



REDFISH INSPECTIONS LLC

713-568-8184

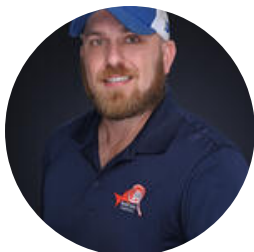
[scheduling@redfishinspections.com](mailto:scheduling@redfishinspections.com)

<https://www.redfishinspectionsllc.com>



TREC REI 7-6 - REDFISH

5302 Blue Cypress Ln  
League City, TX 77573



Inspector  
Trey Kincade  
TREC 24810  
713-568-8184

[scheduling@redfishinspections.com](mailto:scheduling@redfishinspections.com)



Inspector  
Nick Sprouse  
TREC 22537  
713-568-8184

[scheduling@redfishinspections.com](mailto:scheduling@redfishinspections.com)




Agent  
Beth Wilson  
Owens & Associates Realty, LLC

**PLEASE NOTE!**

Annotations in RED contained in this document includes comments and describes improvements made to this property since the time this initial inspection was conducted.



# PROPERTY INSPECTION REPORT FORM

	01/18/2024 1:00 pm
Name of Client	Date of Inspection
5302 Blue Cypress Ln, League City, TX 77573	
Address of Inspected Property	
Trey Kincade, Nick Sprouse	TREC 24810, TREC 22537
Name of Inspector	TREC License #
Name of Sponsor (if applicable)	TREC License #

## PURPOSE OF INSPECTION

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

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

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

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

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

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

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

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

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

*Type of Building:* Single Family -

As with all buildings, ongoing maintenance is/will be required and improvements to the systems of the structure will be needed over time. The improvements that are recommended in this report are not considered unusual for a building of this age and location. Please remember that there is no such thing as a perfect construction. This inspection is NOT a pest inspection. We recommend consulting with a licensed pest inspector for the presence of, trapping, exclusions etc... of pests.

*Occupancy:* Occupied

*In Attendance:* Buyer

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

*Weather Conditions:* Cloudy

*Buyers Notice:*

**Keep in mind, as noted this report will have many items in it and they will be marked deficient.**

This does not mean it is a bad house, **some things are not correct**. In these areas of the home, it may be a simple repair. If you have questions PLEASE GIVE US A CALL FOR CLARITY. We will be happy to answer any questions you might have.

*Check Boxes:*

Home Inspectors are regulated by the Texas Real Estate Commission Standards of Practice which dictate which systems must be inspected, the minimum standards of for the inspection, and allowable inspector limitations such as inspectors are not required to walk a roof if, in their opinion, it is not safe to do so.

In the report, each system or unit has four checkboxes. The following is an explanation of these checkboxes.

I - Inspected

NI - Not Inspected or partially inspected which may occur when full access to the system or unit is not available. For example, an inspector may not be able to inspect an entire roof because of a large amount of debris, snow, or height.

NP - System or unit is not present

D - system or unit has a deficiency. **This does not necessarily mean the system or unit is deficient.** For example, an AC unit may have a deficiency of dirty air filters. It does not mean the AC unit is deficient and needs to be replaced.

Every system or unit should be marked either I or NI.

I & D - system or unit was inspected and deficiencies found. If D is not checked, no deficiencies were found.

NI & NP - system or unit was not inspected because it was not present. NP by itself is also sufficient and means the same thing.

NI & D - system or unit was not inspected and deficiencies exist. For example, the inspector was able to inspect a portion of the roof and found deficiencies, but he was not able to inspect the entire roof.

NI & NP & D - system or unit was not inspected because it was not present and a deficiency exists. For example, the deficiency could be smoke detectors, which are required, are not installed.

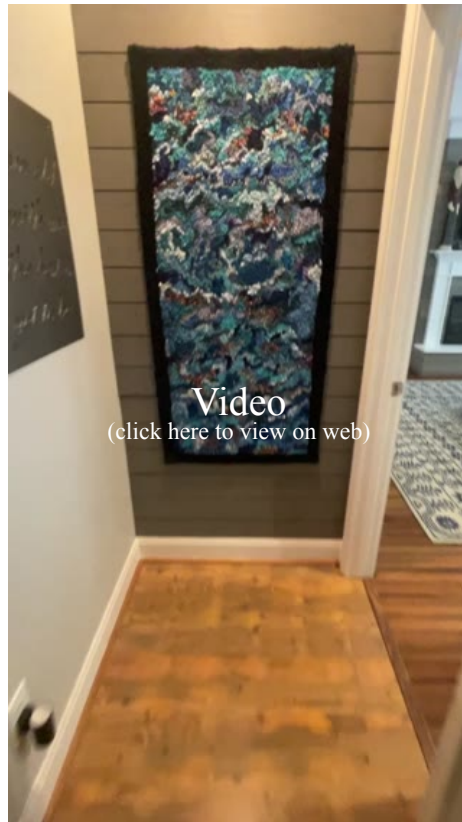
*Occupied/Furnished Homes:*

When a home is occupied or furnished it can prevent access to outlets, windows, etc. It is recommended to have these area reinspected once the house is vacated.

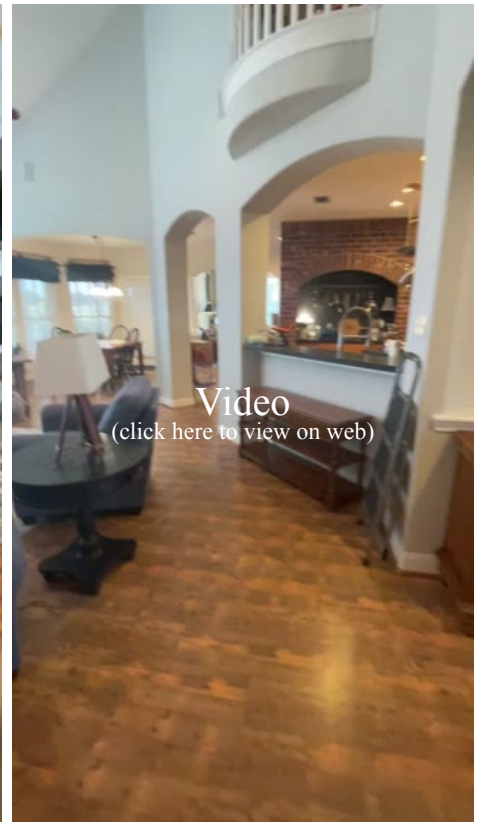
*Videos :*  
Videos



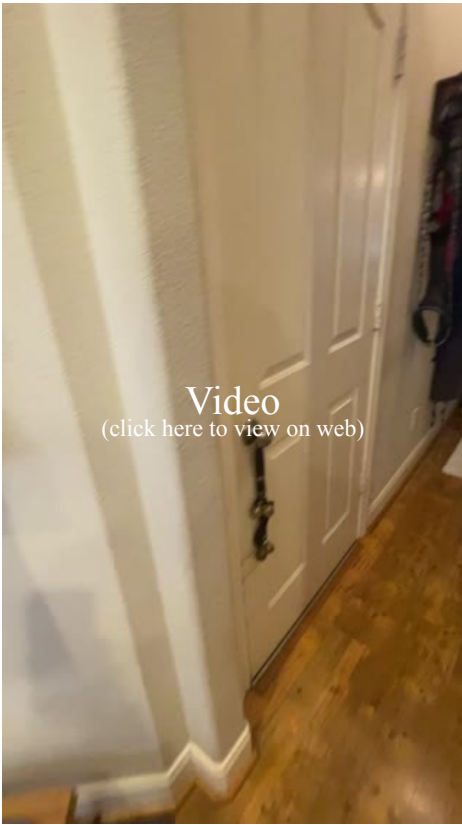
Entry, front room, half bath, dining



Bedroom 1, bathroom 1

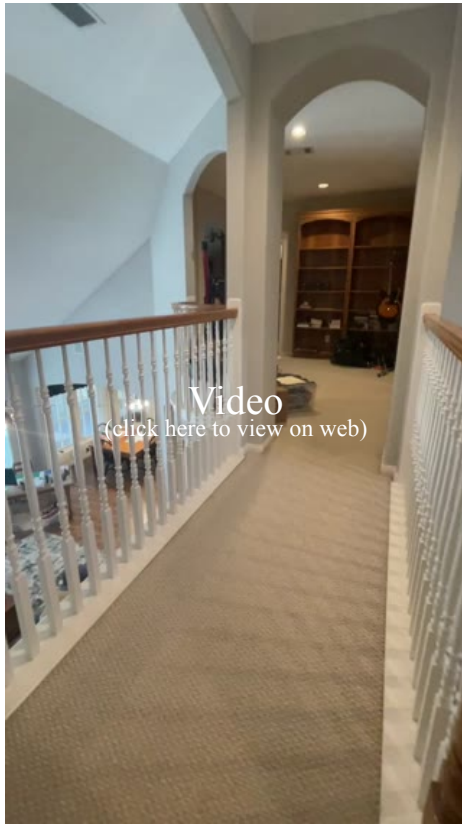


Living room, sitting room, kitchen



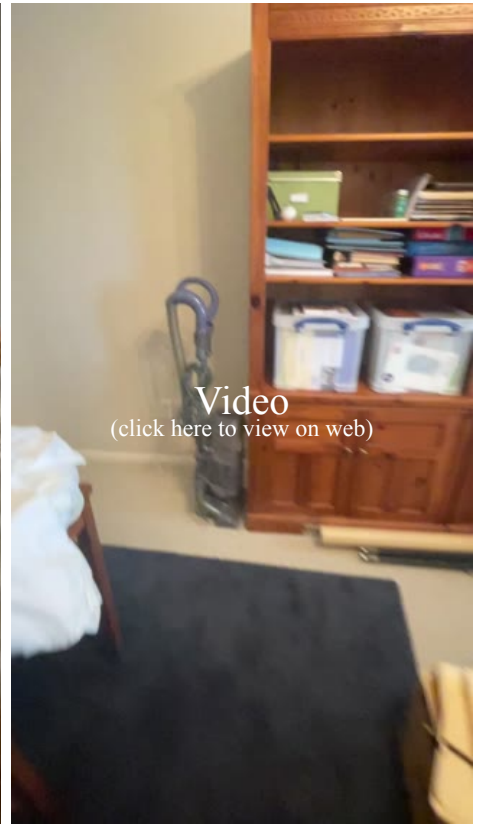
Video  
(click here to view on web)

Laundry, dining room



Video  
(click here to view on web)

Media room, bedroom 2



Video  
(click here to view on web)

Bedroom 3, bathroom 2



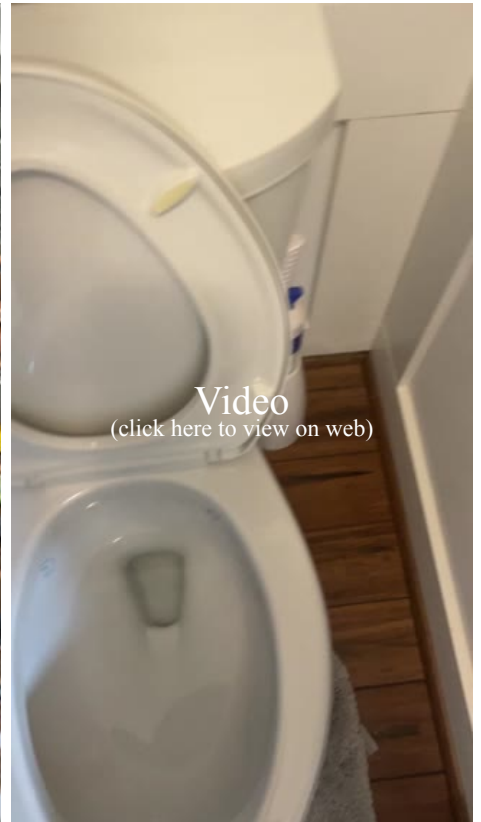
Video  
(click here to view on web)

Bedroom 4, bathroom 3



Video  
(click here to view on web)

Garage

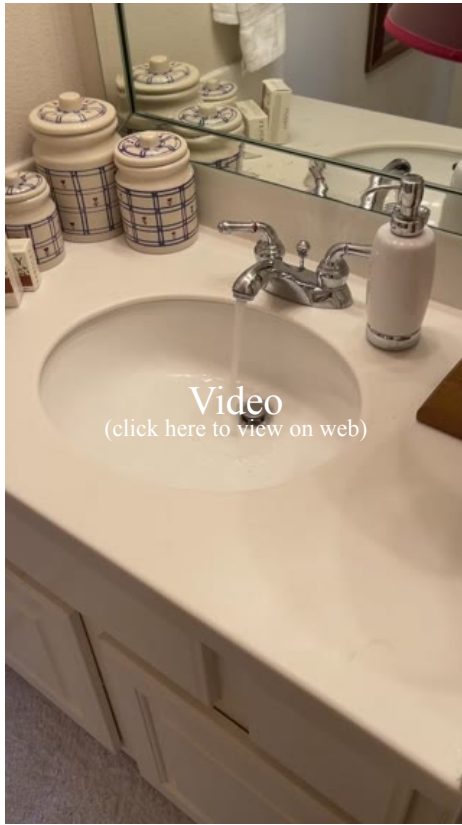


Video  
(click here to view on web)

Bathroom 1 fixtures running



Half bathroom fixtures running



Bathroom 2 fixtures running



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

🔴Repair/Replace

Due to indications of significant structural movement, a foundation specialist and/or engineer should further evaluate the structure. Evaluation Should include structural framing components such as piers, beams, walls and attic framing.

**3: Hairline RTS Cracks**

🔵Maintenance Required

Hairline cracks were noted on the foundation. Cracking in post tensioned slabs prior to tensioning the strands/tendons is very common and this situation has a specific name called “Restrained to Shortening” or RTS cracks. As concrete shrinks during the drying process it would not crack if it were supported by a perfectly smooth frictionless surface, but in reality this is not the case. The ground surface the slab is poured on will restrain the concrete from sliding, which develops stresses in the concrete causing cracks to develop, i.e. RTS cracking. If reinforcing steel or wire mesh were added near the surface ( 1.5” to 2” below the top) it would strengthen the concrete and help resist the dry shrinkage forces that develop, however most post tensioned residential slabs typically do not have any reinforcement other than the post tension cables, which are not designed for dry shrinkage. The good news is **these RTS cracks are typically harmless** and may partially close up if not too much debris has fallen in these cracks before the cables are tensioned.



Example Garage

No Issue. No action taken.

**4: Corner Cracks**

🔴Repair/Replace

Corner cracks were noted on one or more corners of the foundation. Corner cracks are generally caused by the early removal of form boards and/or improper flashing installation between the slab and the brick veneer/stone veneer. **No structural defect was noted with this condition**. We recommend having these cracks patched/sealed to minimize the opportunity of insect infestation.



Example Right

No Issue. No action taken.

**5: Exposed tendon heads / cable ends**

🔴Repair/Replace



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Post tension cable ends were observed on the exterior of the foundation. These should be repaired by a professional, competent and qualified foundation specialist to prevent corrosion/deterioration of the foundation's reinforcement. All exposed tendons should be patched with an approved material and method by the Post Tensioning Institute (PTI). Extract from PTI: 1. The pocket former recesses should be filled with concrete patch material immediately after the tendon tails have been cut. 2. The patch material used should be non-shrink grout that will attain the same minimum compressive strength as the concrete foundation. 3. Prior to installing the concrete patch material, the pocket former recesses should be cleaned of any dirt, grit, oil or other substances so that a good bond is attained between the concrete and the patch material. A bonding agent can be used to enhance bond of the patch material to the concrete; however, it is important that the recommended application instructions from the bonding agent manufacturer are followed. 4. If an encapsulated system is used, the posttensioning material supplier's recommendations for cutting, capping and patching should be followed. 5. Under no circumstances should the concrete patch material used for filling the pocket former recesses contain chlorides or other chemicals known to be deleterious to the pre-stressing steel. 6. The pocket former recesses should be completely filled eliminating all voids and finished to match as closely as possible the surrounding edge of the foundation.



Example Right

No Issue. No action taken.

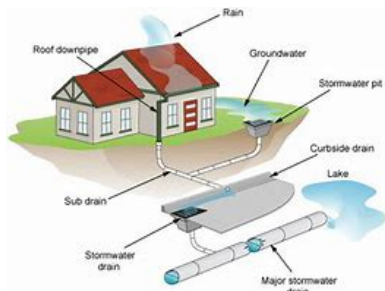
**B. Grading and Drainage**

*GRADING and DRAINAGE::*

It is advisable to maintain at least 6 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet where possible. We recommend that you monitor areas around the structure(s) when it rains and make sure that water is channeling away from structure(s) as intended. If it is not, there will be upgrades needed and you may consider adding a form of sub surface drainage.

*Sub Surface Drains:*

There is a sub surface draining system around this home. It is unknown whether the drainage system works properly and will be only really be evident when there is a good rain. If the drains are having problems when it rains we recommend that you have a plumber come out and clean out the drain lines.



Rear

Deck drains work properly. No Issue. No action taken.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### 1: Downspout Discharge Near Foundation

🔧 Repair/Replace

Around house

One or more downspouts were discharging too close to the foundation. We recommend having downspouts discharge water at least five (5) feet from the structure. Storm water should be encouraged to flow away from the building at the point of discharge.



Example Right

Splash blocks added below downspouts and route storm water to low point at west fence. No Issue. No action taken.

### 2: Monitor Underground Downspouts

🔧 Maintenance Required

The downspouts that discharged below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, We recommend they be redirected to discharge at least five (5) feet from the building.



Downspouts tie to underground drainline that runs to road at the front of the property. No Issue. No action taken.

### 3: Foliage / Vegetation Near Structure

🔧 Maintenance Required

Foliage was noted close to the structure. We recommend trimming all bushes and tree limbs at least 1 foot away from buildings. Bushes and trees too close to the structure can prevent the walls from drying properly, their roots can affect the foundation, and their branches can damage the roof.



Example Rear

Drift roses have a limited root system and are unlikely to damage the roof. No Issue. No action taken.

I=Inspected

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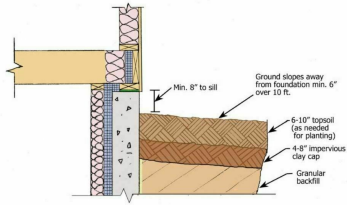
I NI NP D

**4: Grading Too High**

🔴Repair/Replace

High elevation of grading/soil was noted. The grading should be improved by the removal of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.

**Grading Around Foundation**



6" river rock provides unobstructed drainage away from foundation wall. No Issue. No action taken.

Example Rear

**5: Grading Too Low / Improvement Needed**

🔴Repair/Replace

Various areas around structure

Low elevation of grading noted. The grading should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.



Example Right

Yard is sloped from the house to the lowpoint with neighboring property to the west. No Issue. No action taken.

**C. Roof Covering Materials**

*Photos of Roof Slopes :*



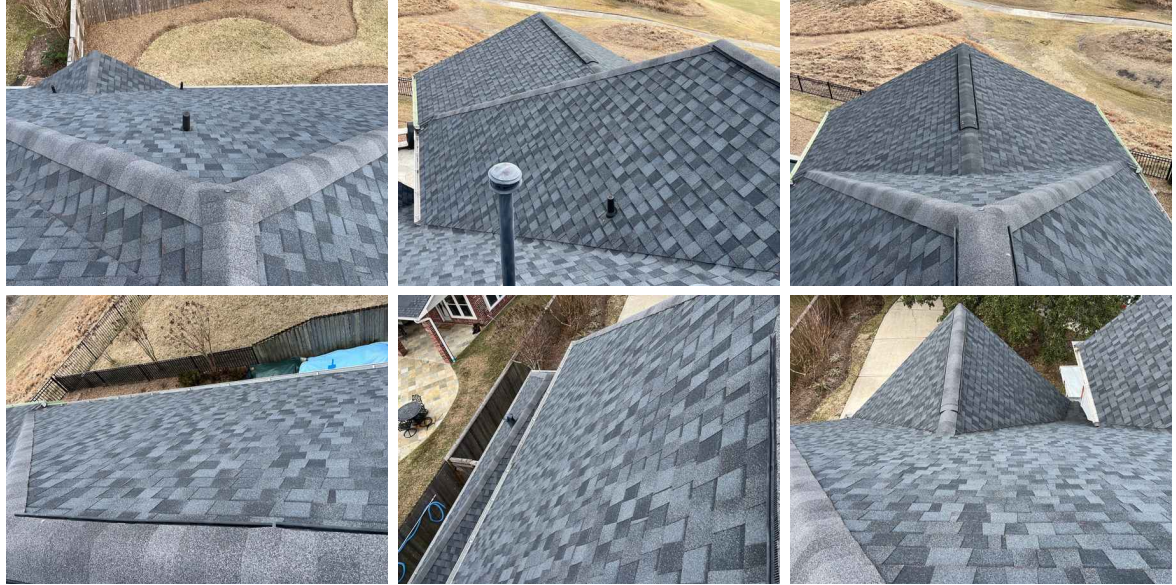
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Types of Roof Covering: Asphalt

Viewed From: Roof

Roof Repair:

All Repairs Listed should be performed by a professional roof company. If repairs are made, we recommend that the professional roof company evaluate the entire roof system.

Roof:

The inspector does not speculate on the remaining life expectancy of the roof covering. Inspection of the fastening system at shingle tabs are not inspected as lifting shingles or tiles could damage the covering. Inspection of the roof surface, attic and interior spaces should not be interpreted as a certification that the roof is or will be free of leaks or of its insurability.

**1: Vulnerable Areas**

Maintenance Required

The design of the roofing system was such that one or more vulnerable areas existed. There is a higher potential for unanticipated repairs. Annual inspections and ongoing maintenance will be critical to the performance of the roofing system.



Example Front

Roof was replaced and inspected 3.5 years ago. No issues were noted in this region with the original roof installation, and none is expected with the recent re-roof. No Issue. No action taken.

**2: Downspout Discharge On Roof**

Repair/Replace

Multiple self evident locations

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

One or more downspouts terminated above roof surfaces rather than being routed to gutters below or to the ground level. This is very common, but it can reduce the life of roof surface materials below due to large amounts of water frequently flowing over the roof surface. Granules typically are washed off of composition roofing material as a result, and leaks may occur. We recommend considering having a qualified contractor install extensions as necessary so downspouts don't terminate above roof surfaces.



Example Front

Roof was replaced and inspected 3.5 years ago. No issues were noted in this region with the original roof installation, and none is expected with the recent re-roof. No Issue. No action taken.

### 3: Shingle Uplift

Repair/Replace

Uplifted shingles were observed. We recommend having the fastener (nail) resecured and the shingles sealed down to prevent further uplift and potential damage.



Example Right

RESOLVED  
Nail added.

### 4: Rusted Flashing

Repair/Replace

Corrosion was noted on one or more roof flashings. We recommend having these areas cleaned, treated and painted to prevent them from further deteriorating.



Example Balcony



Example Rear

RESOLVED.  
Gas vent  
flashing replaced.

D. Roof Structures and Attics

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

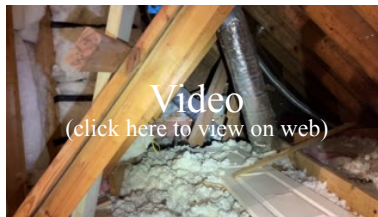
Viewed From: Walkways only -  
k.

Approximate Average Depth of Insulation:: 0 to 12 inches

Video of Attic Access from Walkway:



Top attic



Walk-in attic

Limited access:

Portions of the roof structure had no accessible attic space, were inaccessible due to insulation levels, roof design, mechanical equipment, duct work, and/or owners belongings. We were unable to perform a visual inspection of those areas.

**1: Improper Fasteners at Attic Access**

▲Safety Hazard

Improper fasteners (nails/screws) were use to secure the attic pull down stairs to the structure. 16d penny nails or 1/4" x 3" lag screws should be used. We recommend repair.



Photo shows required Lag Bolts (to the left of the red circle) securing pull down stairs to structure. No Issue. No action taken.

**2: Pulldown Stairs Overextended**

▲Safety Hazard

The attic pulldown stairs was overextended. For safety reasons, we recommend repair prior to using.



Bottom hinge of pull down stairs slightly misaligned. This hinge has successfully supported the weight of recent air conditioner and water heater changeouts without issue. No Issue. No action taken.

**3: Rafter Not In Contact with Ridge Board**

●Repair/Replace

One or more rafters were not in contact with ridge beam or less than 1/3 of the rafter was in contact with ridge beam. This effects the sheer rate of the nails and the ability of said rafter to properly support the ridge. We

I=Inspected

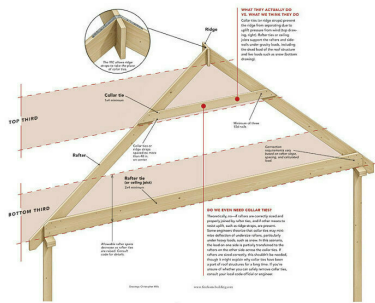
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

recommend to add a sister board to the side of the rafter and tie into ridge (also known as "Scabbing"). The addition of collar ties can also help prevent any further separation. Repairs should be performed by a qualified contractor.



Example

Top of this one rafter is in contact with, and transferring loads to, the ridge board. Angle of this one board was not cut correctly during initial home construction. No Issue. No action taken.

#### 4: Daylight in Attic

🔴Repair/Replace

Daylight was visible from the attic space at one or more roof protrusions. We recommend having these areas sealed to prevent water intrusion.



Example Water heater flue

RESOLVED  
Water heater roof flashing replaced.

#### 5: Vermin Activity Noted

🔴Repair/Replace

There was evidence of past vermin activity. A pest control specialist should be consulted in this regard. Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the residence to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.



Example

RESOLVED  
2011 - ABC Pest Control removed all pests and installed mouse/squirrel control metal mesh to all weep holes and building penetrations. No issues since then. Leftover traps removed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

**1: Minor Exterior Cracks**

 Maintenance Required

Various areas

A crack was noted in the brick veneer. This appeared to have been the result of thermal expansion. We recommend repointing to prevent further deterioration.



Example Front

Insignificant crack in mortar. No Issue. No action taken.

**2: Rusted Lintels**

 Maintenance Required

Around house

The lintels over the openings (windows/doors) were found to be rusted. These elements support the brick veneer above the openings. We recommend having them (re)ainted to prevent deterioration.



Example Front

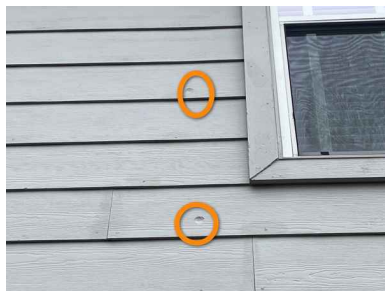
RESOLVED

All lintels scraped and repainted in March 2024.

**3: General Damage at Siding / Trim**

 Repair/Replace

General damaged was found to the exterior siding and/or trim. We recommend to repair as needed.



Example Right



Example Chimney

RESOLVED. Exterior siding and trim repaired, re-caulked and re-painted March 2024.



I=Inspected

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NP=Not Present

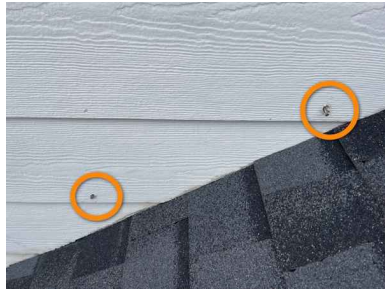
D=Deficient

I NI NP D

**4: Loose Nails**

🔴Repair/Replace

Nails were not fully seated in the exterior siding. We recommend repair.



Example Rear

**RESOLVED**

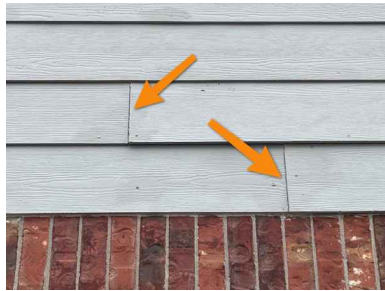
All protruding nails seated before March 2024 exterior re-painting.

**5: Open Siding Joints**

🔴Repair/Replace

Various areas around house

The siding joints were open. Because these appeared to have been previously caulked, we recommend having them recaulked to prevent moisture intrusion.



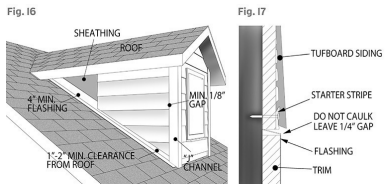
Example Right

**RESOLVED.** Exterior siding and trim repaired, re-caulked and re-painted March 2024.

**6: Insufficient Clearance at Siding / Roof Line**

🔴Repair/Replace

The siding touched the roof line. This can allow the siding to wick up moisture which can lead to moisture damage. The siding needs to be elevated at least 1 inch above the roof line. When corrected, moisture damaged siding and/or sheathing panels may need to be repaired or replaced as well. Flashing in these areas could not be confirmed. This repair is typically performed during roof replacement.



Example Rear

**Metal flashing exists behind siding and roofing at this intersection. Hardie cement siding will not wick moisture. No Issue. No action taken.**

**7: Interior Hairline Cracks**

I=Inspected

NI=Not Inspected

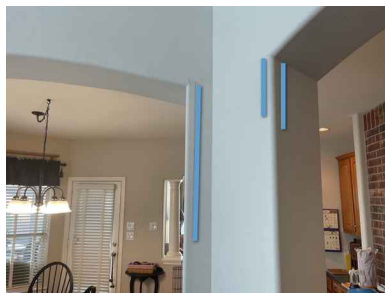
NP=Not Present

D=Deficient

I NI NP D

**Maintenance Required**

Hairline/shrinkage cracks were noted in the interior walls. This condition was mainly cosmetic in nature and should be patched.



Example Living Room

**RESOLVED**  
Cosmetic hairline cracks repaired during interior repainting, March 2024

**8: Nailpop**

**Maintenance Required**

Interior

Nailpops, which are typically cosmetic in nature, were noted in the interior wall finishes. We recommend having these resecured, caulked and painted as needed.



Example Hall

**RESOLVED**  
Nail pops repaired during interior repainting, March 2024

**9: Interior Diagonal Crack / Patching**

**Maintenance Required**

Living Room, Bedroom 1

A jagged/diagonal crack, or patching consistent with diagonal cracking, was observed on an interior wall. This typically indicates foundation movement. We recommend patching any open cracks and monitoring for future signs of movement.



Example Living Room



Example Bedroom 1

**RESOLVED**  
Cosmetic cracks repaired during interior repainting, March 2024

**10: Separation at corners/trim**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

🔴Repair/Replace

Separation was observed at the corners and/or baseboards in various areas throughout the structure. This could be indicative of structural/foundation movement or may be the result of regular settlement or improper installation. We recommend having these areas sealed and monitoring for additional signs of movement.



Example Bedroom 1

**RESOLVED**  
Cosmetic cracks repaired during interior repainting, March 2024

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

*Comments:*

The following deficiencies (if any) with the ceilings and floors were observed on the day of the inspection of this structure and are noted below.

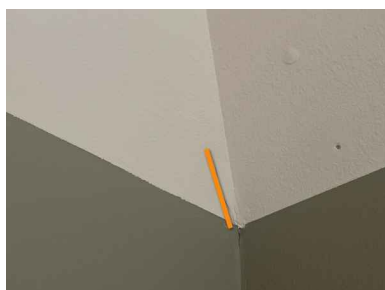
Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on but may be noted while looking for significant defects. In occupied homes, there may be areas that are not visible due to furniture and other belongings covering these areas up at the time of inspection. Do know that we can not move personal belongings and there may be areas that will show damage after the home is empty.

**1: Hairline Cracks**

🔴Repair/Replace

Interior

Hairline cracks, which were by nature mainly cosmetic, were noted on the ceiling. We recommend having these caulked and painted.



Example Game Room

**RESOLVED**  
Cosmetic hairline cracks repaired during interior repainting, March 2024

**2: Nailpops**

🔴Repair/Replace

Interior

Nailpops, which are by nature cosmetic, were noted. We recommend these be re-secured, caulked and painted.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Example Game Room

**RESOLVED**  
Cosmetic nail pops repaired during interior repainting, March 2024

**3: Separation At Trim**

🔴Repair/Replace

Interior

Separation was observed at the crown molding and/or baseboards in various areas throughout the structure. This could be indicative of structural/foundation movement or may be the result of regular settlement or improper installation. We recommend having these areas sealed and monitoring for additional signs of movement.



Example Front Room

**RESOLVED**  
Crown moulding re-caulked repaired during interior repainting, March 2024

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

*Comments:*

The following deficiencies (if any) with the **doors (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

When reading this section of the inspection if there are no comments below, the doors were operating as intended at the time of inspections and may have had minor paint and caulking blemishes that are cosmetic in nature and can be repaired as a maintenance item. In this report, there may also be references to doors not operating properly.

If deficiencies are noted below we recommend that the doors to be further evaluation.

All locks on the home should be changed or rekeyed before moving in. After new locks have been installed, ensure that jambs at striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Deadbolt locks are not locked unless the bolt is fully extended.

**1: Door out of plumb**

🔴Repair/Replace

Bedroom 1

A door was found to be out of plumb as it moved on its own when open. This did not appear to be the result of foundation shifting, rather minor structural movement. Should this become too much of annoyance, we

I=Inspected

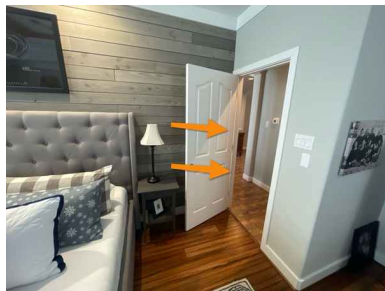
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

recommend rehanging the door.



Example bedroom 1

No Issue. No action taken.

2: Wood decay at door

Repair/Replace

Rear patio door

An exterior door had wood decay at the base of its frame/trim. No moisture was noted on the interior. We recommend replacing all deteriorated wood to prevent further damage to the structure and creating conducive conditions for wood destroying insects.



Example Rear

RESOLVED  
Exterior porch door replaced March 2024.

☒ ☒ ☐ ☒ H. Windows

Comments:

The following deficiencies (if any) with the windows were observed on the day of the inspection of this structure and are noted below.

Windows Limitation::

All accessible windows are operated normally to determine functionality. Windows that are blocked by occupant storage / furnishings are not lifted. Double pane window seals may be broken or have failed without having a visible amount of condensation build up between the panes. Obviously, fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and/or rain at time of inspection.

1: Deteriorated caulk

Repair/Replace

Exterior

The exterior and interior caulk around the windows was deteriorated. We recommend repair. Exterior caulking is the first energy efficient measure to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, utility penetrations and openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices, a home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-

I=Inspected

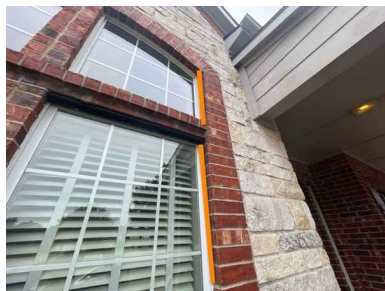
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.



Example Front

**RESOLVED**

Exterior and interior window caulking replaced during exterior and interior repainting, March 2024.

### 2: Missing Screen(s)

🔴Repair/Replace

Exterior

One or more windows are missing a screen. Recommend replacement.



Example Front

Screens were all stored in garage and have been re-installed.  
No Issue. No further action taken.

### 3: Window Hardware Damaged/Inoperative

🔴Repair/Replace

Breakfast nook

Window hardware was damaged/inoperative. We recommend repair.



Example Breakfast Nook

Window spring clicked back into place.  
No Issue. No further action taken.

### 4: Deteriorated mortar

🔴Repair/Replace

Front

Deteriorated mortar was observed at a window ledge at the time of inspection. We recommend having this repointed to avoid moisture intrusion into the structure and help keep the bricks secure.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Example Front

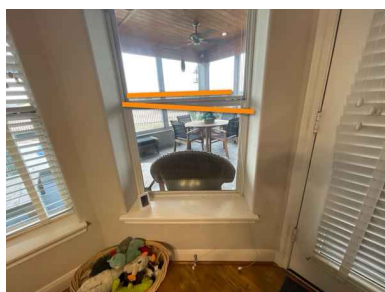
Noted minor mortar crack is completely under cover of ground floor porch and not subject to moisture intrusion. No Issue. No action taken.

**5: Out of square**

🔴Repair/Replace

Breakfast nook

A window was out of square however it still operated as designed. We recommend monitoring this for future movement.



Example breakfast nook

No Issue. No action taken.

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

*Comments:*

The following deficiencies (if any) with the **stairways (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

**J. Fireplaces and Chimneys**

*Photo of Firplace :*



*Photo of Fireplace Ignited:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



*Flue:*

By nature the design and height can prevent the examination of the interior of the flue pipe. The inspector is able to only report on the condition of the flue for areas that are visible at time of inspection. This can be limited to the firebox and the cap, if the cap was accessible.

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

**1: Deck Trip Hazard**

**▲Safety Hazard**

Deck boards were uplifted. This represented a trip hazard, we recommend having this repaired.



Example

**RESOLVED**  
Rear pool deck removed, April 2024.

**O. Driveway, Sidewalks**

**1: Driveway/sidewalk has settled/upheaval**

**▲Safety Hazard**

The driveway/sidewalk had settled/upheaved/cracked in places. Severe movement can cause trip hazards We recommend to repair as needed.



**Driveway cracks shrink and grow in response to rain and drought conditions. No Issue. No action taken.**



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

I   NI   NP   D

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Documentation Photos:* Photo With Cover On, Photo With Cover Off



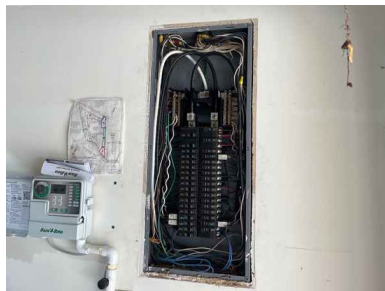
Service panel



Service panel - Cover off



Sub panel



Sub panel - Cover off

**Check NEC. Outside Service Entrance fed directly into a non-main breaker panel does not constitute the breaker panel being a “sub panel” (with all the subsequent requirements for a sub panel).**

*Comments:*

All Repairs Listed should be performed by a licence electrician. Home inspectors are not licence electrician, for this reason when repairs are performed the electrician should evaluate the entire electrical system.

*Breaker in off position:*

The inspector is not responsible for turning on breakers that are in the off position at the time of the inspection or reporting the operations of said breakers. The buyer is advised to inquire about any breakers that may be off with the builder/home owner.

**This panel was installed per code when constructed. The NEC does not require AFCI or Type 1 or 2 surge protection retrofit in older homes. No action taken.**

**1: AFCI Insufficient**

🔴Repair/Replace

Insufficient Arc-Fault Circuit Interrupter (AFCI) protection was installed. Building codes with which new homes must comply require the installation of AFCI protection of all 15 and 20 amp circuits providing power to outlets/lighting in residential family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, and similar rooms. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection may not have been required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. We recommend you consider updating the existing electrical to provide adequate AFCI protection. Arc-fault protection can be provided using AFCI circuit breakers installed at the electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

**2: Missing surge protection**

🔴Repair/Replace

The **2020** NEC (National Electric Code) has made surge protection required for service replacements and upgrades. With a new service, service upgrade, or service replacement, there must now be a type 1 or type 2

I=Inspected

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D=Deficient

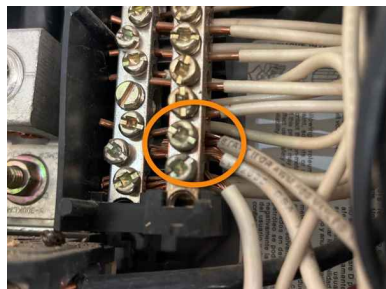
I NI NP D

surge protector installed at the panel.

**3: Neutrals under same terminal**

🔴Repair/Replace

Multiple neutral at the neutral bar were under the same terminals. **Today's standards** require having each neutral conductor to have its own terminal. We recommend having this improved/repared.



Sub panel

This panel was installed per code when constructed and inspected. No action taken.

**4: Loose ground clamp**

⚠️Safety Hazard

The grounding clamp was loose and improperly secured to the grounding rod. We recommend having this tightened.



RESOLVED  
Grounding clamp screw tightened.

**5: Caulk missing**

🔴Repair/Replace

We recommend caulking the top and sides of the subpanel to prevent moisture intrusion.



Service panel

Exterior rated subpanel does not require additional caulking to prevent water intrusion. No Issue. No action taken.

**6: Missing spacer**

🔴Repair/Replace

I=Inspected

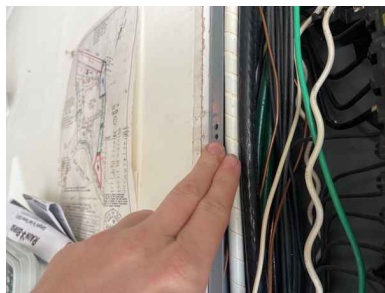
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The conductors were installed too close to the dead front screw holes. This is a potential safety hazard when installing and removing the dead front. We recommend that a spacer be installed to keep the conductors a safe distance away.



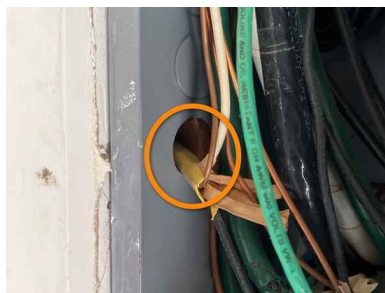
Sub panel

This panel was installed per code when constructed and inspected by City. No action taken.

### 7: Cable Clamps Needed

🔧Repair/Replace

Cable clamps (sometimes referred to as bushings or grommets) were missing. They are required where wiring passes into the subpanel. Cable clamps serve to protect the wiring from the metal edges of the panel openings. We recommend having this repaired.



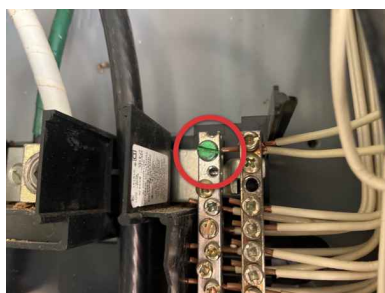
Sub panel

This panel was installed per code when constructed and inspected by City. No action taken.

### 8: Neutral and grounds bonded

⚠️Safety Hazard

The subpanel was improperly wired. In a downstream subpanel, the white neutral and the equipment grounds must not be bonded together. The neutral MUST be insulated from contacting the metal enclosure and any equipment grounds. Bonding these conductors is hazardous because it will cause neutral currents to travel on metal services of electrical boxes and conduits. These need to be repaired.



Sub panel

Check NEC. Outside Service Entrance fed directly into a non-main breaker panel does not constitute the breaker panel being a "sub panel" (with all the subsequent requirements for a sub panel). Panel was installed per code and inspected by the City.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

*Type of Wiring:* Copper

*Comments:*

All Repairs Listed should be performed by a licence electrician. Home inspectors are not licence electrician, for this reason when repairs are performed the electrician should evaluate the entire electrical system.

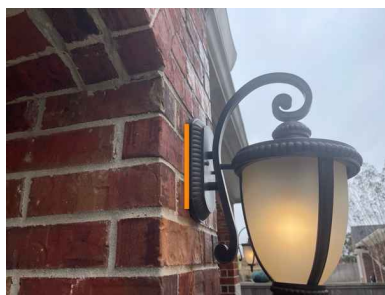
*Occupied, not tested:* Not all receptacle outlets and GFCI devices were tested as the structure contained furniture and/or other belongings which blocked access to various outlets at the time of the inspection. Should any outlets be found to be deficient after belongings are removed, we recommend having a licensed electrician evaluate and repair as needed.

**1: Missing caulk at fixture**

🔴Repair/Replace

Exterior

All exterior fixtures exposed to the elements should be caulked at the wall connection to prevent water and insect intrusion. We recommend caulking.



Example Front

**2: Inoperative fixture**

🔴Repair/Replace

Game room

An inoperative light fixture was noted. We recommend replacing the bulb. Should this not resolve the issue, we recommend having the fixture repaired/replaced.



Example Game room

**RESOLVED**  
Light bulb replaced

**3: Bubble cover**

🔴Repair/Replace

Exterior

**Today's standards** require having a bubble cover on all exterior receptacle outlets exposed to the elements. We recommend making the upgrade.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Example Front

Outdoor outlet was installed per code when constructed and inspected by City. No action taken.

**4: No power at outlet**

🔧 Repair/Replace

Exterior Rear Yard

An outlet did not have power at the time of inspection. We were unable to determine the cause. We recommend having this further investigated and repaired.



Example Rear

Power switch on back porch enables yard outlets.

**5: Outlet Not GFCI protected**

⚠️ Safety Hazard

One or more outlets lacked proper Ground Fault Circuit Interrupter (GFCI) protection. **Today's standards** require GFCI protection be installed at all 120 and 240 volt circuits in the kitchen, laundry rooms, basements, crawl spaces, garages, exterior outlets, as well as any interior receptacles located within 6 feet of a plumbing fixture as measured by flexible cord, in order to avoid potential electric shock or electrocution hazards. We recommend having proper GFCI protection installed per today's standards.



Example Dryer outlet

Main breaker panel was installed per code when constructed and inspected by City. No action taken.

C. Other

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

I   NI   NP   D

**D. Smoke/ Carbon Monoxide Detectors**

*Informational :*

The following deficiencies (if any) with the **smoke, fire, and carbon monoxide detectors** were observed on the day of the inspection of this structure and are noted below.

we recommend checking the alarms quarterly and replacing the batteries at least every six months to make sure they operate properly.

*Smoke Alarm Information:*

**Smoke Alarms Information:**

Smoke alarms are required for each sleeping room and (1) outside of each sleeping room(s), and one per level including habitable attics and basements. It is recommended to test the smoke alarms before spending your first night in the home, and monthly thereafter. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

<http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>

*Carbon Monoxide Detectors :*

**Carbon Monoxide Alarm Required**

Attached garage and gas appliances present.

Due to the home having an attached garage and/or gas appliances, the installation of Carbon Monoxide (CO) detectors are required outside of each sleeping area. More information about CO detectors and their requirements can be found here: [Info about CO](#)

*Smoke/Carbon Monoxide Detectors Not Tested Due to Ceiling Height:*

Smoke alarms are not tested during inspections or in areas when a house has ceiling heights that are above 10 feet.

**1: Carbon Monoxide Detector Missing**

**▲Safety Hazard**

Carbon monoxide detector is not present at time of inspection. Recommend installation before closing.

**2: Replace Smoke Detectors**

**🔧Maintenance Required**

Replace the entire smoke alarm every 10 years.

**3: Outdated smoke/CO detectors**

**🕒Repair/Replace**

One or more smoke and/or carbon monoxide detectors appear to be outdated. Smoke and carbon monoxide detectors have a reliable lifespan of 10 years. Recommend replacing.



Example

**RESOLVED**  
All smoke detectors replaced by current smoke/carbon dioxide detectors

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

I NI NP D

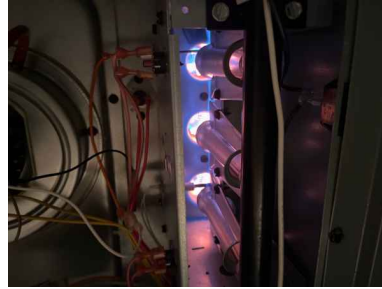
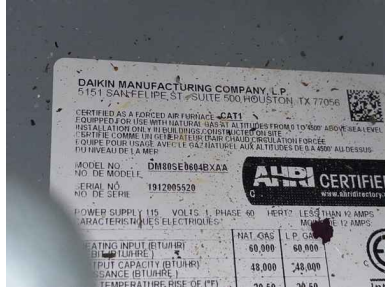
### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

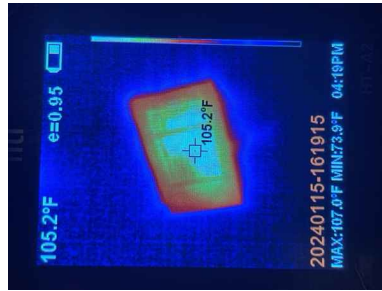
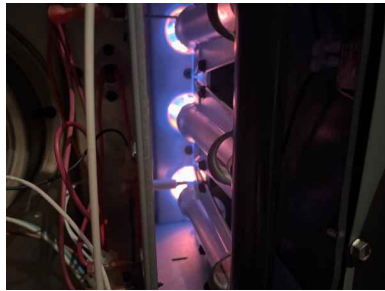
*Type of Systems:* Central Air

*Energy Sources:* Gas

*Unit 1:* Photo Manufactures Label, Photo of flames, Photo of hot air temperature



*Unit 2:* Photo Manufactures Label, Photo of flames, Photo of hot air temperature



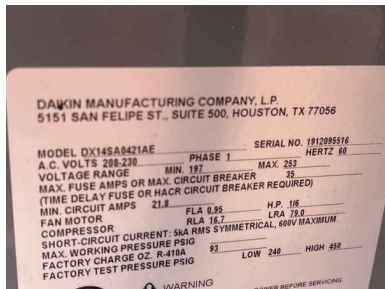
**B. Cooling Equipment**

*Type of Systems:* Central Air Conditioner - 3+

*Testing Delta T:* Testing the differential temperature of the supply (vent) air and the return (ambient) air is the best test available (without releasing gasses into the environment) for diagnosing the present condition of the air conditioning equipment. The normal range is between 15.° f. & 22.° f. For a complete evaluation of the system, we recommend having the entire system inspected by a licensed, professional, competent and qualified HVAC technician.

*Unit 1:* Photo of condenser data plate, Photo of evaporator data plate, Photo of return air temperature, Photo of vent temperature

Delta T result: 18 Degrees



NOTE: A/C and heating system has been inspected and maintained semiannually since home was constructed A/C and heating systems replaced in 2018 (upstairs) and 2020 (downstairs).

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Unit 2: Photo of condenser data plate, Photo of evaporator data plate, Photo of return air temperature, Photo of vent temperature  
Delta T result: 19 degrees



*Coils end of useful life :*

NOTE: Condensing coils and evaporating coils have a typical life expectancy of 10 to 15 years. The unit 1 coils were approximately 5 years old. The unit 2 coils were approximately 7 years old. One cannot predict with certainty when replacement will become necessary. It might be wise to budget for replacement.

**1: RUSTED PAN**

🔴Repair/Replace

The condensate drain pan was rusted. This indicates that there has been a failure in the primary condensate drainage system at some point in time. This may or may not have been corrected. There is potential for extensive ceiling damage if this pan overflows. You should have a qualified HVAC contractor repair or replace the condensate drainage system.



Condensate drain system replaced in 2018/2020 and tested semiannually. No Issue. No action taken.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Unit 1

Unit 2

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

**1: Ductwork Life Expectancy**

🔴Repair/Replace

The ductwork in most homes lasts between 10 and 15 years before problems arise. If your ducts are more than 15 years old, have them replaced before major issues such as pests, gaps, or even collapsed sections of ducts appear.

**2: Clean Air Registers**

🔵Maintenance Required

**Air registers and returns have been vacuumed for dust**

Air Registers need cleaning.

**3: Clean Ductwork**

🔵Maintenance Required

Duct cleaning is recommended. Mold is always present in your buildings and your HVAC system to the extent that it is present in your building's environment. There will be more mold in humid weather and less in dry weather. Just like any other HVAC system, air ducts require regular maintenance to ensure maximum efficiency. As a general rule of thumb, the National Air Duct Cleaners Association (NADCA) recommends air duct cleaning every 3 to 5 years. If registers appear dirty or if the existing duct system has not been serviced in the last 3 years cleaning is recommended. Recommend to inquire on maintenance history from existing homeowner.

**Ductwork cleaning may be detrimental to the integrity of flexible ductwork. No action taken.**

**4: Duct on attic floor/structure**

🔴Repair/Replace

Air ducts were placed on the attic floor or otherwise in contact with the roof structure. **Today's standards** do not allow this practice anymore as thermal bridging could create condensation inside the ductwork. We recommend having these strapped/elevated from the floor or separated from the structure by insulation.



Example

**Ductwork installed per code when constructed and inspected by City. No action taken.**

**5: Ducts in contact**

🔴Repair/Replace

Multiple air ducts were found to be in contact with one another. **Today's standards** do not allow this practice anymore as thermal bridging could create condensation inside or between the ductwork. We recommend having the ducts strapped and separated.

**Ductwork installed per code when constructed and inspected by City. No action taken.**

I=Inspected

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D=Deficient

I NI NP D



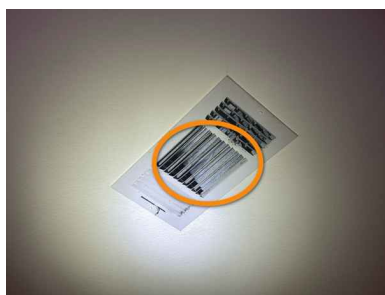
Example

**6: Organic growth at vent**

🔴Repair/Replace

Kitchen, Bathroom 3

Moisture stains, rust, and/or organic growth was noted on and around the AC enclosures. This could indicate leaks in the ductwork. It is recommended to have any leaks sealed for enhanced efficiency and energy savings and prevent mold growth. We recommend repair.



Example Kitchen



Example Bathroom 3

**RESOLVED**  
Air vents cleaned or replaced

**7: Restrictions in duct**

🔴Repair/Replace

Restrictions in ducts. Recommended to repair



Example

**A/C and heat have performed well for 20+ years. Ductwork installed per code when constructed and inspected by City. No action taken.**

**D. Other**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

#### IV. PLUMBING SYSTEMS

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

*Photo of Location of Water Meter: Front Yard*



*Photo of Location of Main Water Supply Valve : Not located*

*Photo of Type of Supply Piping Material: Copper*



*Photo of Static Water Pressure Reading: 69 PSI*



*Comments:*

All Repairs Listed should be performed by a licence plumber. Home inspectors are not licence plumbers, for this reason when repairs are performed the plumber should evaluate the entire plumbing system.

The house has been recently painted. This can prevent identification of leaks. Recommend to monitor.

*Shower pan:*

The inspector will perform a visual inspection of the shower pan. Recent repairs such as grout, caulking, sheetrock and painting can prevent identification of a leak. Vacant homes or shower's that are not routinely operated may have leaks at time of inspection that are not identifiable. The buyer has been advised that we are not liable for leaks detected after move in. If the buyer suspects a problem or would like to have the shower pan further evaluated a licensed plumber can perform a pressure test on the shower pan to check for leaks.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

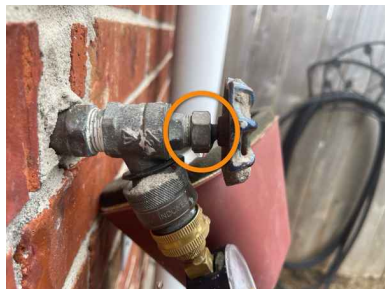
I NI NP D

**1: Leak at valve**

🔴Repair/Replace

Exterior Right

A leak was noted at a hose bibb valve when turned on. We recommend having this repaired.



Example Right

**RESOLVED**

Rear hose bibb replaced April 2024.

**2: Missing Sheathing**

🔴Repair/Replace

Exterior

Today's standards require plumbing distribution lines to be protected at all wall protrusions by a sheathing/insulation to prevent pipes from bonding to the mortar. No indication of moisture damage was noted on the inside of the structure in these areas. It may not be cost effective to add this level of protection at this point in time. We recommend monitoring these areas on the interior.



Example Right

Hose bibbs have performed well for 20+ years. Plumbing installed per code when constructed and inspected by City. No action taken.

**3: Drain stopper not working / not working properly**

🔴Repair/Replace

Bathroom 1

Drain stopper found to be not working / not working properly. Recommend to repair.



Example bathroom 1

Vessel sinks do not feature overflow drains and cannot have stoppers.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**4: Hot/Cold reversed**

🔴Repair/Replace

Bathroom 1

The hot/cold plumbing was reversed. This can be a scalding hazard. We recommend having this repaired/improved.



Example Bathroom 1

No Issue. No action taken.

**5: Faulty Shower Diverter**

🔴Repair/Replace

Bathroom 2

The bathroom shower diverter did not fully divert the water from the spout to the shower head or visa versa. We recommend having this repaired/adjusted to operate as intended.



Example Bathroom 2

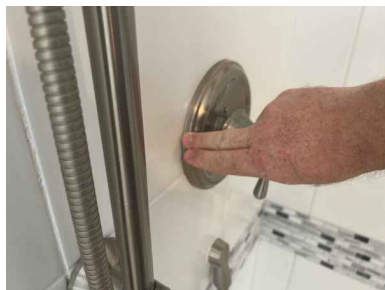
No Issue. No action taken.

**6: Shower wall protrusions**

🔴Repair/Replace

All bathrooms

All shower and bathtub handles, faucets, spouts and shower heads should be caulked at the wall. Be sure to caulk any gaps that may appear between the hardware & tile of the fixtures or shower enclosures. Most tile surfaces will have gaps in the grout that can also allow for water penetration past the tile work. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.



Example Bathroom 1

High end shower fixtures feature integral seals to negate unsightly caulking. No Issue. No action taken

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**7: Deteriorated Caulking**

🔴Repair/Replace

Bathroom 1

Deteriorated caulking/grout was noted, which may allow damage from moisture intrusion of the wall assembly at a bathroom. We recommend having this recaulked.



Example Bathroom 1

Minor grout crack. No Issue. No action taken.

**8: Leak at Shower Head**

🔴Repair/Replace

Bathroom 1, bathroom 3

We observed a leak at a shower head at the time of inspection. We recommend having this repaired.



Example Bathroom 1



Example Bathroom 3

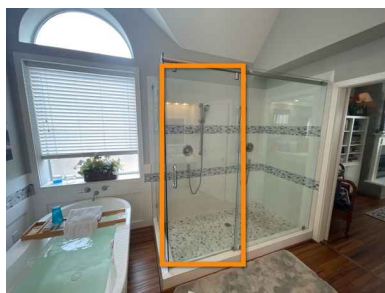
RESOLVED  
Shower head tightened

**9: Shower door sticks**

🔴Repair/Replace

Bathroom 1

The shower door did not operate freely. We recommend having the door adjusted for safe, smooth operation.



Example bathroom 1

RESOLVED  
Shower door adjusted to travel freely, March 2024.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

*Material Type: PVC*

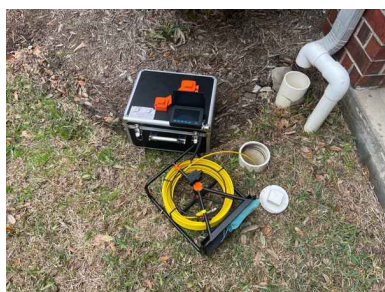
*Photo of the Location of sewer drain cleanout: Right Side of House*



*The client approved a sewer scope inspection:*

The client approved a sewer cope inspection of the lateral drain lines

*Photo of Sewer Scope Point of Entry: Main Cleanout*



*Photos of sewer scope: Photos of sewer scope*



Connection



General giew



General view obstructed by water



General view obstructed by water



End of scope due to bends in line

*Comments:*

All Repairs Listed should be performed by a licence plumber. Home inspectors are not licence plumbers, for this reason when repairs are performed the plumber should evaluate the entire plumbing system.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*Sewer Scope Inspection:*

This is a lateral line inspection only.

The inspector will not observe every square inch of the sewer lateral lines and may fail to see or note a defect.

Defects may exist that cannot be detected by visual inspection or sewer scope inspection only.

The inspection and the inspection report in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future.

The inspector and the inspection company is not responsible for claims relating to conditions that may be altered or repaired without notice or inspection.

Sewer Scopes are not designed to identify water leaks, we can not see water leaking out of the pipe or what is happening on the other side of the pipe.

*Unable to scope to public connection:*

We entered the main sewer clean out and ran our camera towards the street and the public sewer connection. Due to the number of bends in the line and/or a blockage, we were unable to make it all the way to the public connection.

**1: STANDING WATER**

🔴Repair/Replace

Standing water was observed in the line. We recommend having the line pressure jetted by a licensed plumber, re-inspected, and repaired as needed.



Main drain has performed without issue for 20+ years. Underground plumbing installed per code when constructed and inspected by City. No Issue. No action taken.

**2: Hydrostatic test\Sewer scope**

🔵Maintenance Required

Hydrostatic testing is recommended for homes built before 1970 most homes built after 1970 use PVC which has a life span of 100 years. This is to confirm the condition of the drain.

A sewer scope is recommended If the home is more than 10 years old. It's fairly common for tree roots to clog up main drains.

**C. Water Heating Equipment**

Energy Source: Gas

Photos Unit 1: Hot water temperature, Top of Unit, Manufacture Label, Burner Flame

Capacity



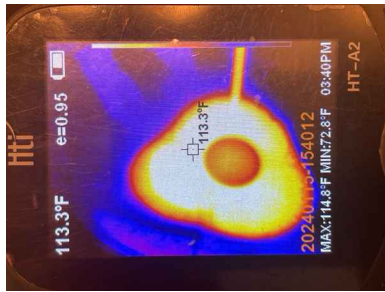
I=Inspected

NI=Not Inspected

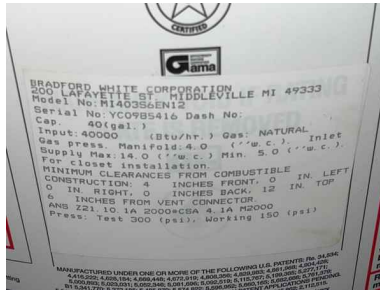
NP=Not Present

D=Deficient

I NI NP D



Photos Unit 2: Top of Unit, Manufacture Label, Burner Flame Capacity



**TPRV Valve:**

**WARNING: REINSPECTION OF T&P RELIEF VALVE:** Temperature and Pressure Relief Valves should be reinspected AT LEAST ONCE EVERY THREE YEARS by a licensed plumbing contractor or authorized inspection agency, to ensure that the product has not been affected by corrosive water conditions and to ensure that the valve and discharge line has not been altered or tampered with illegally. Certain naturally occurring conditions may corrode the valve or its components over time, rendering the valve inoperative. Such conditions are not detectable unless the valve and its components are physically removed and inspected. Do not attempt to conduct this inspection on your own. Contact your plumbing contractor for a reinspection to assure continuing safety. **FAILURE TO REINSPECT THIS VALVE AS DIRECTED COULD RESULT IN UNSAFE TEMPERATURE OR PRESSURE BUILD-UP WHICH CAN RESULT IN SERIOUS INJURY OR DEATH AND/OR SEVERE PROPERTY DAMAGE.**

**TPRV Testing**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**RESOLVED**  
Gas water heaters, relief valves and pipe fittings replaced February 2024.

**1: Corroded fittings**

🔧 Repair/Replace

Pipe fittings at the water heater were corroded. We recommend having these repaired.



Unit 1



Unit 2

**2: Older Water Heater**

🔧 Maintenance Required

Water heaters have a typical life expectancy of 6 to 13 years. One cannot predict with certainty when replacement will become necessary. Annual inspection and repair should be anticipated. In addition older water heaters should be monitored. In some cases a failed component or components can result in expensive repairs. As a rule of thumb, replacement of the entire water heater may be logical.

**3: Water Heater Drain Pan Debris**

🔧 Maintenance Required

It is not uncommon for insulation or other debris to enter into the drain pan. We recommend to clean drain pan upon move in and then reinspect annually.



Unit 1



Unit 2

**RESOLVED**  
All drain pan debris removed when gas water heaters were replaced February 2024.

☒ ☒ ☐ ☒ **D. Hydro-Massage Therapy Equipment**

Comments:

I=Inspected

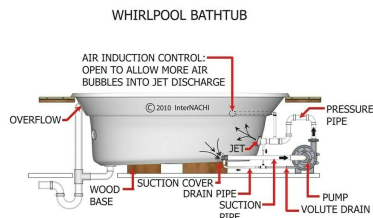
NI=Not Inspected

NP=Not Present

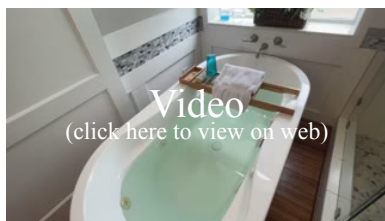
D=Deficient

I NI NP D

All Repairs Listed should be performed by a licence plumber. Home inspectors are not licence plumbers, for this reason when repairs are performed the plumber should evaluate the entire plumbing system.



Video of Hydro Therapy Tub Being Operated:



**No Access Hatch:** There was no hatch provided for access to the pump for the whirlpool tub. A hatch should be provided to allow for inspection, service and repair of tub, pump and electrical equipment.

**Limited Use:**

Hydro therapy tubs tend to have limited use. Issues may not be apparent without routine operations. It is recommended that the hydro therapy tub be operated weekly to help identify underline issues. If any issues becomes apparent a qualified plumber should evaluate and perform repairs.

**1: No GFCI Protection**

**▲Safety Hazard**

The pump was not GFCI protected. We recommend having this repaired prior to first use as it could pose a safety hazard.

**Spa tub GFCI missed by inspectors - it is on the wall of the master bath next to the light switches.**

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

*Location of Gas Meter:* Left Exterior Wall



*Type of Gas Distribution Piping Material:* Black Iron

**1: Drip leg improper**

**🔴Repair/Replace**

The water heater sediment traps were installed in such a way which made it mostly ineffective in trapping sediment in the gas piping system. In this case, the sediment is likely to blow past the trap. The trap serves to capture sediment before it enters the appliance and its absence may clog a valve or cause an equipment malfunction. Traps at all gas appliances are required by today's commonly accepted construction standards;

I=Inspected

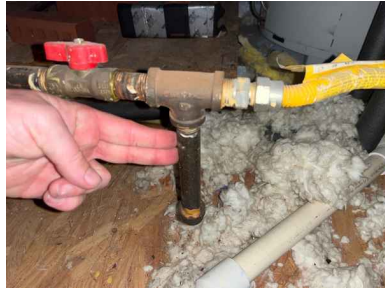
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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service by a licensed plumbing or mechanical contractor is recommended, but immediate service is not critical.



Example Water heaters

**RESOLVED**

Gas drip leg replaced in correct configuration when gas water heaters were replaced February 2024.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### V. APPLIANCES

**A. Dishwashers**

*Photos:* Cycle complete, dishwasher drained -  
Photo of the exterior of the unit

*Comments:*

The dishwasher was operated by running a wash cycle and was functional at the time of inspection. The unit's efficiency of cleaning dishes is not tested. No deficiencies were observed with the unit unless otherwise noted in this report.



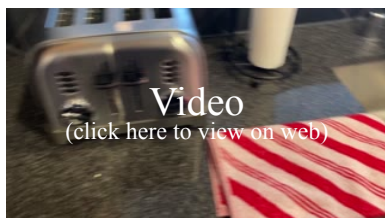
**B. Food Waste Disposers**

*Comments:*

The microwave is tested by checking the operation of the turntable and y running the unit for 60 seconds to test to test that the unit does heat up. We do not determine the efficiency of the unit nor do we test all the modes or additional buttons on the unit.

*Videos:*

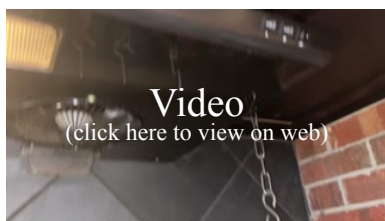
Videos of each unit being operated



**C. Range Hood and Exhaust Systems**

*Comments:*

*Video Operating:*



**RESOLVED**  
**Filter and fan cleaned**

**1: Dirty filter**

 **Repair/Replace**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The exhaust fan filters needed cleaning at the time of the inspection.



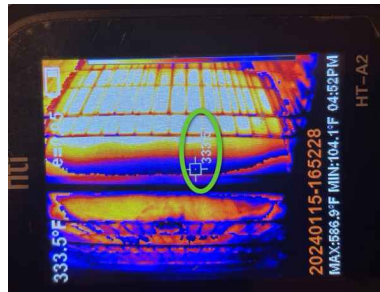
**D. Ranges, Cooktops, and Ovens**

Comments:

Thermal Imaging of Oven Temperatures :



Top over temp: 340.5° F



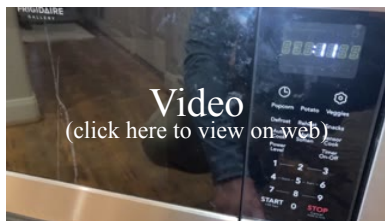
Lower oven temp: 333.5° F

Overview of Rangetop Burners On:



**E. Microwave Ovens**

Video of Turntable Spinning:



Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

**1: Bath fan at soffit**

🔴Repair/Replace

The bathroom exhaust vent terminated in the soffit at the roof eaves. This condition is improper and could introduce excessive amounts of moisture to the attic space. Excessive moisture deposited into the attic may result in damage to home materials from decay or encourage the growth of microbes such as mold. Exhaust vents should terminate at the home exterior. We recommend correction by a qualified contractor.



Example

**Bath exhaust vents terminate at roof eave soffit. No issues noted for 20+ years. No action taken.**

**2: Dirty fan**

🔴Repair/Replace

Bathroom 2

The bathroom exhaust fan was excessively dirty at the time of the inspection. We recommend having the grill cleaned.



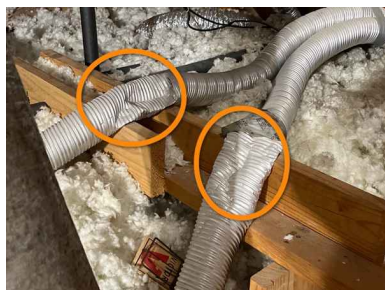
Example

**RESOLVED  
Dust vacuumed from fans**

**3: Crimped duct**

🔴Repair/Replace

A bathroom vent duct was found to be crimped. We recommend repair to allow proper ventilation of the warm moist air to the exterior. This was noted in the attic.



Example Walk-in attic

**RESOLVED  
Crimps removed from ducts**

I=Inspected

NI=Not Inspected

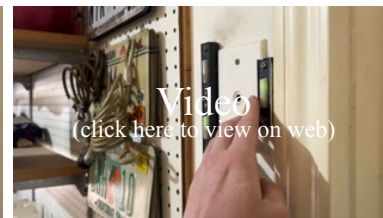
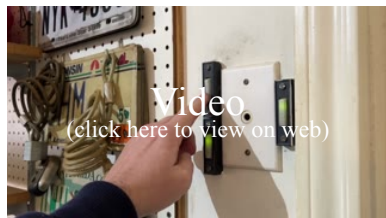
NP=Not Present

D=Deficient

I NI NP D

**G. Garage Door Operators**

*Video of Units Being Operated:*



**1: Had to hold button**

**▲Safety Hazard**

Closing right the garage vehicle door using the wall-installed switch required holding the switch until the door was completely closed. We recommend service by a qualified contractor or technician.



**RESOLVED**

**Leaf in front of right garage door sensor causing it not to close. Leaf removed. All garage door operators now perform nominally.**

**H. Dryer Exhaust Systems**

*Comments:*

**DRYER CONNECTED** : A dryer was connected to its exhaust vent. We were unable to view the condition of the duct interior. We recommend having the dryer exhaust vent cleaned on a yearly basis to prevent lint buildup.

**1: Clean vent Annually**

**🔧Maintenance Required**

Experts say dryer exhaust vents should be inspected and cleaned at least once a year. Depending on the size of the household and dryer usage more frequent cleaning may be required. We recommend to clean and remove any debris from vents before move in.

**Other**

**Washer/Dryer not inspected** : Note: Inspection of the clothes washer and dryer is beyond the scope and qualification of our standards of practice. These appliances were not operated. If this is a concern, we recommend further evaluation and repair as needed by a qualified technician.





I=Inspected

NI=Not Inspected

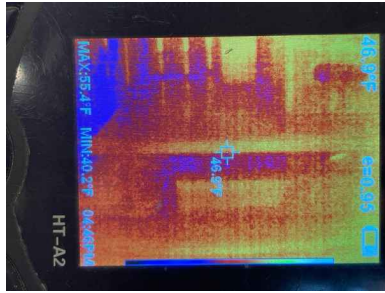
NP=Not Present

D=Deficient

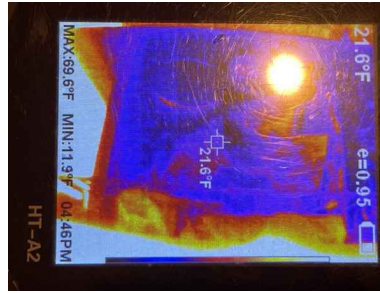
I	NI	NP	D
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**J. Refrigerators**

*Units 1 Refrigerator/Freezer* : Thermal Temperature readings



Refrigerator cool temp



Freezer cool temp

**1: Ice or water dispensor not working**

🔴Repair/Replace

Recommended to repair.



Water inlet to ice maker frozen. Will require defrosting of freezer to resume operation. No action taken.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### VI. OPTIONAL SYSTEMS

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

*Photo of Control Panel:*



Garage

*Photo of Backflow Device:*



Left

*Not Inspected-The system was winterized at time of the inspection :*

The irrigation system is winterized preventing operations of the the sprinkler system. If the buyer would like to have the irrigation system inspected the home owner will need to de-winterize the system, trip fees and an re inspection fee may be applied



System off/winterized

**1: Absence of Rain or Moisture Sensor**

🔴Repair/Replace

Unable to locate or determine if rain or moisture sensor has been installed. Recommend further assessment by a lawn irrigation company. **There is no rain sensor.**

**2: Pipe insulation improvement needed.**

🔴Repair/Replace

Pipe insulation improvement needed. Repair as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Left

Pipe is insulated on supply side of vacuum breaker to inlet supply valve. During freezing weather the water supply would be shut off here (or at the sprinkler main valve in the front yard) so insulation downstream of the shutoff valve is not needed.

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

*Photo of the Shape of the Pool: Freeform*



*Photos of the Style of the Spa: Not present*

*Video showing Heater on and Thermal Image of Water Temperature: N/A*

*Photos of the Spa and Pool Lights:*



Light on



Pool light GFCI



Pool light responded to GFCI

*Photo of the Pool Equipment:*



*Photo of the Pool Filter: D.E. Filter*

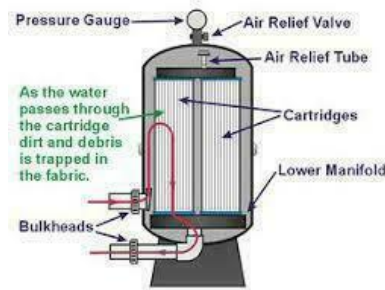
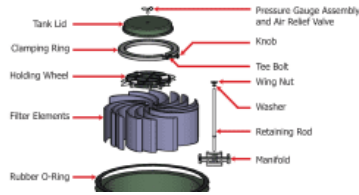
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



*Photo of the Chlorinator:* Chlorine - **In-line Chlorinator**

In-line pool chlorinators are pool sanitization systems that are installed in your pool's plumbing system. This type of pool chlorinator system is more common in in-ground pools and is a bit more difficult to install. These pool chlorination systems have a feeder line that provides chlorine to the pool through a feeder line that reaches into the pool water. In-line pool chlorinators are designed based on the size of the pool and water capacity.

**Salt Water Chlorinator**

**The system does NOT have a salt water chlorinator.**

**You have a Salt Water Chlorinator installed.** This units generally last about 3-5 years. According the the control panel the unit was functional when tested at the time of inspection. We recommend to ask the Current Home Owner how old the device is and budget for replacement.

Saltwater pools use salt to purify the water rather than chlorine that traditional pools use. The salt is converted into chlorine by a device known as the salt water chlorinates. Although salt water chlorinates are durable and require very little maintenance, they can occasionally experience problems. One problem is excessive calcium buildup on the inside of the chlorinates cell. Here are some instructions for cleaning saltwater chlorinates.

1. Turn off the power to the chlorinates, and to all other pool devices, such as the pump.
2. Remove the cell from the chlorinates generator by loosening the nuts located at either end of the cell with a wrench or pair of pliers. Once the nuts are removed, gently pull the cell out of the chlorinates and disconnect the cable from the top.
3. Put on safety glasses and a pair of gloves. Fill a bucket with a solution of eight parts of water to one part hydrochloric acid.
4. Insert the cell into the solution in the bucket. The solution will begin to bubble. Wait until the bubbles dissipate, and the white calcium deposits on the cell are gone.
5. Remove the cell from the solution, and rinse it in clean water to remove all traces of the acid.
6. Dry the cable connection on top of the cell thoroughly with a towel to remove all moisture.
7. Reinstall the cell back into the chlorinator, and restart the pool's electrical devices.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



*Inspection Limitations:*

The following items are not included in this inspection: underground or concealed piping, motorized covers, Ozone Generators, Ultraviolet light systems, pool light niche.

*Pool Leak Test Not Performed:*

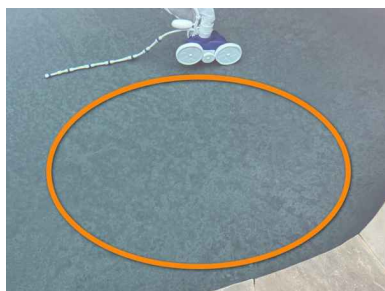
Our Inspection Company did not perform a leak test or was requested to schedule this inspection. If you have concerns about a leak we recommend to schedule a pool leak inspection prior to your inspection deadline.

**1: Condition: Poor Surface Condition**

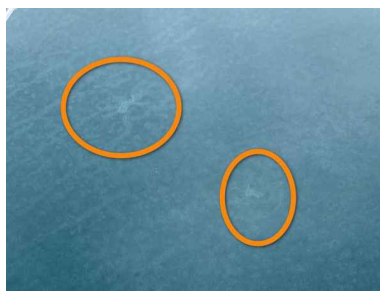
🔴Repair/Replace

The Pool Wall Surface was somewhat aged/deteriorated at the time of inspection. We recommend consulting with a Qualified Pool Contractor to discuss options for repairs or re-surfacing before the end of your inspection deadline.

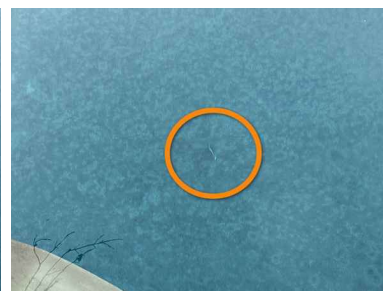
Pool plaster is a premium Diamond Brite product that produces a mottled, natural looking pool surface. No action taken



Example



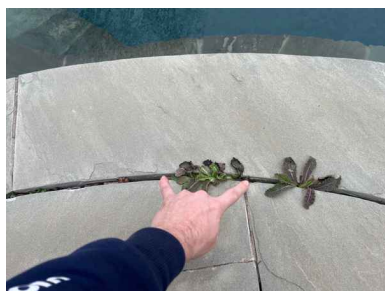
Example



**2: Deck: Caulking repairs**

🔴Repair/Replace

Caulking repairs needed.



Caulk gap at coping/deck

Expansion joint between pool perimeter beam and pool deck allows differential movement. Grass growing in this crack had been removed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**3: Features: Water Features Not Working**

🔴Repair/Replace

The seller informed us that the water feature pump was not properly operating. Water features were not tested. We recommend repair.



Water feature pump

**RESOLVED**

Water feature pump replaced March 2024 and water feature fully functional.

**4: Filter: Damaged Gauges**

🔴Repair/Replace

The Pressure Gauge was damaged or fogged. We recommend replacement.



Pressure gauge has a yellowed lens but pressures can still be clearly viewed. No Issue. No action taken.

**5: Pump: Pump At or Near End of Life**

🔴Repair/Replace

The Pool Filter and cleaner Pumps had visible rust/corrosion at the time of inspection. Although they were operational at the time of inspection, these are visual signs that the pool pumps will need to be replaced.



Pool pump motors have been replaced every 3-5 years due to normal wear. No Issue. No action taken.

**6: Pump: Pool Pump Leaking**

🔴Repair/Replace

A connection at the Pool Cleaner Pump Leaked at the time of inspection. We recommend to inspect and repair as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



A few drops of water from the pool equipment is expected in normal operation. No Issue. No action taken .

7: Skimmers: Baskets Need Cleaning

Repair/Replace

Filtration baskets need to be emptied and cleaned.



RESOLVED  
Skimmer baskets are cleaned weekly by pool service.

8: Coping Loose

Repair/Replace

Loose pieces of coping were found. Recommended that it be repaired.



Example

RESOLVED  
Loose coping re-attached

C. Outbuildings

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

E. Private Sewage Disposal Systems

F. Other Built-in Appliances

Comments:

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

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

**G. Other**

*Comments:*