



NOBLE PROPERTY INSPECTIONS

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Noble@Noble-Pi.com

<https://noble-pi.com/>



## NOBLE PROPERTY INSPECTION REPORT

4634 Galesburg St  
Houston, TX 77051



Inspector

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Professional Home Inspector (#24657)

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# PROPERTY INSPECTION REPORT FORM

Ikechukwu Anthony Nnadi <i>Name of Client</i>	08/16/2023 8:30 am <i>Date of Inspection</i>
4634 Galesburg St, Houston, TX 77051 <i>Address of Inspected Property</i>	
Calvin Williams <i>Name of Inspector</i>	Professional Home Inspector (#24657) <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

*Date of inspection:* 08/16/2023 -

**Repair Pricer:**

If you are confused by what this report means to your bottom line, keep in mind that we offer [Repair Pricer](#) on all of our inspections. The Repair Pricer Tool provides you a detailed cost estimate for the items listed as deficient in your inspection report.

#### **Photo Captions:**

This inspection will use photo captions that indicate locations such as right, left, front, and back. These directions refer to how a person standing at the front of the property looking at it would see it. For example, the "front left bedroom" would be located on the front left side of the structure, as person would reference if standing at the front of the property looking at the structure.

#### **How to Use This Report:**

Your inspection is divided into four (4) basic categories of inspection:

1. *Inspected (I)* - Item or category was inspected. Comments and photos may be provided by the inspector that shows proof of functionality and/or documentation of existence.
2. *Not Inspected (NI)* - Inspector found this item present but did not inspect it.
3. *Not Present (NP)* - Inspector was not able to locate this item for inspection.
4. *Deficient (D)* - Inspector will check this 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 State standards of practice (as applicable). General deficiencies include inoperability, material distress, water penetration, damage, and deterioration, missing components, and unsuitable installation.

*Type of building:* Duplex -

2007 build, 3372 sf, occupied, tenants present during instruction. Furnishings obstructed many areas of inspection.



Unit B was on the left side and unit A was on the right side. Unit B was inspected first.

*Style:* Traditional

*In attendance:* Tenants

*Weather conditions:* Clear

*Outdoor temperature:* 90°F to 100°F

*Occupancy & furnishings:* Furnished

*Furnishings obstruction:*

The property contains furnishings. Furnishings can obstruct the inspectors view and access to particular areas of the home. As such, the inspector performed the inspection to the best of his abilities. Due to liability considerations, the inspector is not permitted to move furnishings to complete an inspection.

*Thermal / infrared scan completed:*

This inspection included thermal imagery as part of your inspection package.

Thermal imaging is a method of using infrared radiation and thermal energy to gather information about objects, in order to formulate images of them, even in low visibility environments. Thermal imaging is based upon the science of infrared energy (otherwise known as “heat”), which is emitted from all objects. This energy from an object is also referred to as the “heat signature”, and the quantity of radiation emitted tends to be proportional to the overall heat of the object. Thermal cameras or thermal imagers are sophisticated devices comprised of a sensitive heat sensor with the capacity to pick up minute differences in temperature. As they gather the infrared radiation from objects in a particular environment, they can start to map out an image based on the differences and inflexions of the temperature measurements.

Photos in this section, if they are present, may not represent a deficiency and are primarily for documentation purposes of inspection. Deficiencies from thermal imagery can also be documented below and/or throughout the report as discovered.



*Houston - Noble Pest & Termite:*

As Noble Pest & Termite, we can perform quarterly and one-time pest control treatments of this structure.





As an inspection customer, we also offer **FREE 1ST TIME PEST TREATMENTS** as part of this inspection if you sign up for any subscription (cancel anytime). This is considered a \$125 value! If you are happy with this inspection report please consider Noble Pest & Termite. Visit our website at [Noble-PT.com](http://Noble-PT.com) if you want to see reviews, get an instant quote, meet our team, or schedule a treatment online.

*Photo(s) of exterior:*



*Photo(s) of kitchen:*



Unit b



Unit b



Unit b

I=Inspected

NI=Not Inspected

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D=Deficient

I NI NP D

### I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of foundation:* Slab on Grade

*Performance - no notable deficiencies:*

The foundation exhibited no indications of foundation issues. Deficiencies noted in this report are considered primarily cosmetic at this time. It is recommended that the client always monitor the structure for future settlement, crack widening, or door/window misalignment issues. These could all be indicators that foundation issues are occurring or present.

**B. Grading and Drainage**

**1: Improper grading and drainage**

🔴 Recommendation

Improper grading and drainage. One or more areas around the perimeter of the home had low spots or was not sloped properly to drain water away from the house. This restricts drainage and will cause water to pool next to the foundation, which, over time, can cause foundation and structural damage to the home. It is recommended to seek further advice and solutions from a landscaping professional.

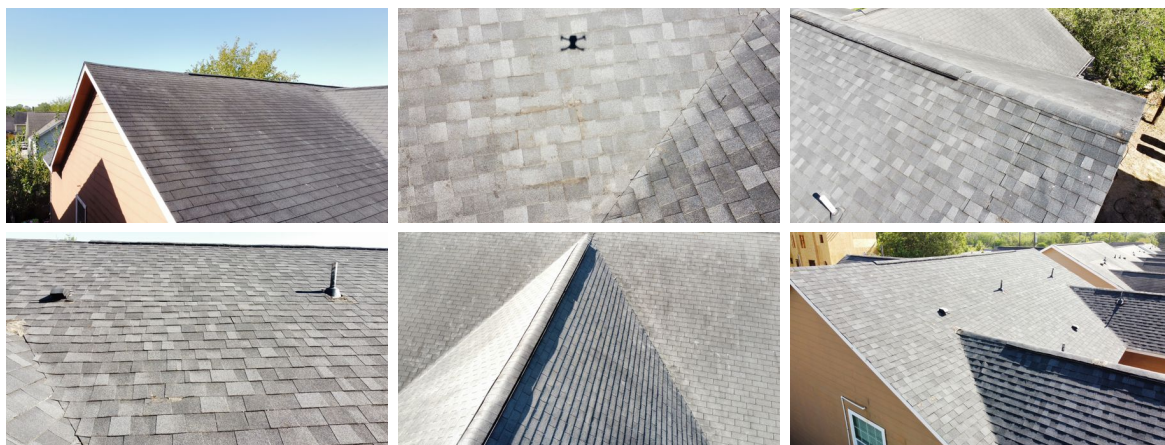
Recommendation: Contact a qualified landscaping contractor



Hole in yard, missing downspout extension

**C. Roof Covering Materials**

*Roof covering material (w/ photos):* Asphalt / Composition Shingles





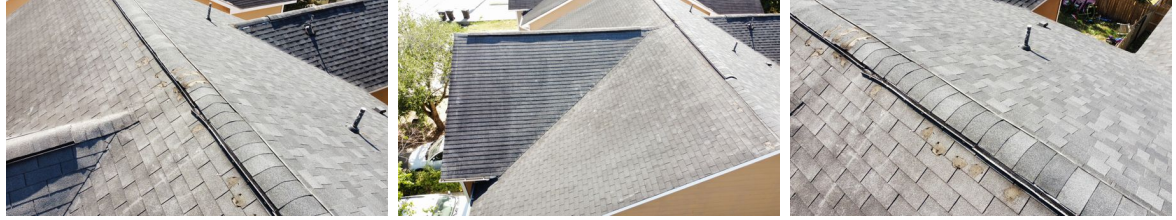
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*Inspected roof from:* Drone

*Different types of shingles:*

The front side of the roof was shingled with the 3-tab shingles; the back side of the roof had the architectural type shingles.



**1: Damaged coverings**

🟡 Recommendation

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.



**2: Lifted shingles**

🟡 Recommendation

Areas of the roof show lifted shingles. This is typically caused by high gusts of wind. Lifted shingles will not seal with the lower shingles and allow for water intrusion. Recommend a roofing contractor to replace.

Recommendation: Contact a qualified roofing professional.



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### 3: Vent boot missing, damaged, or not installed correctly

#### 🔴 Recommendation

A pipe venting boot is missing, damaged, or was not installed correctly. Pipe boots are installed correctly when:

- A lead pipe flap is folded over the pipe material and into the top of the pipe.
- A rubber boot is in solid contact with the PVC riser pipe and silicone caulk is applied (as necessary).

Any other installation will lead to an eventual leaking around the outside of the pipe material and water intrusion into the structure. Vents that depend on sealant alone to prevent moisture intrusion are considered incorrect installations. Recommend replacing the boot or having a roofing professional resolve this issue.

Recommendation: Contact a qualified roofing professional.



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I	NI	NP	D
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#### 4: Damaged shingles

##### 🔴 Recommendation

Shingles were damaged at one or more locations on the roof. Further evaluation and correction as necessary by a roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



#### 5: Previous roof repairs

##### 🔴 Recommendation

Previous roof repairs have been performed. These areas present a high risk of future leakage and can result in property damage. Further evaluation by a roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



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**D. Roof Structures and Attics**

*Inspected attic from:* Limited Attic Walk



*Type of insulation (w/ photos):* Blown-In / Loose Fill

*Depth of insulation:* 11.5 Inches (R-38) (2x12) -

This is considered to represent the approximate average depth and type of insulation discovered during this inspection.



*Type of underlayment:* Plywood



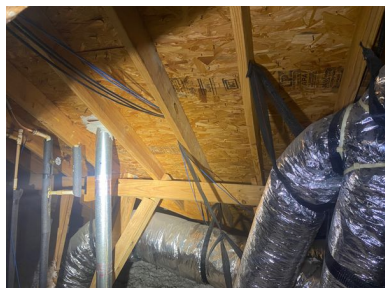
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*Limited attic access:*

Attic space is limited due to low roof-to-ceiling height, obstructions from framing supports, plenums and/or duct-work that is installed, or insulation that hides supports used to safely traverse the attic space and do a complete inspection. The inspector is limited in his ability to inspect this attic due to the low attic clearances.

**1: Missing attic decking to equipment**

**➡Recommendation**

There is missing decking to safely access and service attic equipment. Address as needed.

Recommendation: Contact a qualified general contractor.



Missing attic decking to equipment

☒ ☐ ☐ ☒

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

*Wall material (exterior):* Concrete Board

*Wall material (interior):* Drywall

**1: Area of possible mold**

**⚠Safety Hazard**

Observed signs of suspected mold (discoloration, mold odor, mold spots, etc.) in one or more areas of the wall. Recommend mold inspector identifying source of moisture intrusion and possibly sending samples to a lab for testing.

Recommendation: Contact a qualified mold inspection professional.



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Unit B Primary Bathroom

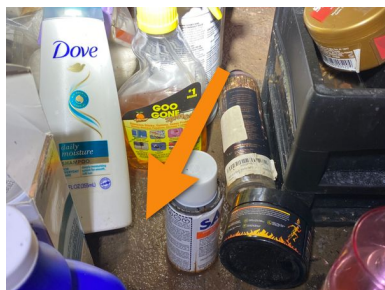
Unit A 1st Floor Hall Bathroom

**2: Cabinet - water damage**

👉Recommendation

One or more areas of the cabinet show signs of water damage. This may be caused by rain water inundation or leaking of the plumbing fixtures from above. Particularly in older structures, signs of water damage under the sink cabinets including stains, warping, and sagging flooring could be from previous leaks and are common discoveries. An active leak could mean the presence of mold. Recommend monitoring for future leaking, mold testing, and replacement depending on clients opinion.

Recommendation: Recommend monitoring.



Unit B Primary Bathroom

**3: Interior wall or trim damage**

👉Recommendation

There was interior wall or trim damage at various locations in both units.

Recommendation: Contact a qualified general contractor.



Windowsills damaged



Unit B Primary Bathroom



Damaged baseboard



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I NI NP D



Unit b kitchen ceiling



Garage



Unit A Primary Bathroom



Unit a at back door

#### 4: Exterior wall or trim damage

👉 Recommendation

Exterior siding/trim damage. There was damage to the exterior siding and trim at several locations around the house.

Recommendation: Contact a qualified general contractor.





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I NI NP D



Unit a back door

**5: Missing sealant**

👉 Recommendation

Grout or sealant was missing at exterior wall penetrations, wall joints, or wall attachments at one or more locations around the house. This can permit water or insect intrusion into the home. Application of sealant as necessary is recommended.

Recommendation: Contact a qualified general contractor.

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**F. Ceilings and Floors**

**1: Ceiling - sheetrock cracks minor**

👉 Recommendation

Minor sheetrock cracking was observed on the ceiling. This is common in structures this age and is often determined to be cosmetic, most often the separation of drywall tape joints. Recommend monitoring these locations for further cracking.

Recommendation: Contact a qualified Do It Yourself



Unit b Laundry



Unit b Living

**2: Ceiling - water stain observed**

👉 Recommendation

A stain on the ceiling is present. This stain did not visually appear damp and could be from a previously resolved water leak. Inspector is not always able to perform a spot moisture test on ceiling water stains because of the location and height. Recommend monitoring and addressing as necessary.

Recommendation: Contact a qualified general contractor.



Ceiling stains at multiple locations in both units



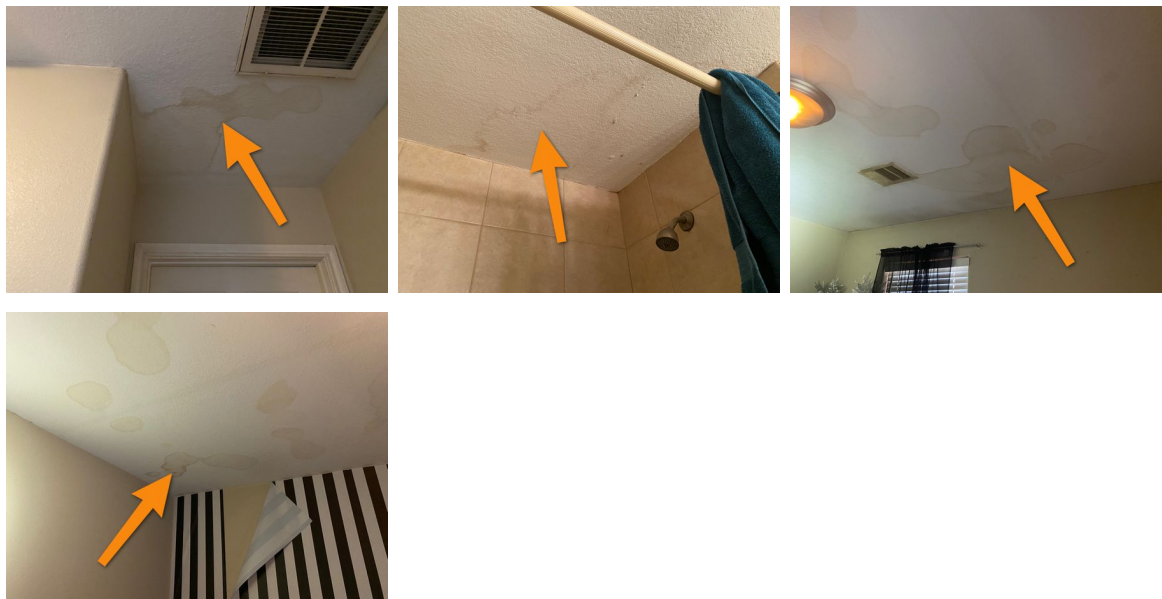
I=Inspected

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I NI NP D



**3: Ceiling - area of possible mold**

**▲Safety Hazard**

Observed signs of mold (discoloration, mold odor, mold spots, etc.) in one or more areas in the Ceiling. Recommend mold inspector identifying source or moisture intrusion and sending samples to a lab for testing.

Recommendation: Contact a qualified mold inspection professional.



Unit b 1st Floor Bathroom

**4: Flooring - spongy feeling and/or squeaks**

**🟡Recommendation**

The flooring is spongy, moves, and/or squeaks as weight is distributed across it. This is typically a sign of weakness in the underlying joists, rotting subfloor, or separation of the flooring from the subfloor. A flooring contractor is recommended for further evaluation.

Recommendation: Contact a qualified flooring contractor



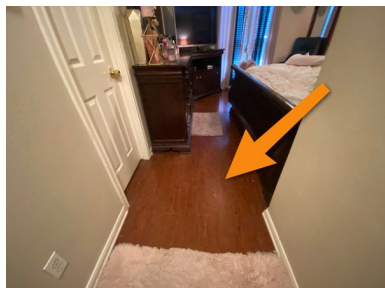
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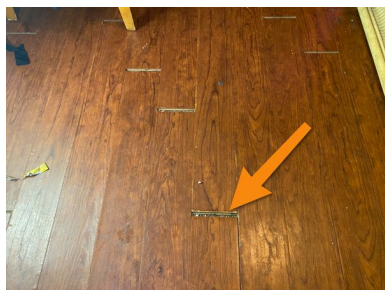
Unit A Primary Bedroom

**5: Floor damage**

🔴 Recommendation

Wood flooring was damaged at various areas in both units.

Recommendation: Contact a qualified flooring contractor



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

**1: Doorknob latch hardware missing**

🔴 Recommendation

The door is missing metal hardware that is installed on the door frame where the door will latch. The missing hardware is used to support the doorknob in the frame and can be ripped from the wood frame without the support. Recommend installation of the missing hardware by a door repair contractor or do-it-yourself.

Recommendation: Contact a qualified door repair/installation contractor.



Unit b 1st Floor Bathroom

**2: Garage door is not self-closing**

⚠ Safety Hazard

Garage

I=Inspected

NI=Not Inspected

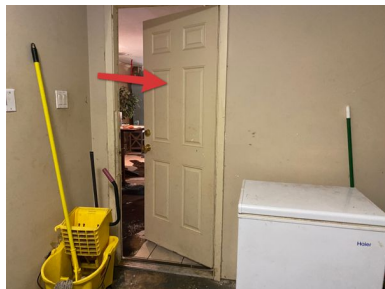
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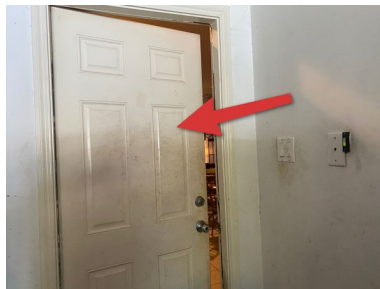
I NI NP D

The garage door entering into the home between the garage and the living space must be self closing. Self-closing hinges should be added to the existing door.

Recommendation: Contact a qualified door repair/installation contractor.



Unit B



Unit A

### 3: Weather-stripping missing or insufficient

🔴Recommendation

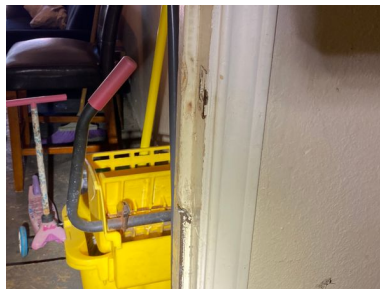
Door has missing or insufficient weather-stripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weather-stripping.

[Here is a DIY guide on weatherstripping.](#)

Recommendation: Contact a qualified Do It Yourself



Unit B back door



Unit A back door



Unit A Garage

### 4: Door damage

🔴Recommendation

Doors were damaged at one or more locations.

Recommendation: Contact a qualified general contractor.

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Garage door



Front door unit A

H. Windows

**1: Window screen is missing or damaged**

**Recommendation**

One or more windows has a missing or damaged screen. Recommend replacement depending on preference.

Recommendation: Contact a qualified window repair/installation contractor.

**2: Window seal is broken**

**Recommendation**

Double pane windows appear to have broken seals between the glass panes. This is indicated by moisture present between the panes or the seal being visibly ruptured (cracked, torn, or squeezed out). If windows were argon gas-filled, the gas is likely gone. The efficiency of the window is compromised.

Recommendation: Contact a qualified window repair/installation contractor.



Unit B, rear window



Unit A rear window

**3: Window won't stay open**

**Recommendation**

One or more windows won't stay open and fall closed. This could be caused by a number of reasons including failed railing mechanism, deficient springs, broken latches, or frames that are misaligned. Recommend windows be restored to functional use by an window repair and installation contractor.

Recommendation: Contact a qualified window repair/installation contractor.



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I	NI	NP	D
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Unit b back bedroom

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

**J. Fireplaces and Chimneys**

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

**1: Old concrete - porch cracks, separation, or heaving**

**Recommendation**

The porch show signs of aged cracking, separation, heaving, and/or deterioration. This is common in areas of the state that have clay-based soils. Compromised concrete will continue to exhibit decay, failure, collapse, and uplift if not remediated. Cracking can also be a safety tripping hazard for pedestrians.

Recommendation: Recommend monitoring.



Front porch, unit A

**L. Other**

**1: Major fence deficiencies - rot and/or structural issues**

**Recommendation**

Fence appears to have significant rot damage and/or structural issues. Recommend contract a fencing contractor for repair and/or replacement of the elements that are exhibiting rot or structural issues.

Recommendation: Contact a qualified fencing contractor

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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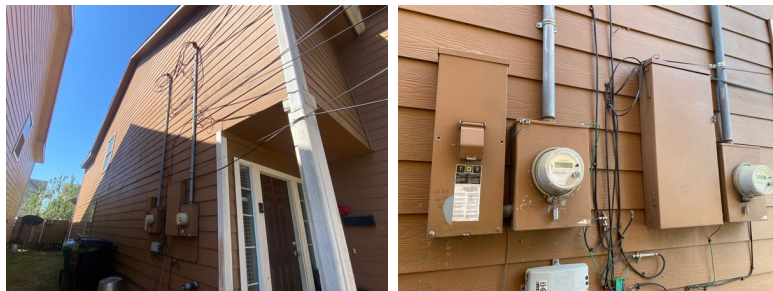
D=Deficient

I NI NP D

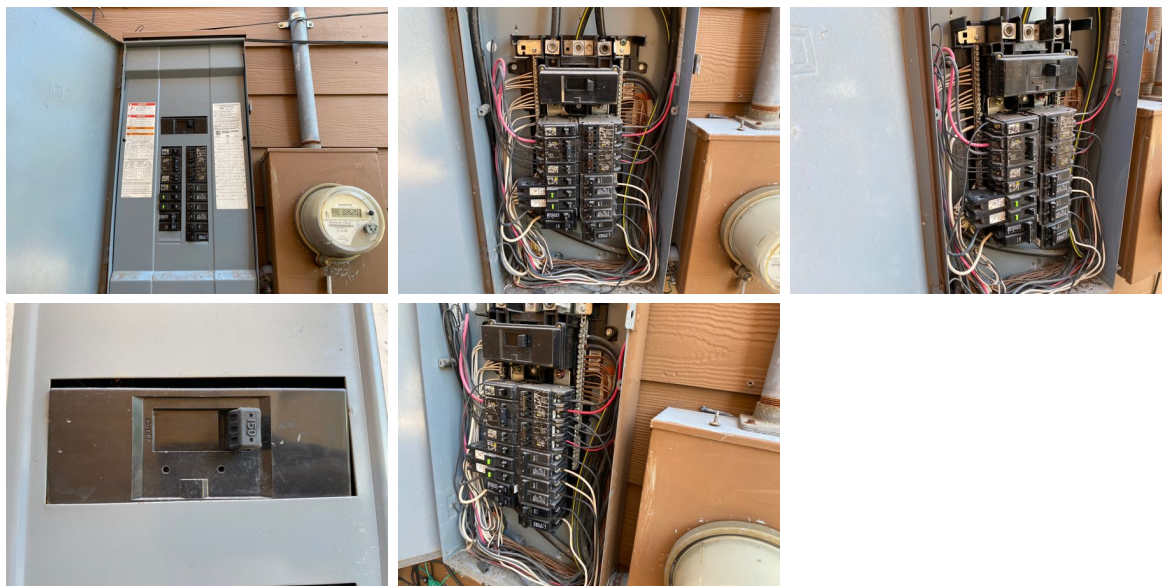
## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Photo(s) of electric meter and service: Overhead Service*



*Photo(s) of main electric service panel: 150 Amp Unit B*



*Photo(s) of main electric service panel: 150 Amp Unit A*



*Photo(s) of electric sub-panel: Capacity Undetermined*



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I NI NP D

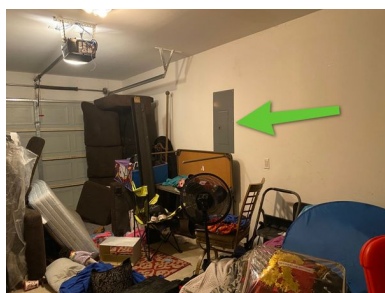


*Branch circuit wiring: Copper -*

Branch wiring (wiring throughout the structure) should be copper for all circuits within structure. Aluminum wire is considered a fire hazard and is caused by oxidation and other factors that lead to overheating where the wire is connected at splices, outlets and light fixtures. Aluminum wire is OK and very common for the main electrical service from the meter.

*Panel is obstructed:*

The panel is obstructed and cannot be accessed for further evaluation. Recommend owner remove obstruction and allow for the panel to be properly inspected.



Unit A

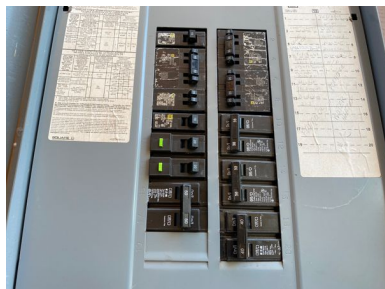
**1: Panel missing AFCI breakers**

🔴 Recommendation

Arc Fault Circuit Interrupters (AFCI) safety devices are not installed for all of the living and bedroom areas. The National Electric Code made this protection a requirement for structures built after 2008.

The state requires inspectors, regardless of the structure's age, to mark as "deficient" where any (AFCI) protection is not installed in these areas.

Recommendation: Contact a qualified electrical contractor.



Inadequate AFCI breakers

**2: Panel not sealed at the wall**

🔴 Recommendation

I=Inspected

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I	NI	NP	D
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The electrical panel is not sealed at the wall. This can result in water intrusion down the back of the electrical panel and into the wall or panel itself. This should be resolved by sealing the panel against the wall to prevent water intrusion, electrical issues, and structural rot. Recommend an electrical or siding contractor to resolve the issue.

Recommendation: Contact a qualified electrical contractor.

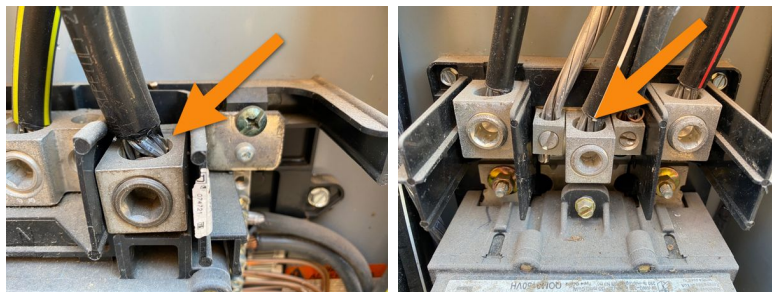


### 3: Missing antioxidant paste/gel

🔴Recommendation

Conductor antioxidant termination paste/gel/compound is used on termination connections of aluminum wires to an electrical breaker panel. The substance gets used to retard oxidation at the conductor/connector interface and protect the aluminum from lowered conductivity. Primary service wires into the lugs of a electrical panel should have antioxidant the substance applied to the wires. Recommend an electrician remove the conductors and add.

Recommendation: Contact a qualified electrical contractor.



### 4: Ground clamps loose

🔴Recommendation

The ground clamps were loose on the ground rods.

Recommendation: Contact a qualified electrical contractor.



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I NI NP D

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

**1: Fixture - light inoperable / bulb needs replacement**

**Recommendation**

One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Recommendation: Contact a qualified electrical contractor.



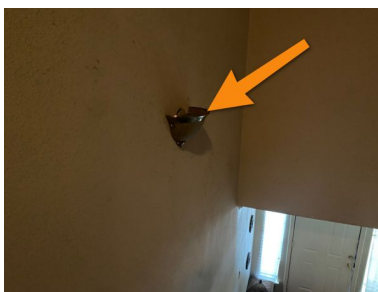
Lights were not working at several locations in both units



Bedroom



Stairway lights



Stairway light, unit a



**2: Cover plates are not water resistant**

**Safety Hazard**

The outdoor outlet did not have a water-resistant cover installed, which helps prevent electrical shocks in damp weather. The current standard is an "in-use" cover (or "bubble cover"), which can be fully closed with an extension cord in use.

Recommendation: Contact a qualified electrical contractor.



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D=Deficient

I NI NP D



### 3: Cover plates missing or damaged

▲Safety Hazard

One or more electrical receptacles are missing a cover plates, or the plate is damaged. This causes short and shock risk. Recommend replacement of the damaged or missing cover plate.

Recommendation: Contact a qualified electrical contractor.



Cover plates were missing at various locations within both units



Cover plates were damaged in various areas in both units



### 4: Outlet - no power / inoperable

🟡Recommendation

One or more outlets are non-operable. They are not receiving any electric current and will not operate a plugged-in devise.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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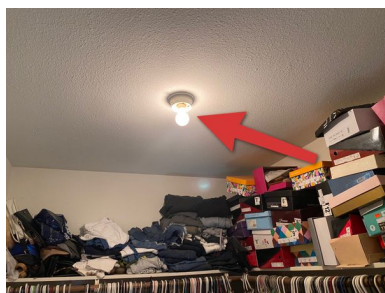
1st Floor Hall Bathroom, unit A

**5: Fixture - closet or attic has open bulb**

**▲Safety Hazard**

Closets used to store clothing and/or all attic areas must have light fixtures that cover the bulb (with a pendant shade) or a cage. This will prevent the possibility of fire or physical harm from a bulb burst.

Recommendation: Contact a qualified Do It Yourself



**6: Switches damaged**

**🔴Recommendation**

Electrical switches were damaged at various locations in both units.

Recommendation: Contact a qualified electrical contractor.



C. Other

**1: Smoke alarms - missing or not working**

**▲Safety Hazard**

Smoke alarms/detectors were missing or not working in the structure in multiple locations. It is recommended that smoke alarms be installed inside each bedroom, outside each sleeping area and on every level of the structure. On levels without bedrooms, it is recommended that alarms be installed in the living room (or den

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

or family room) or near the stairway to the upper level, or in both locations. Recommend installation of smoke alarms/detectors in all areas of the structure, throughout the property, in all areas that require them.

Please see recommendations provided by the National Fire Protection Association (NFPA) about smoke alarms and their recommended placement. All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

Recommendation: Contact a qualified Do It Yourself



Missing



Not working

## 2: CO alarms - missing

▲Safety Hazard

CO (carbon monoxide) alarms/detectors are missing in the structure in multiple locations. It is recommended that CO alarms be installed, at a minimum, on every level of the structure. Because carbon monoxide is slightly lighter than air and also because it may be found with warm, rising air, detectors should be placed on a wall about 5 feet above the floor. The detector may also be placed on the ceiling. Some fire alarm brands are combination CO/fire detectors. Recommend installation of CO detectors in areas of the structure, throughout the property, in all areas that require them.

Please see recommendations provided by the National Fire Protection Association (NFPA) about CO alarms and their recommended placement. All CO2 detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

Recommendation: Contact a qualified Do It Yourself

## 3: Doorbell inoperable

●Recommendation

The doorbell is inoperable and not producing an audible sound when pressed.

Recommendation: Contact a qualified electrical contractor.



Unit B



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

**A. Heating Equipment**

*Photo(s) of unit B heating system:* Electric Central Heat - Unit B



Unit B furnace

*Photo(s) of unit A heating system:* Electric Central Heat



Unit A furnace

*Unit A - measured temperature differential:* Operable (20°F) -

Supply vents deliver the cooled air through supply ducts and registers. Returns deliver air back to HVAC air handler, furnace, and evaporator. The difference in this air temperature is called the temperature differential.

The heating system temperature differential is much more important on electrical furnaces where heating elements can exhibit performance issues and the margin between the supply and return is more sensitive.

Gas-fired furnaces, on the other hand, produce differentials that are much higher; in a gas-fired system, it is common to see temperature differentials that are 20°F to 50°F difference and the measured difference (to the degree) is less important than the overall functionality of the system.



*Unit B - measured temperature differential:* Operable (20°F)

I=Inspected

NI=Not Inspected

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D=Deficient

I NI NP D

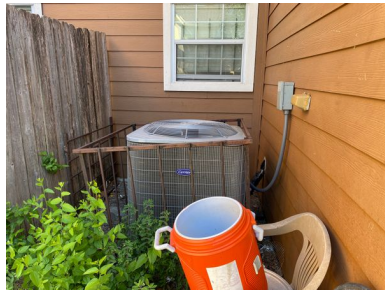


Unit B

**B. Cooling Equipment**

*Exterior - photo(s) of unit B cooling system: Electric Central Air Conditioning, R-410A Freon -*

Unit B



Unit b



Unit b

*Exterior - photo(s) of unit A cooling system: Electric Central Air Conditioning, R-22 Freon*

Unit A



Unit a



Unit a

*Interior - photo(s) of cooling system: Electric Central Air Conditioning*

Unit B



I=Inspected

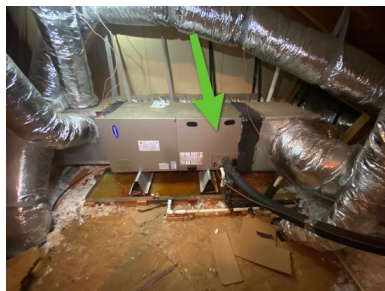
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Interior - photo(s) of cooling system: Electric Central Air Conditioning Unit A



Unit A AC in attic

Unit A - measured temperature differential: Low (0°F to 15°F)

Unit a

Unit B - measured temperature differential: Operable (15°F to 20°F)

Unit b



Return



Supply, 16° differential



Supply, 16° differential

**1: Condenser - freon insulation missing or damaged**

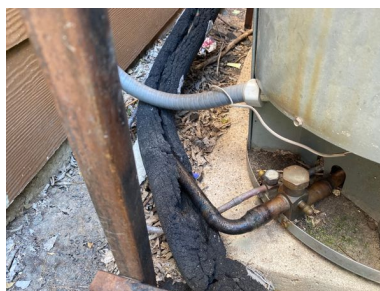
**Recommendation**

Missing or damaged insulation on the refrigerant line can cause energy loss and condensation. Recommend contacting an HVAC professional to replace the missing or damaged insulation.

Recommendation: Contact a qualified HVAC professional.



Unit b



Unit a

**2: Condenser - pad is uneven**

**Recommendation**

The pad for the HVAC condenser is uneven and not level. An uneven pad can cause the fan motor in the condenser to work harder and the fan bearings to malfunction sooner. Recommend releveling the pad or hiring an HVAC professional to replace it.



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified HVAC professional.



Unit a

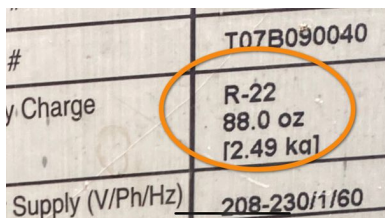
**3: HVAC - R-22 freon system**

🔴Recommendation

The HVAC system uses R-22 freon. Older HVAC compressors and evaporators use R-22, which is a sign that the system is nearing the end of its useful life and will need to be replaced in the near future (even if it is fully functional). Newer air conditioning models are designed to be used with R-410A for reliable and more efficient operation. Because R-410A can absorb and release more heat than R-22, your air conditioning compressor can run cooler, reducing the risk of compressor burnout due to overheating.

R-22 systems are currently being phased out, with a complete obsolete target date of 2030. R-22 freon has also drastically increased in price due to a decrease in supply. Client should budget for a replacement HVAC system in the near future.

Recommendation: Recommend monitoring.



Unit A

**4: HVAC - differential too low**

🔴Recommendation

Unit A

Cooling system was not producing cold enough air at time of inspection. The differential between the return intake and the supply vents was less than the recommended 15°F of minimum difference. A system that is adequately sized and working properly should produce a 15°F to 20°F difference passing through the evaporator coil. Some reasons for a lower differential measurement include:

- Filter needing replacement (clogged filter)
- Inadequate insulation on supply and/or return duct-work
- Low on freon (freon leak)
- Inoperable component of the AC
- Undersized system

Recommend qualified HVAC professional evaluate & ensure functionality.

I=Inspected

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D=Deficient

I NI NP D

Recommendation: Contact a qualified HVAC professional.



Return, unit A



Supply, 10° differential



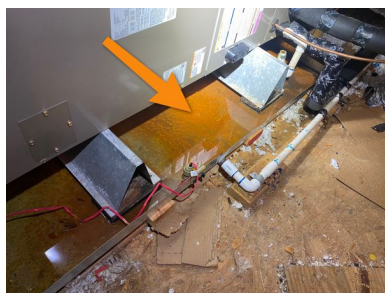
Supply, 11° differential

**5: Standing water in drain pan**

🔴 Recommendation

Rust and standing water was in the drain pan under the AC unit in the attic. This can lead to water leaks in the attic and cause ceiling damage. Repairs as necessary by an HVAC professional is recommended.

Recommendation: Contact a qualified HVAC professional.



Unit B

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

**1: Filter requires replacement**

🔴 Recommendation

The furnace filter appears to be beyond its expected lifespan. Recommend replacement.

Recommendation: Contact a qualified HVAC professional.



**2: Duct cleaning is recommended**

🔵 Maintenance Item

**I=Inspected**

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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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Inspector has discovered evidence that the HVAC duct system should be cleaned. This includes either a visual investigation of the plenums through access ports (if available) or supply vents that are dirty, dusty, and/or clogged with debris.

Recommendation: Contact a qualified HVAC professional.

**D. Other**



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D=Deficient

I NI NP D

### IV. PLUMBING SYSTEMS

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

*Water distribution pressure:* <40 psi -

This inspection included a water distribution pressure check as part of the inspection package.

The water distribution pressure should range from 40 psi to 80 psi under typical operation. Photos in this section do not represent a pressure deficiency and are for documentation purposes.

Deficiencies from pressure distribution will be documented below and/or throughout the report as discovered.

*Type of water supply piping material:* PVC / CPVC -

Water distribution piping inside can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping at the property is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detection method.

**PEX:** Cross-linked polyethylene or PEX is the newest pipe for residential and commercial use. Approved in many regions of the country, PEX is easy to install because it cuts easily, is flexible, and uses compression fittings. However, more permanent connections require a special crimping tool.

**PVC:** Polyvinyl chloride or PVC is a plumbing pipe known for its versatility, lightweight, and blockage resistance. PVC piping is generally used as part of a sink, toilet, or shower drain line, though it's sometimes used as a main water supply pipe. PVC should not be used as a hot-water supply line.

**CPVC:** Chlorinated polyvinyl chloride or CPVC pipe has the strength of PVC but is heat-resistant, which makes it acceptable in many regions for use on interior hot-water supply lines.

**Copper:** Copper pipe is resists corrosion, so it's commonly used pipe in water supply lines. Rigid copper, which comes in three thicknesses. Type M is the thinnest but is strong enough for most applications. Types L and Type K are thicker and used in outdoor and drain applications. Pipes are usually connected with soldered (sweat) fittings and compression fittings can connect the pipe to shut-off valves. Flexible copper, which is often used for dishwashers, refrigerator icemakers, and other appliances that need a water supply. It's easy to bend, but if it kinks, you must cut the piece off and replace it. Sections of flexible copper pipe are joined using either soldered or compression fittings.

**Polybutylene:** Polybutylene is a form of plastic resin that was used extensively in the manufacture of water supply piping from 1978 until 1995. Due to the low cost of the material and ease of installation, polybutylene piping systems were used as a substitute for traditional copper piping. Polybutylene pipes are too fragile to withstand common disinfectants found in the public water supply and will quickly become brittle and crack from the inside out. Eventually leaking begins, and if not corrected promptly, can quickly escalate and cause extensive damage.

**Galvanized:** Galvanized steel pipe is common in older structures and are steel pipes that have been dipped in a protective zinc coating to prevent corrosion and rust. Galvanized piping was commonly installed in structures built before 1960. When it was invented, galvanized pipe was an alternative to lead pipe for water supply lines. Due to the restriction of the line, corrosion in galvanized pipes can cause lower water pressure throughout the property. Corrosion can build up unevenly and can release iron that causes a rusty discoloration. A clear indicator of this is a brown stain on a porcelain sink. Given enough time, galvanized pipes will rust through. Galvanized pipes should be monitored and replaced as soon as possible.

Throughout the Property

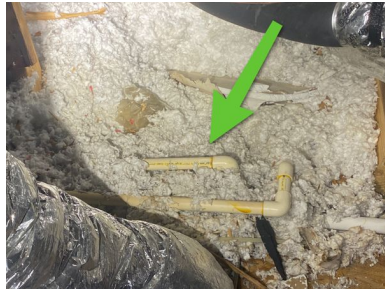
I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



PVC/CPVC water pipe



PVC

Water shut off location: Right of Structure, Left of Structure



Unit B water shutoff valve



Unit A water shutoff

Water meter location: Street Left, Street Right -  
Meter for unit b on the left side.

Meter for unit a on the right side.



Water meter, unit b



Water meter, unit a

**1: Faucet / spigot drain pull issue**

**🟡Recommendation**

The faucet / spigot drain pull is not functioning properly or missing at multiple locations. Recommend plumbing contractor to resolve issue.

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

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I NI NP D



Drain stops missing at sinks at various areas in both locations

## 2: Loose fixture

🔴Recommendation

Plumbing fixture is loose. Recommend hiring a plumber to tighten fixture.

Recommendation: Contact a qualified plumbing contractor.



Unit A Primary Bathroom

## 3: Low pressure and/or flow to faucet(s)

🔴Recommendation

Low water pressure / flow to one or more faucets. This may be due to a clogged water supply pipe, a clogged inline filter, or a broken fixture. Recommend further investigation by a plumbing contractor.

Recommendation: Contact a qualified plumbing contractor.



Low water pressure, both units

## 4: Tub/shower re-caulking necessary

🔵Maintenance Item

The tub and/or shower requires re-caulking. Re-caulking is necessary where caulking is missing or mold/mildew stains are present and have permanently set (i.e. they are no longer removable). Re-caulking can



I=Inspected

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I NI NP D

be completed DIY, or most general contractors and plumbers can re-caulk a bathroom. Confirm the use of silicon-based sealants that will prevent the penetration of water into the seams and cracks.

Recommendation: Contact a qualified Do It Yourself



Bathroom

**5: Toilet is loose**

🔴Recommendation

The toilet is loose and not stable. This could be at the connection with the ground or at the bowl connection with the tank. Recommend tightening the toilet bolts or hiring a qualified plumbing contractor to tighten and further investigate.

Recommendation: Contact a qualified plumbing contractor.



Unit A 1st Floor Hall Bathroom

**6: Water distribution pressure is too low**

🔴Recommendation

The water distribution pressure was measured below the lowest recommended pressure of 40 pounds per square inch (psi). Low water pressure could be isolated to a single fixture (indicating a line clog or a small pipe) or could be much more extensive, coming from the City water source. In some cases, low water pressure cannot be fixed easily and would require infrastructure changes to the municipal's delivery supply. Recommend further evaluating why the water pressure at the property is low.

Recommendation: Contact a qualified plumbing contractor.

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I NI NP D



Less than 40 psi, both units

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

*Type of drain/sewer piping material: PVC -*

Sewer drain piping inside the structure can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detention method.

**PVC:** Polyvinyl chloride or PVC is a common sewer plumbing pipe known for its versatility, lightweight, and blockage resistance. PVC piping is generally used as part of a sink, toilet, or shower drain line, though it's sometimes used as a main water supply pipe.

**Ductile / Cast Iron:** Ductile / Cast Iron sewer pipe is commonly associated with older structures. Many structures built before 1975 have cast-iron sewer pipes and some contractors installed cast-iron into the mid-1980s. The lifespan of cast-iron pipes (under a slab) is approximately 40-65 years. The pipes will have a varying life-span depending on the chemicals used and fats, oils, and greases (FOGs) deposited by users. Chemical drain cleaners are corrosive and accelerate the corroding of cast-iron while FOGs can lead to sewer drain clogging. Replacement of ductile / cast iron pipe should be considered when purchasing a property with this type of sewer piping.



PVC drain pipe



PVC drain pipe

**1: Under-cabinet sink drain leaks**

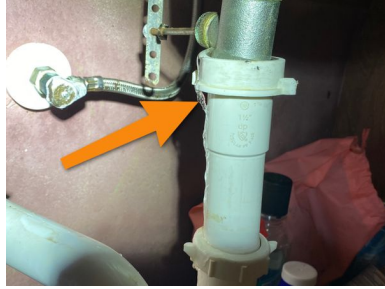
👉 **Recommendation**

There is an active drain leak underneath the sink. Recommend plumbing contractor to remediate.

Recommendation: Contact a qualified plumbing contractor.

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

I   NI   NP   D



Unit B Primary Bathroom

**C. Water Heating Equipment**

*Water heater temperature:* Operable (100°F to 130°F) -

This inspection included a test of the water heater temperature as part of the inspection package.

Generally accepted safe and comfortable water temperature is one-hundred twenty (120) degrees Fahrenheit from a hot water faucet. A temperature over one-hundred thirty (130) degrees Fahrenheit is general considered to be unsafe.



Unit B



Unit A

*Photo(s) of unit B water heater:* Electric



Unit B, attic



Unit B, 40 gallons

*Photo(s) of unit A water heater:* Electric





**I=Inspected**

**NI=Not Inspected**

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**D=Deficient**

I	NI	NP	D
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Unit A

40 gallons

**D. Hydro-Massage Therapy Equipment**

**F. Gas Distribution Systems and Gas Appliances**  
*Location of gas meter: No Gas on Property*

I=Inspected

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I	NI	NP	D
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## V. APPLIANCES

**A. Dishwashers**

**1: Dishwasher inoperable**

**➔Recommendation**

Dishwasher appliance was inoperable at the time of inspection. Recommend qualified appliance professional to repair.

Recommendation: Contact a qualified appliance repair professional.



Unit B



Unit A

**B. Food Waste Disposers**

*Photo(s) of food waste disposer:*



Unit A

**1: Appliance inoperable**

**➔Recommendation**

Garbage disposal was inoperable at the time of inspection. Recommend qualified handyman repair.

[Here is a DIY resource for troubleshooting.](#)

Recommendation: Contact a qualified handyman.



I=Inspected

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D=Deficient

I NI NP D

Unit b disposal did not work

**C. Range Hood and Exhaust Systems**

*Photo(s) of range/hood exhaust: Recirculating*



Unit B



Unit A

**1: Exhaust fan inoperable**

🔴 Recommendation

Exhaust fan was inoperable. Recommend a qualified contractor repair.

Recommendation: Contact a qualified plumbing contractor.



Unit A

**2: Exhaust light inoperable**

🔧 Maintenance Item

The exhaust fan light was inoperable. This is likely caused by a burnt out lightbulb. Recommend replacement of bulb and/or further investigation for possible exhaust deficiency.

Recommendation: Contact a qualified professional.



Unit a

**3: Filter needs cleaning**



I=Inspected

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NP=Not Present

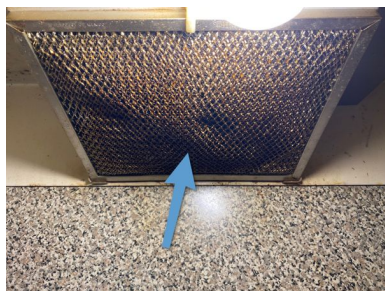
D=Deficient

I NI NP D

**Maintenance Item**

The vent hood filter is dirty and/or old. It needs to be cleaned or replaced.

Recommendation: Contact a qualified Do It Yourself



Unit b

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

*Photo(s) of unit B range:*



Unit B



*Photo(s) of unit A range:*



**1: Oven light inoperable**

**Recommendation**

The oven light was inoperable. This light bulb is more difficult to replace than a typical appliance bulb and may require the assistance of an appliance repair technician. Recommend further evaluation for self DIY repair, and if too complicated discuss with an appliance repair company.

Recommendation: Contact a qualified appliance repair professional.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Unit a

**2: Range not fastened**

**▲Safety Hazard**

The range could tip forward and did not appear to have anti-tip brackets installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it, or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard.

Recommendation: Contact a qualified handyman.



Both units missing anti-tip bracket

**3: Grease buildup**

**●Recommendation**

There was a heavy grease buildup in the oven in unit A. This is a fire hazard, and for this reason the oven in this range was not tested.

Recommendation: Contact a qualified appliance repair professional.



E. Microwave Ovens

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

**1: Crushed duct**

🔴 Recommendation

Bathroom fan vent duct was crushed in the attic of unit A.

Recommendation: Contact a qualified general contractor.



**G. Garage Door Operators**

*Photo(s) of unit A garage door and/or opener: Automatic*



*Photo(s) of unit B garage door and/or opener: Automatic*



Unit B

**1: Opener inoperable**

🔴 Recommendation

The automatic garage door opener is not operable and will not move the garage door up and down into place. Recommend further evaluation and possibly replacement of the garage door opener.

Recommendation: Contact a qualified garage door contractor.



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NP=Not Present

D=Deficient

I NI NP D



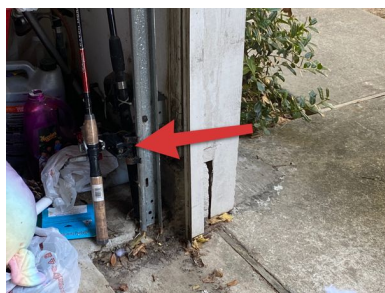
Unit B

**2: Auto reverse sensor inoperable or not installed**

**▲Safety Hazard**

The auto reverse sensor laser was not responding or was not installed at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation: Contact a qualified garage door contractor.

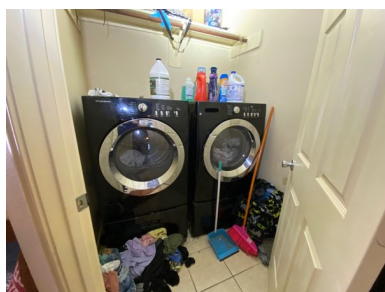


Sensors inoperable, unit a

**H. Dryer Exhaust Systems**

*Exhaust is not visible:*

The washer and/or dryer are blocking the exhaust from being fully examined.



*Outside scope - washer and/or dryer:*

Inspection of the washer and/or dryer appliances is considered out of the scope of an inspection report because it is often personal property that the seller is often entitled to remove.

These images are considered informational only.

**J. Refrigerator**

*Outside scope - refrigerator:*

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Inspection of the refrigerator is considered out of the scope of an inspection report because it is often personal property that the seller is often entitled to remove.

These images are considered informational only.

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NP=Not Present

D=Deficient

I NI NP D

### VII. INSPECTION LIMITATIONS

*Security system - out of scope:*

The functionality of the security system is not considered part of the inspection scope. This generally includes cameras, alarms, control panels, sensors, etc. Recommend the client have the owner demonstrate the functionality or contacting the provider/manufacturer for a better understanding of the system and costs.

*Large quantity of deficiencies:*

Deficiencies to the property exist in a greater quantity than the inspector is able to physically capture through the normal inspection process. This could be because of major active construction activity, abandoned or vandalized properties with no utilities, and/or a structure that has a mass accumulation of personal effects (such as hoarding).

As such, this inspection report transitions to a general photo documentation report and represents a general condition assessment for documentation sake by visual means primarily. Inspector is unable to capture every single deficiency at the property.

*Obstructed by personal effects:*

The area is obstructed by or filled-with personal effects and cannot be inspected. Recommend owner remove personal effects to allow for property testing.

