being an ignition source of a fire. Conventional overcurrent protective devices do not detect low-level hazardous arcing currents that have the potential to initiate electrical fires.

Recommendation: Contact a qualified electrical contractor.

---

**6: No GFCI Protection**

🔴 Recommendation

No GFCI protection is present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation: Contact a qualified electrical contractor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen

Laundry room



1st Floor Bathroom

Master Bathroom

**7: Smoke detector missing**

🚫 Recommendation

Smoke detectors must be installed in every bedroom and outside each sleeping area in the unit and at least one on every level if it's a multiple-level dwelling.

Recommendation: Contact a qualified drywall contractor.

**8: Outlet loose**

🚫 Recommendation

Recommendation: Contact a qualified professional.



2nd Floor Bedroom2

C. Other

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

I NI NP D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

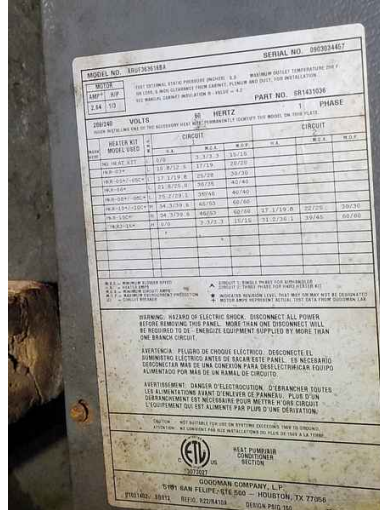
**A. Heating Equipment**

*Comments:*

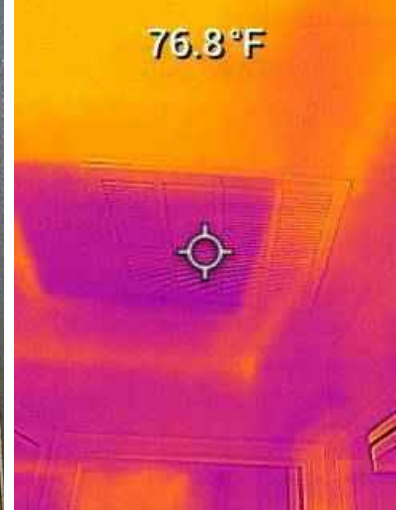
The heating equipment appears to be functioning as intended at the time of the inspection. The MFG is March 2009



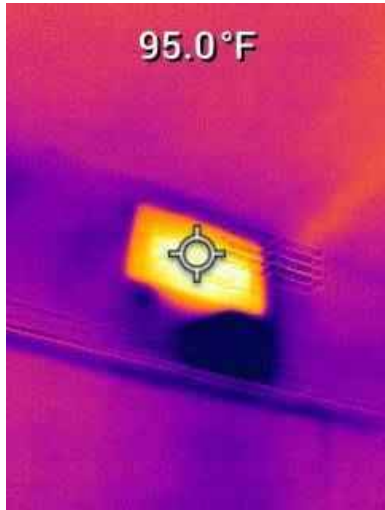
Attic



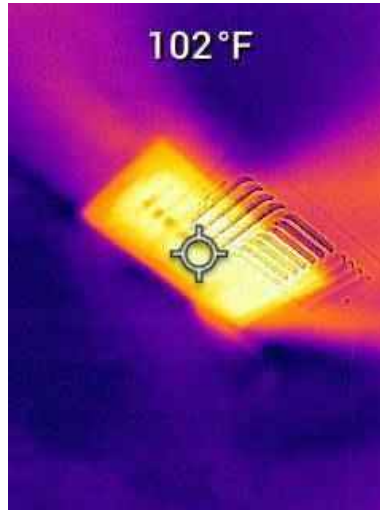
Model and serial numbers



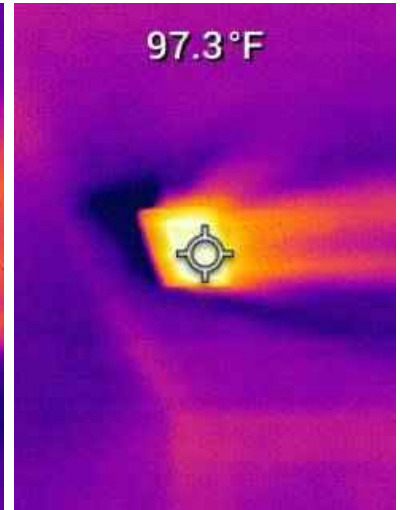
Return



Temperature differential between registers and returns are within range



Temperature differential between registers and returns are within range



Temperature differential between registers and returns are within range

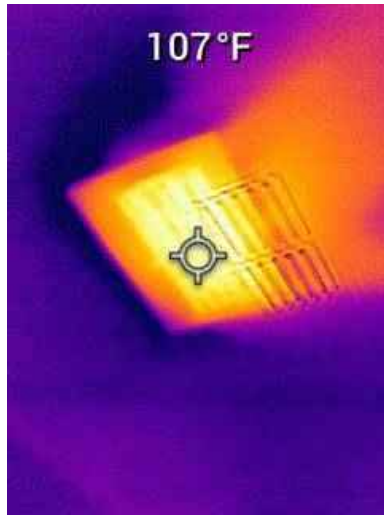
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Temperature differential between registers and returns are within range

Energy Sources: Electric

Type of Systems: Forced Air

**B. Cooling Equipment**

Comments:

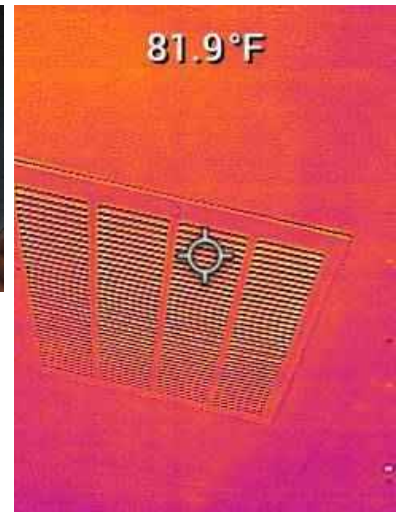
The A/C appears to perform as intended at the time of the inspection. The refrigerant used for both units is R 22, and as of January 2020, has been banned in the USA. If your AC or heat pump system needs a repair that involves refrigerant, you may have to decide between a hefty refrigerant bill reaching \$110 plus per pound, and very rare to find, or a system replacement



North



Model and serial numbers



Return

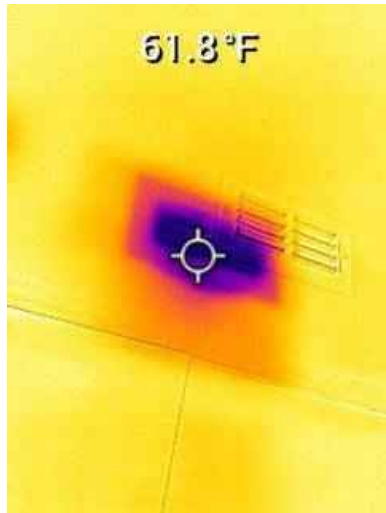
I=Inspected

NI=Not Inspected

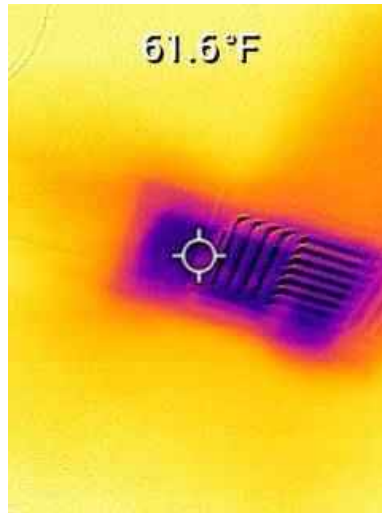
NP=Not Present

D=Deficient

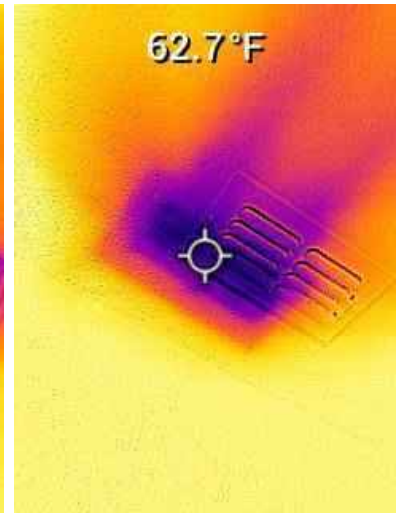
I NI NP D



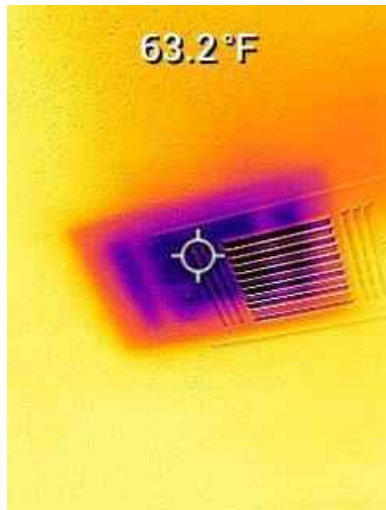
Temperature differential between registers and returns are within range



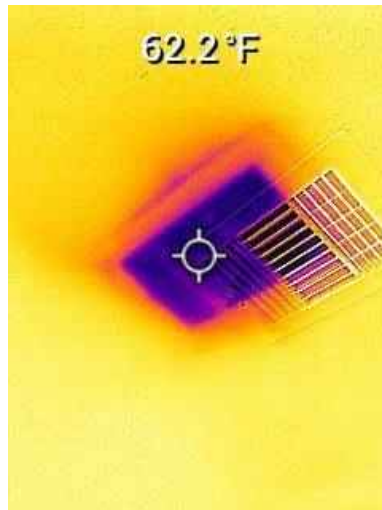
Temperature differential between registers and returns are within range



Temperature differential between registers and returns are within range



Temperature differential between registers and returns are within range



Temperature differential between registers and returns are within range

Type of Systems: Electric



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**1: Insulation Missing or Damaged**

**Recommendation**

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

Recommendation: Contact a qualified HVAC professional.



North



Attic



Attic

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



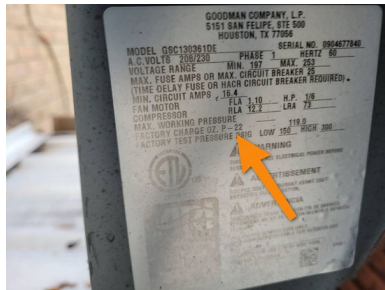
Attic

## 2: R-22 Refrigerant

👉 Recommendation

On January 1, 2010, the Environmental Protection Agency (EPA) implemented a ban on the production and import of R22, except for continuing servicing needs of existing equipment. However, it does mean that if your AC or heat pump system needs a repair that involves refrigerant, you may have to decide between a hefty refrigerant bill and a system replacement.

Recommendation: Contact a qualified professional.



## ☒ ☐ ☐ ☒ C. Duct Systems, Chases, and Vents

Comments:

The ducting system appears to be functioning as intended at the time of the inspection, however, there are some deficiencies



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Attic

Attic

**1: Condensation on the duct**

🔴Recommendation

The main causes for condensation occurring on the HVAC include the temperature difference between the outside air and AC vent, improperly sealed AC ducts, and lack of insulation around these ducts. However, ductwork sweating can also be aggravated by factors like too much air moisture, or a dirty air filter.

Recommendation: Contact a qualified professional.



Attic

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**2: Duct crimping**

🔴Recommendation

Ducts which have been improperly routed and are crimped, crushed, or have excessive bends can reduce cool air flow in an otherwise properly functioning system.

Recommendation: Contact a qualified professional.



Attic

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**3: Duct Damaged**

🔴Recommendation

Air supply duct was damaged. Recommend a qualified HVAC contractor repair.

Recommendation: Contact a qualified HVAC professional.

I=Inspected

NI=Not Inspected

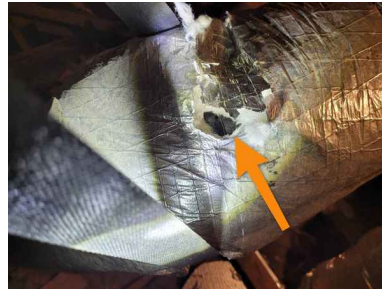
NP=Not Present

D=Deficient

I NI NP D



Attic



Attic



Attic



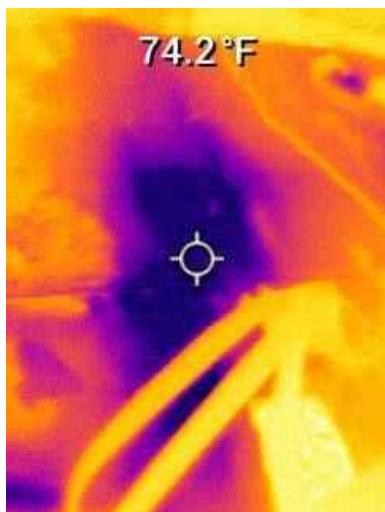
Attic

#### 4: Duct Leaking

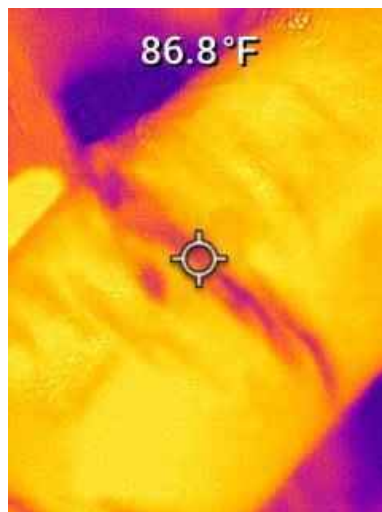
👉 Recommendation

Air supply duct was leaking air. Recommend a qualified HVAC technician or vents & ducts contractor repair.

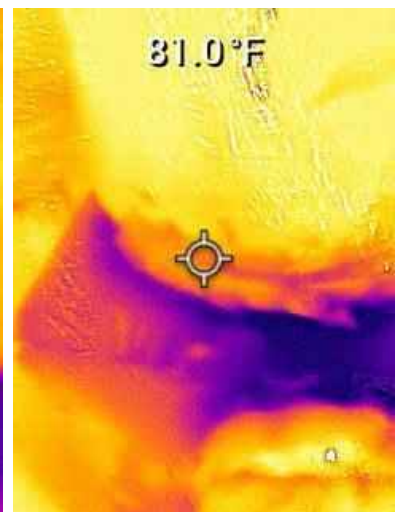
Recommendation: Contact a qualified HVAC professional.



Attic



Attic



Attic



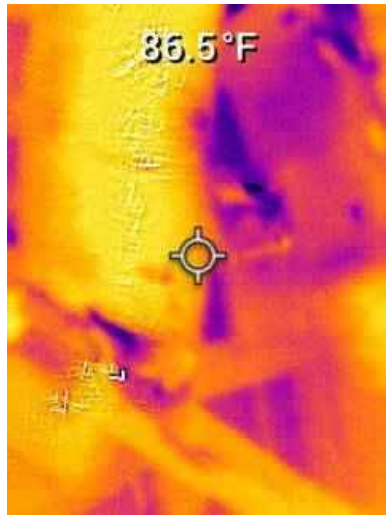
I=Inspected

NI=Not Inspected

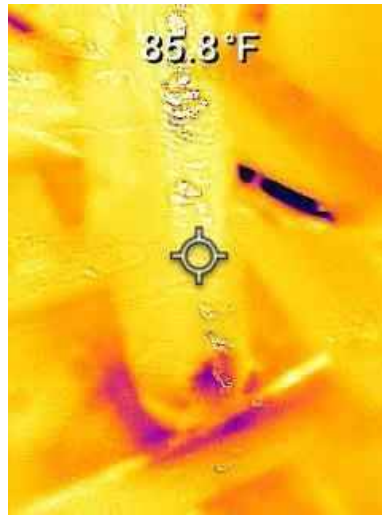
NP=Not Present

D=Deficient

I	NI	NP	D
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Attic



Attic

D. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution Systems, and Fixtures**

*Comments:*

The plumbing system appears to function as intended at the time of the inspection.



Kitchen



1st Floor Bathroom



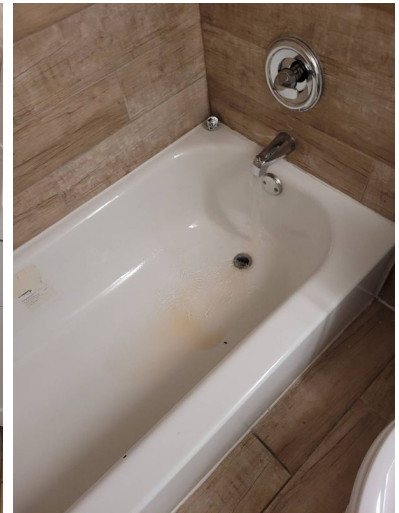
1st Floor Bathroom



2nd Floor Bathroom



2nd Floor Bathroom



2nd Floor Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



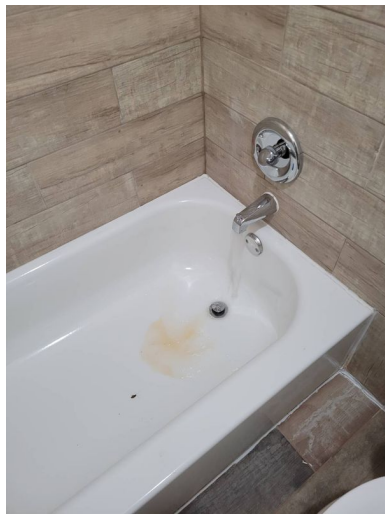
2nd Floor Bathroom



Master Bathroom



Master Bathroom



Master Bathroom



Master Bathroom



*Location of Main Water Supply Valve : Main Level*



South

*Location of Water Meter: Exterior*

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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South

Static Water Pressure Reading: 55



Type of Supply Piping Material: PVC/CPVC

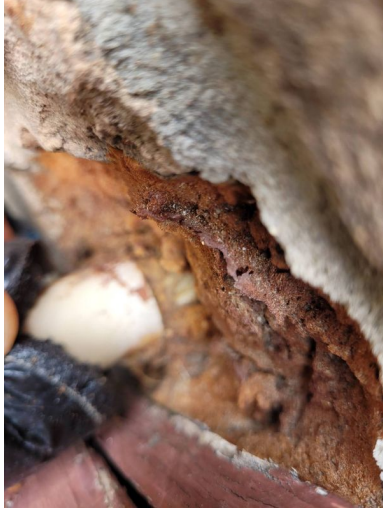
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**1: Bath tub chipped**

🟡 Recommendation

There was a small chip in the bathtub. I recommend a qualified professional evaluate and advise on a course of action.

Recommendation: Contact a qualified professional.



2nd Floor Bathroom

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

*Comments:*

The drains and wastes and vent appear to function as intended at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Master Bathroom



Plumbing vents



Plumbing vents

Type of Drain Piping Material: PVC

**1: Flex drain pipe**

🔴 Recommendation

The major problem with them is that they collect the dirt and grime that's supposed to flow down the drain. Making matters worse, since they slow down the flow of water, gunk can easily collect further down the pipe, especially if the pipe already isn't 100% clear.

Recommendation: Contact a qualified professional.



2nd Floor Bathroom



Kitchen



1st Floor Bathroom

**C. Water Heating Equipment**

Capacity: 30 Gallons

Comments:

The water heater is functioning as intended at the time of the inspection. Based on the manufacturer's suggested service life, the life expectancy of this water heater is 8 to 10 years. That varies with the location and design of the unit, quality of installation, maintenance schedule, and water quality. Annual maintenance flush is recommended to prevent sediment buildup and maintain efficiency. I recommend a certified plumber evaluate and advise on the condition of the water heater.

I=Inspected

NI=Not Inspected

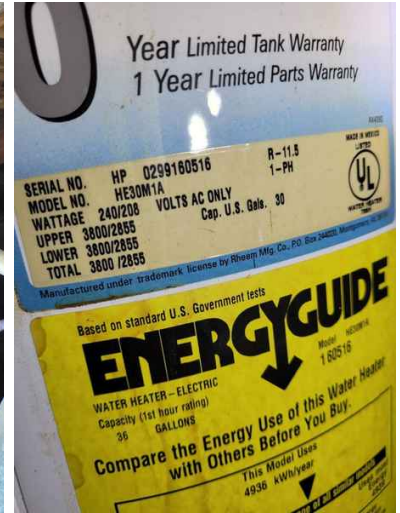
NP=Not Present

D=Deficient

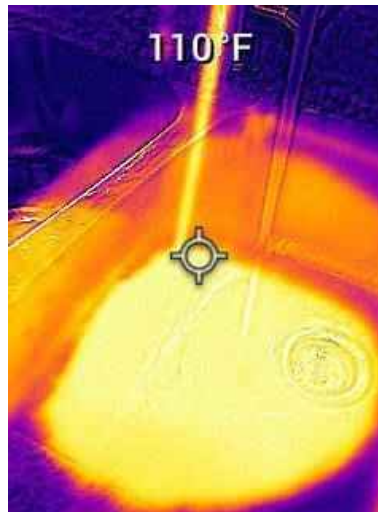
I NI NP D



Attic



Model and serial numbers



Operating

Energy Sources: Electric

**1: Annual Maintenance Flush Needed**

➔ Recommendation

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

[Here is a DIY link to help.](#)

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**2: Galvanic corrosion**

🔴 Recommendation

Galvanic corrosion happens when two different metals are connected together.

Recommendation: Contact a qualified professional.



Attic

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**3: Improper wiring**

🔴 Recommendation

Missing connector. I recommend a certified electrician to evaluate and repair

Recommendation: Contact a qualified professional.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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T&P valve

#### 4: Calcification

##### 🔴 Recommendation

Those are water deposits where there is enough water to be a leak, then the water evaporates, leaving the minerals behind, and it builds up as crystals.

Recommendation: Contact a qualified professional.



Those are water deposits where there is enough water to be a leak, then the water evaporates, leaving the minerals behind, and it builds up as crystals.

**D. Hydro-Massage Therapy Equipment**

**F. Gas Distribution Systems and Gas Appliances**

*Location of Gas Meter: N/A*

*Type of Gas Distribution Piping Material: NA/A*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## V. APPLIANCES

**A. Dishwashers**

*Comments:*

The dishwasher appears to be functioning as intended at the time of the inspection



Kitchen

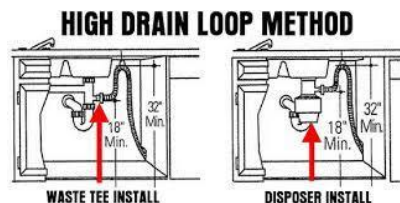


Operating

**1: Missing Anti-syphon loop**

🔴Recommendation

The dishwasher drain is missing an anti- siphon loop. The purpose of a dishwasher air gap or anti-siphon is to prevent the siphoning and back flow of water. The water can flow back into the dishwasher which will leave water in the bottom of the dishwasher. The air gap or anti-siphon prevents siphoning if sinks are drained simultaneously.



Recommendation: Contact a qualified professional.



**2: Not secured**

🔴Recommendation

The dishwasher is not secured to the counter. I recommend a handyman secure it to the counter, so it does not move around, and to prevent it from tipping while it is in use

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified professional.



**B. Food Waste Disposers**

*Comments:*

The waste disposer appears to be functioning as intended at the time of the inspection



Kitchen

**1: Improper wiring**

🔴 **Recommendation**

Waste disposal cord connected with no connector and a conduit. I recommend a qualified technician to evaluate and repair

Recommendation: Contact a qualified professional.

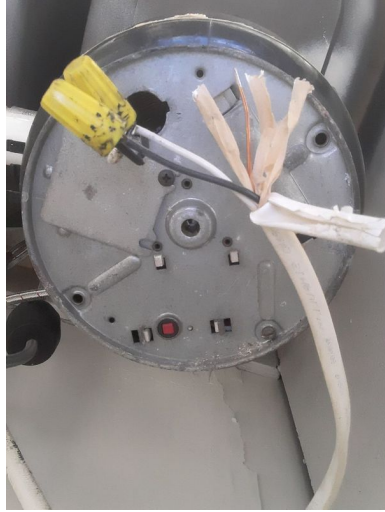
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen

**C. Range Hood and Exhaust Systems**

*Comments:*

The exhaust fan system is functioning as intended at the time of the inspection. This exhaust fan is of the recirculating type, using the microwave



Kitchen

**1: Exhaust fan needs sealing**

🔴 Recommendation

The space between the exhaust fan and the surrounding drywall must be sealed so that large amounts of the conditioned air does not leak through, which can lead to energy loss and moisture problems.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Kitchen

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## 2: Improper venting

🚫 Recommendation

When you see light come in through these areas, it means that water can also get in, so the problem needs to be addressed immediately.

Recommendation: Contact a qualified professional.



Attic

**D. Ranges, Cooktops, and Ovens**

*Comments:*

The ranges cooktops and ovens are functioning as intended at the time of the inspection

### 1: Inoperable

🚫 Recommendation

The oven was inoperable at the time of the inspection. I recommend a qualified technician to evaluate and repair

Recommendation: Contact a qualified professional.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

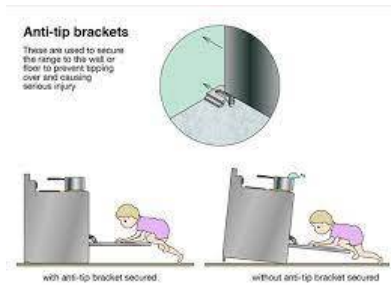


Model and serial numbers

### 2: Range Not Fastened

🔴 Recommendation

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.



Recommendation: Contact a qualified handyman.



Kitchen

E. Microwave Ovens

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*Comments:*

The microwave is functioning as intended at the time of the inspection

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

The exhaust vents and heaters are functioning as intended at the time of the inspection



1st Floor Bathroom



2nd Floor Bathroom



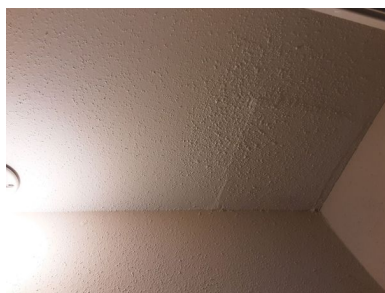
Master Bathroom

**1: Missing vents in bathroom and laundry room**

**Recommendation**

Laundry room ventilation is important as it can be a major source of contaminants in your house. A poorly ventilated laundry room will have moisture buildup. During the hotter summer months, this is a recipe for mold growth, bacteria, and dust mites. Washers emit a great deal of humidity, particularly when running on the spin cycle. Concentrated water vapor in the air condenses on walls and other surfaces and can trigger mold growth as well as consequences such as deteriorated structural materials. Dryers require specific venting for fire safety as well as air quality protection. Lint produced by driers is a proven fire hazard when not properly vented. Released into the household environment, airborne lint can present health issues if inhaled.

Recommendation: Contact a qualified professional.



Laundry room

**G. Garage Door Operators**

*Comments:*

The garage door operators appear to be functioning as intended at the time of the inspection

**H. Dryer Exhaust Systems**

*Comments:*

The dryer exhaust system appears to be functioning as intended at the time of the inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Laundry room



Termination North

**I. Refrigerator**

*Comments:*

The refrigerator is functioning as intended at the time of the inspection





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**1: Broken shelf**

🔴 Recommendation

I observed a broken shelf on the refrigerator door.

Recommendation: Contact a qualified professional.



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**2: Light not on**

🔴 Recommendation

Recommendation: Contact a qualified professional.



J. Washer

K. Dryer

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**Garage**