



ALLIANCE HOME INSPECTIONS LLC

832-768-5960

DWooley@allianceinspects.com
<https://www.allianceinspects.com/>



ALLIANCE MASTER TEMPLATE (REI 7-5)

3039 Thicket Path Way
Katy, TX 77493

Inspector
David Wooley
TREC Professional Inspector License # 20722
832-768-5960
dwooley@allianceinspects.com



Agent
Elizabeth Muras
JLA Realty
832-291-1220
emuras.realtor@gmail.com



PROPERTY INSPECTION REPORT

Prepared For: Yasmine & Alex Abreu

(Name of Clients)

Concerning: 3039 Thicket Path Way, Katy, TX 77493

(Address or Other Identification of Inspected Property)

By: David Wooley - TREC Professional Inspector License # 20722 02/21/2021 3:00 pm

(Name and License Number of Inspector)

(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: 1 Story

Access Provided By: : Supra

In Attendance: Buyer, Buyer's Agent

Occupancy: Occupied

Weather Conditions: Cloudy

Temperature: 71 - 66 Fahrenheit (F)

Occupied Home:

The home was occupied at the time of inspection. The inspector does not move storage items or furnishings for access.

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

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

I. STRUCTURAL SYSTEMS

General Roof Photos:



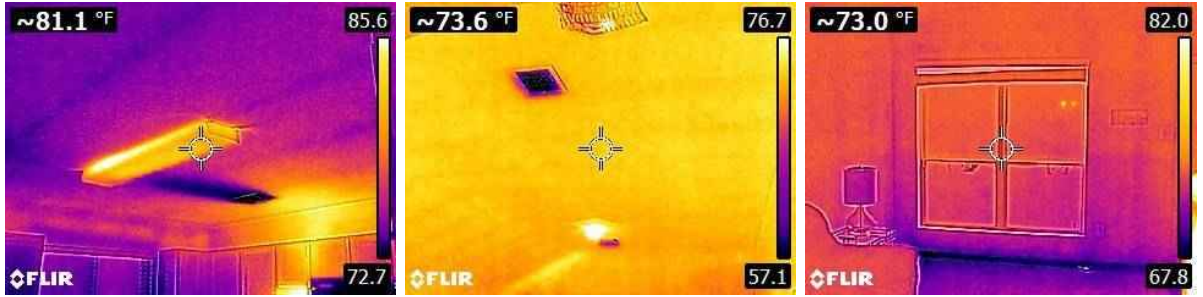
Attic Photos:



General Infrared Interior Photos:

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

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



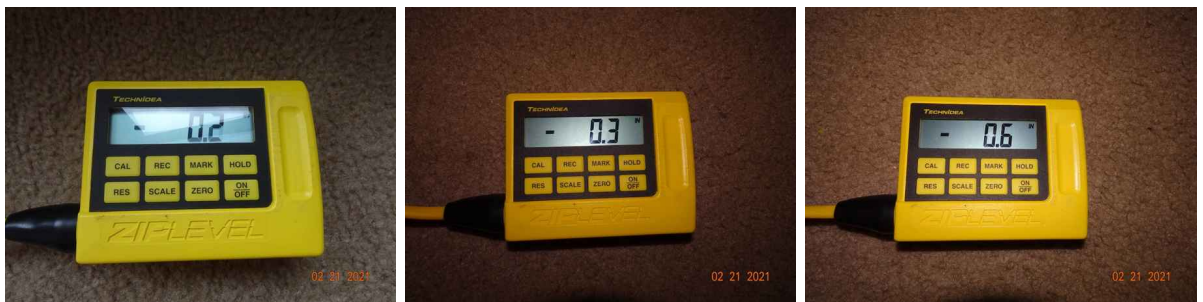
-
-
-
-

A. Foundations

Type of Foundation: Slab On Grade

Photos of Digital Foundation Measurements:

Note: These photos are informational only. Refer to the deficiencies section of the report for observed defects.



Inspected with Zip Level - No Excessive Settlement Noted: **Note:** This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points are registered on the foundation throughout the property to determine if there are elevation variations that indicate excessive movement of the foundation. At the time of this inspection, the measured areas do not indicate any variations that, in this inspectors OPINION, indicate any need for invasive repairs to the foundation unless a Deficiency or Recommendation is noted in this report. If buyer desires a second opinion or further analysis, a foundation company or structural engineer should be contacted.

1: Shear Cracks

[Maintenance Item](#)

Note: Shear cracking observed at corners of foundation is not normally associated with structural movement or deficiencies. Monitor as needed or if further evaluation is desired, consult with a structural engineer.

-
-
-
-

B. Grading and Drainage

1: Grading - Negative Grade

[Recommendation](#)

Front Exterior at Flower Bed

Negative soil grading was observed toward the home. This area does not appear to drain water away from the foundation. Proper grading or underground drainage is recommended to direct water away from the foundation.

2: Fence: Pooling Water

[Maintenance Item](#)

Left Exterior

Pooling water or evidence of previous pooling water was observed at the fence area due to poor/improper grading, evaluate and remedy as needed.

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

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

C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Walking the Roof Surface, The Ground

Roof Fastening Method Not Verified:

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

Lack of Access:

Note: Due to lack of roof access due to the height and/or steepness, evaluation of the roof was limited to views from the ground or ladder at the edge of the roof. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

1: Shingles - Satellite Dish

 Maintenance Item

There is a satellite dish(s) mounted to the roof covering. Ensure the anchor bolts are sealed properly. The Inspector cannot verify the condition of roof decking material under the mounted satellite dish.



2: Exposed Fasteners

 Maintenance Item

Multiple Locations

Noted nails installed on the exterior of the shingles with no apparent sealant.



3: Shingles - Loose Shingles

 Recommendation

Left Slope, Rear Slope

Loose shingles were observed. Secure as needed by a qualified roofing contractor.

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

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



4: Flashing - Lifted Vent Flashing

🔴 Recommendation

Left Slope

Lifted vent flashings may allow for water penetration. Secure and seal as needed.



5: Fasteners - Exposed Flashing Nails

🔧 Maintenance Item

Random Areas

Exposed flashing nails should be properly secured and sealed to prevent water penetration.



D. Roof Structures and Attics

Viewed From: Attic, Decked Areas of the Attic

Approximate Average Depth of Insulation: 12 Inches, 14 Inches

Type of Insulation Material: Blown Fiberglass

Attic Access Method: Pull Down Ladder(s)

Type of Attic/Roof Ventilation: Roof & Soffit Vents - None

No Defects in Insulation: **Note:** There are no insulation recommendations resulting from this inspection.

No Defects In Framing: **Note:** No structural defects in the attic framing were observed at the time of inspection.

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

I NI NP D

Radiant Barrier: **Note:** A radiant barrier is installed on the roof decking. This may conceal possible evidence of water penetration and limit evaluation of the decking material.

Limited Access: **Note:** Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

1: Attic Ladder - Not Insulated/Sealed

 Maintenance Item

The attic ladder door is not proper insulated or weather-stripped. This will help with keeping hot air inside the attic and not be pulled into the home.



E. Walls (Interior and Exterior)

Cosmetic Deficiencies: **Note:** Cosmetic deficiencies are not included in the scope of this inspection.

Stored Items In Garage: **Note:** Shelving and personal storage prevented complete inspection access to garage components. Inaccessible areas are not covered under the scope of this inspection.

Storage :

Note: The home was occupied at the time of inspection. The inspector does not move storage/furnishings to inspect items blocking visual observation of components. Items blocked by storage/furnishing are not inspected.

1: Trim - Loose/Missing Caulk

 Maintenance Item

Random Areas

Loose/missing caulking was observed at trim board(s). Seal as needed to prevent moisture intrusion.



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

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

2: Fiber - Damaged Trim

🔴 Recommendation

Rear Exterior

Sections of damaged fiber cement board trim were observed. Repair or replace as needed.



3: Brick - Weeps Filled

🔴 Recommendation

"Weep Holes" in the brick veneer at random areas are not properly cleared. Various weep holes have been filled. Filler material should be removed to ensure adequate air flow behind the brick veneer.



4: Fiber - Open Buttress Joints

🔵 Maintenance Item

Fiber cement board, commonly referred to as "Hardie plank", has buttress joints (end-to-end) that should be sealed (caulked) to prevent water penetration.



5: Brick - Stress Cracks

🔴 Recommendation

Right Exterior

Stress cracks were observed in the exterior brick veneer. The cracks noted are consistent with the structural settlement of the home. Seal as needed or consult with a qualified brick mason to determine the best method of remedy.

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

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



6: Trim: Missing/Worn Paint

 Maintenance Item

Garage

Trim boards have missing and or worn paint/stain. Proper preparation and painting/staining is recommended to prevent deterioration of the wood.



7: Cabinet - Water Damage

 Recommendation

Kitchen

Water damage was noted to the platform inside the cabinet below the faucet. Repair or replacement is recommended



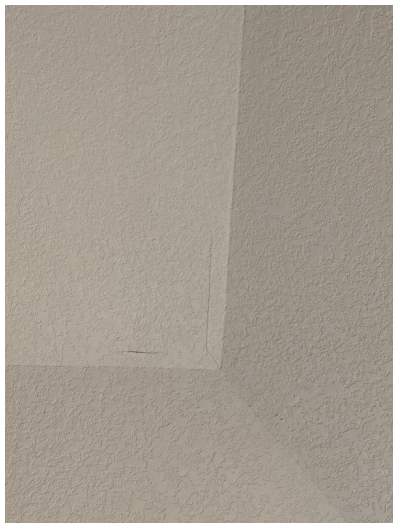
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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

F. Ceilings and Floors

Vaulted Ceiling Cracks: **Note:** Texturing cracks are observed in vaulted ceiling joints. These are typically caused by thermal expansion and are cosmetic in nature and show no evidence of structural defect.

Random Areas



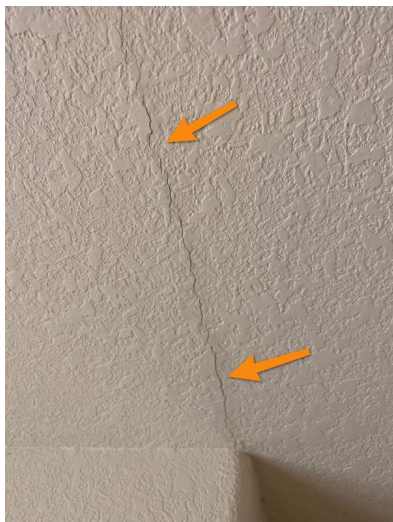
Cosmetics :

Note: Cosmetic deficiencies are not included in the scope of this inspection.

1: Ceiling -Stress Cracks

 Maintenance Item

Stress cracks were observed in random areas of the ceiling, This is typically considered to be a cosmetic issue.



2: Ceiling - Water Staining; No Moisture Detected

 Recommendation

Hall Bathroom, Master Bathroom Closet

Discolored drywall ceiling indicates prior water contact. No moisture was detected using a surface moisture meter and or a thermal imaging camera at the time of inspection. The cause could not be determined, evaluation by a qualified contractor is recommended.

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

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



3: Floors - Stains

 Maintenance Item

Random Areas

Staining/discoloration was noted at areas of carpet. Remedy as needed.



4: Missing: Flooring Material

 Recommendation

Utility Room

Missing flooring and or trim was observed, further evaluation is recommended.

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

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



G. Doors (Interior and Exterior)

Doors Functioning :

All doors are functioning as intended.

1: Hardware - No Self-Closer

🚫 Recommendation

Doors between the garage and residence should be equipped with a self-closing device to secure the door without the use of manual force.

2: Door - Swings Open/Closed

🔧 Maintenance Item

Master Bedroom

Door swings open/closed without being touched. Adjustment to the hinge is recommended.

3: Door - Damaged Weather Stripping

🔧 Maintenance Item

Front Door

The door weather stripping is damaged/deteriorated.

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

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



4: Hinges at Exterior

 Maintenance Item

Kitchen Exterior

Door hinges have been installed on the exterior side of the door, this is uncommon and should be evaluated. Door hinges should be installed on the interior for safety/prevent break ins.

H. Windows

N: Windows Functional: **Note:** All accessible windows open and shut properly at this time.

Thermal Glass Limitations: **Note:** If thermal windows are present, dirt and the time of day may prevent determinations of thermal seal failure.

Temperature; Broken Seals :

Note: Due to the current outside temperatures the inspector is unable to determine if any windows have broken seals.

1: Glazing - Bronzing

 Recommendation

Living Room, Master Bedroom

Initial wear of the window thermal "bronzing" is observed which affects the window clarity and thermal performance.



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

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

2: Screens - Missing/Damaged

 Maintenance Item

Right Exterior

Screens were observed damaged/missing.

3: Frame - Evidence of Prior Moisture; No Moisture Detected

 Recommendation

Living Room

Evidence of previous water intrusion was noted at the window. No moisture was detected at the time of inspection using a surface moisture meter. Monitor and/or evaluate and remedy as needed.



4: Frame - Caulk Deterioration

 Maintenance Item

Random Areas

Window caulk is showing signs of deterioration, seal as needed.

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks and Carports

Cannot Determine Attachment: Note: The Inspector could not determine the sufficiency or attachment method used for connecting the patio structure to the house.

L. Other

II. ELECTRICAL SYSTEMS

General Photo(s) of Distribution Panel(s):

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

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



General Infrared Photo(s) of Distribution Panel(s):



-
-
-
-

A. Service Entrance and Panels

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

Service Size : 125 Amps

Service Wire Type: Aluminum

Branch Wire Type : Copper

Service Entrance Cable Location: Aluminum

Ground Rod Length Not Inspected: Note: Verification of the total length of the grounding rod is beyond the scope of the inspection. Current building standards require minimum depth of 8 feet.

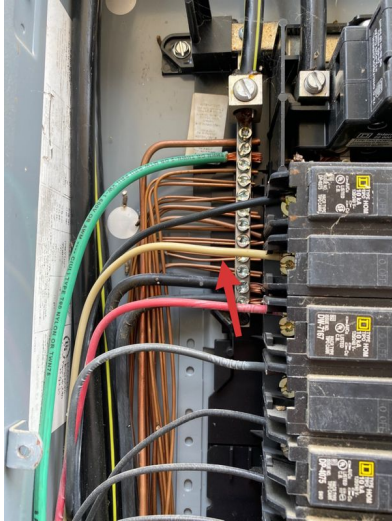
1: White Wires Not Marked

🚫 Recommendation

White wires connected to breakers should be marked as hot with black or red electrical tape.

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

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



B. Branch Circuits, Connected Devices and Fixtures

Doorbell Is Functioning: Note: The doorbell is functioning as intended.

Restriction to Receptacles: Note: The property was occupied at the time of inspection. Due to storage/furnishing, only accessible receptacles were tested/inspected.

1: Light Fixture - Bulbs Out

Maintenance Item

Front Exterior, Rear Right Bedroom, Dining Room, Master Bathroom, Random Areas

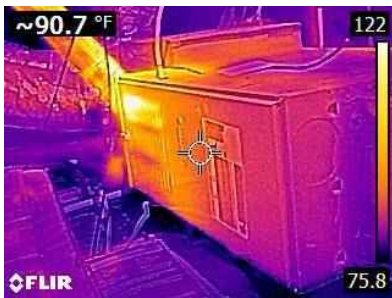
Lights are not functioning. This may be a result of a bad bulb: test with new bulb and remedy if needed.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:



General Infrared Photos of HVAC Equipment:



A. Heating Equipment

Type of System: Furnace

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

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

Energy Source: Natural Gas

Functioning: **Note:** The furnace(s) is functioning as intended and cycled properly on the "cool down" cycle at the time of inspection.

1: Flue - No Seal @ Vent Flashing

🚫 Recommendation

Daylight was observed around the furnace vent pipe in the attic. Sealing around the vent pipe and flashing is recommended to prevent moisture intrusion.



B. Cooling Equipment

Type of System: Central Air Conditioner

Temperature Difference (Delta): 16°

Functioning: **Note:** The air conditioning system was cooling adequately at the time of inspection.

Clean Trap @ Drain:

Note: Periodic maintenance of the discharge point for the condensate drain line is recommended. Condensate can cause build-ups in traps that are not utilized often causing slow drainage.

Coils Inaccessible: **Note:** Inspector unable to access components in order to confirm the absence of dust, dirt, and debris at condenser coils and evaporator coils. For maintenance, servicing, and cleaning contact a licensed HVAC contractor.

1: Overflow Pan - Rust

🚫 Recommendation

Rusting in the evaporator condensate overflow pan indicates possible blockage of the condensate drain line(s) and a dirty evaporating system: service of the system is recommended.

2: Air Handler - Mildew Type Growth

🚫 Recommendation

Mildew type growth/discoloration was observed. Further evaluation is recommended by a qualified HVAC contractor.



3: Overflow Pan - Rust Proof Pan Recommended

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

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

🔴 Recommendation

Rust was observed in overflow pan, possibly due to prior leak. No signs of leaks were observed at time of inspection. Recommend evaluation and rust proofing or replacement of pan to ensure proper function.

4: Overflow Pan - Water

🔴 Recommendation

Water is observed in the A/C emergency overflow pan indicating restriction in the condensate drain system. Evaluate and remedy as needed by a qualified HVAC Company.



- C. Duct Systems, Chases and Vents

IV. PLUMBING SYSTEM

General Photo of Main Water Shut-off:



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
---	----	----	---



General Photo of PEX Manifold:



A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter: Front Yard Near Street

Location of Main Water Supply Valve: Garage

Static Water Pressure Reading: 40-50 psi

Water Treatment Equip.: **Note:** Water treatment equipment is not covered under the scope of this inspection. If further evaluation is desired, consult with a qualified contractor.

Manifold Box Not Tested: Note: The water service in this property is controlled by a manifold control box. The control valves are visually inspected only (not operated). Inspection of water lines not visible exceeds the scope of this inspection.

1: Bathtub - Caulk Tub Spigot

[Maintenance Item](#)

Master Bathroom

Seal (caulk) the gap between the bathtub spigot and bathtub stall wall to prevent water penetration.



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

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

2: Drain Stop - Missing/Ineffective Sink/Tub

 Maintenance Item

Master Bathroom

The drain stop is missing and/or ineffective, repair or replace as needed.

3: Shower - Adjust Door

 Recommendation

Master Bathroom

The shower stall door does not close properly; adjust as needed.

4: Showerhead - Leaks/Sprays

 Recommendation

Master Bathroom

Water leaks/sprays around the showerhead during operation; remedy as needed.



5: Gas Line - No Proper Ground/Bond

 Maintenance Item

The gas piping did not appear to be properly grounded. Grounding connection may be concealed/not visible. Evaluate and remedy as needed

6: Pex: Key

 Maintenance Item

The key for the pex manifold is missing, remedy as needed.

B. Drains, Waste and Vents

No Leaks Observed: **Note:** No leaks were observed when all accessible plumbing fixtures were operated, filled, and drained.

Evidence of Previous Leak:

Note: Evidence of a previous leak was noted under the sink. No leakage occurred at the time of inspection and the area is dry at this time. Monitor as needed

Kitchen, Hall Bath and Master Bath

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

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

C. Water Heating Equipment

Energy Source: Natural Gas

Capacity: 40 Gallons

Location: Attic

Water Heater Functioning:

Water heater(s) appeared to be functional at the time of inspection. Water tested at multiple fixtures indicated the home had hot water at the time of inspection.

This only indicates that the unit was functioning at the time of inspection. Refer to limitations/deficiencies for further information/recommendations.

Replace TPR: Note: The manufacturer recommends replacement of the TPR valve every three years to ensure proper emergency function. Inspection company does not test TPR valves due to safety hazard or possible damage to unit.

1: Overflow Pan - Debris In Pan

 Maintenance Item

Insulation and all foreign debris should be removed from inside the overflow pan to prevent clogging of the overflow pan drain line.



2: Tank - Rusting

 Recommendation

There is visible rusting on the external tank of the water heater. This condition indicates possible leakage from internal components. Evaluation is needed to determine the best method of remedy..



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

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

3: Flue - No Seal @ Vent Flashing

🚫 Recommendation

The water heater vent pipe is not properly sealed at the vent flashing on the roof. Daylight is visible in the attic around the vent pipe. Sealing around the vent pipe and vent flashing is recommended to prevent moisture intrusion.



4: Supply Lines - Corroded

🚫 Recommendation

Corroded water line fittings are observed. Evaluate by a qualified plumber and clean or replace as needed.



5: Overflow Pan - Tank Too Close to Drain

🚫 Recommendation

The drain for the pan appears to be obstructed by the tank. If the pan fills with water it may not drain adequately.



D. Hydro-Massage Therapy Equipment

E. Other

V. APPLIANCES

A. Dishwasher

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

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

1: Rusted Dish Racks

🔴Recommendation

Rusting is observed on the dishwasher rack(s); evaluate and remedy as needed.



2: Rack: Missing

🔴Recommendation

The dishwasher rack is missing, remedy as needed



-
-
-
-

B. Food Waste Disposers

Disposal Functioning: Note: The disposal is functioning as intended.

-
-
-
-

C. Range Hood and Exhaust System

Functioning: Note: The kitchen exhaust fan is functioning properly.

1: Vent Button/Indicator

🔴Recommendation

The indicator to turn the vent on and off does not function properly. The vent indicator sticks and is difficult to operate.

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

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



D. Ranges, Cooktops and Ovens

Oven Functioning: Note: The oven is functioning as intended. Unit is heating within the acceptable range of the temperature control setting.

Range Functioning: Note: The cooktop is functioning as intended.



E. Microwave Ovens

Functioning: Note: The microwave is functioning as intended. Timers are not operated. Unit is tested for heating only on the "high" temperature setting.

1: Missing Rack

[🔧 Maintenance Item](#)

Interior microwave rack was missing at the time of inspection. Remedy as needed.

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

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



F. Mechanical Exhaust Vents and Bathroom Heaters

1: Clogged Vent Cover

Maintenance Item

Master Bathroom

Cleaning of the exhaust vent cover is needed to ensure unrestricted air flow.



G. Garage Door Operator(s)

Manually Operated:

N: The garage door was manually operated and appears to be functioning as intended.

1: Vehicle Door - Damaged/Dented

Recommendation

Damaged/dented garage door panels were observed. Repair or replacement of panel is recommended.

H. Dryer Exhaust System

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

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

I NI NP D

I. Other