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TEXAS REI 7-5

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PROPERTY INSPECTION REPORT

Prepared For: Gayle Delahunt
(Name of Clients)

Concerning: 1007 Shirkmere Rd, Houston TX 77008
(Address or Other Identification of Inspected Property)

Dave Hite - Professional Inspector License #22989, Certified, Termite License 0811845 Pool Certified, Jacob

By: Spoerle - TREC License #24277 08/03/2021 1:00 pm
(Name and License Number of Inspector) (Date)

David Hite, License #22989
(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Final Walk through before closing:

Before closing on the home, you should do a final walk through after all the furniture and personal items are removed, to ensure seller did not hide any defects with furniture, pictures, rugs, etc. Also run the heat and AC to ensure that it is still functioning, sellers sometimes will have the AC and Heat serviced before the inspection knowing there is a problem so it will function on the day of the inspection. Run all sinks to check for water pressure and has hot water, look at all windows to ensure that nothing has been broken during move out. Check that all appliances are the same ones that were installed during the inspection. Turn on all lights to make sure they function. If anything is different from the day the inspection was done, those changes are not covered by this inspection.

In Attendance: Buyer, Buyer Agent

Temperature (approximate): 90 Fahrenheit (F)

Occupancy: Furnished, Vacant



Weather Conditions: Cloudy

The home is vacant :

Faucets and appliances have not been used on a regular basis. Slow leaks may not be visible without normal use.

The home was recently remodeled :

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

Agent or seller was occupying the home when the inspector left. :

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.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

The foundation is performing :

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

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.

Foundation has been painted/covered which can cover latent defects:

Multiple Locations



1: Foundation Cracks - Minor

➔ Recommendation

Front of house, Multiple Locations

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend sealing these cracks with exterior sealant and, monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation: Contact a handyman or DIY project



Left side of house



Left side of house

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

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2: Foundation needs to be exposed around perimeter of home

🔴 Recommendation

Multiple Locations

The foundation wall should be exposed at least 4 inches this allows observation of the foundation wall for cracks and pest intrusions.

Recommendation: Contact a qualified grading contractor.



3: No evidence of termites

🔧 Maintenance Item

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.

4: 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.

B. Grading and Drainage

1: Gutters are missing

🔧 Maintenance Item

Multiple Locations

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.

Recommendation: Contact a qualified gutter contractor

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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



C. Roof Covering Materials

Types of Roof Covering: Asphalt

Viewed From: Ladder, 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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1: Crickets are required on any item installed on the roof that is 30 inches wide or more for proper water drainage on roof

🔴 Recommendation

Cricket <https://g.co/kgs/narpZ7>

Recommendation: Contact a qualified roofing professional.



2: Damaged or deteriorated flashing

🔴 Recommendation

Damaged and deteriorated flashings may not protect against water intrusion as intended.

Recommendation: Contact a qualified roofing professional.

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3: Debris on roof

🚫 Recommendation

Debris on the roof will hold moisture and deteriorate the roof covering. Roof should be cleaned and kept free from debris to extend life and ensure proper function.

Recommendation: Contact a qualified professional.



4: 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.

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5: Furnace/Water Heater exhaust vent is too short or uses improper cover

▲Safety items

Furnace exhaust vents are required to be 3 feet from any surface, and water heaters 2 feet from any surface on the roof to the vent opening. They also must use the appropriate vent cover. This is to help exhaust products draft, and protect materials from being exposed to the high temperatures that can result in shorting of the lifespan of the materials and possibly lead to a fire.

Recommendation: Contact a qualified professional.



6: Previous repair

🔴Recommendation

Reason for previous repairs cannot be determined. Areas that have been repaired are more likely to leak than nonrepaired areas, and should be monitored regularly.

Recommendation: Contact a qualified professional.

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7: Sealant is missing or deteriorated

🔴 Recommendation

Around plumbing vents

Sealant protects the roofing structure from water penetration. Any area that has a nail or a gap that could allow water to penetrate, should be sealed with roofing sealant.

Recommendation: Contact a qualified professional.



D. Roof Structures & Attics

Approximate Average Depth of Insulation: 12 Inches

Viewed From: Attic

Structure was covered and could not be checked :

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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: Attic entry is uninsulated/unsealed

🔴Recommendation

An uninsulated and unsealed attic entry will cause a loss in HVAC.

Recommendation: Contact a qualified professional.

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3: 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.



4: Insulation is low in some areas

🟡Recommendation

Install insulation to bring level to 12 or more inches to increase HVAC efficiency.

Recommendation: Contact a qualified insulation contractor.

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Insulation missing next to attic entry in master closet

5: Purlins are missing strong backs

🚫 Recommendation

Multiple Locations

Strong backs help protect the purlin support from bowing or twisting. Without them, the purlin may not be able to provide the support needed for the roofing members.

Recommendation: Contact a qualified professional.



6: Ridge board is supposed to cover the face of the rafter

🚫 Recommendation

Multiple Locations

The ridge board should be big enough to cover the cut face of the rafter put against it. This insures total support of the rafter.

IRC 802.3

Recommendation: Contact a qualified professional.

I	NI	NP	D
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E. Walls (Interior and Exterior)

Comments:
Kitchen



Shelf is not secure

1: Cabinet hinges are loose

🚫 Recommendation

Kitchen

Loose hinges will not allow the doors to operate properly and doors could come off of cabinets if allowed to continue to loosen.

Recommendation: Contact a qualified professional.

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

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2: Siding or trim is damaged or deteriorated

🔴 Recommendation

Back of house, Multiple Locations

Damaged or deteriorated siding and trim can allow access to water and insects into the home. Have damaged or deteriorated areas replaced.

Recommendation: Contact a qualified siding specialist.



F. Ceilings and Floors

1: Wallboard is separating at tape joints

🔴 Recommendation

Living Room, Laundry Room

Wallboard tape joints separate from stresses on the wall such as temperature fluctuations, which causes wallboard to expand and contract, use of low quality mud and tape, and poor installation of mud and tape, which can result in weak joints that separate easily from settling that **every building experiences**. If the separations continue to occur it could indicate moisture intrusion or movement, and should be evaluated further.

Recommendation: Contact a qualified drywall contractor.

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G. Doors (Interior and Exterior)

1: Door Is binding

Recommendation

Master Closet

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

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

Door may need to be adjusted or reinstalled in order to operate correctly.

Recommendation: Recommended DIY Project



2: 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.

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Recommendation: Contact a handyman or DIY project



3: Exterior door for egress cannot require a special tool or key

▲Safety items

Back door

In case of emergency egress doors cannot require a tool or key so occupants can exit quickly.

Recommendation: Contact a qualified professional.



4: Sliding door doesn't stay in track and/or is difficult to open

🔴Recommendation

Master Bedroom

Track should be repaired and secured for proper function.

Recommendation: Contact a qualified professional.

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5: Strike plate missing, damaged or loose

🚫 Recommendation

Back door

Strike plates keep the wood where the door latches from deteriorating with repeated use, and allow door to latch firmly.

Recommendation: Contact a qualified professional.



6: Door is missing

🚫 Recommendation

Recommendation: Contact a qualified professional.

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7: 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



H. Windows

1: Missing Screen(s)

🚫 Recommendation

Multiple Locations

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.

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

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I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

Working :
Working



1: Chimney Liner Dirty

🚫 Recommendation

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation: Contact a qualified chimney contractor.



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2: Damper needs a lock to keep it open

▲Safety items

When gas is installed in a fire place it is important to keep the damper locked open so that any gases can exhaust and do not escape into the home.

Recommendation: Contact a qualified professional.



3: Mortar chimney cap is cracked

⊖Recommendation

When cracks develop in a mortar chimney cap they can allow water to work its way into the chimney structure.

Recommendation: Contact a qualified chimney contractor.



4: Fire place guard is missing

⊖Recommendation

Without the guard, flammable materials can flow into fireplace and out of fireplace, creating a fire hazard. Install guard before using fireplace

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Recommendation: Contact a qualified professional.



K. Porches, Balconies, Decks, and Carports

1: Cement on driveway or porch has cracks

🚫 Recommendation

Multiple Locations

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

Recommendation: Contact a qualified professional.



2: Cracked Exterior Floor

🚫 Recommendation

Porch or balcony exterior flooring shows signs of cracking. Recommend a concrete contractor evaluate and repair.

Recommendation: Contact a qualified concrete contractor.

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3: Gate needs to automatically close

🔴 Recommendation

Having a pool requires all gates leading to the pool area to close and latch automatically.

Recommendation: Contact a qualified professional.



Gate does not latch

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Service Size : 150

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: Bushing to protect wiring from abrasions is missing or not installed properly

⚠ Safety items

Multiple Locations

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Bushings are installed to protect wires from abrasion when entering the panel box. Without them, the insulation around the wiring can be cut by the sharp metal in the entrance to the panel. This could cause arcing leading to electrical shock or fire.

Recommendation: Contact a qualified professional.

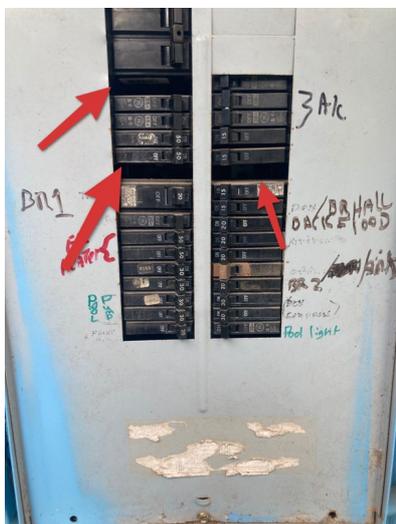


2: Knockouts are open

▲ Safety items

When knockouts are left open they allow pests into the panel which can pose a fire hazard. It poses a shock hazard to anyone touching the panel.

Recommendation: Contact a qualified professional.



3: Panel Missing Labels

⊖ Recommendation

Electrical panel does not have labels. Recommend a qualified electrician test and properly label all switches. Without proper labeling, the breakers cannot be identified for usage.

Recommendation: Contact a qualified electrical contractor.

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2: Carbon Monoxide Detector Missing

▲Safety items

Outside bedrooms

Carbon monoxide detectors should be mounted outside sleeping rooms and are not present at time of inspection. Recommend installation before closing.

Recommendation: Contact a qualified professional.

3: Cover plates missing

▲Safety items

Attic

One or more receptacles are missing a cover plates. This causes a shock risk. Recommend installation of plates.

Recommendation: Contact a qualified electrical contractor.



4: Exposed bulbs needs cages to protect from breakage.

○Recommendation

Attic

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Bulbs that are exposed and could come into contact with people should have cages on them to avoid breakage which could lead to injury.

Recommendation: Contact a qualified professional.



5: Fan wobbles as it rotates

🚫 Recommendation

3rd Bedroom

Fans can become loose and fall if they wobble.

Recommendation: Contact a qualified professional.



6: Light fixture is not secured

🚫 Recommendation

Exterior, Multiple Locations

Light fixtures need to be properly secured to ensure proper function and hide exposed wires, and to protect from falling. On the exterior it also seals against moisture and insect intrusion.

Recommendation: Contact a qualified professional.

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7: GFCI plug does not trip and/or reset

▲Safety items

Kitchen, 2nd Bathroom, Master Bathroom

GFCIs protect individuals from electrocution, by flipping when electricity changes paths.

Recommendation: Contact a qualified professional.



8: Light Inoperable

🔴Recommendation

Kitchen

One or more lights are not operating. Test the light by replacing the light bulb. Exterior lights may be on photocells, if this is the case have the owner send a picture of the light functioning.

Recommendation: Contact a qualified electrical contractor.

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9: Lights on the exterior are not sealed

🚫 Recommendation

Multiple Locations

Sealing the lights where they meet the siding keeps water and pests out of the electrical components and interior structure.

Recommendation: Contact a qualified professional.



10: Outlet box extension not installed

⚠️ Safety items

Kitchen

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.

I	NI	NP	D
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11: Outlet has no power

🔴 Recommendation

Front office

Have a licensed electrician return power to the outlets.

Recommendation: Contact a qualified electrical contractor.



12: Outlets and switches need weatherproof cover on the exterior

⚠️ Safety items

Without a proper weatherproof cover the outlet will be exposed to the elements.

For more information <https://www.lowes.com/pl/Electrical-box-covers-Electrical-boxes-covers-Electrical/4294653953>

Recommendation: Contact a qualified electrical contractor.

I	NI	NP	D
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Front porch

13: Outlets, switches or electrical components have paint or combustibile material on them

▲Safety items

Multiple Locations

Paint as well as any combustibile materials should not cover outlets.

Recommendation: Contact a qualified electrical contractor.



14: Plug or switch is damaged

▲Safety items

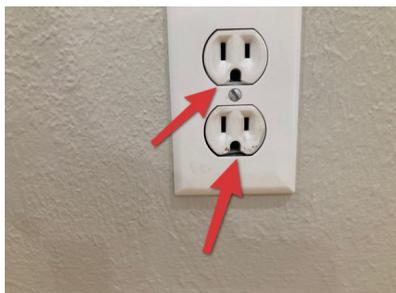
Multiple Locations

Damage plugs/switches may not operate correctly and can leave openings for objects to enter plug creating an electrocution hazard. Have an electrician Replace all damaged plugs.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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15: Smoke/CO detectors are not interconnected

▲Safety items

Multiple Locations

Interconnection between smoke alarms means they are all wired together. When one detector is tripped they will all sound.

Recommendation: Contact a qualified professional.

16: Smoke detectors are missing

▲Safety items

Bedrooms

Smoke detectors alert occupants to evacuate the building in a fire emergency.

Recommendation: Contact a qualified professional.

17: Tester shows open/weak ground

▲Safety items

Front porch, multiple outlets in 2nd and 3rd bedrooms, Multiple Locations

The ground for a plug protects users from equipment malfunctions by providing electricity with a path to ground.

Recommendation: Contact a qualified electrical contractor.



Outlet left a fireplace



Multiple outlets in front living room

18: Wiring is not properly supported

▲Safety items

Attic

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

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Wiring needs to be properly supported every 6 feet, to avoid becoming entangled or damaging wiring.

Recommendation: Contact a qualified electrical contractor.



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Working:



Energy Sources: Natural Gas, Electric

Type of Systems: Forced Air

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.

Warm Temperature:

The furnace cannot be adequately tested when the temperature is over 70 degrees.

1: Light can be seen where vent penetrates the roof jack

➔Recommendation

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

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Roof jack should be sealed to a not allow water or insects inside home

Recommendation: Contact a qualified professional.



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B. Cooling Equipment

Manufacturer data plate:

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

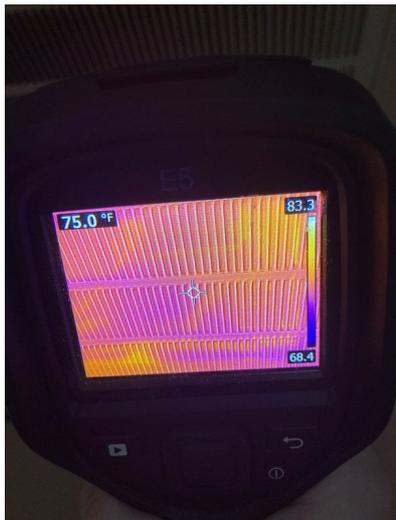
<https://comfortmonster.com/knowledge-center/identify-system-make-model-size-age-typethere-many-different-system-types-well-focus-systems-make-90-commonly-installed-today-iden/>



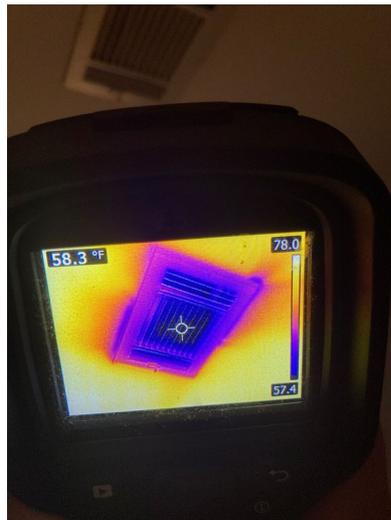
Type of Systems: Central Air Conditioner
AC condenser max breaker rating: 25, 40 - amps

Working:

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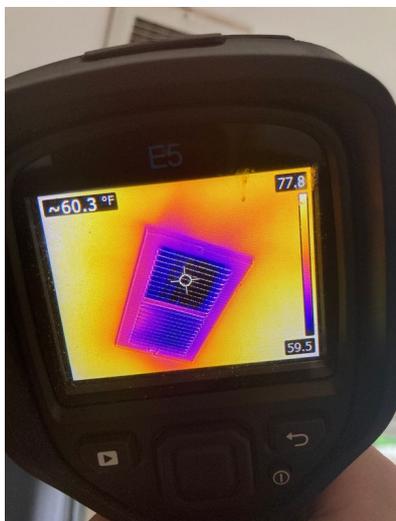
Master Bedroom



Master Bedroom



Living Room



Living Room

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.

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2: Drain pan has evidence of previous moisture

🚫 Recommendation

Multiple Locations

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

Recommendation: Contact a qualified professional.



3: Secondary drain missing or not piped properly

🚫 Recommendation

Multiple Locations

Secondary drains are important to allow water to escape when primary drain is clogged. Improper installation or missing secondaries can cause water intrusion into attic, which can enter into lower floors causing water damage. Flexible pipe is not allowed to be used on secondary because it can kink and not allow for proper drainage.

Recommendation: Contact a qualified professional.

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

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C. Duct System, 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.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Main Water Supply Valve : Exterior of Home



Location of Water Meter: Exterior

I NI NP D



Static Water Pressure Reading: 35



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: Entrance into home is not sealed

🚫 Recommendation

Multiple Locations

Seal to keep water and pests out.

Recommendation: Contact a handyman or DIY project

I	NI	NP	D
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2: Faucet or handle is loose

➔ Recommendation

2nd Bathroom

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: Insulation is missing or damaged

➔ Recommendation

Multiple Locations

If the temperature gets to freezing and the pipes are not insulated they can burst.

Recommendation: Contact a handyman or DIY project

I	NI	NP	D
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4: Toilet tank is loose

🚫 Recommendation

2nd Bathroom, Master Bathroom

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

Recommendation: Contact a qualified plumbing contractor.



5: Anti-siphon device for sprinkler system needs to be supported.

🚫 Recommendation

Left unsupported, the anti-siphon device could be impacted and caused pipes to break or leak

Recommendation: Contact a handyman or DIY project

I	NI	NP	D
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6: Spout diverter is stuck

🚫 Recommendation

2nd Bathroom

When the spout diverter is stuck water cannot be switched between the shower head and faucet. Have a plumber correct the problem.

Recommendation: Contact a qualified plumbing contractor.



7: Water pressure is low

🚫 Recommendation

Normal water pressure is between 40-80psi. The water utility may be doing work on a pump. Contact the utility for details. If the utility is functioning normally contact a licensed plumber.

Recommendation: Contact a qualified professional.

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

I NI NP D



B. Drains, Wastes, & Vents

1: Drain stop missing or not working properly

🔴 **Recommendation**

2nd Bathroom

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.



C. Water Heating Equipment

Capacity: 50 Gallons

Manufacturers data plate :

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Energy Sources: Natural Gas

Working:

1: Exhaust pipe is in contact or too close to combustibles

▲Safety items

Gas appliance exhaust vents can get hot and should be kept away from combustibles.

Recommendation: Contact a qualified professional.



2: Pan is missing or does not cover all possible leak area

⊖Recommendation

If the water heater starts to leak where the pan does not cover the water can damaged finishes and structural components.

Recommendation: Contact a qualified plumbing contractor.

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

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Pan is missing

3: TPR and/or pan drain is not piped outside

🔴 Recommendation

TPR and pan drains should terminate outside when the water heater is in a location where water could cause damaged to finishes or structural members.

Recommendation: Contact a qualified professional.



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- D. Hydro-Massage Therapy Equipment**

V. APPLIANCES

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- A. Dishwashers**
Manufacturer data plate :

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

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Working :

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: High drain loop missing

🔴Recommendation

The drain line on a dishwasher is supposed to loop above the sink drain and then go into the sink waste water pipe to prevent waste water from reentering the dishwasher.

For more information <https://m.youtube.com/watch?v=t7dEkdHjR84>

Recommendation: Contact a qualified professional.



B. Food Waste Disposers

Working:

C. Range Hood and Exhaust Systems

Working :

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

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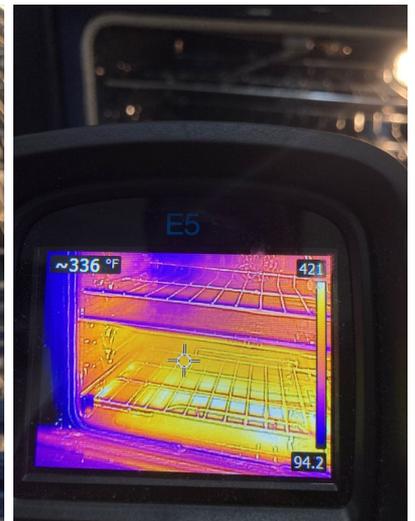
D. Ranges, Cooktops, and Ovens
Manufactures data plate:



Working:



Upper oven



Lower oven

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

2: Gas shut off valve is missing or not readily accessible

▲Safety items

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

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Gas shut off valve should be present and in a location that allows easy access. Recommend a qualified plumber evaluate and remedy.

Recommendation: Contact a qualified plumbing contractor.

E. Microwave Ovens

Manufacturer data plate :



Working :



F. Mechanical Exhaust Vents and Bathroom Heaters

1: Missing

Recommendation

Laundry Room

Landry rooms and bathrooms without an openable window need an exhaust fan to expel the built up moisture.

Recommendation: Contact a qualified professional.

G. Garage Door Operators

H. Dryer Exhaust Systems

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

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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: Improper dryer vent cover

▲Safety items

Dryer vent covers are not allowed to use mesh like materials. These type of materials are known to collect particulates and clog dryer vents, which is a fire hazard. Replace with proper vent cover.

Recommendation: Contact a handyman or DIY project



2: Improper Venting

🔴Recommendation

Dryer vent is not terminating to the exterior, which can cause inefficient venting and/or a fire hazard. Recommend a qualified HVAC contractor or handyman vent to exterior.

Recommendation: Contact a qualified HVAC professional.



Venting material for dryer is damaged and exhausting lint into attic

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VI. OPTIONAL SYSTEMS

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

Comments:



Pool filter pressure reading :

Monitor pressure gauge on the filter to insure proper range.



Type of Construction: Pool

1: Decking is cracked

⊖ Recommendation

All cracks in decking need to be sealed to prevent further water penetration that could lead to further cracking.

Recommendation: Contact a qualified professional.

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2: Doors and windows with access to the pool are required to have an alarm to alert owners when someone is accessing the pool area.

▲Safety items

Multiple Locations

Children can slip undetected into the pool area and drown without adults noticing. Alarms should be installed.

Recommendation: Contact a qualified professional.

3: Gates are required to auto close and latch to restrict access to the pool.

▲Safety items

Recommendation: Contact a handyman or DIY project

4: Pool bottom is deteriorated

🟡Recommendation

Discoloring in the bottom of the pool indicates that the plaster is deteriorated. Deteriorated pool walls and bottom are rough and unpleasant to exposed skin.

Recommendation: Contact a qualified professional.



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5: Pool light is not working

🚫 Recommendation

Have a pool service company repair or replace the light.

Recommendation: Contact a qualified professional.



6: Leaking in pipes, pumps, or filter

🚫 Recommendation

Have a pool contractor evaluate and repair as needed.

Recommendation: Contact a qualified Swimming Pool Contractor



7: Safety handles for stairs are missing

⚠️ Safety items

Safety handles for gripping as a person is getting out of the pool are required for the safety of anyone using the pool.

Examples:

<https://srsmith.com/en-us/products/ladders-and-rails/2-bend-stair-rail/>

Recommendation: Contact a qualified professional.

I	NI	NP	D
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8: Tile/stone around pool is loose

🔴 Recommendation

Recommendation: Contact a qualified Swimming Pool Contractor

