



## RESIDENTIAL INSPECTION REPORT

5305 Caprock Dr  
Pearland, TX 77584



Inspector  
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# PROPERTY INSPECTION REPORT FORM

Cassandra Worrel <i>Name of Client</i>	06/16/2023 2:00 pm <i>Date of Inspection</i>
5305 Caprock Dr, Pearland, TX 77584 <i>Address of Inspected Property</i>	
Colin Cecil <i>Name of Inspector</i>	TREC #21956 <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

*Type of Building:* Single Family

*Access Provided By:* Supra

*In Attendance:* Buyer, Buyer Agent, Buyer's Representative

*Occupancy:* Vacant

*Weather Conditions:* Clear, Dry, Hot, Humid

*Temperature (approximate):* 93 Fahrenheit (F)

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 # 58270

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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:





I=Inspected

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NP=Not Present

D=Deficient

I NI NP D





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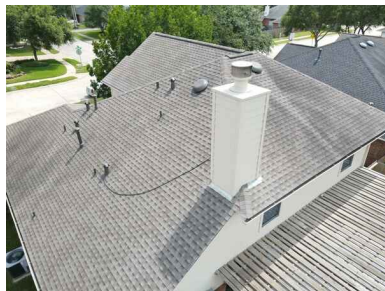
I NI NP D



General Photos of Structure:



General Photos of Roof Covering:





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General Photos of Attic:



General Photos of Fireplace/Chimney:

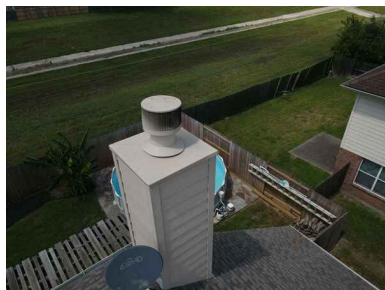
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**A. Foundations**

*Type of Foundation:* Slab on Grade



*Crawl Space Viewed From:* N/A

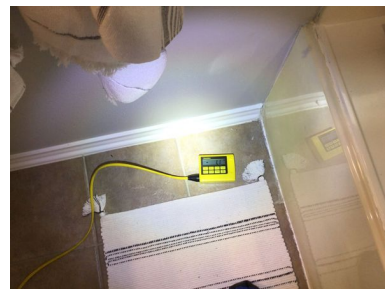
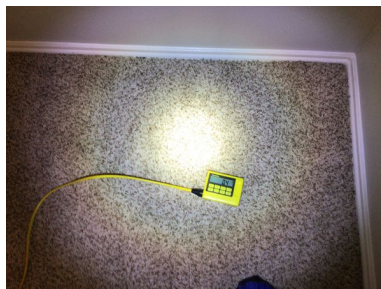
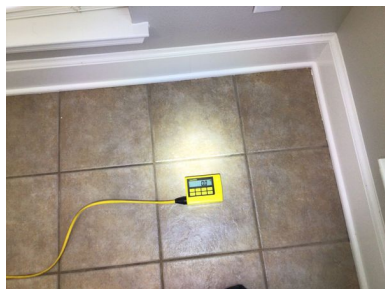
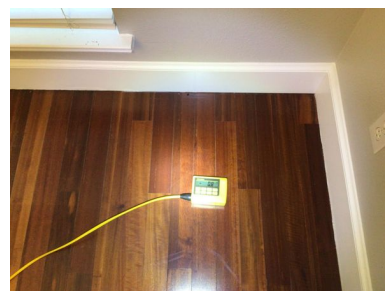
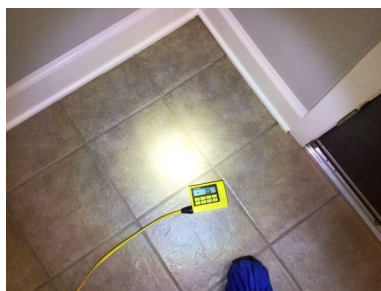
*Performance Opinion:* Functioning as Intended:

No deficiencies were noted at the time of inspection. The foundation appeared to be functioning as intended.

*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.

*Digital Level Pictures:*

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation.





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Comments:

*Parts of the Slab Not Visible:*

Parts of the slab facing were not visible. Examples include, but are not limited to, high soil, heavy foliage, storage items and/or debris against the house.



Front, concrete dressing

**B. Grading and Drainage**

Comments:

*Drainage Systems Not Flow Tested:*

The inspector did not determine effectiveness or condition of any below grade downspout extension(s) or drainage system(s), nor did the inspector determine the location of a discharge outlet.



**1: Gutters & Downspouts: Defects Present**

**🟡 Recommendation**

Gutters and/or downspouts had one or more defects at the time of the inspection. Examples include, but are not limited to:

- Poor slope
- Loose
- Damaged
- Clogged
- Corroded
- Missing components
- Leaking

Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

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Clogged

**C. Roof Covering Materials**

*Types of Roof Covering:* Composition Shingles

*Viewed From:* Drone

*Comments:*

*Roof Access Was Limited:* Too Steep -

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. In addition, the inspector does not determine if the roof fastening meets current wind storm codes/ratings.

**1: Shingles: Damaged/Torn/Missing**

🔴 **Recommendation**

Roof shingle material was missing, damaged, or torn in areas. Evaluation and/or repair by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



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**2: Flashing Deficiencies**

🔴 **Recommendation**

Lifted, Cables Routed Through Roof Flashing -

Deficiencies with the flashings were present at the time of inspection. Evaluation and remediation is recommended.

Recommendation: Contact a qualified roofing professional.

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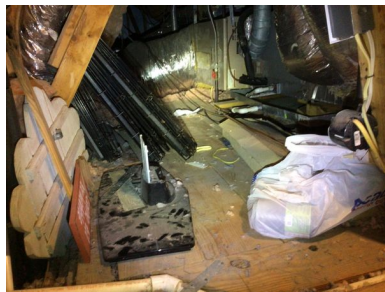
Lifted



Cable Through Flashing

**D. Roof Structure and Attic**

*Viewed From:* Decked Areas of Attic, Attic Access Hatch

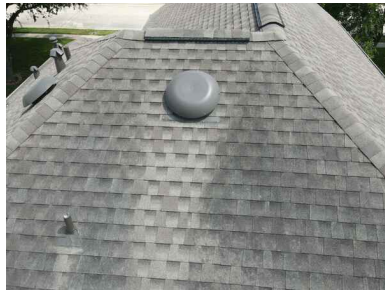


*Approximate Average Depth of Insulation:* 12 Inches

*Attic Access Method:* Pull Down Ladder, Access Hatch/Panel



*Type of Attic/Roof Ventillation:* Ridge and Soffit Vents, Roof Vent



*Type of Insulation Material:* Blown Fiberglass, Batt Fiberglass

*Comments:*

*Only Accessible Areas Were Entered:*

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I NI NP D

Only accessible areas of the attic were inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible. In addition, insulation can hide or obstruct deficiencies.

**1: Pull-down Stairs/Ladder: Defects Present**

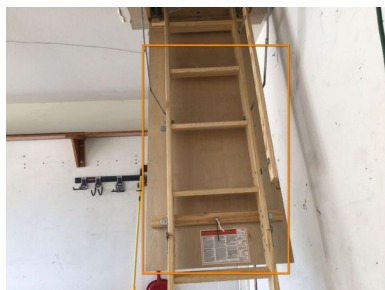
**Recommendation**

The pull-down ladder/stairs had one or more defects at the time of the inspection. Examples include, but are not limited to:

- Lack of weatherstripping/insulation
- Improper seal
- Missing/loose nuts/bolts
- Improper slope
- Lack of fire rating in a garage

Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



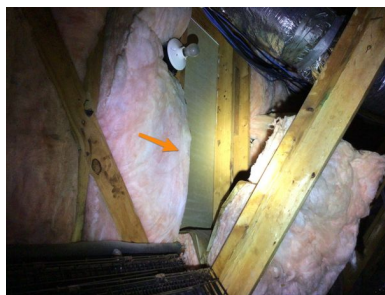
No fire rating for garage

**2: Insulation: Voids/Fallen**

**Recommendation**

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.



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

*Comments:*

*Fresh Paint:*

Fresh paint and new finishes can hide defects from the inspector.



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I NI NP D



### 1: Exterior: Seal Wall Fixtures

#### 🔴Recommendation

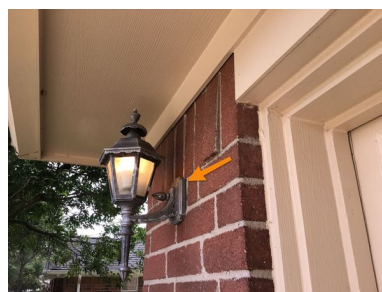
All Exterior Wall Penetrations, Doors/Windows, Light Fixture(s) -

One or more areas were not properly sealed/caulked. 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.



Left Side



Front

### 2: Masonry: Cracks

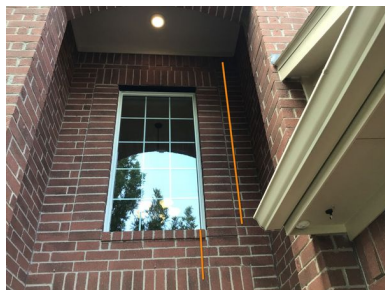
#### 🔴Recommendation

Cracks were observed in the brick/masonry. 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.



Front



Front



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I NI NP D

### 3: Masonry: Seal Expansion Joints

🚩Recommendation

Sealant in the expansion joints is missing or has deteriorated. Evaluation and remediation is recommended.

Recommendation: Contact a qualified masonry professional.



Right Side

### 4: Exterior Walls: Surface Defects

🚩Recommendation

The exterior wall coverings, such as siding, trim fascia, soffit or eave had defects. Examples include, but are not limited to:

- Damage
- Loose
- Deteriorated, damaged, missing paint
- Warped
- Missing

Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Front



Damaged, rear

### 5: Interior Walls: Evidence of Previous Moisture Contact

🚩Recommendation

Wall structure showed signs of previous water intrusion. Tested negative for moisture at the time of the inspection. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

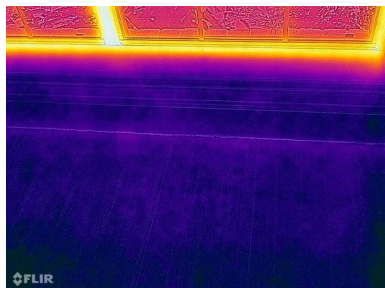
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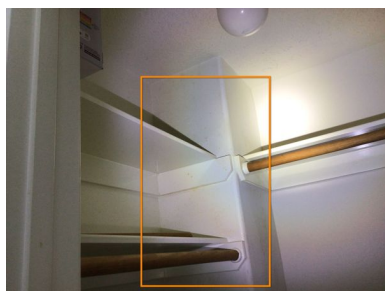
Dining Room

### 6: Interior: Possible Microbial Growth

🔴 Recommendation

Observed signs of possible microbial growth indicating prior moisture intrusion. It is recommended that the source of any moisture intrusion be identified, and the issue remediated.

Recommendation: Contact a qualified professional.



2nd Floor right bedroom closet

### F. Ceilings and Floors

*Previous Repairs:*

Previous repairs were observed. Recommend obtaining repair documentation or further explanation from the seller. The success of any repairs is outside the scope of this inspection.



2nd Floor

*Comments:*

### 1: Flooring: Squeaky Subflooring

🔴 Recommendation

Squeaky subflooring is not uncommon and is usually caused by wood subflooring that isn't properly attached to the joists. These can generally be repaired by a flooring contractor. Evaluation and remediation is recommended.

I=Inspected

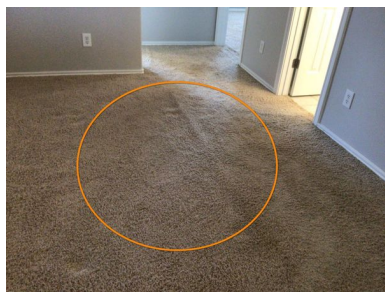
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified professional.



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

*Comments:*

**1: Doors: Wood Rot at Base of Frame/Door**

🔴Recommendation

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

Recommendation: Contact a qualified professional.



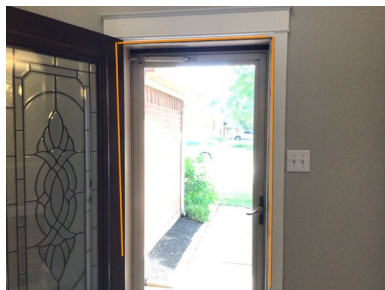
Garage

**2: Doors: Weatherstripping Missing or Damaged**

🔴Recommendation

Door was 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.



Front Door

**3: Doors: Swings Open/Closed on Its Own**

🔴Recommendation

I=Inspected

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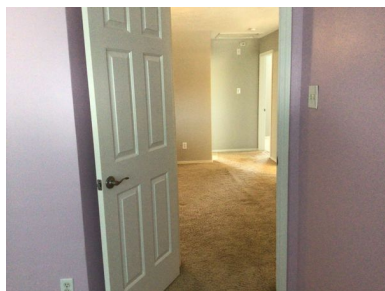
NP=Not Present

D=Deficient

I	NI	NP	D
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Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Front bedroom

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#### 4: Garage Door into Living Space: Self-Closing Mechanism Not Present/Operative

🔴 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.



**H. Windows**

Comments:

*Solar Screens, Shutters, Other Window Coverings :*

Solar screens, shutters or other window coverings limited the visual inspections of one or more windows.



#### 1: Windows: Ballasts/Springs Are Broken

🔴 Recommendation

Multiple Locations

Window ballasts (or guidesprings depending on the window style) were detached or damaged. These mechanisms serve to hold the window sash up, and if they are damaged the window may not stay open.



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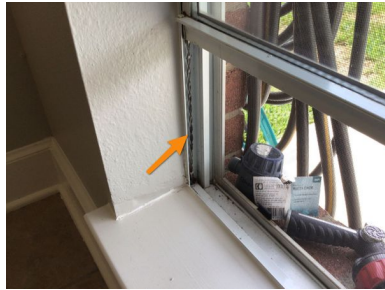
NP=Not Present

D=Deficient

I NI NP D

Evaluation and remediation is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



Breakfast Area



2nd Floor

### 2: Windows: Cracked/Broken Glass Panes

🔴 Recommendation

Multiple Locations

Cracked or broken glass panes were present. Evaluation and remediation is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



Breakfast Area



Loose from frame, 2nd Floor

### 3: Windows: Failed Seals or Low-E Coatings

🔴 Recommendation

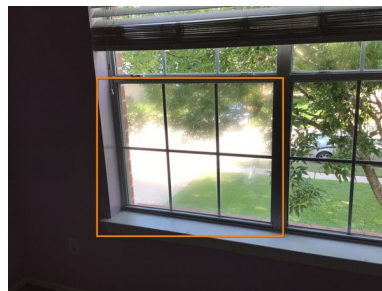
Multiple Locations

There was evidence of failed seals or the Low-E coating on the panes was deteriorated. Evaluation and remediation by a window professional is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



Primary Bedroom



Front bedroom



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I NI NP D

**4: Windows: Difficult Operation**

🔴 Recommendation

Windows were not operating properly. Examples include, but are not limited to:

- Will not open
- Will not stay open
- Will not lock
- Painted shut

Evaluation and remediation by a window professional is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



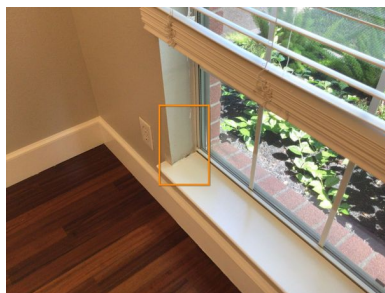
Will not stay open

**5: Windows: Evidence of Previous Moisture Contact**

🔴 Recommendation

Window showed signs of previous water intrusion. Tested negative for moisture at the time of the inspection. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Dining Room



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

Comments:

**1: Handrails/Guardrails: Inadequate**

⚠️ Safety Hazard

Missing -

All stairs or landings require:

- A handrail that is 34-36" in height or a guardrail 36" in height
- Handrail/guardrail that is not climbable

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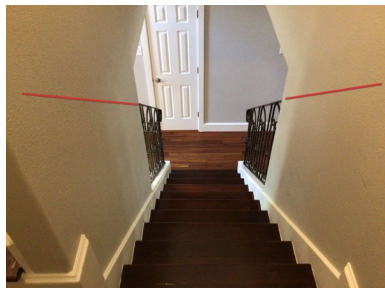
D=Deficient

I	NI	NP	D
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- Spindle gaps that are no greater than 4" for a guardrail or 4 3/8" for a handrail
- Handrail/guardrail that turn in towards the wall at the upper end

Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



**J. Fireplaces and Chimneys**

*Comments:*

*Limited Access/Visibility:*

There was limited access and visibility to safely inspect chimney flue.

**1: Firebox: Firewall Cracked/Deteriorated**

🔴 Recommendation

The brick lining of the fireplace was cracked or deteriorated in one or more places. This could lead to chimney damage or toxic fumes entering the home. Evaluation and/or repair by a qualified fireplace contractor is recommended.

Recommendation: Contact a qualified fireplace contractor.



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

*Comments:*

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I	NI	NP	D
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*Patio/Roof Attachment:*

Unable to determine the attachment means of the patio/roof to the structure. Proper installation methods of the patio roof and its integrity are not covered under the scope of this inspection.



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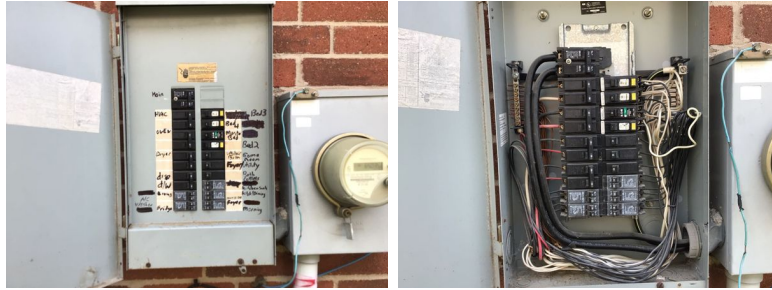
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I NI NP D

## II. ELECTRICAL SYSTEMS

*General Photos of Distribution Panels:*



*General Infrared Photos of Distribution Panels:*



*General Photos of 220V Outlets:*



*General Photos of Grounding Systems:*

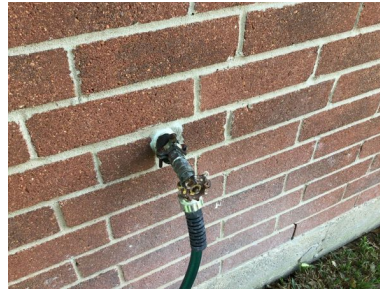
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**A. Service Entrance and Panels**

*Main Disconnect/Service Box Types and Locations:* Breakers - Exterior Wall

*Service Entrance Cable Location:* Underground



*Service Size:* 125 Amps



*Comments:*

**1: Double Lugged Neutral Wires**

🟡 **Recommendation**

Double lugged neutral wires were on the neutral bus bar inside the distribution panel. One neutral wire per lug is recommended. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



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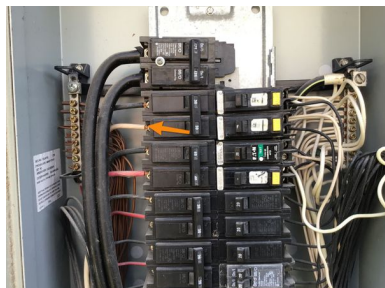
I NI NP D

## 2: White Wires Not Marked

➔ Recommendation

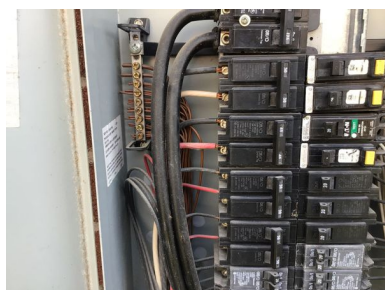
White wires connected to breakers were not marked with black or red electrical tape to indicate that they are "hot". Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



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

*Type of Wiring:* Copper



*Comments:*

*Smoke Alarm Testing Method:*

Accessible smoke/carbon monoxide alarms (units within an arm's reach of the inspector) were 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: Receptacles: Improper Wiring

➔ Recommendation

Receptacles are not wired correctly. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.





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**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Kitchen

I=Inspected

NI=Not Inspected

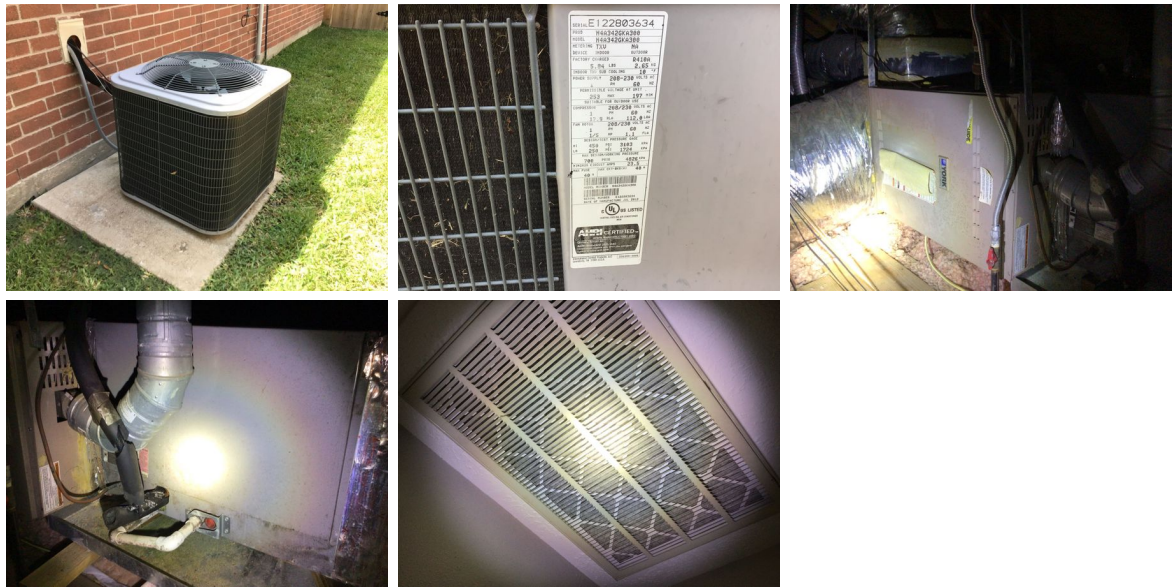
NP=Not Present

D=Deficient

I NI NP D

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

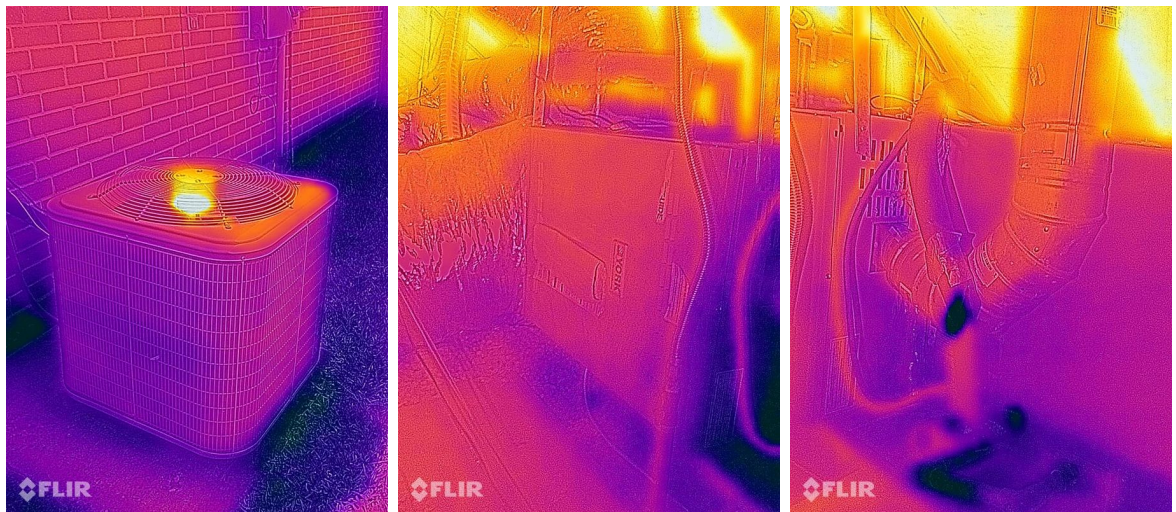
*General Photos of HVAC Equipment:*



*General Photos of Thermostats:*



*General Infrared Photos of HVAC Equipment:*



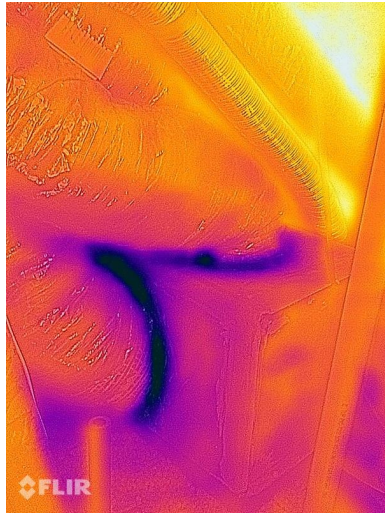
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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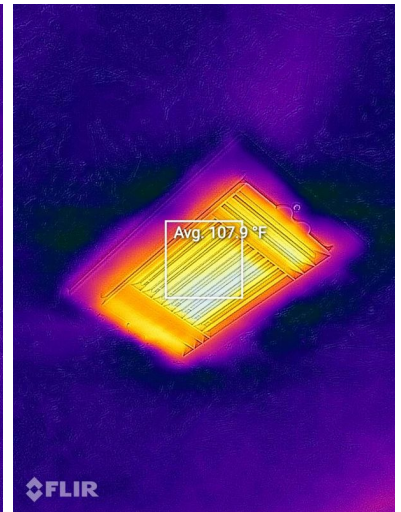
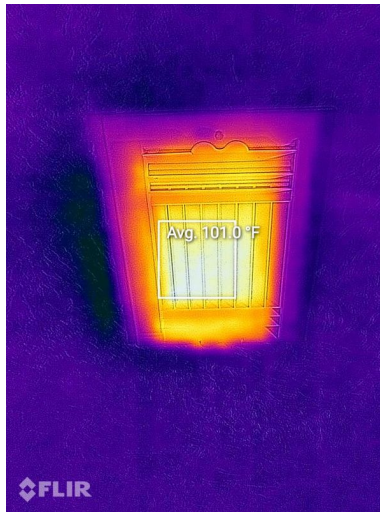
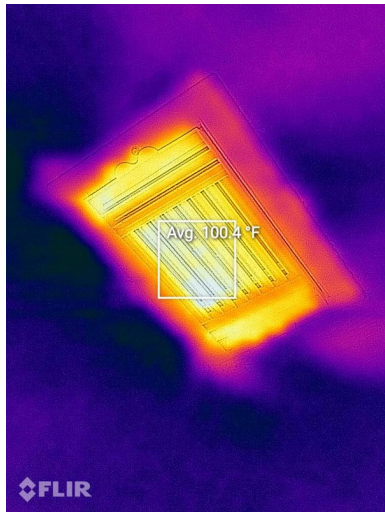
**A. Heating Equipment**

*Type of System:* Furnace

*Energy Source:* Natural Gas

*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.





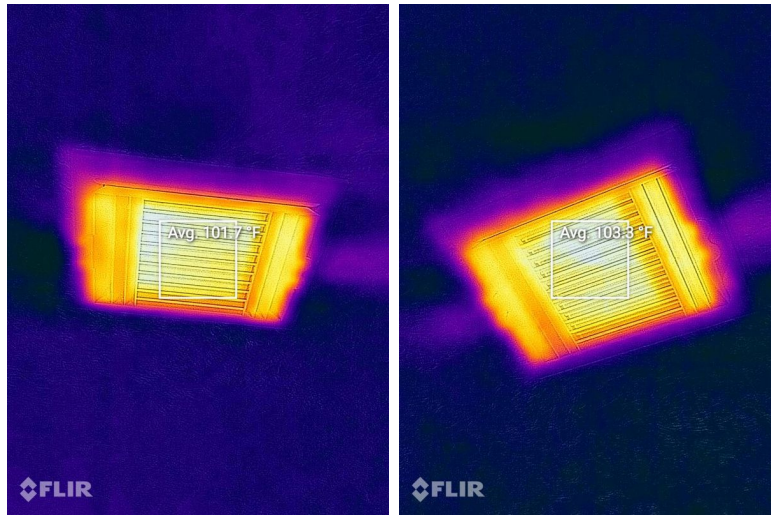
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Comments:

Furnace/Air Handler Cover:

Inspector does not remove furnace/air handler covers.

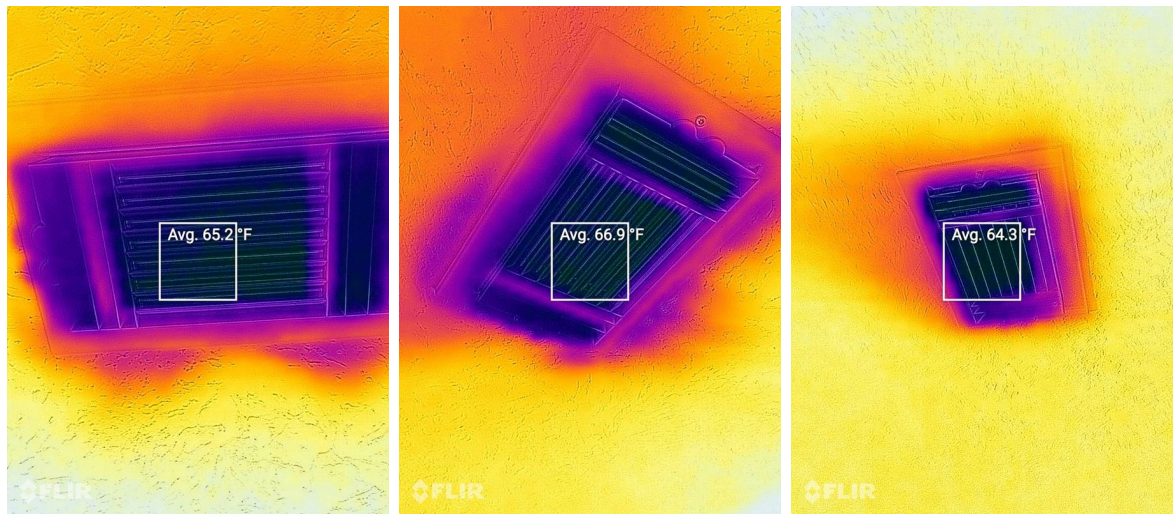
**B. Cooling Equipment**

Type of System: Central Air Conditioner

Type of Refrigerant: R410A (Puron)

Older Equipment: Cooling:

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





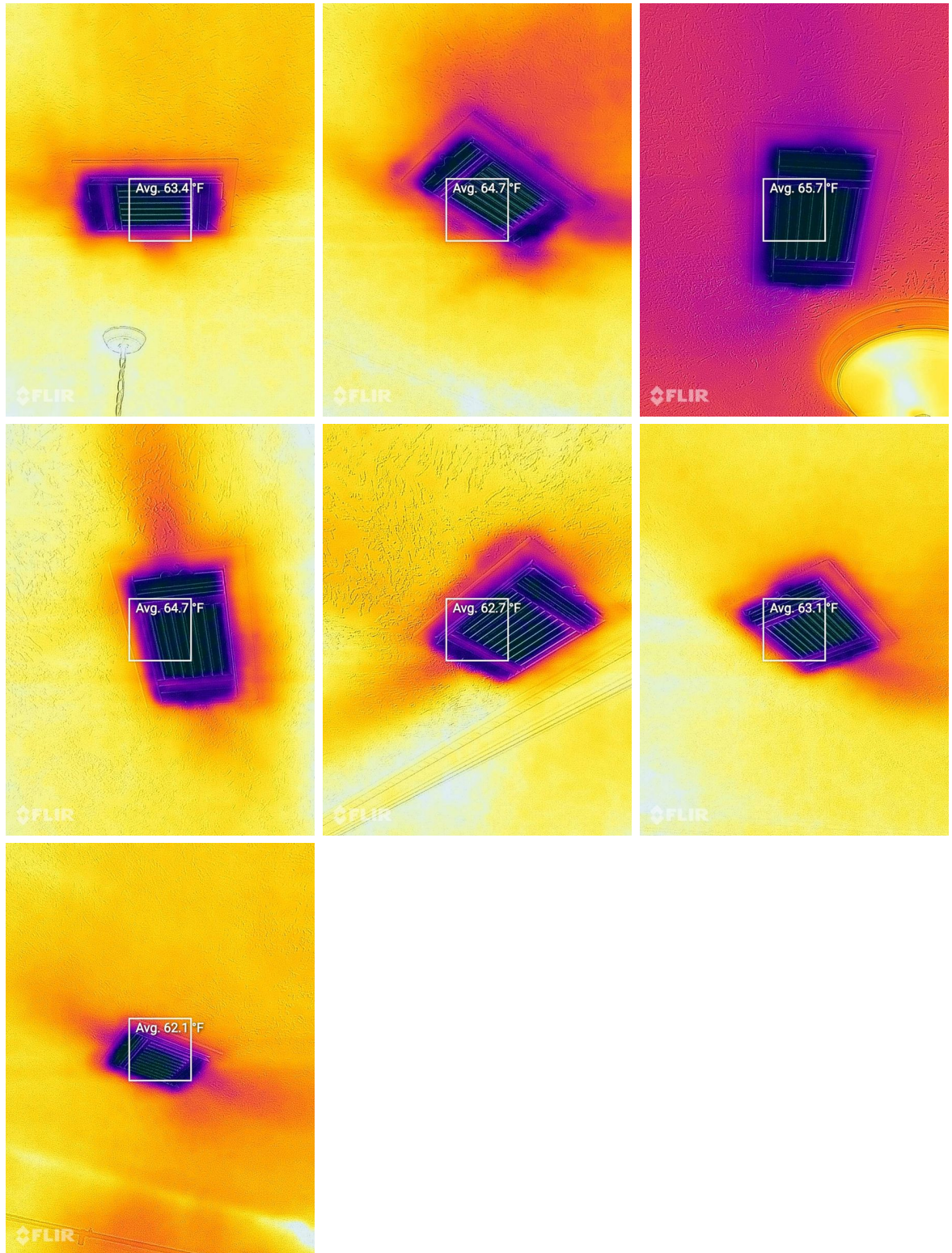
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Temperature Difference (Delta) - First Floor: 16°  
Temperature Difference (Delta) - Second Floor: 16°  
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*No Access to Internal Coils:*

There were no removable panels/covers to provide viewing access to the internal evaporator coils.

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

*Comments:*

*Return Chases in Ceilings:*

Inspector does not access return chases in ceilings.

**1: Plenum: Damaged/Leaking**

➡ **Recommendation**

The plenums were damaged and/or leaking. Evaluation and remediation by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.



Leaking



Leaking



I=Inspected

NI=Not Inspected

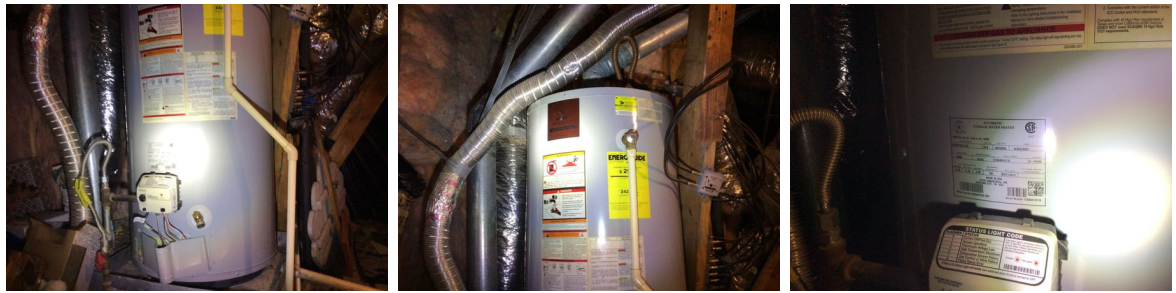
NP=Not Present

D=Deficient

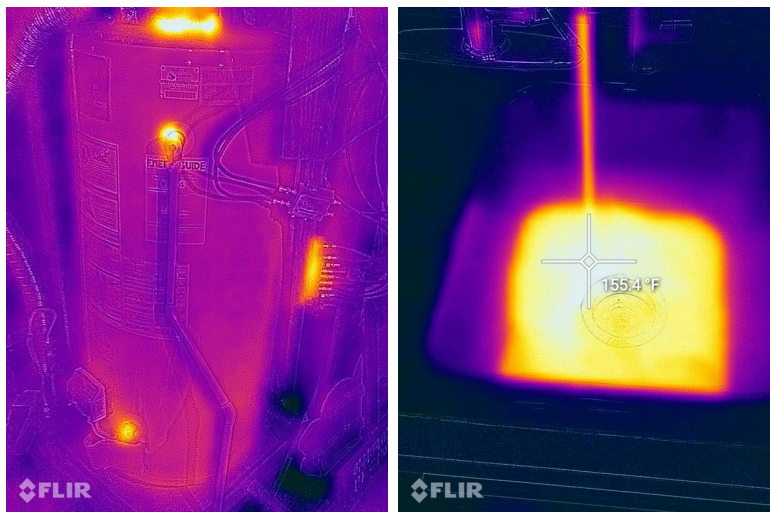
I NI NP D

### IV. PLUMBING SYSTEMS

General Photos of Water Heating Equipment:



General Infrared Photos of Water Heating Equipment:



General Photos of Plumbing Fixtures:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

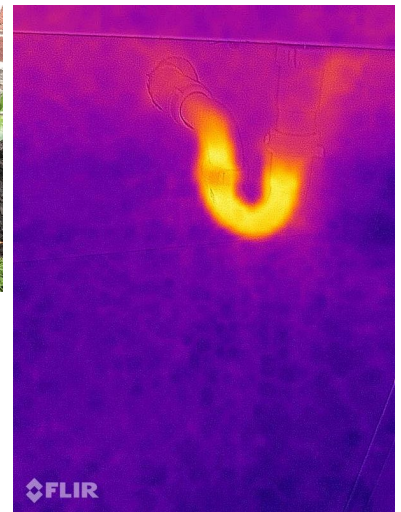
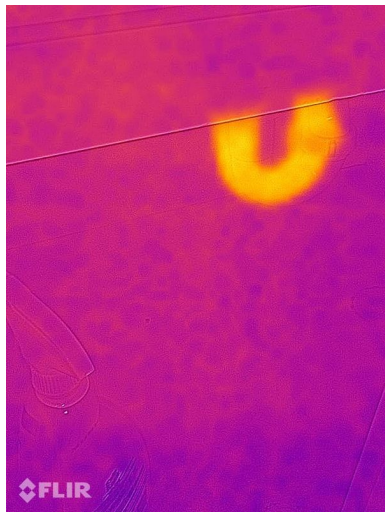
I NI NP D



General Photos of Gas Meter:



General Photos of Drain Lines:





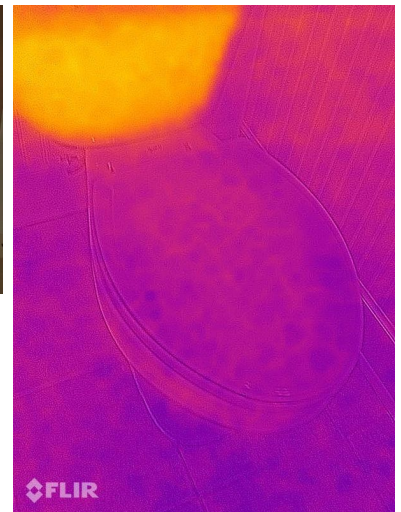
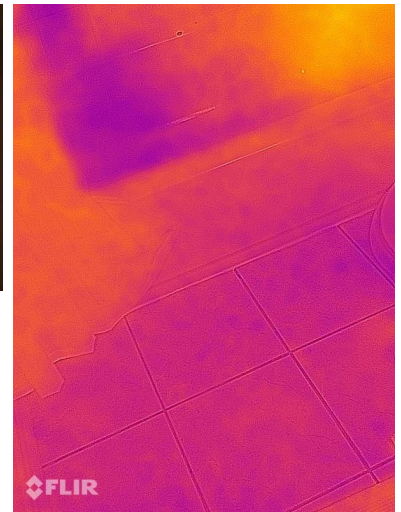
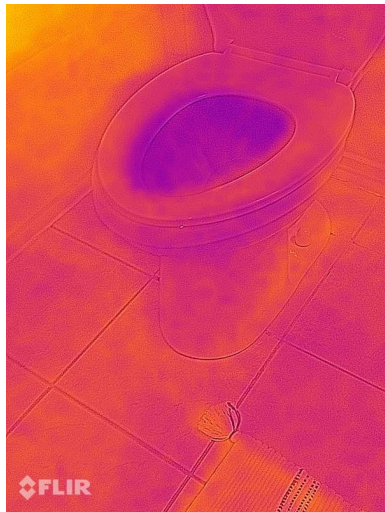
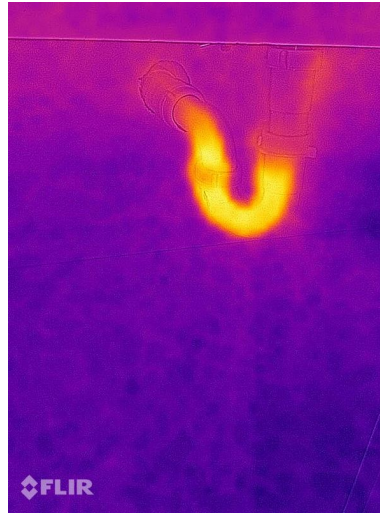
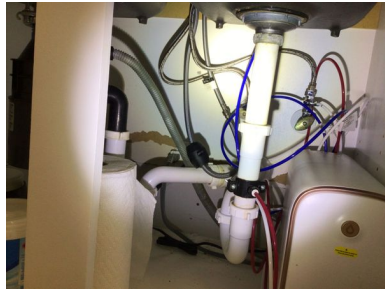
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D





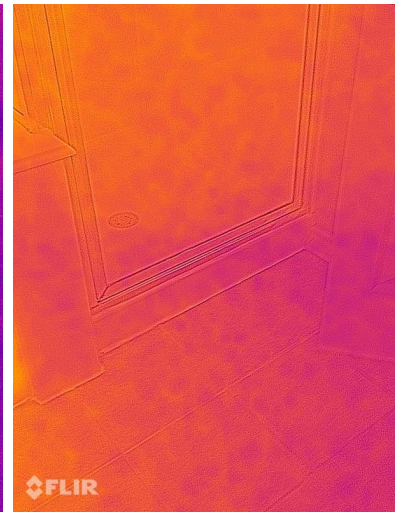
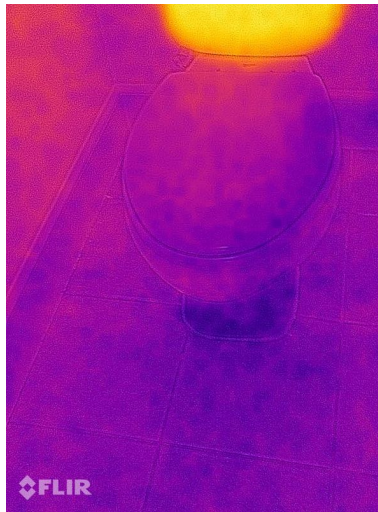
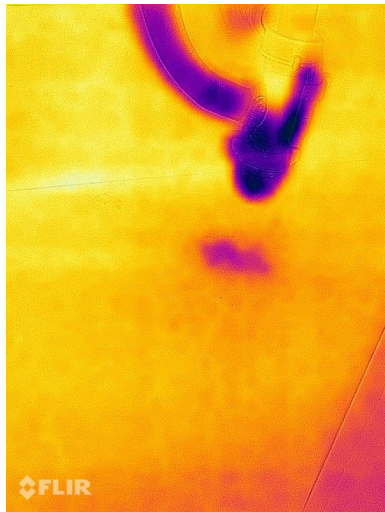
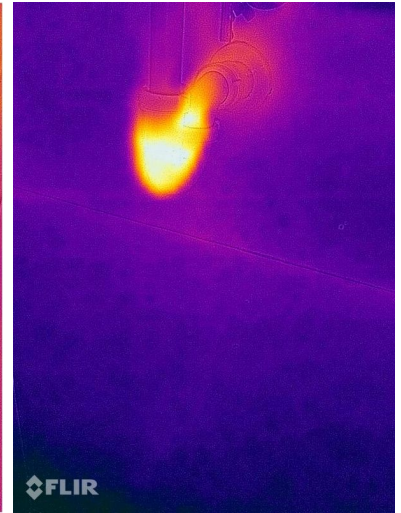
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



General Photos of Hydromassage Therapy Tub:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**A. Plumbing Supply, Distribution Systems, and Fixtures**

*Location of Water Meter: Front Yard Near Street*



*Location of Main Water Supply Valve: Garage*



*Static Water Pressure Reading: 75 PSI*



*Type of Supply Piping Material: Copper*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

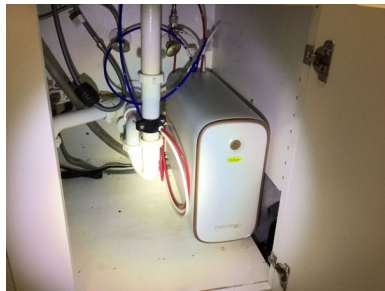
I	NI	NP	D
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*Comments:*

*Water Treatment Equipment:*

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



*Standing Water/Mud in Meter Box:*

Standing water or mud was observed in the water meter box. Source could not be determined.



**1: Shower/Tub: Missing/Deteriorated Caulking or Grout**

**➔Recommendation**

Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



2nd Floor Bathroom



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**2: Shower/Tub: Surface Defects**

🚫 Recommendation

Defects were observed on the shower/tub surface. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



**3: Toilet tank lig damaged**

🚫 Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



Primary Bathroom

- B. Drains, Wastes, and Vents**  
*Type of Drain Piping Material: PVC*  
*Comments:*

**1: Drain Piping: Leaks**

🚫 Recommendation

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

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Primary Bathroom

**C. Water Heating Equipment**

*Energy Source:* Natural Gas

*Capacity:* 40 Gallons, (2) 50 Gallon Units

*Location:* Attic

*Year of Manufacture:* 2012

*Comments:*

*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: Hot Water Temperature Exceeds 140 Degrees F**

**▲Safety Hazard**

The hot water temperature was measured and exceeds 140 degrees F, which can cause burns from scalding in a very short time. Refer to the Operating Instructions in the manual for this specific unit for detailed instructions on setting the proper water temperature for your needs. Contact a licensed plumber for further information.

Recommendation: Contact a qualified plumbing contractor.

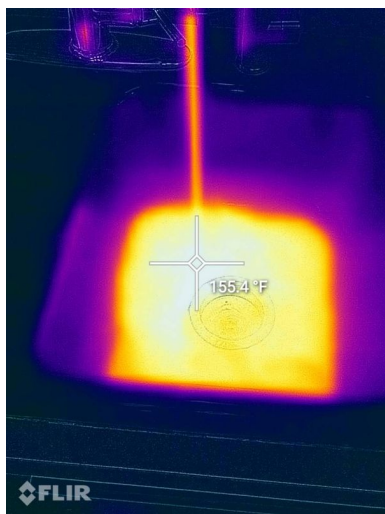
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



### 3: Tank: Overflow Pan Defects

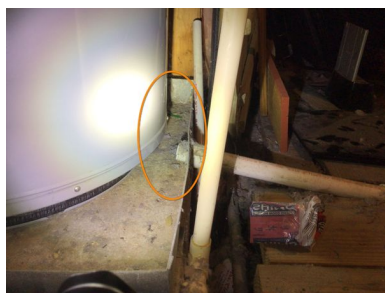
#### 🔴 Recommendation

There were defects with the water heater overflow pan at the time of the inspection. Examples include, but are not limited to:

- Insulation/debris in the overflow pan
- Missing drain line
- Corrosion in overflow pan
- Standing water present
- Drain opening blocked by tank

Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



Debris

### 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 plumbing contractor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**D. Hydro-Massage Therapy Equipment**

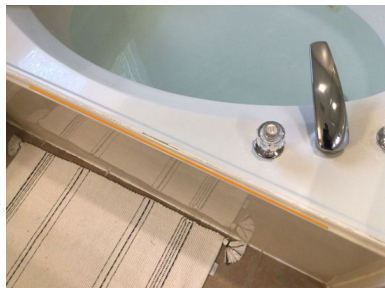
*Comments:*

**1: Gaps in Grout**

🔴Recommendation

Grout was missing or damaged around whirlpool. Repair is recommended to prevent moisture intrusion.

Recommendation: Contact a qualified professional.



**2: No Access to Equipment**

🔴Recommendation

An opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish was not present. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

**E. Gas Distribution Systems and Gas Appliances**

*Location of Gas Meter:* Left Exterior

*Type of Gas Distribution Piping Material:* Black Iron

*Comments:*

**1: Gas Piping: Old Style Valves**

🔴Recommendation

Older style valves were installed at gas lines. This type of connection is considered beyond its service life. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.

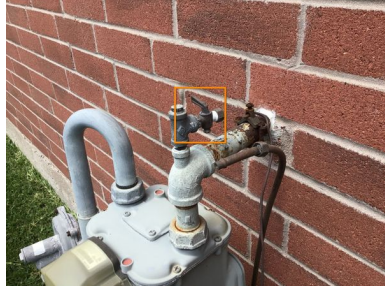
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

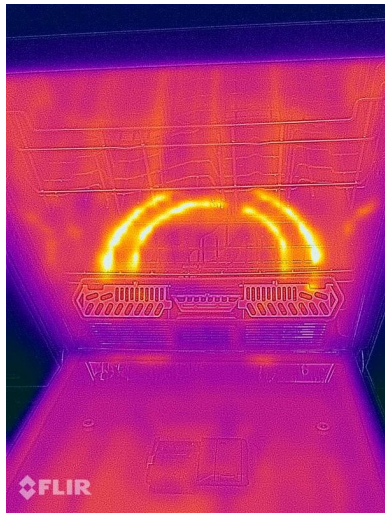
NP=Not Present

D=Deficient

I NI NP D

## V. APPLIANCES

*General Photos of Dishwashers:*



*General Photos of Food Waste Disposers:*



*General Photos of Range Hood/Exhaust Systems:*



*General Photos of Ranges, Cooktops and/or Ovens:*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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General Photos of Microwave Ovens:



General Photos of Garage Door Operators:



General Photos of Dryer Exhaust System:



**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 recommended.

I=Inspected

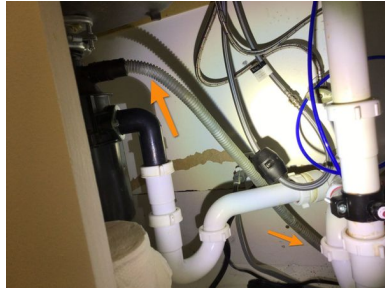
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified professional.



**B. Food Waste Disposers**

*Comments:*

**1: Debris**

👉 Recommendation

The garbage disposal sounded as if it had debris in it. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

**C. Range Hood and Exhaust Systems**

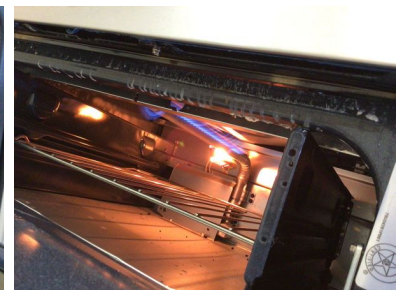
*Exhaust Hood Type: Vented*



*Comments:*

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

*Energy Source: Gas*



*Comments:*

**1: Missing Anti-Tip Device**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**▲Safety Hazard**

There was no anti-tipping device installed on the oven/range to prevent tipping if the door is climbed on while opened. This is a possible safety hazard. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



**2: Oven Temperature Inaccurate**

**🔴Recommendation**

The oven thermostat was inaccurate. A variance of more than 25 degrees F was noted when set at 350F. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



**E. Microwave Ovens**  
*Comments:*

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

**1: Missing/Damaged Vent Lines or Covers**

**🔴Recommendation**

The vent lines or covers for the exhaust fan were either missing or damaged. 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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Left Side

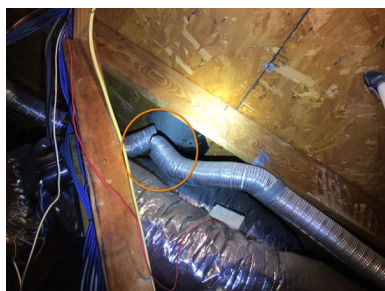
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## 2: Vent Ducts Terminate in Attic

🔴 Recommendation

The exhaust fans discharged into the attic. Bathroom exhaust fans should terminate to the exterior of the structure. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



**G. Garage Door Operators**

*Comments:*

*Contact Reversal Test Not Performed:*

The inspector does not perform a contract reversal test for safety reasons and risk of damage to the property.

**H. Dryer Exhaust Systems**

*Comments:*

### 1: Cleaning Vent Recommended

🔵 Maintenance Item/Note

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

Recommendation: Contact a qualified professional.

---

### 2: Dryer Not Vented to the Exterior

🔴 Recommendation

Dryer was not vented to the exterior. This can cause excessive moisture buildup inside. Evaluation and remediation by a qualified contractor is recommended.

Recommendation: Contact a qualified professional.

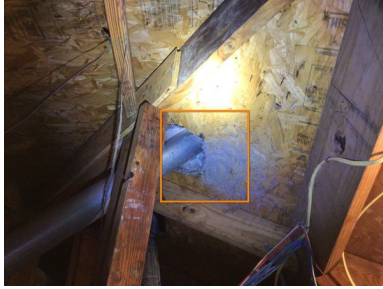
I=Inspected

NI=Not Inspected

NP=Not Present

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I	NI	NP	D
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I. Other

Comments: