

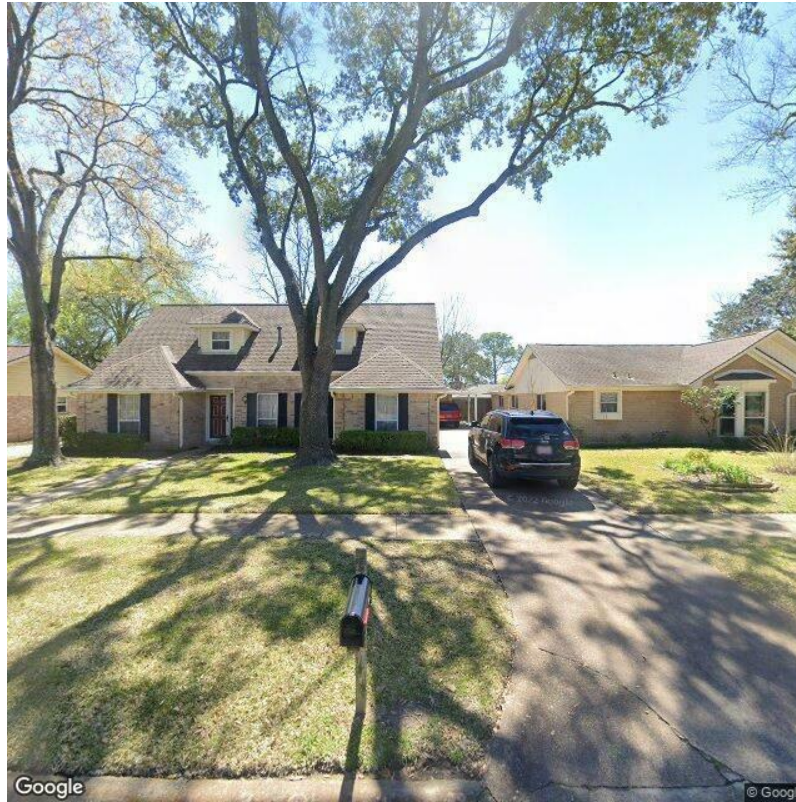


KELLY INSPECTION SERVICES

2813782501

[chris@kellyinspectionsservices.com](mailto:chris@kellyinspectionsservices.com)

<http://www.kellyinspectionsservices.com>



## KELLY INSPECTION SERVICES RESIDENTIAL INSPECTION

12863 Westhorpe Dr  
Houston, TX 77077



Inspector

Ricardo Hughes

TREC# 25816

281-378-2501

[ricardo@kellyinspectionsservices.com](mailto:ricardo@kellyinspectionsservices.com)



Agent

Karolina Dudek

Option One Real Estate

210-986-3477

[karolinadudekrealtor@gmail.com](mailto:karolinadudekrealtor@gmail.com)



# PROPERTY INSPECTION REPORT FORM

Wendy Smith

*Name of Client*

12863 Westhorpe Dr, Houston, TX 77077

*Address of Inspected Property*

Ricardo Hughes

*Name of Inspector*

*Name of Sponsor (if applicable)*

12/16/2023 8:00 am

*Date of Inspection*

TREC# 25816

*TREC License #*

*TREC License #*

## 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**

Our mission, to build trusting relationships that empower people to make the best decisions with comprehensive and easy to understand information.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## INFORMATION

**General**

*Style:* Traditional

*In Attendance:* Owner

*Occupancy:* Occupied, Furnished



2nd Floor East

*Temperature (approximate):* 60 Fahrenheit (F)

*Type of Building:* Single Family

*Weather Conditions:* Clear, Cold

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I NI NP D

### I. STRUCTURAL SYSTEMS

**A. Foundations**

Type of Foundation(s): Slab on Grade, Concrete

Comments:

Foundation NOT Performing Appropriately :

The foundation not performing appropriately at the time of the visual inspection. This opinion was based on that there were visible signs of binding, out-of-square, non-latching doors. There were sloping floors. There was visible signs of failure windows, walls, or floors as they relate to the foundation. Ceiling cracks or separations were witnessed, and rotating, buckling, cracking, or deflecting masonry cladding was apparent.

Foundation is covered from view:

Siding, structures, veneer, or vegetation prevent a visual inspection of a portion of the foundation.



Garage

Garage

**B. Grading and Drainage**

Comments:

**1: Drainage has improper grade**

Exterior

I=Inspected

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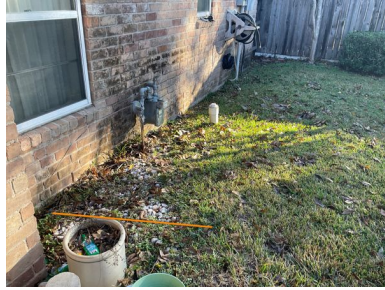
D=Deficient

I	NI	NP	D
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The lot was not properly graded around the house to ensure proper drainage. The grade should fall not fewer than 6" for every 10' from the foundation.

IRC R401.3 Drainage

Recommendation: Contact a qualified grading contractor.



South

**2: Grade too close to siding**

Foundation walls minimum 6 in. above earth (4 in. if masonry veneer used) IRC 404.1.6

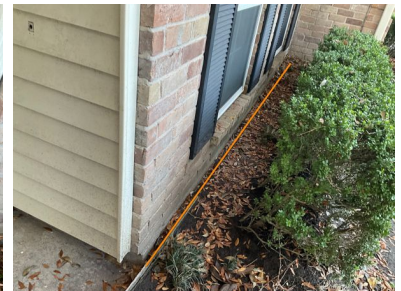
Recommendation: Contact a qualified grading contractor.



North



North



North



North



East



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



South

**3: Gutters do not terminate >36" from the structure**

The gutters do not terminate > 36" from the structure. This could lead to foundation issues as water begins to pool at base of home's foundation.

Recommendation: Contact a qualified gutter contractor



West



North



North



East

**4: Gutter has debris**

The gutter had debris that was blocking normal drainage from taking place. I recommend a qualified contractor clear this blockage to ensure proper drainage.

Recommendation: Contact a handyman or DIY project

I=Inspected

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D=Deficient

I NI NP D



Northwest



North



North

☒ ☐ ☐ ☒

**C. Roof Covering Materials**

*Types of Roof Covering:* Asphalt

*Viewed From:* Ladder, Ground, Roof

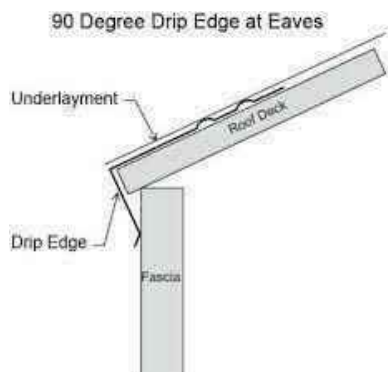
*Comments:*

**1: Underlayment not installed over drip edge**

IRC 2018 R905.2.8.5 Underlayment shall be installed over the drip edge along eaves and under the drip edge along rake edges. The current installation potentially voids manufacturers guarantees. This can lead to improper drainage of moisture, and potentially cause long term issues with moisture penetration.

IBC 1507.2.8.3

Recommendation: Contact a qualified professional.



underlayment-drip edge: best practice

**2: Damaged Coverings**

Roof coverings exhibited general damage that could affect performance and allow moisture intrusion. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.



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D=Deficient

I NI NP D



South



Garage

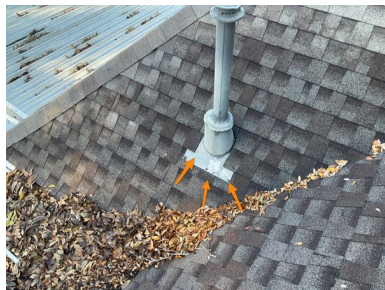


Garage

### 3: Raised or Exposed Nails

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct.

Recommendation: Contact a qualified roofing professional.

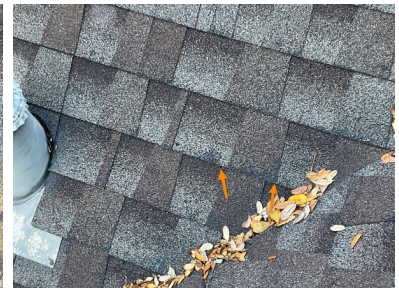


South

### 4: Granular loss

Granules Protect the shingle from UV light and direct rain off the roof.

Recommendation: Contact a qualified professional.



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

**5: Tree impinging on roof surface**

Recommendation: Contact a qualified professional.



North

**6: Excessive buildup of leaves**

One or more areas of the roof have an excessive build up of leaves. This condition will trap excessive moisture in these areas, leading to an earlier than expected failure of the roof covering. We recommend a qualified handyman remove the leaves. Also consider trimming trees in the area to avoid this issue as well as the potential for damage to the house if the tree were to fall into the structure.

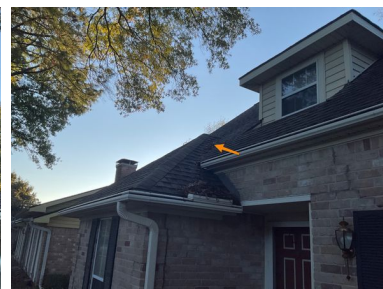
Recommendation: Contact a qualified professional.



Northwest



North



North



South



South

**D. Roof Structures and Attics**

*Viewed From: Attic, Ladder*

*Approximate Average Depth of Insulation: 4 Inches*

*Comments:*

*Unable to access attic space due to design of manufactured home.:*

I=Inspected

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D=Deficient

I NI NP D

Manufactured homes do not provide an access for the attic/Cockloft, due to the small size. Therefore ceiling insulation and structural members could not be confirmed. The roof was walked, and no structural abnormalities were detected from that angle.



Limited access to part of the attic:  
Homeowners belongings



**1: Insufficient Insulation**

Attic

Insulation depth was inadequate IRC R402.1.2 which requires R38 for Climate zone 2A. Recommend a qualified attic insulation contractor install additional insulation to meet this requirement.

Recommendation: Contact a qualified insulation contractor.



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

Comments:

Vegetation limits view:

Plant growth prohibits a noninvasive observation.

Exterior

I=Inspected

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D=Deficient

I NI NP D



Wall paper covering limits of view of wall:  
Wall covering limits of view of wall



Dining Room



Hallway



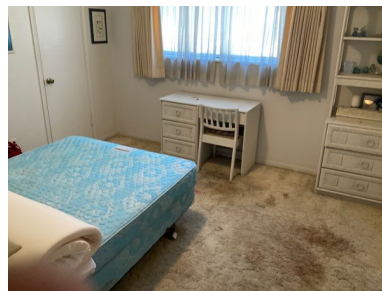
Bathroom



2nd Floor



Limited view furniture:



**1: Cracks - Minor**

Minor cracking was observed in wall structure. This is common in homes this age. Recommend appropriate seal and/or monitoring.

Recommendation: Contact a qualified masonry professional.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



West



West



North



North



North



East



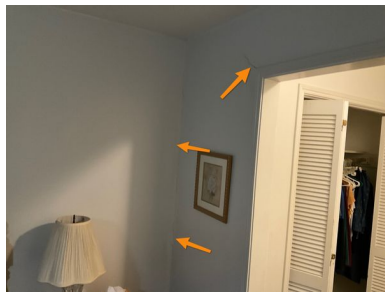
East



Laundry Room



Dining Room



Master Bedroom



Master Closet



2nd Floor North



West 2nd Floor

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

## 2: Damage to Drywall

One or more areas of the drywall had damage to it.

Recommendation: Contact a qualified drywall contractor.



Master Bathroom

## 3: Exterior wall needs sealing

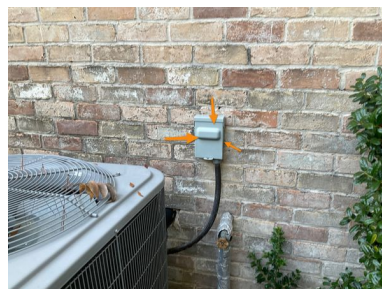
Exterior

The expansion joints in one or more locations are missing the proper caulking to shield it from the exterior elements. Have a qualified professional evaluate all expansion joints and apply appropriate caulking as needed.

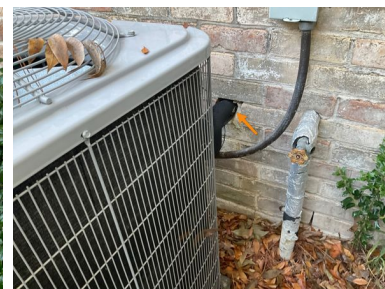
Recommendation: Contact a handyman or DIY project



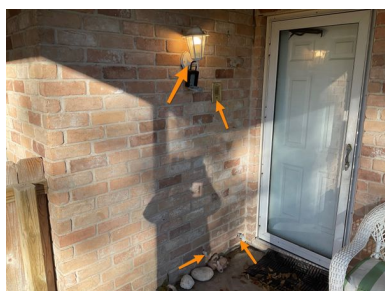
North



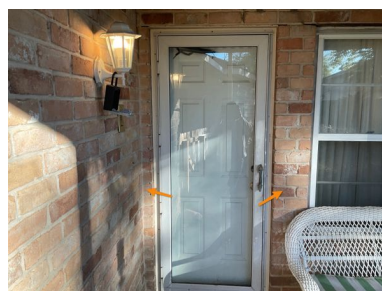
East



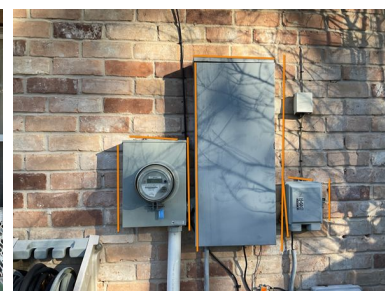
East



South



South



South

## 4: Open wall penetration

Exterior

One or more areas of the exterior of the house has damage creating an opening in the wall system, and reducing the effectiveness of the protection that drywall provides as well as compromising the building envelope that contributes to an efficient HVAC system. Have a qualified professional repair all penetrations.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified siding specialist.



West



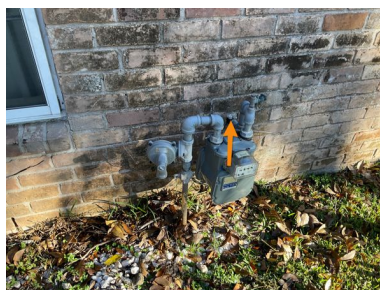
West



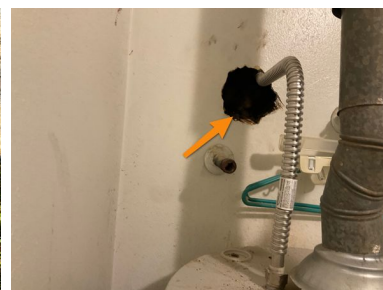
East



North



South



Laundry Room

### 5: Exterior siding damage

Damage to the exterior siding was noted. Have a qualified professional evaluate all exterior siding of the house and repair as needed.

Recommendation: Contact a qualified siding specialist.



Garage South

### 6: Exterior wall bowing

Portions of the west exterior wall appeared to bow out further than other portions. In these areas that appeared to bow out, there was a greater amount of brick veneer hanging past the concrete slab than other portions. This same area also had cracking in the veneer. Consult with a foundation specialist to see if this is a foundation issue or a workmanship issue.

Recommendation: Contact a qualified professional.

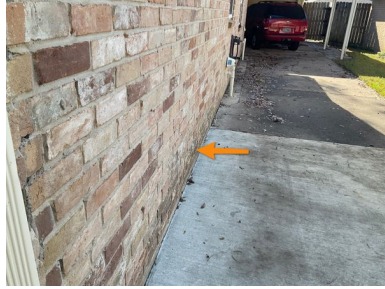
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I	NI	NP	D
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West

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**7: Brick ties missing in one or more area**

Wall movement on exterior wall. Recommend corrections or repair

Recommendation: Contact a qualified professional.



West

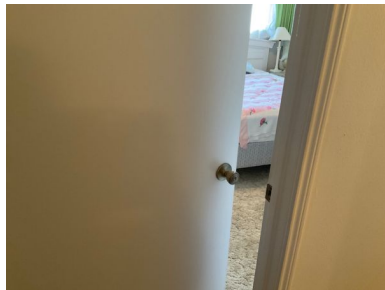
**G. Doors (Interior and Exterior)**

*Comments:*

**1: Door doesn't latch**

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation: Contact a handyman or DIY project



West Bedroom

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**2: Door Sticks**

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.



I=Inspected

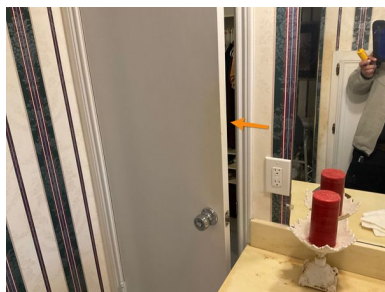
NI=Not Inspected

NP=Not Present

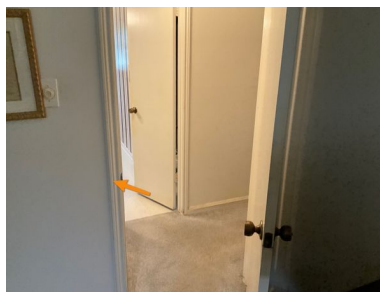
D=Deficient

I NI NP D

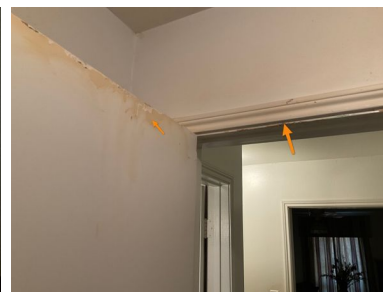
Recommendation: Contact a handyman or DIY project



Master Bathroom



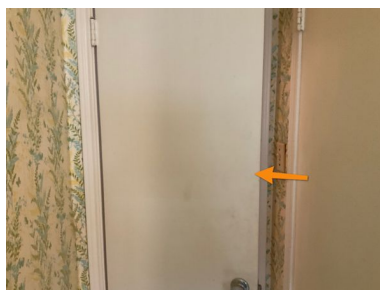
Master Bedroom



Master Closet



2nd Floor East Closet



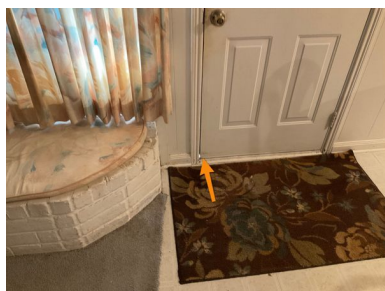
2nd Floor Bathroom

### 3: Weatherstripping Insufficient

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

[Here is a DIY guide on weatherstripping.](#)

Recommendation: Contact a handyman or DIY project



South

### 4: Rusted Lintel

The steel lintel above the door is rusted. This condition could eventually lead to failure of this piece, and it would be unable to carry the load from above it. This condition can be corrected by removing rust and keeping a fresh coat of paint or other protectant that prevents rust.

Recommendation: Contact a handyman or DIY project

I=Inspected

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D=Deficient

I	NI	NP	D
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South



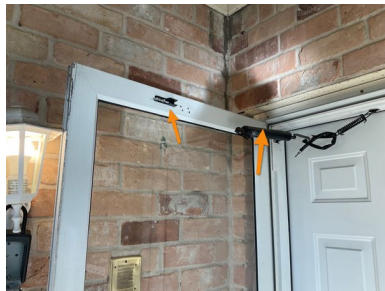
South

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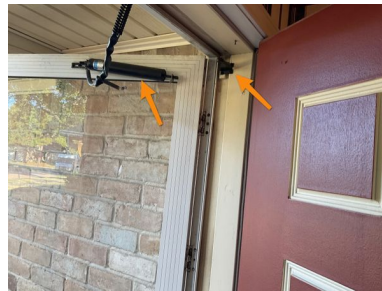
**5: One or more door screen damage hardware**

One or more door screen damage hardware. recommend repairs or correction as needed

Recommendation: Contact a qualified professional.



South



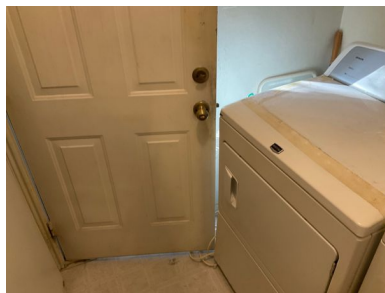
North

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**6: Door blocked by dryer machine**

Recommend correction as needed

Recommendation: Contact a qualified professional.



Laundry Room

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**7: Door Between kitchen and dining room will not open.**

Between kitchen and dining room will not open. Recommend repairs or correction 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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Dining Room

**F. Ceilings and Floors**  
*Comments:*

**1: Ceiling - Minor Damage**

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation: Contact a qualified drywall contractor.



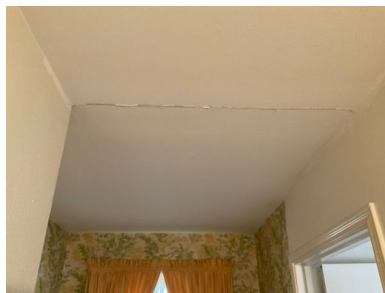
Dining Room



Master Closet



Master Bedroom



2nd Floor North

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**2: Flooring - Damaged**

The home flooring had general moderate damage visible at the time of the inspection. Recommend evaluation by a qualified flooring contractor.

Recommendation: Contact a qualified professional.

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I NI NP D

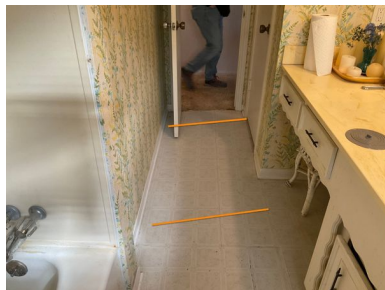


Dining Room

**3: Floor inappropriately slopes**

The floor inappropriately slopes in one or more areas of the house. Consult with a foundation specialist to determine if further action is needed.

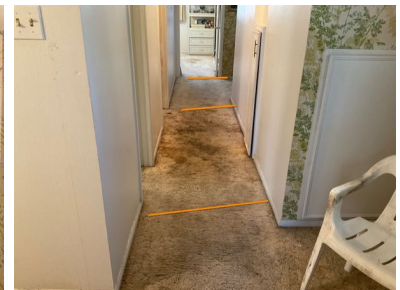
Recommendation: Contact a qualified professional.



2nd Floor Bathroom



2nd Floor Bathroom



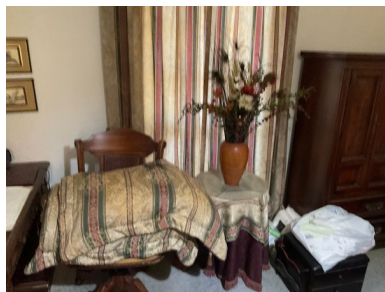
2nd Floor

**H. Windows**

*Comments:*

*Window obstructed:*

Window obstructed



Master Bedroom



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**1: Damaged screen**

One or more window screens are damaged or are not installed and operate as intended by manufacturer. This could impeded egress in an emergency and needs to be corrected.

Recommendation: Contact a qualified professional.



West



North

**2: Failure of exterior window caulking**

The exterior windows at various points on the north side showed signs of cracking and not maintaining exterior seal. I recommend a qualified person re-caulk all windows.

Recommendation: Contact a qualified professional.



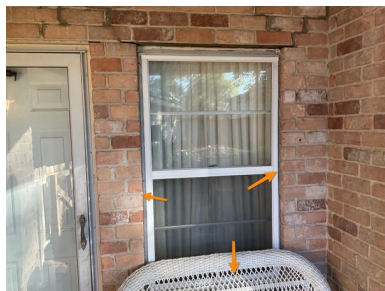
West



North



North



I=Inspected

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D=Deficient

I NI NP D

South

South

**3: Interior window caulking needed**

The interior windows at one or more points on the house were missing the proper caulking. I recommend a qualified person caulk all windows.

Recommendation: Contact a qualified professional.



North Living Room

**4: Rusted Lintel**

The steel lintel above the window is rusted. This condition could eventually lead to failure of this piece, and it would be unable to carry the load from above it. This condition can be corrected by removing rust and keeping a fresh coat of paint or other protectant that prevents rust.

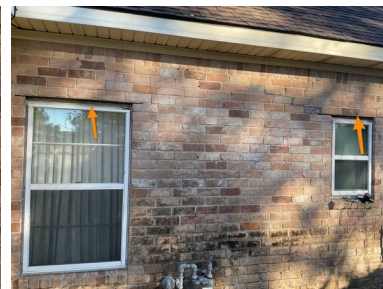
Recommendation: Contact a qualified professional.



North



South

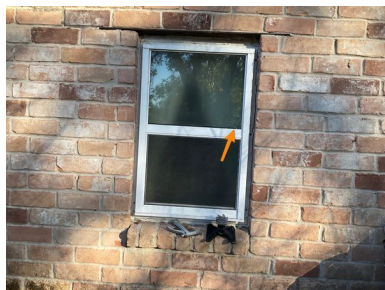


South

**5: Window Glass Broke**

One or more windows have damaged glass and are not maintaining the envelope of the building. We recommend immediate replacement to ensure the house isn't damaged by outside elements.

Recommendation: Contact a qualified window repair/installation contractor.



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I NI NP D

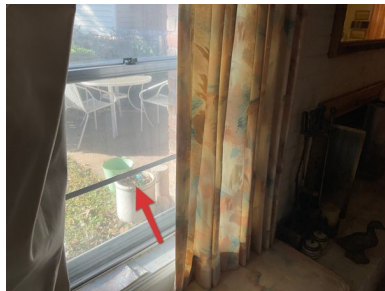
South

**6: Window won't open**

**▲Safety Hazard**

One or more windows will not open through normal means. This is a safety issue, as this is a method of egress in bedrooms, in the event of a fire. I recommend a window professional evaluate this condition and ensure the windows can easily be opened through normal means.

Recommendation: Contact a qualified window repair/installation contractor.



Living Room



North Dining Room



2nd Floor East Bedroom

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

*Comments:*

**J. Fireplaces and Chimneys**

*Comments:*



**1: Firewall Cracked**

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.

Recommendation: Contact a qualified fireplace contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

*Comments:*

**L. Other**

*Comments:*



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I NI NP D

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*



**1: Antioxidant paste missing**

Aluminum service wires should have antioxidant paste at the terminal connections in panel.

Recommendation: Contact a qualified professional.



South

**2: Emergency Disconnect not marked as such**

NEC 230.85 “Emergency Disconnects” states that Service disconnects marked as follows:  
EMERGENCY DISCONNECT,  
SERVICE DISCONNECT.

Please place the appropriate signage on the exterior panel.

(IRC 2018 E3404.13)

Recommendation: Contact a qualified professional.

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I NI NP D



South

**3: Missing screws**

The ac disconnect electrical panel does not have all manufacturer supplied screws in place.

Recommendation: Contact a qualified professional.



East

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

*Type of Wiring:* Aluminum, Copper

*Comments:*

*Furniture and belongings limit access to outlets:*



Dining Room



Dining Room



Master Bedroom



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I NI NP D

**1: No GFCI Protection**

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

[Here is a link](#) to read about how GFCI receptacles keep you safe.

IRC 3902.1-4 NEC 210.8A1-3

Recommendation: Contact a qualified electrical contractor.



Garage



Laundry Room

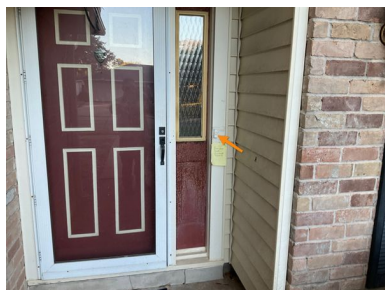


Master Bedroom

**2: Doorbell not functioning**

The doorbell was not functioning at the time of the inspection.

Recommendation: Contact a qualified professional.



North

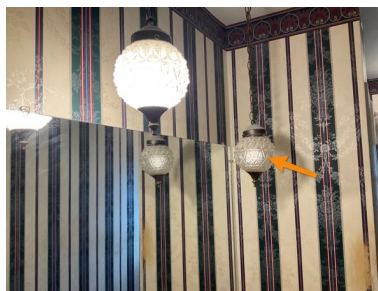
**3: Light Inoperable**

One or more lights are not operating. New light bulb possibly needed.

Recommendation: Contact a qualified electrical contractor.



Garage



Master Bathroom

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I NI NP D

**4: No Smoke Detectors Present**

**▲Safety Hazard**

No Smoke Detectors present in house.

Recommendation: Contact a qualified professional.

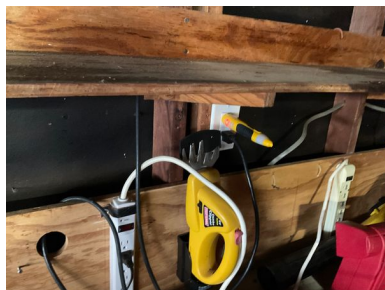


ALL Bedroom

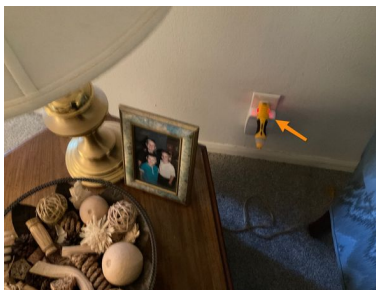
**5: Electrical Outlet with Open ground**

The electrical outlet shows to have an open ground in one or more areas. This condition exists when a three prong outlet is not connected to the home's grounding system. This is unsafe because if a fault were to happen, the surge could damage equipment or people rather than routing to the ground. Have a licensed electrician evaluate this and repair as needed.

Recommendation: Contact a qualified electrical contractor.



Garage



Living Room

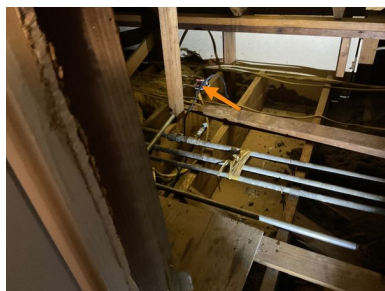


Master Bathroom

**6: Open Junction Box**

Open junction box observed. Recommend concealing or replacing.

Recommendation: Recommended DIY Project



Attic West

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NP=Not Present

D=Deficient

I	NI	NP	D
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**7: White wire coming in from outside into carpet**

White wire coming in from outside into carpet. recommend further evaluation

Recommendation: Contact a qualified professional.



Living Room

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- 
- 
- 

**C. Other**

*Comments:*

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D=Deficient

I NI NP D

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

**A. Heating Equipment**

*Type of Systems:* Forced Air

*Energy Sources:* Natural Gas

*Comments:*

**1: Blower - Excessive Noise**

Furnace blower was excessively noisy during operation. Recommend a qualified HVAC technician evaluate and repair.

Recommendation: Contact a qualified HVAC professional.

**2: Daylight observed at vent roof penetration**

Material shall be installed in a manner that prevents water entry into the building. Vent penetration of the roof needs to be sealed.

IRC2018 P2607.1

Recommendation: Contact a qualified roofing professional.



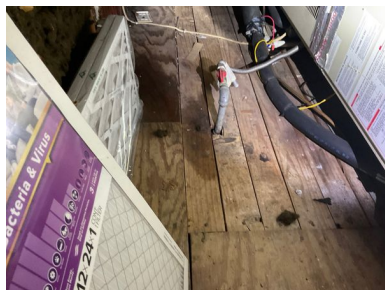
Attic

**3: Drip leg missing**

sediment trap required after appliance, shut off valve, and as close as practical to the appliance..

IRC 2419.4. UPC 1212.9

Recommendation: Contact a qualified plumbing contractor.



Attic

**4: Heater not operating properly**

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

The supply air from the registers not blowing air. Have a HVAC technician evaluate and repair as needed.

Recommendation: Contact a qualified HVAC professional.

**B. Cooling Equipment**

*Type of Systems:* Central Air Conditioner



*Comments:*

*Location of AC Condensate Drain Line:* Unable to locate

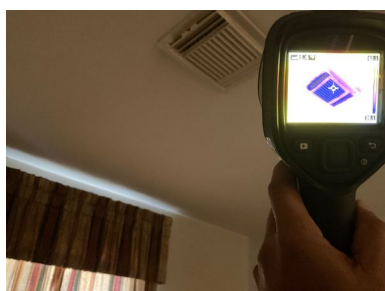
*Manufacturer:* Carrier

*Tonnage of Unit:* 4

*Return Air Temperature:* 62



*Supply Air Temperature :* 41



*AC Temperature Differential :* 21

**1: Condenser not properly secured to pad**

AC condenser is not properly secured to concrete pad . This could affect the intended operation of the unit.  
Recommend repairs or correction as needed by a professional HVAC

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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East

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### 2: Insulation Missing or Damaged

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

Recommendation: Contact a qualified HVAC professional.



North Attic

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### 3: Unit Not Level

Concrete pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

Recommendation: Contact a qualified HVAC professional.



East

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

*Comments:*

*No access to attic:*

Could not view ductwork and attic at time of the inspection

**D. Other**



**I=Inspected**

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**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*Comments:*

I=Inspected

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I	NI	NP	D
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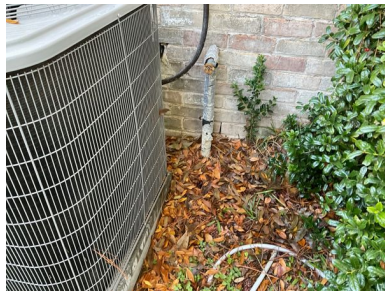
## IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution Systems, and Fixtures**

*Location of Water Meter: Exterior*



*Location of Main Water Supply Valve : Main Level*



*Static Water Pressure Reading: 55*



*Type of Supply Piping Material: Galvanized Metal Pipe*

*Comments:*

**1: Anti-siphon device missing**

Hose bibbs require non removable vacuume breaker. IRC 2902.4.3 UPC 603.5.7

Recommendation: Contact a handyman or DIY project

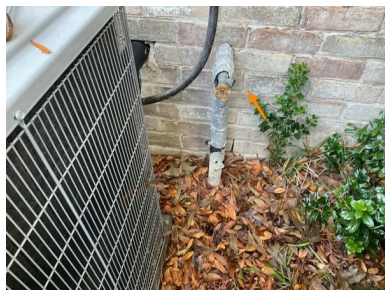
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East

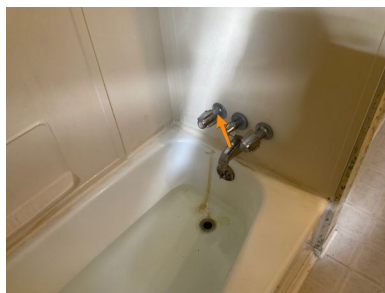
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## 2: Faucet handle Dripping

A faucet handle is dripping. Recommend qualified handyman or plumber evaluate and repair.

[Here is a helpful article](#) in case you DIY.

Recommendation: Contact a qualified plumbing contractor.



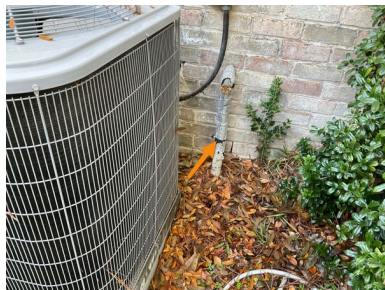
2nd Floor Bathroom

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## 3: Cut off valve is not functional

The handle is missing

Recommendation: Contact a qualified plumbing contractor.



East

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## 4: Galvanized pipe

Water supply pipe(s) are galvanized pipe. This is an outdated material and as corrosion reduces the diameter of the pipe interior, water flow will be increasingly restricted. Any galvanized pipe in the home may need to

I=Inspected

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I	NI	NP	D
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be replaced soon. Recommend that you consult with a qualified plumbing contractor to discuss options and costs for replacement.

Recommendation: Contact a qualified plumbing contractor.

**5: Water has a brown color**

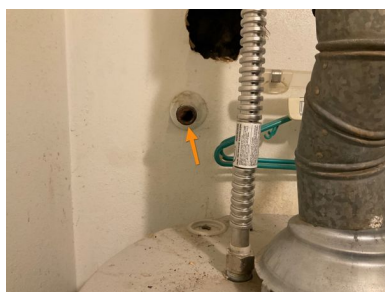
The water coming out of multiple fixtures was brown. This could be an indication of rust in the supply pipes, supply pump issues, or ground water mineral impurities. Have a well professional and or a plumber evaluate this condition.

Recommendation: Contact a qualified plumbing contractor.

**6: Exposed galvanized pipe**

Expose galvanize and Pipe in laundry room. Recommend correction or repair as needed

Recommendation: Contact a qualified professional.

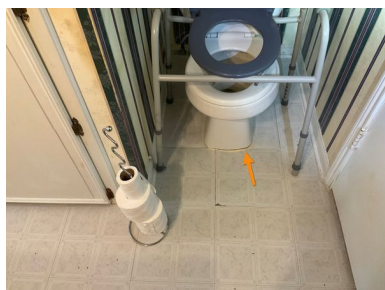


Laundry Room

**7: Toilet needs to be resealed**

Toilet needs to be resealed. Recommend correction as needed

Recommendation: Contact a qualified professional.



Master Bathroom

**8: Master shower in need of re-caulking**

Master shower in need of re-caulking. recommend correction as needed

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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Master Bathroom

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

*Type of Drain Piping Material:* Cast Iron, Stainless Steel

*Comments:*

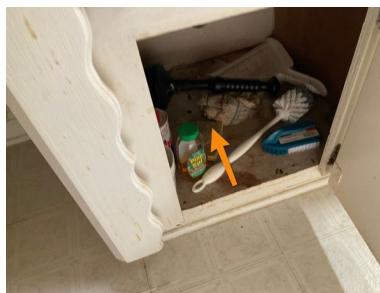
**1: Sink drain leaking**

There is evidence of moisture below the sink. We were unable to locate the exact source of this leak in the drain system, but recommended a qualified plumber further evaluate and fix this situation.

Recommendation: Contact a qualified plumbing contractor.



2nd Floor Bathroom



2nd Floor Bathroom

**2: Poor/Slow Drainage**

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation: Contact a qualified plumbing contractor.



Master Bathroom



Master Bathroom



2nd Floor Bathroom

I=Inspected

NI=Not Inspected

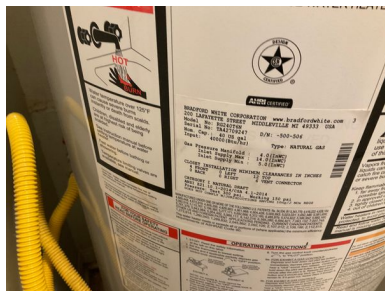
NP=Not Present

D=Deficient

I NI NP D

**C. Water Heating Equipment**

*Energy Sources: Gas*



*Capacity: 40 Gallons*

*Comments:*

**1: Dissimilar metals in contact**

Plumbing distribution pipes in contact with each were made of different types of metal and may cause galvanic corrosion which will result in deterioration and eventual leakage. The Inspector recommends installation of a dielectric union by a qualified plumbing contractor.

Recommendation: Contact a qualified plumbing contractor.



Laundry Room

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**F. Gas Distribution Systems and Gas Appliances**

*Location of Gas Meter: Main Level*



*Type of Gas Distribution Piping Material: Galvanized pipe*

*Comments:*

**I=Inspected**

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**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**E. Other**

*Comments:*

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I	NI	NP	D
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## V. APPLIANCES

**A. Dishwashers**

*Comments:*

**1: Dishwasher drain line improperly installed**

It is recommended that the drain line for the dishwasher be installed with a loop near the top of the counter. This is to prevent unnecessary back flow of waste water from the sink into the dishwasher. I recommend having a qualified professional evaluate this and repair properly.

Recommendation: Contact a qualified professional.



Kitchen

**B. Food Waste Disposers**

*Comments:*

**C. Range Hood and Exhaust Systems**

*Comments:*

**D. Ranges, Cooktops, and Ovens**

*Comments:*



**E. Microwave Ovens**

*Comments:*

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

*Comments:*



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I	NI	NP	D
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**G. Garage Door Operators**

*Comments:*



**H. Dryer Exhaust Systems**

*Dryer vent damage:*

Dryer vent damage. Recommend correction or repairs as needed

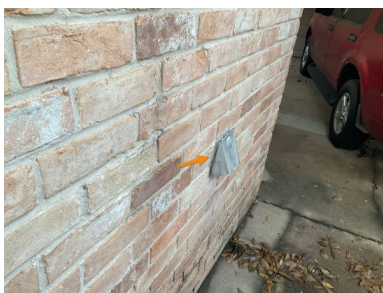


Laundry Room

**1: Exterior vent not properly sealed**

The exterior portion of the dryer vent was missing a cover. This can allow unwanted pest inside the house, as well as effect the environmental envelope of it as well. Place a proper exterior dryer vent over the exit opening.

Recommendation: Contact a qualified professional.



West

**I. Other**

*Comments:*

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I	NI	NP	D
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## VI. OPTIONAL SYSTEMS

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

*Comments:*

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Comments:*

**C. Outbuildings**

*Comments:*

**D. Private Water Wells (A coliform analysis is recommended.)**

*Comments:*

**E. Private Sewage Disposal Systems**

*Conventional Septic System Performance Comment:*

The conventional septic system at this address appears to be functioning properly. The first holding tank is has minimal amounts of sludge and does not need to be pumped. While on location, multiple interior water fixtures were ran, with approximately 100 gallons flowing through the system. During that time, the septic system did not show any issues with handling this increased load.

Due to TREC regulations, our inspection is a visual and functional one. We were not able to dig up diverter boxes where the field lines were. We were able to dip the holding tank. There were no signs of sewage seepage in the yard. There was no sign of lush vegetation anywhere. All interior drains were able to function with no signs of backing up due to septic failure. Overall, this system is performing, based on our functional and visual inspection.

**F. Other Built-in Appliances**

*Comments:*

**G. Other**

*Comments:*

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**REINSPECTION**

**General**