



**SUMMARY**  
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MAINTENANCE ITEM



RECOMMENDATION

2.1.1 A. Foundations  
**SHRINKAGE CRACKS**



GARAGE

Observed shrinkage cracks in the garage slab at the time of inspection. Shrinkage cracks are considered cosmetic. Remedy as needed.

Recommendation  
 Contact your builder.



For example: Garage



for example: rear patio

2.2.1 B. Grading and Drainage  
**GRADING & DRAINAGE: INDEQUATE DRAINAGE OR STANDING WATER**



MULTIPLE LOCATIONS

inadequate drainage or standing water was observed, which could indicate poor drainage and/or grading. Monitor and/or remedy as needed.

**Note:** Low spots, ruts, and/or damaged sod are all indicative of inadequate grading and drainage.

Recommendation  
 Contact a qualified landscaping contractor



for example: left



for example: rear

### 2.2.2 B. Grading and Drainage

#### **GUTTERS & DOWNSPOUTS: CLOGGED**

 Recommendation

Recommend clear gutters of debris to improve drainage. Badly clogged gutters can cause water to back up under the roof covering and cause damage.

Recommendation

Contact a qualified grading contractor.



### 2.3.1 C. Roof Covering Materials

#### **GRANULE LOSS LOCALIZED**

 Recommendation

Localized granule loss on the shingle surface was observed. Among other things, this can be a result of mechanical damage, impurities in the asphalt, or anomalies in the manufacturing process. Remedy as needed.

Recommendation

Contact a qualified roofing professional.



### 2.3.2 C. Roof Covering Materials

#### **SEAL BOOTS**

 Recommendation

MULTIPLE LOCATIONS

Observed unsealed plumbing boots or roof jacks at the time of inspection. Evaluate and remedy as needed.

Recommendation

Contact a qualified professional.



2.5.1 E. Walls (Interior and Exterior)

**EXTERIOR: SEAL**

RIGHT

Trim Boards, - were not properly sealed. Remedy as needed.

**Note:** Modern building practices recommend sealing around components that are mounted on or pass through the exterior wall to limit moisture intrusion.

Recommendation  
Recommended DIY Project

 Recommendation



for example: Right

2.5.2 E. Walls (Interior and Exterior)

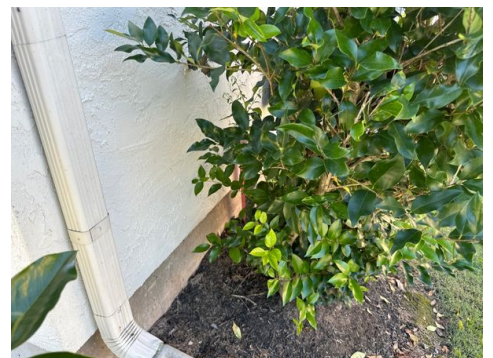
**EXTERIOR: FOLIAGE TOO CLOSE**

MULTIPLE LOCATIONS

Foliage that is too close to siding materials can cause moisture buildup and deterioration. Remedy as needed.

Recommendation  
Contact a qualified professional.

 Recommendation



For example: left

2.6.1 F. Ceilings and Floors

**FLOORING: TILES CRACK/CHIP/LOOSE**

POWDER ROOM 2ND FLOOR

Floor tiles were cracked or chipped or loose or damaged grout. Remedy as needed.

Recommendation  
Contact a qualified tile contractor

 Recommendation



For example: powder room upstairs



2.7.1 G. Doors (Interior and Exterior)

**DOOR: HARDWARE**

 Recommendation

MULTIPLE LOCATIONS

Door Stops Missing/Damaged, Door Lock Missing or Loose

One or more door(s) has loose or missing or damaged hardware. Remedy as needed.

Recommendation

Contact a qualified professional.



2.7.2 G. Doors (Interior and Exterior)

**DOOR: WEATHERSTRIPPING MISSING/DAMAGE/INEFFECTIVE**

 Recommendation

MULTIPLE LOCATION

Door is missing a functional weatherstripping. This can result in significant energy loss and moisture intrusion. The visible day light is an indicative of the weather stripping being ineffective. Remedy as needed.

Recommendation

Contact a qualified door repair/installation contractor.



For example: rear



For example: rear



For example: front

2.8.1 H. Windows

**DIFFICULT OPERATION**

 Recommendation

OFFICE

Windows were not operating properly. Evaluate and remedy as needed.

Recommendation

Contact a qualified window repair/installation contractor.



For example: office

3.1.1 A. Service Entrance and Panels

**SCREW(S) MISSING/IMPROPER**

 Recommendation

Screws that mount the cover to the electrical panel were missing/improper. Remedy as needed.

Note: Blunt tip screws designed for this application are recommended to prevent puncturing electrical wiring insulation.

Recommendation

Contact a qualified electrical contractor.



3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

**RECEPTACLES: GFCI PROTECTION MISSING/INADEQUATE**

 Recommendation

Garage, Laundry Room

GFCI Protection was missing or inadequate. Current building standards require for ground fault protection in the following areas:

- \* at all the countertop receptacles in the kitchen
- \* in bathrooms
- \* in garages
- \* all exterior receptacles
- \* laundry room(s)
- \* wet bars

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

Recommendation

Contact a qualified professional.



3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

**LIGHT: INOPERABLE**

 Recommendation

MULTIPLE LOCATIONS

One or more lights were not operating. Evaluate and remedy as needed.

Recommendation

Contact a qualified electrical contractor.

4.2.1 B. Cooling Equipment

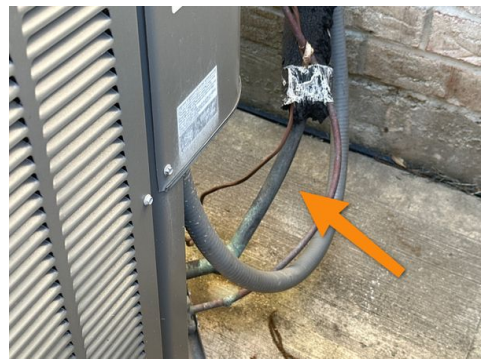
**CONDENSER: INSULATION MISSING/DAMAGED ON REFRIGERANT LINES**

 Recommendation

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

Recommendation

Contact a qualified heating and cooling contractor



4.2.2 B. Cooling Equipment

**CONDENSER: HEAVY FOLIAGE**

 Maintenance Item

Heavy foliage should be removed from around condensing unit. Remedy as needed.

Recommendation

Contact a handyman or DIY project



4.2.3 B. Cooling Equipment

**CONDENSATION SYSTEM: RUSTED PAN**

 Recommendation

The emergency overflow pan was rusted. Evaluate and remedy as needed.

Recommendation

Contact a qualified heating and cooling contractor



5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

**HOSE BIBB (EXTERIOR FAUCET): BACKFLOW PREVENTION MISSING**

 Maintenance Item

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

Recommendation

Contact a qualified plumbing contractor.



for example: Right

5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

**FIXTURE: DRAIN STOPS**

MULTIPLE LOCATIONS

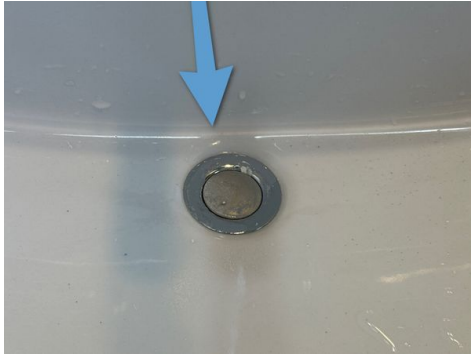
 Maintenance Item



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

Recommendation

Contact a qualified plumbing contractor.



For example: powder room upstairs



For example: rear bathroom downstairs

### 5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures

#### **SHOWER: DOOR SEAL MISSING/DAMAGED**

The shower door seal (also known as gasket or floor sweep) was missing or damaged. Remedy as needed.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



For example: master bathroom

### 5.1.4 A. Plumbing Supply, Distribution Systems, and Fixtures

#### **SHOWER ENCLOSURE LEAK**

Observed shower enclosure leaking at the time of inspection. Remedy as needed.

Recommendation

Contact a qualified professional.

 Recommendation



For example: master bathroom



For example: master bathroom

### 5.2.1 B. Drains, Wastes, and Vents

#### **DRAIN PIPING: SLOW DRAIN**

COMMON BATHROOM

Slow drainage was observed at time of inspection. Remedy as needed.

 Recommendation

Recommendation  
Contact a qualified plumbing contractor.



### 5.3.1 C. Water Heating Equipment **ANNUAL MAINTENANCE FLUSH**

 Maintenance Item

Water heaters should typically be flush annually to prevent sediment buildup and maintain efficiency. It is recommended that you refer to the manufacturers manual for maintenance schedule specific to this device and make any service appointments as needed. Recommend contacting a plumbing contractor to flush the water heater if it is not done already.

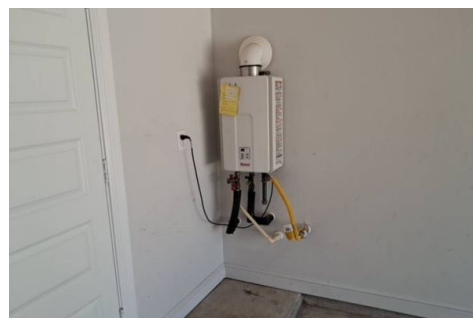
Recommendation  
Contact a qualified plumbing contractor.

### 5.3.2 C. Water Heating Equipment **TANK: DRAIN PAN**

 Recommendation

The drain pan was missing. Remedy as needed.

Recommendation  
Contact a qualified plumbing contractor.



### 5.3.3 C. Water Heating Equipment **TPR VALVE: REPLACEMENT**

 Maintenance Item

**Note:** The manufacturer recommends replacement of the pressure relief valve every 3 years to ensure proper emergency function. The inspector did not test TPR valves due to safety hazard or possible damage to unit.

Recommendation  
Contact a qualified plumbing contractor.



### 5.5.1 E. Gas Distribution Systems and Gas Appliances **GAS PIPING: RUSTED SERVICE LINE**

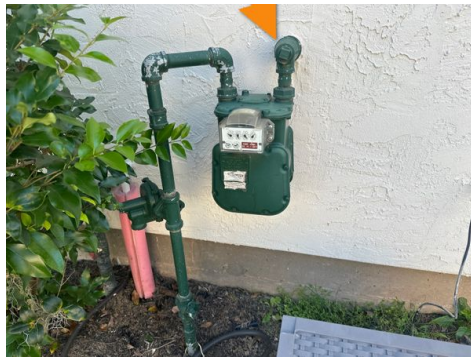
 Recommendation

LEFT

The gas service running from the meter into the home was rusted. Remedy as needed.

Recommendation  
Contact a qualified plumbing contractor.





6.1.1 A. Dishwashers  
**AIR GAP LEAK**

 Recommendation

Water leak out of the air gap device near the sink which indicates a possible restriction or clog in the drain line. Remedy as needed.

Recommendation  
Contact a qualified professional.

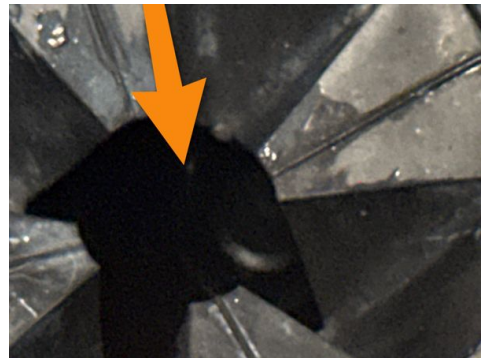


6.2.1 B. Food Waste Disposers  
**RUSTED/CORRODED COMPONENTS**

 Recommendation

Interior components of the disposal were rusted or corroded. Evaluated and remedy as needed.

Recommendation  
Contact a qualified professional.



6.3.1 C. Range Hood and Exhaust Systems  
**FILTER MISSING/DIRTY**

 Recommendation

Observed missing or dirty exhaust filter. Remedy as needed.

Recommendation  
Contact a qualified professional.



### 6.3.2 C. Range Hood and Exhaust Systems

#### **EXHAUST LIGHT OUT**

— Recommendation

The light did not function at the kitchen exhaust. This may be the result of a bad bulb. Evaluate and remedy as needed.

Recommendation

Contact a qualified professional.

### 6.4.1 D. Ranges, Cooktops, and Ovens

#### **COOKTOP CONTROL KNOB GRAPHICS**

— Recommendation

The control knob graphics were worn off or were missing. Remedy as needed.

Recommendation

Contact a qualified professional.

### 6.4.2 D. Ranges, Cooktops, and Ovens

#### **OVEN LIGHT INOPERABLE**

— Recommendation

Oven light did not come on when tested. This may be the result of a bad bulb. Evaluate and remedy as needed.

Recommendation

Contact a qualified professional.

### 6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters

#### **VENT COVER DIRTY**

— Recommendation

MULTIPLE LOCATIONS

Cleaning of the exhaust vent cover is needed to ensure unrestricted airflow.

Recommendation

Contact a qualified professional.



For example: master bathroom

### 6.8.1 H. Dryer Exhaust Systems

#### **CLEANING VENT RECOMMENDED**

— Recommendation

Cleaning of the dryer exhaust vent is recommended as normal maintenance and to prevent excessive lint build-up in the line.

Recommendation

Contact a qualified professional.

### 7.1.1 A. Landscape Irrigation (Sprinkler) Systems

#### **INSULATION DAMAGED/MISSING**

— Recommendation

Observed damaged or missing insulation on sprinkler vacuum breaker at time of inspection. Remedy as needed.

Recommendation  
Contact a qualified professional.



7.1.2 A. Landscape Irrigation (Sprinkler) Systems

**HEAD DAMAGED/MISSING**

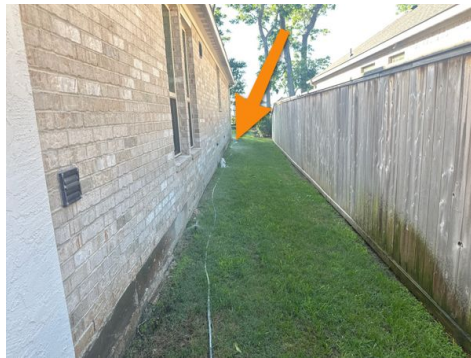
 Recommendation

Observed damaged or missing sprinkler head at the time of inspection. Evaluate and remedy as needed.

Recommendation  
Contact a qualified professional.



for example: Left



for example: Left

8.2.1 Items not finished  
**ITEMS NOT FINISHED**

 Maintenance Item

MULTIPLE LOCATIONS

Some of the items were not finished at the time of inspection.

Recommendation  
Contact a qualified professional.



For example: powder room upstairs

