



TREC REI 7-6  
1708 Morse St  
Houston, TX 77019



Inspector  
**Dan Richter**  
TREC#21351  
713-882-6800  
[beinspected.dan@hotmail.com](mailto:beinspected.dan@hotmail.com)



Agent  
**Donna Mullane**  
Energy Realty  
(713) 392-3927  
[donna.mullane1@gmail.com](mailto:donna.mullane1@gmail.com)



# PROPERTY INSPECTION REPORT FORM

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| Helen Reddy<br><i>Name of Client</i>                                     | 06/01/2022 9:00 am<br><i>Date of Inspection</i> |
| 1708 Morse St, Houston, TX 77019<br><i>Address of Inspected Property</i> |   |
| Dan Richter<br><i>Name of Inspector</i>                                  | TREC#21351<br><i>TREC License #</i>             |
| <i>Name of Sponsor (if applicable)</i>                                   | <i>TREC License #</i>                           |

## PURPOSE OF INSPECTION

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

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

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

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

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

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

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

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

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*In Attendance:* Owner, Selling Agent, Family members

*Occupancy:* Occupied

*Type of Building:* Townhouse

*Weather Conditions:* Cloudy, Dry, Hot, Humid

*Inspection Information - BE Inspected, LLC:*

THIS INSPECTION AND REPORT WERE PREPARED FOR YOUR (ORIGINAL PURCHASING PARTY) EXCLUSIVE USE. USE OF THIS REPORT BY, OR LIABILITY TO THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT BUYERS IS SPECIFICALLY EXCLUDED. RELIANCE ON THIS REPORT BY THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT OWNERS IS AT THEIR PERIL. NO WARRANTIES OR GUARANTIES TO THIRD PARTIES, PRESENT OWNERS OR FUTURE OWNERS ARE IMPLIED OR SHOULD BE ASSUMED. Use of this report by third parties is unauthorized and unintended. Opinions of the inspector are subjective based on his education and experience and should not be considered conclusive.

This inspection is not intended to be an exhaustive evaluation of all the systems and appliances in the structure, nor is it intended to be a total list of defects, existing or potential. Items marked as inspected mean that, at a minimum, all parts and components of that section or item listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. Items noted as not inspected in the following report are not covered by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by lack of notation. The term No Comments indicates that the unit was performing the function for which it was intended without the apparent need of immediate repair at the time of the inspection. No verbal statements by the inspector are to be considered a part of the inspection or of this report.

This inspection report is made under prevailing conditions of the items indicated at the time of the inspection, and no warranty or guarantee of subsequent performance of condition of said items is being made by the inspector. This inspection report does not guarantee concurrence with city building and electrical codes. This inspection is limited to observations of only those components of the structure and those portions of the roof framing and surface readily accessible and visible without moving or the removal of

any item or object that would obstruct visual observation. Any item not capable of being seen at the time of the inspection, that is concealed by objects, vegetation or the finishes of the structure is specifically excluded as being beyond the scope of this inspection. Conditions not readily and visually apparent at the time of the inspection, were not considered in reaching the conclusions or rendering the opinions contained in this report.

Specifically excluded from the inspection and this report are:

- 1) boring, digging or probing the soil or structure
- 2) location or effects of geological faults or of any underground structure or object
- 3) location of gas lines and/or systems
- 4) presence of asbestos and/or radon gas
- 5) lead based paint and/or products made from or containing lead
- 6) adequacy of site drainage
- 7) opinions relating to compliance with any specifications, legal and/or code requirements or restrictions of any kind, and
- 8) determination of the presence or health effects of molds, mildew, etc.
- 9) additional testing included for environmental factors such as, but not limited to: air quality, mold, insects, foreign or chinese or defective drywall or foreign or chinese or defective building materials.

NOTE: No environmental inspections of any kind were performed during this inspection. If you have any concerns over the presence or possible future growth of any of these type items, you should, as part of your due diligence, have the environmental inspections of your choice performed on the house prior to closing.

The inspector does not take care, custody or control of the structure at any time. If the structure is occupied at the time of the inspection, it is possible that visible defects may have been concealed or covered by furniture, fixtures, appliances and/or clothing, etc. Once the owner/occupant vacates the property, any visible defect that becomes apparent should be reported to you via an updated sellers disclosure form. The photographs included in this report are intended to be used to illustrate some, but not all, of the defects and to clarify the text information in the report. All photographs taken at the subject property may not be included in the report. The photographs are not intended to be all inclusive or to describe all conditions noted on the property.

By acceptance of this inspection report, the client paying for the inspection waives any and all claims for damages, costs, expenses, repairs, or other liabilities against BE Inspected, LLC (the company) or the inspector arising out of or in any way related to this inspection and the failure to report any defects in the items inspected unless caused by gross and willful negligence. Our intent is to reduce the clients risk associated with this transaction however we cannot eliminate all risk nor will the company assume the clients risk. An inspector is a generalist and does not claim to be an expert in any one area or field. The inspection is to provide an opinion on specific items and their function during the time of the inspection only. In the event that a qualified licensed contractor or expert disagrees with statement(s) in this report, it is suggested they provide written documentation supporting their opposition and sign their name to it. Recovery for any claim arising from this inspection for whatever cause is strictly limited to the total amount of the fee paid to the inspector or this company by you, our client.

The client should notify the company within 24 hours of discovery, of any items or items in question considered to have been overlooked, underreported, etc. due to gross and willful negligence by the inspector. If a repair is needed for the item in question the repair must be delayed to give the company time to reexamine the item(s) or the item(s) will not be considered as a valid complaint and render this contract null and void between the client and the company. If the repair item(s) in question must be resolved prior to an inspector from the company being present then a minimum of 5 different, clear, digital photos must be taken, including a time and date stamp affixed to the photos, of each item in question or the terms in this inspection contract agreement will be considered violated. If any term(s) in this agreement is/are violated this contract is null and void and the company assumes no responsibility for the home listed in this inspection report. Notwithstanding any provision in this agreement to the contrary, any dispute, controversy, or lawsuit between any of the parties to this agreement about any matter arising out of this agreement shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association (AAA) pursuant to the Texas General Arbitration Act and in accordance with this arbitration agreement and the Commercial Arbitration Rules of the AAA. To the extent that any inconsistency exists between this arbitration agreement and such statutes and rules, this arbitration agreement shall control. Judgment upon the award rendered by the arbitrators may be entered in, and enforced by, any court having jurisdiction and in accordance with the practice of such court.

In any dispute, controversy, or lawsuit arising from this agreement, the prevailing party shall be entitled to recover from the unsuccessful party, reasonable and necessary attorneys fees incurred in connection with such dispute, controversy, or lawsuit. This agreement is entered into in Harris County, Texas and shall be construed and interpreted in accordance with the laws of the State of Texas. Venue for any action brought to enforce this agreement shall lie in Harris County, Texas. IF THERE IS A NEED TO CANCEL THIS INSPECTION, PLEASE INFORM US IN WRITING AT LEAST 24



HOURS IN ADVANCE. A CANCELLATION FEE OF \$150 WILL BE CHARGED IF THE INSPECTION CAN NOT BE PERFORMED FOR ANY REASON AND HAS NOT BEEN CANCELLED IN ADVANCE.

*Did Not Control House Access:*

Realtor was present and opened and closed the home.

*Seller Inspection:*

This inspection is a seller inspection and should not be relied upon by any other party to any transaction. This inspection is not transferable.

*Recommend Stucco Inspection:*

Given the size and amount of stucco, we recommend a specialized stucco inspection be performed by a qualified stucco company.

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## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Monolithic, Shared Foundation

*Comments:*

About Foundations:

Two common Foundation types are a concrete slab or a pier and beam foundation. Foundations are designed to provide a base for the framing and structural components of a dwelling as well as transfer the weight of the dwelling to the ground. Foundation movement can have a negative impact on the structural systems of the house. Most parts of the foundation are not visually accessible. Inspectors' opinions are limited to the visible interior and exterior structural components. Imperfections can be obstructed or hidden behind wall and floor coverings, behind walls, landscaping and other items. Inspectors do not take engineering measurements or perform any tests that would indicate the exact condition of any foundation. We always recommend further evaluation by a qualified foundation company if there are any concerns with the condition or future performance of the foundation. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Shared Foundation Opinion - Good:*

Opinion: Foundation appeared to be a common monolithic slab shared with other units in the complex. It is our opinion that no evidence existed to indicate excessive foundation settlement in the inspected unit. The overall degree of foundation settlement was acceptable for a house of this age and type of construction. After a thorough visual inspection it appeared that the foundation was performing as intended at the time of inspection and was not in need of repair.

*Differential Measurements - Normal:*

Floor differential measurements were taken around the home with the front door area used as the reference point. Measurements were 0, -.4, -.1, .3, .2, and -.2. Floor coverings and original construction should be considered when reviewing floor differential readings. In our opinion, differentials did not appear to be excessive.

*Foundation Not Visible:*

Some of the foundation perimeter was not visible or accessible due to landscaping, high soil, flatwork, shared common wall, and/or vegetation.

**B. Grading and Drainage**

*Comments:*

About Grading and Drainage:

Proper grading and drainage away from the structure is vital to the performance of the foundation. Water intrusion can cause wood rot, attract insects and encourage mold growth. As a general rule gutter down pipes should drain away from the house and terminate at least 5 feet from the foundation and the ground should slope 6" in the first 10' away from the house. Clearance to wall siding should be at least 4" for brick and 6" for siding. Grading and drainage is inspected visually around the site. Flood plain research, soil and topographical studies are not performed as a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Yard Grading:*

Grade in yard did not appear to slope 6" in the first 10' away from the house in all areas. Did appear to be engineered. Drainage patterns were not observed.

*Drainage System:*

Drainage system was installed. System was not inspected or tested.

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**1: Siding Exposure**

🚩 Recommendation

Right side

Siding exposure at some areas should be corrected. Common building code calls for 8" exposure to stucco.

Recommendation: Contact a qualified professional.



**2: Excess Vegetation**

🚩 Recommendation

Right side

Excessive vegetation was noted in some areas of the home. In our opinion vegetation should be cleared at least 12" from the exterior walls.

Recommendation: Contact a qualified professional.



**3: Gutter Drains Too Close**

🚩 Recommendation

In our opinion, some gutter drainage was too close to house. Gutter drains should point away from the structure and terminate at least 5 feet from the foundation.

Recommendation: Contact a qualified professional.

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**4: Cracked Flatwork**

🔴 Recommendation

There were some cracks on flat work around the home and in the garage.

Recommendation: Contact a qualified professional.



**5: Uneven Flatwork**

🔴 Recommendation

Flatwork around the home appeared to be uneven. This presents a possible trip hazard.

Recommendation: Contact a qualified professional.



**C. Roof Covering Materials**

*Types of Roof Covering:* Asphalt Composite

*Viewed From:* Ground With Binoculars

*Comments:*

About Roof Coverings:

The roof consists of many different systems and layers that come together to keep water from penetrating the structure. These systems include the actual roof covering, underlayment, metal flashing, sheathing and rafters. The roof is inspected visually and is limited to visual and accessible areas of the roof. Many elements of the roof are hidden and there is no guarantee that all damage, installation defects and leaks can be detected. We always recommend consultation with a qualified roofing professional if there are any concerns



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or a need to determine insurability, life expectancy or the potential for future problems. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Shared Roof:*

Roof appeared to be a shared common roof with other units in the building. Only the roof surface directly over the inspected unit was observed.

*Limited Visibility:*

Some of the roof surface was not visible from any area around the home due to lot lines and the height of the structure.

*Roof Not Walkable:*

The roof was not safely walkable due to slope, height, weather conditions and/or the possibility of damaging shingles.

**1: Deteriorated Shingles**

🔴 Recommendation

Shingles showed some degree of deterioration and age. Roof appeared to be functioning as intended at the time of inspection. We recommend evaluation by a qualified roofing professional to determine remaining life of roof covering if there are concerns.

Recommendation: Contact a qualified professional.

**2: Lifted Shingles**

🔴 Recommendation

Front

Shingles were slightly lifted on the roof surface.

Recommendation: Contact a qualified roofing professional.



**3: Flashing not Flush**

🔴 Recommendation

Rear

Flashing was not flush with the roof surface.

Recommendation: Contact a qualified roofing professional.

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**4: Uneven Roof Surface**

**Recommendation**

Some areas of the roof surface appeared to be uneven.

Recommendation: Contact a qualified roofing professional.

**D. Roof Structures and Attics**

*Viewed From:* Floored Area

*Viewed From Floored Area:*

Attics were observed from the floored areas of the attics only. Much of the attics was not accessible.

*Approximate Average Depth of Insulation:* 9 Inches

*Comments:*

About Roof Structure and Attic:

The attic of a house is important for many different reasons. In warm moist climates the attic is the key to having an energy efficient house. Insulation in the attic should be sufficient. There should be sufficient air flow or some sort of humidity control in all confined areas of a home. Net attic venting should be approximately 1/150th of vented area, however, no measurements were taken as a part of the inspection. Also visible in the attic are the structural components and decking of the roof. Inspectors can visibly inspect these components in areas that are accessible and safe to enter. Many elements of the roof and attic are hidden or inaccessible and there is no guarantee that all damage, installation defects and leaks can be detected. Inspections are limited to accessible areas. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Attic Access Ladder:*

Attic access ladder was rated for 350 lbs.

*Attic Tent:*

Attic tent was observed.



*Personal Items:*

Some areas were not visible or accessible due to personal items.

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**1: Access Door Not Insulated**

🚩 Recommendation

Attic access door was not sealed or insulated.

Recommendation: Contact a qualified professional.



**2: Unlike Exhaust Vents**

🚩 Recommendation

Static and whirly bird exhaust vents were observed on the upper roof lines that appeared to be installed lower than and/or in conjunction with the ridge exhaust vents. Though air flow patterns were not measured or observed, most roof ventilation manufacturers recommend that all exhaust vents be installed at the same level and be of the same type as this could cause a short circuit of proper air flow in the attic. See article from Lomanco Vents [HERE](#).

Recommendation: Contact a qualified professional.

**3: Inadequate Attic Venting**

🚩 Recommendation

In our opinion, there did not appear to be adequate venting in the attic. There appeared to be multiple types of exhaust venting, but no intake venting was observed. Venting was not calculated, but common building codes call for at least 1 foot of ventilation per 150 square feet with an equal amount of intake and exhaust venting.

Recommendation: Contact a qualified roofing professional.

**4: Light Not Functioning**

🚩 Recommendation

Light fixture was not functioning in the front attic.

Recommendation: Contact a qualified professional.

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

Comments:

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*About Interior and Exterior Walls:*

Walls will be visually inspected for moisture penetration and general structural performance. Condition of wall finishes and cosmetic imperfections that do not indicate a more serious problem are not noted. Any area that is enclosed within the wall and is not visible cannot be inspected. Areas that are obstructed by things such as furniture, decorations, personal items and landscaping will be considered inaccessible and are not a part of the inspection. There is no additional testing included for environmental factors such as, but not limited to: air quality, mold, insects, excessive moisture, foreign or defective drywall or foreign or defective building materials. If there are any concerns regarding environmental factors the client should consult with a certified professional in these areas. Texas law does not allow an inspector to identify and report on things such as mold, insects or other environmental factors. This inspection is NOT a pest or wood destroying insect inspection and we do not assume any responsibility for damage to the dwelling caused by pests or insects. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Exterior Wall Material:* Stucco, Wood

*Interior Wall Finishes:* Drywall

*Previous Termite Treatment:*

There appeared to be evidence of previous termite treatment noted around the home. Drill holes were observed on flatwork.

*Weep Screed:*

Weep screed was observed at the bottom and behind the exterior stucco walls.



*Personal Items:*

Some areas in the home and garage were not accessible or visible due to personal items and/or furniture.

*No Specialized Stucco Testing:*

No specialized stucco inspection or testing was performed. Visual inspection only. Recommend stucco be inspected by a qualified stucco professional.

*Garage Finishes:*

Garage walls were finished out. Garage framing was not visible or accessible.

*Limited Exterior Access:*

Left side of home was a shared common wall with the neighboring unit.



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*Fountain Not Inspected:*  
Right exterior fountain not inspected.



*Cabinets And Closets:*  
Many areas in cabinets and in closets were not completely accessible.

**1: Wall Gaps**

🟡 **Recommendation**

Front, Right side, Rear

Exterior wall gaps were observed. All exterior wall penetrations, changes of materials and direction should be properly sealed to prevent water and pest intrusion.

Recommendation: Contact a qualified professional.

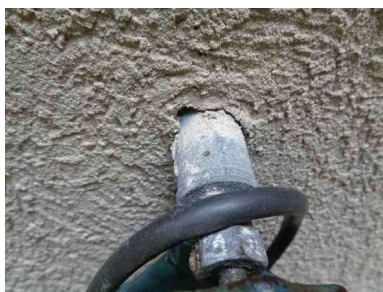
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**2: Damaged Siding**

**➡ Recommendation**

Damaged stucco was observed around the home. Most notably at the right side.

Recommendation: Contact a stucco repair contractor

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### 3: Drywall Repairs

🟡Recommendation

Garage, 3rd floor bedroom, 3rd floor bathroom, 2nd floor rear bathroom, 2nd to 3rd floor stairs

Drywall repairs were visible around the house.

Recommendation: Contact a qualified professional.

### 4: Stucco Cracks

🟡Recommendation

Front, Right side, Rear

Some stucco cracks/repairs were noted around house. In our opinion, there did not appear to be excessive amounts deflection or settlement in these areas. These should be properly sealed and monitored.

Recommendation: Contact a stucco repair contractor



### 5: Drywall Cracks

🟡Recommendation

Garage, 3rd floor bedroom, 2nd floor rear bedroom, Living room, 3rd floor bathroom, 2nd floor rear bathroom  
Some drywall cracks were observed around the home. These should be sealed and monitored.

Recommendation: Contact a qualified professional.

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**6: Wall Stains - Exterior**

🔴 Recommendation

Right side, Rear

Evidence of possible wall stains were noted around the exterior walls of the home.

Recommendation: Contact a qualified professional.



**7: Fence on Walls**

🔴 Recommendation

Rear

Wood fence was contacting the exterior walls. This could be conducive condition for wood destroying insects.

Recommendation: Contact a qualified professional.



**8: Clothing Rods Not Secured**



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**Recommendation**

Clothing rod(s) were not secured around the home.

Recommendation: Contact a qualified professional.

**9: Stucco Repairs**

**Recommendation**

Evidence of previous stucco repairs was observed. Most notably in the rear.

Recommendation: Contact a qualified professional.

**10: Interior Wall Gaps**

**Recommendation**

Garage, 3rd floor bathroom, 2nd floor front bathroom, 2nd floor rear bathroom  
Interior wall gaps were observed.

Recommendation: Contact a qualified professional.



**F. Ceilings and Floors**

*Comments:*

About Ceilings and Floors:

Ceilings and floors will be visually inspected for moisture penetration and general structural performance. Condition of surface finishes and cosmetic imperfections that do not indicate a more serious problem are not noted. Any area that is enclosed or inaccessible and is not visible cannot be inspected. Areas that are obstructed by things such as furniture, decorations and personal items will be considered inaccessible and are not a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Ceiling Type:* Drywall

*Floor Type:* Wood, Laminate, Tile, Carpet, Vinyl

*Floor Painted:*

Garage floor was painted. Some deficiencies may not have been visible.

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*Wood Floors Covered:*

Wood floors were covered and not visible in some areas.

**1: Ceiling Stains**

🔴Recommendation

2nd floor rear bathroom, Living room, Kitchen, Utility room, 2nd floor hallway, 2nd floor rear bedroom

Multiple ceiling stains/damage were observed around the home. No significant moisture was detected at the time of inspection.

Recommendation: Contact a qualified professional.

**2: Drywall Repairs**

🔴Recommendation

3rd floor bathroom, 2nd floor front bathroom, Kitchen, Living room, Garage, 3rd floor bedroom, 2nd floor front room

Evidence of possible drywall repairs were observed around the home.

Recommendation: Contact a qualified professional.

**3: Nail Pops**

🔴Recommendation

3rd floor bedroom, 3rd floor bathroom, 2nd to 3rd floor stairs

Some nail pops were observed around the home.

Recommendation: Contact a qualified professional.

**4: Drywall Cracks**

🔴Recommendation

2nd floor rear bathroom, 3rd floor bedroom, 3rd floor bathroom

Some drywall cracks were observed around the home. These should be sealed and monitored.

Recommendation: Contact a qualified professional.

**5: Floor Stains**

🔴Recommendation

Carpet staining was observed in the home. Most notably on the 2nd floor.

Recommendation: Contact a qualified professional.

**6: Ceiling Gaps**

🔴Recommendation

Garage, 2nd floor rear bathroom

Ceiling gaps were observed.

Recommendation: Contact a qualified professional.

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

*Comments:*

About Doors:

Interior and exterior doors are inspected for functionality. Doors should open and close properly. Locks and latches should work as well. Garage doors should operate smoothly and safely. Automatic reversing devices and photo eyes are checked as a part of the inspection. Any deficiencies found could be an indication of a

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more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Door(s) Unopenable:*

Living room left rear doors were unopenable due to furniture and personal items.



**1: Door Stoppers**

👉Recommendation

Garage, 2nd floor front room, 2nd floor rear bedroom, 2nd floor balcony  
Some doors were missing stoppers.

Recommendation: Contact a qualified professional.

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**2: Weatherstripping Worn**

👉Recommendation

Weatherstripping was worn at exterior doors.

Recommendation: Contact a qualified professional.



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**3: Doors Not Latching**

👉Recommendation

2nd floor front bathroom door

Doors were not latching properly.

Recommendation: Contact a qualified professional.

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**4: Missing Door Hardware**

👉Recommendation

Strike plate was missing on the 2nd floor balcony door.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**5: Exterior Doors Double Keyed**

**▲Safety Hazard**

Exterior doors were double keyed. Doors should not be keyed on the interior. This is a dangerous condition as it could hinder emergency egress.

Recommendation: Contact a qualified professional.



**6: Garage Door Not Self Closing**

**🟡Recommendation**

The garage entry door was not self closing.

Recommendation: Contact a qualified professional.

**7: Door Sticks**

**🟡Recommendation**

3rd floor bathroom entry door and 2nd floor rear bathroom entry door were sticking.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒

**H. Windows**

*Window Type:* Aluminum

*Comments:*

About Windows:

Accessible windows are inspected for general functionality. Windows are examined for broken seals, weather stripping and safety glass in proper locations. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Inaccessible Windows:*

Several windows were inaccessible due to window coverings and/or personal items/furniture around the home.



I=Inspected

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D=Deficient

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*Window Coverings Not Inspected:*  
Window coverings were not inspected.

**1: Exterior Window Seals**

🚩Recommendation

Some windows were not completely sealed around the exterior framing.

Recommendation: Contact a qualified professional.



---

**2: Window Seal Compromised**

🚩Recommendation

Multiple windows appeared to be stained on the interior of the window between the panes. This may indicate that the window seal has been compromised. Recommend further evaluation by a window professional.

Recommendation: Contact a qualified window repair/installation contractor.

---

**3: Alarm Contacts**

🚩Recommendation

Alarm contacts appeared to have been inserted through the bottom of the window sills. Typically manufacturers prohibit drilling through the bottom of the sills. Manufacturer's recommendations should be consulted to confirm proper installation. These should be properly sealed and monitored.

Recommendation: Contact a qualified professional.



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**4: Window Sills**

🚩Recommendation

I=Inspected

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D=Deficient

I NI NP D

Some possible previous moisture stains were observed on the 3rd floor bedroom window sill and a towel was observed on the 2nd floor front room window sill. No significant moisture was detected at the time of inspection. Recommend these areas be further evaluated and monitored for possible leaks.

Recommendation: Contact a qualified professional.



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

*Comments:*

About Stairs:

Stairs are inspected for functionality and compliance with common building practices. Safety concerns of risers, steps and rails are noted in the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

**1: Loose Handrail(s)**

🚫 Recommendation

Handrails were loose on the 1st to 2nd floor stairway.

Recommendation: Contact a qualified professional.

**J. Fireplaces and Chimneys**

*Comments:*

About Chimneys:

Visible and accessible portions of the chimney are inspected. Any observed defects are noted in the inspection report. Examples of inspected parts include the firebox, flue, lintel, fuel source, combustion air, hearth extension, combustibles and attic penetration. Exterior parts include the chimney extension, spark arrestor, chimney cap and crown. Drafting of the chimney is not tested. We always recommend a complete examination and cleaning (if needed) by a qualified and licensed chimney sweep prior to using the fireplace or any of its accessories. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Location(s):* Living Room

*Type:* Prefabricated

*Gas Logs:*

Gas logs were present.

*Unit Operated:*

Gas valve was operated. Fireplace was not lit.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



*Flue Vent Not Visible:*

Flue vent was not visible from the attic. Proper distance from insulation and combustibles was not determined.

**1: Damper Configuration**

🔴 Recommendation

Damper should be blocked open with the presence of gas accessories.

Recommendation: Contact a qualified professional.



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

*Comments:*

About Porches, Balconies, Decks and Carports:

Any porch, balcony, deck or carport that attaches or abuts to the main structure and is used for ingress and egress is included in the inspection. Detached structures and out buildings are not included. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

About Electric Panels: Visible and accessible portions of the electrical service system are included in the inspection. The electrical service system includes components such as the service drop, mast, meter and service panel. Branch and service wiring can be partially observed in the service panel. Inspectors may attempt to remove the cover if deemed safe by the inspector to do so. Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector in no way assesses the present or future capacity of the electrical system or accuracy of the device labeling. The inspector also does not verify the effectiveness of or operate any over current devices. We always recommend further assessment by a licensed electrician if the client has any concerns with the electrical system or its insurability. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Panel(s) Location:* Exterior

*Wiring Type and Amp Rating:* Copper, Aluminum, 125 amp

*Service Panel(s) Description:*

3 wire 120/240v service lateral feeds electrical panel with 1/0 AWG aluminum wire which is rated for 125 amps. The main disconnect breaker was 125 amps. The electrical cabinet (rating not determined) appeared to be grounded and neutrals/grounds bonded. Trip ties appeared to be installed properly. It appeared that AFCI circuits were not installed.



*AFCI Breakers:*

AFCI breakers were not installed. Per the 2015 NEC (National Electric Code) AFCI breakers are required in most 15 and 20 amp circuits supplying power to household outlets and devices including kitchens and laundry room. They are not typically required in exterior, garage or bathroom circuits. Typically homes prior to 2006 did not have any form of AFCI protection as a part of the original construction.

**1: Visible Bonding Not Observed**

**⚠ Safety Hazard**

Proper grounding/bonding was not completely visible or verifiable on all metal water/gas piping and appliances. Many areas were concealed and not accessible or visible. No visible bonding was located at gas/water piping, water heater or other appliances. We recommend proper grounding/bonding of applicable systems and appliances be verified by a qualified licensed electrician.

Recommendation: Contact a qualified professional.

I=Inspected

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D=Deficient

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**2: No Anti-Oxidant**

➔Recommendation

It did not appear that there were anti-oxidants used on the aluminum wire connections.

Recommendation: Contact a qualified electrical contractor.

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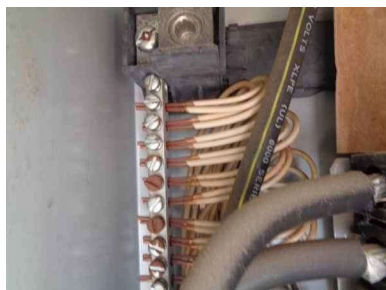
**3: Neutrals Sharing Lugs**

➔Recommendation

There were neutral wires in the panel that were sharing lugs on the bus bar.

Recommendation: Contact a qualified electrical contractor.

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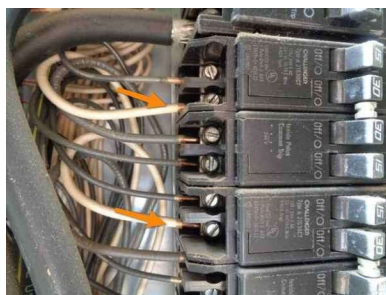
**4: White Hot Wires**

➔Recommendation

There were white wires connected to breakers that appeared to be used as hot wires in the panel. Typically white wires should be designated as neutral only.

Recommendation: Contact a qualified electrical contractor.

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**5: Bus Bar Discoloration**

➔Recommendation

There appeared to be some discoloration visible on the main bus bar above the service wires. In our opinion, this should be further evaluated by a qualified licensed electrician.

Recommendation: Contact a qualified electrical contractor.

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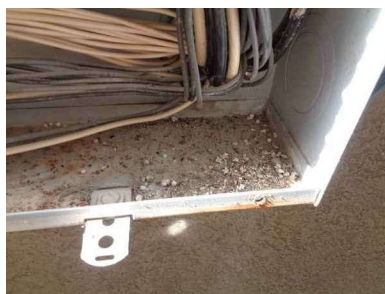


**6: Debris in Panel**

🔴Recommendation

There was debris on the interior of the distribution panel.

Recommendation: Contact a qualified professional.



**7: Panels Not Sealed**

🔴Recommendation

It did not appear that the electrical panels were properly sealed on the exterior.

Recommendation: Contact a qualified professional.



**8: Cover Rusted**

🔴Recommendation

Electric panel dead front cover was rusted.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

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I NI NP D



**9: Grounding Rod Below Grade and Not Visible**

**Recommendation**

Grounding rod was buried below grade and not visible. Rod should be driven to grade level and fitted with a proper connector.

Recommendation: Contact a qualified electrical contractor.



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

*Type of Wiring:* Copper

*Comments:*

About Branch Circuits, Connected Devices and Fixtures:

Visible and accessible portions of the electrical system are included in the inspection. The electrical system includes components such as wiring, switches, outlets and fixtures. Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. GFCI and AFI protection devices are inspected and reported by the inspector. Though general locations and power sources for smoke alarms are noted; their effectiveness, interconnectivity or suitability for the hearing impaired are not inspected. Low voltage systems and disassembly of mechanical appliances are not included in the inspection. We always recommend further assessment by a licensed electrician if the client has any concerns with the electrical system or its insurability. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*GFCI Were Present:*

GFCI outlets were present and functioning at the accessible outlets on the exterior(partial), bathrooms, garage(partial), and kitchen(partial).

*Outlets Not Accessible:*

Some outlets were not accessible due to furniture and personal items.

*Alarm Company Smoke Alarms:*

Alarm company monitored smoke alarms were not testable.

*Landscape Lights:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Landscape lights were not inspected or tested.

*Alarm System:*

Alarm system was not inspected.

**1: GFCI Were Not Present**

 Safety Hazard

GFCI outlets were not present and functioning at the accessible outlets on the exterior(partial), garage(partial), utility room, and kitchen(partial). On exterior, only the right side front and middle outlets appeared to be GFCI protected. There was a GFCI outlet at the rear exterior that did not appear to be functioning. In garage, only the wall outlets appeared to be GFCI protected. In kitchen, only the right wall outlets and island outlet appeared to be GFCI protected.

Recommendation: Contact a qualified electrical contractor.

**2: Smoke Alarms Not Present**

 Safety Hazard

Smoke alarms were not present and functioning on all levels and/or in all bedrooms and adjacent areas.

Recommendation: Contact a qualified professional.

**3: Carbon Monoxide Detectors**

 Safety Hazard

No permanent mount carbon monoxide detectors were located. Carbon monoxide detectors are recommended on each level and outside of sleeping areas in homes that have gas appliances and/or an attached garage.

Recommendation: Contact a qualified professional.

**4: Outlet/Switch Cover(s) Missing**

 Recommendation

Garage

Outlet cover(s) were missing in the home.

Recommendation: Contact a qualified professional.

**5: Open Ground**

 Recommendation

Rear exterior

Open ground was detected on accessible outlet(s) in the home.

Recommendation: Contact a qualified electrical contractor.

**6: Fixture(s) Not Functioning**

 Recommendation

2nd to 3rd floor stairs, Front exterior, Garage, Rear exterior, Kitchen, 2nd floor front bathroom  
Light fixture(s) did not appear to be functioning around the home.

Recommendation: Contact a qualified professional.

**7: Outlet(s) Not Functioning**

 Recommendation

Right exterior, Rear exterior

I=Inspected

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Outlet(s) did not appear to be functioning in the home.

Recommendation: Contact a qualified electrical contractor.

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**8: Ceiling Fan**

🟡 Recommendation

Ceiling fan did not appear to be functioning in the 2nd floor front room.

Recommendation: Contact a qualified professional.

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**9: Switch Cover Damaged**

🟡 Recommendation

Switch cover was cracked/damaged in the 2nd floor hallway and 2nd floor rear bathroom.

Recommendation: Contact a qualified professional.

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:* Gas Fired

*Location:* Attic

*Comments:*

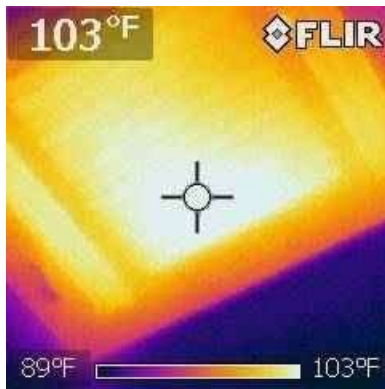
About Heating Equipment:

The heating unit is designed to heat and circulate the inside air. Central heating units often work in conjunction with central cooling systems. The inspector will operate the heating equipment if it is safe to do so. Inspectors will visually inspect the heating unit for general operation and safety issues. Inspectors do not disassemble heating or cooling units. Inspectors do not verify compatibility of components, accuracy of the thermostat, integrity of the heat exchanger, sizing of the unit, uniformity of the air supply or types of insulation. We always recommend an annual evaluation and cleaning by a qualified HVAC professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Furnace Description:*

Furnace appeared to be manufactured by American Standard in 2015. Furnace was operated, access panel was removed and interior was observed. Appeared to be functioning as intended at the time of inspection.

Front attic



*Furnace Description:*

Furnace appeared to be manufactured by American Standard in 2015. Furnace was operated, access panel was removed and interior was observed. Appeared to be functioning as intended at the time of inspection.

Rear attic



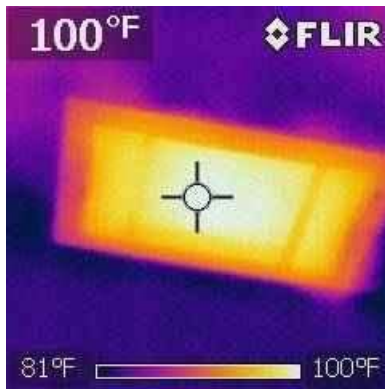
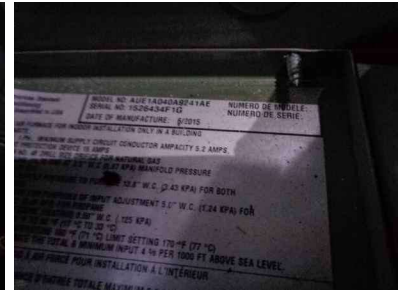
I=Inspected

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**1: Flue Vent Near Combustibles**

**⚠️ Safety Hazard**

Rear attic furnace flue vent was not proper distance from combustibles in attic.

Recommendation: Contact a qualified professional.



**2: Daylight Around Flue Vent**

**🟡 Recommendation**

Daylight was visible around both furnaces flue vents roof penetrations. Recommend these areas be properly sealed to avoid possible leaks.

Recommendation: Contact a qualified professional.

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NP=Not Present

D=Deficient

I NI NP D



**B. Cooling Equipment**

*Comments:*

About Cooling Equipment:

The cooling unit is designed to cool and circulate the inside air throughout the house. Central air conditioning units often work in conjunction with central heating systems. The inspector will operate the cooling equipment if it is safe to do so and it is greater than 60 degrees outside. Inspectors will visually inspect the cooling unit for general operation and safety issues. Inspectors are not authorized to disassemble heating or cooling units. Inspectors do not verify compatibility of components, accuracy of the thermostat, sizing of the unit, uniformity of the air supply, types of insulation, proper refrigerant charge or leaks in the system. We always recommend an annual evaluation and cleaning by a qualified HVAC professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Location:* Attic, Exterior

*Condensing Unit Description:*

Condensing unit appeared to be manufactured by ICP in 2021. Unit appeared to be 3.5 ton. Per the manufacturer's label, max amps on breaker should be 35. Per the labeling on the electrical panel, AC was connected to a 50 amp breaker. Breaker was possibly oversized.

Rear front



*Condensing Unit Description:*

Condensing unit appeared to be manufactured by ICP in 2022. Unit appeared to be 2 ton. Per the manufacturer's label, max amps on breaker should be 20. Per the labeling on the electrical panel, AC was connected to a 40 amp breaker. Breaker was possibly over sized.

Rear rear

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



*Evaporator Unit Description:*

Evaporator unit appeared to be manufactured by ICP in 2022. Unit appeared to be 3.5 ton.

Front attic



*Evaporator Unit Description:*

Evaporator unit appeared to be manufactured by ICP in 2021. Unit appeared to be 3.5 ton.

Rear attic



*AC Temperature Drop - In Range:*

Upstairs AC appeared to be cooling properly. Temperature differential measured 15 degrees between air supply and registers. Typical range should be 15 to 20 degrees.

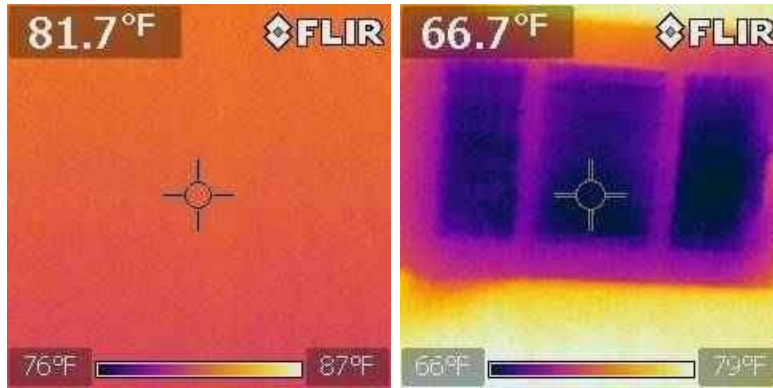
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*Coils Not Accessible:*

Evaporator coils were not visible or accessible.

*Drain Lines Not Accessible:*

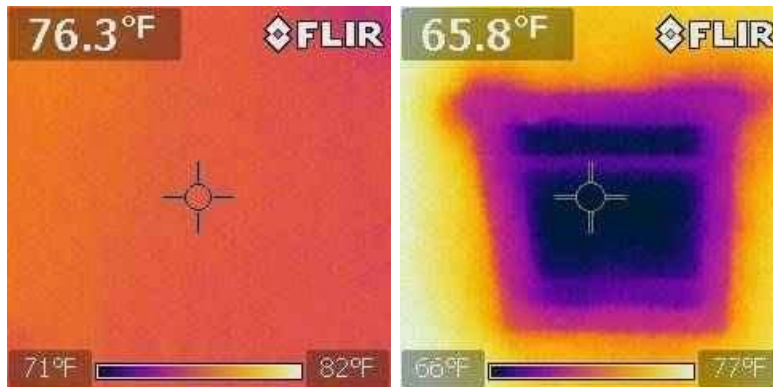
AC drain line terminations were not completely visible or accessible.

**1: AC Temperature Drop - Out of Range**

**Recommendation**

1st floor AC did not appear to be cooling properly. Temperature differential measured only 11 degrees between air supply and registers. Typical range should be 15 to 20 degrees.

Recommendation: Contact a qualified HVAC professional.



**2: AC Breaker Over Sized**

**Recommendation**

Per the manufacturer's labels on the condensing units, max amps on breakers should be 35 and 20. Per the labeling on the electrical panel, AC's were connected to 50 and 40 amp breakers. Breakers were possibly over sized.

Recommendation: Contact a qualified HVAC professional.

**3: Water/Rust Stains**

**Recommendation**

Evidence of possible water stains were observed in the rear attic secondary evaporator drain pan. This could be a sign of improper drainage of the main drain line. Recommend that unit be evaluated and serviced by a qualified, licensed HVAC professional.

Recommendation: Contact a qualified professional.



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I NI NP D



**4: Debris in Pan(s)**

🔴 Recommendation

Debris was located in both secondary drain pans. This should be cleared to allow for proper drainage.

Recommendation: Contact a qualified professional.



**5: Active Water In Pan(sj)**

🔴 Recommendation

Active water/moisture was observed in the front attic AC emergency drain pan. Recommend unit be further evaluated by a qualified licensed HVAC professional.

Recommendation: Contact a qualified professional.



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

*Comments:*

About Duct Systems, Chases and Vents:

Inspector will observe air ducts, and absence of air flow at accessible registers. Any visible deficiencies in the duct system, chases or vents will be reported. Overall ventilation in the house and attic is very important for the overall health of the structure. Proper ventilation can help control moisture levels and vent out harmful gases. This inspection is not a mold or air quality inspection. Texas law does not allow an inspector to identify and report on things such as mold or insects. Environmental and mold investigations should only be conducted by certified and trained professionals in this area. Any deficiencies found could be an



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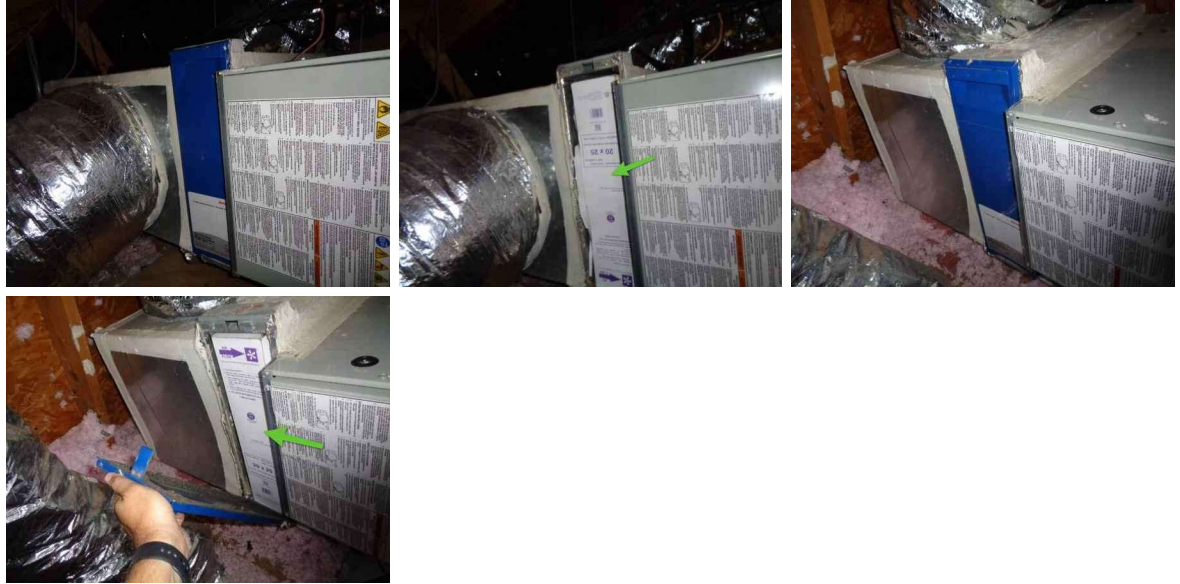
D=Deficient

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indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Media Filter(s):*

Media filters were installed in the attics.



**1: Multiple Filter Types**

🔴 Recommendation

Media filters were installed in conjunction with the lower chaise filters. Typically only one filter type should be installed as this could strain the air handler.

Recommendation: Contact a qualified professional.

**2: Unsupported/touching Ducts**

🔴 Recommendation

Some air ducts did not appear to be properly supported and were laying on insulation and/or contacting other ducts.

Recommendation: Contact a qualified HVAC professional.



**3: Air Filters Were Dirty**

🔴 Recommendation

Some air filter(s) were dirty.

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

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Recommendation: Contact a qualified professional.



**D. Other**  
*Comments:*

I=Inspected

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D=Deficient

I NI NP D

### IV. PLUMBING SYSTEMS

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

*Location of Water Meter:* Front Exterior

*Location of Main Water Supply Valve :* Rear Exterior, Garage

*Static Water Pressure Reading:* 42 PSI

*Type of Supply Piping Material:* Unknown

*Supply Line Material:* Copper

*Comments:*

About Plumbing Systems:

The plumbing system of a home includes water supply, plumbing drains, plumbing vents and fixtures. Much of the plumbing system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. Drainage is visually inspected for functional drainage. No additional testing is done to determine exact condition of drains or water supply. Inspector does not operate any shutoff valves or sump pumps. Inspector is not required to inspect numerous other systems such as swimming pools, sprinkler systems, water wells, filter systems, fire sprinklers or backflow devices. Functionality of clothes drains, floor drains and freestanding appliances is not tested. Water volume, potability or quality is not tested. Water testing should only be done by qualified professionals in this field. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.



*Missing Access Panels:*

There were missing access panels for the bath tub(s). Interior plumbing of the tub(s) were not inspected.

*No Shower Pan Testing:*

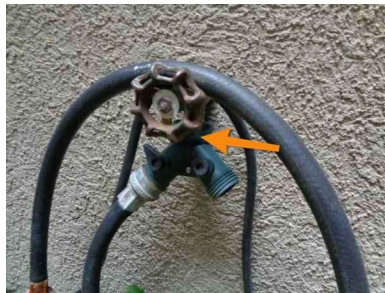
No specialized shower pan testing or inspection was performed. Fixtures are operated in the enclosures during the inspection, however, regular use may reveal deficiencies that are not discoverable at the time of inspection.

**1: Missing Backflow Prevention**

🟡 **Recommendation**

Backflow prevention devices were not observed at all hose bibs.

Recommendation: Contact a qualified professional.



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I NI NP D

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**2: Plumbing Leak(s)**

🚫 Recommendation

Possible plumbing leak was observed at the toilet water supply valve in the 3rd floor bathroom. There appeared to be a drip at the valve. Recommend further evaluation and repair by a qualified licensed plumbing professional.

Recommendation: Contact a qualified professional.



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**3: Shower Enclosure(s) Not Sealed**

🚫 Recommendation

2nd floor rear bathroom

Shower enclosure(s) were not properly sealed in the home.

Recommendation: Contact a qualified professional.

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**4: Rust on Gas Line**

🚫 Recommendation

Gas lines showed signs of rust near exterior meter.

Recommendation: Contact a qualified professional.

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**5: Gas Line Not Sleeved**

🚫 Recommendation

Gas line was not sleeved at the exterior wall as a part of the original construction.

Recommendation: Contact a qualified professional.



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**6: Low Water Pressure**

🚫 Recommendation

Water pressure was visibly low/off at the front sink in the 2nd floor rear bathroom at the time of inspection.

Recommendation: Contact a qualified plumbing contractor.

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NP=Not Present

D=Deficient

I NI NP D

**7: Toilet(s) Inoperable**

🔴Recommendation

3rd floor bathroom, Both 2nd floor bathrooms

Toilet(s) were inoperable around the home. Water supply to the toilets appeared to be turned off.

Recommendation: Contact a qualified plumbing contractor.

**8: Cracked Sink Basin**

🔴Recommendation

Sink basin(s) were cracked in both 2nd floor bathrooms.

Recommendation: Contact a qualified professional.

**9: Damaged Tile**

🔴Recommendation

Wall tile was damaged/cracked in the 3rd floor bathroom shower.

Recommendation: Contact a qualified professional.

**10: Stains**

🔴Recommendation

Stains were observed around the tub in the 2nd floor rear bathroom and on the tub fixture/faucet.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒

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

*Type of Drain Piping Material:* PVC

*Comments:*

*No Underground Testing:*

No hydrostatic or underground pipe testing was performed. We recommend testing by a qualified licensed plumbing professional if there are concerns.

*Identification of Drain Lines:*

Drain line materials were identified from visible drain lines only.

**1: Sink Stopper(s) Inoperable.**

🔴Recommendation

1st floor bathroom

Sink stopper(s) were inoperable around the home.

Recommendation: Contact a qualified professional.





I=Inspected

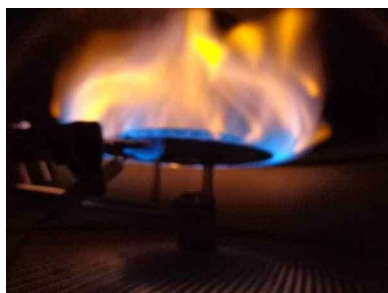
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified plumbing contractor.



**D. Hydro-Massage Therapy Equipment**

*Comments:*

*Hydro Massage Tub Location:* Master Bathroom

*No Access Panel:*

There was no access panel to the interior of the hydro-massage tub. Interior was not observed.

**1: Unit Inoperable**

 Recommendation

Hydro tub appeared to be inoperable at the time of inspection. Unit was non-responsive. GFCI protection was not verified.

Recommendation: Contact a qualified plumbing contractor.

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

*Location of Gas Meter:* Side Exterior

*Type of Gas Distribution Piping Material:* Black steel

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### V. APPLIANCES

**A. Dishwashers**

*Comments:*

Dishwasher appeared to be functioning as intended at the time of inspection.

**1: No Anti-Siphon Device**

🚫 **Recommendation**

There was no anti-siphon device or high loop on the dishwasher drain. This would prevent water flowing back to the dishwasher in the event the sink backed up.

Recommendation: Contact a qualified professional.



**B. Food Waste Disposers**

*Comments:*

Disposal appeared to be functioning as intended at the time of inspection.

**C. Range Hood and Exhaust Systems**

*Comments:*

Range vent appeared to be functioning as intended at the time of inspection. Appeared to vent to the exterior.

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

*Range/Cook Top Type:* Gas, Electric

*Comments:*

*Oven Operation:*

Oven was measured at or near 350 degrees when set at 350 degrees.

*Cooktop Operation:*

Cook top operated normally.

**1: No Gas Shutoff Was Not Located**

🚫 **Recommendation**

No gas shutoff valve was located for the cook top.

Recommendation: Contact a qualified plumbing contractor.

**E. Microwave Ovens**

*Comments:*

Microwave appeared to be functioning as intended at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

*Comments:*

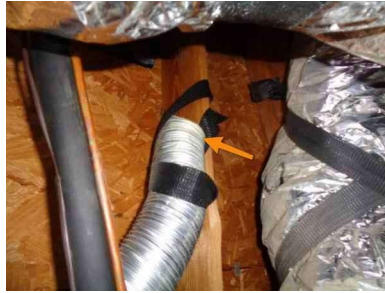
Mechanical exhaust vents appeared to be functioning as intended at the time of inspection.

**1: Exterior Termination**

**🔴Recommendation**

Proper exterior termination was not located for all fans. In our opinion, moisture may not be sufficiently exiting the structure and/or attic. Some appeared to exit into the attic.

Recommendation: Contact a qualified professional.



**G. Garage Door Operators**

*Door Type:* Sectional

*Comments:*

Garage door opener appeared to be functioning as intended at the time of inspection.

**1: Sensors Too High**

**🔴Safety Hazard**

Electronic sensors were mounted too high above the floor. TREC requires reporting on sensors that are greater than 6" above the ground.

Recommendation: Contact a qualified professional.



**2: Door Lock(s) Not Disabled**

**🔴Recommendation**

Door lock(s) should be disabled since opener was present.

Recommendation: Contact a qualified professional.

**H. Dryer Exhaust Systems**

*Comments:*

*Dryer Vent Not Accessible:*

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

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

Dryer was present in utility room. Dryer vent was not accessible.

*Not Visible:*

Dryer vent was not visible or accessible in the attic space. Vent was not viewed.

**1: Termination Not Located**

🟡 **Recommendation**

Dryer vent termination was not visibly located on the exterior. Proper termination should be verified by a qualified licensed HVAC professional prior to dryer use.

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### VI. OPTIONAL SYSTEMS

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

*System Components:*

Sprinkler system controller was at the right exterior wall. Vacuum break valve was at the rear exterior. Rain sensor was at the rear fence. There appeared to be 4 zones.



*Comments:*

About Sprinkler Systems: Sprinkler system zones are operated and observed. Any surface leaks, deficient valves, abnormal spray head patterns or deficiencies in flow are noted. Control panels and lack of backflow devices, rain sensors or shutoff valves are noted. Inspectors are not required to note or test lack of effective coverage, automatic function of the timer or control box, effectiveness of the rain or freeze sensors or sizing and effectiveness of the anti-siphon or backflow preventers. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

**1: System Inoperable**

🔴 Recommendation

System was inoperable at the time of inspection.

Recommendation: Contact a qualified professional.

**2: Vacuum Break Valve Too Low**

🔴 Recommendation

In our opinion, vacuum break valve did not appear to be high enough. Valve should be at least 6" higher than the highest sprinkler head.

Recommendation: Contact a qualified professional.

**G. Other**

*Comments:*

No additional appliances were inspected.

*No Additional Systems Inspected:*

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

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

No additional systems were inspected.