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TREC REI 7-5

21114 Barker Canyon Lane
Katy , TX 77450



Inspector

George Chryssochoos
TREC #24237 InterNACHI CPI 22031425
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Agent

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PROPERTY INSPECTION REPORT

Prepared For: Carmen Estrada

(Name of Clients)

Concerning: 21114 Barker Canyon Lane, Katy , TX 77450

(Address or Other Identification of Inspected Property)

George Chrysochoos - TREC #24237 InterNACHI CPI

By: 22031425

(Name and License Number of Inspector)

07/05/2021 11:00 am

(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

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

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Buyer

Style: Traditional

Occupancy: Vacant -

The inspection of this property was somewhat limited, due to the fact that it was occupied or staged with furniture. Some walls, floors, windows, electrical components, plumbing fixtures, and other areas or items could not be inspected because they were restricted or inaccessible because of furniture or stored items.

Temperature (approximate): 90 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Cloudy

Start time:

10:00 pm

Year home built:

2001

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete

Comments:

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

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

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

www.houstonslabfoundations.com.



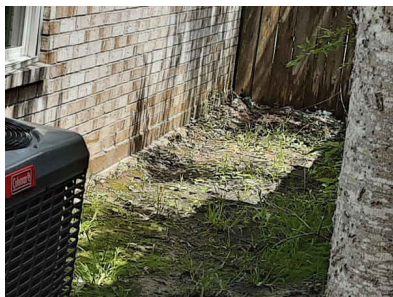
foundation



foundation



foundation



foundation

B. Grading and Drainage

Comments:

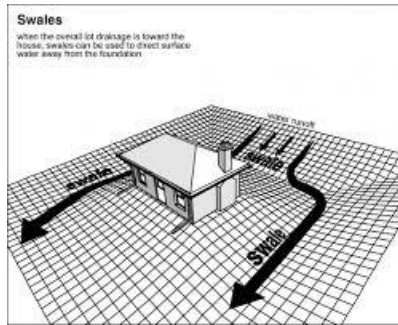
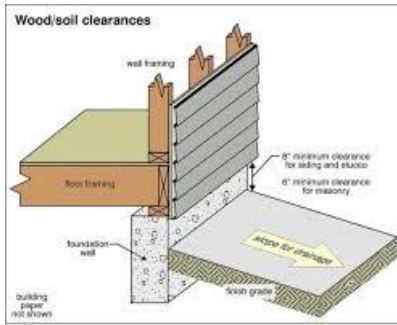
Grading and drainage

Lots should be graded with a six inch downward for every 10 feet of distance to drain the surface water away from the foundation walls. Where there is not enough distance , swales should be installed in the grading of the soil to drain effectively.

The grading and drainage in the case of this house appear to be functioning as intended, in the front and the sides of the house. However in the back of the house, I observed standing water.

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

I	NI	NP	D
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Proper grading, and drainage



Proper grading, and drainage



Proper grading, and drainage

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Proper grading, and drainage



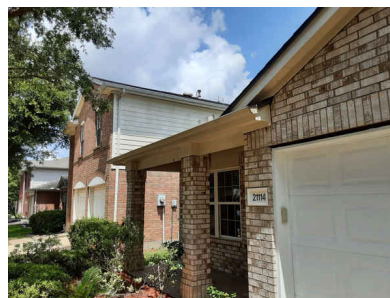
Proper drainage



Proper drainage



Proper grading



Proper drainage



Proper grading, and drainage

1: Negative Grading

🚫 Recommendation

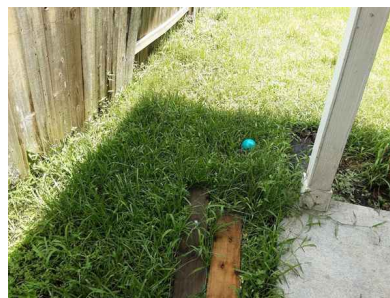
Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation: Contact a qualified landscaping contractor



Negative Grading in the back of the house



Negative Grading in the back of the house

2: Standing Water

🚫 Recommendation

Standing water observed, which could indicate poor drainage and/or grading. Recommend a landscaper correct.

[Here is a resource](#) on dealing with standing water in your yard.

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

I	NI	NP	D
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Recommendation: Contact a qualified landscaping contractor



Standing Water in the back of the house Standing Water in the back of the house Standing Water in the back of the house

C. Roof Covering Materials

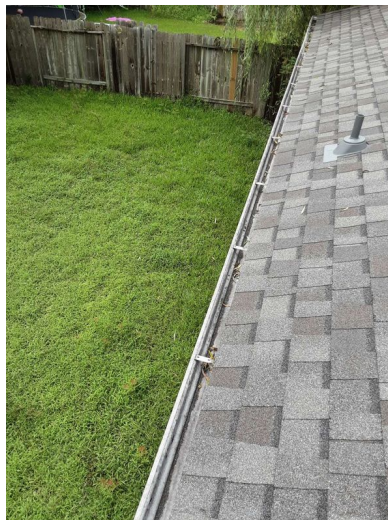
Types of Roof Covering: Composition Shingles -



Viewed From: Roof

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I	NI	NP	D
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Comments:

Life Expectancy of Roofing Material

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

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

The roofing materials, the flashing, the penetrations through the roof, are functioning as intended at the time of the inspection. I recommend the tree branches be trimmed.



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

I	NI	NP	D
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1: Tree branches , and leaves on the roof

🚫 Recommendation

Many trees drop their leaves every fall, and many drop their needles year-round. If this debris stays on the roof, it can clog the gutters and affect the roof by absorbing moisture. This excess moisture on the roof can cause mold, moss, or algae growth, which can discolor the roof and reduce its life.

Recommendation: Contact a qualified professional.



Tree branches



Tree branches

D. Roof Structures & Attics
Viewed From: Attic



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I	NI	NP	D
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Approximate Average Depth of Insulation: 38 R-value



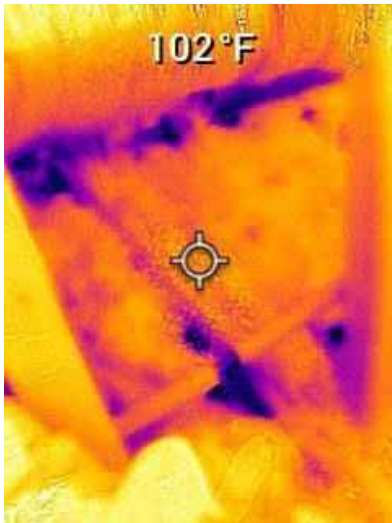
Attic Stairway Insulation Cover Recommendation:

Attic Stairway Insulation Cover Recommendation

- For the attic pull-down stairs, this inspector would recommend installing an attic stairway insulation cover, tent, or boot over the attic stairs opening. A variety of these products and costs can easily be found by doing a search on the internet for attic ladder (or stairway) insulation (or insulator). Installing such a product can increase the comfort and efficiency of the cooling / heating in the home interior and keep the home interior cleaner from dust. An example of this product can also be seen on the following website: www.atticcovers.com.

Comments:

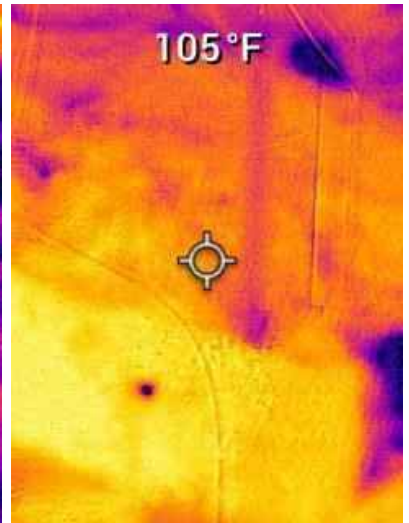
The components of the truss assemblies, roof decking, and ventilation appear to be performing as intended at the time of the inspection. The insulation is sufficient in most areas of the attic



The insulation is sufficient in most areas of the attic



The insulation is sufficient in most areas of the attic



The insulation is sufficient in most areas of the attic

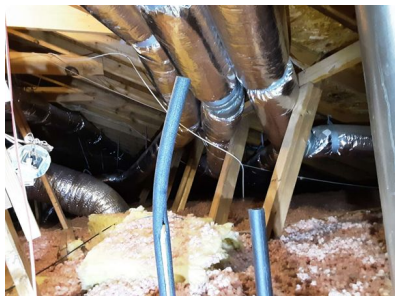


Insulation type:

Loose Filled Batt, or Blanket

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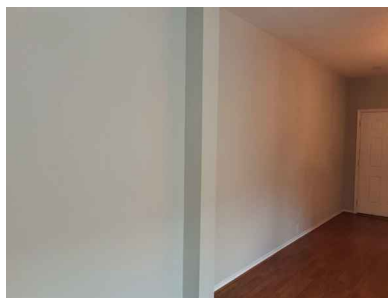
E. Walls (Interior and Exterior)

Comments:

Both interior and exterior walls, and the expansion joints, appear to be functioning as intended at the time of the inspection.



Minimal conditioned air loss



Interior wall



Interior wall



Interior wall



Exterior wall



expansion joint

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Exterior wall



expansion joint

1: Cracks - Minor

🚫 Recommendation

Minor cracking was observed in the baseboard. Recommend monitoring.

Recommendation: Recommended DIY Project



Minor baseboard crack

2: Fence

🚫 Recommendation

The fence needs to be repaired or replaced by a qualified technician.

Recommendation: Contact a qualified professional.



3: Shower wall debris

🚫 Recommendation

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

I	NI	NP	D
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I observed debris at the bottom of the shower wall. I recommend a wood-destroying insect inspection, be performed, although the thermal camera does not show insect activity in that area.

Recommendation: Contact a qualified professional.



Shower wall debris

F. Ceilings and Floors

Comments:

Ceilings and floors appear to be performing as intended at the time of the inspection. Carpets are considered cosmetic items for a house inspection. A cosmetic flaw of the tile by the garage door.



Ceilings and floors appear to be performing as intended at the time of the inspection



Ceilings and floors appear to be performing as intended at the time of the inspection



Ceilings and floors appear to be performing as intended at the time of the inspection



cosmetic flaw



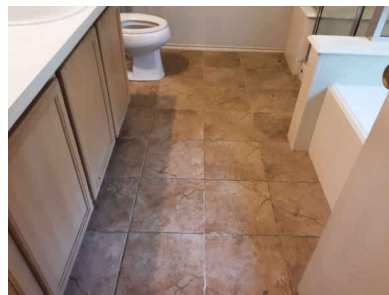
Ceilings and floors appear to be performing as intended at the time of the inspection



Ceilings and floors appear to be performing as intended at the time of the inspection



Ceilings and floors appear to be performing as intended at the time of



Ceilings and floors appear to be performing as intended at the time of



Ceilings and floors appear to be performing as intended at the time of

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I	NI	NP	D
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the inspection



Ceilings and floors appear to be performing as intended at the time of the inspection

the inspection



Ceilings and floors appear to be performing as intended at the time of the inspection

the inspection



Ceilings and floors appear to be performing as intended at the time of the inspection



Ceilings and floors appear to be performing as intended at the time of the inspection

1: Previous repairs

 Recommendation

Recommendation: Contact a qualified professional.



Previous repairs



Previous repairs

G. Doors (Interior and Exterior)

Comments:

All interior doors are functioning as intended at the time of the inspection. The sliding glass door is difficult to operate at the time of the inspection, and it appears the glass seal to be broken. I recommend a qualified technician to evaluate and repair.

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

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Some conditioned air escaping from the front door



Some conditioned air escaping from the front door

1: Door pain broken seal

🔴 Recommendation

The sliding glass door appears to have the double pain glass seal broken. I recommend a qualified technician to evaluate and repair.

Recommendation: Contact a qualified professional.



Door pain broken seal

2: Door Sticks

🔴 Recommendation

The door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door. Noted additional door issues, see pictures below

Recommendation: Recommended DIY Project



Door sticks and is tough to open

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

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3: No door stops

➔ Recommendation

Missing door stoppers will damage the walls behind the doorknobs

Recommendation: Contact a qualified professional.



Missing door stoppers



Missing door stoppers

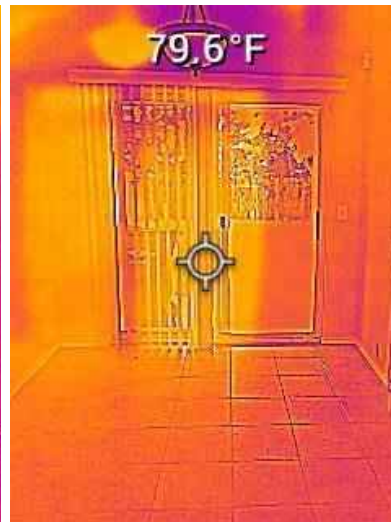
H. Windows

Comments:

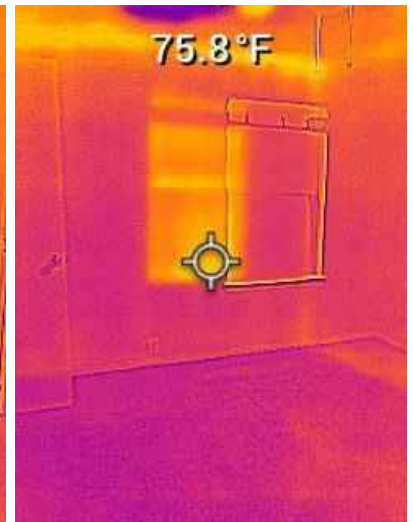
All of the windows were opening, closing, and locking. The windows are high-efficiency double pain.



Minimal conditioned air loss



Minimal conditioned air loss



Minimal conditioned air loss



high-efficiency double pain



high-efficiency double pain

1: Minor crack at the window sill.

➔ Recommendation

A minor crack was observed on the window corner frame on the outside. I recommend a handyman to seal it, so that moisture does not enter the structure

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

I	NI	NP	D
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Recommendation: Contact a qualified professional.



minor crack



minor crack



minor crack

2: Missing Screen(s)

🔴 Recommendation

One or more windows are missing a screen. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.



Missing Screen



Missing Screen

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

Comments:

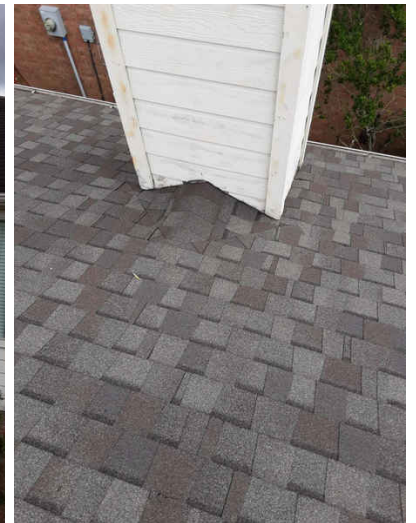
The fireplace appears to be functioning as intended at the time of the inspection. The chimney, and the flashing around it, the spark arrestor, the hearth, and the firebox, appear to be functioning as intended at the time of the inspection.



fireplace, and gas valve



Spark arrestor



Flashing

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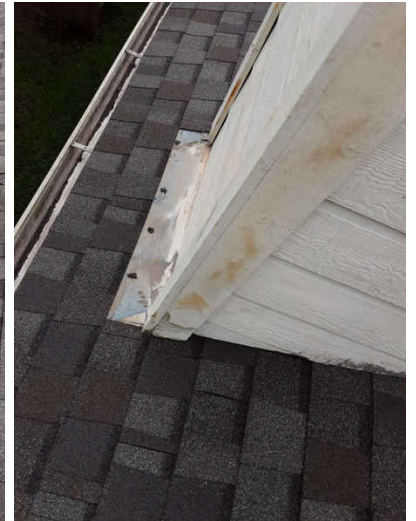
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Flashing



Flashing



Flashing



Hearth extension



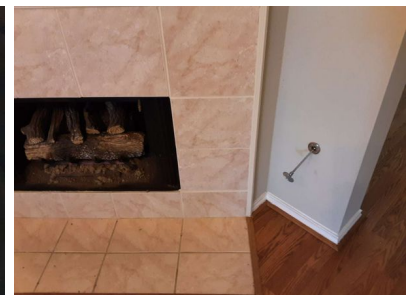
Firebox



closed dumper



open dumper



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

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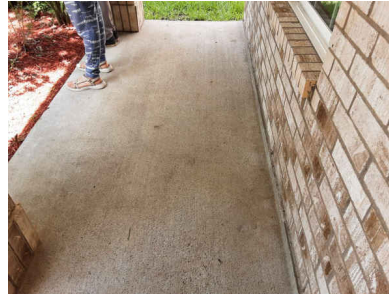
K. Porches, Balconies, Decks, and Carports

Comments:

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



The back porch



The front porch

1: Driveway cracks

➔ Recommendation

Minor cracks and evidence of heaving and settling appear at the driveway. I recommend monitoring.

Recommendation: Contact a qualified professional.



Driveway



Settlement



Heaving

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

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

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

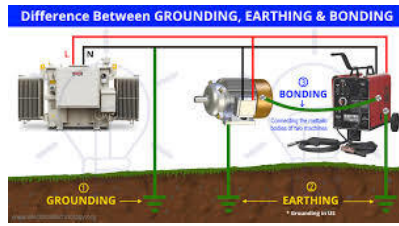
Routine Electrical panel Inspection Recommended:

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



Grounding and Bonding:

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



Comments:

The electrical panel appears to perform as it was intended at the time of the inspection, however, there was double taping observed. I recommend a

certified electrician to evaluate and repair.



Electrical meter



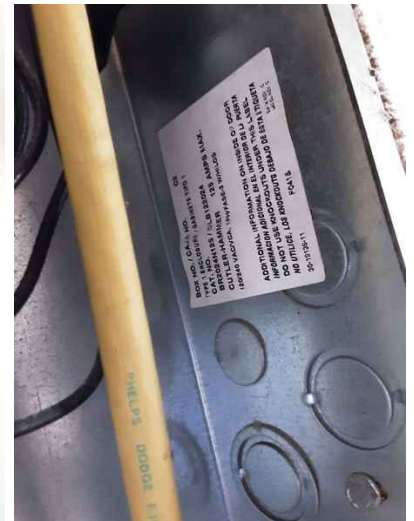
The electrical panel



The electrical panel is labeled



Aluminum service entrance wires with anti-oxidant compound



Maximum panel amps

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

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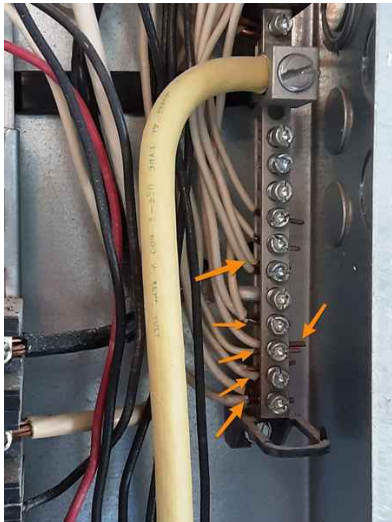
Main breaker amps

1: Double tapping

➔ Recommendation

A double-tapped circuit breaker commonly referred to as a “double-tap” is an electrical defect inside an electrical panel. This is a defect because two wires in a single breaker may not be properly tightened to the breaker and loose wires have the potential to cause overheating and arcing. I recommend a certified electrician to evaluate and repair

Recommendation: Contact a qualified professional.



Double tapping

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

Type of Wiring: Copper

Comments:

The switches, outlets, and GFCIs appear to perform as intended at the time of the inspection. However, there is no Arc Fault Circuit Interrupter. I recommend a certified electrician to evaluate and repair.

1: No Arc Fault Circuit Interrupters

➔ Recommendation

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

Recommendation: Contact a qualified professional.

2: Cover plate loose

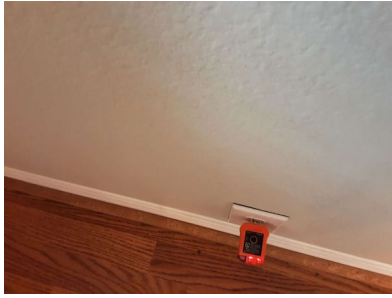
➔ Recommendation

Cover plate loose

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

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Recommendation: Contact a qualified professional.

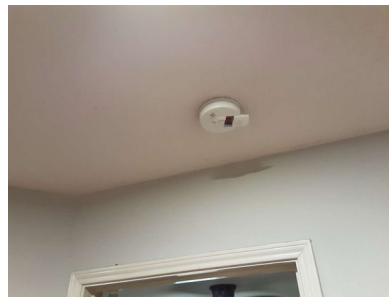


3: Smoke detector missing

➔ Recommendation

Inoperable smoke detectors

Recommendation: Contact a qualified professional.



4: Outlet not connected

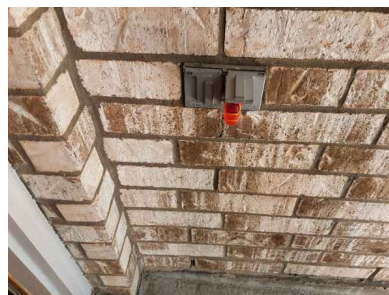
➔ Recommendation

Outdoor outlets are not connected.

Recommendation: Contact a qualified professional.



Outdoor outlets are not connected.



Outdoor outlets are not connected.

5: Light bulb out

➔ Recommendation

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

I NI NP D

One or more light bulbs were out at the time of the inspection

Recommendation: Contact a qualified professional.



Light bulb out

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

I	NI	NP	D
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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

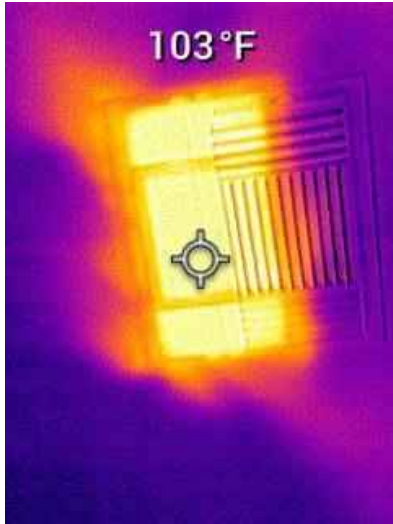
A. Heating Equipment

Type of Systems: Gas-Fired Heat

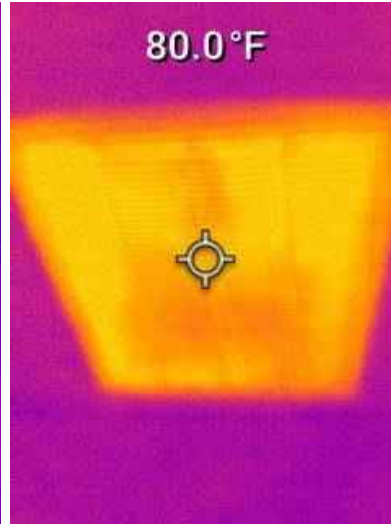
Energy Sources: Gas

Comments:

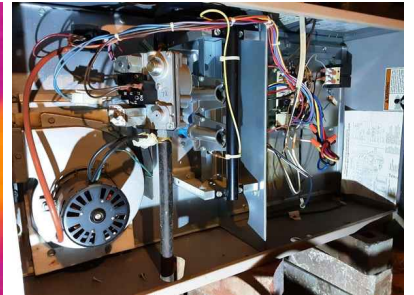
The furnace is functioning as intended at the time of the inspection. The blue flame of the burners indicates proper combustion



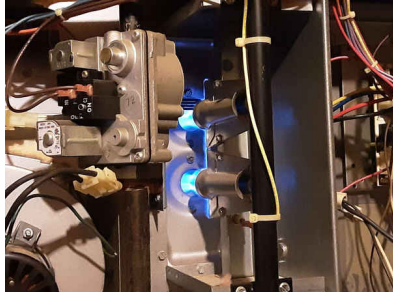
Temperature differential between registers and returns are within range



Temperature differential between registers and returns are within range



The furnace



The blue flame indicates proper combustion

1: Sediment trap missing

Recommendation

Sediment traps installed at gas appliances are used to help catch any sediment or debris that may be present in the gas line and prevent it from entering the appliance and possibly damaging it. This system is missing a sediment trap.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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Sediment trap missing

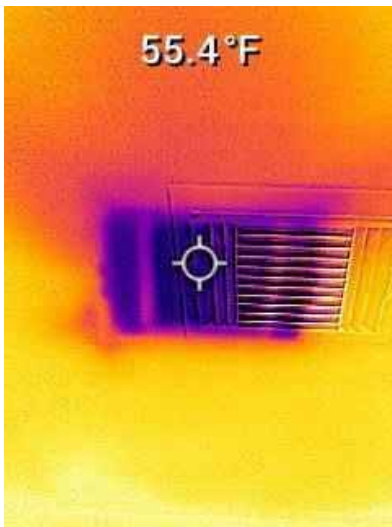
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B. Cooling Equipment

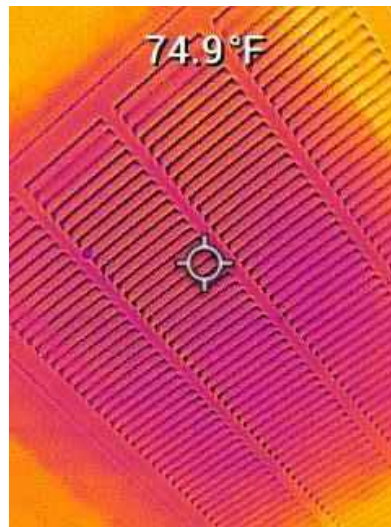
Type of Systems: Electric

Comments :

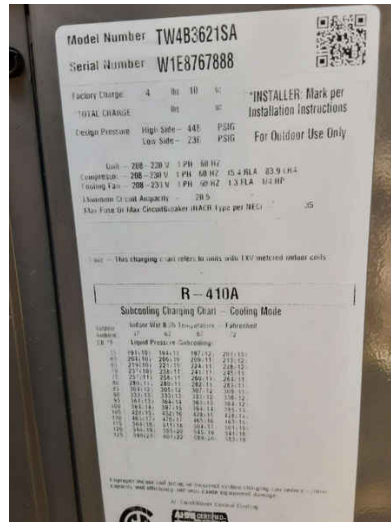
The A/C appears to perform as intended at the time of the inspection



The temperature differential between register and supply are within range



The temperature differential between register and supply are within range



Model and serial numbers



1: A/C pan is rusted

🟡 Recommendation

The A/C pan is rusted. I recommend replacing

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

I	NI	NP	D
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Recommendation: Contact a qualified professional.



2: Missing correct sealing compound

➔ Recommendation

The sealing method used in this area of the HVAC system is incorrect. I recommend a qualified technician to reseal the unit.

Recommendation: Contact a qualified professional.

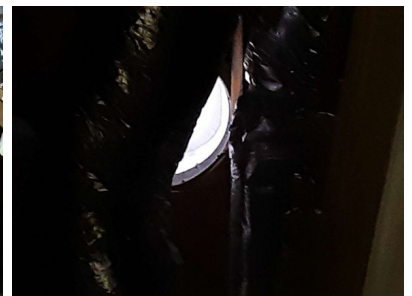
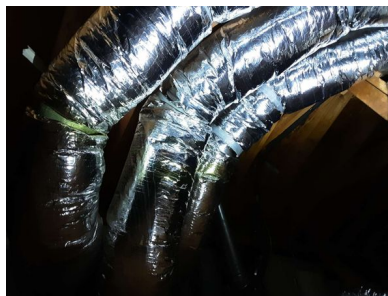
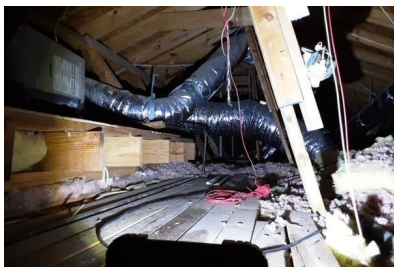


Missing correct sealing compound

C. Duct System, Chases, and Vents

Comments:

The ducting system appears to be functioning as intended at the time of the inspection. No leaks and no kinks were observed



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

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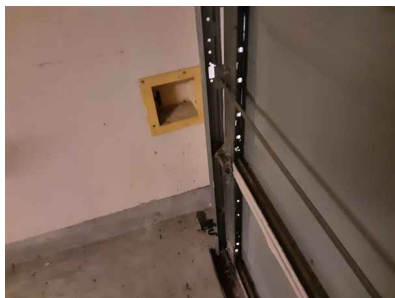
IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Exterior



Location of Main Water Supply Valve : Main Level -
In the garage.



Main Water Supply Valve

Static Water Pressure Reading: 65

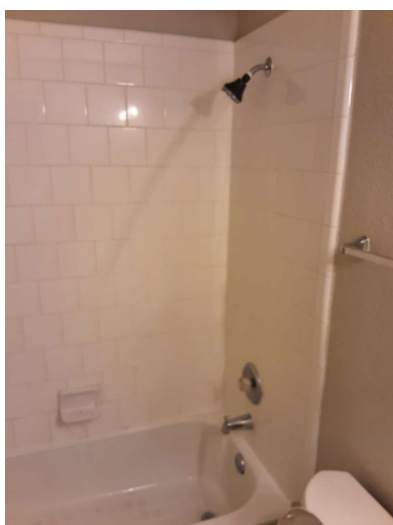


Comments:

The plumbing system appears to function as intended at the time of the inspection. However, I observed some deficiencies. See below

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

I	NI	NP	D
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1: Missing stopper

🚫 Recommendation

The bathroom sink is missing a stopper

Recommendation: Contact a qualified professional.



missing a stopper

2: Inoperable stopper

🚫 Recommendation

The sink stoppers are not functioning at the time of the inspection.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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Inoperable stopper



Inoperable stopper

3: Faucet handle malfunctioning

Recommendation

The faucet handle is malfunctioning, going past the stop point. I recommend a handyman evaluate and repair or replace

Recommendation: Contact a qualified professional.



going past the stop point

B. Drains, Wastes, & Vents

Comments:

The drains and vents function as intended at the time of the inspection. However one of the master bathroom sinks is missing an overflow. I recommend a certified plumber to evaluate and repair



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

I	NI	NP	D
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1: Sink overflow missing

🔴 Recommendation

One of the master bathroom sink overflows is missing. I recommend a certified plumber to evaluate and repair

Recommendation: Contact a qualified professional.



Sink overflow missing



Sink overflow missing



Sink overflow missing

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

Energy Sources: Gas



Capacity: 40 Gallons -



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

I	NI	NP	D
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Unknown

Comments:

The water heater is functioning as intended at the time of the inspection. The manufacture date according to the serial number is 10/3/2018

Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule, and water quality.

Annual maintenance flush is recommended to prevent sediment buildup and maintain efficiency.



The water heater



Model and serial numbers



The blue flame indicates proper combustion

1: Improper Installation

Recommendation

The water heater is improperly installed. Recommend a qualified plumber evaluate & repair.

Each standard vent gas water heater is supplied with a specific draft hood. This ensures the safe, correct operation of the water heater. However, **the draft hood must be installed correctly**. Do not use a draft hood other than the one that is supplied with the water heater. Gas water heater draft hoods act as a device, which in case of down-draft, a condition that forces air/wind back into the vent pipe/chimney, prevents air from extinguishing the gas burner.

Recommendation: Contact a qualified plumbing contractor.



Improper draft hood Installation

2: Temperature pressure valve

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

I	NI	NP	D
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Recommendation

The temperature-pressure relief valve must terminate not more than 6 inches and not less than two times the discharge pipe diameter above the floor or waste receptor flood level rim.

In this case, the termination is the valve itself. I recommend a qualified technician to evaluate and repair

Recommendation: Contact a qualified professional.



must terminate not more than 6 inches above the floor, or pan

D. Hydro-Massage Therapy Equipment

Comments:

The hydro-massage equipment appear to be functioning as intended at the time of the inspection

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

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

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



1: Missing Anti-syphon loop

➔ Recommendation

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

Recommendation: Contact a qualified professional.



Missing Anti-syphon loop

2: Rusted rack

➔ Recommendation

An exposed metal prong will not cushion dishes as a coated dishwasher prong should. The sharp metal can scratch plates and glasses, and even cause a dish to break if the water jet pushes it hard enough. As the rust flakes off, it is dispersed through the water and coats the dishes in a thin, unsightly layer of film. Rust-coated dishes may feel gritty and look streaky. The mineral can also build upon the heating element, reducing efficiency.

Recommendation: Contact a qualified professional.

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

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Rusted rack

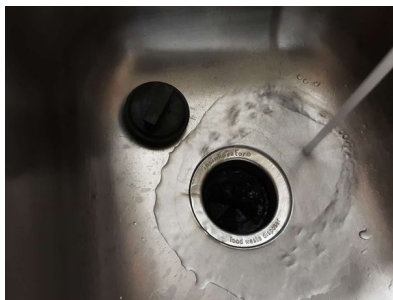


Rusted rack

B. Food Waste Disposers

Comments:

The waste disposer is connected and functioning as intended at the time of the inspection



C. Range Hood and Exhaust Systems

Comments:

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



1: Light inoperable

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

I	NI	NP	D
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Recommendation

Recommendation: Contact a qualified professional.



D. Ranges, Cooktops, and Ovens

Comments:

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



Model and serial numbers



The gas range



The oven



Operational



1: Range Not Fastened

Recommendation

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

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

Recommendation: Contact a qualified handyman.



Range Not Fastened

2: Oven not reaching set temperature

🚫 Recommendation

The oven does not reach the set temperature. there is a 25-degree difference, which is common for ovens that age.

Recommendation: Contact a qualified professional.



Oven not reaching set temperature

3: Oven light inoperable

🚫 Recommendation

The oven light is not coming on. I recommend replacing the light bulb.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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Oven light inoperable

E. Microwave Ovens

Comments:

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



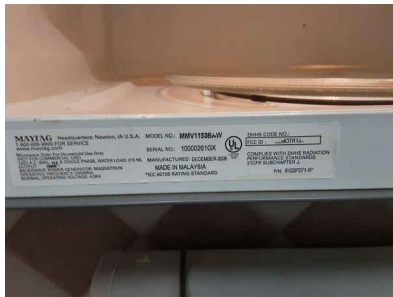
The microwave



The microwave



Operational



Model and serial numbers

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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



exhaust vent



Kitchen exhaust termination



Bathroom exhaust vent

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

I	NI	NP	D
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Bathroom exhaust vent

G. Garage Door Operators

Comments:

Only one of the garage door operators is functioning as intended at the time of the inspection. The second car garage door is inoperable.



Auto-reverse mechanism is operating at the time of the inspection



Auto-reverse sensor is operating at the time of the inspection

1: Inoperable garage door mechanism

🚫 **Recommendation**

The right-side garage door is not connected to the chain. It is inoperable. I recommend a qualified technician to evaluate and repair

Recommendation: Contact a qualified professional.



Inoperable

2: Loud Noises

🚫 **Recommendation**

Loud grinding or squaling observed when opening/closing garage door. This can be due to dirt or debris in the track or lack of lubrication. Recommend cleaning the track and lubricating.

[Here are some troubleshooting tips](#) before calling a garage contractor.

Recommendation: Contact a qualified garage door contractor.

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

I	NI	NP	D
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Loud Noises

3: Garage door self closing mechanism missing

Recommendation

The entry door to an attached garage must be “fire-rated” and have self-closing hinges. The purpose is to keep a garage fire from spreading to the house, and the engine fumes from entering.

Recommendation: Contact a qualified professional.

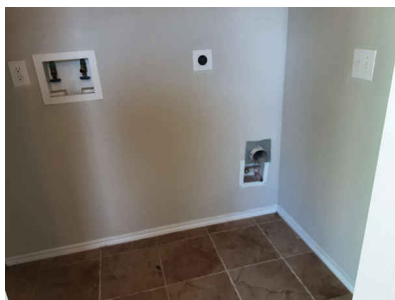


Garage door self closing mechanism missing

H. Dryer Exhaust Systems

Comments:

There is a dryer vent that terminates in the roof



dryer vent

Dryer

Refrigerator

Comments:

The refrigerator is functioning as intended at the time of the inspection. There was no manufacturer's plate to indicate the model and serial numbers.

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

I	NI	NP	D
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washer

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

I NI NP D

GARAGE

Comments :

The garage floor, walls, and ceiling appear to be functioning as intended at the time of the inspection.

