



NOBLE PROPERTY INSPECTIONS

(832) 551-1397

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



## GREATER HOUSTON AREA - NOBLE PROPERTY INSPECTION REPORT

5915 Cypresswood Green Dr  
Spring, TX 77373



Inspector

**Ty Travelbee**

Professional Home Inspector (#25101)

(832) 551-1397

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Agent

**Carlos Puckerin**

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# PROPERTY INSPECTION REPORT FORM

Moises Rubalcava <i>Name of Client</i>	11/06/2023 4:00 pm <i>Date of Inspection</i>
5915 Cypresswood Green Dr, Spring, TX 77373 <i>Address of Inspected Property</i>	
Ty Travelbee <i>Name of Inspector</i>	Professional Home Inspector (#25101) <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

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

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

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

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

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

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

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## INFORMATION

**General**

*Date of inspection:* 11/06/2023 -

**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:* Single Family

*Style:* Modern

*In attendance:* Selling Agent

*Weather conditions:* Cloudy, Humid

*Outdoor temperature:* 70°F to 80°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 Imagery**

*Thermal / infrared scan not completed:*

This inspection did not include thermal imagery. Thermal imagery is less effective, and sometimes ineffective completely, when the temperature outside the structure is similar to the temperature inside the structure. This is often the case when the weather is between 65 and 75 degrees, when the HVAC system does not need to run for most people's comfort. It can also be less effective on structures where the HVAC was left off, as they can take many hours to fully balance, particularly inside wall cavities.

**Rodent & Pest Control**

*Noble Pest & Termite:*

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



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

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## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of foundation:* Post-Tension

*Performance - monitor minor deficiencies and perform preventative maintenance:*

The foundation exhibited few indications of possible foundation issues, however these deficiencies should be monitored. Deficiencies noted in this report are considered minor, possibly cosmetic, and should be monitored. Some minor deficiencies should be resolved as preventive maintenance measures. These may include:

- Visible foundation cracks to patch and monitor
- Exposed tension anchors to patch and cover
- Exterior brick or siding cracking to patch and monitor
- Interior sheetrock cracking/separation to monitor
- Door misalignment to resolve and monitor
- Windows that won't open to resolve and monitor

It is recommended that the client monitor these areas of the foundation for additional settlement, crack widening, and/or door/window misalignment issues.

One of the best ways to monitor foundation related issues is to fix the problems and wait to see if they reappear. This would include fixing doors that are misaligned, fixing windows that don't open, repairing sheetrock cracking, patching brick cracks with mortar, and re-caulking exterior areas that have separation. If these problem areas do not reappear in the coming years then the foundation movement may be considered differential settlement and may not continue to shift. If problem areas reappear then the foundation is in a failure mode and will need to be stabilized.

Client should talk with the owner about previous foundation repairs and ensure that any foundation work is warranted. Also, an elevation plot is recommended to determine exact elevation discrepancies throughout the foundation and to document the problems for comparative measurements in the future.

It is always best to assume that with the presence of onset foundation concerns, the client should budget for the possibility of a foundation remediation project at some point in the future.

**B. Grading and Drainage**

**1: Low clearance to grade**

 Recommendation

The clearance from the finished floor elevation (i.e. top of slab) to the exterior grade (i.e. ground) should be 6-inches or greater. This will prevent pooling surface water runoff from storm events from entering the structure. Recommend regrading the build-up of material to expose the foundation and create a greater clearance.

Additionally the soil and vegetation should not be in contact with the siding or any wood.

Recommendation: Contact a qualified Houston Area - Landscaping Contractor

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Front

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**2: No grading (flat) slope**

🔴 Recommendation

The grading around the structure is relatively level (flat). This may not allow for property water drainage away from the foundation. Ideally the structure should be the highest point on the property to promote good drainage and water run off away from the structure. Evaluate and address as necessary.

Recommendation: Contact a qualified Houston Area - Landscaping Contractor



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**3: Area where water will stand**

🔴 Recommendation

Area where water can occur, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

Recommendation: Contact a qualified Houston Area - Landscaping Contractor

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Back



Back

**4: Negative grading slope**

**🔴Recommendation**

Grading is sloping towards the structure in some areas. The slope away from the structure should be at least 0.5 inch per foot for 10 feet. This drainage slope could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from structure.

Recommendation: Contact a qualified Houston Area - Landscaping Contractor



Back

**C. Roof Covering Materials**

*Roof covering material:* Asphalt / Composition Shingles



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*Inspected roof from:* Ground, Ladder

*Unable to traverse some/all of roof:* Too High (Considered Unsafe), Sunset -

In most cases, the inspector attempts to traverse roof surfaces during the inspection. All or some portions of the roof were unable to be traversed and the inspection was completed via other means, without physically walking on top of it. Both state (if applicable) and InterNACHI Standards of Practice do not require the inspector to climb on any roof that is determined to be unsafe or not traversable because of material type.

Roof

**1: Tree limbs touching roof**

🟡 **Recommendation**

Tree limbs are touching the roof. Tree limbs can drag the roof creating rapid delamination, damages to the roof shingles, or even holes in the roof. Recommend removing all limbs that are touching the roof by 5-feet or more (to account for wind movement and future growth).

Recommendation: Contact a qualified Houston Area - Landscaping Contractor



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**D. Roof Structures and Attics**

*Inspected attic from:* Ladder

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



*Depth of insulation:* Spotty Coverage, 5.5 Inches (R-19) (2x6) -

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

*Type of underlayment:* Plywood

*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: Insulation is unevenly distributed**

🔴 **Recommendation**

Insulation in the attic unevenly distributed and not smooth / even across the attic surface. This is common in older structures where attic insulation has been moved for repairs and installations. Insulation that is not

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smooth and even across the attic surface will be less efficient and will be unable to create a thermal barrier as intended. Recommend a insulation contractor smooth the insulation and/or install new insulation in areas of the attic, as necessary.

Recommendation: Contact a qualified Houston - HVAC Professional



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**2: Attic ladder damaged**

▲ Safety Hazard

The attic ladder is damaged or was installed at an incorrect height. Unsafe. Recommend replacement of the ladder.

Recommendation: Contact a qualified Houston - Handyman Service



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**3: Attic ladder/door is missing insulation**

👉 Recommendation

The attic ladder/door/entry is missing insulation and considered inefficient. Recommend installing insulation to improve efficiency of the structure.

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Recommendation: Contact a qualified Houston - HVAC Professional



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

*Wall material (exterior):* Concrete Board, Brick

*Wall material (interior):* Drywall

**1: Siding is damaged or missing**

🔴 Recommendation

The siding is damaged or missing in these areas. Recommend a general contractor to resolve, as necessary.

Recommendation: Contact a qualified Houston Area - Siding/Framing Contractor



Back



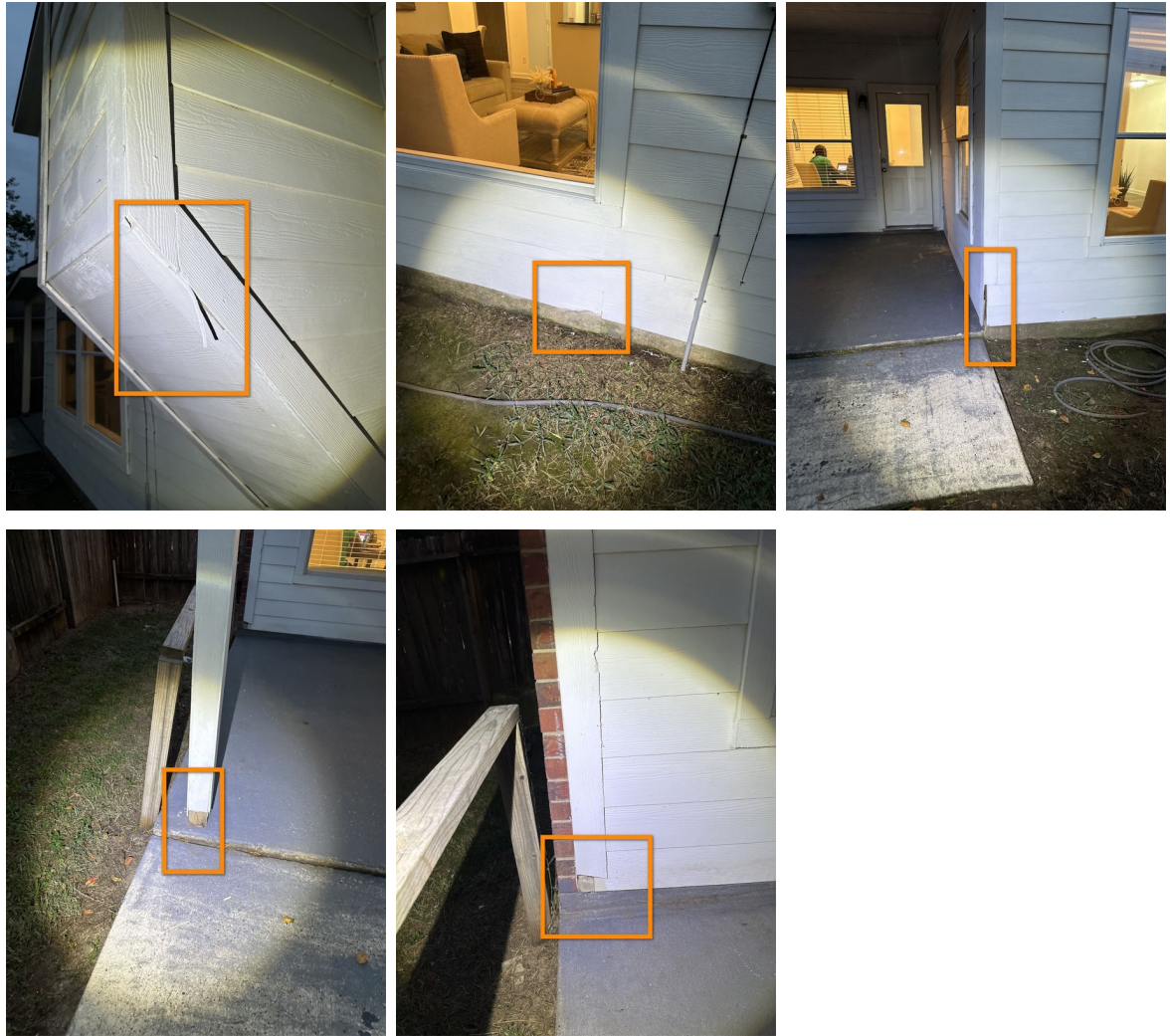
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**2: Caulking deteriorated and/or missing**

[Maintenance Item](#)

Caulking is necessary to seal gaps less than 1/2-inch. Caulking that is missing can provide for water penetration and allow insect access into the structure.

Recommendation: Contact a qualified Houston Area - Siding/Framing Contractor

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Expansion joint

**3: 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 qualified Houston - Foundation Contractor



Right

**4: Cracks patched**

🔴 Recommendation

Cracking patches were observed in wall structure. This is common in structures of this age and is often determined to be cosmetic. That said, cracks could conceal current foundation problems. Cracks that have been patched can also be a sign of previous foundation work (as foundation repair companies also patch structural cracks). Recommend monitoring and discussing with the owner the possibility of previous foundation work completed. Monitor these areas for future cracking.



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Recommendation: Recommend monitoring.



**5: Area of possible water intrusion**

🔴Recommendation

Wall exhibits an area where water intrusion can occur and has likely occurred in the past. There is a large crack, hole, or other area that will likely leak during a rain event. This deficiency, if not resolved, could eventually lead to more serious structural damage and wood rot. It is also an area where insects can enter. Recommend contacting a qualified professional to seal.

Recommendation: Contact a qualified Houston - Roofing Professional



**6: Mildew / moss / algae stains present**

🔴Recommendation

Mildew, moss, or algae stains are present in areas of the structure's exterior. Areas that build up these green stains and growth are often higher in moisture and relative humidity and will need to be cleaned more frequently. Recommend power-washing and/or cleaning of the stain off of the exterior. Monitor and clean frequently.

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Recommendation: Contact a qualified Houston - Handyman Service



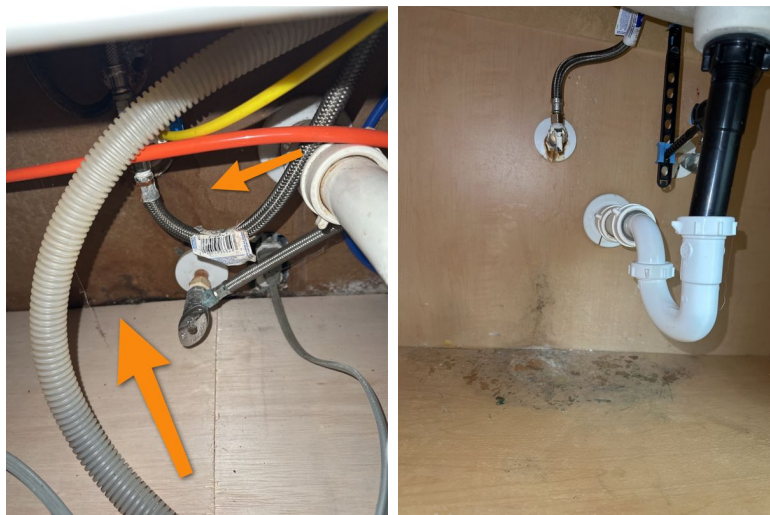
**7: Cabinet - water damage**

➡Recommendation

Multiple locations

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

Recommendation: Contact a qualified Houston Area - Painting Contractor



Kitchen cabinets

Primary bathroom cabinet

**8: Wall wobbles**

➡Recommendation

The exterior brick cladding appears to be wobbly. This is an indication that the brick ties have come loose and could be a sign of past settlement of the foundation. Recommend review by qualified foundation, contractor,



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and foundation elevation measurements.

Recommendation: Contact a qualified Houston - Foundation Contractor



Right

**F. Ceilings and Floors**

**1: Ceiling - sheetrock cracks minor**

**Recommendation**

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

Recommendation: Contact a qualified Houston Area - Painting Contractor



Living

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

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I NI NP D

**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 Houston - Handyman Service



Primary bedroom

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**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.

Recommendation: Contact a qualified Houston - Handyman Service



Front

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**3: Doorknob loose**

🔧 Maintenance Item

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I NI NP D

Doorknob is loose. Recommend tightening.

Recommendation: Contact a qualified Houston - Handyman Service



First floor primary bathroom

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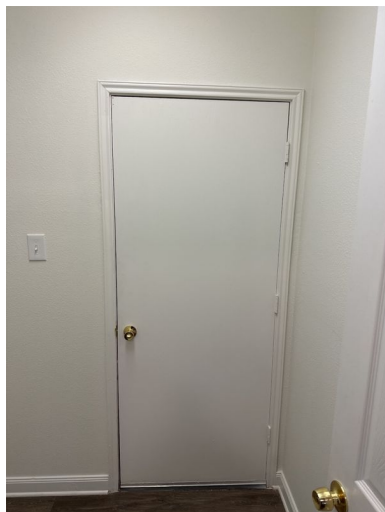
**4: Garage door is not self-closing**

**▲Safety Hazard**

Garage

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

Recommendation: Contact a qualified Houston - Handyman Service



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**5: 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.



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I NI NP D

Recommendation: Contact a qualified Houston - Handyman Service



Back 1st Floor

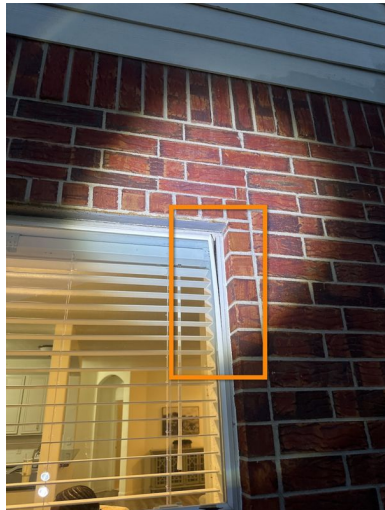
**H. Windows**

**1: Window glazing has deteriorated**

👉 Recommendation

The window glazing (glazing is the material that holds the window glass in the frame) has deteriorated. Recommend replacement of the window and/or glass.

Recommendation: Contact a qualified Houston - Handyman Service



Right



Front



Front

**2: Window difficult to open**

👉 Recommendation

Multiple locations

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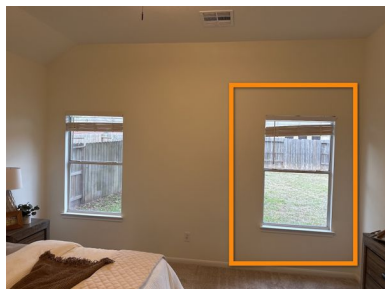
NP=Not Present

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I NI NP D

One or more windows are difficult to open. This could be caused by a number of reasons, including structural deficiencies that apply force to the frame, windows have broken springs, or windows that are off their track(s). Recommend windows be restored to functional use by an window repair and installation contractor.

Recommendation: Contact a qualified Houston - Handyman Service



1st Floor primary bedroom



1st Floor Living

### 3: Window won't close/latch

👉 Recommendation

One or more windows won't close completely. This could be caused by a number of reasons including structural deficiencies, windows that are broken, broken latches, or the frames that are misaligned. Recommend windows be restored to functional use by an window repair and installation contractor.

Recommendation: Contact a qualified Houston - Handyman Service



1st Floor Living



Back 2nd Floor Bedroom

### 4: Window won't stay open

👉 Recommendation

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I	NI	NP	D
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Multiple locations

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

Recommendation: Contact a qualified Houston - Handyman Service



2nd Floor Right Bedroom

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**5: 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 Houston - Handyman Service



Multiple locations

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**6: Window seal is broken**

🔴 Recommendation

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

Recommendation: Contact a qualified Houston - Handyman Service

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2nd Floor Front Bedroom



Back 2nd Floor Bedroom

**7: Window leaks at sill**

🔴 Recommendation

The window sill shows signs of a window leaking water down the walls and onto the sill. This is common in structures that lack the correct flashing or necessary caulking on the exterior siding to prevent water intrusion. Recommend re-caulking the windows exterior trim or having a siding contractor evaluate a remedy as necessary.

Recommendation: Contact a qualified Houston - Handyman Service



2nd Floor Front Bedroom



2nd Floor Front Bedroom



2nd Floor Back Bedroom

**8: Window is too low**

⚠️ Safety Hazard

Window fails to meet the minimum safety measurement requirements. Windows should be constructed with a sill that is higher than 24 inches. A bar lock in place is necessary for windows that have a sill less than 24 inches. Recommend installing a bar lock or moving/replacing window.



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I NI NP D

Recommendation: Contact a qualified Houston Area - Siding/Framing Contractor



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

**1: Loose handrail structure**

**▲Safety Hazard**

The stairway and/or balcony handrail is loose and unsupported. This is considered a safety issue and should be strengthened or replaced with a sufficient handrail structure, handrail, and baluster system.

Recommendation: Contact a qualified Houston - Handyman Service



**J. Fireplaces and Chimneys**

*Photo(s) of chimney:*



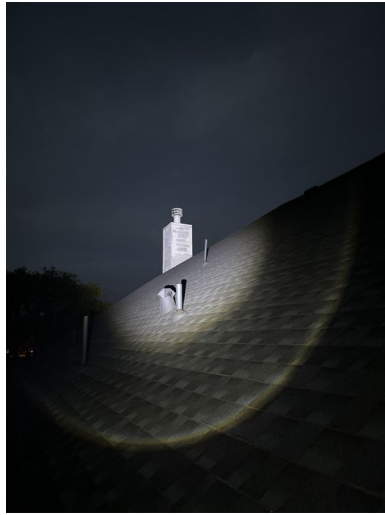
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*Photo(s) of damper:*



*Photo(s) of gas valve:*



*Type of fireplace (w/ photos):* Gas Log

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I NI NP D



*Fireplace not tested:*

The fireplace was not tested to be functional. The inspector was not able to turn the fireplace on because the fireplace lacks a single on-switch. Due to liability concerns, inspectors are not able to turn on/off natural gas and light gas fumes unless a automated switch is available. Inspectors do not light wood-burning fires.

**1: Re-paint and caulk spark arrestor and chimney top**

 Maintenance Item

The spark arrestor, top of chimney, and metal flashing components are rusting and should be repainted and recaulked.

Recommendation: Contact a qualified Houston Area - Painting Contractor

**2: Missing or damaged screen / door**

 Recommendation

The fireplace safety glass door or black hanging mesh curtain screens are damaged. Recommend replacement.

Recommendation: Contact a qualified Houston - Handyman Service



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**3: Damper operation resulted in debris**

● **Recommendation**

Inspector operated damper that resulted in significant amount of debris and/or moisture falling into the fireplace. This often indicates that the chimney has not been in use recently, and that an infestation from birds might be present or that the chimney flue may be damaged / leaking water. Recommend a fireplace / chimney inspector confirm the integrity of the system prior to use.

Recommendation: Contact a qualified Houston - Handyman Service

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

**L. Other**

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I NI NP D

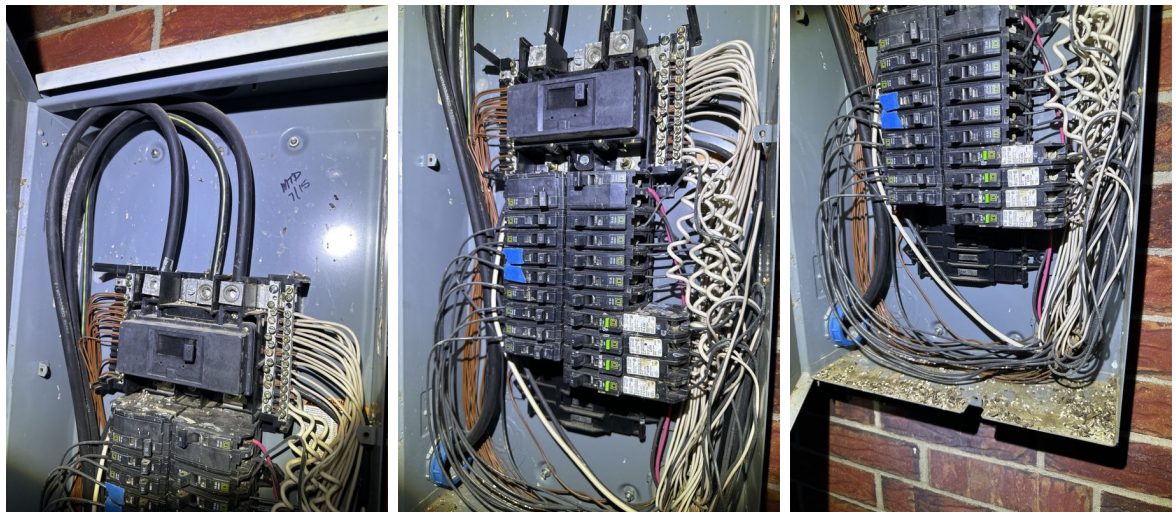
## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

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



*Photo(s) of main electric service panel: Capacity Undetermined*



*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.



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Regulations in most states require 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.

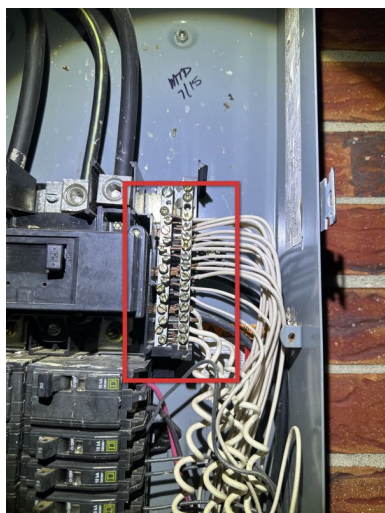


## 2: Double lug neutral wires

▲Safety Hazard

Neutral wires have been double lugged. This means there are two or more neutral wires under each screw on the bus bar. Ideally only one wire should be under each screw.

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.

I=Inspected

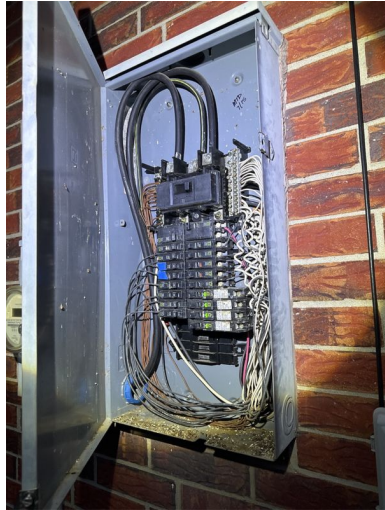
NI=Not Inspected

NP=Not Present

D=Deficient

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



**4: Panel missing labels**

🔴 Recommendation

Electrical panel does not have labels. Recommend a qualified electrician test and properly label all switches.

Recommendation: Contact a qualified electrical contractor.

**5: Debris in panel**

🔴 Recommendation

There is a build-up of debris and/or pest waste in the electrical panel. Under the right circumstances, this could cause a fire. For safety reasons, this debris should be cleared from the panel and re-sealed.

Recommendation: Contact a qualified professional.



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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**1: Outlet - no GFCI protection**

**▲Safety Hazard**

No GFCI protection present. Recommend licensed electrician upgrade by installing ground fault receptacles in missing locations.

Recommendation: Contact a qualified electrical contractor.



Bathrooms

**2: Outlet - loose, damaged and not secure**

**▲Safety Hazard**

An outlet is loose, damaged and not securely fastened to the gang-box and/or the structure behind the sheetrock. Loose outlets will become worse over time as contact points start to wear down and wires bend back and forth. Loose outlets can eventually lead to broken wires, dead circuits, flickering lights, or other electrical problems (including electrical fire). Recommend an electrical contractor tighten the outlet so it does not move.

Recommendation: Contact a qualified electrical contractor.



Front

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

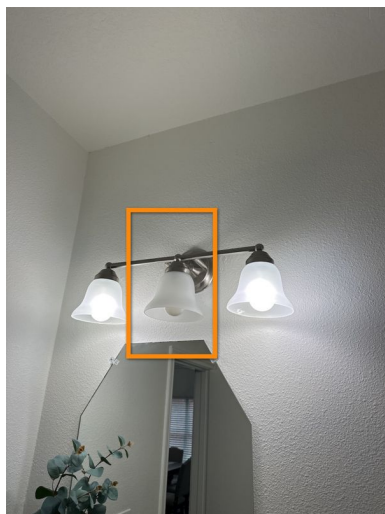
I NI NP D

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

**🔴Recommendation**

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

Recommendation: Contact a qualified electrical contractor.



Half bath 1st Floor



Attic

**4: 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.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

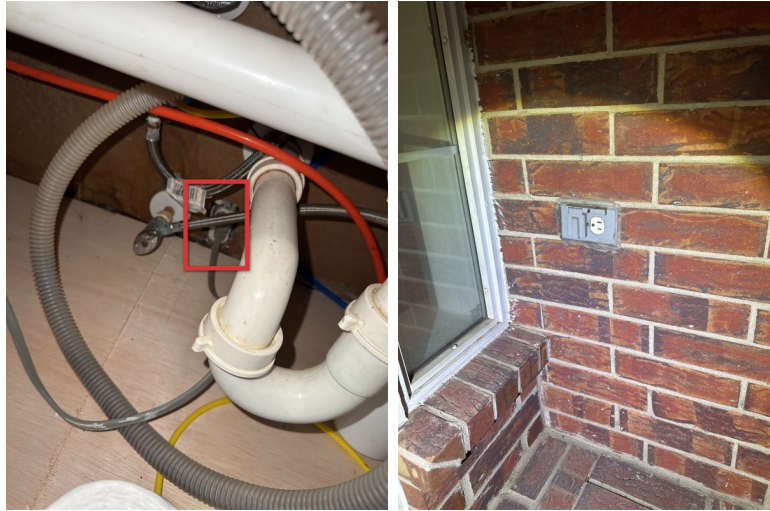
I NI NP D

**5: Cover plates missing or damaged**

**▲Safety Hazard**

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

Recommendation: Contact a qualified electrical contractor.



Underneath the kitchen sink

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

**▲Safety Hazard**

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

Recommendation: Contact a qualified Do It Yourself



Attic

C. Other

**1: Smoke alarm - missing**

**▲Safety Hazard**

Smoke alarm/detector is missing. 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 fire alarm.

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

**I NI NP D**

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



2nd Floor Bedroom Hall

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*



*Photo(s) of 2nd heating system: None*

*1st unit - measured temperature differential: Operable (20°+F)*



Supply 129°

Return 87°

Supply 133°



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

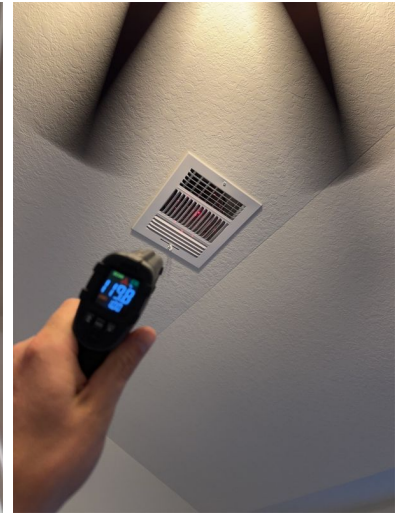
I NI NP D



Supply 135°



Return 85°



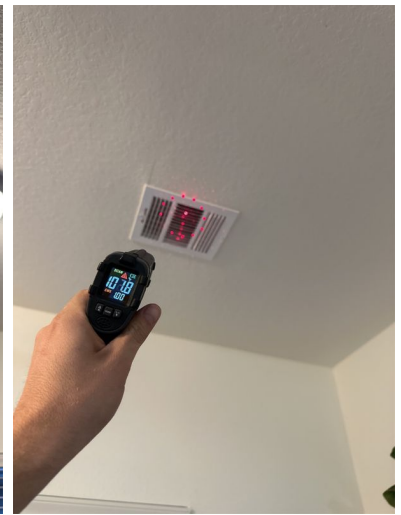
Supply 119°



Supply 112°



Supply 114°



Supply 101°



Return 77°



Supply 103°



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

2nd unit - measured temperature differential: None -

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

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

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

Limited access:

The furnace and air handler is difficult to access and assess completely. This is because the crawl/closet/attic space is limited due to low roof-to-ceiling height, obstructions from framing supports, small closet spaces, 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 the furnace due to limited access to the unit.

**B. Cooling Equipment**

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



Exterior - photo(s) of 2nd cooling system: None

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

I=Inspected

NI=Not Inspected

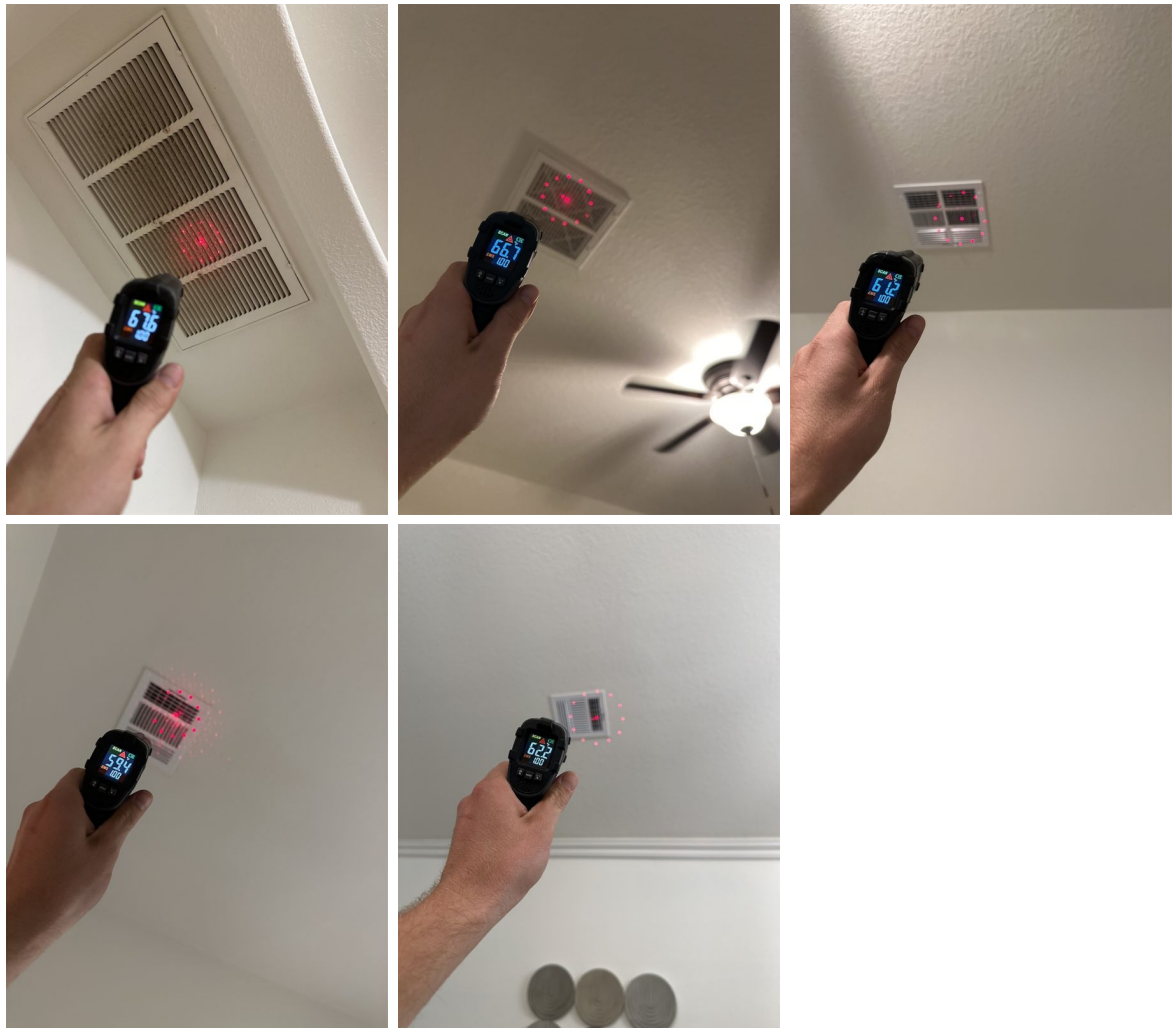
NP=Not Present

D=Deficient

I NI NP D



Interior - photo(s) of 2nd cooling system: None  
1st unit - measured temperature differential: Low (0°F to 15°F)



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*2nd unit - measured temperature differential: None -*

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

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

*Evaporator - limited access:*

The evaporator unit is difficult to access and inspect completely. This is because the crawl/closet/attic space is limited from low roof-to-ceiling height, obstructions from framing supports, small closet spaces, 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 the evaporator due to limited access to the unit.

### 1: Condenser - pad is too small

🔴 Recommendation

The pad for the outdoor HVAC condenser is too small or too low. Recommend replacing with a larger pad that can fully support the unit on all sides and keep debris from entering the fins.

Recommendation: Contact a qualified HVAC professional.

### 2: Evaporator - cap missing

🔵 Maintenance Item

Cap Missing. Recommend installing cap.

Recommendation: Contact a qualified Do It Yourself



### 3: Evaporator - condensate line routed incorrectly

🔴 Recommendation

The evaporator typically has two drains:

1. A primary drain line routed directly from the evaporator unit to the household drain system (usually under a sink cabinet).
2. A backup secondary drain line routed outside above a window or in an area that is easily visible to the occupant.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

In this case, the primary condensate drain line is routed directly to the outside and is being deposited near or at the foundation. This is an incorrect installation and can lead to portions of the foundation to be constantly wetter than others, leading to future foundation issues. Recommend routing the primary drain to the septic drain system.

Recommendation: Contact a qualified HVAC professional.



#### 4: HVAC - differential too low

##### 🔴 Recommendation

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.



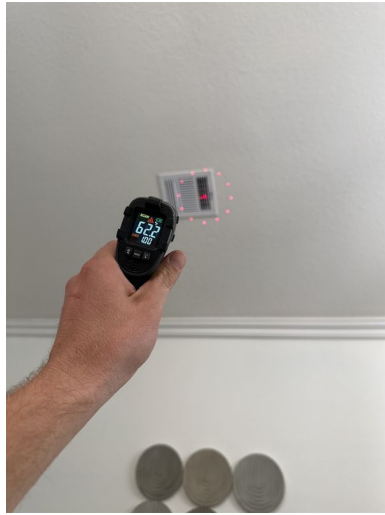
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

*Photo(s) of duct system:*



**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: 70-80 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.



70 psi

*Type of water supply piping material: Copper, 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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

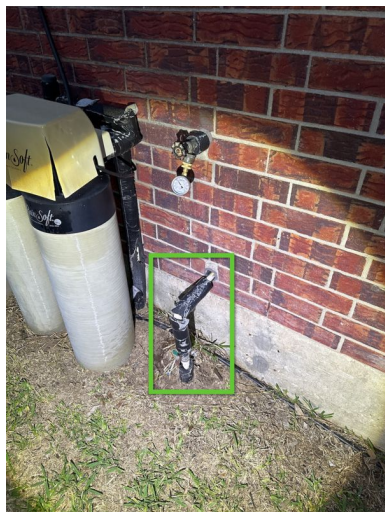
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**Polybutylene:** Polybutylene is a form of plastic resin that was used extensively in the manufacture of water supply piping from 1978 until 1995. Due to the low cost of the material and ease of installation, polybutylene piping systems were used 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

*Water shut off location:* Left of Structure



*Water meter location:* Street Left



*Multiple supply pipe types found:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

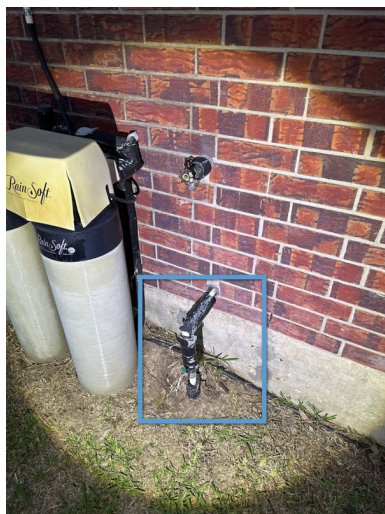
Multiple water-pipe material types were discovered at the property. When multiple types of piping materials are found, this is often an indication of a plumbing issue that caused the need for partial conversion (such as a burst pipe, clog, low pressure area, corrosion, etc.). A partial conversion of some water lines was converted/patched, but the entirety of the structure may not have been. Inspector suspects that there may be partial patches and conversions of the water lines throughout the property in covered areas that are not visible. This is not a deficiency and only for informational purposes.

**1: Pipe insulation damaged / missing**

 Maintenance Item

Water line insulation is important to keep distribution lines from freezing and bursting in cold weather. This includes areas in the attic, garage, or exterior areas where freezing temperatures can occur. Water lines should be insulated regardless of their type. Missing or damaged water line insulation was discovered and should be replaced.

Recommendation: Contact a qualified Do It Yourself



**2: Spigot insulation missing**

 Maintenance Item

The water spigot is missing insulation. Some owners decide to install thermal protection as necessary when freeze warnings are in-place. Client should consider installing insulation on piping that is permanent and will help prevent pipe burst.

Recommendation: Contact a qualified Do It Yourself

**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.



I=Inspected

NI=Not Inspected

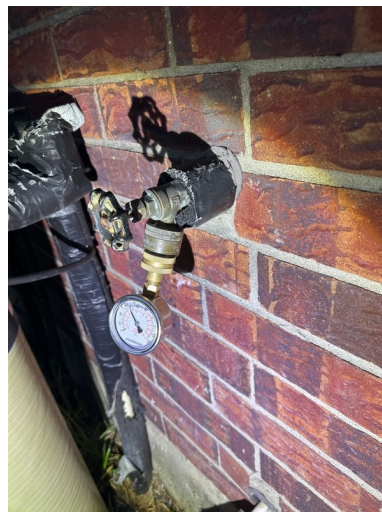
NP=Not Present

D=Deficient

I NI NP D



Primary bathroom



Hose bib dripping, when open

#### 4: Tub/shower re-caulking necessary

 Maintenance Item

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



#### 5: Toilet is loose

 Recommendation

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

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



1st Floor half bath



First floor primary bathroom



2nd Floor Bathroom tank

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

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

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

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**1: Bathtub drain strainer: missing**

**Recommendation**

The bathtub drain strainer insert is missing. This can allow large items to enter the drain and clog the pipes. Recommend licensed plumber add correct insert.

Recommendation: Contact a qualified Houston - Plumbing Contractor



**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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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122°

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



*Photo(s) of 2nd water heater: None*

**Limited access:**

The water heater is difficult to access and assess completely. This is because the crawl/closet/attic space is limited due to low roof-to-ceiling height, obstructions from framing supports, small closet spaces, 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 the water heater due to limited access to the unit.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Radiant Jacket

**1: Pipe insulation damaged / missing**

🔴 Recommendation

The water heater distribution water pipes (both the hot side and the cold side) should be insulated. Recommend installing insulation on the pipes to protect in the event of a freeze.

Recommendation: Contact a qualified plumbing contractor.



**2: Corrosion at valve or pipe connectors**

🔴 Recommendation

The water heater shows signs of extensive corrosion where the cold and/or hot water pipes connect to the unit and/or at the shutoff valve. It is recommended that the connectors to the water heater be zinc plated steel or have a polypropylene liner. Some types are heat trap plastic lined to prevent corrosion at the pipe transitions. The goal is to prevent brass and copper pipes from touching the steel lining that cause increases corrosion. Recommend replacing the areas of corrosion and if too extensive, replace the water heater unit with a new one.

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**3: Gas - sediment/drip trap missing or incorrectly oriented**

**Recommendation**

The sediment/debris and drip trap/leg on the gas line is incorrectly oriented or is missing. The trap should allow for condensation or sediment in the gas line to fall into the trap. Additionally the shut-off valve should be located before the trap to allow for cleanout. Recommend installing a correctly oriented sediment/debris trap on the gas line prior to entering the unit.

Recommendation: Contact a qualified plumbing contractor.



**D. Hydro-Massage Therapy Equipment**

**F. Gas Distribution Systems and Gas Appliances**  
*Location of gas meter: Right of Structure*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*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.

**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 it's 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 it's similarity in color (especially if older and rusted).

Throughout the Property

**1: Meter not bonded**

🔴 Recommendation

It appears that the gas meter is not bonded to the electrical system. Recommend licensed electrician review and correct as needed.

Recommendation: Contact a qualified Houston - Electrical Contractor

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

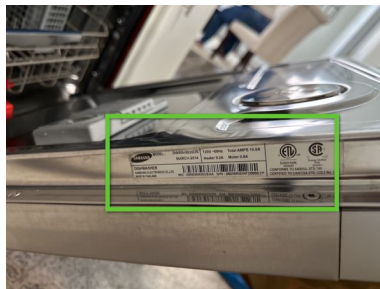
D=Deficient

I NI NP D

## V. APPLIANCES

**A. Dishwashers**

*Photo(s) of dishwasher and data tag:*



**1: Dishwasher not fastened**

🔴 Recommendation

The dishwasher wasn't securely attached to the counter or cabinets. Fasteners were missing. Recommend that a qualified contractor or appliance repair professional install fasteners per standard building practices.

Recommendation: Contact a qualified appliance repair professional.

**B. Food Waste Disposers**

*Photo(s) of food waste disposer:*



**1: Missing or damaged strain relief connector**

⚠️ Safety Hazard

The food disposer wiring has a missing or damaged strain relief connector (sometimes referred to as a Romex connector or anti-strain device). Recommend re-installation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



## 2: Corrosion

### ➔ Recommendation

The garbage disposal has corrosion that indicates a leak or a future leak will occur. Recommend replacement of the garbage disposal or review by qualified appliance technician.

Recommendation: Contact a qualified plumbing contractor.



**C. Range Hood and Exhaust Systems**

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**1: Exhaust duct terminates incorrectly**

**Recommendation**

Exhaust from range hood terminates into the attic or into the cabinet. This can result in moisture damage and mold in the attic or cabinet. Recommend a qualified contractor re-route this duct to terminate to the exterior or to add vent exhaust pipe inside the cabinets connecting the microwave exhaust back to the existing glue/vent.

Recommendation: Contact a qualified appliance repair professional.



**D. Ranges, Cooktops, and Ovens**  
*Photo(s) of range and data tag:*

I=Inspected

NI=Not Inspected

NP=Not Present

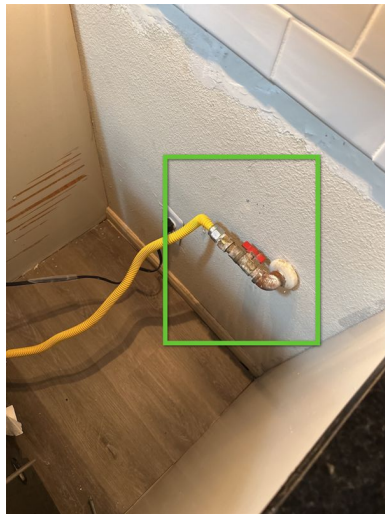
D=Deficient

I NI NP D



343°

Photo(s) of gas shutoff valve:



**1: Loose door gasket**

🔴 Recommendation

The door gasket is loose or damaged. Recommend corrosion to prevent heat from escaping the door.

Recommendation: Contact a qualified appliance repair professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**E. Microwave Ovens**

*Photo(s) of microwave and data tag:*



112°

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

**G. Garage Door Operators**

*Photo(s) of 1st garage door and/or opener: Manual*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Photo(s) of 2nd garage door and/or opener: None

Garage door(s) locked:

Garage door(s) locked. Inspector was unable to unlock the garage door(s) to perform an inspection of the door(s) and/or the electronic opener(s).

**1: Garage door is dented**

🚫 Recommendation

The garage door is dented.

Recommendation: Contact a qualified garage door contractor.



**2: Garage door manual lock is not disabled**

🚫 Recommendation

The garage door manual lock was not disabled. If the garage door is locked manually it can damage the garage door opener. These manual locks should be disabled when an automatic opener is installed.

Recommendation: Contact a qualified Do It Yourself

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**3: Garage door: Corroded**

**Recommendation**

The garage door appears to be corroded. Recommend review by qualified garage door technician.

Recommendation: Contact a qualified garage door contractor.



**H. Dryer Exhaust Systems**

*Photo(s) of dryer exhaust system:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Power is available

**1: Vent is dirty**

**⚠ Safety Hazard**

The dryer vent is dirty and may be partially clogged. Consider cleaning the vent prior to use to prevent the buildup of debris and possible fire hazard.

Recommendation: Contact a qualified Do It Yourself



**I. 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.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## VII. INSPECTION LIMITATIONS

**System Limitations**

*Water filtration system - out of scope:*

The water filtration system was inspected for visual leaks. No inspection was made to determine the operation of the water filtration unit nor it's effectiveness. This type of inspection is considered outside the scope of work of this inspection.

*Water softener system - out of scope:*

The water softener system was inspected for visual leaks. No inspection was made to determine the operation of the water filtration unit nor it's effectiveness. This type of inspection is considered outside the scope of work of this inspection.

**Complexity Limitations**

*Large quantity of deficiencies:*

Deficiencies to the property exist in a greater quantity than the inspector is able to physically capturable 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.

**Access Limitations**

**Utility Limitations**