BRYAN & BRYAN INSPECTIONS
(281) 484-8318
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https://www.inspectorteam.com/

RESIDENTIAL INSPECTION REPORT

8107 Woodacres Dr
Hitchcock, TX 77563

Inspector
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25440
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PROPERTY INSPECTION REPORT FORM

Osvaldo Lopez	01/24/2023 2:00 pm
Name of Client	*Date of Inspection*
8107 Woodacres Dr , Hitchcock, TX 77563	
Address of Inspected Property	
Jason Box	25440
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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).

RESPONSIBILTY 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).

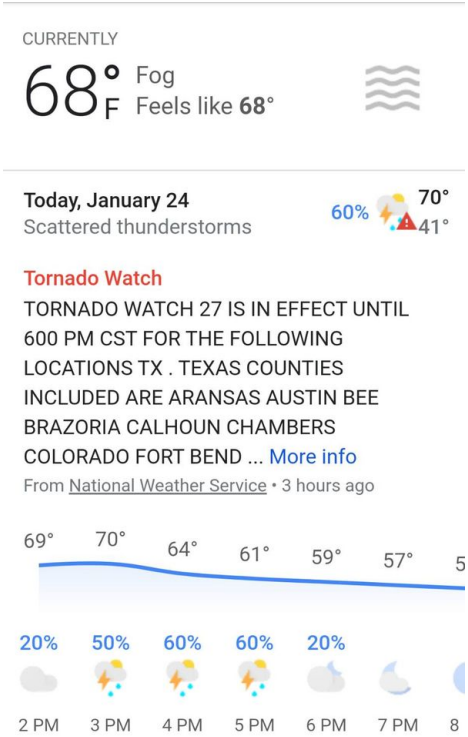
Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of Building: Single Family
Access provided by: Supra
In Attendance: Buyer, Buyer Agent
Occupancy: Vacant
Weather Conditions: Cloudy, Windy
Temperature (approximate): 68 Fahrenheit (F)



Wet/Rainy Weather:
Wet conditions encountered during the inspection limited the observation of outdoor systems such as the roof, exterior walls, irrigation systems, etc. Additional information may be included elsewhere in the report.

Thank you for choosing Bryan & Bryan Inspections

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

Office Use: Order # 54739

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

General Photos of Interior:

General Photos of Structure:

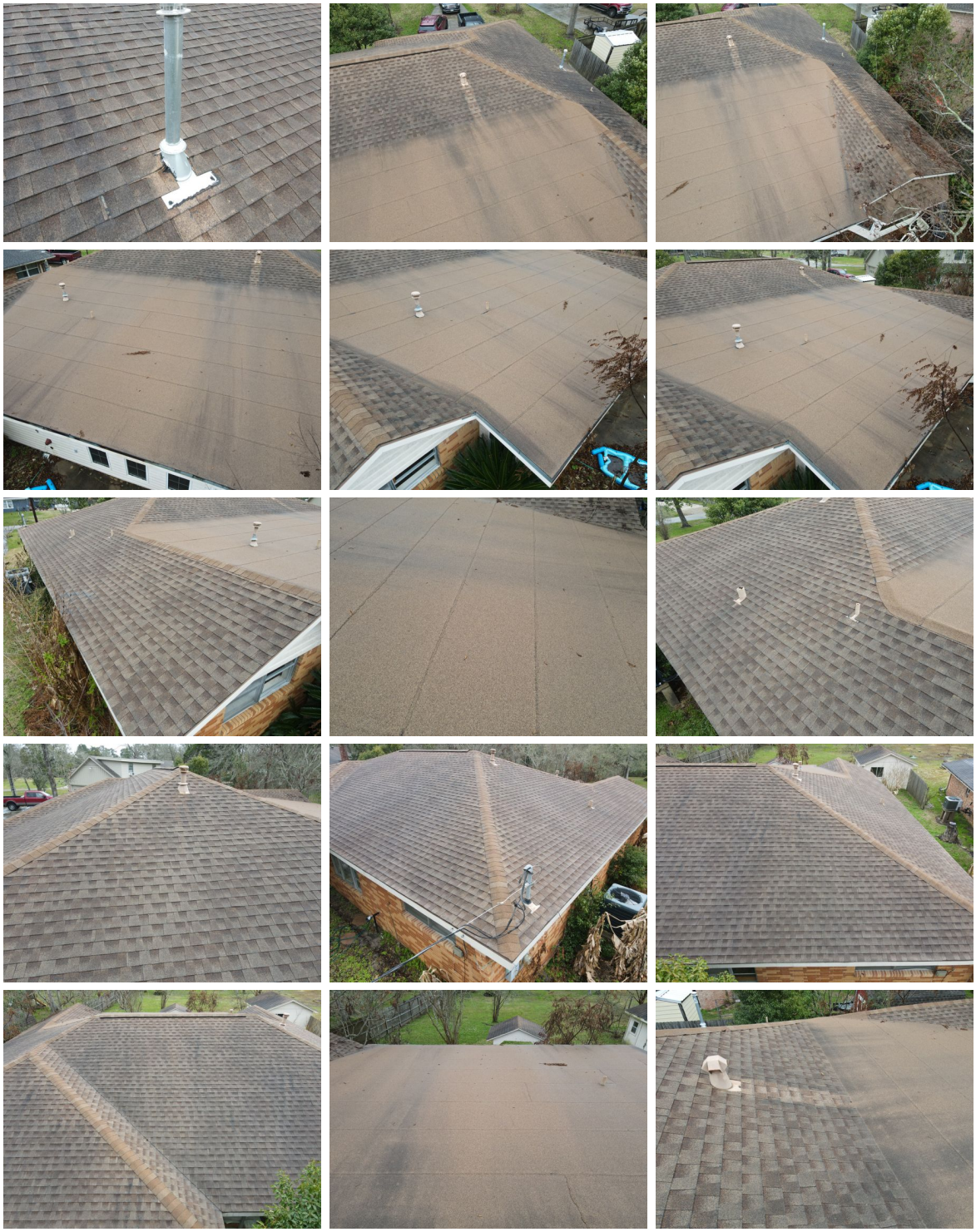
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

General Photos of Roof Covering:

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

I	NI	NP	D



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

I	NI	NP	D

General Photos of Attic(s):

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

I	NI	NP	D

☒ ☐ ☐ ☒ **A. Foundations**

Type of Foundation(s): Slab on Grade

Comments:

Performance Opinion: Further Evaluation is Recommended:

Further evaluation by a licensed structural engineer and/or a foundation contractor is recommended.

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

Foundation Measured with Use of Digital Level - Photos:

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

I	NI	NP	D

Kitchen

Front Door

Front Den

Front Right Bedroom

Front Right Bathroom

Rear Right Bedroom

Primary Bedroom

Rear Dining Room

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

1: Evidence of Foundation Settlement Present
Recommendation

Doors out-of-square, Drywall cracks, Brick Cracks, Cracked Floor Coverings, Rafter Pull, Excessive Difference in Elevation Measurements -
Due to evidence of foundation settlement, further evaluation by a licensed structural engineer and/or qualified foundation contractor is recommended.

Recommendation: Contact a qualified structural engineer.

2: Slab: Exposed Reinforcing Steel
Recommendation

Reinforcing steel (rebar) is exposed along the perimeter of the foundation. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

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(Anchor Bolts)

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

1: Grading & Drainage: Inadequate

Recommendation

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

Recommendation: Contact a qualified landscaping contractor

For Example: Rear Exterior

2: Grading & Drainage: Negative Grading

Recommendation

Grading was sloping towards the home in some areas. This can lead to water intrusion and foundation issues. Regrading by a qualified landscaping contractor or foundation contractor so that water flows away from the home is recommended.

Recommendation: Contact a qualified landscaping contractor

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

I	NI	NP	D

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: Composition Shingles, Roll Roofing

Viewed From: Drone

Comments:

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

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

1: Drip Edge Deficiencies

Recommendation

Rusted, Damaged -
Deficiencies with the drip edge were present at the time of inspection. Evaluation and remediation is recommended.

Recommendation: Contact your builder.

Rusted Flashings

Damaged Flashings

☒ ☐ ☐ ☒ **D. Roof Structure and Attic**

Viewed From: Decked areas of attic

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

I	NI	NP	D

Approximate Average Depth of Insulation: Less than 4 Inches

Comments:

Attic Access Method: Pull down ladder(s)

Type of Attic/Roof Ventillation: Ridge and soffit vent

Type of Insulation Material: Cellulose, Batt Fiberglass

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

I	NI	NP	D

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

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

Recommendation: Contact a qualified pest control specialist.

2: Sheathing: Evidence of Prior Moisture
Recommendation
Evidence of prior moisture intrusion was observed. Evaluate and remedy as needed.

Recommendation: Contact a qualified roofing professional.

3: Sheathing: Damaged
Recommendation
Areas of the roof sheathing are damaged. Evaluation and repair by a qualified roofing professional is recommended.

Recommendation: Contact your builder.

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

I	NI	NP	D

4: Framing: Separation of rafters from ridge

Recommendation

Rafters were not bearing fully on the ridge board. Further evaluation is recommended.

Recommendation: Contact a qualified professional.

5: Framing: Evidence of Wood Destroying Insect Activity

Recommendation

Evidence of wood destroying insect activity was present. Integrity and future performance of structural members could not be determined at the time of inspection. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

6: Insulation: Insufficient

Recommendation

Throughout

Insulation depth was inadequate. Generally, 10 inches of insulation is considered adequate. Installation of additional insulation by a qualified insulation contractor is recommended.

Recommendation: Contact a qualified insulation contractor.

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

I	NI	NP	D

7: Insulation: Damaged
Recommendation
Throughout
Insulation was pulled out and/or damaged by pests. Evaluation and repair by a qualified insulation contractor is recommended.

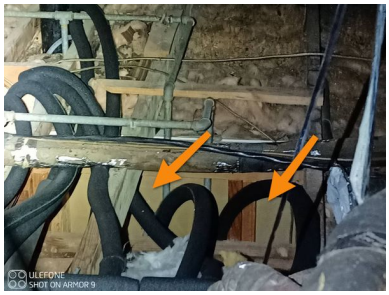
Recommendation: Contact a qualified insulation contractor.

8: Insulation: Voids
Recommendation
Throughout
Gaps or areas of poor insulation coverage were observed in one or more locations of the attic. This may reduce the R value of the insulation system. Evaluation and remediation is recommended.

Recommendation: Contact a qualified insulation contractor.

9: Insulation: Fallen wall insulation
Recommendation
Fallen wall insulation should be re-hung or replaced if needed. Evaluation and remediation is recommended.

Recommendation: Contact a qualified insulation contractor.



☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**
Comments:
Vinyl/Metal Siding can hide defects:
Vinyl/metal siding can hide defects behind the wall. The inspector cannot verify the presence of other siding materials or their condition behind the siding. If further evaluation is desired, consult with a qualified contractor.

For Example: Rear Exterior

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I	NI	NP	D

1: Exterior: Seal Wall Fixtures

Recommendation

All Exterior Wall Penetrations, A/C Disconnect Box(es) -
Fixtures/Electrical boxes were not properly sealed. Remedy as needed.

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

Recommendation: Recommended DIY Project

All Wall Penetrations

AC Disconnects

2: Exterior Masonry: Cracks

Recommendation

Multiple Locations

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

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

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

Recommendation: Contact a qualified masonry professional.

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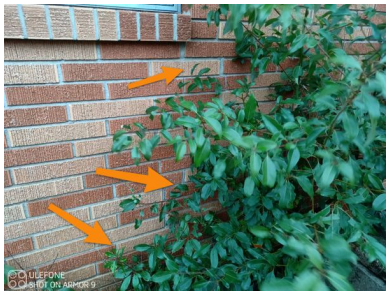
I	NI	NP	D

Right Exterior


Right Exterior

Front Exterior

3: Exterior: Foliage Too Close

Recommendation

Foliage that is too close to siding materials can cause moisture buildup and deterioration. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

Right Exterior

4: Exterior- Caulking: Deteriorated/Missing

Recommendation

Caulking around window frames, wall penetrations, and trim boards was missing or deteriorated. Caulking around these areas is an important barrier to moisture and air intrusion. Most exterior sealants have a lifespan of 5 to 8 years and should be regularly maintained with that lifespan in mind. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

Window Frames

Window Frames

5: Exterior: High Soil

Recommendation

A high soil level was observed. The foundation should have at least 4 inches of exposure. Evaluation and remediation is recommended.

Recommendation: Contact a qualified landscaping contractor

Front Exterior

6: Interior: Stress Cracks in Drywall

Recommendation

Multiple Locations

Stress cracks are observed in the interior drywall. This is consistent with structural movement of the home. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

Living Room

Front Right Bedroom

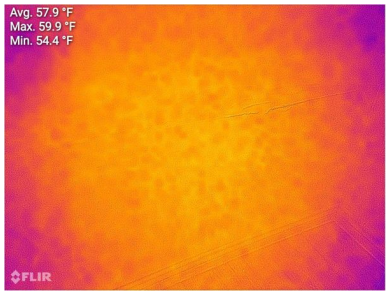
7: Interior: Evidence of Previous Moisture Contact

Recommendation

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

Recommendation: Contact a qualified professional.

Right Rear Bedroom Closet



Right Rear Bedroom Closet

Primary Bathroom

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

I	NI	NP	D

8: Separation of Framing Members

Recommendation

Separation of structural framing members was observed at time of inspection. Evaluation and remediation by a licensed structural engineer is recommended.

Recommendation: Contact a qualified professional.

Garage

Garage

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

1: Note: Patched Ceilings

Maintenance Item/Note

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

Recommendation: Contact a qualified professional.

Kitchen

2: Ceiling: Evidence of Previous Moisture Contact

Recommendation

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

Recommendation: Contact a qualified professional.

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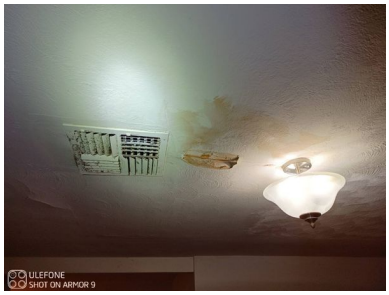
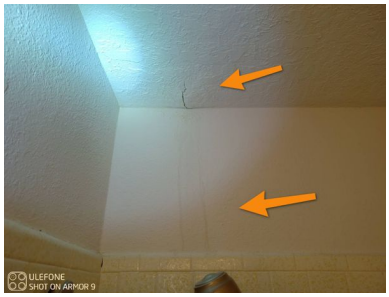
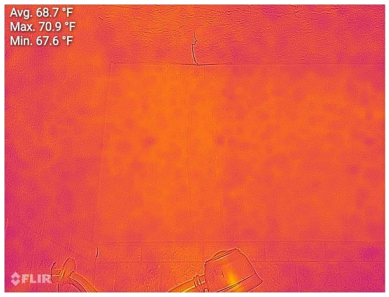
I	NI	NP	D


Living Room

Primary Bathroom

Primary Bathroom


Rear Right Bathroom



Rear Right Bathroom

3: Flooring: Damaged

Recommendation

Flooring had damage visible at the time of the inspection. Evaluation by a qualified flooring contractor is recommended.

Recommendation: Contact a qualified professional.

Living Room

4: Flooring: Water Damage

Recommendation

Flooring had evidence of previous moisture contact at the time of inspection. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

Baseboards: Primary Bathroom

5: Flooring: Tiles Cracked/Chipped

Recommendation

Floor tiles were cracked or chipped. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

Hall Bathroom Shower

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

Comments:

1: Door: Weatherstripping Missing or Damaged

Recommendation

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Evaluation and remediation is recommended.

Recommendation: Contact a qualified door repair/installation contractor.

Rear Door

2: Door: Sticks/Difficult to Operate

Recommendation

Door sticks and is tough to open. Evaluation and remediation is recommended.

Recommendation: Contact a handyman or DIY project

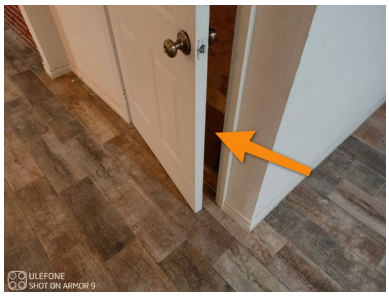
Primary Bedroom Rear Left Bedroom

3: Door: Catches/Rubs Flooring Materials

Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



Garage Entry

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

Recommendation

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

Recommendation: Contact a qualified professional.

5: Garage Vehicle Door: Wood Rot at Base of Frame

Recommendation

Wood rot was observed at the base of the garage door frame. Evaluation and remediation is recommended.

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

I	NI	NP	D

Recommendation: Contact a qualified handyman.

☒ ☐ ☐ ☐ **H. Windows**
Comments:

☐ ☐ ☒ ☐ **I. Stairways (Interior and Exterior)**
Comments:

☐ ☐ ☒ ☐ **J. Fireplaces and Chimneys**
Comments:
Limited Access/Visibility:
There was limited access and visibility to safely inspect chimney flue.

☐ ☐ ☒ ☐ **K. Porches, Balconies, Decks, and Carports**
Comments:

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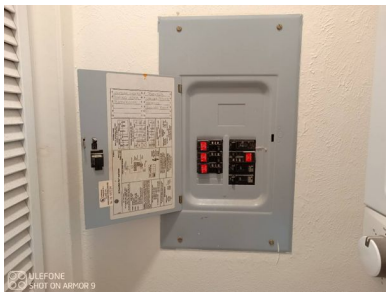
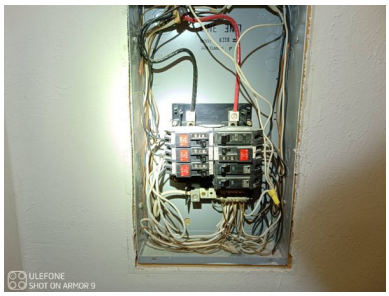
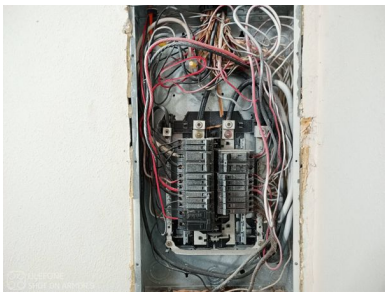
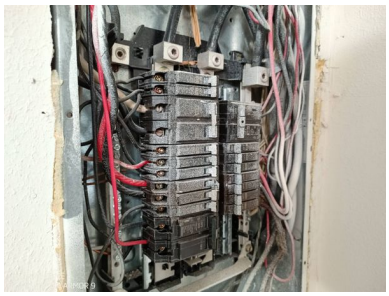
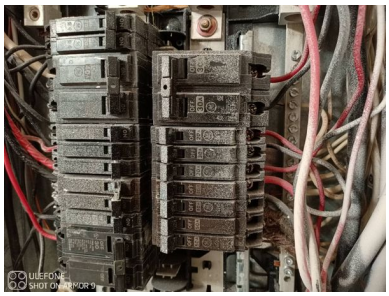
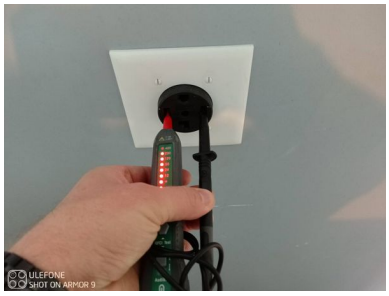
I	NI	NP	D

II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:

General Photos of 220V Outlets:



☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Comments:

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

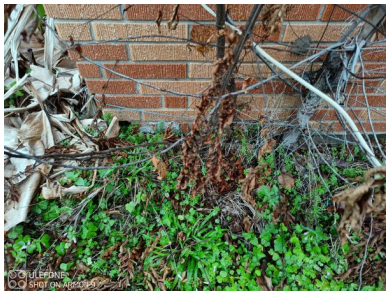
Service entrance cable location: Overhead

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

I	NI	NP	D

Service size: 200 Amps

Grounding Rod not Visible:



Subpanel Power in off Position:
Main power switch at subpanel was in off position at time of inspection. Inspector was limited to a visual assessment of sub panel components only.

Work Shed

1: AFCI (Arc-Fault Circuit Interrupt) protection was lacking or not present.
Recommendation

Note: AFCI protection was required by the National Electrical Code for all homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCI's, however, the agency believes that it is important for consumers to be made aware of these safety devices when they are not

present or fail to function properly in a home as a consumer protection issue and requires inspectors to report the lack of proper AFCI protection in the distribution panel as deficient, regardless of the homes age.

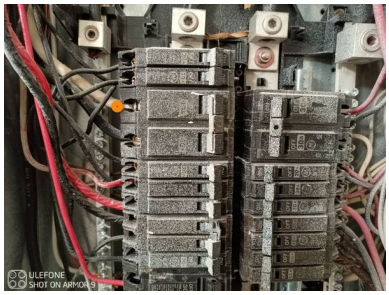
Recommendation: Contact a qualified electrical contractor.

2: White Wires Not Marked

Recommendation

White wires connected to breakers are not marked with black or red electrical tape to indicate that they are "hot". Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.

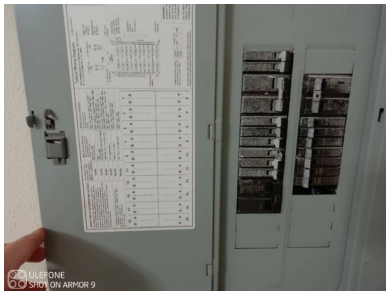


3: Circuits Not Labeled

Recommendation

Circuits in the distribution panel were not properly labeled. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



4: Missing Knockouts

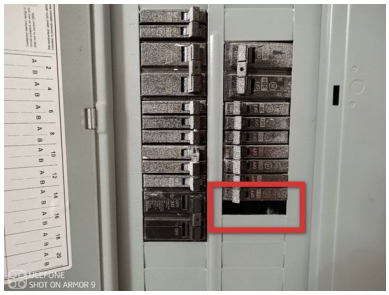
Safety Hazard

Safety "knockouts" were missing from the panel cover. Evaluation and/or remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D

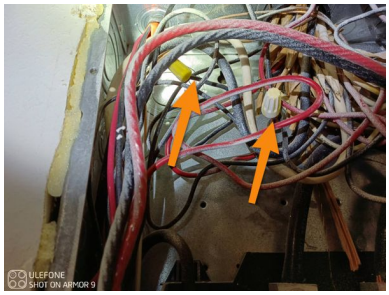


5: Abandoned Wire in Panel

Recommendation

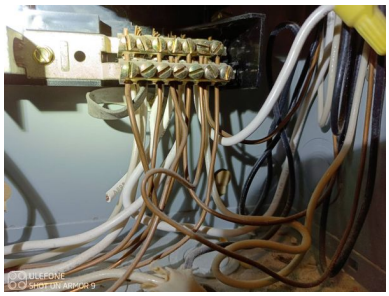
Evaluation and remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified professional.



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

Type of Wiring: Copper



Comments:

Smoke Alarm Testing Method:

Note: Accessible smoke alarms (units within an arm's reach of the inspector) are tested by pushing the test button. Test buttons only confirm that the battery, electronics, and alert systems are working. It does not mean that the smoke sensors are working.

1: Smoke Detector Defective

Recommendation

Not present in required location -

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

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

I	NI	NP	D

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

Recommendation: Contact a qualified professional.

Not Present in Required Locations

2: Ceiling Fan Defects

Recommendation

Out of balance -
Further evaluation is recommended.

Recommendation: Contact a qualified professional.

Out of balance

3: Receptacles: GFCI Protection Inadequate/Missing

Recommendation

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

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

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

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D

Kitchen

Garage

4: Receptacles: GFCI Does Not Trip or Reset as Designed

Recommendation

Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

Exterior

Bathrooms

5: Receptacles: Open Ground

Recommendation

Throughout

Receptacle(s) are not wired correctly. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.

Front Den

Living Room

6: Receptacle: Hot/Neutral Wires Reversed

Recommendation

Receptacle(s) are not wired correctly. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.

Front Den

7: Light: Inoperable

Recommendation

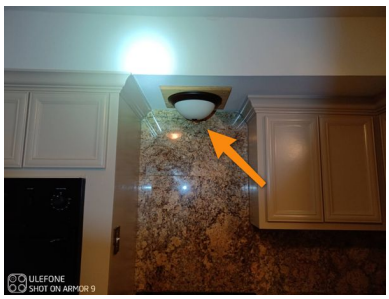
Multiple Locations

One or more light fixtures were not operating at time of inspection. Cause was not determined. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.

Left Exterior

Kitchen



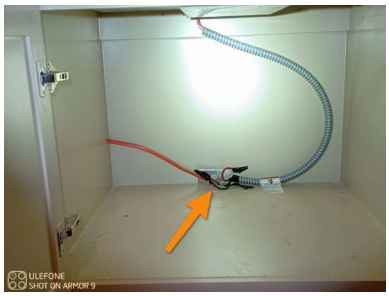
Kitchen

8: Wiring: Exposed Ends & Splices

Recommendation

Exposed wire connections, splices, and ends were present. All wire connections and charged wires with exposed ends and splices should be covered in junction boxes for safety. Evaluation and/or remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



At Cooktop

Work Shed

Work Shed

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

I	NI	NP	D

Attic

9: Wiring: Extension Cord Used as Permanent Wiring

Recommendation

Extension cord are not intended to be used as permanent wiring. Evaluate and remedy as needed.

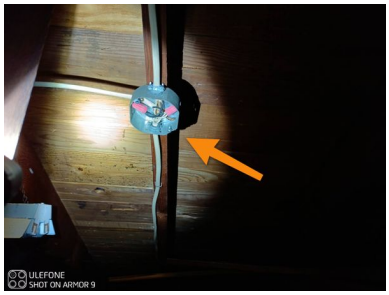
Recommendation: Contact a qualified professional.

10: Wiring: Open Junction Box

Recommendation

An open junction box was present. Evaluation and remediation is recommended.

Recommendation: Recommended DIY Project



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11: Wiring: Damaged/Frayed Branch Wiring

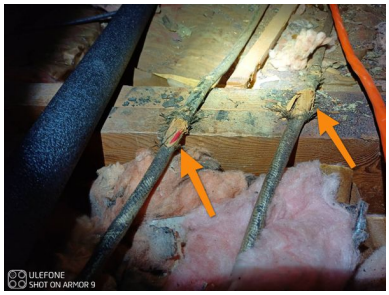
Recommendation

Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D



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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

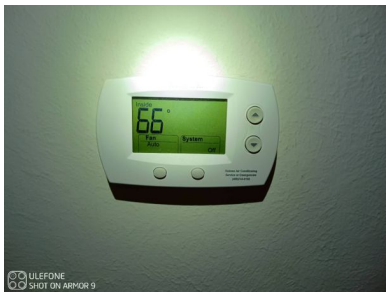
General Photos of HVAC Equipment:

General Photos of Accessible Return Chases :

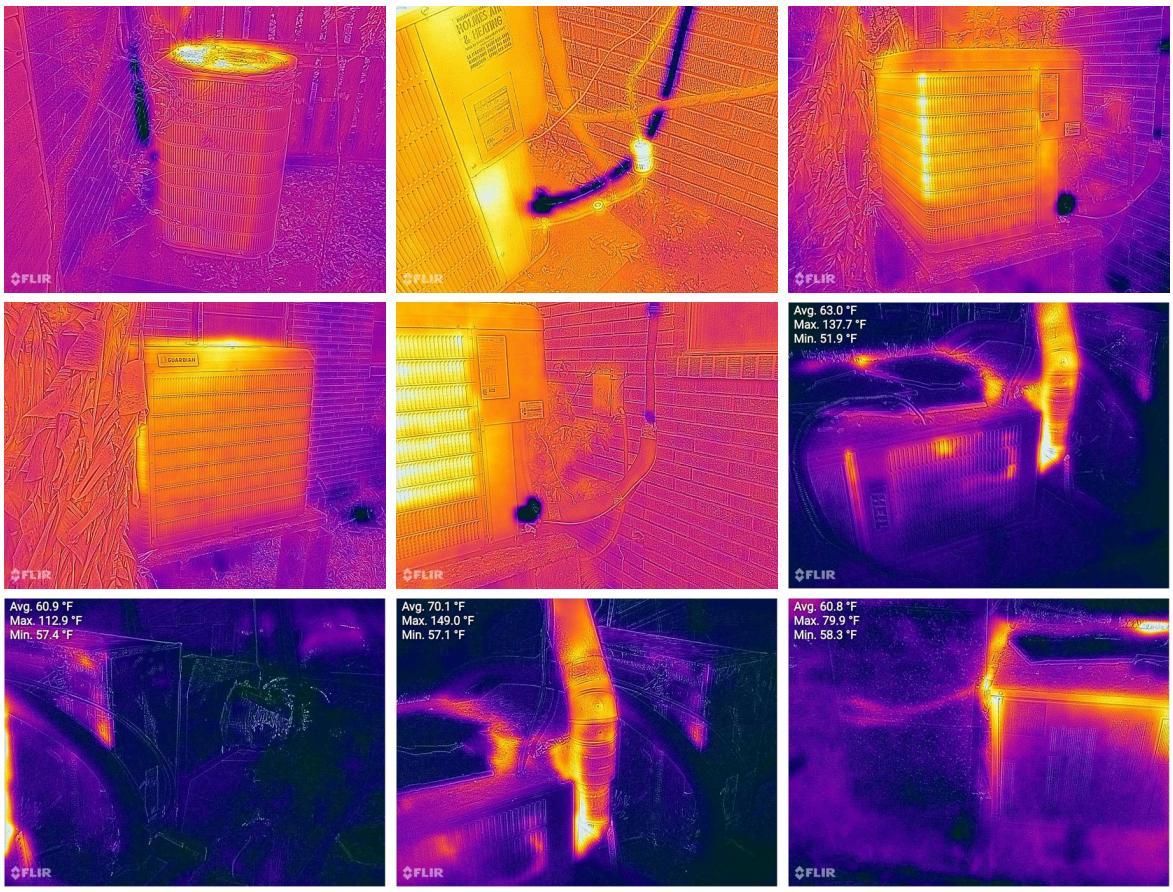
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

General Photos of Thermostats:



General Infrared Photos of HVAC Equipment:



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

I	NI	NP	D

☒ ☐ ☐ ☒ **A. Heating Equipment**

Type of System: Furnace

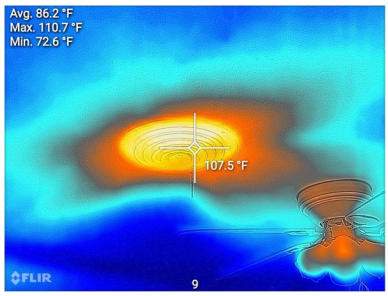
Energy Source: Natural Gas

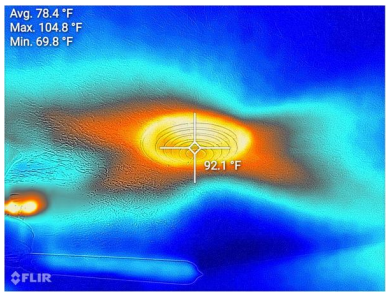
Comments:

Older Equipment: Heating:

Operation of the unit shows the unit was heating at the time of the inspection. Due to the age of the system, routine maintenance is recommended.

Right Side of Home Only





Inspector does not remove furnace/air handler covers:

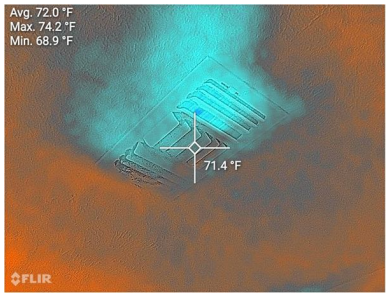
1: Functionality: Inoperative

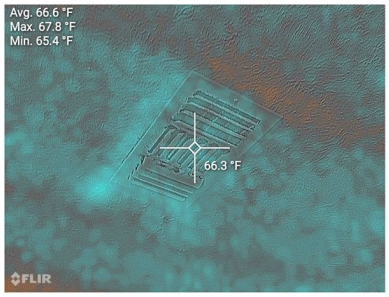
Recommendation

Left Side of Home

The furnace was inoperative at the time of inspection. Evaluation and remediation by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.





2: Venting: Missing strap

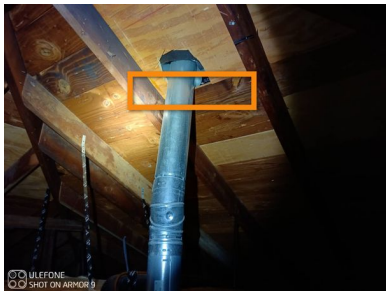
Recommendation

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

I	NI	NP	D

Support strapping was not installed at the furnace vent pipe. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



3: Venting: Combustible Clearance

Safety Hazard

Type-B furnace vent pipe clearance from combustible materials was less than 1 inch. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

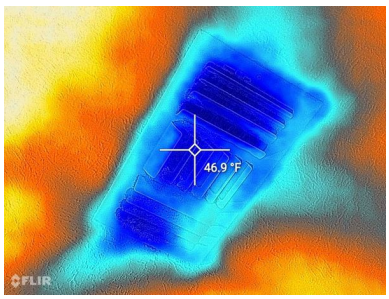
☒ ☐ ☐ ☒ **B. Cooling Equipment**

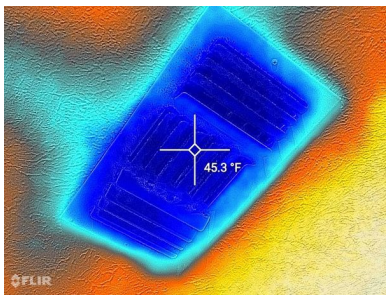
Type of System: Central Air Conditioner

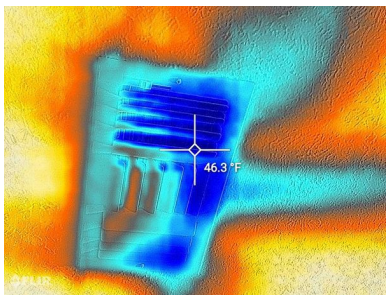
Comments:

Cooling System was Functioning:

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

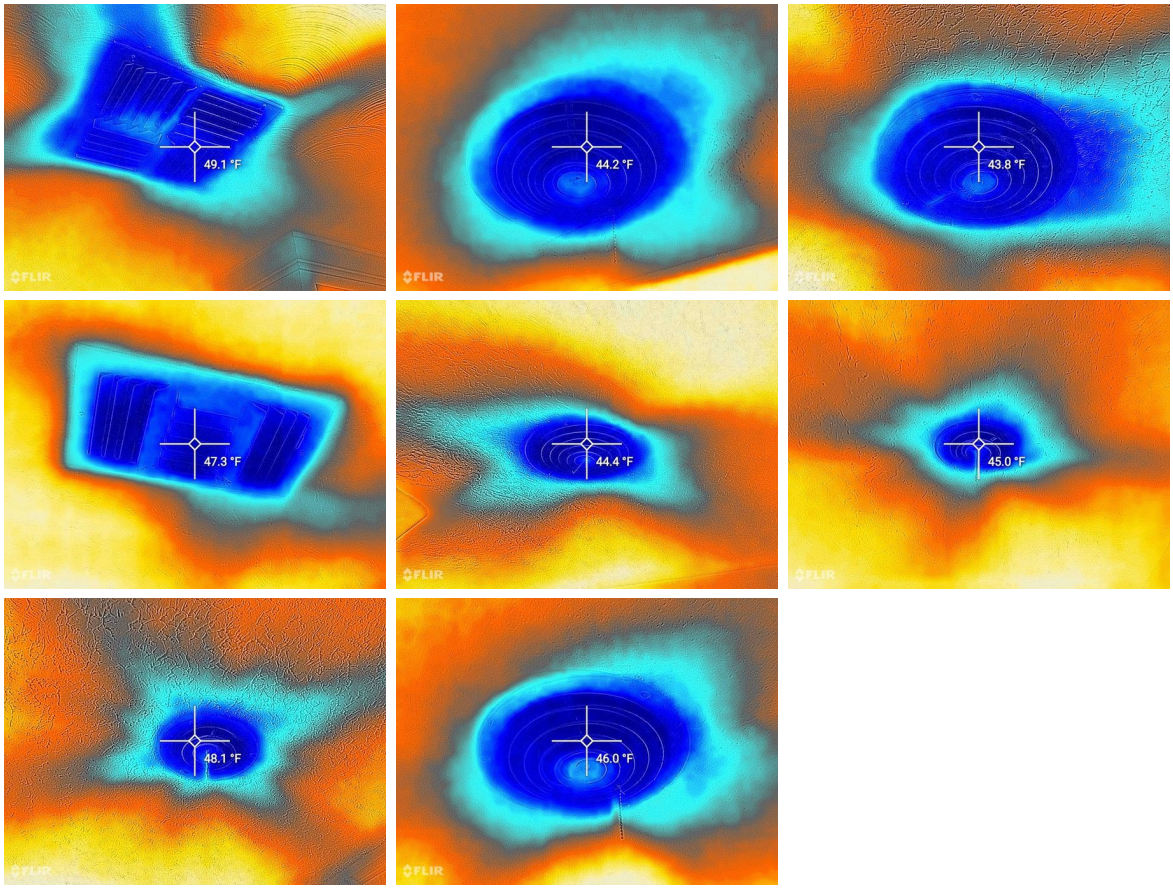






I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D



Type of Refrigerant: R22 (Freon), R-407C

Temperature difference (delta): 20°
No access to internal coils:
There was no removable panel cover to provide viewing access to the internal evaporator coils.

1: Condenser: Insulation Missing or Damaged on Refrigerant Lines
Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Evaluation and remediation is recommended.

Recommendation: Contact a qualified HVAC professional.

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

I	NI	NP	D

2: Condenser: Rust

Recommendation

Cabinet or components show signs of corrosion. Further evaluation by a qualified HVAC professional is recommended.

Recommendation: Contact a qualified HVAC professional.

3: Condenser: Heavy foliage

Maintenance Item/Note

Heavy foliage should be removed from around condensing unit. Evaluation and remediation is recommended.

Recommendation: Recommended DIY Project

4: Condenser: Dirty

Recommendation

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

Recommendation: Contact a qualified HVAC professional.

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

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

I	NI	NP	D

Comments:
Inspector does not access return chases in ceilings:

1: Filter: Requires Replacement
Recommendation
The furnace filter may have been beyond its expected lifespan. In addition, inspector cannot determine what effect this has on the temperature readings. Replacement is recommended.

Recommendation: Recommended DIY Project

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

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

Recommendation: Contact a qualified HVAC professional.

Throughout

3: Return Air System: Dust or Debris In Chase
Recommendation
Dust particles can clog cooling coils and may lead to coil corrosion over time. Proper cleaning and evaluation of the return air shaft, ducts, and coils is recommended.

Recommendation: Contact a qualified HVAC professional.

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

I	NI	NP	D

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

I	NI	NP	D

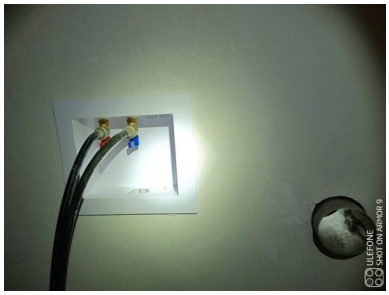
IV. PLUMBING SYSTEMS

General Infrared Photos of Water Heating Equipment:

General Photos of Plumbing Fixtures:

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

I	NI	NP	D



General Photos of Drain Lines:

Sewer Cleanout at Right Exterior

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

Location of water meter: Front yard near street

Location of main water supply valve: Exterior Wall - Front

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

I	NI	NP	D

Static water pressure reading: 55 psi

Type of Supply Piping Material: PEX

Comments:

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

No Plumbing Access:
There was not an access panel at one or more bathrooms to observe bath drain lines.

Missing Drain Lines:
Several plumbing fixtures were not operated due to risk of damage from missing drain lines in bathtubs. Further evaluation and remediation by a licensed plumbing professional is recommended.

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

I	NI	NP	D

1: Fixtures: Poor Flow/Water Pressure

Recommendation

Cause was not determined. Further evaluation by a qualified plumbing professional is recommended.

Recommendation: Contact a qualified plumbing contractor.

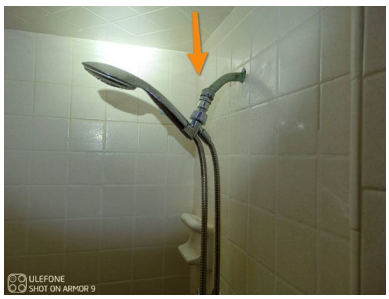
Cold Water at Kitchen Sink

2: Shower: Showerhead leaks/sprays

Recommendation

Water leaked/sprayed around the showerhead during operation. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



Shower not Testable

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

I	NI	NP	D

3: Shower: Door Does Not Close Properly

Recommendation

The shower stall door did not close properly (binds/sticks or does not latch correctly). Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

Hall Bathroom

4: Shower: Loose/cracked tile

Recommendation

One or more tiles were loose/cracked in the shower enclosure. This can result in possible water intrusion behind the tile. Evaluation and remediation is recommended.

Recommendation: Contact a qualified tile contractor

Hall Bathroom

5: Supply piping: Corrosion

Recommendation

Various plumbing lines, fittings or valves were corroded. Evaluation of all plumbing lines and/or remediation by a licensed plumber is recommended.

Recommendation: Contact a qualified plumbing contractor.

Hall Bathroom

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

I	NI	NP	D

6: Toilet: Not securely Mounted to Floor
Recommendation
Throughout
Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

Primary Bathroom

Hall Bathroom

Rear Right Bathroom

7: Supply: Odor
Recommendation
Noticeable odor was observed in water supply throughout home. Evaluation and remediation by a licensed plumbing professional is recommended.

Recommendation: Contact a qualified professional.

8: Toilet: Cracked Lid
Recommendation
Toilet tank lid was cracked or broken at time of inspection. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

Primary Bathroom

☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**
Type of Drain Piping Material:: PVC, Cast Iron

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

I	NI	NP	D

Comments:

1: Drain piping: Slow Drains

Recommendation

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

Recommendation: Contact a qualified plumbing contractor.

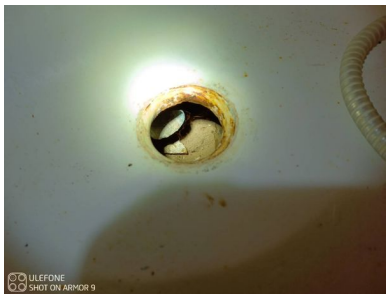
Hall Bathroom

2: Drain Piping: Missing Drain Lines

Recommendation

Missing drain lines were observed at time of inspection. Further evaluation and remediation by a licensed plumbing professional is recommended.

Recommendation: Contact a qualified professional.

Bathtubs

Bathtubs

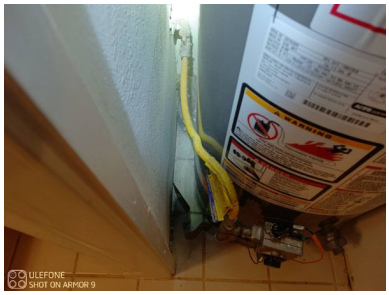
Bathtubs

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Source: Gas

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

I	NI	NP	D



Capacity: (2) 40 Gallon Units

Comments:

Location: Garage, Primary Bathroom

Year of Manufacture: 2021

Inspector Does Not Test TPR Valve or Open/Remove Burner Covers:
The inspector does not test TPR valves or remove the burner compartment covers due to safety reasons and risk of damage to the property.

1: Annual Maintenance Flush Recommended

Maintenance Item/Note

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

Recommendation: Contact a qualified plumbing contractor.

2: Gas Water Heater: Combustion Air- Potential Hazard

Recommendation

Combustion air for the gas water heater appeared to be supplied from an area in the home that could be hazardous to occupants, such as in or adjacent to a bedroom or in room with mechanical ventilation. Refer to the installation manual of this specific unit to determine manufacturer's recommendations or contact a licensed plumber.

Recommendation: Contact a qualified plumbing contractor.

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

I	NI	NP	D

3: Tank: Missing Drain Pan

Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

Primary Bathroom

4: TPR Valve Note: Replacement may be needed

Maintenance Item/Note

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

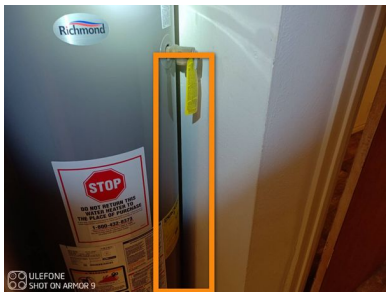
Recommendation: Contact a qualified professional.

5: TPR Valve: Discharge tube is not installed.

Recommendation

A discharge tube was not installed. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



6: Venting system: Missing/loose ceiling collar

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

I	NI	NP	D

Recommendation
Multiple Locations
The collar was missing/loose where the flue passes through the ceiling. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

Primary Bathroom

☒ ☐ ☐ ☒ **D. Hydro-Massage Therapy Equipment**
Comments:
Limited/No Access to equipment:

1: No visible GFCI
Recommendation
No GFCI safety protection was visible for the tub motor. Identify the GFCI protection or install as needed for safety.

Recommendation: Contact a qualified professional.

2: Inoperable
Recommendation
Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **E. Gas Distribution Systems and Gas Appliances**
Location of gas meter:: Front Yard

Type of gas distribution piping material:: Galvanized Steel
Comments::

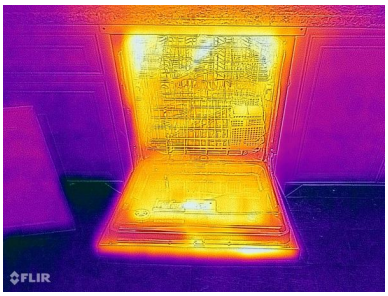
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Comments:



1: No Anti-Siphon Loop

Recommendation

An anti-siphon loop was not installed at the drain hose under the sink. Most manufacturers specifications suggest that in the absence of an air gap, the drain be looped to prevent back washing from the sink. Evaluation and remediation is recommende.

Recommendation: Contact a qualified professional.

☐ ☐ ☒ ☐ **B. Food Waste Disposers**

Comments:

☐ ☐ ☒ ☐ **C. Range Hood and Exhaust Systems**

Comments:

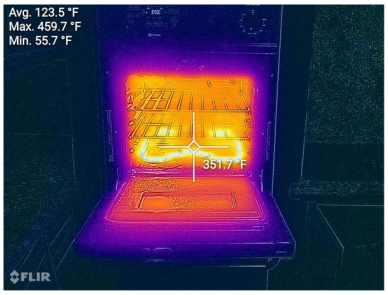
Exhaust Hood Type: None

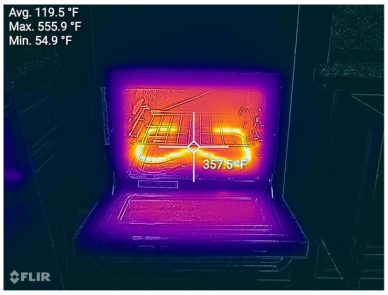
☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

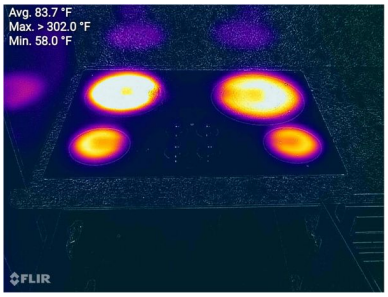
Comments:

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

I	NI	NP	D







Range/Oven Energy Source: Electric

☐ ☐ ☒ ☐ **E. Microwave Ovens**
Comments:

☐ ☐ ☒ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:

☒ ☐ ☐ ☒ **G. Garage Door Operators**
Comments:

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

I	NI	NP	D

Contact Reversal Test Not Performed:
The inspector does not perform a contract reversal test for safety reasons and risk of damage to the property.

1: Lock Installed/Not Disabled with Door Opener
Recommendation

A secondary locking mechanism was installed. Secondary locking mechanisms should be removed or disconnected to prevent damage to the door and/or opener. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**
Comments:

1: Vent Cover Missing
Recommendation

The dryer exhaust vent cover is missing. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

Rear Exterior