



# REDSTAR PROFESSIONAL HOME INSPECTION, INC

832-643-9724

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<https://www.redstarhomeinspection.com>



## REDSTAR RESIDENTIAL INSPECTION REI 7-6

26118 Katy Prairie Dr  
Katy, TX 77493



Inspector

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TREC #2109

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# PROPERTY INSPECTION REPORT FORM

Peter Canning & Maggie Canning <i>Name of Client</i>	06/13/2023 2:00 pm <i>Date of Inspection</i>
26118 Katy Prairie Dr, Katy, TX 77493 <i>Address of Inspected Property</i>	
Christian Martinez <i>Name of Inspector</i>	TREC #2109 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

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

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

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

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

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

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

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

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

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

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

: Occupied, Furnished

*In Attendance:* Buyer, Verbal Summary Over the Phone, Contractors w/ buyer

*Temperature (approximate):* 97 Fahrenheit (F)

*Type of Building:* Single Family

*Weather Conditions:* Humid, Partly Cloudy

*Storage Items/Furnished Home:*

Stored items and/or furniture were present at the property that obstructed view or access to some locations. The inspector does not move storage items or furnishings that impede the visual inspection of any components. Items blocked by storage/furnishings are not inspected.

*Appliances Not Inspected:*

Refrigerators, trash compactors, freezers, clothes washers, and dryers are not included in the inspection.

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**I=Inspected**

**NI=Not Inspected**

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**D=Deficient**

**I NI NP D**

## VIRTUAL REALITY REPORT

*Click button below:*



## Instructions:

1. The colored dots are where defects/descriptions are found.
2. Be sure to click each dot for an explanation.
3. Be sure to look all around so you dont miss anything!
4. Click the white halos on the floor to move to that location.
5. Bottom, left menu bar gives you different viewing options.
6. Report works the best on tablets and smart phones.
7. When using a tablet or smart phone, from dollhouse view (Click on at tab at the bottom left corner of screen) you can move the entire structure by using two fingers on the screen at the same time.

**Written report below**

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### I. STRUCTURAL SYSTEMS

**A. Foundations**

Type of Foundation(s): Slab on Grade

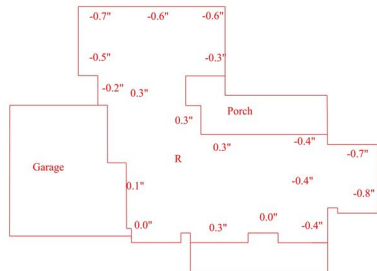
Foundation Performance: Functioning as Intended:

The foundation integrity appears to be performing the function intended. Minor visible differential movement was noted at the interior and exterior of the structure.

Zip Level system was used at the time of inspection to measure the overall levelness of the foundation. The zip level revealed no major issues at the time of inspection.

Note: See the picture below for drawing of the readings taken at the time of inspection.

Note: Red Star Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this company.



**B. Grading and Drainage**

**1: Landscaping: High Soil**

🟡 Recommendation

Front porch

High soil conditions observed at the various locations around the structure. The soil level should be reduced to allow for a minimum of 2-4" of foundation exposure, while still providing positive drainage away from the home. Recommend correction.

Recommendation: Contact a qualified landscaping contractor

**2: Gutters Absent**

🟡 Recommendation

No gutters were observed to be installed along portions of the roof slopes. Installation is highly recommended to prevent further erosion of the soil resulting in standing water near the foundation.

Recommendation: Contact a qualified gutter contractor

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**3: Grading and Drainage: Inadequate/Improper slope**

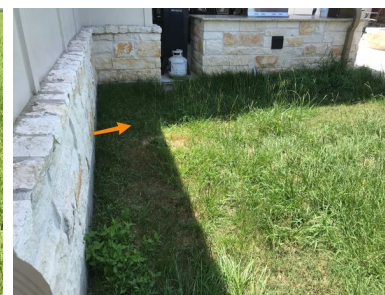
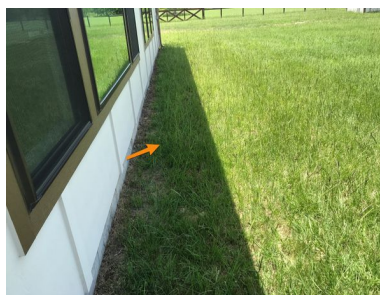
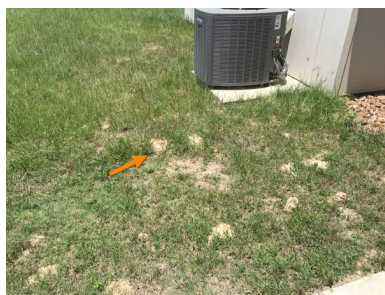
**Recommendation**

Multiple locations around the home

Improper slope was observed at the above stated locations. Improper drainage can result in excessive structural movement and potential standing water issues. Recommend further evaluation of these areas to determine the best method of repair.

*Note: The grade shall fall a minimum of 6 inches within the first 10 feet, and grade should be sloped towards drain systems.*

Recommendation: Contact a qualified landscaping contractor



**4: Grading & Drainage: Soil Erosion**

**Recommendation**

Soil erosion was observed at multiple locations along the right exterior of the home. Recommend correction to grading issues to prevent standing water. Recommend further evaluation and correction **as needed to prevent further erosion and ensure proper drainage conditions.**

Recommendation: Contact a qualified landscaping contractor



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**C. Roof Covering Materials**

*Types of Roof Covering:* Composition Shingles, Metal

*Viewed From:* Walking the Roof Surface

**1: Exposed Nails**

🔴Recommendation

One or more locations where the nail heads are exposed and need sealed. These locations include around vent jacks, flashings, and hip and ridge caps. Recommend correction by a qualified contractor as needed to prevent moisture penetration over time.

Recommendation: Contact a qualified roofing professional.



All roof repairs have been completed.

**2: Shingles: Lifted/Cupped**

🔴Recommendation

Observed buckled/lifted shingles on the roof covering. This condition is where the shingles are lifted or are not laying flat due to wrinkling of the underlayment or a shingle issue. High humidity and moisture issues at decking can also contribute to this condition. Recommend further evaluation by a roofing contractor to determine the extent of necessary repair.

Recommendation: Contact a qualified roofing professional.



All roof repairs have been completed.

**3: Flashing: Deteriorated Sealant**

🔴Recommendation

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Deteriorated sealant was observed around plumbing and other flashing components. It is vital to maintain these locations to ensure performance of the covering. Recommend correction to avoid further deterioration or potential moisture intrusion issues.

Recommendation: Contact a qualified roofing professional.



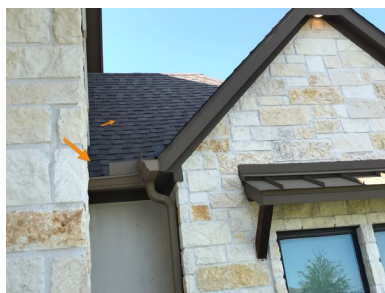
All roof repairs have been completed.

4: Flashing: Loose/Raised Flashing

Recommendation

Raised or loose flashing areas were observed around the roof covering. This condition leaves the covering exposed to potential moisture or pest intrusion. Recommend all areas be evaluated and secured/sealed as needed.

Recommendation: Contact a qualified roofing professional.



All roof repairs have been completed.

5: Satellite Dish(es) on Roof

Recommendation

A satellite dish was observed to be secured to the roof covering. This installation is prone to leaking over time, recommend you consider further evaluation and repair or removal.



All roof repairs have been completed.

6: Boots: Cupped

Recommendation

Satellite Dish was removed and patched.



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Portions of the boots around the plumbing vents were observed to be cupped, this can result in them holding moisture. Recommend further evaluation and evaluation to allow them to shed water properly.

Recommendation: Contact a qualified professional.



All roof repairs have been completed.

**D. Roof Structures and Attics**

*Viewed From:* Attic, Decked areas of the attic

*Approximate Average Depth of Insulation:* Spray foam

*Type of Attic Roof Ventilation:* Unvented attic

*Type of Insulation Material:* Spray Foam

*Spray Foam is Present:*

The home has been insulated with spray foam applied to the roof structure. This application severely limits the ability of the inspector to view the roof framing and the sheathing, as well as can conceal potential leaking issues. All efforts were made to evaluate for potential issues and more information may be contained within the report.

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

*Types of Exterior Wall Covering:* Cement Fiber Siding/Trim, Masonry Walls, Wood Siding and Trim - The

**1: Caulking and Sealing Needed**

All caulking to be completed week of 6/26/2023.

Recommendation

Various locations on trim and siding, Around windows -

The above stated locations were identified as areas in need of proper caulking and sealing, or maintenance to the existing sealant. Examples of locations needing sealing are pictured for your reference. Recommend further evaluation of these areas and all others to determine the extent of needed repairs.

Recommendation: Contact a qualified handyman.



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**2: Masonry: Minor cracks/Maintenance Recommended**

[Maintenance Item](#)

Minor cracks were observed in the masonry walls and/or mortar lines around the home. These conditions appear related to typical or normal settlement. Recommend you consider correction to avoid further deterioration and for cosmetic reasons.

Recommendation: Contact a qualified masonry professional.

**3: Siding: Minor Damage/Maintenance Recommended**

[Maintenance Item](#)

The siding displayed sections with minor damage or maintenance issues. Common maintenance items include: minor damage, separation at joints and trim, finishes that are worn, etc. While these conditions do not appear to be contributing to any larger issues, recommend you consider correction to avoid further deterioration and as apart of normal maintenance.

Recommendation: Contact a qualified handyman.



**4: Drywall: Settlement Cracks**

[Maintenance Item](#)

Cracks were observed to the drywall finish at multiple locations around the home. The cracks appear related to settlement and recommend cosmetic repair to avoid further deterioration.

Recommendation: Contact a qualified painting contractor.

**Cracked tape joints and painting to be completed.**

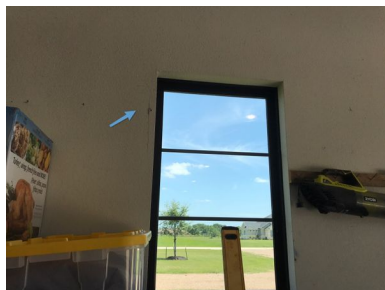
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Cracked tape joints and painting to be completed.

F. Ceilings and Floors

**1: Ceiling: Cracked Tape Joints**

Maintenance Item

Cracked taped joints and other cosmetic issues were observed on the ceiling finish at multiple locations. These cracks and cosmetic issues may be due to typical settlement of the foundation. Recommend repair as needed to prevent further deterioration and monitoring for additional movement.

Recommendation: Contact a qualified painting contractor.



Cracked tape joints and painting to be completed.

**2: Ceiling: Water Mark**

Recommendation

Garage

Water mark/staining observed at the interior of the home at the ceiling. Thermal imaging revealed no signs of active moisture at these locations, and it appears these stains are related to a previous issue. Recommend consulting with the seller to determine any previous issues at these locations, and recommend cosmetic repair and further monitoring to help ensure no leaking is present.

Recommendation: Contact a qualified professional.



Cracked tape joints and painting to be completed.

**3: Flooring: Tiles Cracked or Chipped**

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**Maintenance Item**

Master bedroom closet

Floor tiles were observed to be cracked or hollow at the above stated locations. Repair as needed.

Recommendation: Contact a qualified flooring contractor



**4: Flooring: Squeaky Subflooring**

**Recommendation**

The flooring on the second floor was observed to pop and squeak when walked on. Squeaky flooring is not uncommon and is usually caused by subflooring that is beginning to loosen from the joists. Recommend further evaluation and repair as needed.

Recommendation: Contact a qualified flooring contractor

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

**1: Exterior Door: Gaps in Weather Seals**

**Maintenance Item**

Gaps were observed in the weather seal around the exterior doors. Repair as needed to prevent moisture, pest, and air intrusion.

Recommendation: Contact a qualified professional.



All doors are sealed correctly and lock securely.

**2: Exterior Door: Weatherstripping Missing or Damaged**

**Maintenance Item**

Rear exterior door

Multiple exterior doors showed damage or were missing its weatherstripping. Recommend installation or repair of standard weatherstripping to prevent energy loss and/or moisture intrusion.

Recommendation: Contact your builder.

All doors are sealed correctly and lock securely.

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All doors are sealed correctly and lock securely.

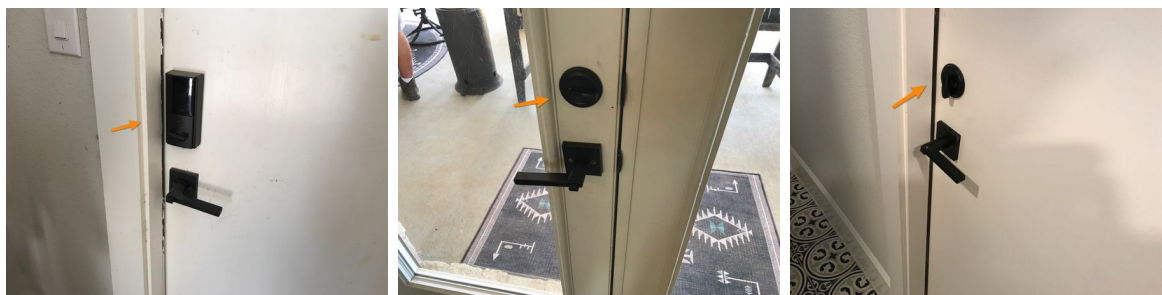
3: Exterior Door: Binding in Frame

Maintenance Item

Garage exterior door, Rear right exterior door, Half-bathroom exterior door

One or more doors or hardware were observed to be binding in the frame. Recommend further evaluation by a handyman.

Recommendation: Contact a handyman or DIY project



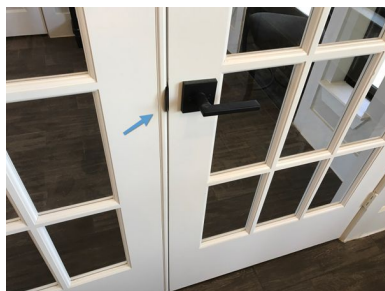
4: Interior Doors: Door Rubs Frame

Maintenance Item

Dining room

One or more interior doors were observed rubbing against the frame. Recommend adjustment to allow for easier operation.

Recommendation: Contact a qualified professional.



All doors are sealed correctly and lock securely.

5: Interior Doors Hardware: Doesn't Latch at Hardware

Maintenance Item

Second floor rear right bedroom

All doors are sealed correctly and lock securely.

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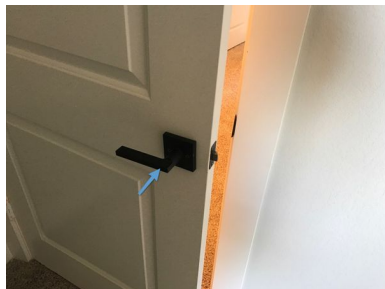
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I NI NP D

One or more doors did not latch at the hardware at the time of the inspection. Adjustment is recommended to correct latching ability.

Recommendation: Contact a qualified professional.



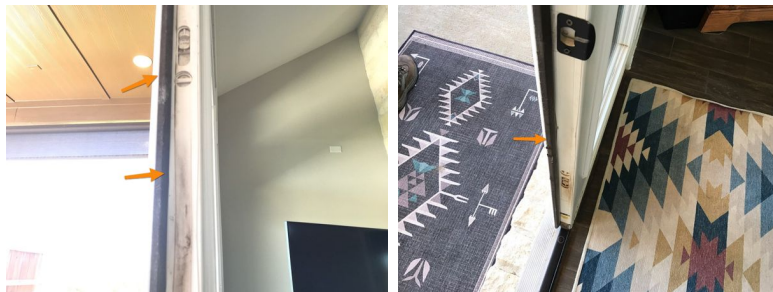
All doors are sealed correctly and lock securely.

**6: Door/Frame: Damaged**

🔧 Recommendation

Damage was observed to the hardware for the rear right exterior door. Repair as needed to allow the door to close properly.

Recommendation: Contact a qualified professional.



Hardware tightened and door closes securely.

**7: Interior Door: Loose Hardware**

🔧 Maintenance Item

Garage exterior door

The door knob hardware at multiple doors around the home was observed to be loose. Recommend tightening to allow for easier operation of the doors.

Recommendation: Contact a qualified professional.



Hardware tightened and door closes securely.

**8: Hinges Squeal**

🔧 Maintenance Item

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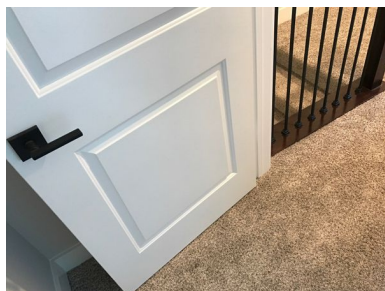
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The hinges for the second floor rear right bedroom door were observed to squeal when operated. Repair as needed.

Recommendation: Contact a qualified professional.



**H. Windows**

**1: Failed Seal or Low E-Coating Defects**

 Recommendation

Middle master bedroom window, Front entry, Dining room

The seal appears compromised or a low E-Coating defect appear to be present on the double pane window glass at the above stated locations. This condition is indicated by build-up observed between the panes of glass and will potentially require replacement of the glass. Recommend further evaluation and correction as needed. Consult with a qualified window contractor to evaluate above stated locations as well as thoroughly inspect all other units to identify any other seals that are compromised.

Recommendation: Contact a qualified window repair/installation contractor.



**2: Glazings: Damaged**

 Maintenance Item

Garage

The plastic glazings at the exterior of the window panes at multiple locations around the home show damage or displacement. Recommend correction as needed to prevent further deterioration or moisture penetration.

Recommendation: Contact a qualified professional.

**Contacted Contractor to be repaired week of 6/29/2023.**

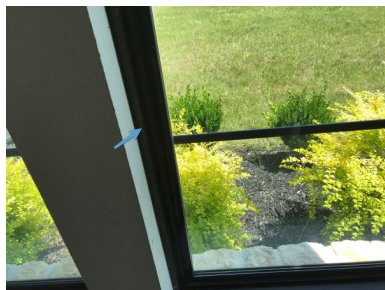
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Contacted Contractor to be repaired week of 6/29/2023.

3: Moisture Damage

Recommendation

Garage

Moisture damage was observed at the jambs and sills around the interior of windows at the above stated locations. This can indicate a potential moisture intrusion issue, recommend further evaluation and repair as needed.

Recommendation: Contact a qualified professional.



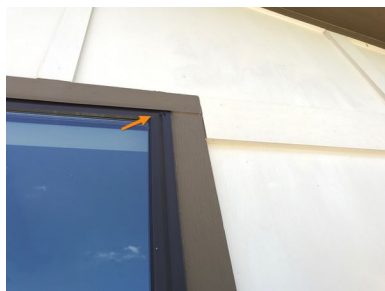
Contacted Contractor to be repaired week of 6/29/2023.

4: Casing Damaged

Recommendation

The casing for the Master bedroom rear right picture window was observed to be damaged/cracked. Repair as needed to prevent moisture intrusion issues.

Recommendation: Contact a qualified professional.



Contacted Contractor to be repaired week of 6/29/2023.

I. Stairways (Interior and Exterior)

K. Porches, Balconies, Decks, and Carports  
*Performing as intended:*



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All portions of the porches, balconies, and/or decks were observed to be performing as intended at the time of inspection.

**J. Fireplaces and Chimneys**

*Fireplace Functioning :*

The fireplace was functioning as designed at the time of the inspection.



**1: Chimney Flue: No Anti-Closing Device**

[Maintenance Item](#)

No anti-closing device was installed at the damper for the gas log system. This safety device prevents the damper from completely closing and ensures that proper ventilation is provided at all times.

Recommendation: Contact a qualified professional.

**2: Outdoor Fireplace**

[Recommendation](#)

The outdoor fireplace unit was observed to not ignite when tested, recommend further evaluation and repair to allow it to function properly.

Recommendation: Contact a qualified professional.



Outdoor firepit fully funtional. The gas key is located under the BBQ Pit.

**L. Other**

*Comments:*

**1: Fence: Loose, Damaged and Missing Boards**

[Maintenance Item](#)

Rear center

Loose, damaged and/or missing fence boards were observed at multiple locations around the property. Repair as needed for security and privacy purposes.

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Recommendation: Contact a qualified professional.



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## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

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

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*Service Entrance Cable Location:* Underground (Cable Material Type Not Visible) -

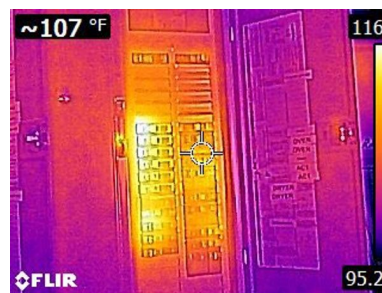
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*Service Size:* 2 - 200amp panels -

•

*Photo of Panel:*

**Contractor scheduled for further evaluation to determine if any repairs are needed.**



*AFCI Breakers: Not Tested:*

The AFCI breakers in the home were not tested due to the home being occupied and would risk damaging equipment.

**1: Breakers: Neutral Not Connected**

**Recommendation**

The neutral wire for the Rv breaker was observed to not be connected. Recommend further evaluation and repair as needed.

Recommendation: Contact a qualified professional.

**Contractor scheduled for further evaluation to determine if any repairs are needed.**

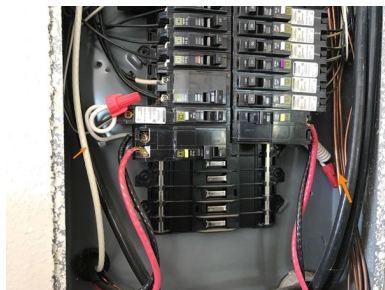
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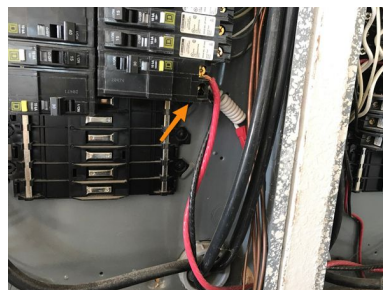
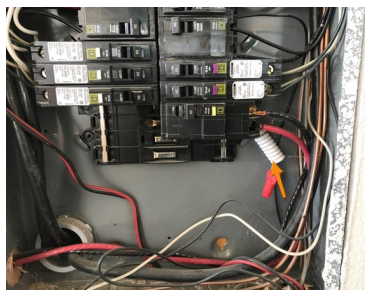
Contractor scheduled for further evaluation to determine if any repairs are needed.

2: Sub-Panel Breakers

Recommendation

The sub-panel breakers were observed to be tied between the panels. Recommend further evaluation and repair or inquiring with the seller as to purpose for setup.

Recommendation: Contact a qualified professional.



Contractor scheduled for further evaluation to determine if any repairs are needed.

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

Type of Wiring: Copper

1: Ceiling Fan: Out of Balance

Recommendation

Living room

Ceiling fans at above stated locations were observed to be out of balance when in operation. Further evaluation to correct this issue is recommended.

Recommendation: Contact a qualified electrical contractor.



Ceiling Fan balanced and working as intended.

2: Light: Inoperable

Maintenance Item

Rear left exterior

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**I NI NP D**

One or more light fixtures around the home did not function, possibly bulb related. Correct as needed.

Recommendation: Contact a qualified electrical contractor.



Light bulb replaced.

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- 
- 

**C. Other**

*Comments:*

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

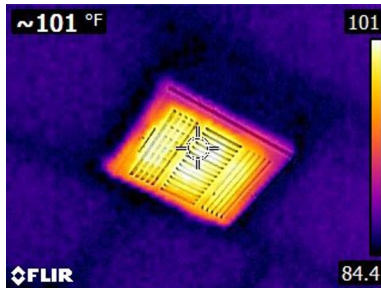
**A. Heating Equipment**

*Type of Systems:* Forced Air

*Energy Sources:* Electric

*Heating Equipment:* Performing as Intended:

All portions of the heating equipment appeared to be performing as intended at the time of inspection.



Data label/General photos:



Contractor scheduled for further evaluation to determine if any repairs or adjustments are needed.

**B. Cooling Equipment**

*Type of Systems:* Central Air Conditioner

*Ambient air test:*

Ambient air test was performed by using thermometers on air handler of the systems to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees which indicates unit is cooling as intended.

Supply Air Temp: 61 Degrees F

Return Air Temp: 75 Degrees F  
Temp. Differential: 14 Degrees F

Contractor scheduled for further evaluation to determine if any repairs or adjustments are needed.

System size: 4-Tons

System Brand: Lennox

Condenser age: 2019

I=Inspected

NI=Not Inspected

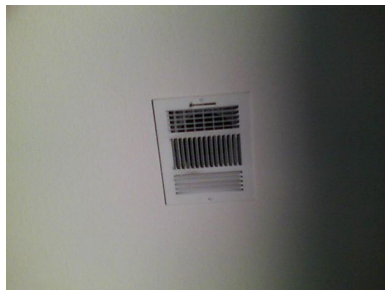
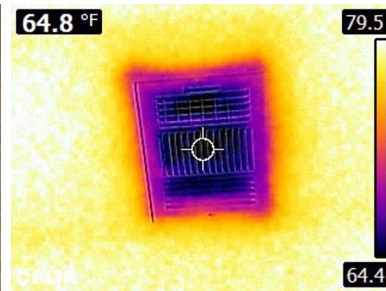
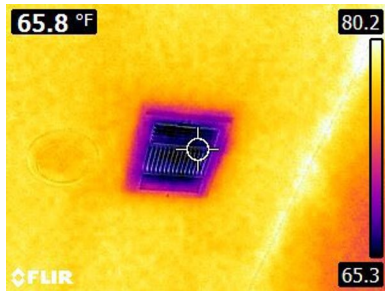
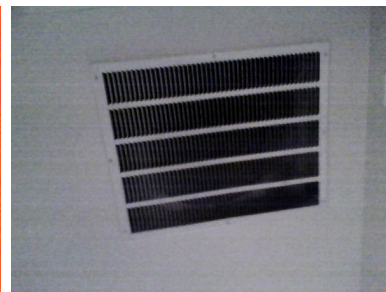
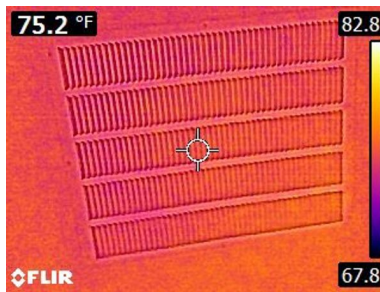
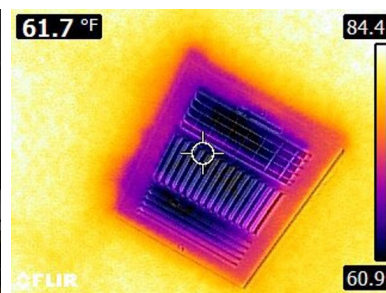
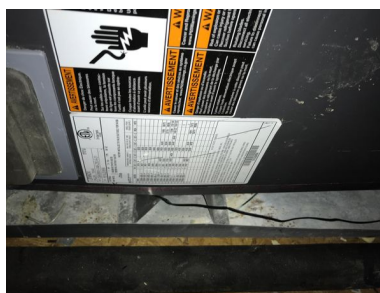
NP=Not Present

D=Deficient

I NI NP D

Evaporator age: 2019

Refrigerant type: 410a



Contractor scheduled for further evaluation to determine if any repairs or adjustments are needed.

**1: Refrigerant Line: Insulation Missing or Damaged**

*Maintenance Item*

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

Recommendation: Contact a qualified HVAC professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Cleaned

2: Condenser: Dirty Fins

Maintenance Item

Recommend cleaning fins around the condenser unit to allow it to operate efficiently.

Recommendation: Contact a qualified professional.



Cleaned

3: Condenser Unit: Loose Conduit

Maintenance Item

Conduit for the electrical supply wires at the condenser unit was loose. Repair as needed to prevent damage to the wires.

Recommendation: Contact a qualified professional.



4: Temperature Differentials: Not Reached

Recommendation

Temperature differentials were not within the range of 15-20 degrees Fahrenheit. This indicates a possible issue with the HVAC system. Recommend further evaluation, maintenance or repair.

Recommendation: Contact a qualified HVAC professional.

Contractor scheduled for further evaluation to determine if any repairs or adjustments are needed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

*Media Filter:*

Media filter is located at the air handler in the attic. This should be changed out every 6-8 months.

**1: Filter: Dirty**

**Recommendation**

The media air filter at the air handler was observed to be dirty. Correct as needed to allow the equipment to operate properly.

Recommendation: Contact a qualified professional.



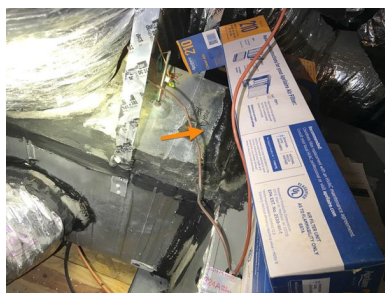
Filter replaced.

**2: Visible Substance Observed On Register**

**Recommendation**

A dark substance was observed around the air handler. This is typically dust that has settled on condensation that has developed on the unit. Servicing and cleaning by a certified HVAC contractor is recommended.

Recommendation: Contact a qualified professional.



Cleaned.

**D. Other**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### IV. PLUMBING SYSTEMS

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

*Location of Water Meter: N/A*

*Location of Main Water Supply Valve : Garage*



*Static Water Pressure Reading: 40-45 PSI -*

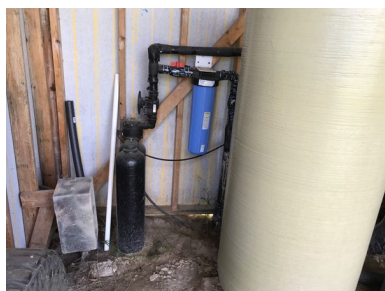


*Type of Supply Piping Material: PEX*

*Type of Piping:: PEX*

*Water Treatment Equipment:*

Water treatment equipment is not covered under the scope of a residential inspection. For further evaluation contact the installer or the manufacturer of the equipment.



**1: Hose Bibb (outdoor faucet): Handle Missing/Damaged**

**Recommendation**

Rear left

One or more hose bibb handles were either damaged or missing. This can make it difficult to operate the valve. Recommend correction as needed.

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



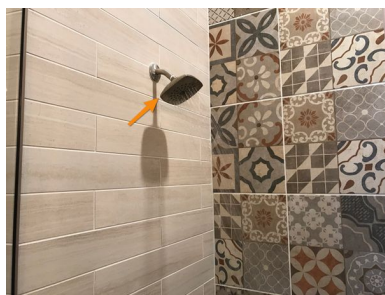
**2: Shower: Loose Pipe at Showerhead**

**Recommendation**

First floor front right bathroom

The pipe supplying water to the shower head is loose behind the wall. This could cause loose fittings behind the wall. Recommend further evaluation by a plumbing contractor.

Recommendation: Contact a qualified plumbing contractor.



**Repaired and tightened.**

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

*Type of Piping:: PVC*



*Type of Drain Piping Material: PVC*

**C. Water Heating Equipment**

*Energy Sources: Electric*

*Capacity: (2) 50 Gallon Units -*

- 

*Location: Attic -*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Water Heater: Performing as intended:  
Unit #2 (Right)

Approx. Age: 2020 (~3 years old)

All portions of the water heating equipment were observed to be performing as intended at the time of inspection.

Water Heater: Performing as intended:  
Unit #1 (Left)

Approx. Age: 2020 (~3 years old)

All portions of the water heating equipment were observed to be performing as intended at the time of inspection.

Data label:



D. Hydro-Massage Therapy Equipment

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: N/A

Type of Gas Distribution Piping Material: Black steel

**1: Gas Leak**

**▲ Safety Hazard**

Left rear gas tank

A gas leak was observed at the above stated location(s). This was confirmed due to the smell of gas being present and with a combustion gas detector. Further evaluation and repair is needed to prevent a potential hazard.

Recommendation: Contact a qualified plumbing contractor.

**Contractor scheduled for further evaluation to determine if any repairs or adjustments are needed.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



## 2: Gas Tanks

 Maintenance Item

Recommend inquiring as to when the gas tanks were last serviced/filled.

**Last Serviced April 2023**

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### V. APPLIANCES

**A. Dishwashers**

*The dishwasher was performing as intended at the time of the inspection.:*

**B. Food Waste Disposers**

*Comments:*

*Food waste disposal was performing as intended at the time of the inspection.:*

**C. Range Hood and Exhaust Systems**

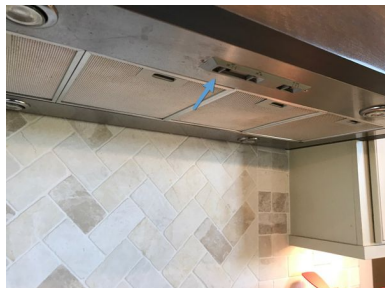
*Exhaust systems were performing as intended at the time of the inspection.:*

**1: Exhaust Light**

[Maintenance Item](#)

The range hood light would not change the settings properly. Repair as needed.

Recommendation: Contact a qualified professional.



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

*Cooktop was performing as intended at the time of the inspection.:*



*Ovens were performing as intended at the time of the inspection.:*

**1: Outdoor Grill**

[Maintenance Item](#)

The outdoor kitchen grill was observed to be Dirty and in need of cleaning.

Recommendation: Contact a qualified professional.

**Outdoor Grill Cleaned.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Outdoor Grill Cleaned.**

**E. Microwave Ovens**

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

*Exhaust fans were performing as intended at the time of the inspection.:*

**1: Missing/Damaged Vent Cover**

Maintenance Item

Left side

One or more vent covers were observed to be damage/missing. Remedy as needed.

Recommendation: Contact a qualified professional.



**G. Garage Door Operators**

*Garage door operators were performing as intended at the time of the inspection.:*

**1: Safety Beams Misaligned**

Recommendation

Large door

The garage door would not go down unless the button was held down. This is a safety feature to prevent the door from going down unless the beams are aligned correctly. Remedy as needed.

Recommendation: Contact a qualified professional.

**Garage door button working as intended.**

**H. Dryer Exhaust Systems**

**1: Damaged Cover**

Maintenance Item

Exterior dryer vent cover was observed to not close properly due to the dryer vent pipe excessively sticking through the roof. Adjust as needed to allow the vent to close when not in use preventing pest intrusion.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified professional.



I. Other

*Comments:*

*Refrigerator, Washer, Dryer not included:*

The refrigerator, washer, and dryer are not included in the scope of this inspection as they are not built-in appliances, and not included the scope of a TREC residential home inspection.

*Whole House Vacuum System:*

The whole house vacuum system was not inspected, this is beyond the scope of inspection.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

Comments:

Photos of Equipment:



**1: Sprinkler Heads: Need Adjustment**

Maintenance Item

Zone #2

Sprinkler heads at multiple zones need adjustment due to them leaning, spraying the home/fence or were buried under the grade. Correct as needed for an efficient spray pattern.

Recommendation: Contact a qualified professional.



All sprinkler head zones adjusted.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**2: Anti-Backflow: Leaks/Damaged**

🔴Recommendation

The anti-backflow device was observed to be damaged and as a result the valves would leak when operated. Repair as needed.

Recommendation: Contact a qualified professional.



**Fixed and repaired.**

**3: Zone Not Working**

🔴Recommendation

Zones #7 and 9

The zones at the above stated locations was observed to not be working. Recommend a qualified contractor further evaluate and perform the necessary repairs.

Recommendation: Contact a qualified professional.

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Type of Construction:* Above ground pool

*Comments:*

*Pool and Equipment Photos:*



**1: Pool/Water Feature**

🔴Recommendation

The following issues were observed with the pool/water feature at the rear of the property:

- The pipe fittings near the filter were observed to be leaking.
- The screen in the pool was dirty with debris

**Repaired and working as intended.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommend further evaluation and repair to allow the equipment to operate properly.

Recommendation: Contact a qualified professional.



**D. Private Water Wells (A coliform analysis is recommended.)**

Type of Pump: N/A

Type of Storage Equipment: N/A

Comments:

The water well was not inspected. This is beyond the scope of the inspection.



**E. Private Sewage Disposal Systems**

Type of System: N/A

Location of Drain Field: Unknown

Comments:

The septic system was not inspected. This is beyond the scope of the inspection.

