

# FRANCIS HOME INSPECTIONS, PLLC TREC #24926

832-402-0003

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<https://www.francishomeinspections.com>



TREC REI 7-6

3107 Snug Harbour Ct  
Katy, TX 77449



Inspector

**David Francis**

InterNachi Certified Inspector

832-402-0003

[david@francishomeinspections.com](mailto:david@francishomeinspections.com)



# PROPERTY INSPECTION REPORT FORM

Taji Henley <i>Name of Client</i>	06/30/2022 9:00 am <i>Date of Inspection</i>
3107 Snug Harbour Ct, Katy, TX 77449 <i>Address of Inspected Property</i>	
David Francis <i>Name of Inspector</i>	InterNachi Certified Inspector <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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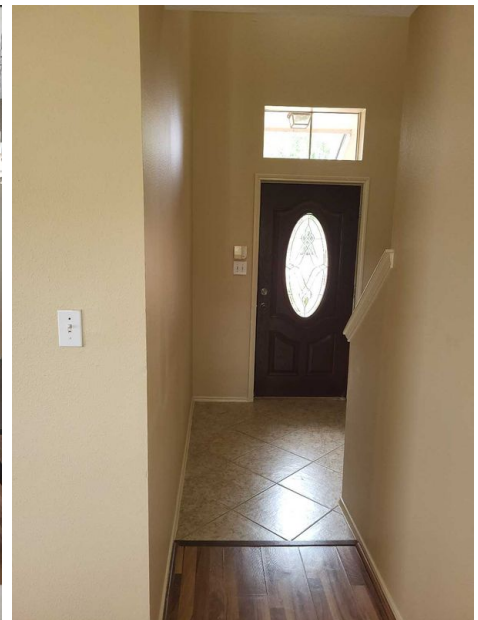
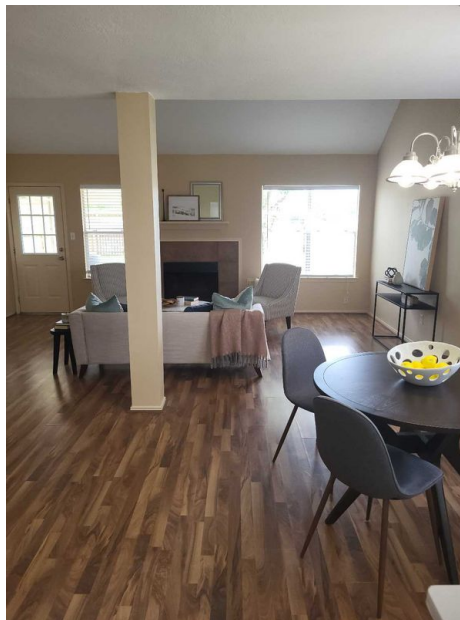
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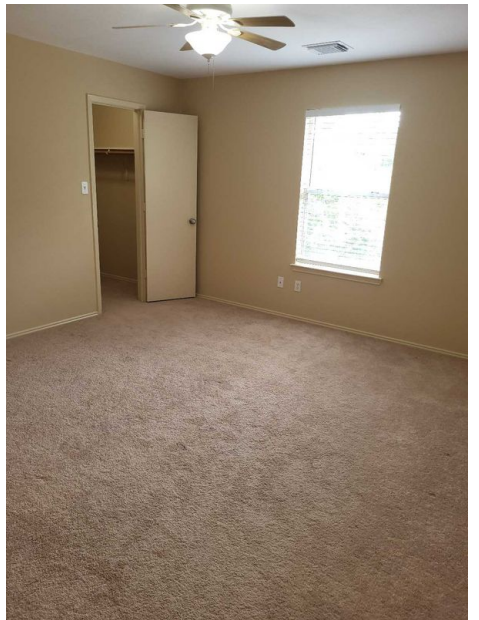
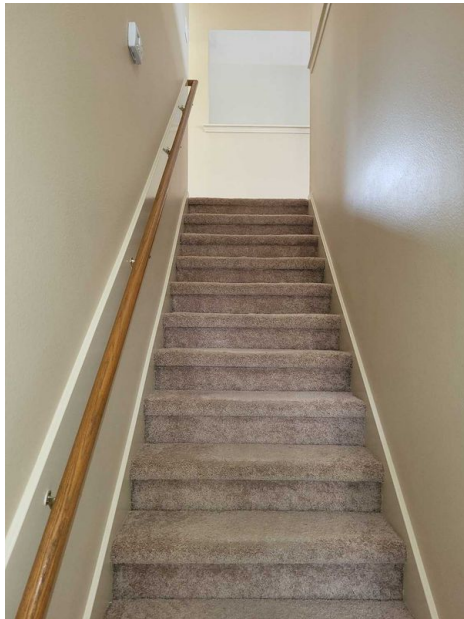
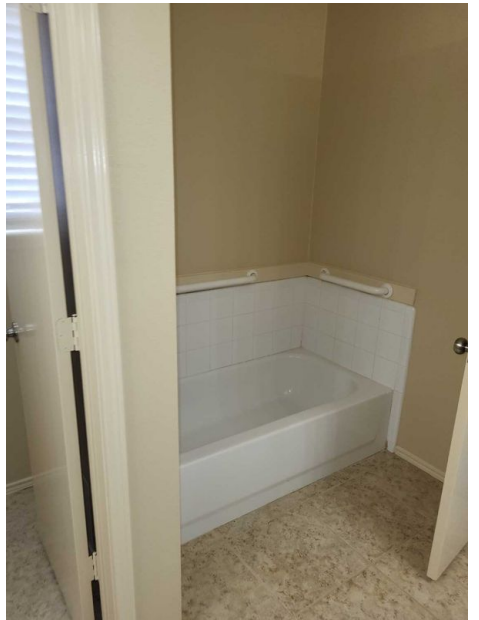
**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*Access Provided By::* Supra-Key or Key Code

*In Attendance:* Buyer

*Occupancy:* Furnished







*Weather Conditions:* Cloudy, Dry, Hot, Humid  
*Temperature (approximate):* 81 Fahrenheit (F)



*Type of Building:* Single Family  
*Style:* Traditional

*Property Occupied/Furnished:*

Property was furnished and occupied so a 100% inspection was not done. Only a representative number of electrical outlets were tested.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Slab on Grade

*Comments:*

An opinion on performance is mandatory. The inspector is not a structural engineer. If any concerns about the potential for future movement exist, the client should have an engineer give an evaluation. There was no evidence of excessive movement or structural observed at the time of inspection.

*Note:*

Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.

### 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: Recommend monitoring.



Front entry



South side of home



### 2: EXPOSED POST-TENSION CABLES

🔧 Maintenance Item

Post-tensioned cables exposed due to missing mortar. As cables are exposed to moisture they will rust which causes expansion and eventual corrosion to the cable. Recommend a handyman or DIY

Recommendation: Contact a handyman or DIY project

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I	NI	NP	D
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South exterior foundation

### 3: FOUNDATION CRACKS-CORNER POPS

Maintenance Item

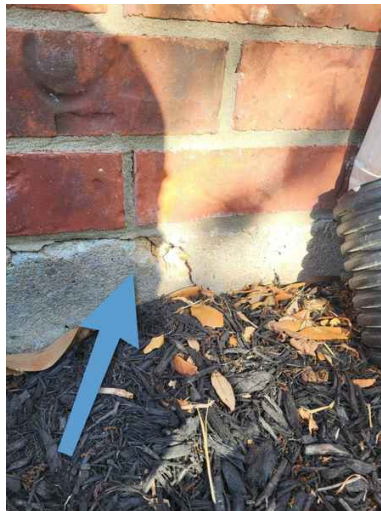
Foundation corner crack(s) observed. Recommend monitoring cracks for future movement as foundation settles.

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

Recommendation: Recommend monitoring.



North corner of home



North corner of home



East side(garage) of home

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NI=Not Inspected

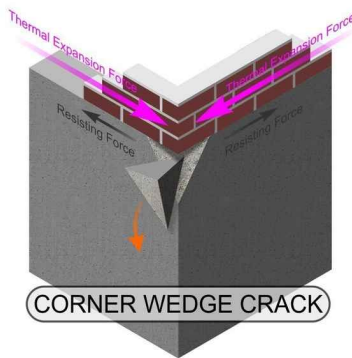
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I NI NP D



West corner/backyard



CORNER WEDGE CRACK

4: Spalling

Recommendation

Observed spalling in one or more areas of the foundation. Spalling occurs when water enters concrete and forces the surface of a foundation slab wall to pop off or flake exposing the gravel or pebbles in the concrete.

Recommendation: Contact a qualified professional.



South exterior foundation

B. Grading and Drainage

Comments:

Proper drainage is defined as landscaping in place to move water away from foundation and have no low spots to allow pooling next to the foundation.

Note:

Foundation area surface and/or subsurface drains are not inspected.



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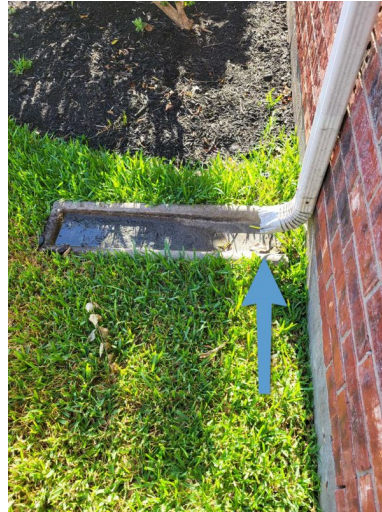
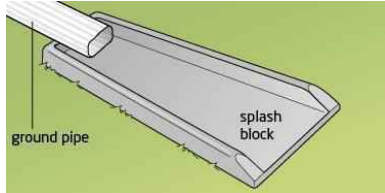
I NI NP D

**1: SPLASH BLOCK-BACKWARDS**

*Maintenance Item*

Observed one or more splash blocks installed backwards at the gutter downspouts. The open end of the splash block should be pointed away from the home to help ensure drainage away from the foundation.

Recommendation: Contact a handyman or DIY project



North side of home

**2: SPLASH BLOCK-MISSING**

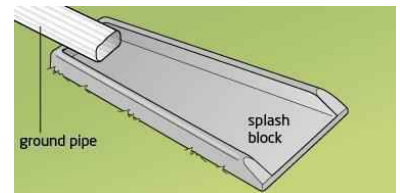
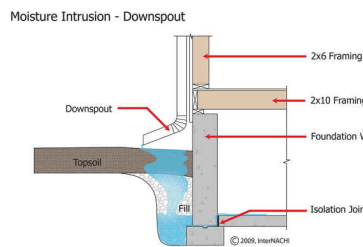
*Maintenance Item*

Observed missing splash blocks at gutter downspouts. Recommend installing splash blocks to prevent possible localized erosion in soil under the foundation.

Recommendation: Contact a handyman or DIY project



South corner/backyard



**C. Roof Covering Materials**

*Types of Roof Covering:* Composition tile

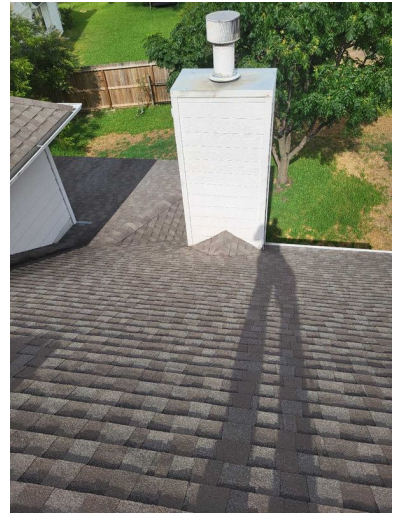
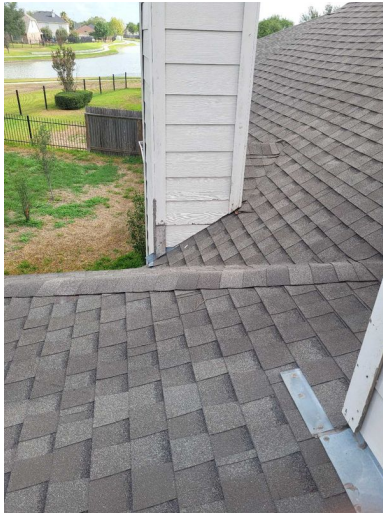
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I NI NP D



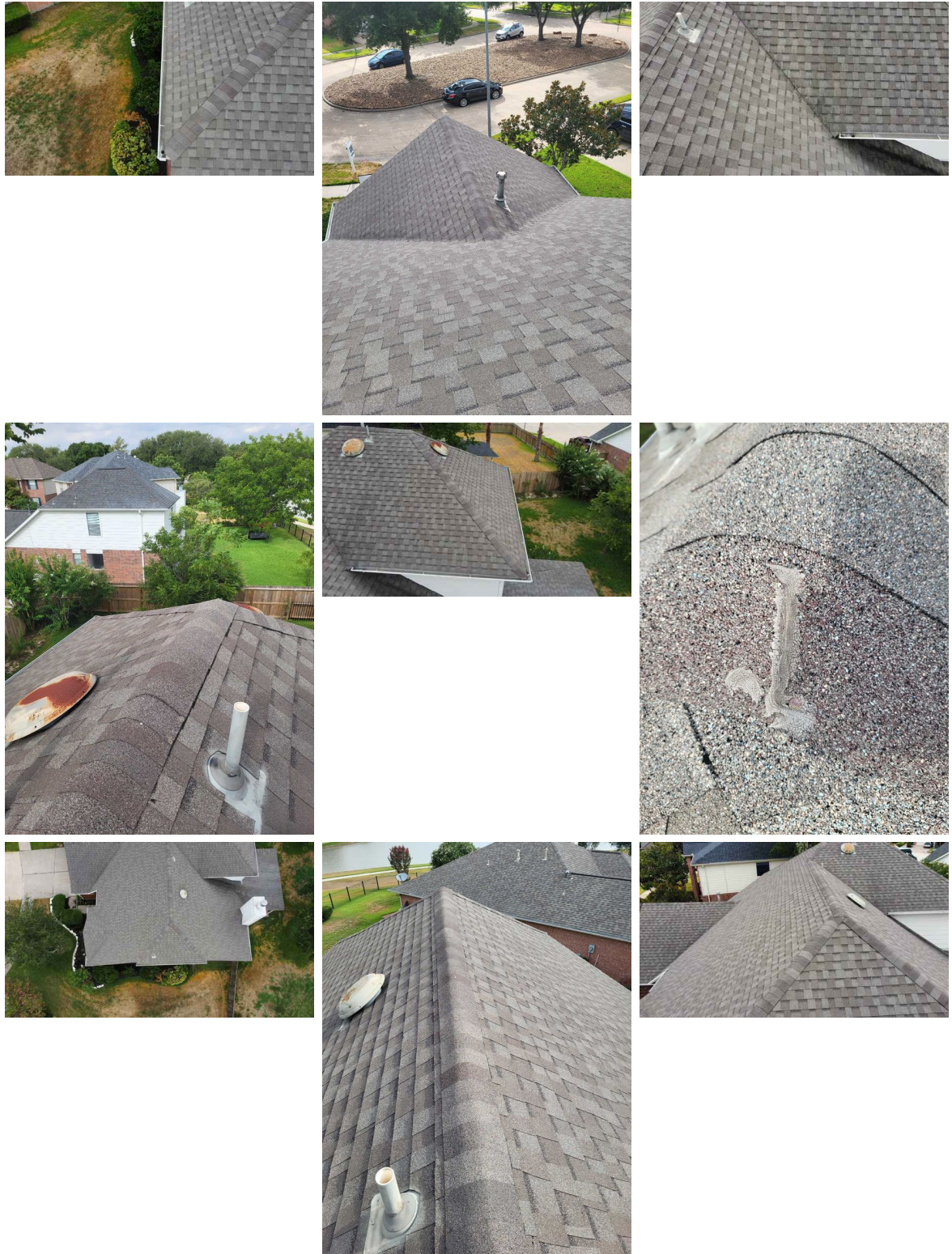
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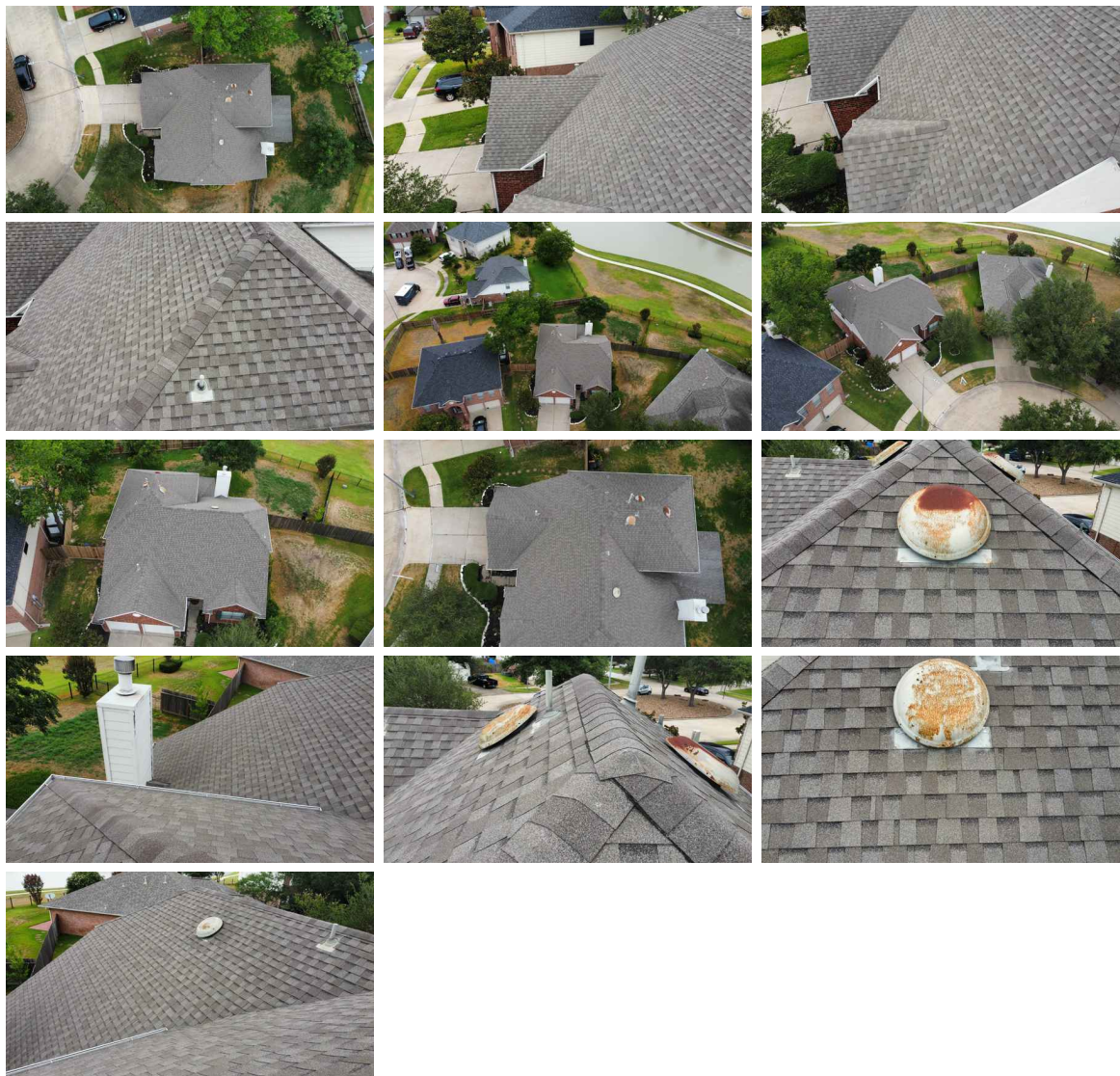
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*Viewed From:* Ground, Roof, Drone

*Comments:*

This inspection covers the roof coverings, flashings, skylights, gutters and roof penetrations. If any concern exists about the roof covering life expectancy or the potential of future problems, a roofing specialist should be consulted.

*Note:*

Not all roofs are walked on during the inspection due to height, slope of roof, type of roof covering material, weather and/or safety concerns. Weather conditions(wind, hail, extreme temperatures, etc) affect all roofing materials day to day. Periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

*Note:*

We recommend that a professional roofing contractor evaluate all roof covering materials and inspect all roof penetrations to ensure no leakage is occurring and that proper sealing of all roof penetrations is achieved.

I=Inspected

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I NI NP D

**1: Exposed Nails**

🔴 Recommendation

Several exposed roofing nails were noted on the roof. Recommend all exposed nail heads are properly sealed to mitigate potential nail rust/corrosion and roof leaks.

Recommendation: Contact a qualified roofing professional.



**2: Rusted Roof Vent/Caps**

🔵 Maintenance Item

One or more roof vent covers showed signs of rusting at the time of inspection. Recommend monitoring and/or having further evaluated by roofing contractor.

Recommendation: Recommend monitoring.



**D. Roof Structures and Attics**

*Viewed From: Attic*

*Insulation : N/A R-value*

*Approximate Average Depth of Insulation:*

See chart below to determine the value of attic blown-in insulation.

*Comments:*

This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

**1: Insufficient Insulation**

🔴 Recommendation

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

I=Inspected

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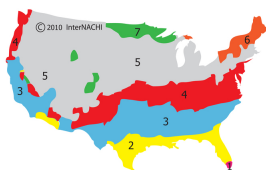
NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified insulation contractor.

R-VALUE RECOMMENDATIONS



ZONE	ADD INSULATION TO ATTIC		
	UNINSULATED ATTIC	EXISTING 3-4 INCHES OF INSULATION	FLOOR
1	R30 TO R49	R25 TO R30	R13
2	R30 TO R60	R25 TO R38	R13 TO R19
3	R30 TO R60	R25 TO R38	R19 TO R25
4	R38 TO R60	R38	R25 TO R39
5-7	R49 TO R60	R25 TO R30	R25 TO R39



**2: Evidence of rodent activity**

**▲Safety Hazard**

Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the residence to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

Recommendation: Contact a qualified pest control specialist.

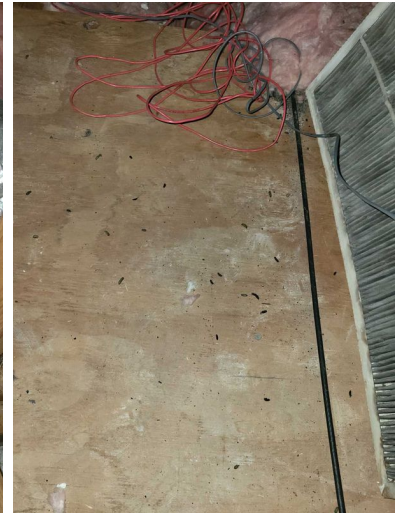
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I	NI	NP	D
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E. Walls (Interior and Exterior)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*Comments:*

The inspection covers deficiencies of the interior and exterior wall surfaces related to structural performances and water penetration.

**1: Cracks - Minor**

**👉Recommendation**

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring and/or having cracks sealed or caulked.

Recommendation: Contact a qualified professional.



East side(front) of home

**2: DAMAGED SIDING/TRIM**

**👉Recommendation**

Observed damaged siding/trim on one or more exterior wall surfaces. Repairing will help prevent potential moisture and/or pest intrusion

Recommendation: Contact a qualified professional.



South corner/backyard



Above patio



I=Inspected

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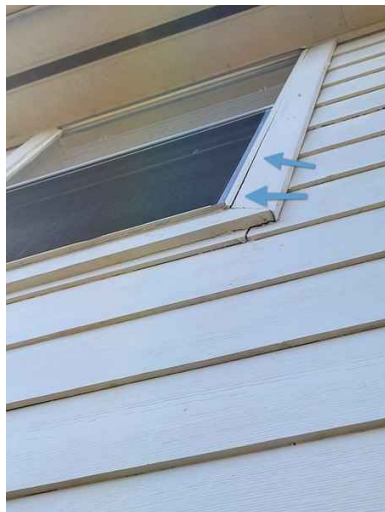
I NI NP D

### 3: MISSING CAULK

🔧 Maintenance Item

Observed missing caulk in one or more locations. Caulk helps prevent potential moisture penetration in and around windows, doors and walls.

Recommendation: Contact a qualified professional.



North side of home 2nd floor



Gas meter



### 4: RUSTED/EXPOSED LINTELS

🔧 Recommendation

Observed exposed and rust on lintels above windows/doors on exterior wall. Rusting of lintels cause expansion of the steel which may cause further damage to exterior wall structure.

Recommendation: Contact a qualified professional.

I=Inspected

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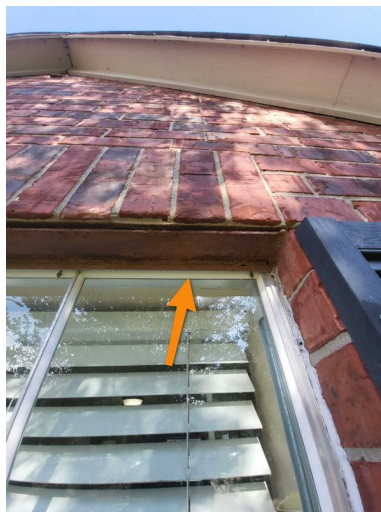
NP=Not Present

D=Deficient

I NI NP D



East side(front) of home



East side(front) of home

**F. Ceilings and Floors**

*Comments:*

This inspection covers deficiencies of the ceiling and floors related to structural performance or water penetration.

**1: Flooring - Damaged**

**Recommendation**

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.



Floor sounds hollow in area near oven

**2: MISSING CAULK - FLOOR/TILE AREA**

**Maintenance Item**

Missing caulk between base trim and tile/vinyl flooring allowing cleaning water and normal spillage to wick into the unpainted bottom of trim.

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I NI NP D

Recommendation: Contact a qualified professional.



Toilet master bath



Upstairs Bathroom behind toilet



Dining Room

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

*Comments:*

Where deteriorated caulk/mortar joints and/or moisture damage are noted as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

**1: MISSING DOORSTOP**

[Maintenance Item](#)

Observed missing doorstops in one or more locations.

Recommendation: Contact a handyman or DIY project



Back door



Master bathroom



Bedroom #3

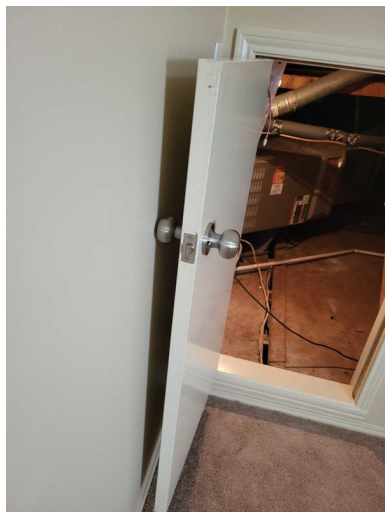
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Bedroom #3

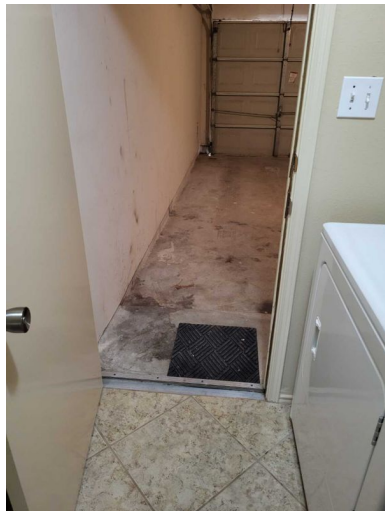
**2: SELF CLOSING DOOR**

🟡Recommendation

Door between home and garage does not have self-closing capabilities or not functioning as such.

Here is a helpful article on self-closing doors: <https://www.familyhandyman.com/project/self-closing-door-making-an-existing-garage-service-door-automatic/>

Recommendation: Contact a qualified professional.



**H. Windows**

*Comments:*

This inspection covers the presence and condition of windows and screens.

**1: CAULKING AROUND INTERIOR/EXTERIOR WINDOWS**

🟡Recommendation

Caulk shrinkage around window(s).

I=Inspected

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D=Deficient

I NI NP D

Observation of caulk shrinkage on the exterior of windows allows for the possibility of water penetration. Recommend a qualified professional for further evaluation.

Recommendation: Contact a handyman or DIY project



South exterior window

**2: MISSING/DAMAGED SCREEN(S)**

Maintenance Item

Observed one or more windows with damaged or missing window screens.

Recommendation: Contact a qualified window repair/installation contractor.



North side of home



South bathroom window

**3: WINDOWS DIFFICULT TO OPEN/CLOSE**

Recommendation

Several windows in the home were difficult to open/close. This issue commonly happens when windows are not used and/or serviced on a regular basis. Recommend a window professional inspect, clean, lubricate & adjust/repair windows as necessary.

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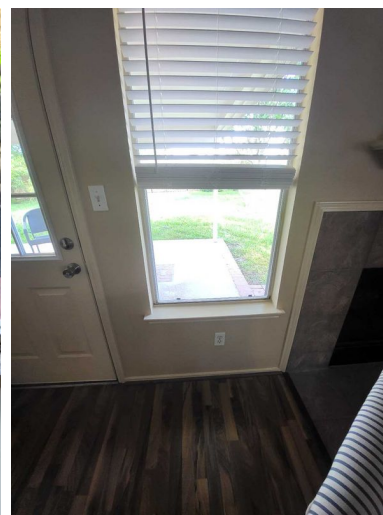
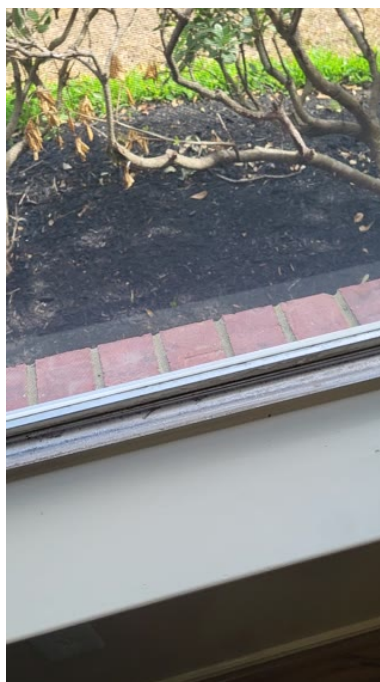
D=Deficient

I NI NP D

Recommendation: Contact a qualified window repair/installation contractor.



Kitchen windows



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

*Comments:*

This inspection will note the deficiencies in steps, stairways, landings, guardrails, and handrails. For proper spacing between balusters, spindles, or rails for steps, stairways, guards and railings.

**J. Fireplaces and Chimneys**

*Comments:*

This inspection covers the VISIBLE components and structure of the fireplace and chimney.

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NP=Not Present

D=Deficient

I	NI	NP	D
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Emergency gas shut off

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

*Comments:*

All cement slabs (garages, porches, patios, driveways, home under floor coverings) can have small surface cracks. Generally these cracks are less than 1/8 inch wide and are shrinkage cracks.

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D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

*Electrical Service:*

See comment(s) under photo(s).



100 amp service



*GFCI Circuits:*

See comments under photos.



GFCI reset for half bath located in master bath

*Comments:*

This inspection covers the service entrance wiring, electrical panels and sub-panels.

### 1: DOUBLE TAPPED NEUTRALS

🔴Recommendation

Electrical panel had several neutral wires that were "double-tapped" at the neutral bus bar. This is not allowable by national standards and could cause electrical issues, including overheating/fire. Recommend further evaluation by a qualified electrician.



I=Inspected

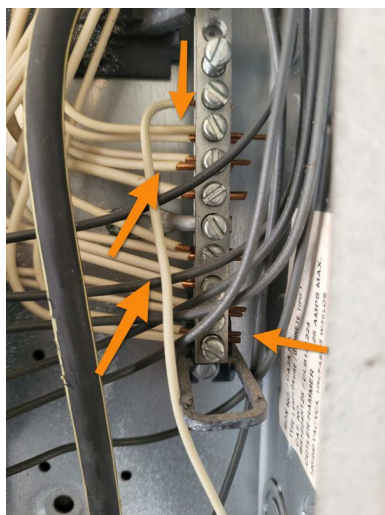
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Recommendation: Contact a qualified electrical contractor.



## 2: IMPROPER SCREWS ON DEAD FRONT COVER

▲Safety Hazard

Dead front cover had an unapproved screw installed, which prevented removal of the dead front for further inspection. Recommend further evaluation by a qualified electrician. Sharp-pointed metal screws should not be used. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws.

Recommendation: Contact a qualified electrical contractor.



## 3: NO ANTI-OXIDANT

⊖Recommendation

Observed missing anti-oxidant grease on aluminum service entrance conductors.

Recommendation: Contact a qualified electrical contractor.

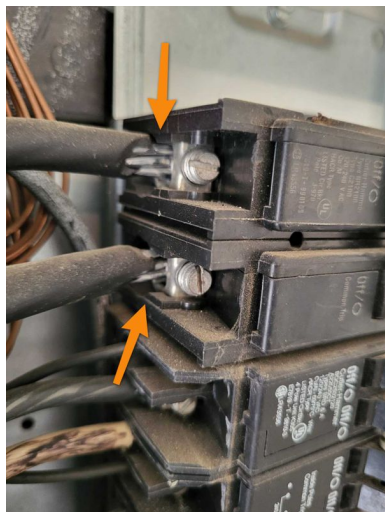
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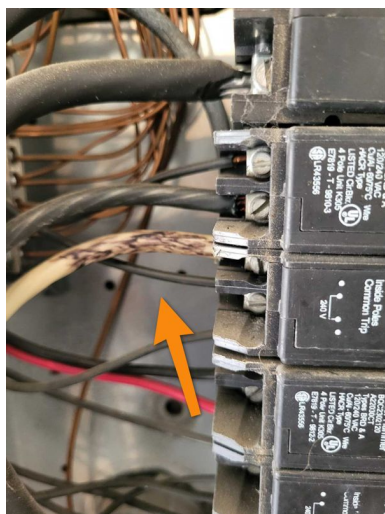


#### 4: UNIDENTIFIED CONDUCTOR

🔴Recommendation

Observed white conductor wire without identifier marking label. White wires are typically used for neutrals but when used on breakers that are not GFCI/AFCI breakers they must be identified with black electrical tape to identify them as hot.

Recommendation: Contact a qualified professional.



#### 5: Improperly sized circuit breaker for AC condenser

🔴Recommendation

A/C Condenser was being served by a 50 AMP circuit breaker. The data tag on the unit stated the breaker must be between 23.5 AMPS and 40 AMPS. These are manufacturer recommendations and should be followed. Recommend further evaluation by a qualified professional.

Recommendation: Contact a qualified professional.

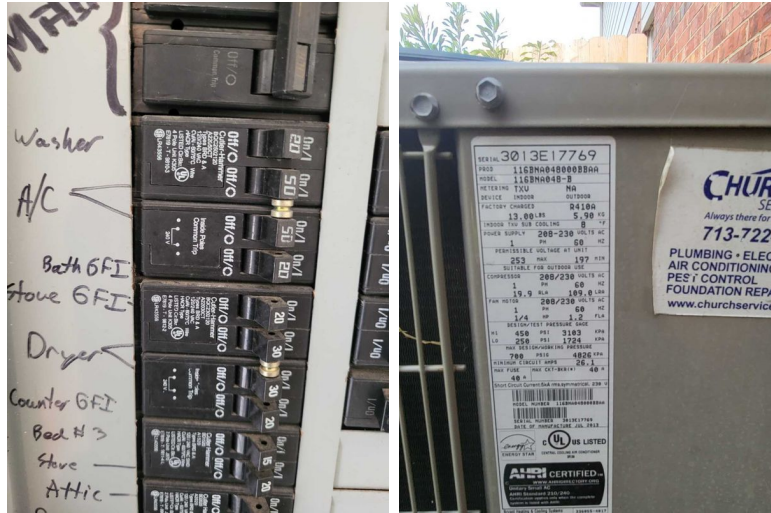
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I NI NP D



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

*Type of Wiring:* Copper

*Comments:*

This inspection covers electrical receptacles, switches and fixtures.

*Home Occupied:*

Only accessible outlets were tested. Furniture was not moved to test outlets. Owner's personal equipment not unplugged to test outlets.

**1: LIGHT INOPERABLE**

Maintenance Item

One or more lights are not operating. This could be the result of a new light bulb being needed or a potential wiring problem.

Recommendation: Contact a handyman or DIY project



Front porch

**2: LOOSE OUTLET**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

🚫 Recommendation

Observed loosely fastened outlets. Outlets loosen because they're attached to an electrical box that's installed too far back into the wall. Electrical boxes that are too far back aren't secure enough, which affects the stability of the entire fixture. That instability could bump or joist wires loose, creating even more major problems. Loose, damaged, or disconnected wires are shock hazards and could lead to sparks, fires and other electrical hazards.

Recommendation: Contact a qualified electrical contractor.



Kitchen counter

**3: MISSING GFCI LABELS**

🚫 Recommendation

Observed missing GFCI labels at one or more outlets at the time of inspection.

Recommendation: Contact a qualified professional.



Kitchen counter

**4: No GFCI Protection**

🚫 Recommendation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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GFCI outlet not resetting

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

Recommendation: Contact a qualified electrical contractor.



Garage

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**5: Ceiling Fan noisy**

🔴 Recommendation

Ceiling fan in master bedroom made more noise during operation than normal. Fan may not have been properly installed. Recommend further evaluation by a qualified professional.

Recommendation: Contact a handyman or DIY project



I=Inspected

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D=Deficient

I	NI	NP	D
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**6: OUTLET INOPERABLE**

🚫 Recommendation

Outlet at bar was inoperable at the time of inspection

Recommendation: Contact a qualified professional.



Bar/behind sink

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**7: Ceiling fan inoperable/missing remote**

🚫 Recommendation

Bedroom #2

One or more ceiling fans were inoperable missing remotes. This can hinder operation of ceiling fans, sometimes requiring replacement. Recommend replacement of a compatible remote, and/or further evaluation by a qualified professional.

Recommendation: Contact a qualified professional.

I=Inspected

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D=Deficient

I	NI	NP	D
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- 

**C. Other**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

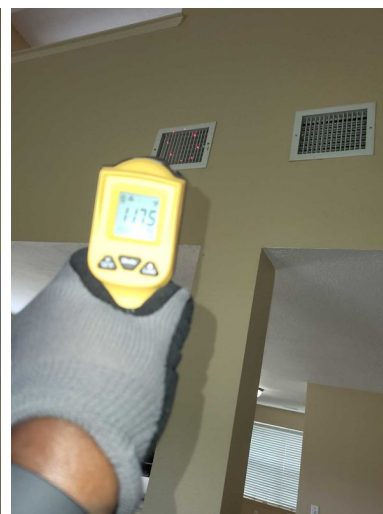
### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

*Type of Systems:* Gas-Fired Heat, Central Heating



Supply vent





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Energy Sources: Gas  
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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If deteriorated or missing sealant, missing refrigerant line insulation, or evidence of previous or current leaks are noted as deficient within HVAC systems, it should be assumed that moisture penetration may have occurred and hidden damages may exist.

*Note:*

We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters and proper airflow is NOT included in this inspection.

**B. Cooling Equipment**

*Type of Systems:* Electric, Central Air Conditioner, Whole House Fan -  
See comments under photos.



I=Inspected

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D=Deficient

I NI NP D



*Comments:*

The Texas Real Estate Commission(TREC) estimates the typical lifespan of HVAC systems to be 15-20 years of service. This may vary from system to system depending on the level of use and recommended maintenance performed during the life of the system.

*Periodic Maintenance :*

We recommend the cooling system be completely serviced before each cooling season and the primary condensate drain line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. Cooling equipment is not checked when the outside temperature is below 60 degrees F because of possible damage to compressor.

*HVAC Manufacturer/Year:*

See comments under photo.

I=Inspected

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I NI NP D



Bryant



July 2013

**C. Duct Systems, Chases, and Vents**

*Comments:*

This inspection covers the condition of the visible ducts, vents, fans, and filters. Supply and return air is checked with infrared thermometers at various registers for temperature consistency.

**D. Other**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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#### IV. PLUMBING SYSTEMS

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

*Location of Water Meter: Exterior*



*Location of Main Water Supply Valve : Garage*



*Static Water Pressure Reading: 50*

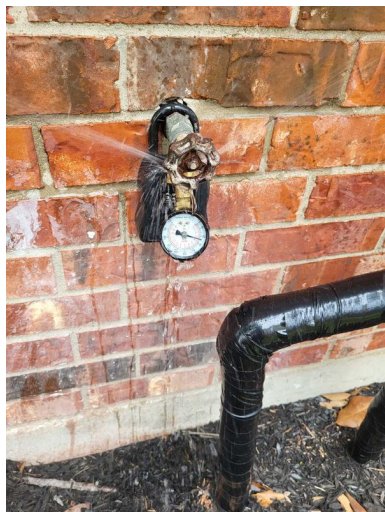
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Type of Supply Piping Material: Stainless Steel, PEX, PVC

Note:

Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water purification systems are not inspected. Laundry equipment is not operated to check drain system.

Comments:

This inspection covers the type and condition of all accessible and visible water supply components.

**1: Improper Installation**

🔴 Recommendation

Fixtures were installed improperly. Recommend a qualified handyman or plumber evaluate and repair.

Recommendation: Contact a qualified plumbing contractor.



Half bath

**2: MISSING INSULATION**

🔵 Maintenance Item

Observed missing insulation on one or more exterior plumbing fixtures.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Contact a handyman or DIY project



South side of home



Back patio

### 3: SINK STOPPER

 Maintenance Item

Sink stopper not adequately seating or functioning properly in drain orifice.

Recommendation: Contact a handyman or DIY project



Half bath

### 4: Missing backflow preventor

 Recommendation

Backflow is the reversal of the normal and intended direction of water flow in a water system. Devices and assemblies known as backflow preventers are installed to prevent backflow, which can contaminate potable

I=Inspected

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D=Deficient

I	NI	NP	D
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water supplies.

Recommendation: Contact a qualified professional.



South side of home



Back patio

### 5: Sink leaking

🔴 Recommendation

At the time of inspection there was a leak at the 1st sink in master bathroom

Recommendation: Contact a qualified plumbing contractor.



Master bathroom sink



B. Drains, Wastes, and Vents



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Note:  
Only visible and accessible waste lines are checked.

Type of Drain Piping Material: PVC



Comments:  
This inspection covers the condition of all accessible and visible waste-water and vent pipes.

**C. Water Heating Equipment**

Energy Sources: Gas

Capacity: 40 Gallons

Life Expectancy:

With regular maintenance, inspection, draining and flushing of a water heater the life expectancy of a gas water heater is anywhere from 8-12 years and an electric water heater from 10-15 years.

Comments:  
This inspection covers the water heating equipment and its temperature and pressure relief system.

Temperature Pressure and Relief Valve: Not Tested

Type and Year Manufactured:

See comments under photos.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Rheem



October 2012

**D. Hydro-Massage Therapy Equipment**

*Comments:*

This inspection covers BUILT-IN hydrotherapy and whirlpool equipment.

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

*Location of Gas Meter: EXTERIOR*



South exterior wall

*Type of Gas Distribution Piping Material: Stainless Steel, Black Iron*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### V. APPLIANCES

**A. Dishwashers**

*Comments:*

This inspection of the dishwasher covers the door gasket, control knobs, and interior parts; including the dish tray, rollers, spray arms and the soap dispenser.

#### 1: DISHWASHER LEAKING

🔴Recommendation

At the time of inspection, dishwasher leaked at water turn on valve.

Recommendation: Contact a qualified plumbing contractor.



Leaking at water shut off

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#### 2: Not secured

🔴Recommendation

Dishwasher was not properly fastened/secured under the kitchen countertop. This caused the appliance to move unnecessarily. Recommend repairs/corrections.

Recommendation: Contact a qualified professional.

I=Inspected

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D=Deficient

I	NI	NP	D
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**B. Food Waste Disposers**

*Comments:*

This inspection covers the splash guard, grinding components and exterior.



**1: Leaking garbage disposal**

🟡 **Recommendation**

There was a small leak noticed at the garbage disposal at the time of inspection.

I=Inspected

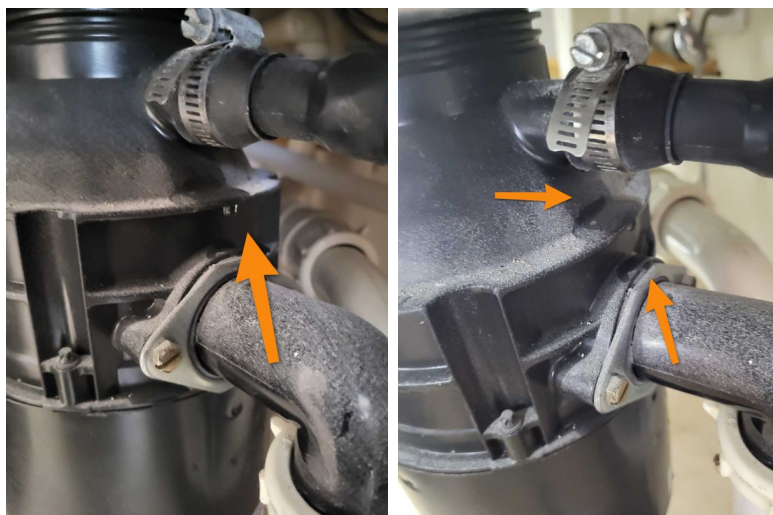
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D=Deficient

I	NI	NP	D
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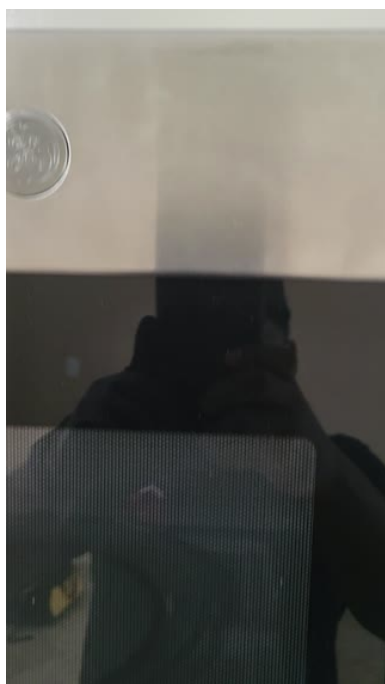
Recommendation: Contact a qualified plumbing contractor.



**C. Range Hood and Exhaust Systems**

*Comments:*

This inspection covers the filter, vent pipe, and switches as well as the operation of the blower.



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

*Comments:*

This inspection of the range, oven, cooktops, covers, elements, drip pans, handles, gas panels, light covers and other parts

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Gas shut off located behind range



**E. Microwave Ovens**

*Note:*

Microwave ovens are NOT checked for radiation leakage.

*Comments:*

This inspection of the microwave cooking equipment covers the knobs, handles, glass panels, doors and seals.

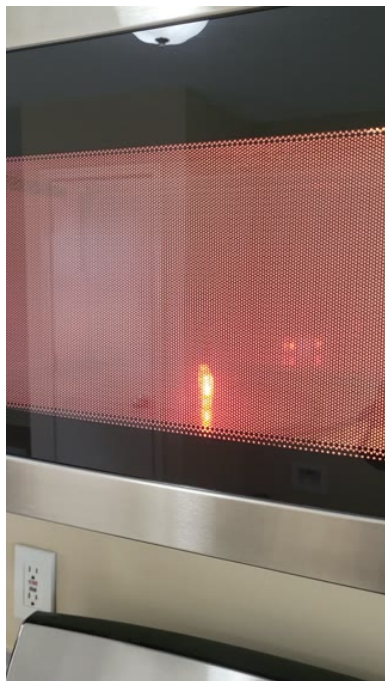
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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

*Comments:*

This inspection will cover the operation of the unit, observing sound, speed and vibration level.

**G. Garage Door Operators**

*Comments:*

This inspection will cover the condition of the main unit, operating the unit if possible and inspecting the safety features.

**1: LOCKING MECHANISM**

🔴 Recommendation

Garage door locking mechanism not disabled with the installation of automatic door operator.

Recommendation: Contact a handyman or DIY project



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**2: AUTOMATIC GARAGE OPENER INOPERABLE**

Recommendation

Automatic garage door inoperable at the time of inspection. It's installed but not plugged in.

Recommendation: Contact a qualified garage door contractor.



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**H. Dryer Exhaust Systems**

Note:

Laundry equipment is NOT moved to check vents.

Comments:

This inspection will cover the condition and operation of the unit.