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HITETECH TREC REI 7-6

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PROPERTY INSPECTION REPORT FORM

Prat Narayanan <i>Name of Client</i>	04/08/2024 1:00 pm <i>Date of Inspection</i>
1422 E 32nd 1/2 St, Houston, TX 77022 <i>Address of Inspected Property</i>	
Paula Zandstra <i>Name of Inspector</i>	TREC Inspector License #26099 <i>TREC License #</i>
Joshua Hite, License # <i>Name of Sponsor (if applicable)</i>	23833 <i>TREC License #</i>

PURPOSE OF INSPECTION

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

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Understanding Your Report:

Thank you for choosing **Hite Tech** to inspect the house you are purchasing. Please carefully read your entire Inspection Report. If you have any questions throughout the closing process do not hesitate to reach out. **This report is based on a visual inspection of the structure at the time of the inspection with a focus on safety, longevity of the structure and overall function, not on current building or municipality codes.** Any evaluations or repairs recommended by the inspector should be carried out **prior to closing**. We recommend that you and/or your representative carry out a final walk-through inspection immediately before closing to ensure the condition of the property has not changed.

Inspection Categories

This report contains three different categories of concerns that are noted during the inspection.

The use of these categories should not diminish any other item listed in the report and does not alter the necessity for a repair. All items listed in each category are in need of a repair by a qualified individual, should be evaluated prior to closing (if this inspection is part of a real-estate transaction), and should be taken into consideration in relation to your interest in the home.

Items are placed in one of the following categories based on observations at the time of the inspection and the inspector's opinion and honest conviction.

Maintenance Items

Items listed in this category are relatively minor in nature. They may be common for the age of the home and noted as an informative item, may include wear-and-tear items commonly found in occupied homes. Repairs for these items tend to be inexpensive to address and are likely to be straightforward.

Recommendations

Most defects will fall under this heading. Items in this category will be considered defective, in need of repair or replacement, show obvious signs of concern and damage, may require additional repairs that are not visible, etc.

Defects

These are items that are considered to be of greater significance based on the likelihood that repair costs may be expensive, items may be causing immediate damage to the structure or a component; health and/or safety may be at risk; a system may be not-operable or in need of being replaced.

Trades Recommendations

Listed with most items is a recommendation for a trades specialist. The persons recommended in this report are, in my honest and unbiased opinion, the best and most qualified persons to address the specific concerns. A lesser skilled professional may be able to make repairs on some of the items listed; however, contracting a lesser skilled individual to perform repairs is not the decision of our company and the person who hires the contractor assumes all risk.

In Attendance: Buyer

Weather Conditions: Cloudy

Temperature (approximate) : 80-85 F

Occupancy: Vacant

The structure was recently remodeled :

Repairs and remodeling can conceal latent defects that can manifest in the future.

Definitions:

Definitions:

FURNISHED - Access to some items such as electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

OCCUPIED - Similar to FURNISHED. Potentially more areas of restricted access due to furniture and personal belongings. Areas that are restricted are excluded from this inspection report.

UNOCCUPIED - The home was not being lived in and was empty of furniture at the time of the inspection.

VACANT - Access to plumbing, electrical and HVAC systems may be limited due to those systems being turned off. Access to other parts of the home may be limited due to locked doors, barricades or usage conditions. Any items or areas that are not accessible for the above reasons will be excluded from this report.

STAGED - The home was unoccupied, but had been staged with furniture at the time of the inspection. Homes that are not used on a full-time basis may have problems, such as plumbing leakage, that will not be identified without regular use.

UTILITIES OFF - The utilities were shut off to the house at the time of the inspection. The plumbing, electrical and heating systems could not be fully evaluated and should be completely evaluated after the utilities are turned on and prior to settlement.

Accessible - In the reasonable judgment of the inspector, capable of being approached, entered, or viewed without: (A) hazard to the inspector; (B) having to climb over obstacles, moving furnishings or large, heavy, or fragile objects; (C) using specialized equipment or procedures; (D) disassembling items other than covers or panels intended to be removed for inspection; (E) damaging property, permanent construction or building finish; or (F) using a ladder for portions of the inspection other than the roof or attic space.

Component - A part of a system.

Cosmetic - Related only to appearance or aesthetics, and not related to performance, operability, or water penetration.

Deficiency - In the reasonable judgment of the inspector, a condition that: (A) adversely and materially affects the performance of a system, or component; or (B) constitutes a hazard to life, limb, or property as specified by these standards of practice.

Deficient - Reported as having one or more deficiencies.

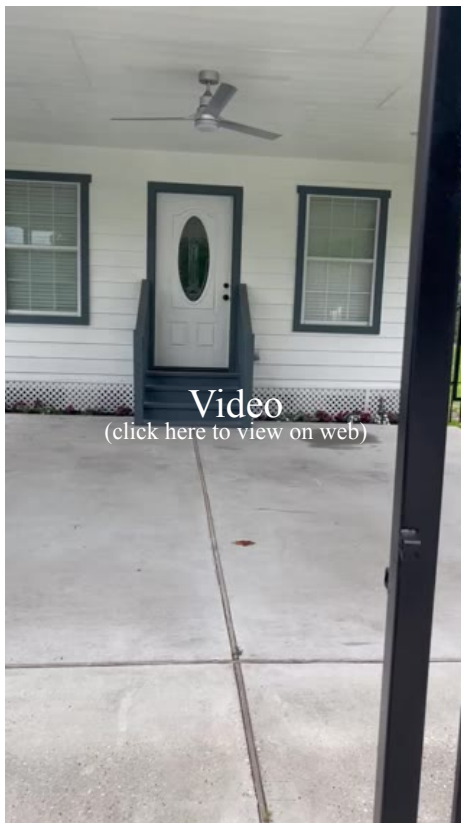
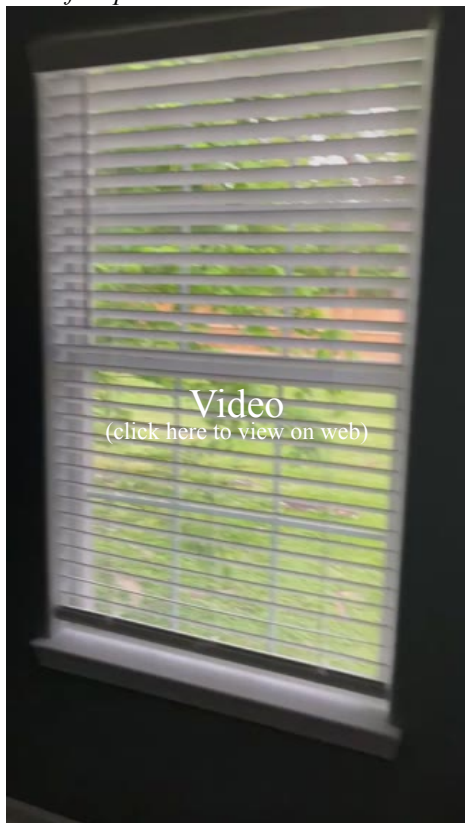
Inspect - To operate in normal ranges using ordinary controls at typical settings, look at and examine accessible systems or components and report observed deficiencies as specified by the standards of practice.

Performance - Achievement of an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

No evidence of termites:

No evidence of termites were discovered, monitoring on a monthly basis is suggested in order to discover activity in the future. If activity is suspected, call a qualified termite treatment company to inspect.

End of Inspection Video :



FINAL WALK THROUGH IS REQUIRED:

Final walk through can reveal damages in areas that were hidden by furniture and personal belongings, as well as damage that occurred during move out. A final walk through should be conducted once all the personal belongings of the previous owner have been removed, and no one will be entering the home before closing. This step should be conducted immediately before closing to ensure the final condition of the home.

Multiple air fresheners are present in the home. DO NOT SKIP THIS STEP!

Multiple air fresheners are present:

Air fresheners can be used to mask odors making them undetectable. The air fresheners should be removed, and the home should be prepared for closing.

Multiple air fresheners are present
Multiple air fresheners are present

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air fresheners should be removed, and the home should be prepared for closing. Multiple air fresheners are present
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ImageInsert VideoInsert TableCode ViewClear FormattingAir fresheners can be used to mask odors making them undetectable. The air fresheners should be removed, and the home should be ventilated. Enter text here

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e ventilated.

General Disclaimers

All open penetrations into a home should be sealed to protect from water and pest intrusions.

An inspection does not determine the advisability or inadvisability of the purchase of the property.

An inspection does not determine the insurability of the property.

An inspection does not determine the life expectancy of the property or any components or system therein.

An inspection does not determine the market value of the property or its marketability.

An inspection does not include items not permanently installed.

An inspection is not technically exhaustive.

An inspection does not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.

An inspection will not determine the suitability of the property for any use.

An inspection will not identify concealed or latent defects.

Arc fault breakers will not be tested when the home is occupied to avoid damaging any electrical equipment plugged into the affected outlets.

If the home uses well and septic you should have the system evaluated by a licensed professional.

In a humid climate, houses where the AC is not functioning can develop issues with moisture build up in walls and ceilings. This can lead to bio growth that requires expensive remediation. If an AC unit is left inoperable for an extended period of time, a mold test should be conducted to ensure that mold has not developed as a result of high moisture levels. Bio growth can affect the health of occupants.

Mechanical and electrical systems can fail unexpectedly. Therefore, this report deals only with the condition of such systems at the time of the inspection, and is not to be considered a guarantee or warranty as to future performance.

Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.

Some items or areas may not be inspected if they are blocked by furniture or stored items.

The condition of the property may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, and the passage of time. This report reflects the condition of the property at the time of the inspection.

The inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

The inspection is limited to visible and accessible components and areas.

The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.

The water heaters TPR valve will not be operated, because of the possibility of damaging the valve itself or components of the home.

This inspection is being conducted in accordance with Texas Standards of Practice guidelines.

This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.

When the temperature is above 70 degrees furnaces cannot be adequately tested, and when the temperature is below 60 AC units cannot be adequately tested. The inspector has looked at the components and tested them as fully as possible. No assertions are being made as to the correct functionality when these conditions exist and no warranty is made as to its functionality.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

The foundation is performing :

The foundation is performing within an acceptable range without the need of under pinning or further evaluation. It is important to monitor the foundation for future movement.

Type of Foundation(s): Pier and Beam



Estimates should be obtained on all items needing repair before the option period ends to avoid unexpected repair expenses after closing:

Only visual items can be inspected, hidden items within wall and behind objects as well as latent defects cannot be discovered and are not part of this inspection.

Debris and obstructions under the structure:

Obstructions in the crawlspace can cover deficiencies, and may restrict access to parts of the structure. The scope of the inspection is limited to what is accessible and visible.



1: Preventative termite treatment recommended

Recommendation

A preventative termite treatment is recommend, because of conducive conditions at the property such as high soils on foundation wall, wood to ground contact, high moisture , previous infestation, etc.

Recommendation: Contact a qualified pest control specialist.

2: Piers are leaning, or are not centered on the beams

Recommendation

Leaning peers do not support the structure properly, and can lead to shifting, sagging, or heaving of the foundation. All piers under a home should be inspected regularly to see if shifting is occurring. Consult a qualified foundation company for repairs and estimates.

In order to properly support structure, beams and piers need to be aligned to transfer weight properly.

Recommendation: Contact a foundation contractor.

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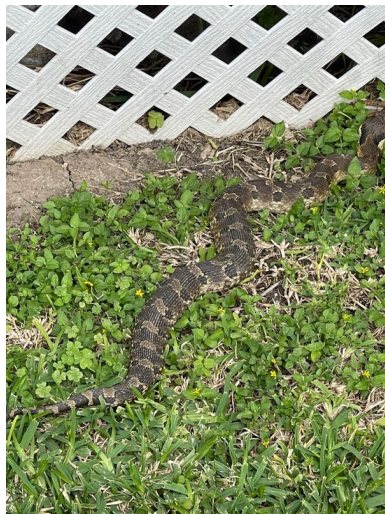


3: Presence of insects/animals noted

🔴 Recommendation

Foundation should be inspected monthly to ensure that insects/animals are not gaining access to the house.

Recommendation: Contact a qualified pest control specialist.



Chased out from under home during foundation inspection

4: Evidence of previous repair

🔴 Recommendation

Previous repairs indicate the foundation has experienced movement in the past. It does not mean the foundation is faulty, and it is an indicator that the soils around the foundation are predisposed to movement. The foundation should be monitored for future movement. The previous repair drawings should be obtained, and warranties transfer if possible.

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5: Tree is too close to the foundation

🔴 Recommendation

Tree roots may shift the foundation if they are able to reach under it. Consider removing tree to prevent foundation from being damaged.

Recommendation: Contact a qualified tree service company.



Right Side Exterior

6: Settling noted in the foundation

🔵 Maintenance Item

The home has signs of minor settling, and should be monitored. If signs of more movement occur such as wallboard cracks, foundation cracks, cracked flooring and cracks in exterior walls consult a structural engineer.

Recommendation: Contact a qualified structural engineer.

B. Grading and Drainage

1: Gutters are missing

🔵 Maintenance Item

Gutters are always recommended around the entire roof perimeter to help drain water away from the foundation and siding. This helps keep moisture even around the foundation. Uneven moisture can lead to movement in the foundation. It also keeps water away from the siding, which protects it from deterioration.

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I NI NP D

Recommendation: Contact a qualified gutter contractor



2: Negative Grading

🚫 Recommendation

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation: Contact a qualified landscaping contractor

3: Grading and drainage needs to be improved

🚫 Recommendation

Water should be directed away from the foundation towards drains in front or back of structure.

Recommendation: Contact a qualified professional.

C. Roof Covering Materials

Types of Roof Covering: Asphalt

Viewed From: Roof, Ground -

The perspective from which the roof is viewed limits the scope of the inspection. For example, when the roof can only be viewed from the ground some parts of the roof may not be visible, where as when the roof can be walked on the whole roof can be observed.

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: Roof Life Expectance -

The life expectancy for architectural shingles is 18-22 years and 3 tab shingles is 10-15 years. Budgeting for future replacement is important.

Insurance Coverage:

Roof passing inspection does not guarantee insurance company coverage. Consult with insurance provider during the option period.

1: Damaged Coverings

🚩 Recommendation

Multiple Locations

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

Recommendation: Contact a qualified roofing professional.



2: Discoloration

🚩 Recommendation

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Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.

Recommendation: Contact a qualified roofing professional.



3: Exposed Nails

🟡Recommendation

Multiple Locations

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct. Unsealed nails will rust and create gaps where water can gain access to components that come become water damaged.

Recommendation: Contact a qualified roofing professional.



4: Flashings have gaps

🟡Recommendation

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I	NI	NP	D
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Multiple Locations

Wind driven rain can make its way into these gaps, allowing water to damage to the underlying components leading to expensive repairs. It also allow animals and insects access to the interior space of the home.

Recommendation: Contact a qualified roofing professional.



5: Granular loss

🔴Recommendation

Shingles lose granules as they age. Granules provide UV protection for shingles. Once the granules erode away the sun is able to deteriorate the asphalt and shortens the life of the roofing material.

Recommendation: Contact a qualified roofing professional.

6: Improper installation of flashing or shingles

🔴Recommendation

Multiple Locations not secured at lower edge

Flashings and shingles seal the roof against water penetrations. If it is not properly installed it may not be as effective at keeping water out.

Recommendation: Contact a qualified roofing professional.

7: Plants touching the roof covering

🔴Recommendation

Plants will cause premature aging of roofing material due to abrasion and holding water on the surface of the roof. They should be trimmed to a length of 3 ft from the roof surface.

Recommendation: Contact a qualified professional.

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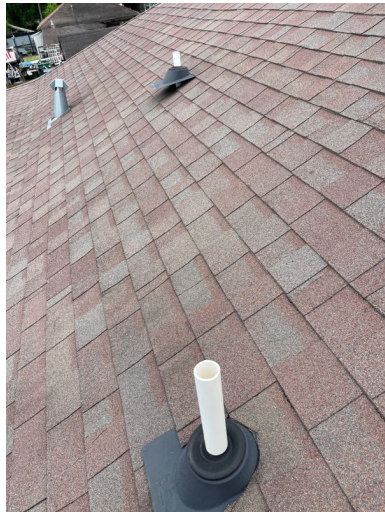


8: PVC is not painted

 Maintenance Item

PVC will deteriorate when exposed to sunlight, which will shorten the lifespan of the material. PVC should be painted or covered to avoid damage.

Recommendation: Contact a handyman or DIY project



D. Roof Structures and Attics

Approximate Average Depth of Insulation: 8 Inches

Viewed From: Attic

Limited attic inspection:

At the time of the inspection, the attic was filled with insulation and no walkway was provided

I=Inspected

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I	NI	NP	D
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1: Attic entry is not properly secured

▲ Safety items

Attic entries need to be secured with 16d nails or lag screws. Most attic entries have labels giving instruction on how to properly install the entry. entrance ladder must be secured directly onto the framing without gaps.

Recommendation: Contact a qualified professional.



2: Canned lights are touching insulation

▲ Safety items

Canned lights can get hot and cause a fire if the proper distance is not maintained from combustible items.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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3: Evidence of insect/animals

🚫 Recommendation

Seal all penetration into the attic, and consult a pest professional.

Recommendation: Contact a qualified pest control specialist.



4: Insufficient Insulation

🚫 Recommendation

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation: Contact a qualified insulation contractor.

5: Sunlight can be seen inside the attic

🚫 Recommendation

Sunlight visible in the attic indicates that there is a gap in the siding allowing access for moisture and animal/insects.

Recommendation: Contact a qualified professional.

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6: Attic is required to have walkway and decking for servicing of all equipment installed in attic

🔴 Recommendation

Recommendation: Contact a qualified professional.



E. Walls (Interior and Exterior)

1: Cement board is not installed properly

🔴 Recommendation

Hardie siding and related siding products are required to butt up to trim so it does not leave gaps allowing water penetration. If installed incorrectly, have a licensed installer reinstall correctly, if that is not possible, seal all gaps created by incorrect installation to provide protection for water and insect intrusion.

<https://www.jameshardiepros.com/getattachment/513223b4-054b-4112-ab6b-38974c62c9cb/hardieplank-hz5-us-en.pdf>

Recommendation: Contact a qualified siding specialist.

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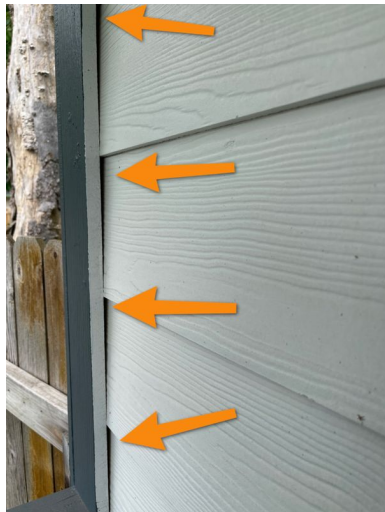
2: Gaps in Siding

🔴 Recommendation

Multiple Locations

Gaps in the siding allow water and insects to penetrate the structure. All gaps should be sealed to prevent damage from interior structural components.

Recommendation: Contact a qualified siding specialist.



Back

3: Joints are separating in siding

🔴 Recommendation

Siding should be sealed at all joints. Reason for separation should be determined in order to assess if repairs are needed to structure.

Recommendation: Contact a qualified professional.

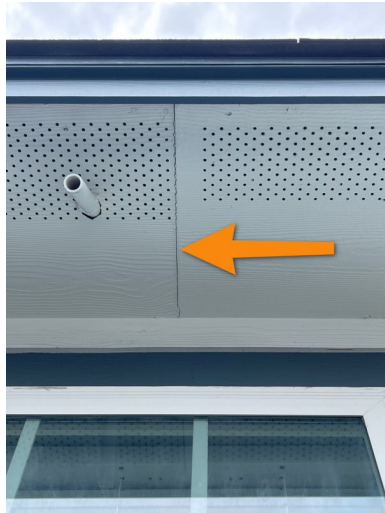
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Left Side Exterior

F. Ceilings and Floors

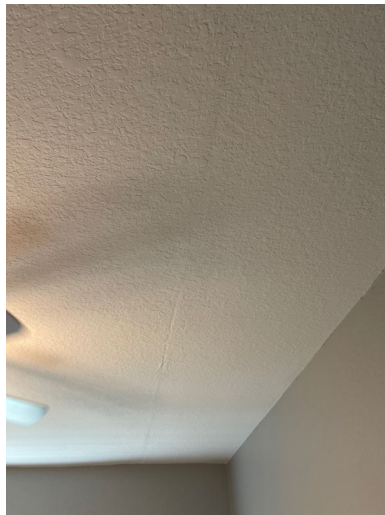
1: Evidence of previous repair

👉 Recommendation

Multiple Locations

Reason for previous repairs cannot be determined, and can cover latent defects.

Recommendation: Contact a qualified professional.



Front Right Bedroom



Living Room/Kitchen



Floor joist

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Floor joist

2: Tile is loose or cracked

🔴 Recommendation

Recommendation: Contact a qualified flooring contractor



Hallway Bathroom

G. Doors (Interior and Exterior)

1: Doorstop missing or damaged

🔴 Recommendation

Multiple Locations

This can cause damage to walls or objects which the door comes into contact. Install or replace the door stop.

Recommendation: Contact a handyman or DIY project

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I NI NP D



Master Bedroom & Laundry Room

2: Hinge missing screw

🔴 Recommendation

Loose hinges can cause door to stick or could become detached. Recommend handyman tighten hinges.

[Here is a DIY article](#) on fixing loose hinges.

Recommendation: Recommended DIY Project



Left Side Exterior

3: Needs sealed at threshold

🔴 Recommendation

Multiple Locations

Sealing will avoid water penetration under the flooring and should be sealed to avoid damage to flooring.

Recommendation: Contact a handyman or DIY project

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I	NI	NP	D
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Left Side Exterior

H. Windows

1: Condensation between window panes

Recommendation

Observed condensation between the window panes, indicates a failed seal. Recommend qualified window contractor evaluate and repair or replace as needed.

Recommendation: Contact a qualified window repair/installation contractor.



Living Room

2: Difficult to open or close

Recommendation

Determine reason and repair or replace.

Recommendation: Contact a handyman or DIY project

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I	NI	NP	D
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Back Right Bedroom

3: Missing Screen(s)

🔴 Recommendation

One or more windows are missing a screen. Screens protect against insect intrusion when the window is open. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.



Back Right Bedroom

4: Screen is damaged

🔴 Recommendation

Damaged screens will let insects enter home when the window is open.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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Left Side Exterior

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

1: Cement on driveway or porch has cracks

Recommendation

Cracks should be sealed to keep water from penetrating the separations caused by the crack.

Recommendation: Contact a qualified professional.



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NI=Not Inspected

NP=Not Present

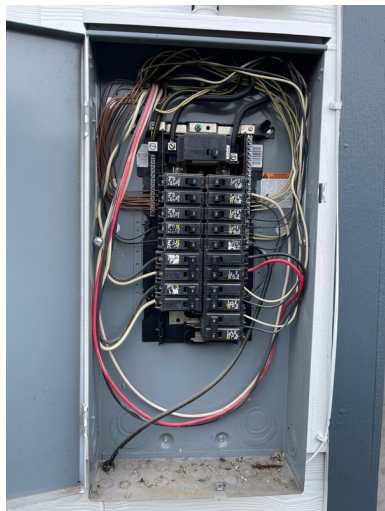
D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service Size : 100



Estimates should be obtained on all items needing repair before the option period ends to avoid unexpected repair expenses after closing.:

Only visual items can be inspected, hidden items within wall and behind objects as well as latent defects cannot be discovered and are not part of this inspection.

1: A/C breaker is not the correct size

▲Safety items

If the unit malfunctions, the breaker will not trip, and the unit will continue to run which could cause damage or a fire.

If the breaker is undersized it will cause the breaker to trip under heavy loads.

For more information <https://www.thespruce.com/what-is-an-arc-fault-1152477>

Recommendation: Contact a qualified heating and cooling contractor

2: Debris in the panel

🟡Recommendation

Panel should be free of debris, which could inhibit function or create combustible situation.

Recommendation: Contact a qualified professional.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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3: Service drops have insufficient Clearance

▲Safety items

Service drop overhead wires are too low or close, not giving enough clearance to the property or home. Recommend contacting your local electric utility company or qualified electrician to see if they can correct.

Recommendation: Contact a qualified electrical contractor.



4: Two grounding rods are required

▲Safety items

Recommendation: Contact a qualified professional.

I=Inspected

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I	NI	NP	D
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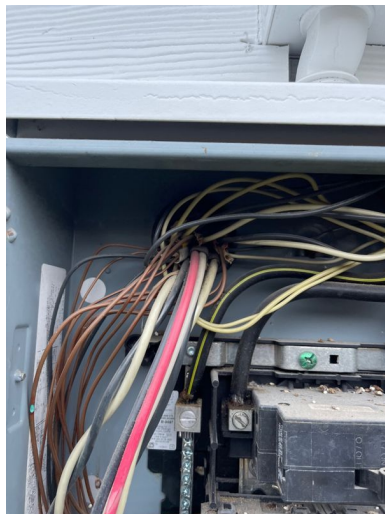


5: Wires are coming in from a single entrance

▲ Safety items

Wires are now required to be spread out to disperse the heat they create.

Recommendation: Contact a qualified electrical contractor.



6: Surge protector missing

⊖ Recommendation

Surge protectors are required in the main service panel to protect equipment from being damaged from surges.

2021 IRC E3606.5

Recommendation: Contact a qualified electrical contractor.

7: Service wire terminal needs a protective cover

⊖ Recommendation

I=Inspected

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I	NI	NP	D
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Where service wires connect in the panel should be covered.

Recommendation: Contact a qualified electrical contractor.

8: AFCI protection not installed in required locations

▲Safety items

In the 2020 edition of the NEC®, Section 210.12 requires that for dwelling units, all 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by AFCIs.

Recommendation: Contact a qualified electrical contractor.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Tester could not be inserted into the plug:

The plug cannot be tested.



Kitchen

1: 240 appliance plug is the 3 prong

●Recommendation

New appliances use a four prong plug. Have a licensed electrician change the plug to the correct type.

Recommendation: Contact a qualified electrical contractor.

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I	NI	NP	D
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Laundry Room

2: Canned lights are touching insulation

▲Safety items

Canned lights should have 6 inches separating the light from the insulation. This protects the insulation from the heat of the light, which can cause combustion. Some canned lights are made to be covered with insulation. Make sure the canned light is rated to be covered in insulation if it is not removed the insulation around it.

Recommendation: Contact a handyman or DIY project



3: Exposed Ends & Splices

▲Safety items

Multiple Locations

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

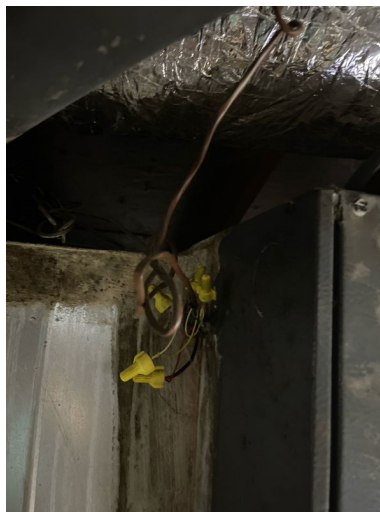
NP=Not Present

D=Deficient

I NI NP D



Water heater



Air handling unit

4: Missing GFCI protection where required

⚠ Safety items

Multiple Locations

No GFCI protection. Recommend licensed electrician upgrade by installing ground fault receptacles. [Here is a link](#) to read about how GFCI receptacles keep you safe.

Required on all dryers, ranges, ovens or similar appliances. Bathrooms, Garages and Accessory Buildings, Outdoors, Crawl Spaces, Basements, Kitchens, Sinks, Boathouses, Bathtubs and Shower Stalls, Laundry Areas, Indoor Damp and Wet Locations.

Recommendation: Contact a qualified electrical contractor.



Master Bathroom

5: Outlet box extension not installed

⚠ Safety items

I=Inspected

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I	NI	NP	D
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When the plug is brought out of the outlet box by more than 1/4 of an inch it needs a plastic extension to protect the comestible finishes from possible ignition.

<https://www.youtube.com/watch?v=SgWbrfalwjA>

<https://www.homedepot.com/p/Electrical-Box-Extender-BE1-2/202708650>

Recommendation: Contact a qualified professional.



Kitchen

C. Other

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Working:



Register



Laundry Room Register



Master Bedroom Register



Back Right Bedroom Register

Energy Sources: Electric

Type of Systems: Forced Air

Filtration location: return

Estimates should be obtained on all items needing repair before the option period ends to avoid unexpected repair expenses after closing.:

Only visual items can be inspected, hidden items within wall and behind objects as well as latent defects cannot be discovered and are not part of this inspection.

1: Differential not enough

🔴 **Recommendation**

Multiple Locations

Furnaces should get 30-40 degree differentials from return register to the supply registers. Have a HVAC professional repair the system as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified heating and cooling contractor



Kitchen Register



Living Room Register



Return

2: Filter requires replacement

🔴 Recommendation

The HVAC filter appears to be beyond its expected lifespan. Recommend replacement.

Recommendation: Contact a qualified HVAC professional.



3: Rust in drain pan

🔵 Maintenance Item

At the time of the inspection, I observed rust in the drain Pan. I recommend monitoring this to make sure it's replaced before it rusts through period

Recommendation: Recommend monitoring.

I=Inspected

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D=Deficient

I	NI	NP	D
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B. Cooling Equipment

Working:

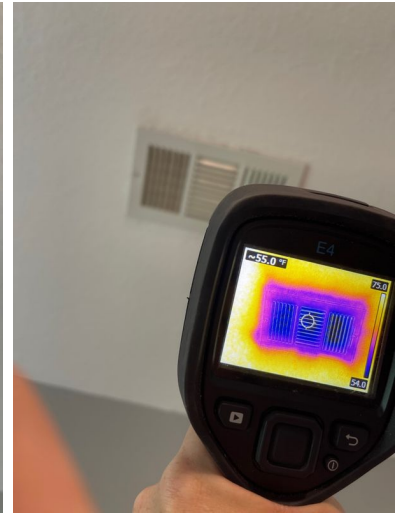
Differentials between return and output should be a minimum of 15°



Return



Front Right Bedroom Register



Master Bedroom Register

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Living Room Register

Manufacturer data plate:

Instructions on how to determine age and size of the unit.

<https://comfortmonster.com/knowledge-center/identify-system-make-model-size-age-typethere-many-different-system-types-well-focus-systems-make-90-commonly-installed-today-iden/>



Type of Systems: Central Air Conditioner
AC condenser max breaker rating: 30 - amps

1: Condenser cut off is missing or not accessible

🔴 **Recommendation**

The condenser cut off is required to be mounted in sight of the condenser for emergency purposes. If the condenser malfunctions it is close to the unit to allow for quick electrical disconnection. It is not allowed to be installed behind the unit.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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2: Condenser fins are dirty or damaged

🔴 Recommendation

Damaged or dirty condenser fins will not expel heat as efficiently.

Recommendation: Contact a qualified HVAC professional.



3: Debris in drain pan

🔴 Recommendation

Debris can clog the pan drain and cause the pan to overflow when the secondary is running.

Recommendation- remove debris.

Recommendation: Contact a handyman or DIY project

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



4: Drain pan has evidence of previous moisture

🚫 Recommendation

Monitor for moisture in the drain pan, and call an HVAC professional if moisture is discovered.

Recommendation: Contact a qualified professional.

5: Pan is not angled towards drain

🚫 Recommendation

The pan should be angled towards the drain so that it will drain out and condensation will not build up or spill over the pan.

Recommendation: Contact a qualified professional.

6: Solar cover missing on insulation

🔧 Maintenance Item

Solar covers prevent the sun from deteriorating the insulation which makes the insulation last longer.

Recommendation: Contact a qualified professional.

7: Float switch missing/ not working in pan

🚫 Recommendation

Float switches protect the interior of the home from water damage caused by clogged drains in the AC system. For more information

<https://www.puresituationroom.com/spotlight/8-22-float-switches>

Recommendation: Contact a qualified professional.

8: Unit has bio growth

🚫 Recommendation

Unit should be cleaned of bio growth, and cleaned periodically to make sure that bio growth does not return.

Recommendation: Contact a handyman or DIY project

I=Inspected

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

Ducts inside walls, sub floors, and inaccessible parts of the attic are excluded from the inspection:

Only the parts of the ducts that can be seen are included in the inspection. The interior condition of the ducts cannot be observed for damage or biogrowth and should be inspected by a HVAC company if the purchaser wants to know about the ducts in areas that are not observable.

1: Ducts are touching each other and insulation

➔ Recommendation

Ducts are known to condensate when in contact with insulation or other ducts, and should be separated from contact with each other or insulation.

Recommendation: Contact a qualified heating and cooling contractor



Multiple Locations

D. Other

I=Inspected

NI=Not Inspected

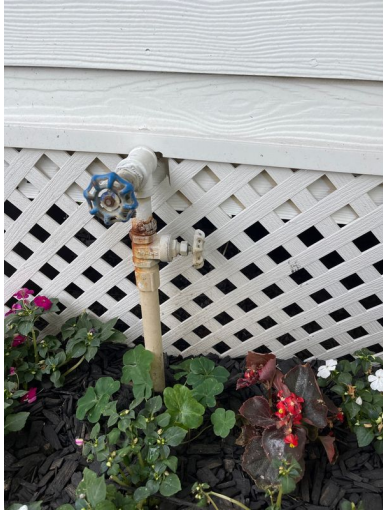
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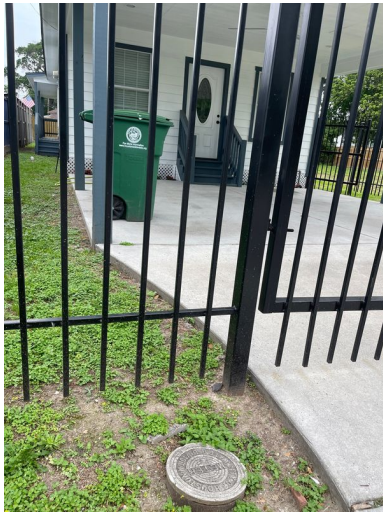
IV. PLUMBING SYSTEMS

- A. Plumbing Supply, Distribution Systems, and Fixtures**
Location of Main Water Supply Valve : Exterior of building



Front Exterior

Location of Water Meter: Front Exterior



Static Water Pressure Reading : 55 psi

I=Inspected

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D=Deficient

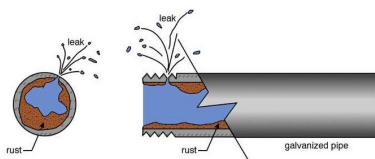
I NI NP D



Type of Supply Piping Material: PVC, Galvanized

The home has galvanized piping :

Galvanized piping is know to corrode on the inside of the pipe when exposed to water, which can change the water flow, and cause sediment to enter the water supply. Have a licensed plumber inspect the water piping to insure proper function.



At water heater

Sewer pipe camera or hydrostatic test should be conducted:

The test should be conducted to determine the pipes integrity under the home to the sewer system.

Estimates should be obtained on all items needing repair before the option period ends to avoid unexpected repair expenses after closing.:

Only visual items can be inspected, hidden items within wall and behind objects as well as latent defects cannot be discovered and are not part of this inspection.

1: Caulking is missing or deteriorated

Maintenance Item

Multiple Locations

Caulking, while inexpensive is an important part of the home. Caulking around plumbing fixtures and at joints protects finishes and structural members from water damage.

Recommendation: Contact a handyman or DIY project



Master Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Faucet or handle is loose or missing

Recommendation

Loose handles will strip connections and require replacement if not tightened. This will require replacement of the unit. Check all faucets and tighten handles to assure correct function. Loose faucets can leak and will not function correctly.

Recommendation: Contact a qualified plumbing contractor.



3: Hose bib needs anti-siphon device

Recommendation

Multiple Locations

Device protects the drinking water system from contamination and bacteria contained in water in piping and hoses that have left the delivery system. For more information

https://www.globalindustrial.com/p/plumbing/valves/backflow-preventers/hose-bib-vacuum-breaker?infoParam.campaignId=T9F&gclid=Cj0KCQiAqY3zBRDQARIsAJeCVxMgqF2EvXQHhktZ-mLP3cEJfpno-E9WZwAL9GV6ngXp6Hz6gwu6ZF0aAtEwEALw_wcB

Recommendation: Contact a qualified professional.

4: Shower stem is loose

Recommendation

Loose stems should be secured to keep the pipe from moving, movement can cause joints to loosen leading to leaking. Never install a handheld shower head when the stem is loose as this will lead to movement of the piping when removing or returning the shower head.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Master Bathroom

5: Sink overflow is not performing

🔴 Recommendation

The overflow protection is the hole at the top of the sink. If it is not performing that means that if the sink is left on it will not drain water fast enough to keep water from overflowing the sink.

Recommendation: Contact a qualified professional.



6: Toilet tank is loose

🔴 Recommendation

Multiple Locations

The toilet tank could become detached, which can cause a leak or possibly injure occupants.

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Hallway Bathroom

-

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

1: Drain stop missing or not working properly

🔴 Recommendation

Multiple Locations

Without a working drain stop drains cannot be tested at a high water volume, and spa tubs cannot be tested.

Recommendation: Contact a qualified professional.



Master Bathroom

-

C. Water Heating Equipment

Working:

Capacity : Not visible

Energy Sources: Electric

Inaccessible :

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

At the time of the inspection, there was no safe walkway or platform to get to the water heater. I attempted to get a many images as possible, but the inspection was limited.



1: Annual Maintenance Flush Recommended

🔴Recommendation

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

[Here is a DIY link to help.](#)

Recommendation: Contact a qualified plumbing contractor.

2: Disconnect missing

⚠️Safety items

Electrical disconnect should be near the water heater in case of emergency it can be shut off quickly. Recommend a licensen electrician install cut off.

Recommendation: Contact a qualified professional.

D. Hydro-Massage Therapy Equipment

F. Gas Distribution Systems and Gas Appliances
Location of Gas Meter: N/A

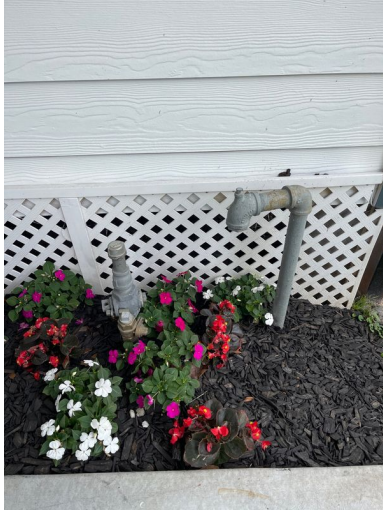
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Type of Gas Distribution Piping Material: N/A

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

- A. Dishwashers**

Limited view:

Only visual items can be inspected, hidden items within wall and behind objects as well as latent defects cannot be discovered and are not part of this inspection.

- B. Food Waste Disposers**

- C. Range Hood and Exhaust Systems**

Exhaust hood recirculates :

1: Exhaust System Missing

🔴 **Recommendation**

No exhaust system present to prevent moisture and grease in kitchen area. Recommend qualified contractor install range hood or exhaust system.

[Here is a resource on choosing a range hood.](#)

Recommendation: Contact a qualified professional.



- D. Ranges, Cooktops, and Ovens**

Working:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Manufactures data plate:



1: Anti-tip device is missing or not performing properly

▲Safety items

Anti-tip devices are metal pieces that secure the range foot to the wall, and keep the range from tipping over, which protects users from hot items that could fall off of the range.



Recommendation: Contact a handyman or DIY project

E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

G. Garage Door Operators

H. Dryer Exhaust Systems

Dryer vent inside walls cannot be inspected for continuous connection:

Dryer vents are inspected at every location that can be seen. Dryers themselves are not part of the inspection. We can only inspect the parts of the vent that can be seen visually. If the vent has been marked as having lint build up, it should be cleaned by a professional, who will be able to determine if the duct is continuous.

1: Vent damper is obstructed, damaged, or missing

▲Safety items

Vent dampers are made to keep pests from intruding into the home, when they are stuck open, damaged or missing they will not keep pests from intruding. If the damper is stuck closed the vent will not exhaust properly.

Recommendation: Contact a handyman or DIY project

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



2: Not properly fastened or sealed

🔴 Recommendation

Exterior vent covers should be secured and sealed to protect the structure from water and pest intrusion.

Recommendation: Contact a handyman or DIY project



3: Dryer vent cover is damaged

🔴 Recommendation

Dryer vent covers protect the home from pest and water intrusion. Repair or replace cover to properly protect the home.

Recommendation: Contact a handyman or DIY project

