



RESIDENTIAL INSPECTION REPORT

6107 Settlers Square Ln
Katy, TX 77449



Inspector

Diego Castrillon

TREC #22243

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Agent

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mariko@annourarealty.com



PROPERTY INSPECTION REPORT FORM

Christopher Jackson <i>Name of Client</i>	07/09/2022 9:00 am <i>Date of Inspection</i>
6107 Settlers Square Ln, Katy, TX 77449 <i>Address of Inspected Property</i>	
Diego Castrillon <i>Name of Inspector</i>	TREC #22243 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of Building: Single Family

Access provided by: Lockbox

In Attendance: Buyer

Occupancy: Furnished, Vacant

Weather Conditions: Cloudy, Hot, Humid

Temperature (approximate): 86 Fahrenheit (F)

Storage Items/Occupied Home:

The home was occupied 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/furnishing are not inspected.



Smart Homes:

Inspector does not inspect smart home features. Some examples include, but are not limited to, thermostats, sprinkler control panels, doorbells, water sensors, motion sensors, charging systems and pools.

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 # 50883

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

General Photos of Interior:



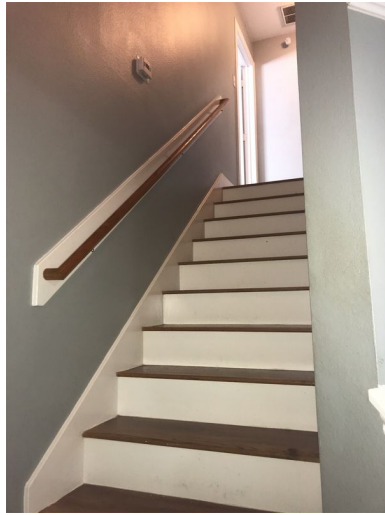
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General Photos of Structure:



I=Inspected

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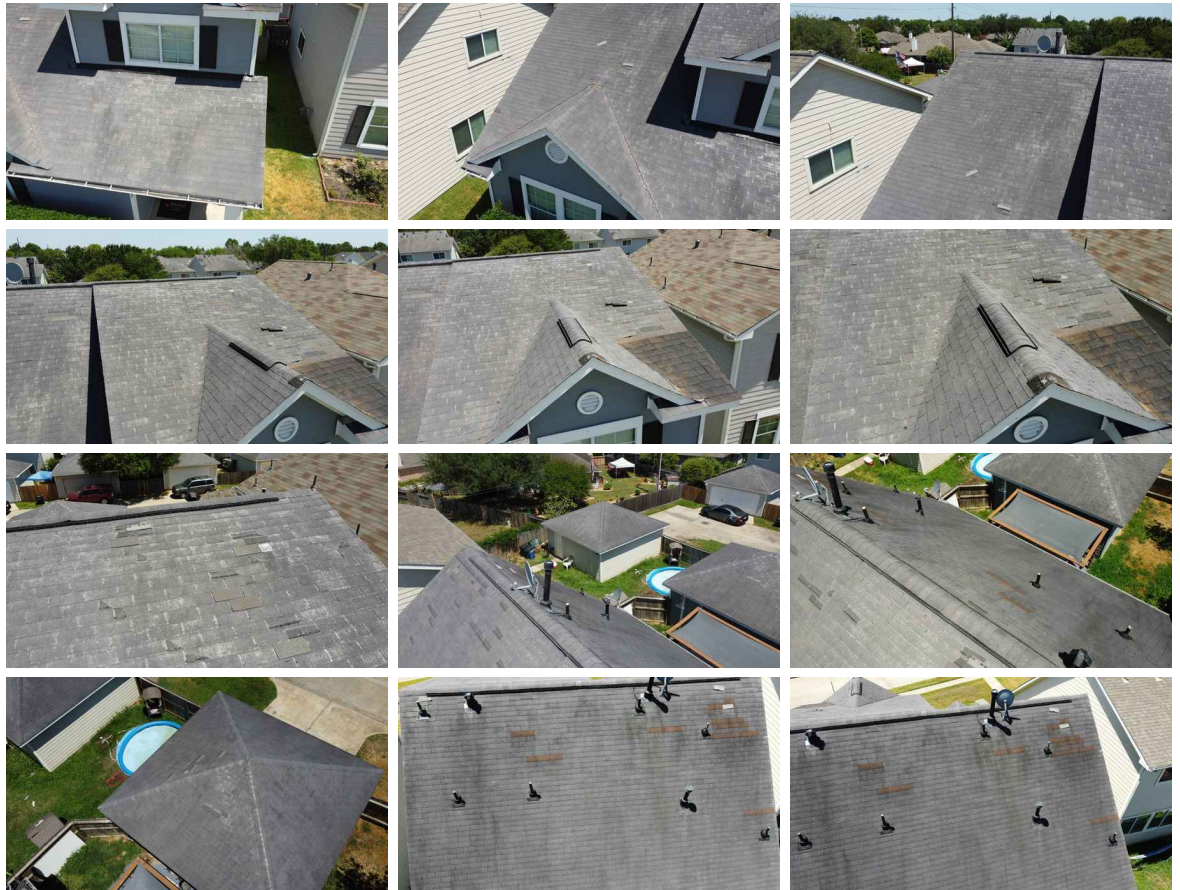
NP=Not Present

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General Photos of Roof Covering:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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General Photos of Attic(s):



I=Inspected

NI=Not Inspected

NP=Not Present

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I NI NP D



A. Foundations

Type of Foundation(s): Slab on Grade

Comments:



Foundation Inspected with Digital Level:

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

I	NI	NP	D
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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. At the time of this inspection the measured areas did not indicate any variations that, in this inspector's OPINION, indicated any need for invasive repairs to the foundation.

1: Slab: Exposed Post Tension Cables

🔴 Recommendation

Post tension cable(s) exposed along the perimeter of the foundation. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Left Exterior Utility Room

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Ladder, Drone

Comments:

Roof Access was limited: Too high -

Direct access to the roof was limited because of constraints encountered during the inspection. The inspector did employ other methods in determining the overall functionality of the roof covering. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

Roof fastening not verified:

The roof fastening method was not verified as determining this may cause damage to the roofing material.

1: Roof covering requires full evaluation by a qualified roofing professional

🔴 Recommendation

Due to the number and/or types of deficiencies present at the time of inspection, full evaluation by a qualified roofing contractor is needed. Upon further evaluation additional, sometimes more serious, deficiencies may be discovered.

Recommendation: Contact a qualified roofing professional.

2: Granule Loss

🔴 Recommendation

The shingles showed granule loss. A cause was not determined. Deteriorated or damaged areas should be fully evaluated and remediated by a qualified roofing professional.

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Recommendation: Contact a qualified roofing professional.



3: Loss of adhesion

🚫 Recommendation

Adhesive strips not fully bonded. Shingles with this condition can be vulnerable to wind uplift. Evaluation and repair by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



4: Shingles: Damaged/Torn/Missing

🚫 Recommendation

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

Recommendation: Contact a qualified roofing professional.



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D. Roof Structure and Attic

Viewed From: Decked areas of attic

Approximate Average Depth of Insulation: 8 Inches

Comments:

Attic Access Method: Pull down ladder(s), Knee Wall Access

Type of Attic/Roof Ventillation: Soffit vent, Ridge vent

Type of Insulation Material: Blown Fiberglass, Batt Fiberglass

Only accessible areas were entered:

Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

1: Pulldown stairs/ladder: Not insulated or weatherstripped

🔴Recommendation

The ladder door was not insulated or weatherstripped. This can lead to increased energy loss. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



2: Sheathing: Evidence of Prior Moisture

🔴Recommendation

Evidence of prior moisture intrusion was observed. Evaluate and remedy as needed.

Recommendation: Contact a qualified roofing professional.

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3: Insulation: Voids

🔴 Recommendation

Gaps or areas of poor insulation coverage were observed in one or more locations of the attic. This may reduce the R value of the insulation system. Evaluation and remediation is recommended.

Recommendation: Contact a qualified insulation contractor.



E. Walls (Interior and Exterior)

Comments:

Fresh Paint:

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



1: Exterior- Siding: Siding Damage

🔴 Recommendation

There was damage to exterior siding. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

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Left Exterior

2: 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



Front Exterior

3: Interior: Wrinkled Tape Joint

🚩 Recommendation

Wrinkled tape joint can be evidence of current and/or previous structural movement. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

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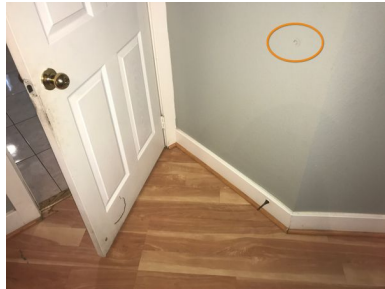
2nd Floor Front Right Bedroom

4: Interior: Damaged Drywall (or other wall covering)

🔴Recommendation

Damaged Drywall (or other wall covering) was observed. Remedy as needed to prevent pest intrusion and energy loss.

Recommendation: Contact a qualified professional.



Primary Bedroom



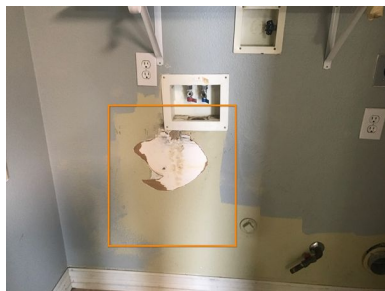
2nd Floor Rear Left Bedroom

5: Interior: Evidence of Previous Moisture Contact

🔴Recommendation

Wall structure showed signs of previous water intrusion. Tested negative for moisture at the time of the injection. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



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Laundry Area

6: Interior: Possible Microbial Growth

🔴 Recommendation

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

Bryan & Bryan offers Indoor Air Quality testing. Speak with our office for further details and to see if this service might benefit you.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

1: Ceiling: Texture Cracks

🔵 Maintenance Item/Note

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

Recommendation: Contact a handyman or DIY project



1st Floor Staircase

2: Ceiling: Evidence of Active Moisture Contact

🔴 Recommendation

Ceiling showed signs of water intrusion. Tested positive for moisture at the time of the inspection. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

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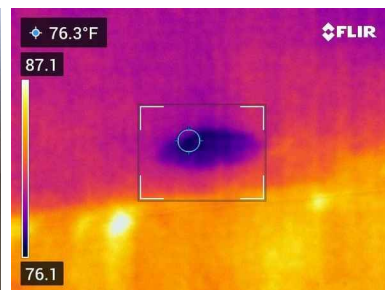
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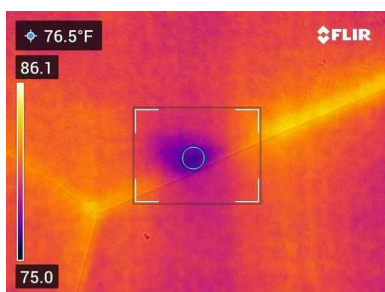
I NI NP D



2nd Floor Front Right Bedroom



2nd Floor Rear Left Bedroom



3: Ceiling: Possible Microbial Growth

🔴 Recommendation

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

Bryan & Bryan offers Indoor Air Quality testing. Speak with our office for further details and to see if this service might benefit you.

Recommendation: Contact a qualified mold inspection professional.



Laundry Area

4: Flooring: Damaged

🔴 Recommendation

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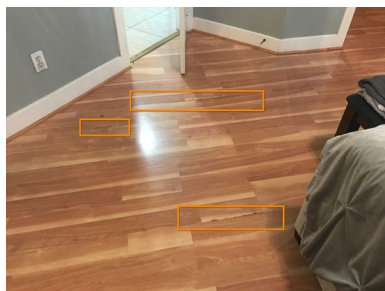
NP=Not Present

D=Deficient

I NI NP D

Flooring had damage visible at the time of the inspection. Evaluation by a qualified flooring contractor is recommended.

Recommendation: Contact a qualified professional.



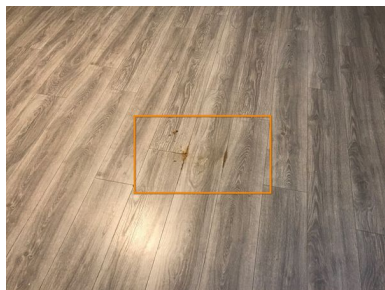
Primary Bedroom

5: Flooring: Water Damage

🔴 Recommendation

Flooring had evidence of previous moisture contact at the time of inspection. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



2nd Floor Front Right Bedroom

G. Doors (Interior and Exterior)

Comments:

1: Door: Weatherstripping Missing or Damaged

🔴 Recommendation

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Evaluation and remediation is recommended.

Recommendation: Contact a qualified door repair/installation contractor.

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I NI NP D



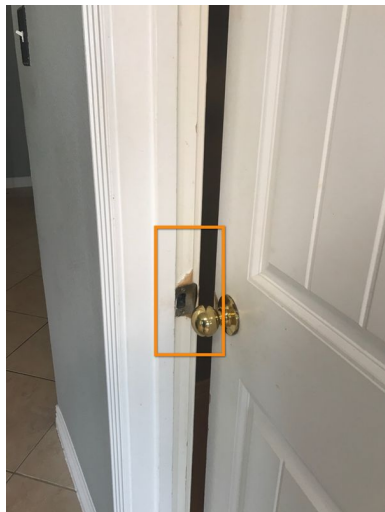
2: Door: Damaged

🔴 Recommendation

Multiple Locations

Evaluated and remedy as needed

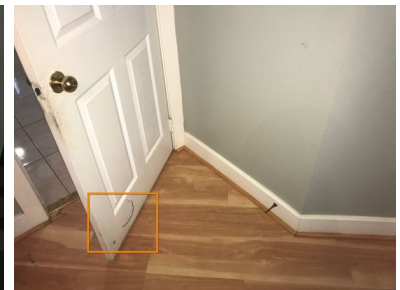
Recommendation: Contact a qualified door repair/installation contractor.



Laundry Area



Front Entry



Primary Bedroom



Garage

3: Door: Noticeable Gap at Frame

🔴 Recommendation

Gaps were observed between the door and frame, which could result in energy loss. Evaluate and remedy as needed.

Recommendation: Contact a qualified door repair/installation contractor.

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I NI NP D



Front Entry



Rear Entry

4: Door Hardware: Missing/Damaged Hardware

🟡 Recommendation

One or more door had missing or damaged hardware. Evaluation and remediation is recommended.

Recommendation: Recommended DIY Project



2nd Floor Rear Attic Access

5: Door Hardware: Hinges Loose

🟡 Recommendation

Loose hinges were observed. Loose hinges can cause door to stick or eventually fall out of place. Evaluation and remediation is recommended.

Recommendation: Recommended DIY Project

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I NI NP D



Laundry Area

H. Windows

Comments:

Furniture/Storage items:

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



Dirty Glazing:

Dirty glazing limited the visual inspection of one or more windows.



1: Missing/Damaged Screen(s)

🔴 Recommendation

Multiple Locations

One or more windows are missing a screen or had a damaged screen. Replacement of screens is recommended.

I=Inspected

NI=Not Inspected

NP=Not Present

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I NI NP D

Recommendation: Contact a qualified window repair/installation contractor.



Kitchen



Dining Room



Primary Bedroom

2: Cracked/Broken Glass Panes

🔴 Recommendation

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

Recommendation: Contact a qualified window repair/installation contractor.



Left Exterior

3: Damaged

🔴 Recommendation

One or more windows appears to have general damage, but are operational. Evaluation and remediation by a window professional as necessary.

Recommendation: Contact a qualified window repair/installation contractor.

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I	NI	NP	D
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Kitchen

4: Plastic trim is damaged/missing

🔴 Recommendation

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

Recommendation: Contact a qualified window repair/installation contractor.



2nd Floor Front Right Bedroom

I. Stairways (Interior and Exterior)

Comments:

1: Stair Tread Issues

🔴 Recommendation

Damaged -

Stair treads exhibit conditions that do not appear to meet current building standards. Evaluation by a qualified contractor is recommended for safety.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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J. Fireplaces and Chimneys

Comments:

Limited Access/Visibility:

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

K. Porches, Balconies, Decks, and Carports

Comments:

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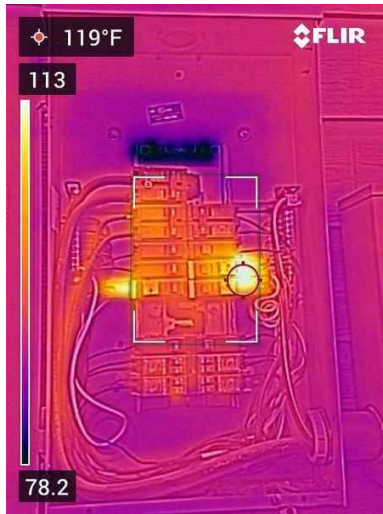
I NI NP D

II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:



General Infrared Photos of Distribution Panel(s):



General Photos of 220V Outlets:



General Photos of Grounding System(s):

I=Inspected

NI=Not Inspected

NP=Not Present

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I NI NP D



A. Service Entrance and Panels

Comments:

Main disconnect/service box type and location: Breakers -exterior wall

Service entrance cable location: Underground (cable material type not visible)



Service size: 125 Amps



Unable to Verify Gas Line Bonding:

1: Double Lugged Neutral Wires

🔴Recommendation

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

Recommendation: Contact a qualified electrical contractor.

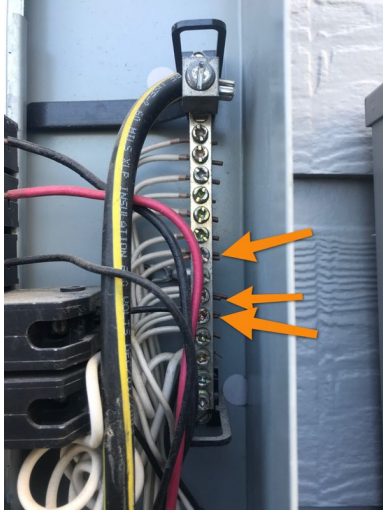
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2: Circuits Not Labeled

🔴 Recommendation

Circuits in the distribution panel were not properly labeled. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



3: 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 professional.

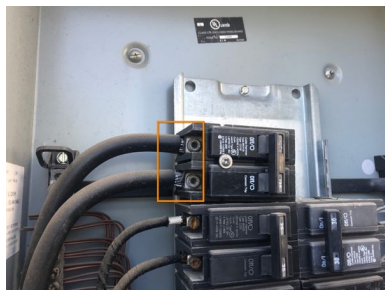
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I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper



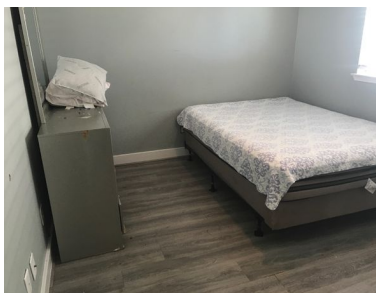
Comments:

Smoke Alarm Testing Method:

Note: Accessible smoke alarms (units within an arm's reach of the inspector) are 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.

Restriction to receptacles:

Not all receptacles were accessible due to usage or furniture location.



1: Receptacles: No Power

🚫 **Recommendation**

Multiple Locations

Receptacle had no power. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.

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Right Exterior



Front Exterior



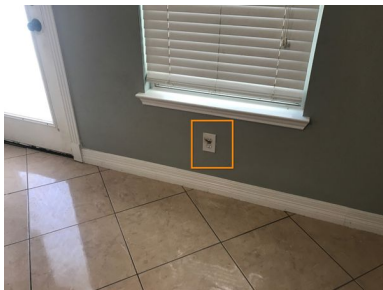
Rear Exterior

2: Signs of possible scorching.

👉 Recommendation

Recommend a license electrician evaluate and windy as needed.

Recommendation: Contact a qualified professional.



Kitchen

C. Other

Comments:

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NI=Not Inspected

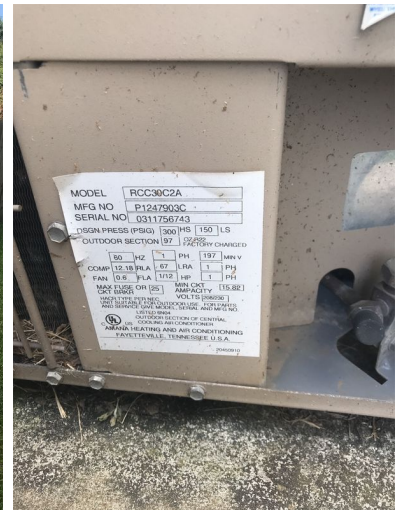
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:



General Photos of Thermostats:



General Infrared Photos of HVAC Equipment:

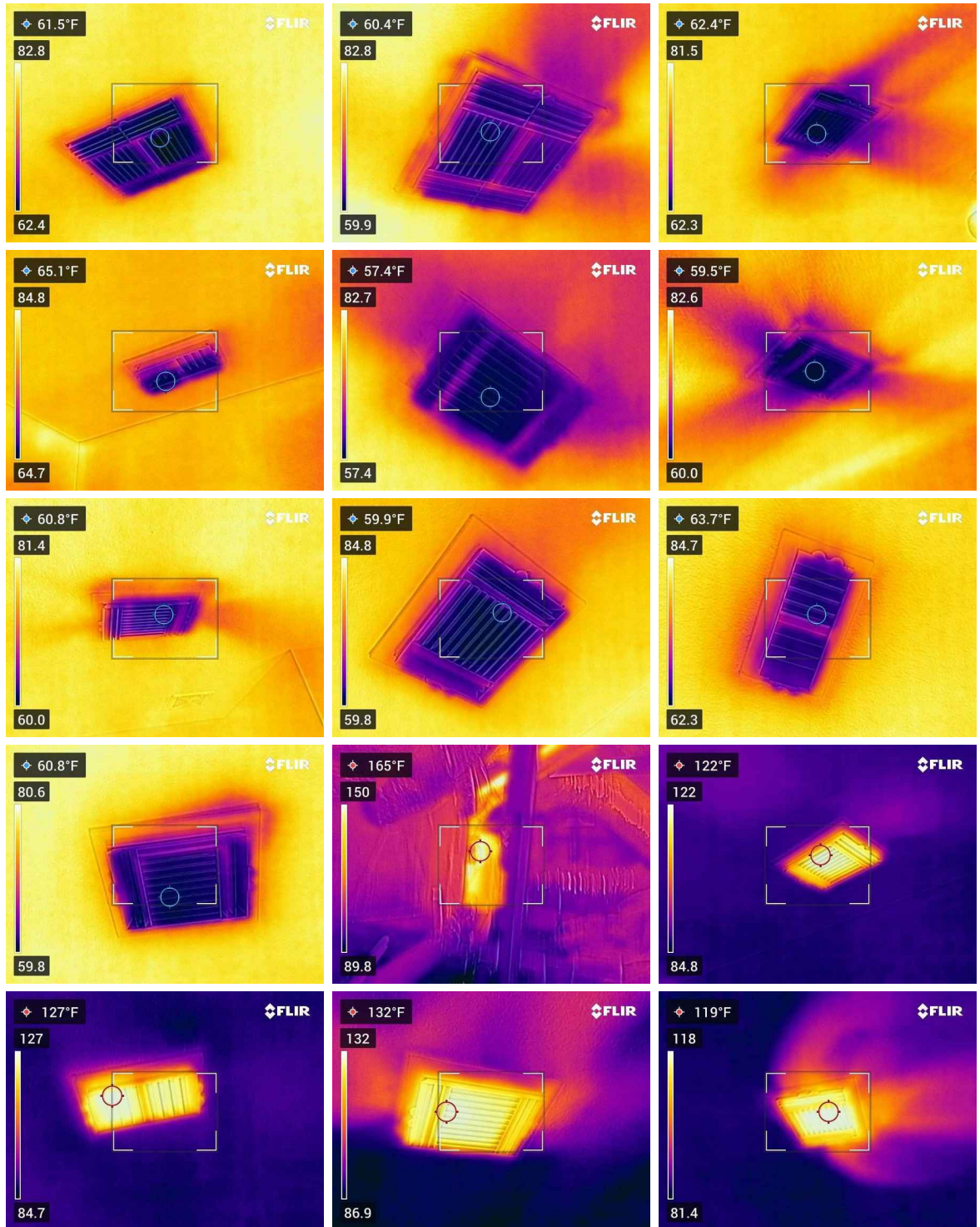
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A. Heating Equipment

Type of System: Furnace

Energy Source: Natural Gas

Comments:

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NP=Not Present

D=Deficient

I NI NP D

Older Equipment: Heating:

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

Inspector does not remove furnace/air handler covers:

B. Cooling Equipment

Type of System: Central Air Conditioner

Comments:

Temperature difference (delta) - First Floor: 12°

Temperature difference (delta) - Second Floor: 14°

1: Functionality: Inadequate Cooling

🔴 **Recommendation**

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.

2: Condensate system: Rusted Emergency pan

🔴 **Recommendation**

The emergency overflow pan is rusted. Further evaluation by an HVAC professional is recommended.

Recommendation: Contact a qualified HVAC professional.



3: Condensate System: Discoloration on HVAC Equipment

🔴 **Recommendation**

Discoloration on HVAC equipment indicates prior moisture contact or excessive condensation. Evaluation and remediation is recommended.

Recommendation: Contact a qualified HVAC professional.

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NP=Not Present

D=Deficient

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C. Duct Systems, Chases, and Vents

Comments:

Inspector does not access return chases in ceilings:

1: Visible substance observed on Supply Register

🔴Recommendation

A dark substance was observed on an air supply register in the home. Servicing and cleaning of the system by a qualified HVAC contractor is recommended, as this can be a result of excessive water vapor/humidity in the conditioned air.

Unless otherwise contracted, the Inspector does not test these areas to determine the presence of microbial growth.

Recommendation: Contact a qualified HVAC professional.



Primary Bedroom

D. Other

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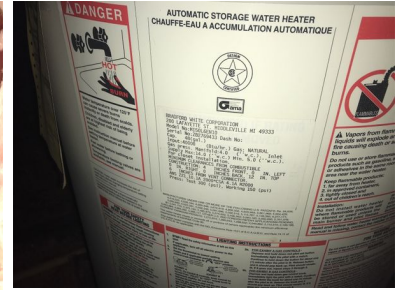
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IV. PLUMBING SYSTEMS

General Photos of Water Heating Equipment:



General Infrared Photos of Water Heating Equipment:



I=Inspected

NI=Not Inspected

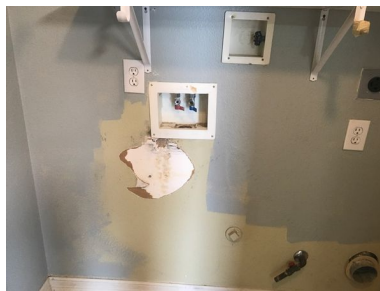
NP=Not Present

D=Deficient

I NI NP D



General Photos of Plumbing Fixtures:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



General Photos of Gas Meter(s):



General Photos of Drain Lines:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



A. Plumbing Supply, Distribution Systems, and Fixtures

Location of water meter: Front yard near street

Location of main water supply valve: Interior Wall - Laundry Area



Static water pressure reading: 75 psi

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Type of Supply Piping Material: CPVC, Galvanized Steel

Comments:

Plumbing in Vacant Houses:

It is not uncommon for plumbing seals (gaskets, commode seals, etc.) to dry out when a property is vacant for an extended period of time. These dried out seals may crack and leak after a short period of time when placed back into service. If the property has been vacant, monitoring is recommended. Inspectors cannot determine life expectancy of plumbing seals or gaskets.

1: Fixture: Diverter not Functioning Properly

🚫 Recommendation

Water did not completely stop coming out of the faucet spout after the shower diverter was activated. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



2: Fixtures: Loose

🚫 Recommendation

The faucet was loose. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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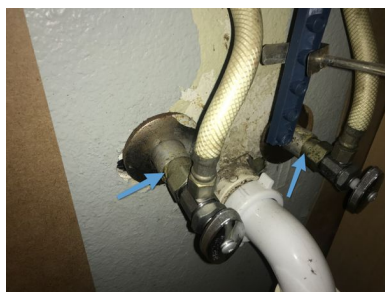
Primary Bathroom

3: Supply piping: Galvanized Pipes are present

[Maintenance Item/Note](#)

Note: Galvanized piping is present in the home. It can be prone to leaks, corrosion, and mineral build-up. Unless noted otherwise, the piping was operating as intended and should be monitored. However, at this point, ALL galvanized plumbing is considered past its life expectancy. Consultation with a qualified plumber is highly recommended.

Recommendation: Recommend monitoring.



4: Toilet: Not securely Mounted to Floor

[Recommendation](#)

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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1st Floor Half Bathroom

5: Fixture in properly installed.

🔴 Recommendation

Recommend a licensed plumber or handyman evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



6: Stem handle is broken.

🔴 Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



Primary Bathroom

B. Drains, Wastes, and Vents

Type of Drain Piping Material:: PVC

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:

1: Hydro Test/Scope: (Age)

 Maintenance Item/Note

Hydrostatic Testing or Scoping of the latent plumbing drain lines under the house is recommended due to the age and type of materials currently installed.

Recommendation: Contact a qualified plumbing contractor.

2: Note: Evidence of Previous Leak

 Maintenance Item/Note

Multiple Locations

Note: Evidence of a previous leak was noted under the sink. No leaking occurred at time of inspection and the area remained dry.

Recommendation: Recommend monitoring.



Kitchen



Primary Bedroom



2nd Floor Bathroom

3: Drain piping: Slow Drains

 Recommendation

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

C. Water Heating Equipment

Energy Source: Gas

Capacity: 48 Gallons

Comments:

Location: Attic

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

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

1: Annual Maintenance Flush Recommended

[Maintenance Item/Note](#)

Water heaters should typically be flushed annually to prevent sediment buildup and maintain efficiency. It is recommended that you refer to the manufacturer's manual for maintenance schedules specific to this device and make any service appointments as needed.

Recommendation: Contact a qualified plumbing contractor.

2: Hot Water Temperature Exceeds 125 Degrees F

Recommendation

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.



3: Tank: Insulation/debris in pan

Recommendation

There was insulation/debris in the overflow pan. This can clog the drain if the unit were to leak in the future. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



4: Tank: Popping sound from tank

➔Recommendation

An audible popping noise was noted during water heating operation. This can indicate either excessive sediment build-up or a deteriorated sacrificial anode rod inside the tank. Evaluation and/or remediation by a licensed plumber is recommended.

Recommendation: Contact a qualified plumbing contractor.

5: Tank: Rusted/Damaged Tank

➔Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter:: Left Exterior

Type of gas distribution piping material:: Black iron

Comments::

1: Gas piping: Un-capped gas supply

➔Recommendation

An uncapped gas supply pipe was present. Gas supply pipes should be capped for safety when not in use. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.

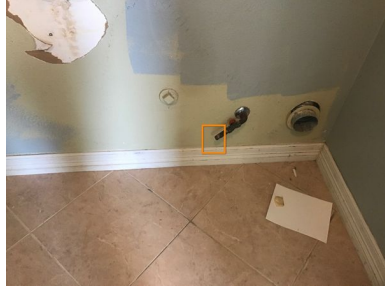
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Laundry Area

F. Other
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

General Photos of Dishwasher:



General Photos of Food Waste Disposer:



General Photos of Range Hood/Exhaust Systems:

I=Inspected

NI=Not Inspected

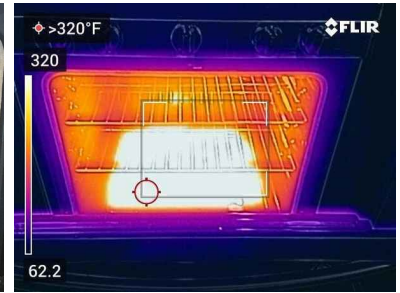
NP=Not Present

D=Deficient

I	NI	NP	D
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General Photos of Ranges, Cooktops, and Ovens:



General Photos of Microwave Oven:



General Photos of Garage Door Operator(s):

I=Inspected

NI=Not Inspected

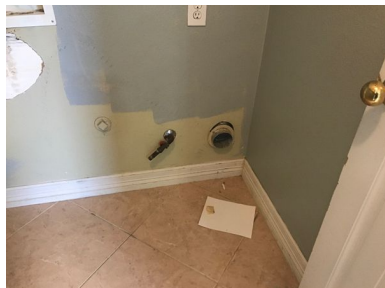
NP=Not Present

D=Deficient

I	NI	NP	D
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General Photos of Dryer Exhaust Systems:



A. Dishwashers

Comments:

1: Not Mounted Securely to Cabinet

🔴 Recommendation

The dishwasher was not mounted securely. This may cause the unit to shift during operation which may compromise the plumbing connections. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



2: Rusted Dish Racks

🔴 Recommendation

There is evidence of rust on dishwasher racks. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

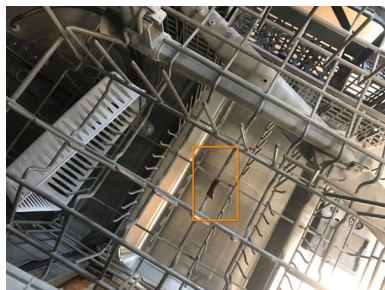
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Food Waste Disposers

Comments:

1: Debris - Disposal

🔴 Recommendation

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

Recommendation: Contact a qualified professional.



2: Excessive Noise

🔴 Recommendation

Garbage disposal was excessively noisy. Evaluation and/or remediation by a licensed plumber is recommended.

Recommendation: Contact a qualified plumbing contractor.



C. Range Hood and Exhaust Systems

Comments:

Exhaust Hood Type: Re-circulate

1: Greasy Kitchen Filter

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation

Kitchen exhaust filter had excessive grease build-up. Clean and/or replace as needed.

Recommendation: Contact a qualified professional.



2: Exhaust Light Out

Recommendation

The light did not function at the kitchen exhaust. This may be the result of a bad bulb. Replace and test or remedy as needed.

Recommendation: Contact a qualified professional.



D. Ranges, Cooktops, and Ovens

Comments:

Range/Oven Energy Source: Gas

1: Burner/Element Not Functioning

Recommendation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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One or more burners/heating elements did not heat up when turned on. Evaluation and remediation by a qualified professional is recommended.

Recommendation: Contact a qualified handyman.



E. Microwave Ovens

Comments:

1: Damaged Door

🔴Recommendation

Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



2: Turntable not operate.

🔴Recommendation

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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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1: Missing/Damaged Vent Cover

🔴 **Recommendation**

The vent cover for the exhaust fan was either missing or damaged. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



G. Garage Door Operators

Comments:

Contact Reversal Test Not Performed:

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

H. Dryer Exhaust Systems

Comments:

1: Damaged Cover

🔴 **Recommendation**

The dryer exhaust cover was damaged. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

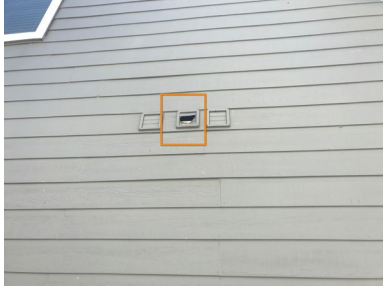
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. Other

Comments: