



NOBLE PROPERTY INSPECTIONS

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



NOBLE PROPERTY INSPECTION REPORT

6824 St Augustine St
Houston, TX 77021



Inspector

Calvin Williams

Professional Home Inspector (#24657)

(832) 551-1397

Noble@Noble-Pi.com



Agent

Ben Ogidan

Lone Star Realty

832 288 7300

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PROPERTY INSPECTION REPORT FORM

Ikechukwu Anthony Nnadi <i>Name of Client</i>	08/31/2023 8:30 am <i>Date of Inspection</i>
6824 St Augustine St, Houston, TX 77021 <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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Date of inspection: 08/31/2023 -

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

Style: Traditional

In attendance: Unit B - tenants, Unit A - none

Weather conditions: Clear

Outdoor temperature: 90°F to 100°F

Occupancy & furnishings: Furnished

Furnishings obstruction:

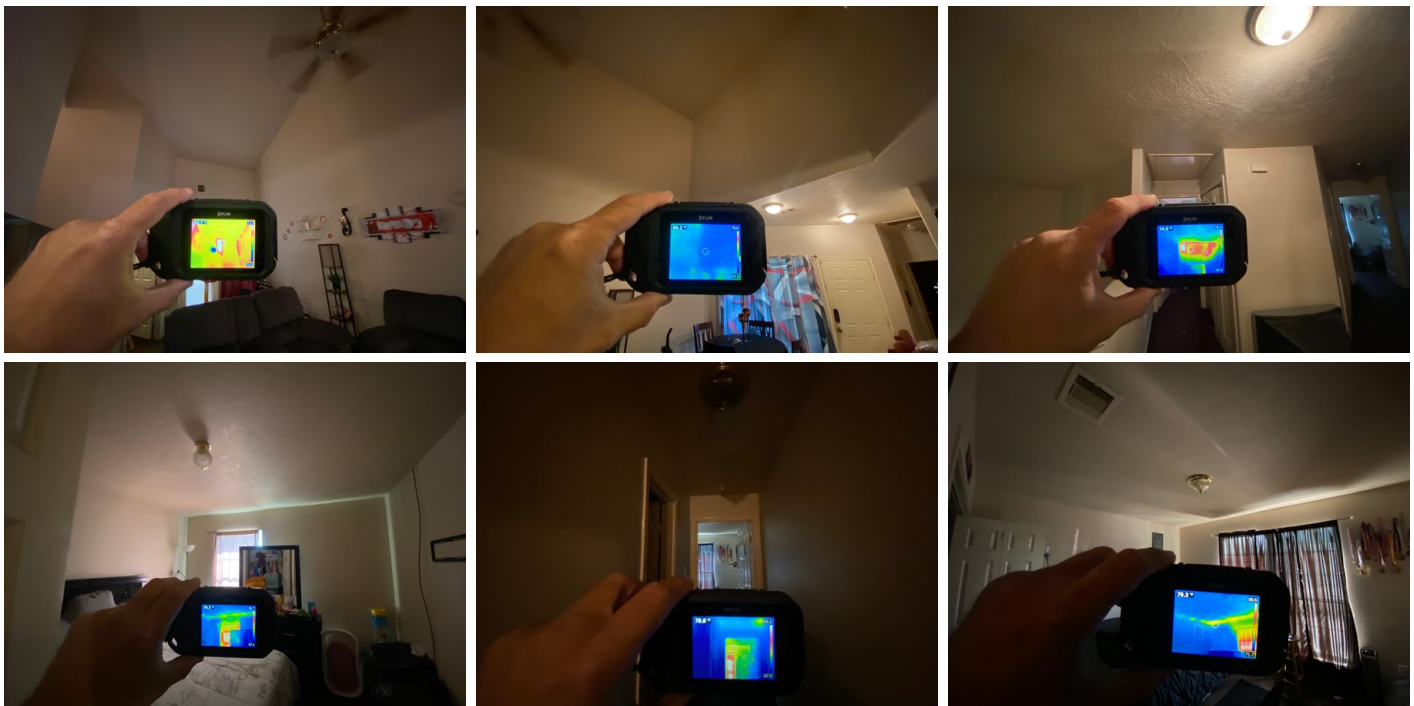
The property contains furnishings. Furnishings can obstruct the inspectors view and access to particular areas of the home. As such, the inspector performed the inspection to the best of his abilities. Due to liability considerations, the inspector is not permitted to move furnishings to complete an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

Thermal / infrared scan completed:

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

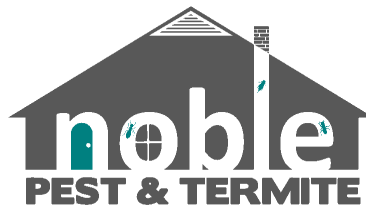
Thermal imaging is a method of using infrared radiation and thermal energy to gather information about objects, in order to formulate images of them, even in low visibility environments. Thermal imaging is based upon the science of infrared energy (otherwise known as “heat”), which is emitted from all 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 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



Unit a



Unit a



Unit a

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of foundation: Slab on Grade

Performance - work is needed:

The foundation exhibited enough indications of possible foundation issues to warrant the opinion from the inspector that a deeper dive is necessary and warranted. Foundation shifting has caused (some or all):

- visible foundation cracks
- exterior brick or siding cracking
- interior sheetrock cracking/separation
- door misalignment
- windows that won't open
- unevenness in the walk of the structure

It is recommended that an engineering company specializing in foundation repair or a foundation repair company be contacted to ensure accurate and proper repairs be determined and priced. Client should talk with the owner about previous foundation repairs and ensure that foundation work is warranted. Also, an elevation plot (if not part of this inspection) is recommended to determine exact elevation discrepancies throughout the foundation and to document the problems for measurements in the future.

1: Slab - foundation cracks - corners

Recommendation

Corner cracks are visible in the foundation slab but are of minimal structural concern. Shrinkage is a natural part of the curing process of concrete and cracks located in corners of structures are common. Recommend monitoring to confirm the cracking does not worsen.

Recommendation: Recommend monitoring.



Front Left



Left Front

2: Foundation issues

Recommendation

There were several indications that foundation movement has occurred to the point that further evaluation by a foundation specialist is recommended. Indications of foundation problems include but are not limited to these issues: Significant cracks on the interior walls, floors that are sloping, doors that are binding, and separation of frieze board from wall. There was also a significant separation of the soil from the foundation around the perimeter of the house.

Recommendation: Contact a foundation contractor.

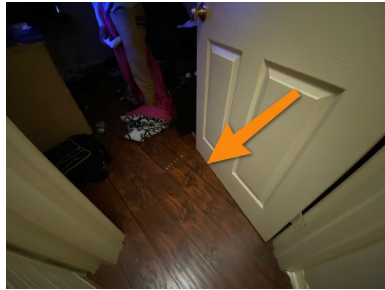
I=Inspected

NI=Not Inspected

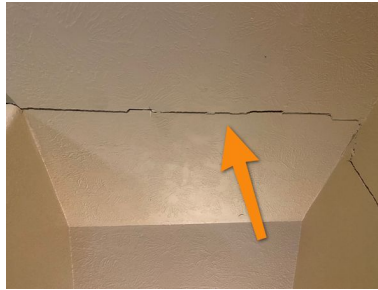
NP=Not Present

D=Deficient

I NI NP D



Doors binding at various locations



Ceiling cracks



Wall cracks



Ceiling cracks



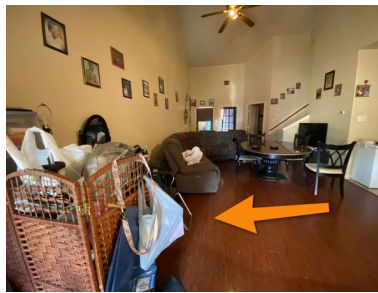
Unit b



Doors did not latch



Wall cracks



Floor slopes to the left, unit b living room



Wall crack, unit b



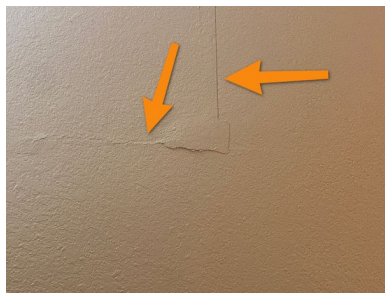
Floor cracks at several locations



Unit a



Unit a



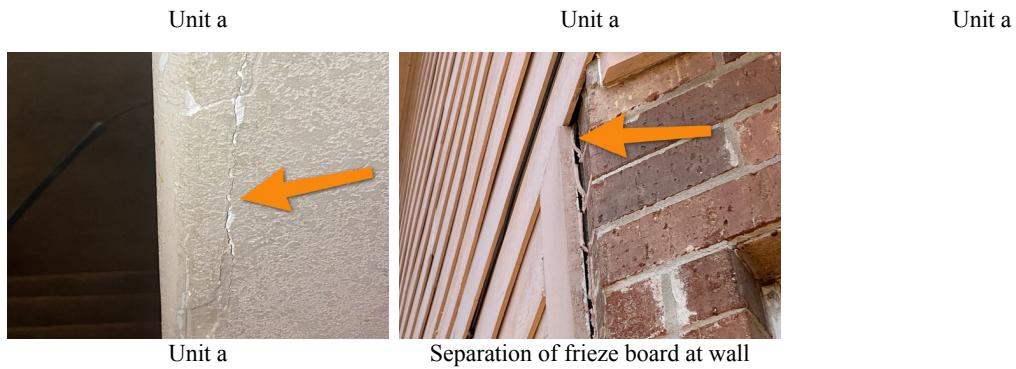
I=Inspected

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I NI NP D



B. Grading and Drainage

1: Separation of soil around the foundation

🔴 Recommendation

There was a large separation of the soil from the foundation around the perimeter of the house. This will allow a significant amount of water to accumulate around the foundation and can contribute to foundation issues. Further evaluation and correction by a landscape professional is recommended.

Recommendation: Contact a qualified landscaping contractor



I=Inspected

NI=Not Inspected

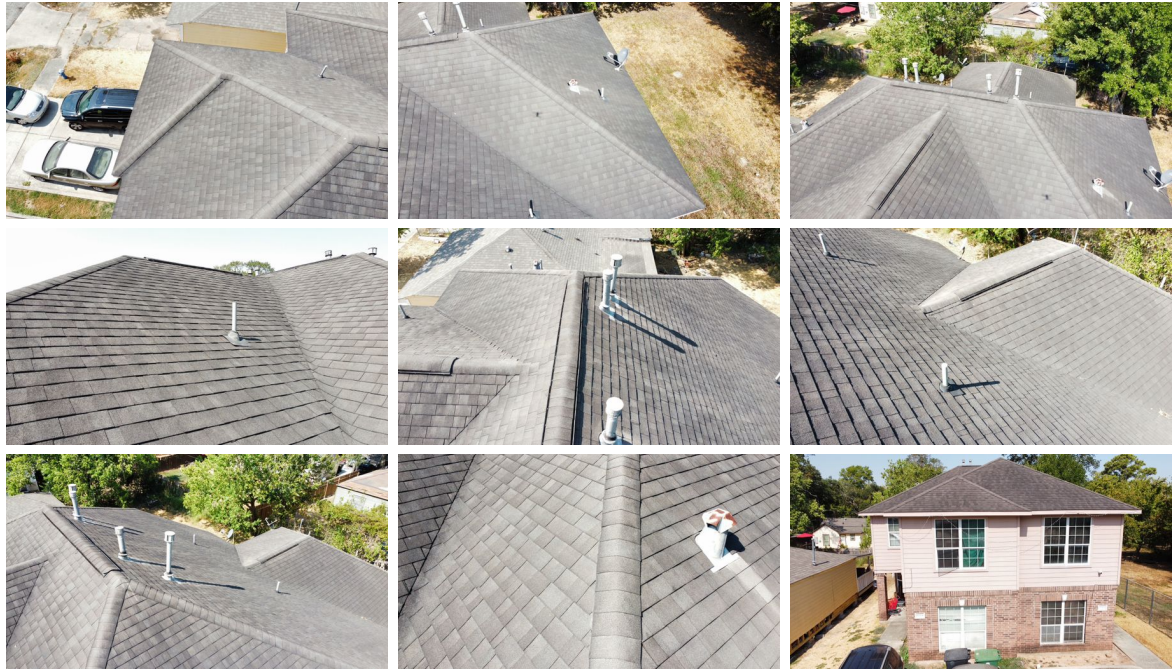
NP=Not Present

D=Deficient

I NI NP D

C. Roof Covering Materials

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



Inspected roof from: Drone

1: Lifted flashing

🔴 Recommendation

Areas of the roof show lifted flashing areas. Lifted flashing areas will not seal with the lower shingle areas or siding and can allow for water intrusion. Recommend a roofing contractor to replace.

Recommendation: Contact a qualified roofing professional.



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I	NI	NP	D
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2: Rusted vents

🔴 Recommendation

Appliance vent rusted. One or more appliance vents were rusted. These should be replaced or corrected as necessary to avoid roof leaks.

Recommendation: Contact a qualified roofing professional.



3: Exposed or rusted fasteners

🔴 Recommendation

Rusted and/or exposed roofing nails were seen at one or more places on the roof. This can lead to roof leaks and property damage. Repairs as necessary by a roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



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I NI NP D

D. Roof Structures and Attics

Inspected attic from: Limited Attic Walk, Only unit A was accessible



Unit A

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

Depth of insulation: 9.5 Inches (R-30) (2x10) -

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



Unit a

Type of underlayment: Plywood



Unit a

Only unit A attic was inspected:

The attic was not accessible in unit B of this duplex; it was blocked with a board bolted over it. This prevented entry and inspection of this attic and the water heater and HVAC equipment in this attic.

Unable to access: Access is Obstructed -

The attic areas were inaccessible and, as such, were not inspected.

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: Attic not accessible

I=Inspected

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D=Deficient

I NI NP D

🔴 Recommendation

The attic was not accessible in unit B of this duplex; it was blocked with a board bolted over it. This prevented entry and inspection of this attic and the water heater and HVAC equipment in this attic.

Recommendation: Contact a qualified general contractor.



Unit B

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

Wall material (exterior): Brick, Concrete Board

Wall material (interior): Drywall

1: Cracks major

🔴 Recommendation

Major cracking observed in wall structure that is likely due to structural foundation issues and is considered evidence of a structural deficiency. Recommend a qualified foundation contractor evaluate and advise on course of action.

Recommendation: Contact a foundation contractor.



Unit b



Unit A

2: Interior trim or wall damage

🔴 Recommendation

There were multiple areas of interior wall or trim damage. Photos are representative and does not include all areas of damage.

Recommendation: Contact a qualified general contractor.

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I NI NP D

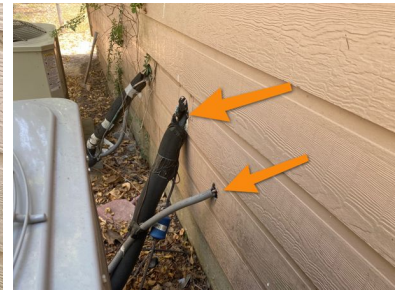


3: Missing sealant, exterior

➡Recommendation

Sealant or grout 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 proper sealant or grout is recommended.

Recommendation: Contact a qualified general contractor.



Right Front

4: Exterior siding or trim damage

➡Recommendation

Siding or trim damage. There was damage to the exterior siding and trim at one or more locations around the house.

Recommendation: Contact a qualified general contractor.



F. Ceilings and Floors

1: Ceiling - sheetrock cracks major

➡Recommendation

I=Inspected

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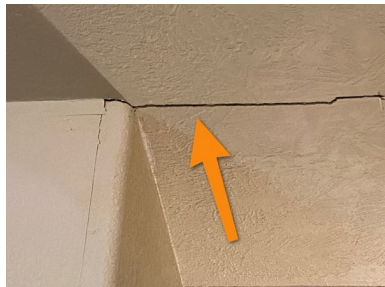
NP=Not Present

D=Deficient

I NI NP D

Major sheetrock cracking observed on the ceiling that is likely due to structural foundation issues and is considered evidence of a structural deficiency. Recommend a qualified foundation contractor evaluate and advise on course of action.

Recommendation: Contact a foundation contractor.



Unit b



Unit a

2: 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



Kitchen



3: Flooring - damaged

🔴Recommendation

The flooring had general moderate damage visible at the time of the inspection. Damaged flooring may be primarily cosmetic and should be resolved as necessary. Recommend evaluation by a qualified flooring contractor.

Recommendation: Contact a qualified flooring contractor

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Unit b



Unit b



Unit A

4: Flooring - tiles loose / cracked or missing

👉Recommendation

Loose tiles that are popped or missing and/or cracking was observed. This is possibly due to structural foundation issues and is considered evidence of a structural deficiency if on the interior of the structure. Recommend a qualified foundation repair company / contractor evaluate and advise on course of action prior to repair of the flooring.

Recommendation: Contact a foundation contractor.



Unit a



Unit a



Unit a

5: 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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I	NI	NP	D
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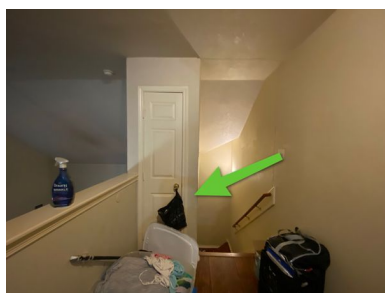


Unit A, 2nd Floor

G. Doors (Interior and Exterior)

Door is obstructed:

Doors at multiple locations were obstructed with personal effects such that the inspector did not feel safe moving. Inspection of the door and systems behind the door for all deficiencies is not possible and limited. Recommend client to have owner demonstrate the effectiveness of the door functionality; or have the owner remove contents for client inspection.

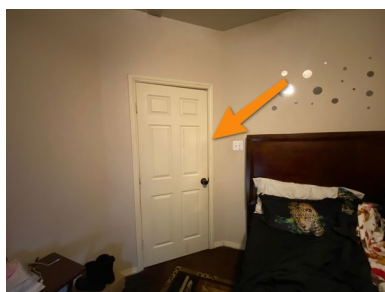


1: Door doesn't latch to close

👉 Recommendation

Door doesn't latch to close properly. Recommend handyman repair door, latch, frame, and/or strike plate.

Recommendation: Contact a qualified handyman.



Doors at more than one location did not latch properly

2: Door rubs / sticks and is misaligned

👉 Recommendation

Door sticks, rubs the frame, and is tough or impossible to open and/or close. The door is not aligning with the frame. Recommend hiring a door repair and installation contractor to realign the door or sanding down offending sides.

I=Inspected

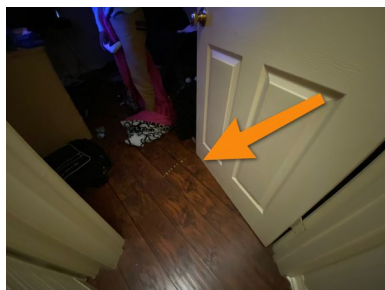
NI=Not Inspected

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I	NI	NP	D
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Recommendation: Contact a qualified door repair/installation contractor.



Doors were binding at more than one location

3: 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.



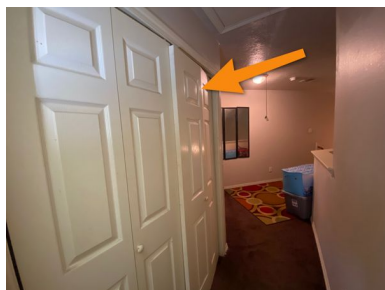
Unit A

4: Door rail issue

🔴Recommendation

The door is not sliding on it's tracks / rails correctly or is off the tracks completely. Recommend a contractor evaluate and reinstall correctly.

Recommendation: Contact a qualified door repair/installation contractor.



Unit a 2nd Floor

5: Door threshold issue

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D=Deficient

I NI NP D

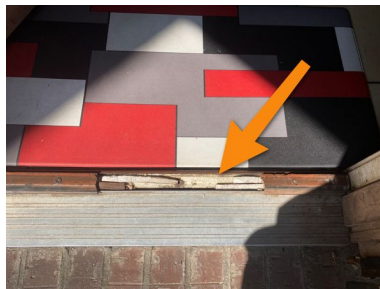
Recommendation

The door threshold is not fully supported, loose, causing a trip hazard, or is missing. The door threshold provides for an even transition from the exterior to the interior; it also allows for the door to seal properly and transition to the interior flooring. The door threshold should be firm, fully supported, and even across the bottom of the door.

Recommendation: Contact a qualified door repair/installation contractor.



Unit b



Unit a front door

6: 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



Weatherstripping was damaged at doors in both units

7: Door damage

Recommendation

Doors were damaged at various locations.

Recommendation: Contact a qualified door repair/installation contractor.

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I NI NP D

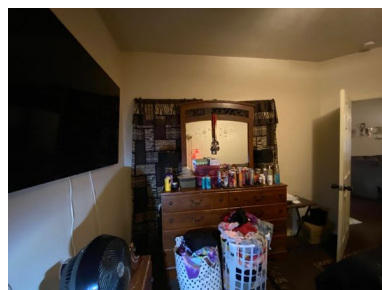
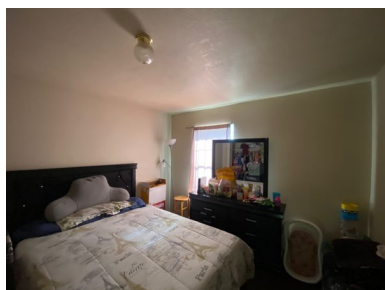


Back door unit A

H. Windows

Window is obstructed:

The windows were obstructed at many locations with personal effects such that the inspector did not feel safe moving. As such, inspector did not inspect the window. Recommend client to have owner demonstrate the effectiveness of the window functionality; or have the owner remove contents for client inspection.



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.



I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

I=Inspected

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I NI NP D

L. Other

1: Areas of possible mold

Recommendation

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

Recommendation: Contact a qualified mold inspection professional.



Under sink, unit B



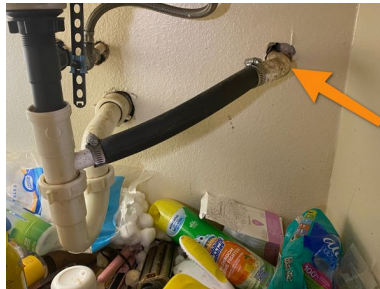
Unit B



Unit B



Unit B



Unit A



Unit a

I=Inspected

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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: Capacity Undetermined



Unit a



Unit b

Photo(s) of electric sub-panel: No Sub-Panel

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.

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.



I=Inspected

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I NI NP D

2: Panel not sealed at the wall

🔴Recommendation

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: Panel cover / dead front will not fasten, is misaligned, and/or is damaged

🔴Safety Hazard

The cover / dead front of the main service panel or sub-panel is misaligned and/or damaged and cannot be installed or oriented correctly. As such, the cover is not fastened correctly, can be removed easily, or is causing a gap between the breakers and the cover. Recommend qualified electrician to remedy.

Recommendation: Contact a qualified electrical contractor.



Improper method to secure the cover

4: Missing breaker filler plates

🔴Safety Hazard

Breaker filler plates are missing from the breaker panel. Without filler plates, fingers can fit through the slit creating a safety hazard. Recommend installing the filler plates or contacting an electrician who can install them.

Recommendation: Contact a qualified electrical contractor.



5: Vegetation touching main service wires

🔴Safety Hazard

Electrical service connection

Vegetation is touching the main service aerial wires connected to the meter. During heavy winds, vegetation touching or near main service wires can rip down wires/mast and disrupt power. Recommend trimming

I=Inspected

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D=Deficient

I NI NP D

vegetation away from the wires for safety.

Recommendation: Contact a qualified landscaping contractor



6: Grounding rod missing or disconnected

▲Safety Hazard

The grounding rod is missing and/or disconnected from the main service panel. Recommend an electrical contractor re-establish local grounding to the panel by correcting the grounding deficiency.

Recommendation: Contact a qualified electrical contractor.



7: Unit A panel not opened

🔴Recommendation

The breaker panel for unit A was not opened for inspection because of a hornet's nest at this location. The hornets should be removed to have this panel inspected.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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8: Meter panel open

▲Safety Hazard

The panel was open on the meter for unit B.

Recommendation: Contact a qualified electrical contractor.



9: Service wires touching the roof

▲Safety Hazard

The utility lines were touching the roof. This can result in a house fire and should be corrected immediately.

Recommendation: Contact a qualified electrical contractor.



10: Unit B panel not opened

▲Safety Hazard

The dead front cover for unit A was not removed because wood screws were used to secure the dead front cover into the panel. Wood screws have sharp ends which can pierce wires with the removal or insertion of these screws. This panel needs to be corrected as necessary by an electrician.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Not all outlets tested:

Many outlets were not accessible and not tested due to obstructions by personal belongings.

1: Fixture - light inoperable / bulb needs replacement

🔴Recommendation

Lights were not working at multiple areas around the house. Photos are representative and do not include all areas of deficiencies.

Recommendation: Contact a qualified electrical contractor.



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.



3: Cover plates missing or damaged

⚠️Safety Hazard

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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.



Unit a, Primary Bedroom

4: Outlet - GFCI not functioning

⚠️ Safety Hazard

GFCI outlet was not functioning properly. This is because it was not tripping or not resetting. Recommend licensed electrician investigating the cause and replacing receptacles that are malfunctioning in all locations necessary.

Recommendation: Contact a qualified electrical contractor.



Unit A, Primary Bedroom

5: Outlet - no grounding

🟡 Recommendation

One or more outlets is not grounded. This is discovered by means of a outlet test by the inspector or the presence of 2-prong outlets.

All outlets have a hot wire that delivers electricity from your local power source to the structure, and a neutral wire that sends electricity back to the power source. If an outlet has only these two wires, but has no ground wire, it is a non-grounded, or ungrounded, outlet. If the outlet has a third wire called a ground wire, it is a grounded receptacle, or outlet, and will have the familiar three slots. A ground wire is an important safety feature. If the electrical system, or an individual outlet, get a surge of excess electricity, this can raise the risk of fire, shock, or electrocution.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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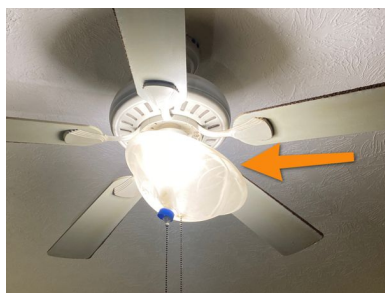
Ungrounded receptacle at one or more locations

6: Light fixtures damaged

🔴Recommendation

Light fixtures were damaged or missing covers at more than one location.

Recommendation: Contact a qualified electrical contractor.



7: Dead front cover missing

⚠️Safety Hazard

The dead front cover was missing on the two AC disconnect switches at the back of the house. This leaves high voltage wiring exposed to passerby's who can open the panel and potentially be electrocuted.

Recommendation: Contact a qualified electrical contractor.



8: Missing bonding

🔴Recommendation

There was no visible bonding wire on the gas pipe at the gas furnace or the gas meter. By today's standards, the gas piping should be bonded to the equipment grounding system, and this should be at a location that is visible.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified electrical contractor.



C. Other

1: Smoke alarms - missing

▲Safety Hazard

Smoke alarms/detectors are missing 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 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



2: CO alarms - missing (entire structure)

▲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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified Do It Yourself

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 1st heating system: Gas-Fired Central Heat



Unit A

Photo(s) of 2nd heating system: Unit B furnace inaccessible

Unit B

1st unit - measured temperature differential: Not Measured

2nd unit - measured temperature differential: Operable (Not Measured) -

Supply vents deliver the cooled air though 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.

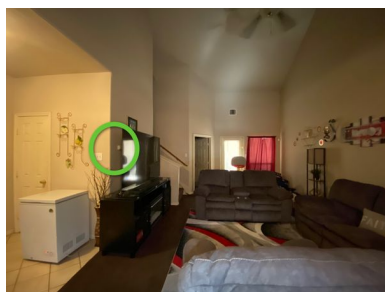
Unit B

HVAC not accessible in unit B:

The attic was not accessible in unit B of this duplex; it was blocked with a board bolted over it. This prevented entry and inspection of this attic and the water heater and HVAC equipment in this attic.

Thermostat inaccessible in unit A:

The thermostat in unit A was inaccessible and this prevented me from operating the thermostat to test the furnace. The AC was on in unit A and I was able to test the AC only in this unit.



Thermostat behind the TV



Inaccessible behind the TV - Furnace not tested

B. Cooling Equipment

Exterior - photo(s) of 1st cooling system: Electric Central Air Conditioning, R-410A Freon -

I=Inspected

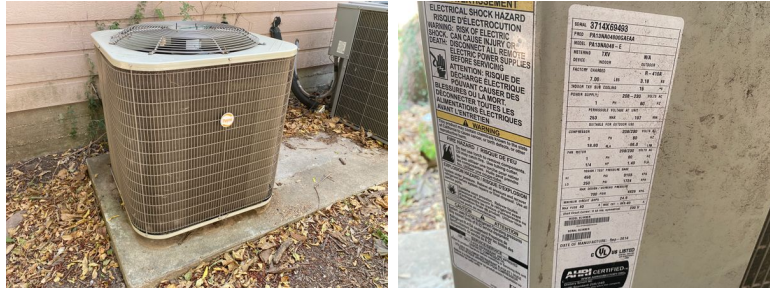
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Unit A



Exterior - photo(s) of 2nd cooling system: Electric Central Air Conditioning, R-410A Freon Unit b



Interior - photo(s) of 1st cooling system: Electric Central Air Conditioning



Unit A

Interior - photo(s) of 2nd cooling system: Unit not accessible

Unit B

1st unit - measured temperature differential: Low (0°F to 15°F)

2nd unit - measured temperature differential: Low (0°F to 15°F) -

Supply vents deliver the cooled air though 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.

A generally accepted ideal temperature difference between the supply and return air for an operable cooling system is between 15°F and 20°F.

2+ cooling units exist:

Two or more cooling units exist. A cooling unit consists of an internal evaporator and an exterior condenser. Inspector was unable to confirm which internal evaporator unit was paired up with which external condenser unit. An HVAC professional could narrow the scope and determine this.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Equipment not accessible in unit B:

The attic was not accessible in unit B of this duplex; it was blocked with a board bolted over it. This prevented entry and inspection of this attic and the water heater and HVAC equipment in this attic.

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.



2: Evaporator - rust present in pan

🔴Recommendation

Rusted drain pan in unit A. Drain pan under interior AC unit was rusted. 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 A

3: HVAC - differential too low

🔴Recommendation

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D=Deficient

I NI NP D

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.

Recommendation: Contact a qualified HVAC professional.



Unit B return



Unit B supply, 12° differential



Unit A return



Unit A supply, 10° differential

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.

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I	NI	NP	D
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Both units

2: Duct cleaning is recommended

👉 Recommendation

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

I=Inspected

NI=Not Inspected

NP=Not Present

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 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

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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PVC water supply pipe



PVC water supply pipe

Water shut off location: Unit A - left side, Unit B - right side



Unit b



Unit a

Water meter location: Street Right

1: Faucet / spigot drain pull issue

🔴 Recommendation

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

Recommendation: Contact a qualified plumbing contractor.



Drain stops missing at various locations

2: Loose fixture

🔴 Recommendation

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

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Unit a, bathtub spout



Unit A Primary Bathroom

3: Faucet / fixture / spigot dripping

🔴Recommendation

A faucet, fixture, or spigot is dripping. Recommend qualified handyman or plumber evaluate and repair.

Recommendation: Contact a qualified plumbing contractor.



Unit B

4: Tub/shower re-caulking necessary

🔴Recommendation

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 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



Unit A Primary Bathroom

5: Water distribution pressure is too low

🔴Recommendation

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D=Deficient

I NI NP D

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.



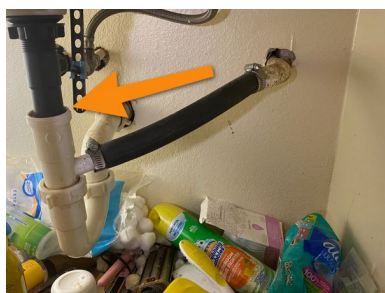
Below 40 psi

6: Improper plumbing connection

➡ Recommendation

Improper plumbing connection in unit A second floor hall bathroom. This of a potential water leak that can cause property damage.

Recommendation: Contact a qualified plumbing contractor.



Unit A 2nd Floor Hall Bathroom

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 detection 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.

I=Inspected

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D=Deficient

I NI NP D

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

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

Photo(s) of 1st water heater: Natural Gas

Unit a



Unit A, attic



40 gallons

Photo(s) of 2nd water heater: Attic inaccessible, water heater not inspected in unit B

Unit B

Water heater not accessible in unit B:

The attic was not accessible in unit B of this duplex; it was blocked with a board bolted over it. This prevented entry and inspection of this attic and the water heater and HVAC equipment in this attic.

I=Inspected

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D=Deficient

I NI NP D

1: Hot - water heater too hot

▲Safety Hazard

The water heater temperature is too hot. Generally accepted safe and comfortable water temperature is one-hundred twenty (120) degrees Fahrenheit from a hot water faucet.

A temperature above one-hundred thirty (130) degrees Fahrenheit is general considered to be unsafe. Recommend a plumbing contractor evaluate why the water heater is producing water that is considered too hot.

Recommendation: Contact a qualified plumbing contractor.



Unit B

D. Hydro-Massage Therapy Equipment

F. Gas Distribution Systems and Gas Appliances

Location of gas meter: Right of Structure, Left of Structure



Unit a, right side



Unit B

Type of gas distribution piping material: Black Steel/Iron Pipe -

Gas distribution piping at the property 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.

Corrugated Stainless Steel Tubing (CSST): CCST is a flexible, stainless steel pipe used to supply natural gas in residential, commercial and industrial structures. CSST is often coated with a yellow, or in some cases, a black exterior plastic coating. Besides providing greater durability, CSST is flexible, allowing it to be routed beneath, through and alongside floor joists, inside interior wall cavities and on top of ceiling joists in attic spaces or connected to fixed appliances such as water heaters. CSST gas piping systems have less joints and therefore less potential for leaks.

I=Inspected

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D=Deficient

I	NI	NP	D
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Black Steel Pipe: Black iron pipe (sometimes called black steel or iron pipe) refers to ordinary iron pipe and is still the common choice for gas lines in residential and commercial applications. It is the current pipe type that is used to convey the supply of natural or propane gas.

Galvanized Pipe: Galvanized water line is sometimes *misused* as a substitute for black iron pipe because of its availability at common hardware stores. Black iron pipe is the same as galvanized water pipe but without the necessary zinc coating that makes it darker in color than galvanized pipe. The zinc coating is meant to keep the pipe from corroding from contact with moisture. Galvanized pipe is sometimes unidentifiable by the inspector because of its similarity in color (especially if older and rusted).

Throughout the Property

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NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

B. Food Waste Disposers

1: Excessive motor noise

🔴 Recommendation

Garbage disposal motor was excessively noisy. Recommend a qualified plumber evaluate and repair or replace.

Recommendation: Contact a qualified plumbing contractor.



Unit A & B excessive noise

C. Range Hood and Exhaust Systems

Photo(s) of range/hood exhaust: Microwave Combo, Recirculating



Unit B



Unit a

1: Exhaust light inoperable

🔴 Recommendation

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.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Unit B



Unit a

D. Ranges, Cooktops, and Ovens

Photo(s) of range :



Unit B



Unit a

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.



Unit B

2: Oven not heating up

🔴Recommendation

Gas oven wasn't heating up at time of inspection. Recommend a qualified appliance contractor evaluate and repair.

[Here is a DIY troubleshooting tip.](#)

Recommendation: Contact a qualified appliance repair professional.

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I NI NP D



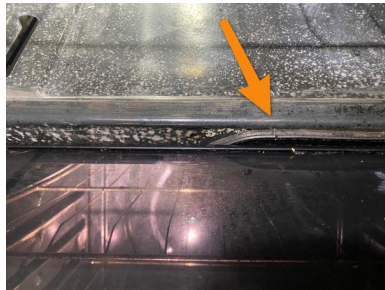
Unit a

3: Gasket damaged

🔴Recommendation

The oven door gasket was damaged on the range in unit A.

Recommendation: Contact a qualified appliance repair professional.



Gasket damaged, unit A

E. Microwave Ovens

Photo(s) of microwave :



Unit a

1: Appliance inoperable

🔴Recommendation

Microwave oven was inoperable at time of inspection. Recommend a qualified contractor evaluate and repair.

Recommendation: Contact a qualified appliance repair professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Unit B

F. Mechanical Exhaust Vents and Bathroom Heaters

1: Vent fan inoperable

Recommendation

The vent fan is inoperable and will not power on at one or more locations. Recommend further investigation to determine the cause of the problem.

Recommendation: Contact a qualified electrical contractor.



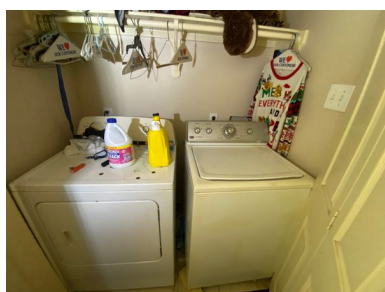
Fan inoperable

G. Garage Door Operators

H. Dryer Exhaust Systems

Exhaust is not visible:

The washer and/or dryer, or other obstructions, 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.

I=Inspected

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D=Deficient

I	NI	NP	D
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These images are considered informational only.

J. Refrigerator

Outside scope - refrigerator:

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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D=Deficient

I NI NP D

VII. INSPECTION LIMITATIONS

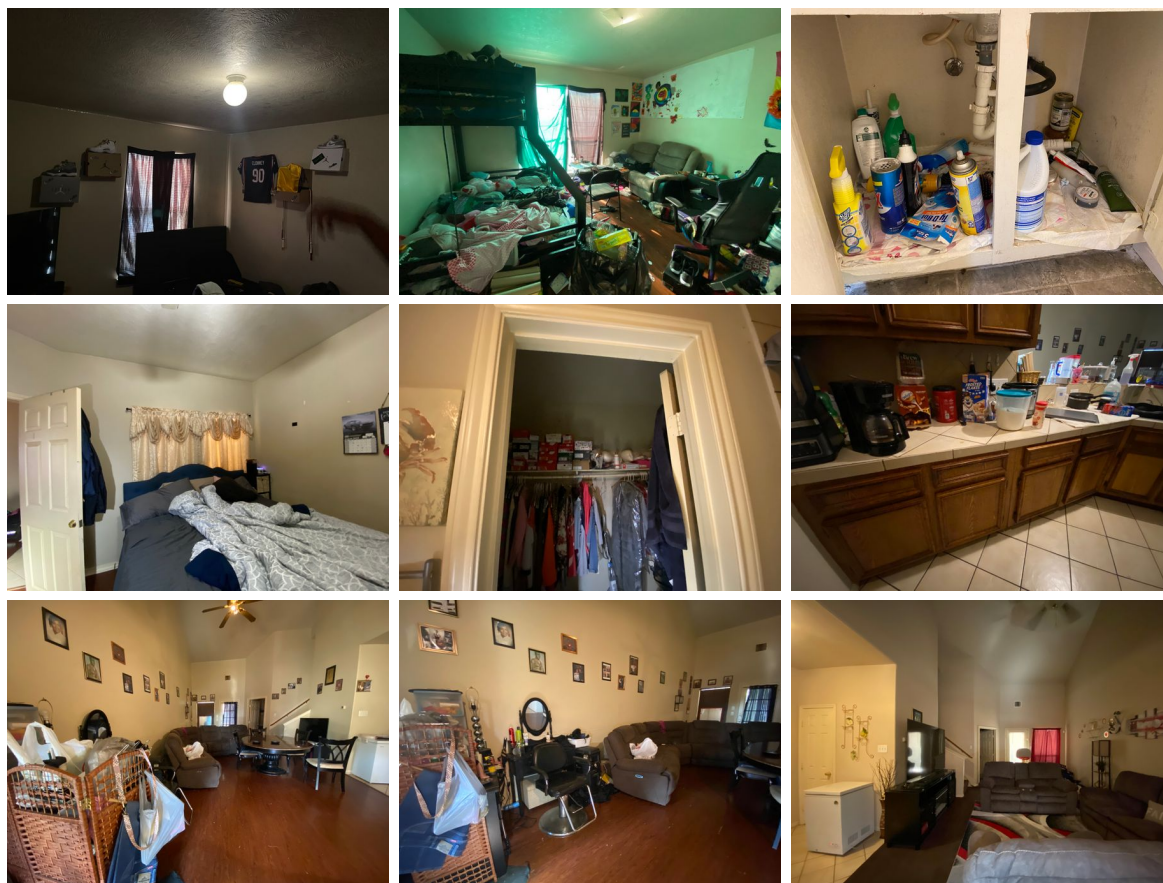
Large quantity of deficiencies:

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.



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I NI NP D

