



ULEFONE  
SHOT ON ARMOR 9

## RESIDENTIAL INSPECTION REPORT

79 Bradford Cir  
Sugar Land, TX 77479



Inspector

**Quyen Nguyen**

TREC #25700

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Agent

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RE/MAX Southwest

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# PROPERTY INSPECTION REPORT FORM

Barry Agegamola <i>Name of Client</i>	07/20/2023 9:00 am <i>Date of Inspection</i>
79 Bradford Cir, Sugar Land, TX 77479 <i>Address of Inspected Property</i>	
Quyên Nguyen <i>Name of Inspector</i>	TREC #25700 <i>TREC License #</i>
Greg Bryan TREC # <i>Name of Sponsor (if applicable)</i>	3608 <i>TREC License #</i>

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

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

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

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

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

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*Type of Building:* Single Family

*Access Provided By:* Seller

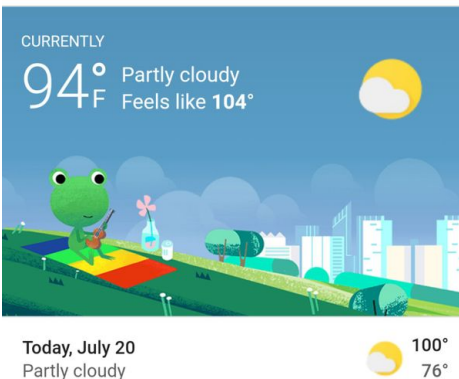
*In Attendance:* Buyer, Buyer Agent

*Occupancy:* Occupied and Furnished

*Weather Conditions:* Partly Cloudy

*Temperature (approximate):* 94 Fahrenheit (F)

Weather / Today



*Storage Items/Occupied Home:*

The home was occupied and/or furnished at the time of inspection. The inspector does not move storage items or furnishings that prevent the visual observation of components. Items blocked by storage/furnishings were not inspected.



Thank you for choosing Bryan & Bryan Inspections

*Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.*

Office Use: Order # 58966

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NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### I. STRUCTURAL SYSTEMS

General Photos of Interior:



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NP=Not Present

D=Deficient

I NI NP D



General Photos of Structure:



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NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



General Photos of Roof Covering:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



General Photos of Attic:





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General Photos of Fireplace/Chimney:



- 
- 
- 
- 

**A. Foundations**

Type of Foundation: Slab on Grade



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Crawl Space Viewed From: N/A

Performance Opinion: Functioning as Intended with Some Deficiencies :

Some deficiencies were noted, but they do not appear to be adversely affecting the performance of the foundation at this time.

Note: The statements included in this report regarding the performance of the foundation are the inspector's OPINION. If buyer desires a second opinion or further analysis a foundation company or structural engineer should be contacted.

Digital Level Pictures:

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



Comments:

1: Slab: Exposed Post Tension Cables or Nails

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**Recommendation**

Multiple Locations

Post tension cables or nails were exposed along the perimeter of the foundation. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Left Exterior



Left Front

**B. Grading and Drainage**

Comments:

**C. Roof Covering Materials**

Types of Roof Covering: Composition Shingles



Viewed From: Ladder, Binoculars

Comments:

Roof Fastening Not Verified:

The roof fastening method was not verified as determining this may cause damage to the roofing material. In addition, the inspector does not determine if the roof fastening meets current wind storm codes/ratings.

**1: Flashing Deficiencies**

**Recommendation**

Kickouts Missing -

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

Recommendation: Contact a qualified roofing professional.

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Kickouts Missing

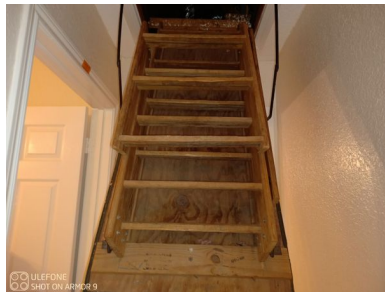
**D. Roof Structure and Attic**

*Viewed From: Decked Areas of Attic*



*Approximate Average Depth of Insulation: 12 Inches*

*Attic Access Method: Pull Down Ladder*



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



Soffit Vents



Ridge Vents

*Type of Insulation Material: Blown Fiberglass*

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I	NI	NP	D
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*Comments:*

*Only Accessible Areas Were Entered:*

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

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

**🔴Recommendation**

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

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

Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Missing Insulation

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**2: Sheathing: Evidence of Prior Moisture**

**🔴Recommendation**

Evidence of prior moisture intrusion was observed. Evaluation and remediation is recommended.

Recommendation: Contact a qualified roofing professional.

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

*Comments:*

**1: Exterior: Seal Wall Fixtures**

**Recommendation**

All Exterior Wall Penetrations, Doors/Windows, Vent Cover(s), Trim Boards, A/C Return Lines, Outlets - One or more areas were not properly sealed/caulked. Most exterior sealants have a lifespan of 5 to 8 years and should be regularly maintained with that lifespan in mind. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Vents Cover



A/C Return lines



Windows



Trim Boards



**2: Masonry: Cracks**

**Recommendation**

Multiple Locations

Cracks were observed in the brick/masonry. Common causes may include:

- building settlement,
- thermal expansion and contraction, or
- mechanical damage.

Cracked masonry or mortar may be cosmetic, but also may allow water into the wall which could damage the

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I NI NP D

interior structure of the building. Cracks may grow with time at a constant (increasing or decreasing) rate and may open and close as seasons change. Evaluation and remediation is recommended.

Recommendation: Contact a qualified masonry professional.



Left Exterior



Front Right

### 3: Masonry: Seal Expansion Joints

🔴Recommendation

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

Recommendation: Contact a qualified masonry professional.



Left Exterior



Right Exterior

### 4: Masonry: Weep Holes Blocked/Missing

🔴Recommendation

Multiple Locations

Weep holes in the brick were blocked or missing, either at the base of the wall or above steel lintels. Weep holes permit moisture to drain from behind the brick and prevent moisture from being trapped within the walls, which could cause structural problems. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



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### 5: Masonry: Corroded Lintels

🚩 Recommendation

Multiple Locations

Corroded lintels were present at the time of inspection. Evaluation and remediation is recommended.

Recommendation: Contact a qualified masonry professional.



### 6: Exterior Walls: Surface Defects

🚩 Recommendation

Multiple Locations

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

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

Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Fascia Separation, Front Exterior



Left Garage

### 7: Exterior Walls: Foliage Too Close

🚩 Recommendation

Foliage that is too close to siding materials can cause moisture buildup and deterioration. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



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Rear Exterior

**8: Exterior: Evidence of Wood Rot**

🚩 Recommendation

Multiple Locations

Wood rot/deterioration was observed. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Left Exterior



Rear Exterior

**9: Exterior: High Soil**

🚩 Recommendation

A high soil level was observed. The foundation should have at least 4 inches of exposure. Evaluation and remediation is recommended.

Recommendation: Contact a qualified landscaping contractor



Flowerbeds

**10: Wood Destroying Insect Activity**

🚩 Recommendation

Evidence of wood destroying insect activity was present. Integrity and future performance of structural members could not be determined at the time of inspection. Further evaluation by a pest control company is

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recommended.

**Note:** If you have contracted Bryan & Bryan to perform a termite inspection, refer to the WDI Inspection Report for further information.

Recommendation: Contact a qualified pest control specialist.



2nd Floor right front Bedroom

**F. Ceilings and Floors**

*Previous Repairs:*

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



2nd Floor

*Comments:*

**1: Ceiling: Texture Cracks**

[Maintenance Item/Note](#)

Multiple Locations

Texture cracks were observed in ceiling joints and appear cosmetic in nature. These are not typically caused by structural defects.



2nd Floor front Left Bedroom



2nd Floor left Bedroom

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**2: Flooring: Tiles Cracked/Chipped**

🔴 Recommendation

Floor tiles were cracked or chipped. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



2nd Floor Hall Bathroom

**3: Flooring: Tiles Loose, Grout Issues**

🔴 Recommendation

Multiple Locations

Floor tiles were loose or grout between floor tiles is deteriorating. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



1st Floor hall Bathroom



Primary Bathroom

**4: Flooring: Sloped**

🔴 Recommendation

The floor noticeably sloped. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

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2nd Floor front left Bedroom

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

*Comments:*

**1: Doors: Damaged**

**👉 Recommendation**

Evaluation and remediation is recommended.

Recommendation: Contact a qualified door repair/installation contractor.



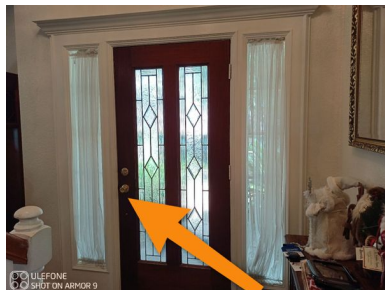
Backdoor

**2: Doors: Sticks/Difficult to Operate**

**👉 Recommendation**

The doors were sticking and/or were difficult to operate. Evaluation and remediation is recommended.

Recommendation: Contact a handyman or DIY project



Front Door

**H. Windows**

*Comments:*

*Furniture/Storage Items:*

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I NI NP D

One or more windows were not accessible due to furniture/storage items.

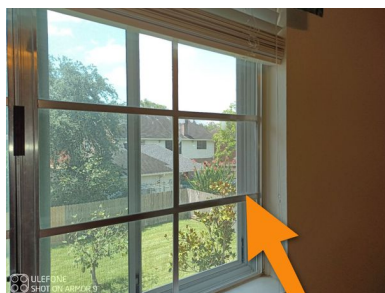


**1: Windows: Damaged**

🟡Recommendation

One or more windows appeared to have general damage, but were operational. Evaluation and remediation by a window professional is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



2nd Floor rear Bedroom

**2: Windows: Plastic Trim Damaged/Missing**

🟡Recommendation

Plastic trim around windows was either damaged or missing. Evaluation and remediation is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



Front left

**3: Windows: Safety Glass Not Installed**

⚠️Safety Hazard

Within 24" of Doors -

Safety glass with a tempered stamp should be installed in all hazardous locations, such as:

- within 24 inches of doors

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I	NI	NP	D
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- within 60 inches of the floor of a tub
- within 60 inches of a stair landing
- within 60 inches vertically and 60 inches horizontally of a pool
- at door glazing
- windows with sill height less than 18" above the floor

Recommendation: Contact a qualified window repair/installation contractor.



Front Door

**4: Windows: Caulking Missing/Damaged**

🔴Recommendation

Multiple Locations

Caulking around window frames was missing or deteriorated. Most sealants have a lifespan of 5 to 8 years and should be regularly maintained with that lifespan in mind. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Primary Bathroom



2nd Floor rear hall Bathroom

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

**J. Fireplaces and Chimneys**  
*Comments:*

*Limited Access/Visibility:*

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

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I	NI	NP	D
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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

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## II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:



General Infrared Photos of Distribution Panels:



General Photos of Grounding Systems:



**A. Service Entrance and Panels**

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

*Service Entrance Cable Location:* Underground



*Service Size:* 150 Amps



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Comments:

Grounding Rod Not Visible:

Unable to Verify Gas Line Bonding:

**1: AFCI (Arc-Fault Circuit Interrupt) Protection Was Lacking or Not Present**

🔴Recommendation

AFCI protection was required by the National Electrical Code for all homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCI's, however, the agency believes that it is important for consumers to be made aware of these safety devices when they are not present or fail to function properly in a home as a consumer protection issue and requires inspectors to report the lack of proper AFCI protection in the distribution panel as deficient, regardless of the homes age.

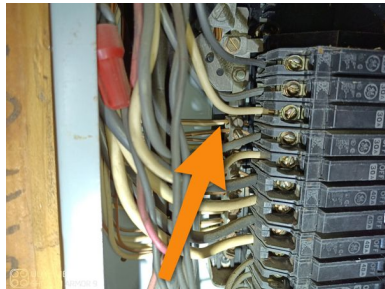
Recommendation: Contact a qualified electrical contractor.

**2: Double Lugged Neutral Wires**

🔴Recommendation

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

Recommendation: Contact a qualified electrical contractor.



**3: White Wires Not Marked**

🔴Recommendation

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

Recommendation: Contact a qualified electrical contractor.

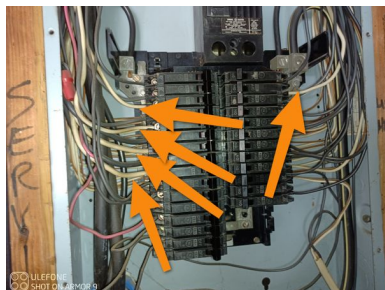
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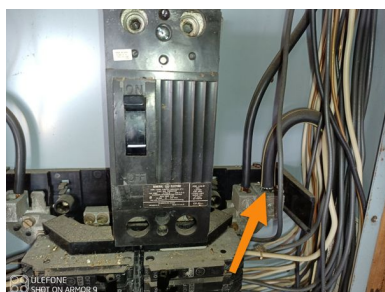


**4: No Antioxidant Paste**

**Recommendation**

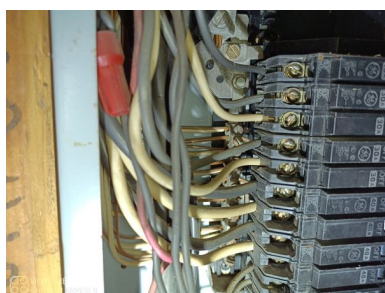
Antioxidant paste was not present at service conductor connection to main (aluminum) lugs in the distribution panel. Paste is recommended to prevent oxidation. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



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

*Type of Wiring:* Copper



*Comments:*

*Smoke Alarm Testing Method:*

Accessible smoke/carbon monoxide alarms (units within an arm's reach of the inspector) were tested by pushing the test button. Test buttons only confirm that the battery, electronics, and alert systems are working. It does not mean that the smoke sensors are working.

*Freezer in Garage - GFCI Not Tested:*

A refrigerator/freezer was in use inside garage. The GFCI outlets were not tested due to risk of power loss to the appliance.

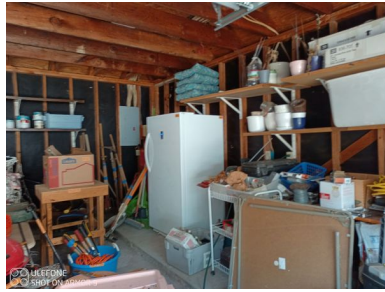
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220/240 Outlets:  
220/240 outlets not tested due to obstruction by installed washer/dryer.



### 1: Ceiling Fan Defects

#### 🟡 Recommendation

Out of Balance -  
Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



Kitchen, out of Balance

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### 2: Receptacles: GFCI Protection Inadequate/Missing

#### 🟡 Recommendation

Bathrooms -  
GFCI protection was inadequate or missing. Current building standards recommend the installation of ground fault protection:

- at all countertop receptacles in the kitchen
- in bathrooms
- in garages
- all exterior receptacles
- in laundry rooms

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I NI NP D

GFCI protection was not present in one or more of these locations. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



Bathroom

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### 3: Receptacles: Loose/Damaged/Scorched

#### 🔴 Recommendation

One or more receptacles were loose, damaged or scorched at the time of inspection. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



2nd Floor Hall

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### 4: Lights: Inoperative

#### 🔴 Recommendation

One or more light fixtures were not operating at time of inspection. Cause was not determined. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



2nd Floor Hall Bathroom

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**5: Lights: Fixtures or Globes Damaged/Missing/Loose**

**Recommendation**

Light fixtures or globes were missing, damaged or loose. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



2nd Floor rear left Bedroom

**6: Wiring: Exposed Ends & Splices**

**Recommendation**

Exposed wire connections, splices, and ends were present. All wire connections and charged wires with exposed ends and splices should be covered in junction boxes for safety. Evaluation and remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



Attic

**7: Wiring: Gaps in Conduit**

**Recommendation**

There were gaps in conduit. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



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

General Photos of HVAC Equipment:



General Photos of Thermostats:



General Infrared Photos of HVAC Equipment:

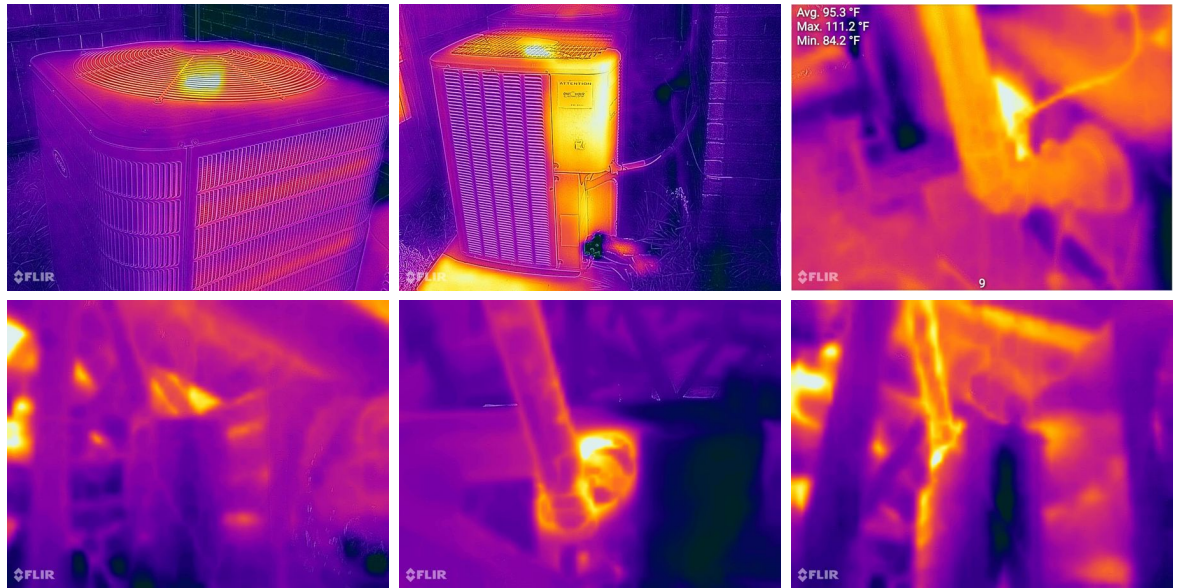
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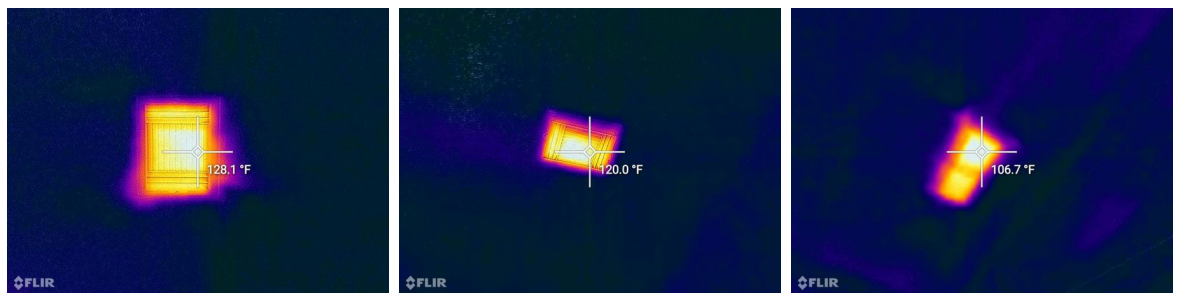
**A. Heating Equipment**  
*Type of System: Furnace*



*Energy Source: Natural Gas*

*Heating System Was Functioning:*

The heating system was functioning at the time of inspection. Refer to the inspection report for any further recommendations.



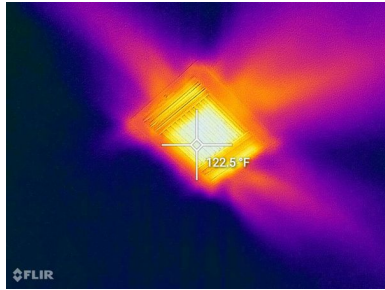
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Comments:

Furnace/Air Handler Cover:

Inspector does not remove furnace/air handler covers.

**B. Cooling Equipment**

Type of System: Central Air Conditioner

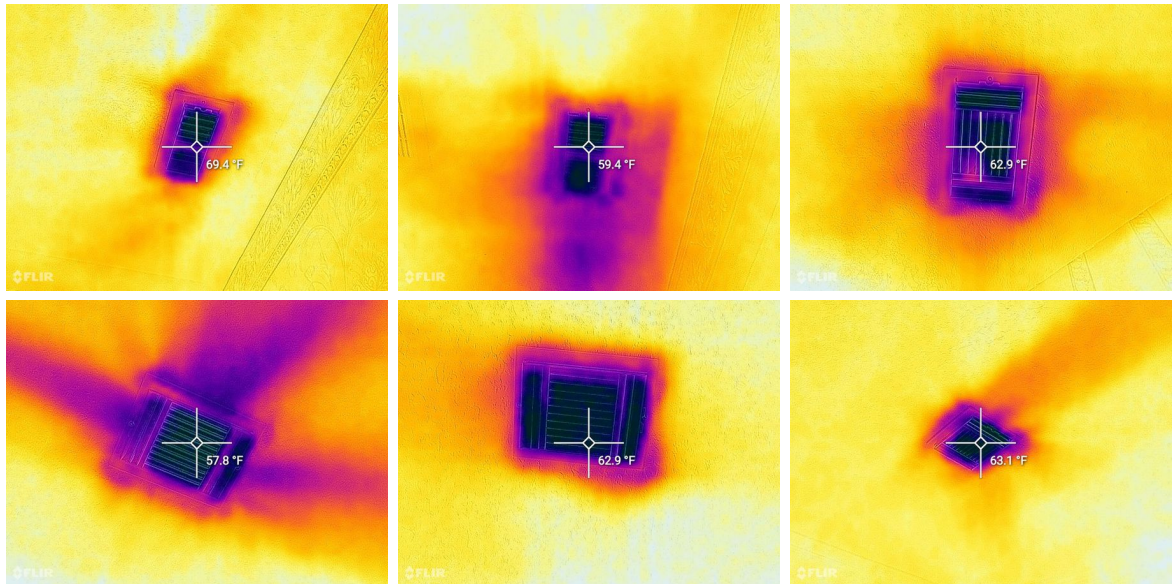


Type of Refrigerant: R410A (Puron)

Cooling System Was Functioning:

The cooling system was functioning at the time of inspection. Refer to the inspection report for any further recommendations.

1st Floor





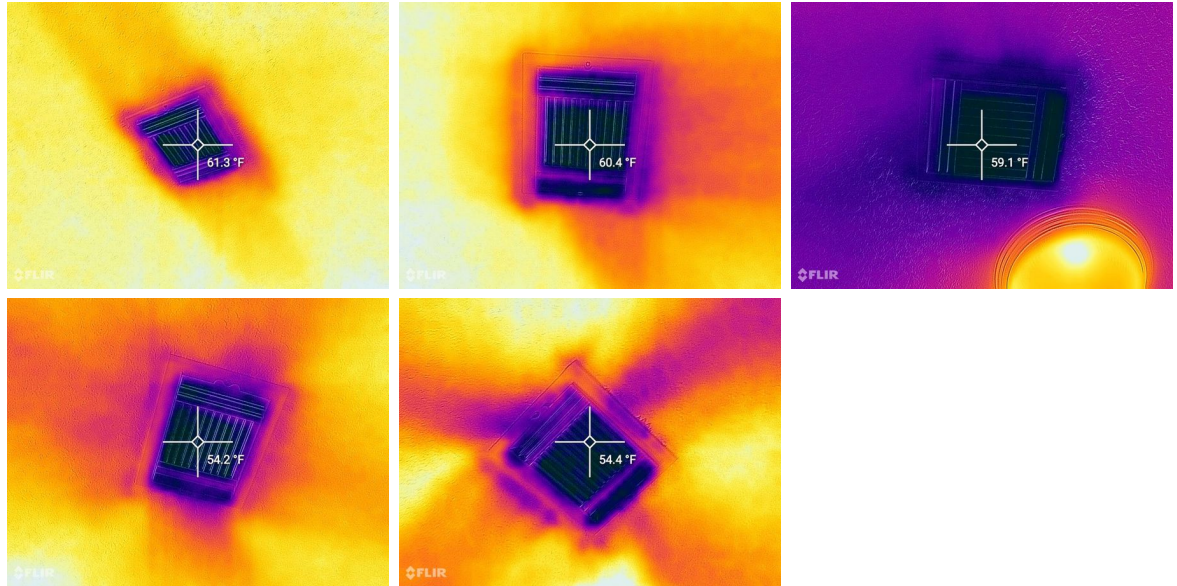
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Temperature Difference (Delta) - First Floor: 16°  
 Temperature Difference (Delta) - Second Floor: 14°

Comments:

No Access to Internal Coils:

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

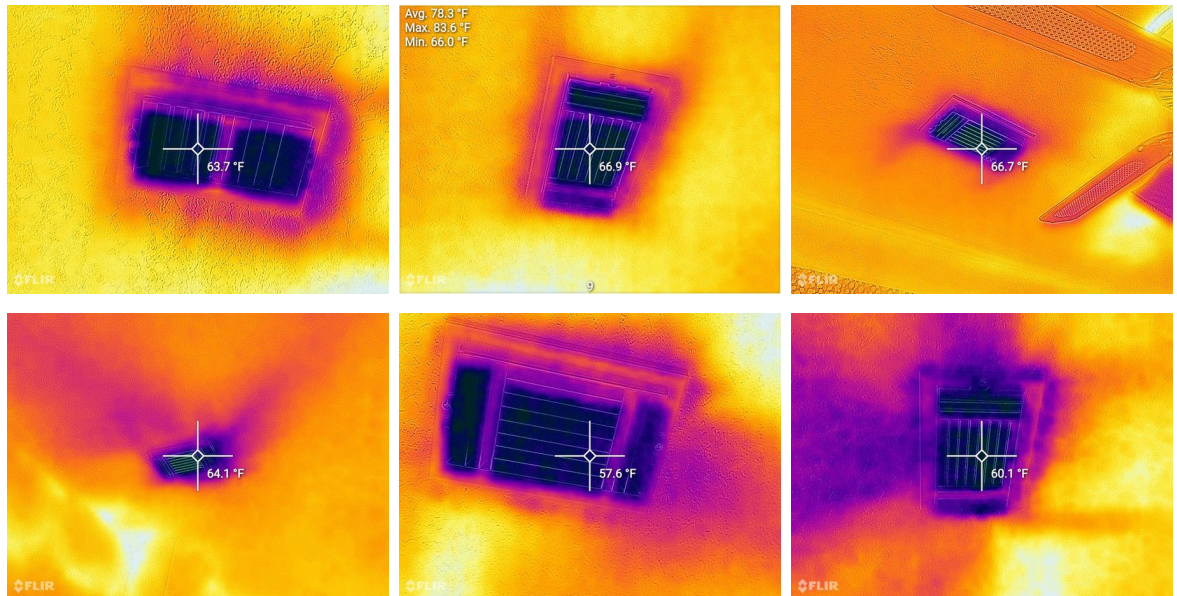
**1: Functionality: Inadequate Cooling**

**Recommendation**

2nd Floor

The air conditioner was functional but did not adequately produce cold air. Evaluation and remediation by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.



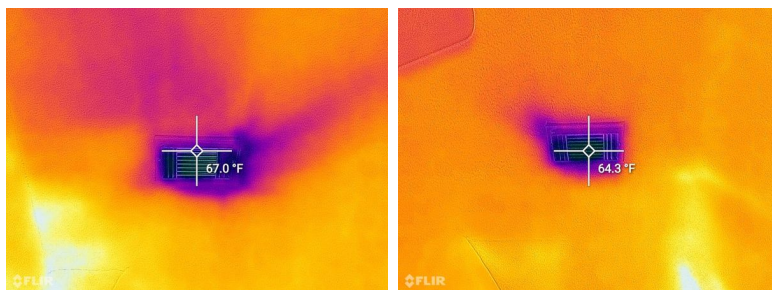
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



## 2: Condenser: Corrosion

➔ Recommendation

Multiple Locations

Cabinets or components showed signs of corrosion. Further evaluation by a qualified HVAC professional is recommended.

Recommendation: Contact a qualified HVAC professional.



Left

Right

## 3: Condenser: Units Not Level

➔ Recommendation

Concrete pads supporting the outdoor condensing units were not level. This can cause accelerated deterioration of components. Evaluation and remediation by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.



## 4: Condenser: Damaged/Dirty Fins

➔ Recommendation

External fins on the condensing unit were damaged or dirty. Evaluation and remediation by a licensed HVAC contractor is recommended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified HVAC professional.



### 5: Condensate System: Emergency Pan Defects

🔴 Recommendation

Multiple Locations

The emergency overflow pans had one or more defects at the time of the inspection. Examples include, but are not limited to:

- Standing water
- Debris
- Corrosion
- Poor sloping

Evaluation and remediation is recommended.

Recommendation: Contact a qualified HVAC professional.



Corrosion



Corrosion

### 6: Condensate System: Possible Microbial Growth

🔴 Recommendation

Signs of microbial growth were observed indicating prior moisture contact or condensation issues.

Evaluation and remediation is recommended.

Recommendation: Contact a qualified HVAC professional.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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**C. Duct Systems, Chases, and Vents**

*Comments:*

*Return Chases in Ceilings:*

Inspector does not access return chases in ceilings.

**1: Ducts: Defects Present**

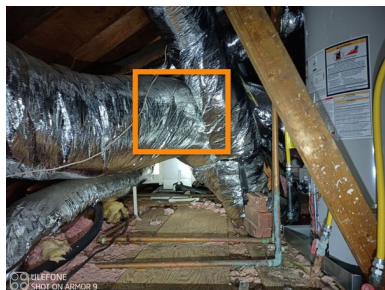
**Recommendation**

The HVAC ducts had one or more defects present at the time of the inspection. Examples include, but are not limited to:

- Sections of ducting were resting on the attic floor
- Ducts were in contact with each other
- Non-approved duct tape has been used on sections of ducting
- Ducts were pinched/restricted, leaking or damaged
- Insulation was loose, missing or damaged on various pieces of ducting

Evaluation and remediation is recommended.

Recommendation: Contact a qualified HVAC professional.



Touching

I=Inspected

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NP=Not Present

D=Deficient

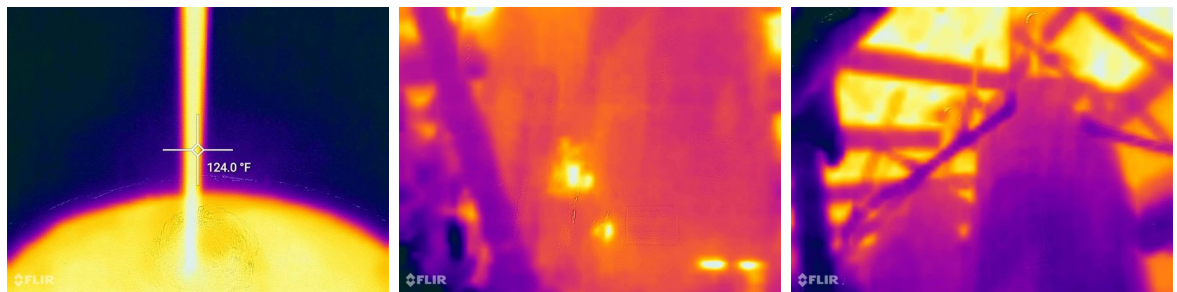
I NI NP D

### IV. PLUMBING SYSTEMS

General Photos of Water Heating Equipment:



General Infrared Photos of Water Heating Equipment:



General Photos of Plumbing Fixtures:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

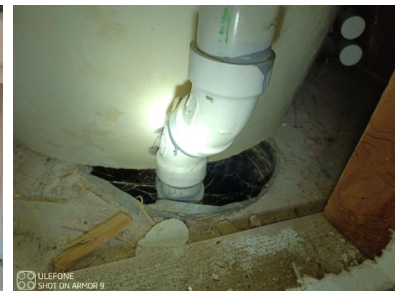
I NI NP D



General Photos of Gas Meter:



General Photos of Drain Lines:



General Photos of Hydromassage Therapy Tub:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

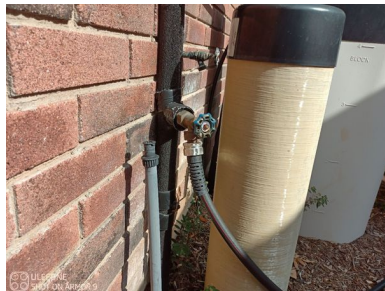
*Location of Water Meter: Front Yard Near Street*



*Water Meter Video:*



*Location of Main Water Supply Valve: Exterior Wall - Left Side*



*Static Water Pressure Reading: 30 PSI*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Type of Supply Piping Material: Copper



*Comments:*

*Water Treatment Equipment:*

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



*No Plumbing Access:*

There was not an access panel at one or more bathrooms to observe bath drain lines.

**1: Hose Bibb (Outdoor Faucet): Backflow Prevention Missing**

**➔Recommendation**

Hose bibbs were missing a backflow preventer. These devices prevent contamination of potable water. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Rear Exterior

## 2: Hose Bibb (Outdoor Faucet): Handles Missing or Damaged

🔴Recommendation

Hose bibb handles were either missing or damaged. This can make it difficult to shut the water off to the fixture if necessary. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



Rear Exterior

## 3: Fixtures: Diverters Not Functioning Properly

🔴Recommendation

Multiple Locations

Water did not completely stop coming out of the faucet spout after the shower diverter was activated. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



2nd Floor rear hall Bathroom

## 4: Fixtures: Stems Leaking

🔴Recommendation

The faucet stems leaked when operated. Evaluation and remediation is recommended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified plumbing contractor.



Primary Bathroom

**5: Shower: Doors Do Not Close Properly**

🔴Recommendation

The shower stall doors did not close properly (binds/sticks or does not latch correctly). Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Primary Bathroom

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

🔴Recommendation

Multiple Locations

Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Primary Bathroom



Primary Bathroom

**7: Supply Piping: Water Pressure Less Than 40 PSI**

🔴Recommendation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The water pressure was less than 40 PSI at time of inspection. This is below the minimum required for residential service. Evaluation and/or remediation by a licensed plumber is recommended.

Recommendation: Contact a qualified plumbing contractor.

**8: Toilet: Not Securely Mounted to Floor**

🔴 Recommendation

Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



2nd Floor Hall Bathroom

☒ ☐ ☐ ☒

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

Type of Drain Piping Material: PVC



Comments:

**1: Evidence of Previous Leaks**

🔧 Maintenance Item/Note

Evidence of previous leaks were noted. No leaking occurred at time of inspection and the area remained dry.



2nd Floor rear Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**2: Drain Piping: Slow Drains**

🔴Recommendation

Multiple Locations

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

Recommendation: Contact a qualified plumbing contractor.



Primary Bathroom



2nd Floor rear hall Bathroom

**3: Drain Piping: Leaks**

🔴Recommendation

Multiple Locations

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

Recommendation: Contact a qualified plumbing contractor.



Primary Bathroom



Primary Bathroom, hydro tub

**C. Water Heating Equipment**

*Energy Source:* Natural Gas

*Capacity:* (2) 40 Gallon Units

*Location:* Attic

*Year of Manufacture:* 2023

*Comments:*

*Inspector Does Not Test TPR Valve or Open/Remove Burner Covers:*

The inspector does not test TPR valves or remove the burner compartment covers due to safety reasons and risk of damage to the property.

**1: Hot Water Temperature Exceeds 125 Degrees F**

🔴Recommendation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The hot water temperature was measured and exceeds 125 degrees F, which can cause burns from scalding. Refer to the Operating Instructions in the manual for this specific unit for detailed instructions on setting the proper water temperature for your needs. Contact a licensed plumber for further information.

Recommendation: Contact a qualified plumbing contractor.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

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

*Location of Gas Meter:* Right Exterior

*Type of Gas Distribution Piping Material:* Black Iron



*Comments:*

**1: Missing/Improper Sediment Traps (Drip Legs)**

👉 **Recommendation**

Sediment traps are installed to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and causing problems. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



I=Inspected

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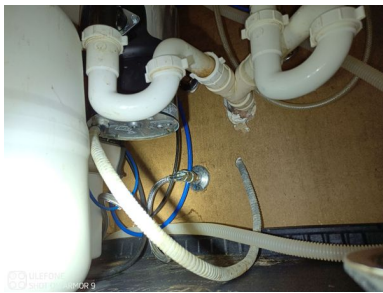
I NI NP D

## V. APPLIANCES

*General Photos of Dishwashers:*



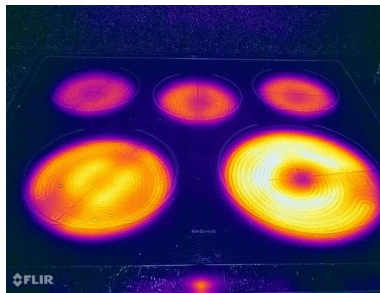
*General Photos of Food Waste Disposers:*



*General Photos of Range Hood/Exhaust Systems:*



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



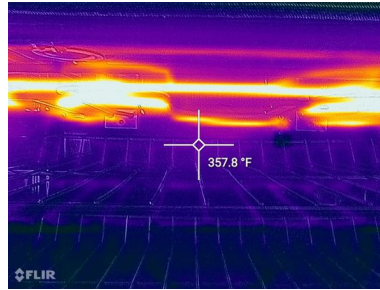
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



General Photos of Microwave Ovens:



General Photos of Garage Door Operators:



General Photos of Dryer Exhaust System:



A. Dishwashers

Comments:

**1: Corroded Dish Racks**

**Recommendation**

There was evidence of corrosion on dishwasher racks. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**2: Inoperative**

🔴 Recommendation

The dishwasher did not operate when tested. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



**B. Food Waste Disposers**

Comments:

**1: Inoperative**

🔴 Recommendation

Garbage disposal was inoperative at the time of inspection. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

**C. Range Hood and Exhaust Systems**

Exhaust Hood Type: Re-circulate



Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**D. Ranges, Cooktops, and Ovens**

*Energy Source:* Electric

*Comments:*

**E. Microwave Ovens**

*Comments:*

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

*Comments:*

**G. Garage Door Operators**

*Comments:*


*Contact Reversal Test Not Performed:*

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

**H. Dryer Exhaust Systems**

*Comments:*

**1: Cleaning Vent Recommended**

 Maintenance Item/Note

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

Recommendation: Contact a qualified professional.

**I. Other**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

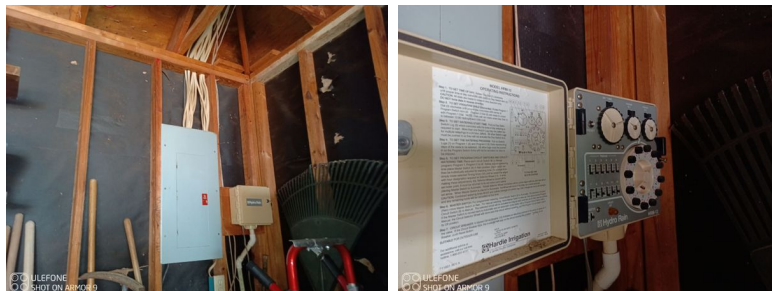
D=Deficient

I NI NP D

## VI. OPTIONAL SYSTEMS

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

*General Photos of Irrigation System Equipment:*



*Control Location:* Garage

*Rain Sensor:* Not Present/Located

*Shut Off Location:* At Backflow Preventer

*Vacuum Breaker/Backflow Preventer:* Installed

*Zone Location:* Not Determined

*Comments:*

*Tested in Manual Mode Only:*

Inspection and operation of irrigation (sprinkler) systems under the scope of this inspection is limited to "manual mode" only. Timers and other functions are not operated.

### **1: Backflow Valve Not Found/ Damaged**

**Recommendation**

Backflow prevention device was not present, damaged or not located. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



### **2: No Power**

**Recommendation**

The control box got not power. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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