



## RESIDENTIAL INSPECTION REPORT

3936 Galleon  
Galveston TX 77554



Inspector

**Keith Holderfield**

TREC #24000

(281) 484-8318

office@inspectorteam.com



Agent

**Rhonda Trevino**

Come Home Realty

(281) 732-5007

rhonda@comehomerealty.com



# PROPERTY INSPECTION REPORT

Prepared For: Michael Melder

(Name of Clients)

Concerning: 3936 Galleon, Galveston TX 77554

(Address or Other Identification of Inspected Property)

By: Keith Holderfield - TREC #24000

(Name and License Number of Inspector)

11/04/2021 9:00 am

(Date)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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::* Homeowner

*In Attendance:* Owner

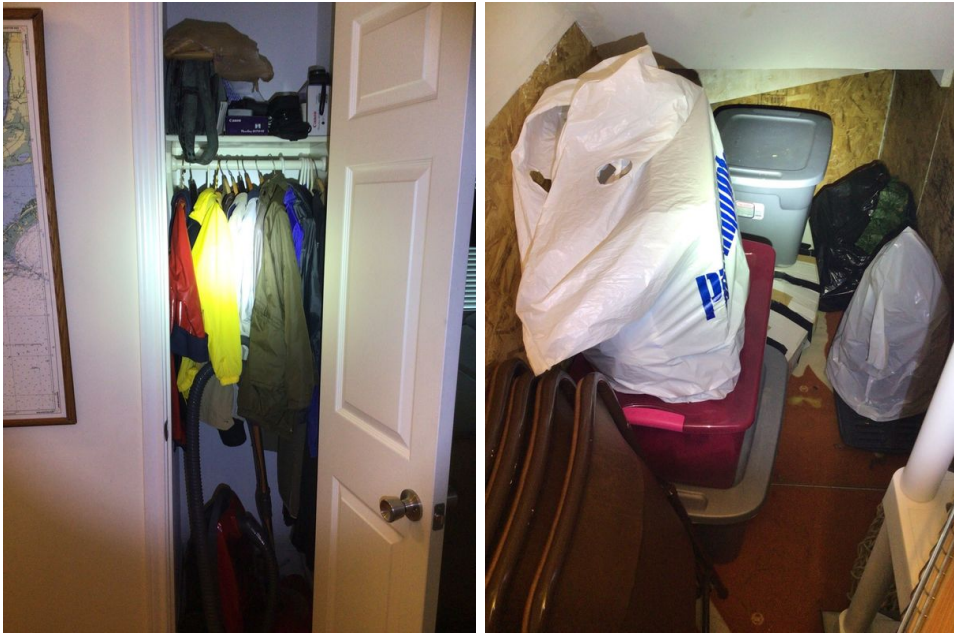
*Occupancy:* Furnished, Occupied

*Weather Conditions:* Cloudy, Dry

*Temperature (approximate):* 58 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.



Thank you for choosing Bryan & Bryan Inspections

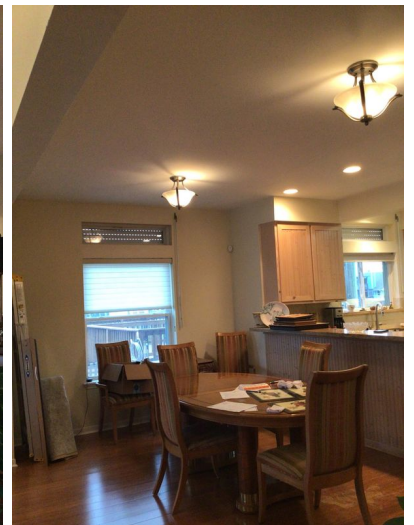
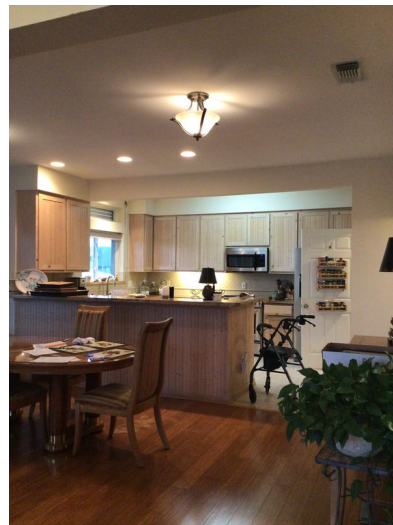
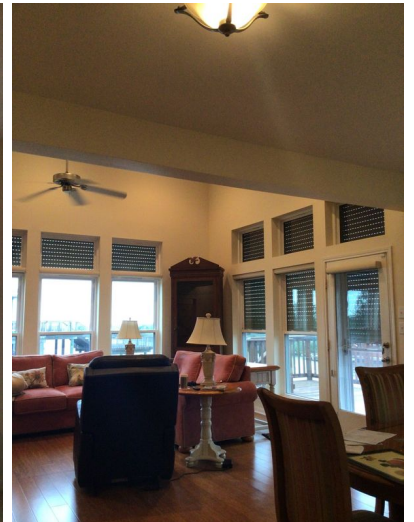
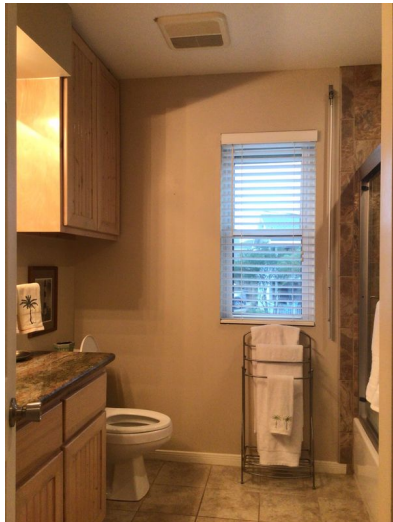
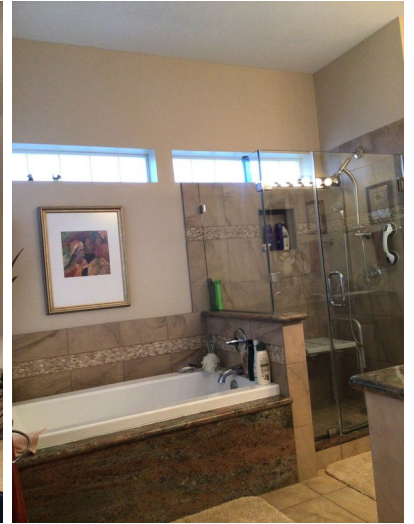
*Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this web-page includes a version titled "Full Report" and is written on the official state 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.*

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

I	NI	NP	D
---	----	----	---

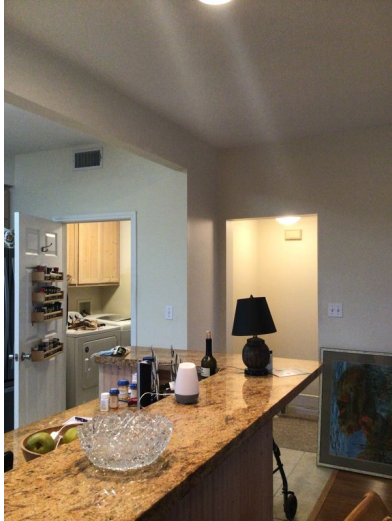
## I. STRUCTURAL SYSTEMS

*General Photos of Interior:*

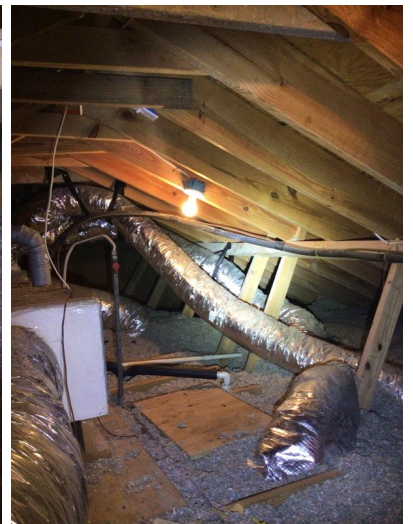


I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
---	----	----	---

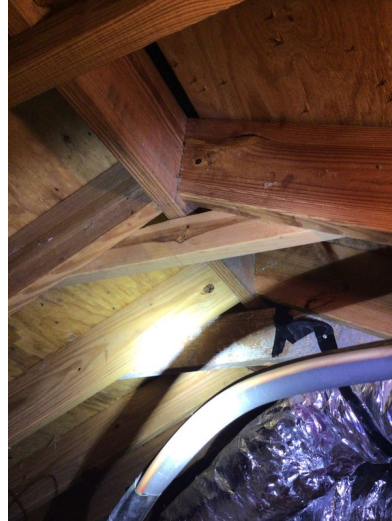


General Photos of Structure:

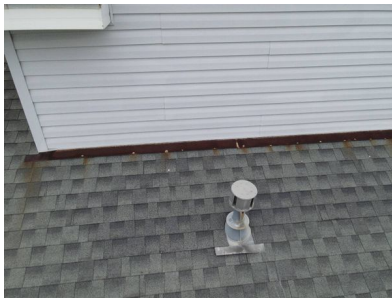


I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
---	----	----	---



General Photos of Roof Covering:



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

I	NI	NP	D
---	----	----	---



General Photos of Fireplaces:



**A. Foundations**

*Type of Foundation(s):* Stilts/Pilings



*Comments:*

*Foundation Inspected with Digital Level:*

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



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

I	NI	NP	D
---	----	----	---

measured areas did not indicate any variations that, in this inspector's OPINION, indicated any need for invasive repairs to the foundation.



*Crawlspace Access Limitations:* The space under the house was inaccessible or was unsafe for the inspector to enter.

**B. Grading and Drainage**

*Comments:*

**1: Grading & Drainage: Uneven/Cracked Driveway**

➔ **Recommendation**

Uneven or Cracked driveways can be a trip hazard.

Recommendation: Contact your builder.

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

I	NI	NP	D
---	----	----	---



- 
- 
- 
- 

### C. Roof Covering Materials

*Types of Roof Covering:* Composition Shingles

*Viewed From:* Drone

*Comments:*

*Roof fastening not verified:*

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

#### 1: Exposed fasteners

🔴 Recommendation

Exposed fasteners were observed. Seal as needed to prevent moisture intrusion.

Recommendation: Contact a qualified roofing professional.

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

I	NI	NP	D
---	----	----	---



---

**2: Flashing: Rusted flashings**

🚩 Recommendation

Multiple Locations

Rusted flashings were present. Remedy as needed.

Recommendation: Contact a qualified roofing professional.

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

I	NI	NP	D
---	----	----	---



---

**3: Flashing: Lifted**

🔴 Recommendation

Flashing sections are lifted. Remedy as needed.

Recommendation: Contact a qualified roofing professional.

---

**4: Flashing: Cables routed through roof flash**

🔴 Recommendation

Cables were routed through roof flashing. Remedy as needed.

Recommendation: Contact a qualified roofing professional.



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

I	NI	NP	D
---	----	----	---

**5: Note: Roof Covering Shows Signs of Aging**

*Maintenance Item/Note*

Roof covering is showing signs of aging. Buyer should be aware that the typical life expectancy of a composition shingle roof in this area is approximately 15 to 20 years. Buyer should consider having all penetration points, transitions, and flashings re-sealed/caulked initially and every 3 to 5 years after.

**D. Roof Structure and Attic**

*Viewed From:* Decked areas of attic

*Approximate Average Depth of Insulation:* 12 Inches

*Comments:*

*Attic Access Method:* Access Hatch, Walk-in closet access



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

*Type of Insulation Material:* Cellulose, 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: Sheathing: Evidence of Prior Moisture**

*Recommendation*

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

Recommendation: Contact a qualified roofing professional.

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

I	NI	NP	D
---	----	----	---



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

*Comments:*

*Fresh Paint:*

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

*Vinyl/Metal Siding can hide defects:*

Vinyl/metal siding can hide defects behind the wall. The inspector cannot verify the presence of other siding materials or their condition behind the siding. If further evaluation is desired, consult with a qualified contractor.

**1: Exterior: Evidence of Wood Rot**

👉 **Recommendation**

Wood rot/deterioration was observed. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



**2: Exterior: Trim missing, loose, or damaged**

👉 **Recommendation**

Sections of exterior trim were either missing, loose, or damaged. Remedy as needed.

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

I	NI	NP	D
---	----	----	---

Recommendation: Contact a qualified professional.



---

### 3: Interior: Hairline Cracks on Drywall

 Maintenance Item/Note

Hairline cracks were observed on the interior drywall. Hairline cracks may be related to the following:

- normal structural movement
- thermal expansion

Monitor and/or remedy as needed.

Recommendation: Recommend monitoring.



---

### 4: Interior: Stress Cracks in Drywall

 Recommendation

Stress cracks are observed in the interior drywall. This is consistent with structural movement of the home.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
---	----	----	---



**5: Interior: Damaged Drywall (or other wall covering)**

🚫 Recommendation

Primary Bedroom

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

Recommendation: Contact a qualified professional.



**F. Ceilings and Floors**

*Comments:*

**1: Ceiling: Evidence of Previous Moisture Contact**

🚫 Recommendation

2nd Floor Bathroom

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

Recommendation: Contact a qualified professional.



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

I	NI	NP	D
---	----	----	---



---

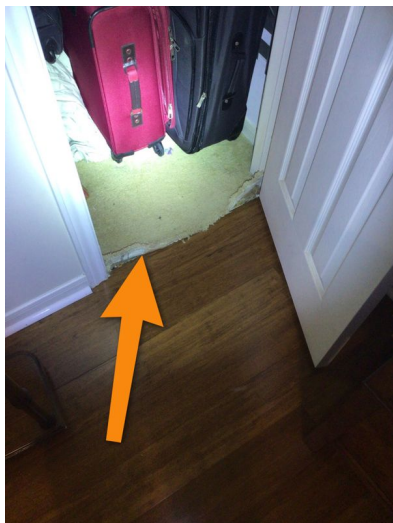
**2: Flooring: Buckled/Rippled Carpet**

🚫 Recommendation

Primary Bedroom Closet

Buckled or rippled carpet can be a trip hazard. Re-stretching by a qualified flooring contractor recommended.

Recommendation: Contact a qualified professional.



---

**3: Flooring: Tiles Cracked/Chipped**

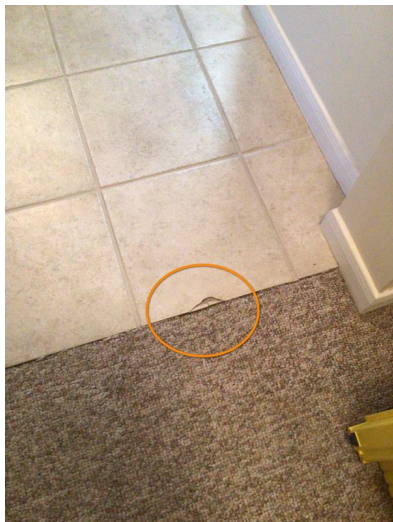
🚫 Recommendation

Floor tiles were cracked or chipped.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
---	----	----	---



**4: Flooring: Fallen Insulation**

🔴 Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



**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. Recommend installation of standard weatherstripping.

Recommendation: Contact a qualified door repair/installation contractor.

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

I	NI	NP	D
---	----	----	---



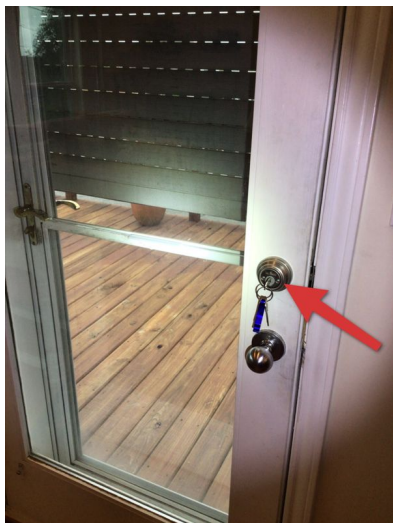
---

### 2: Door: Keyed Deadbolt

▲Safety Hazard

Double cylinder deadbolts are generally prohibited due to fire-code restrictions. Essentially, people can be entrapped in a house in the event of an emergency if they don't have the keys to double cylinder deadbolts. Evaluation and remediation by a qualified professional is recommended.

Recommendation: Contact a qualified professional.



---

### 3: Door Hardware: Doesn't Latch

🔴Recommendation

Door did not latch properly. Handyman repair of latch and/or strike plate is recommended.

Recommendation: Contact a qualified handyman.

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

I	NI	NP	D
---	----	----	---



**H. Windows**

*Comments:*

**1: Sill Height: Too Low**

🚫 Recommendation

2nd Floor

Current building standards require any window with an exterior sill height of 72 inches or more to have a minimum interior sill height of 24 inches. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



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

*Comments:*

**1: Handrails/Guardrails: Doesn't turn into wall**

🚫 Recommendation

Stairway handrail does not turn in towards the wall at the upper end

**Note:** This is a safety measure to prevent an individual's clothing from getting caught on the open end of the handrail

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
---	----	----	---



**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:*

*Unable to Determine Means of Attachment of Patio to Structure :*

*Proper installation methods of the patio roof and its integrity are not covered under the scope of this inspection:*

**1: Handrails/Guardrails: Inadequate**

**▲Safety Hazard**

Loose -

All deck 30 inches or higher above grade require a handrail/guardrail that:

- is at least 36 inches in height from the deck surface
- is not climbable
- has spindle gaps that are no greater than 4 inches

Recommendation: Contact a qualified professional.

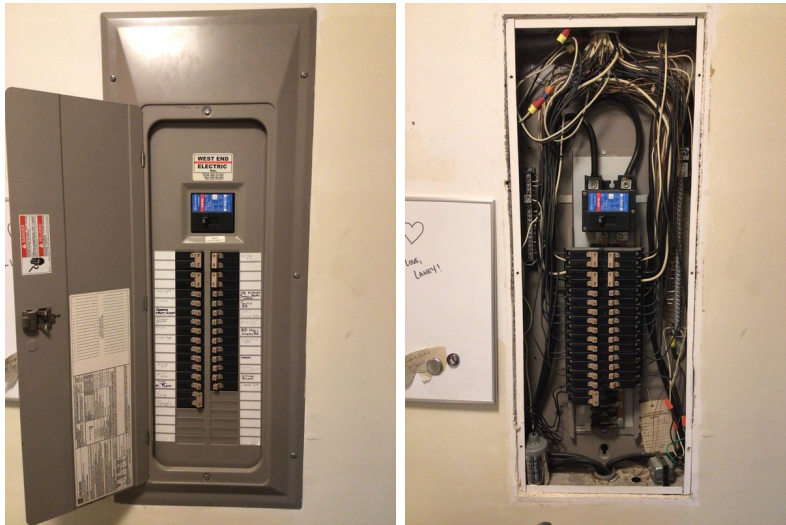


I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
---	----	----	---

## II. ELECTRICAL SYSTEMS

*General Photos of Distribution Panels:*



*General Photos of 220V Outlets:*



*General Photos of Grounding System(s):*

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

I	NI	NP	D
---	----	----	---



**A. Service Entrance and Panels**

*Comments:*

*Main disconnect/service box type and location:* Breakers - utility room

*Service entrance cable location:* Copper



*Service size:* 200 Amps

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

I	NI	NP	D
---	----	----	---



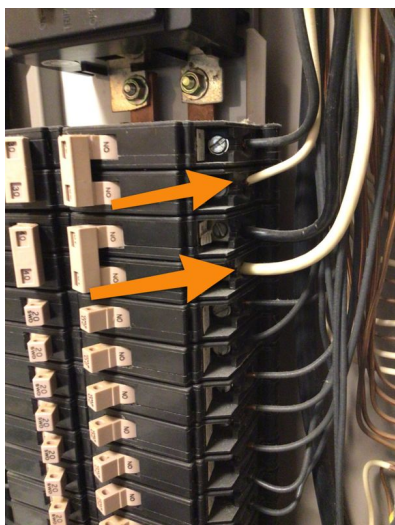
Unable to Verify Gas Line Bonding:

**1: White Wires Not Marked**

**➔ Recommendation**

White wires connected to breakers are not marked with black or red electrical tape to indicate that they are "hot". Remedy as needed.

Recommendation: Contact a qualified electrical contractor.



- B. Branch Circuits, Connected Devices, and Fixtures**  
*Type of Wiring: Copper*



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

I	NI	NP	D
---	----	----	---



*Comments:*

*Restriction to receptacles:*

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

### **1: Smoke Detector Defective**

🚫 Recommendation

Not present in required location -

Smoke detectors are required in all bedrooms, hallways to bedrooms, and living areas on every level of the home. These devices should be changed every 10 years for safety. Evaluate the units in the home and remedy as needed.

**Note:** *The inspector does not disassemble devices to check for expiration dates.*

Recommendation: Contact a qualified professional.

---

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

🚫 Recommendation

Exterior, Garage -

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

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

GFCI protection was not present in one or more of these locations. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D
---	----	----	---



---

### 3: Light: Inoperable

🚫 Recommendation

One or more light fixtures were not operating at time of inspection. Cause was not determined. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.



---

### 4: Light: Unprotected Bulb in Clothes Closet

🚫 Recommendation

Exposed or partially exposed bulbs are not allowed in closets. While once common, utility light fixtures with bare bulbs in a socket in closets, these are no longer allowed. All light bulbs must be fully enclosed in a globe or other housing. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

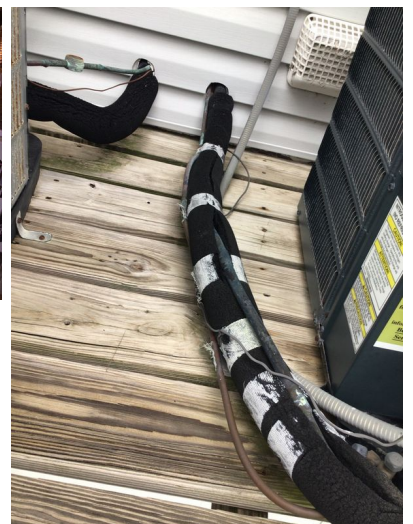
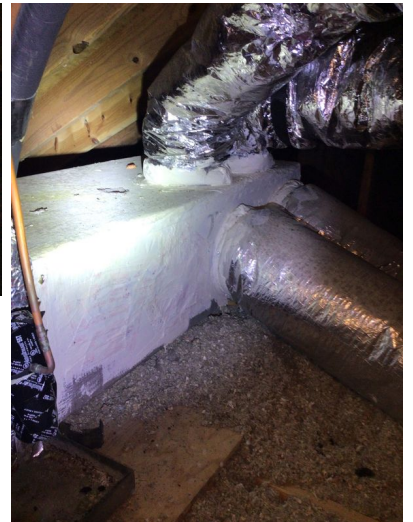
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
---	----	----	---



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

*General Photos of HVAC Equipment:*



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

I	NI	NP	D
---	----	----	---



General Photos of Thermostats:



- 
- 
- 
- 

**A. Heating Equipment**  
 Type of System: Furnace  
 Energy Source: Gas

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

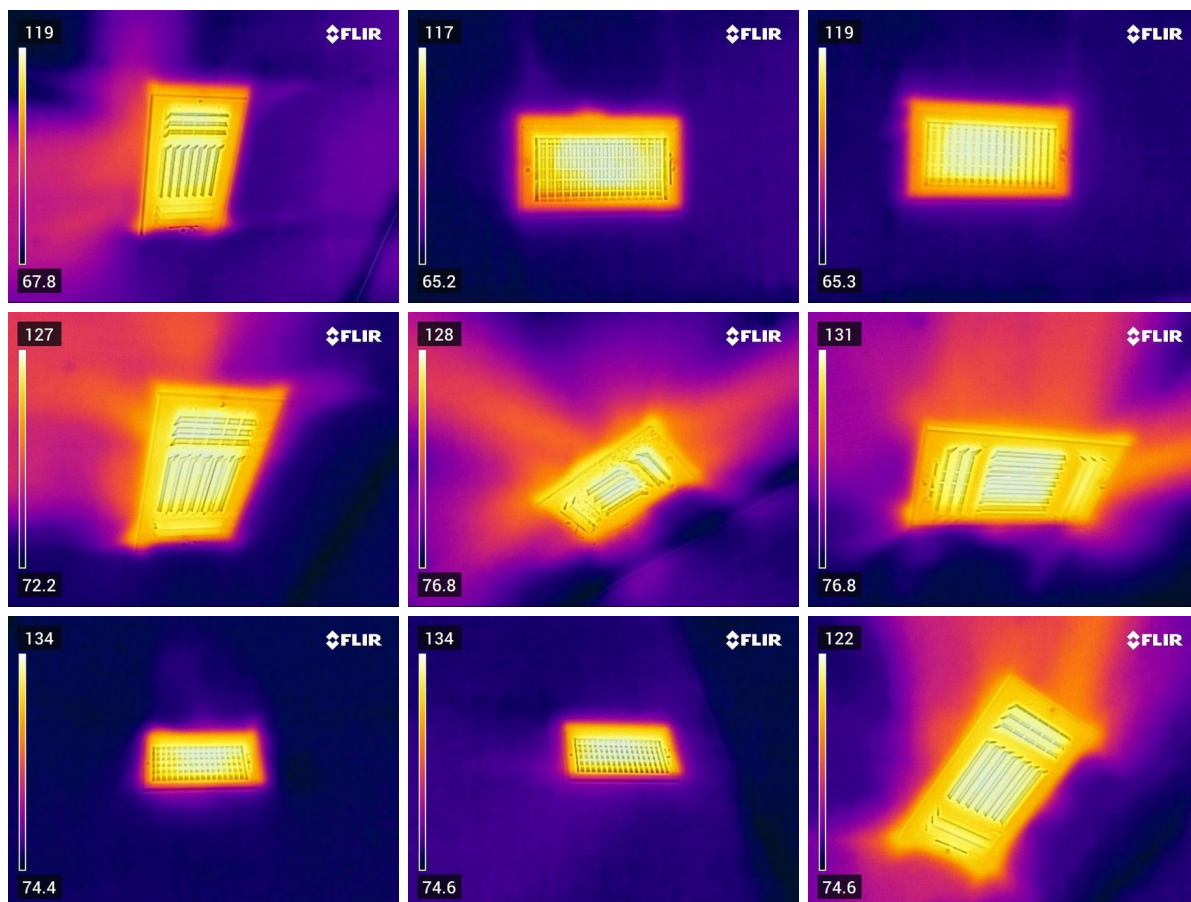
I	NI	NP	D
---	----	----	---

Comments:



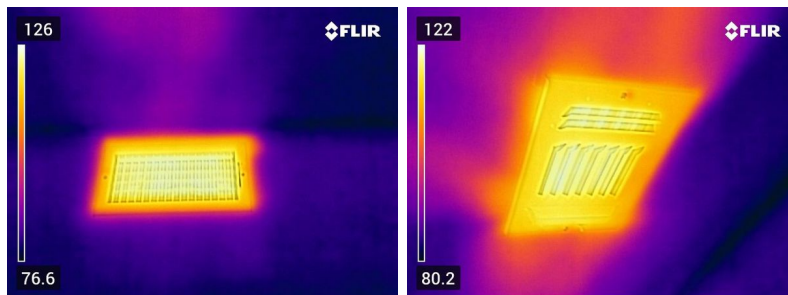
Older Equipment: Heating:

**Note:** 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.



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

I	NI	NP	D
---	----	----	---



Inspector does not remove furnace/air handler covers:

**1: Gas piping: Missing Sediment Trap (Drip Leg)**

🚫 Recommendation

Sediment traps are installed to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and causing problems. Remedy as needed.

Recommendation: Contact a qualified professional.



---

**2: Gas piping: Flex in furnace case**

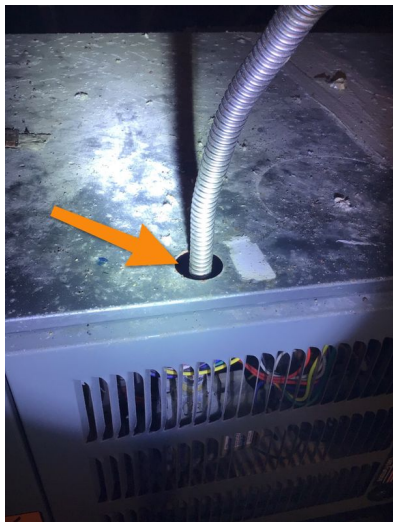
🚫 Recommendation

Flex gas connector was routed through the furnace cabinet wall. Remedy as needed.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
---	----	----	---



### 3: Venting: Missing strap

🚫 Recommendation

Support strapping was not installed at the furnace vent pipe. Remedy as needed.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒

### B. Cooling Equipment

Type of System: Central Air Conditioner

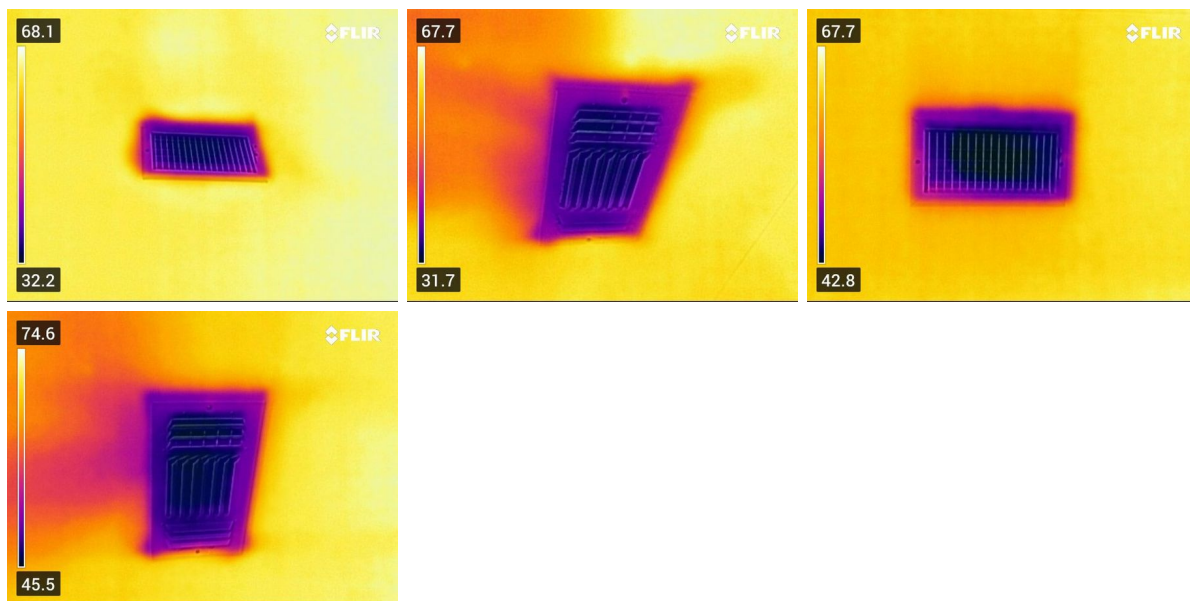
Comments:

Older Equipment: Cooling:

**Note:** Operation of the unit shows the unit was cooling at the time of the inspection. Due to the age of the system, routine maintenance is recommended.

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

I	NI	NP	D
---	----	----	---



Temperature difference (delta) - First Floor: 19°

Temperature difference (delta) - Second Floor: 17°

No access to internal coils:

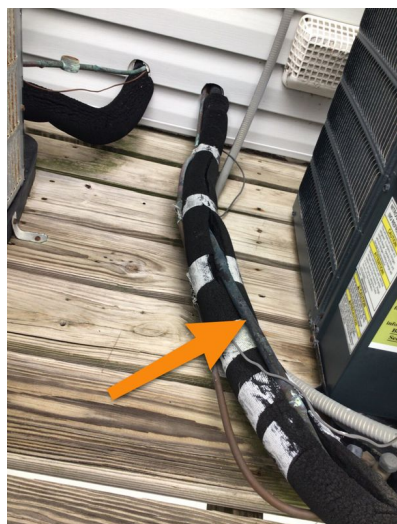
There was no removable panel cover to provide viewing access to the internal evaporator coils.

### 1: Condenser: Insulation Missing or Damaged on Refrigerant Lines

#### 🔴 Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Remedy as needed.

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.



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

I	NI	NP	D
---	----	----	---



**C. Duct System, Chases, and Vents**

*Comments:*

**1: Ducts: Ducts on attic floor**

🚫 Recommendation

Sections of ducting were resting on the attic floor. Evaluate and remedy as needed.

Recommendation: Contact a qualified HVAC professional.



**2: Ducts: Ducts resting on each other.**

🚫 Recommendation

Ducts were resting on each other. This can result in condensation forming between the two sections of ductwork. Remedy as needed.

Recommendation: Contact a qualified professional.

**3: Visible substance observed on Supply Register**

🚫 Recommendation

2nd Floor Bathroom

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

I	NI	NP	D
---	----	----	---

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.



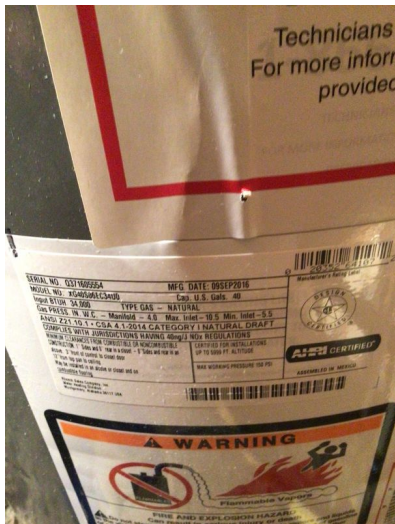
#### IV. PLUMBING SYSTEMS

*General 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:* Not observed

*Static water pressure reading:* 50 psi



*Comments:*

*No Plumbing Access:*

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

**1: Hose bibb (outdoor faucet): Backflow Prevention Missing**

[🔧 Maintenance Item/Note](#)

A hose bibb was missing a backflow preventer. These devices are inexpensive and easily installed, and help to prevent contamination of potable water. Remedy as needed.

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D
---	----	----	---



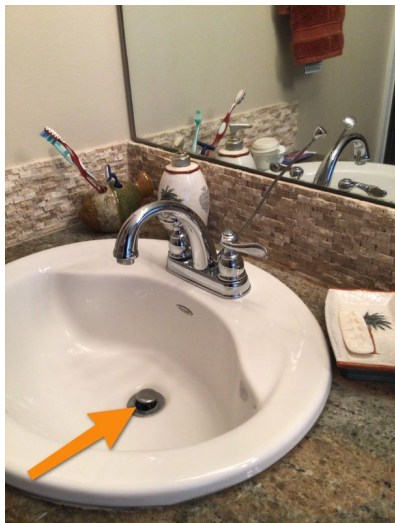
---

**2: Fixture: Drain Stops Missing or Ineffective**

➔ Recommendation

Drain stops had issues that prevented them from working properly (holding water). Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



---

**3: Fixtures: Loose**

➔ Recommendation

The faucet was loose. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.

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

I	NI	NP	D
---	----	----	---



---

**4: Shower: Showerhead leaks/sprays**

🚫 Recommendation

2nd Floor Bathroom

Water leaked/sprayed around the showerhead during operation. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



---

**5: Shower: Missing/Deteriorated Caulking or Grout**

🚫 Recommendation

Multiple Locations

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
---	----	----	---



**6: Toilet: Not securely Mounted to Floor**

➔ Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



**7: Sink: missing sealant**

➔ Recommendation

Kitchen

Sealant is missing at the transition from the sink to the countertop. This can lead to moisture intrusion and finish trim damage.

Recommendation: Recommended DIY Project



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

I	NI	NP	D
---	----	----	---



**B. Drains, Wastes, & Vents**

*Comments:*

**C. Water Heating Equipment**

*Energy Source:* Gas

*Capacity:* 40 Gallons

*Comments:*

*Location:* Attic

**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: 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. Remedy as needed.

Recommendation: Contact a qualified professional.



**3: TPR Valve Note: Replacement may be needed**

[🔧Maintenance Item/Note](#)

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

I	NI	NP	D
---	----	----	---

The manufacturer recommends replacement of the pressure relief valve every three years to ensure proper emergency function. The inspector does not test TPR valves due to safety hazard or possible damage to unit.

Recommendation: Contact a qualified professional.



---

#### 4: Venting system: Missing vent pipe strap

➔ Recommendation

The water heater combustion vent pipe was not properly supported/secured with strapping. Remedy as needed.

Recommendation: Contact a qualified professional.



**D. Hydro-Massage Therapy Equipment**

*Comments:*

## V. APPLIANCES

*General Photos of Dishwasher:*

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

I	NI	NP	D
---	----	----	---



*General Photos of Food Waste Disposer:*



*General Photos of Range Hood/Exhaust Systems:*



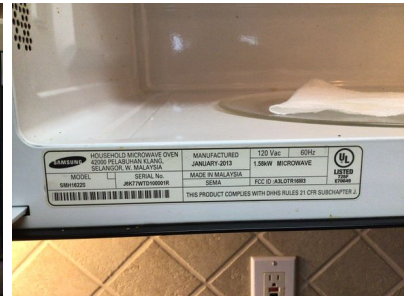
*General Photos of Ranges, Cooktops, and Ovens:*

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

I	NI	NP	D
---	----	----	---



*General Photos of Microwave Oven:*



*General Photos of Garage Door Operator(s):*



*General Photos of Dryer Exhaust Systems:*

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

I	NI	NP	D
---	----	----	---



- A. Dishwashers**

*Comments:*

**1: Rusted Dish Racks**

🔴 Recommendation

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

Recommendation: Contact a qualified professional.



- B. Food Waste Disposers**

*Comments:*

- C. Range Hood and Exhaust Systems**

*Comments:*

*Exhaust Hood Type:* Re-circulate

- D. Ranges, Cooktops, and Ovens**

*Comments:*

*Range/Oven Energy Source:* Gas

- E. Microwave Ovens**

*Comments:*

- F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

- G. Garage Door Operators**

*Comments:*

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

I	NI	NP	D
---	----	----	---

**1: Lock Installed with Door Opener**

**Recommendation**

A secondary locking mechanism was installed. Secondary locking mechanisms should be removed or disconnected to prevent damage to the door and/or opener.

Recommendation: Contact a qualified professional.



**H. Dryer Exhaust Systems**

*Comments:*

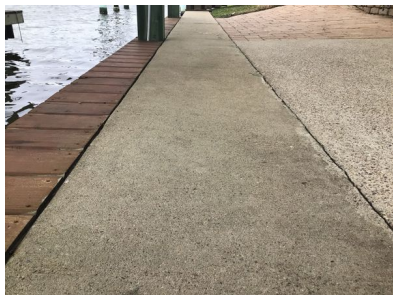
**VI. OPTIONAL SYSTEMS**

**F. Bulkhead**

*Type of Construction:* Concrete



*Cap:* Concrete



*Approximate Water Depth at the time of Inspection:* 6

*Approximate Height of Bulkhead Above Water Line:* 2

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

<b>I   NI   NP   D</b>
------------------------

*Water Clarity/Visibility at Time of Inspection: Poor*

*Poor water clarity:*

Poor water clarity, although not necessarily deficient, limited the inspection.

*General Bulkhead limitations:*

-Visual inspection of bulkhead is from land or piers only.

-Underwater lights are not operated or tested.

-Boat lifts/slips are not tested, operated, or inspected.

-Destructive testing and laboratory analysis is beyond the bounds of a visual inspection.

-Portions of bulkheads underwater or buried in the earth are, naturally, not able to be seen or inspected.

-“Expected remaining service life” is not determined.

**1: Guardrails/Handrails not present/Improper**

**▲Safety Hazard**

The handrails and/or guardrails were insufficient, damaged, or missing. Evaluation and remediation by a Qualified professional is recommended.

Recommendation: Contact a qualified professional.

