



HITE TECH INSPECTIONS
832-477-0367
hite@hitetechinspections.com
<https://www.hitetechinspections.com>



HITETECH TREC REI 7-6

30123 Bashaw Dr
Spring, TX 77386



Inspector
Keith Holderfield
TREC Professional Inspector #24000
8322392827
keith@hitetechinspections.com



PROPERTY INSPECTION REPORT FORM

Chris Finley

Name of Client

30123 Bashaw Dr, Spring, TX 77386

Address of Inspected Property

Keith Holderfield

Name of Inspector

Name of Sponsor (if applicable)

04/25/2024 1:00 pm

Date of Inspection

TREC Professional Inspector #24000

TREC License #

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Understanding Your Report:

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

Inspection Categories

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

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

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

Maintenance Items

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

Recommendations

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

Defects

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

Trades Recommendations

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

In Attendance: Owner

Weather Conditions: Cloudy, Dry

Temperature (approximate) : 70-75 F

Occupancy: Furnished, Occupied

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

Definitions:

Definitions:

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

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

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

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

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

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

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

Component - A part of a system.

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

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

Deficient - Reported as having one or more deficiencies.

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

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

Termite inspection recommended:

Evidence of termites was discovered. Have a pest control professional investigate the structure.

FINAL WALK THROUGH IS REQUIRED:

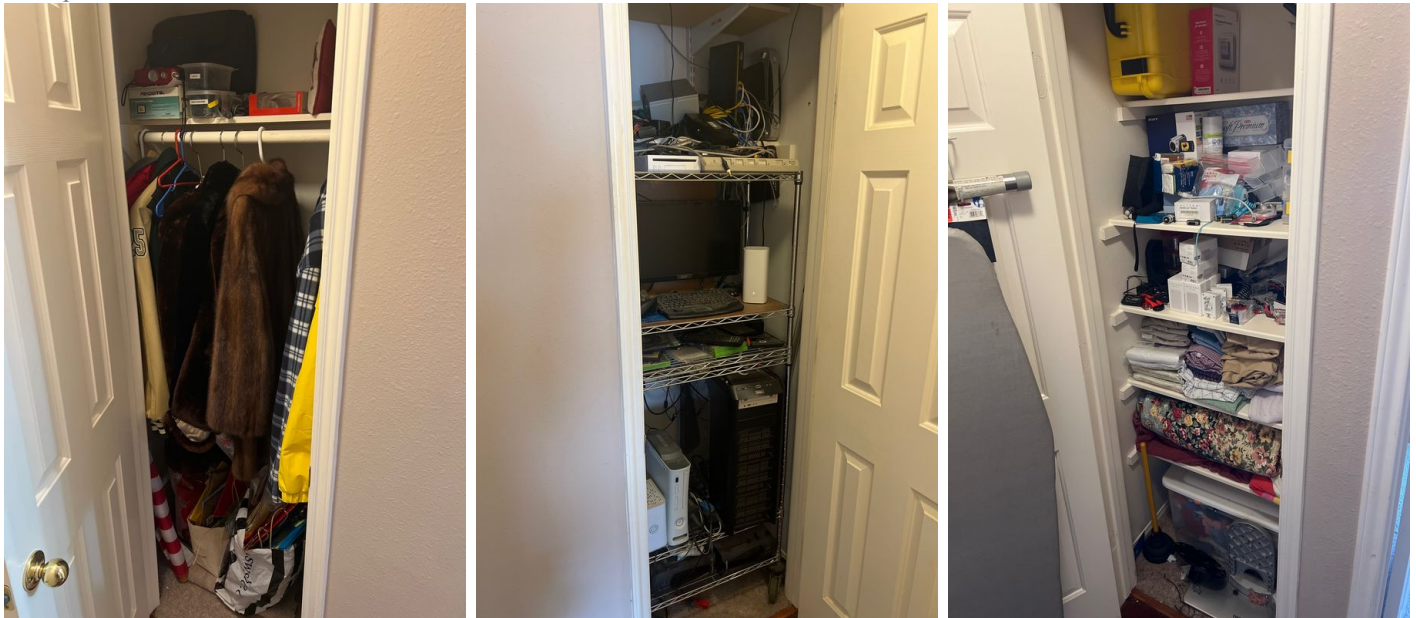
Final walk through can reveal damages in areas that were hidden by furniture and personal belongings, as well as damage that occurred during move out. A final walk through should be conducted once all the personal belongings of the previous owner have been removed, and no one will be entering the home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

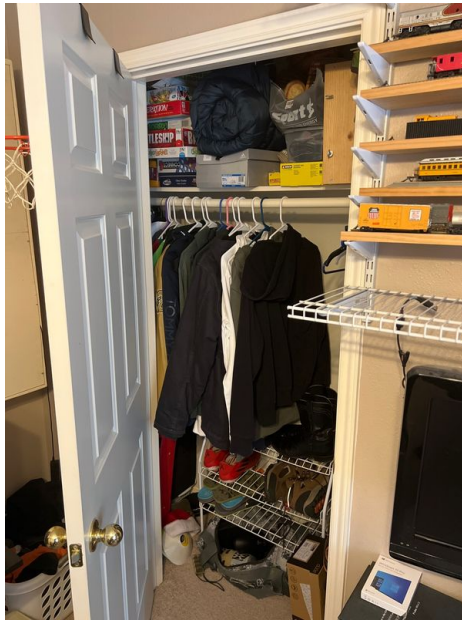
Multiple air fresheners are present in the home. **DO NOT SKIP THIS STEP!**

The structure has a large amount of personal items being stored:

Personal items may block parts of the structure and property from being viewed, and therefore will limit the scope of the inspection.

Multiple Locations





General Disclaimers

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

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

An inspection does not determine the insurability of the property.

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

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

An inspection does not include items not permanently installed.

An inspection is not technically exhaustive.

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

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

An inspection will not identify concealed or latent defects.

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

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

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

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

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

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

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

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

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

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

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

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

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

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

The foundation is performing :

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

Type of Foundation(s): Slab on Grade

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

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

1: Foundation Cracks - Minor

🔴Recommendation

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

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

Recommendation: Contact a handyman or DIY project



Back Exterior

2: Foundation steel exposed

🔴Recommendation

Multiple Locations

Exposed foundation steel will rust and expand, which will damage the concrete surrounding it. All areas of exposed steel should be sealed to prevent further deterioration.

Recommendation: Contact a handyman or DIY project

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Left Side Exterior



Front Exterior



Right Side Exterior

3: Wedge crack in edges of foundation

Maintenance Item

Multiple Locations

Wedge cracks appear because of the lack of steel in the corners of the slab. They are only cosmetic, and do not affect the structure. Make sure and keep these places sealed to keep water out of the cracks and prevent insect intrusion into the home.

Recommendation: Contact a handyman or DIY project



Left Side Exterior



Front Exterior

B. Grading and Drainage

1: Downspouts missing or damaged

Recommendation

Without an adequate amount of functioning downspouts gutters can become clogged easily and will carry more water weight, which can deteriorate the gutters faster.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Recommendation: Contact a qualified gutter contractor



Back Exterior

2: Gutters are missing

 Maintenance Item

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

Recommendation: Contact a qualified gutter contractor

3: Gutters need to be cleaned

 Maintenance Item

Debris can cause water to be directed away from the downspouts, and may not allow water to discharge properly. As a result, water may overflow from the gutters onto the soffit, fascia, or siding causing deterioration.

Recommendation: Contact a handyman or DIY project



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

C. Roof Covering Materials

Types of Roof Covering: Asphalt

Viewed From: Roof, Ladder -

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



: Roof Life Expectance -

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

Insurance Coverage:

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

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

🔴Recommendation

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

Recommendation: Contact a qualified roofing professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

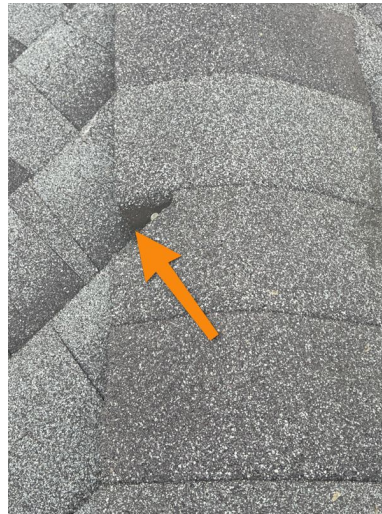


2: Damaged Coverings

🔴 Recommendation

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

Recommendation: Contact a qualified roofing professional.



Garage

3: Debris on roof

🔴 Recommendation

Multiple Locations

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

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



4: Discoloration

Recommendation

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

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

Recommendation: Contact a qualified roofing professional.



5: Exposed Nails

Recommendation

Multiple Locations

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

Recommendation: Contact a qualified roofing professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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

▲ Safety items

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

Recommendation: Contact a qualified professional.



7: Granular loss

🔴 Recommendation

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

Recommendation: Contact a qualified roofing professional.

8: Improper installation of flashing or shingles

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

🔴 Recommendation

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

Recommendation: Contact a qualified roofing professional.



Shingles should not be woven in valleys

9: Plants touching the roof covering

🔴 Recommendation

Multiple Locations

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

Recommendation: Contact a qualified professional.



Left Side Exterior



10: Sealant is missing or deteriorated

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

🔴 Recommendation

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

Recommendation: Contact a qualified professional.



D. Roof Structures and Attics

Approximate Average Depth of Insulation: 12 Inches

Viewed From: Ladder, Attic

Inaccessible:

Attic is obstructed, and cannot be inspected.

Garage

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



1: Attic entry in the garage is not fire rated

▲Safety items

The attic entry is required to be fire rated to prevent fire from spreading into other parts of the building quickly.

Recommendation: Contact a qualified professional.

2: Attic entry is damaged and/or has loose hardware

▲Safety items

Damaged and loose attic entry components should be repaired or replaced to prevent the ladder from failing and possibly causing injury.

Recommendation: Contact a qualified professional.



3: Attic entry is not properly secured

▲Safety items

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Recommendation: Contact a qualified professional.



Screws Used

4: Damaged structural members

🚩 Recommendation

Damaged structural members should be replaced to provide proper support to the structure.

Recommendation: Contact a qualified general contractor.



Cracked Rafter

5: Insufficient Insulation

🚩 Recommendation

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

Recommendation: Contact a qualified insulation contractor.

I=Inspected

NI=Not Inspected

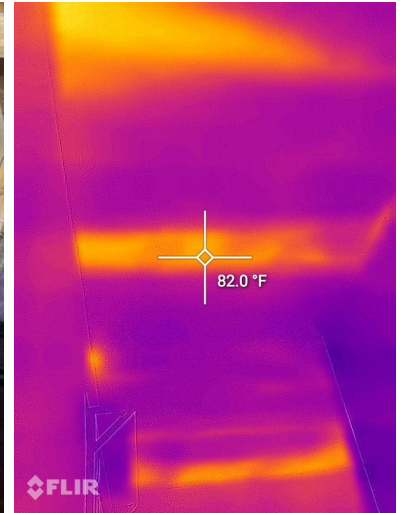
NP=Not Present

D=Deficient

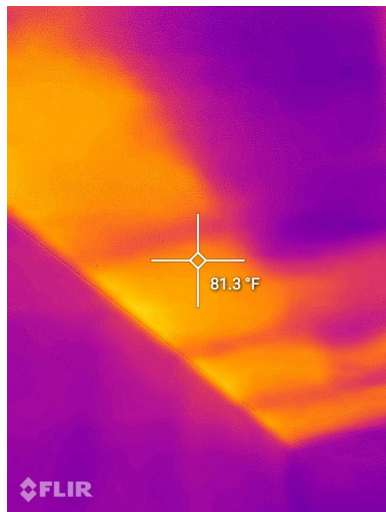
I NI NP D



Garage



Garage



Garage

6: Rafters have gaps at ridge board

Recommendation

Multiple Locations

Rafters should be cut and fastened to ridge board with no more than 1/8 inch gap between rafter in Ridgewood. This will allow for proper support of the roof structure.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



7: Water damage or staining

Recommendation

Damage or staining indicates a leak in the roof. Determine if the leak is active and have repaired by a qualified roofing contractor.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



E. Walls (Interior and Exterior)

1: Bio growth

Recommendation

Observed signs of bio growth in one or more areas in the wall structure. Area should be cleaned, and , if bio growth returns home should be tested for mold.

Recommendation: Contact a handyman or DIY project



Laundry Room

2: Cabinets are mounted using improper screws

Recommendation

Screws should have flat heads and be long enough to ensure the ability handle the weight needed for heavy dishware.

<https://www.popularmechanics.com/home/interior-projects/how-to/a7657/the-screws-you-need-to-hang-kitchen-cabinets/>

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Bevel head screws and drywall screws do not give adequate support needed.

Recommendation: Contact a qualified professional.



3: Caulking/sealant is deteriorated or missing

 Maintenance Item

Multiple Locations

Gaps in the caulking/sealant let insects and water penetrate the structure. When caulking starts to separate or crack it is time to replace it.

Recommendation: Contact a handyman or DIY project



Expansion Joint - Right Side Exterior

Right Side Exterior

4: Cracks through mortar and brick/stone.

 Recommendation

Cracks through the mortar and brick should be sealed and monitored for further separation. Cracks can be a result of movement of the foundation, but many times its simply a condition of the masonry.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified professional.



Left Side Exterior

5: Evidence of previous termite activity

🚫 Recommendation

A pest control professional should be consulted to investigate the property. Previous termite activity leads to a higher probability of re-infestation.

Recommendation: Contact a qualified pest control specialist.



Garage



Garage

6: Gaps in Siding

🚫 Recommendation

Multiple Locations

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

Recommendation: Contact a qualified siding specialist.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Back Exterior



Back Exterior



Back Exterior



Back Exterior

7: Evidence of previous repair

🟡 Recommendation

Reasons for previous repair are unknown, and can hide latent defects.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Back Exterior



Back Exterior

8: Settlement crack in wall board

🔴 Recommendation

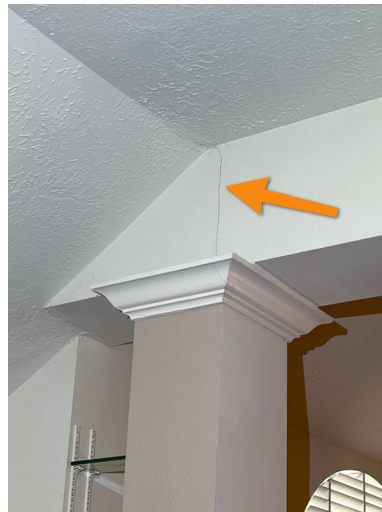
Multiple Locations

Settlement crack in wall board is normal and can be a sign of movement if coupled with other indicators. Crack should be sealed and monitored for further movement.

Recommendation: Contact a qualified professional.



Master Bedroom



Formal Dining Room

9: Siding is too close to grade

🔴 Recommendation

All siding should be a minimum of 6 inches above grade to avoid prolonged contact with moisture. Exposure to moisture could allow for water penetration and water damage of interior components as well as deterioration of siding.

Brick is allowed to have a clearance of 4 inches.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

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

http://www.irccdd.com/Building_Division/R319.pdf

Recommendation: Contact a qualified professional.



Garage

10: Siding or trim is damaged or deteriorated

🔴 Recommendation

Multiple Locations

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

Recommendation: Contact a qualified siding specialist.



Left Side Exterior



Front Exterior



Right Side Exterior

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Manual Cut Out at Gazebo

11: Moss growing on siding

👉 Recommendation

Multiple Locations

Moss can retain moisture and caused damage to siding. Siding should be power washed and cleaned to remove growth and stains.

Recommendation: Contact a handyman or DIY project



Left Side Exterior



Left Side Exterior



Chimney

F. Ceilings and Floors

1: Evidence of previous water intrusion

👉 Recommendation

Multiple Locations

These places had evidence of previous moisture, but were dry at the time of the inspection. They can change with the weather and should be monitored for further change. If further changes occur have moisture source

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

identified, and corrected.

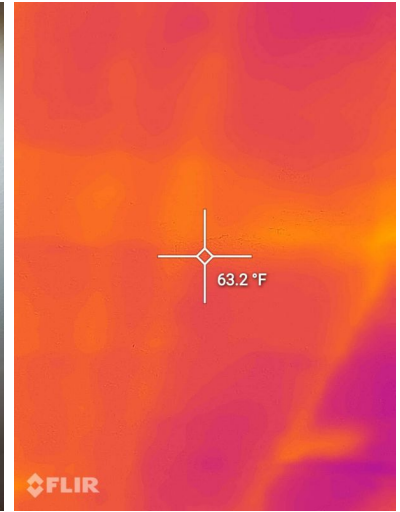
Recommendation: Contact a qualified professional.



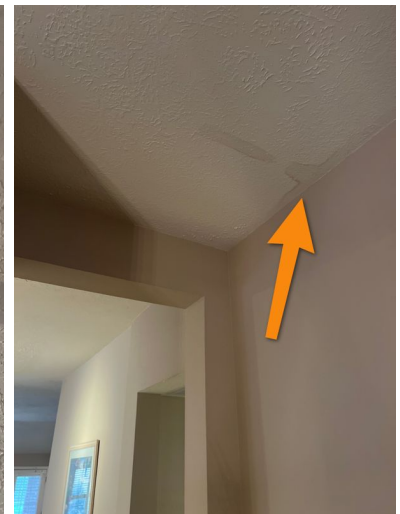
Right Bedroom



Formal Dining Room



Too high for Moisture reading test



Entry Hallway

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Entry Hallway



Fireplace



Fireplace



Master Bathroom



Master Bathroom



Kitchen

2: Wallboard is damaged or cracked

Recommendation

Normally this is cosmetic and only requires repairs to make the area attractive.

Recommendation: Contact a qualified general contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Garage

3: Tile is loose or cracked

🟡 Recommendation

Recommendation: Contact a qualified flooring contractor



Kitchen

G. Doors (Interior and Exterior)

1: Damaged or deteriorated

🟡 Recommendation

Have door repaired, and source of deterioration remedied.

Recommendation: Contact a qualified door repair/installation contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



2: Door does not latch

🔴Recommendation

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation: Contact a qualified handyman.



Laundry Room

3: Weatherstripping Insufficient or Damaged

🔴Recommendation

Missing or damaged weatherstripping can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

[Here is a DIY guide on weatherstripping.](#)

Recommendation: Recommended DIY Project

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Garage

4: Needs sealed at threshold

👉 Recommendation

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

Recommendation: Contact a handyman or DIY project



Back Exterior

H. Windows

Window is obstructed :

Objects in front of the window are blocking access to the window not allowing for it to be tested.

Multiple Locations

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Windows are older :

Windows in the house are older, which will lead to higher maintenance cost and less efficiency with HVAC.

1: Difficult to open or close

🔴Recommendation

Multiple Locations

Try lubricating window to see if that corrects the function, as windows age they can be more difficult to open and close. Determine reason and repair or replace.

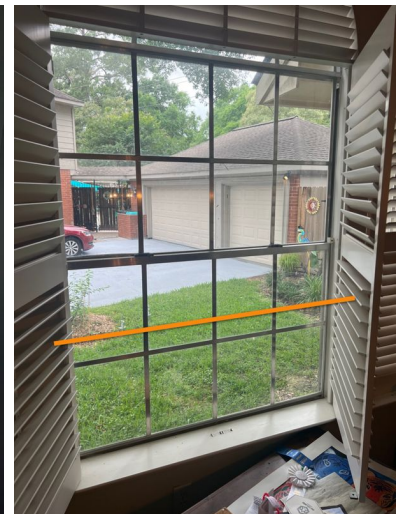
Recommendation: Contact a handyman or DIY project



Garage



Garage



Formal Dining Room

2: Evidence of water intrusion around windows

🔴Recommendation

Windows need to be sealed inside and out to prevent water penetration. This can also be caused by condensation. Determine source of water intrusion and seal access.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen



Kitchen



Master Bathroom



Master Bathroom

3: Glass pane is cracked, damaged or has gaps

🔴Recommendation

Multiple Locations

Gaps or cracks in the window pane will cause the efficiency of the window to diminish, and provide an entrance for water/insects.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Back Exterior



Master Hallway

4: Missing Screen(s)

🔴 Recommendation

Multiple Locations

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

Recommendation: Contact a qualified window repair/installation contractor.



Left Side Exterior

5: Damaged window frame

🔴 Recommendation

Multiple Locations

Multiple window frames have drill holes. Recommend sealing drill holes to prevent moisture intrusion and energy loss.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Right Side Exterior

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys
Working :
Working



1: Damper needs a lock to keep it from closing

⚠ Safety items

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

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



K. Porches, Balconies, Decks, and Carports

1: Cement on driveway or porch has cracks

Recommendation

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

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

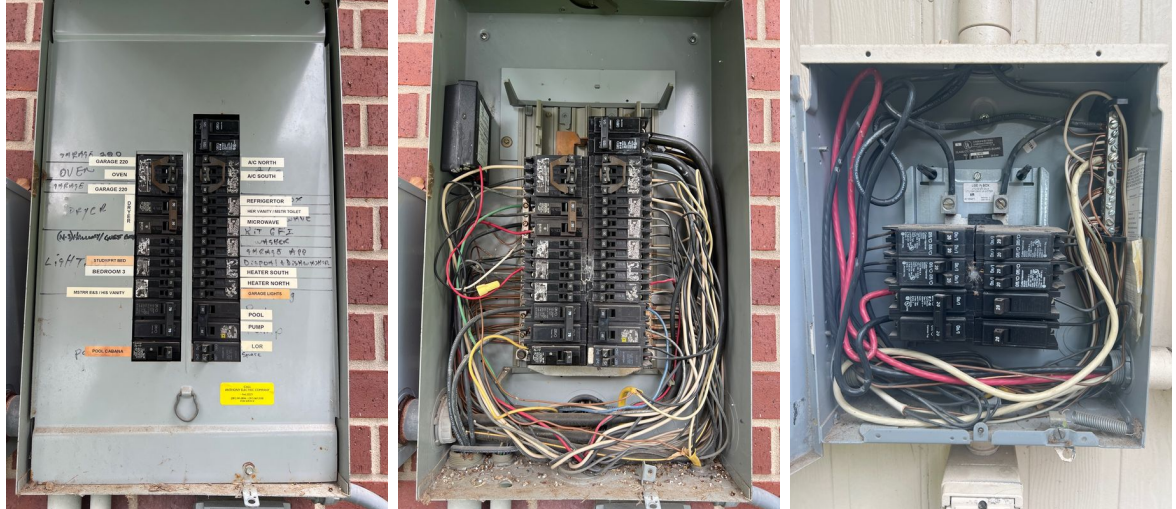
D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service Size : 125



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

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

1: A/C breaker is not the correct size

▲Safety items

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

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

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

Recommendation: Contact a qualified heating and cooling contractor

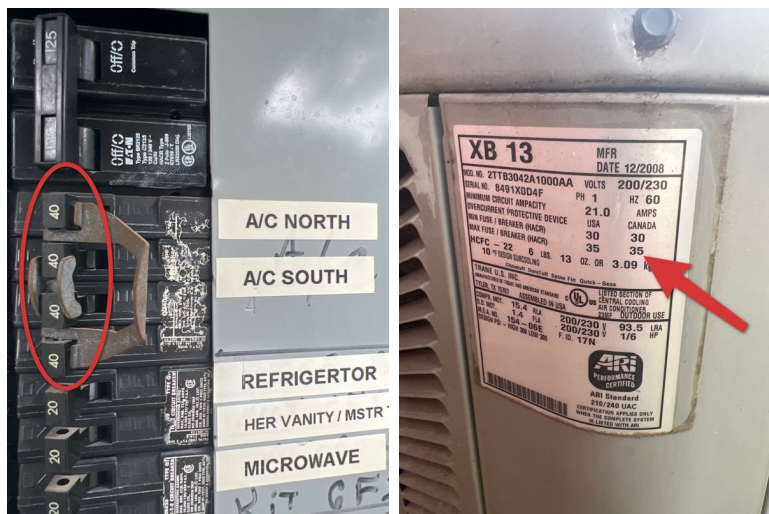
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

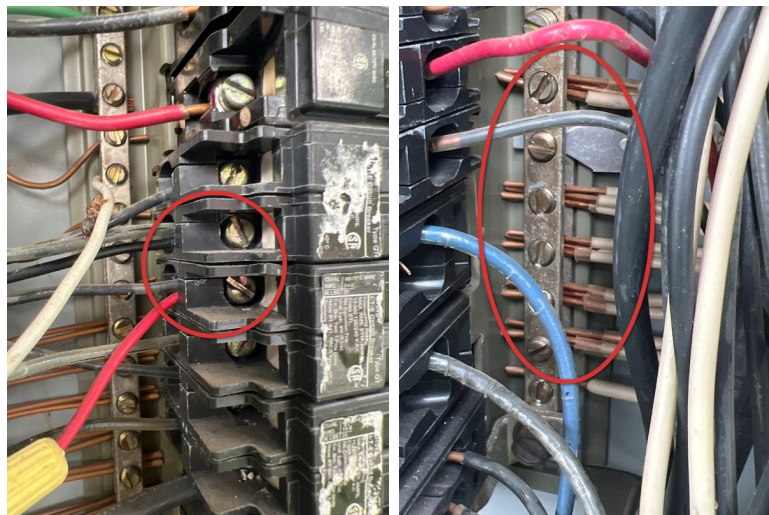


2: Double lugging

⚠️ Safety items

Double lugging is not allowed inside the panel unless the breaker is clearly marked for double use. Double lugging is never allowed on the neutrals on the grounding bar as it may not allow improper connectivity for the wiring to the system.

Recommendation: Contact a qualified professional.



3: Improper mounting screws used

👉 Recommendation

Screws used for electrical panels need to have a flat dull end entering the electrical panel so they do not damage wires when installed.

Recommendation: Contact a handyman or DIY project

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Pointed Screws Not Approved

4: No main breaker or main breaker does not work

▲ Safety items

The main breaker is required so that power can be turned off to the entire panel. Recommend installing main breaker.

Recommendation: Contact a qualified electrical contractor.



More than 6 throws requires a Main Shutoff

5: Panel and breakers don't match

⊖ Recommendation

Breakers and panels should be of the same manufacturer to insure compatibility.

Recommendation: Contact a qualified electrical contractor.

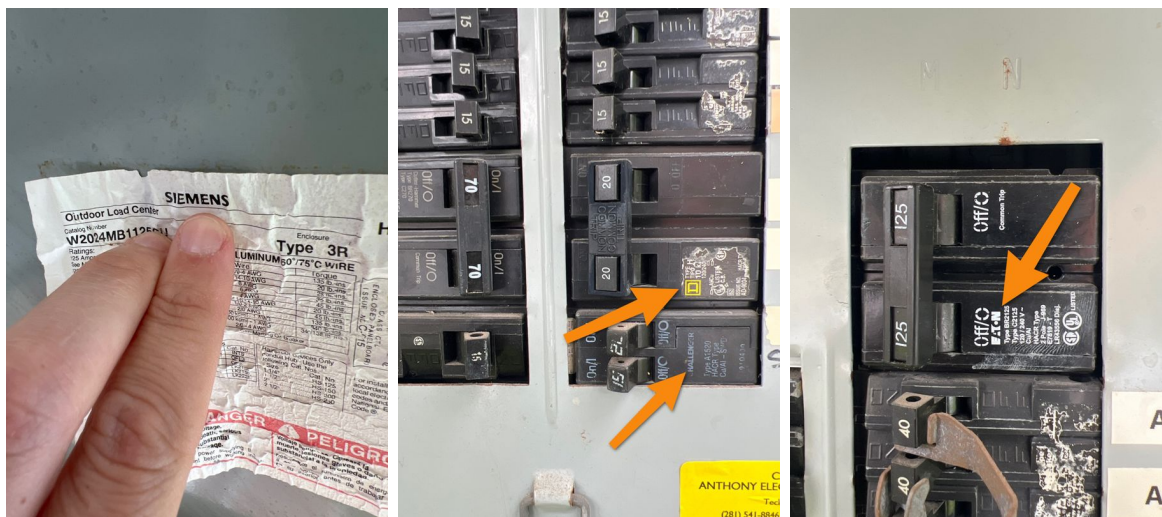
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



6: Two grounding rods are required for current code

⚠ Safety items

http://lightningsafety.com/nlsi_lhm/25ohms-clarification-from-NFPA-70.html

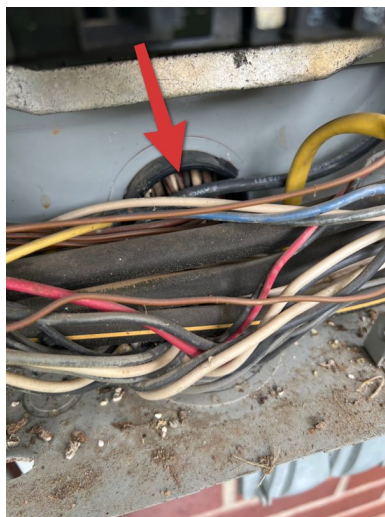
Recommendation: Contact a qualified professional.

7: Wires are coming in from a single entrance

⚠ Safety items

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

Recommendation: Contact a qualified electrical contractor.



8: Wires are not color coded

⚠ Safety items

Without correct color coding, wiring could be installed incorrectly and wires could be misidentified as grounds or neutrals instead of hot wires.

I=Inspected

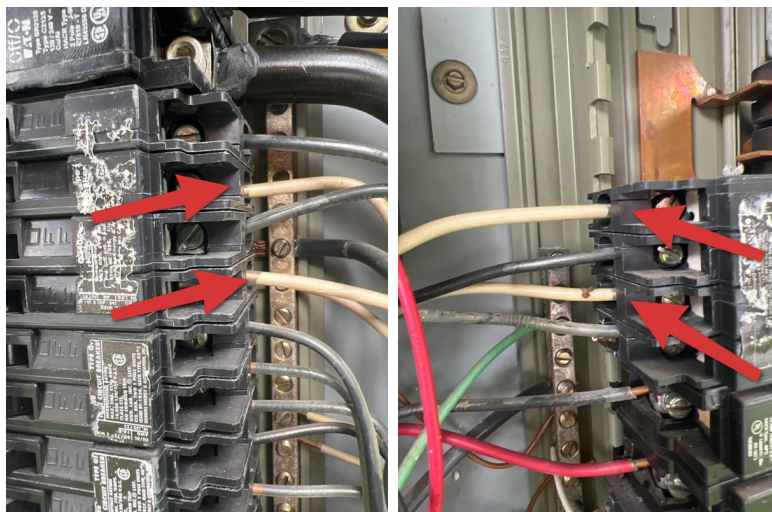
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified professional.



9: AFCI protection not installed in required locations

▲Safety items

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

Recommendation: Contact a qualified electrical contractor.

B. Branch Circuits, Connected Devices, and Fixtures

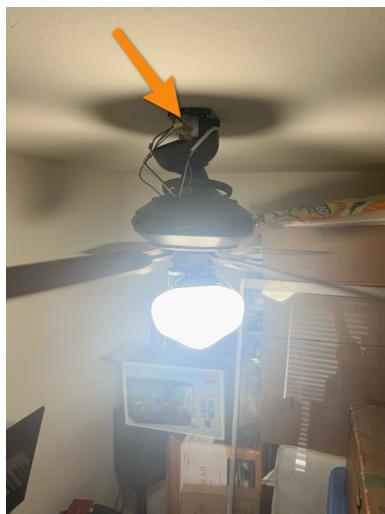
Type of Wiring: Copper

1: Ceiling fan is damaged or inoperable

👉Recommendation

Garage

Recommendation: Contact a qualified electrical contractor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Housing Loose with wiring exposed

2: Conduit is loose, missing, or damaged

▲Safety items

Multiple Locations

The conduit is meant to protect the wire from becoming damaged and posing a hazard.

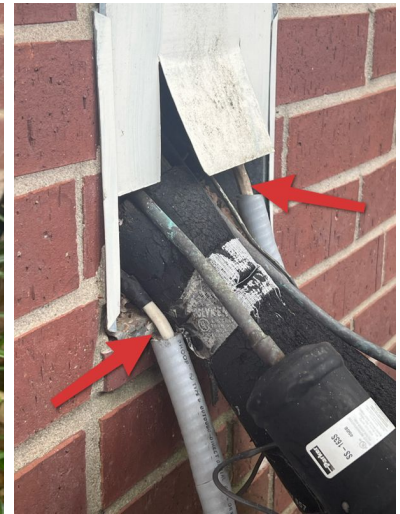
Recommendation: Contact a qualified professional.



Loose - Front Exterior



Left Side Exterior



Left Side Exterior



Gazebo

3: Cover plates missing

▲Safety items

Multiple Locations

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

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Garage



Gazebo

4: Exposed wires

▲ Safety items

All exposed wires should be in conduit or inside a junction box. This protects the wire from damaged, and protects occupants from electrical hazards.

Recommendation: Contact a qualified electrical contractor.



Front Exterior



Front Exterior

5: Extension cords are not approved permanent wiring

▲ Safety items

Extension cords can get damaged and deteriorate easily.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



6: Fan wobbles as it rotates

🔴 Recommendation

This can cause the fan to come loose from the ceiling.

Recommendation: Contact a qualified general contractor.



Master Bedroom

Gazebo

7: Junction box is missing or open

⚠️ Safety items

Open or missing junction box observed. Recommend concealing or replacing.

Recommendation: Recommended DIY Project

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



8: Light fixture cover is damaged, missing or loose

🔴 Recommendation

Lights covers protect electrical components from insects and the elements.

Recommendation: Contact a qualified professional.



Master Bathroom Closet

9: Light Inoperable

🔴 Recommendation

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

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Hallway Bathroom

10: Lights on the exterior are not sealed

🔴Recommendation

Multiple Locations

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

Recommendation: Contact a qualified professional.



Front Exterior



Gazebo

11: Missing GFCI protection where required

⚠️Safety items

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Areas, Indoor Damp and Wet Locations.

Recommendation: Contact a qualified electrical contractor.



Kitchen

12: Outlet has no power

🔴Recommendation

Multiple Locations

Have a licensed electrician return power to the outlets.

Recommendation: Contact a qualified electrical contractor.



Loose Conduit and No Power - Front Exterior



Garage



13: Outlets are not current code for tamper resistance

⚠️Safety items

https://www.esfi.org/resource/what-is-a-tamper-resistant-receptacle-538?gclid=CjwKCAiArJjvBRACEiwA-Wiqq-RV85ankXrKFEBEieIkLmA0HmXtOUDBMtqVzklmVjIXPJCGLFkkXxoC9B0QAvD_BwE

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified professional.

14: Smoke detectors are missing

▲Safety items

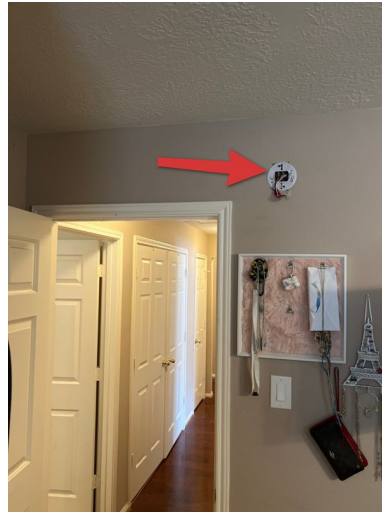
Multiple Locations

Smoke detectors alert occupants to evacuate the building in a fire emergency. Smoke detectors should be located in every bedroom, and at least one on every floor.

Recommendation: Contact a qualified professional.



Front Bedroom



Front Bedroom

15: Smoke detectors/CO detectors are more than 10 years old

▲Safety items

Smoke detectors/CO detectors are more than 10 years old and should be replaced. Detectors are only warranted for 10 years of use.

Recommendation: Contact a handyman or DIY project



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

C. Other

I=Inspected

NI=Not Inspected

NP=Not Present

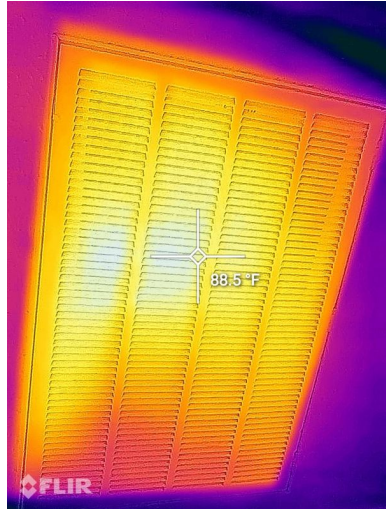
D=Deficient

I NI NP D

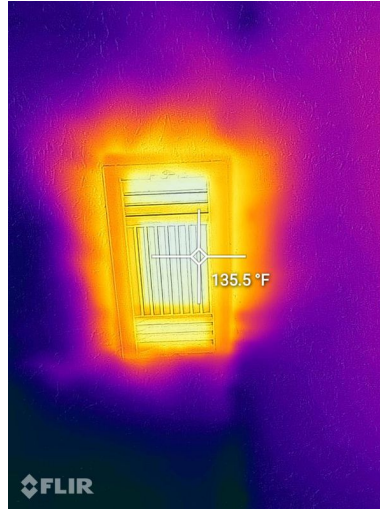
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

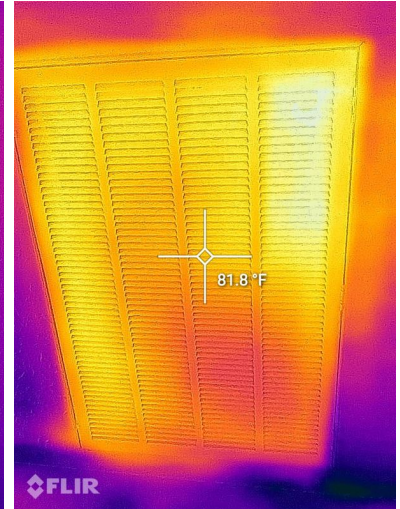
Working:



South Unit



South Unit



North Unit



North Unit

Manufacturer data plate :

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Energy Sources: Natural Gas

Type of Systems: Forced Air

Filtration location: return

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

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

1: Needs Servicing/Cleaning

🔴Recommendation

HVAC should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance.

Recommendation: Contact a qualified HVAC professional.

2: Sediment trap is missing

🔴Recommendation

Sediment traps are important for keeping gas appliance burners from being clogged or damaged by sediment.

For more information http://media.iccsafe.org/news/eNews/2013v10n6/2012_pmg_sigchanges_p120.pdf

Recommendation: Contact a qualified professional.

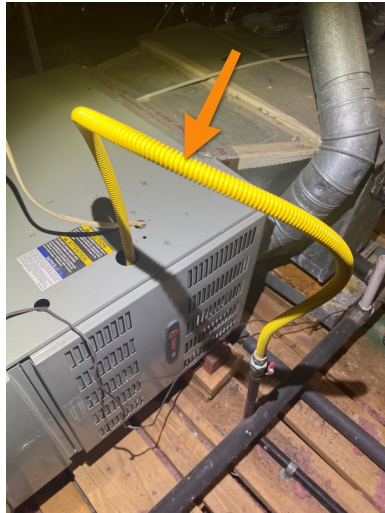
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



3: Flex piping is not allowed to pass through furnace cabinet walls

🔴 Recommendation

Further evaluation and remediation by a licensed HVAC technician is recommended.

Recommendation: Contact a qualified professional.



4: Wire bushing missing

🔴 Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

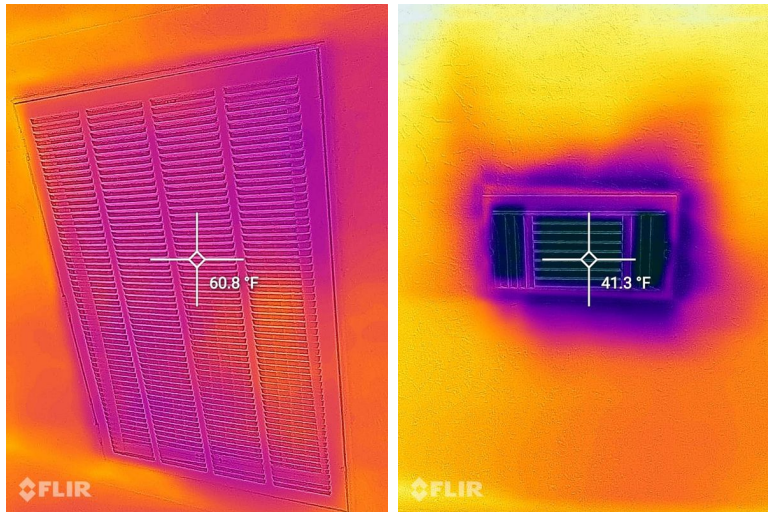


B. Cooling Equipment

Working:

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

South Unit



Manufacturer data plate:

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

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

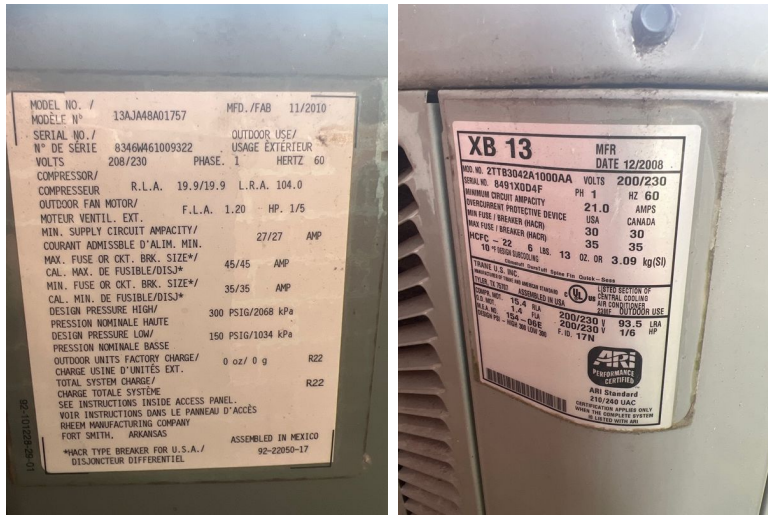
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Unit uses R22 refrigerant:

R22 refrigerant is scheduled to cease production in 2020. This will make refrigerant very expensive and components may not be able to be repaired or replaced in the future because of a lack of availability. If purchaser is buying a home warranty, Research should be done to make sure that warranty company covers R22 refrigerant.

For more information https://www.epa.gov/sites/production/files/2015-07/documents/phasing_out_hcfc_refrigerants_to_protect_the_ozone_layer.pdf



Type of Systems: Central Air Conditioner
AC condenser max breaker rating: 45, 35 - amps

Unit Inaccessible:

Components of the air conditioner and/or furnace were inaccessible and not inspected. Recommend licensed HVAC contractor evaluate.

Garage

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



1: Condenser fins are dirty or damaged

🔴Recommendation

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

Recommendation: Contact a qualified HVAC professional.



Garage

2: Debris in bottom of condenser housing

🔴Recommendation

Debris in the bottom of the condenser housing can cause accelerated deterioration of the condenser components.

Recommendation: Contact a qualified professional.

3: Drain pan has evidence of previous moisture

🔴Recommendation

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

I=Inspected

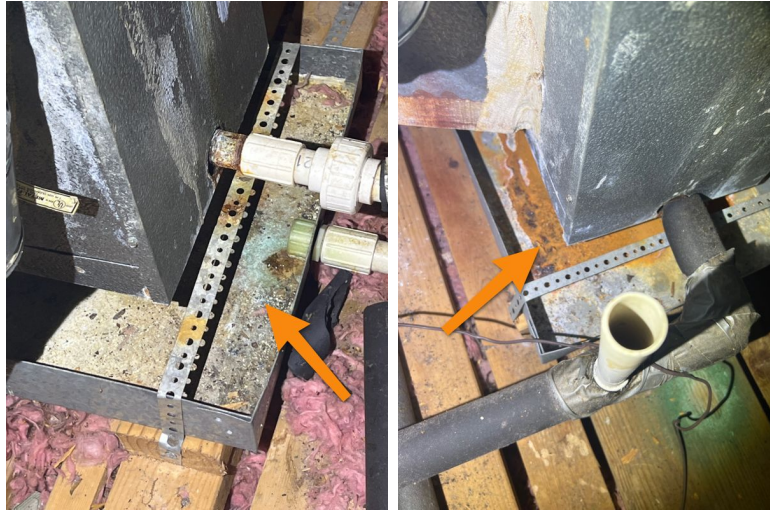
NI=Not Inspected

NP=Not Present

D=Deficient

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

Recommendation: Contact a qualified professional.



4: Fan is out of balance

🔴 Recommendation

The condenser fan is out of balance. With use the condition will worsen and cause damage to the unit. It also decreased the efficiency of the unit.

Recommendation: Contact a qualified HVAC professional.



5: Refrigerant lines need to be sealed or resealed at entrance into the home

🔧 Maintenance Item

Penetrations into the home need to be sealed to keep pests and water out.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

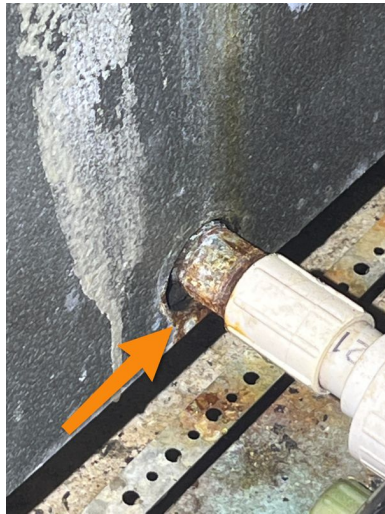


6: Rusted casing

🔴 Recommendation

Rusted casing indicates a source of moisture is present. Source should be found and repaired to stop casing from deteriorating further. If casing is rusted through, it should be repaired or replaced.

Recommendation: Contact a qualified professional.



7: Solar cover missing on insulation

🔵 Maintenance Item

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

Recommendation: Contact a qualified professional.

8: Unusually Noisy

🔴 Recommendation

Compressor started and operated but unit was unusually noisy. Recommend licensed HVAC contractor evaluate.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Recommendation: Contact a qualified HVAC professional.



9: Unit has bio growth

🚩 Recommendation

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

Recommendation: Contact a handyman or DIY project



10: Thermostat is loose or not working properly

🚩 Recommendation

Have the thermostat evaluated or secured by a licensed HVAC tech.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Inoperable - Garage

11: Units have outlived its life expectancy

🔴 Recommendation

Be prepared to replace unit in the near future

Recommendation: Contact a qualified professional.



C. Duct Systems, Chases, and Vents

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

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

1: Differentials insufficient at register

🔴 Recommendation

North Unit

I=Inspected

NI=Not Inspected

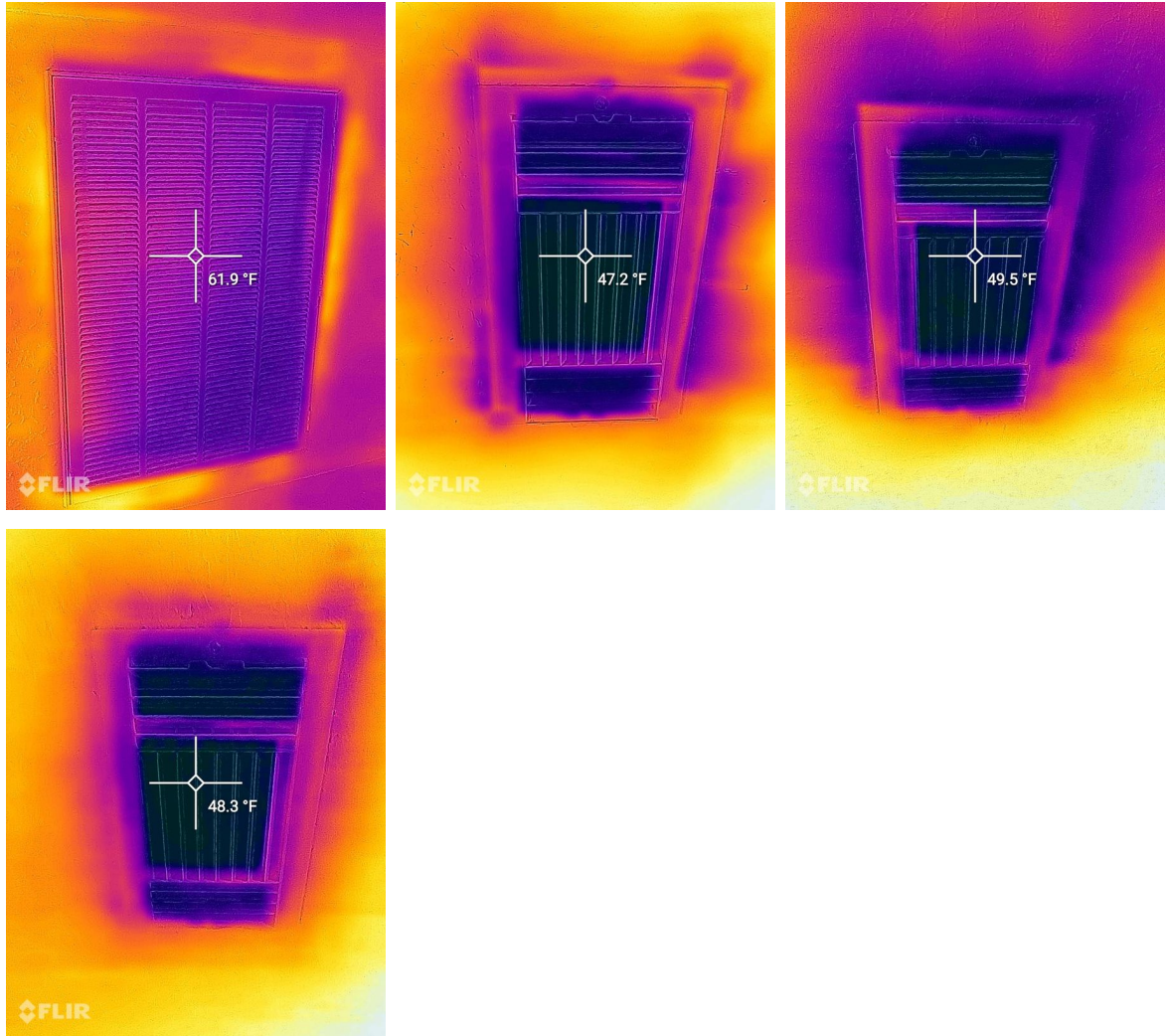
NP=Not Present

D=Deficient

I NI NP D

While the HVAC unit may be operating correctly, leaks or obstructions in the ducting system can cause individual registers to not deliver sufficient heat/cooling to keep the room comfortable. This leads to hot/cool rooms in the home.

Recommendation: Contact a qualified professional.



2: Register is not secured to the ceiling

🔴 Recommendation

Register could fall and will not operate normally without being attached securely.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Living Room

3: Condensation accumulating on Plenum

🔴 Recommendation

Source of moisture and condensation should be found and repaired

Recommendation: Contact a qualified HVAC professional.



D. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

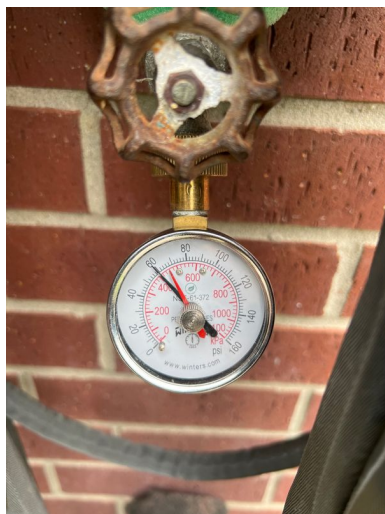
I NI NP D

IV. PLUMBING SYSTEMS

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



Location of Water Meter: Front Exterior
Static Water Pressure Reading : 60 psi



Type of Supply Piping Material: Copper

Sewer pipe camera or hydrostatic test should be conducted:
 The test should be conducted to determine the pipes integrity under the home to the sewer system.

Estimates should be obtained on all items needing repair before the option period ends to avoid unexpected repair expenses after closing.:
 Only visual items can be inspected, hidden items within wall and behind objects as well as latent defects cannot be discovered and are not part of this inspection.

Water was not on in the home:
 The plumbing could only he inspected visually as the water was not turned on.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Garage



1: Caulking is missing or deteriorated

 Maintenance Item

Multiple Locations

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

Recommendation: Contact a handyman or DIY project



Hallway Bathroom

2: Evidence of previous water leak

 Recommendation

Monitor area for future moisture. If moisture continues consult a licensed plumber.

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen

3: Hose bib needs anti-siphon device

🔴 Recommendation

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

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

Recommendation: Contact a qualified professional.



Right Side Exterior

4: Shower head is leaking from connection joint

🔴 Recommendation

The connection between the shower head and stem needs to be resealed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Recommendation: Contact a qualified professional.



Hallway Bathroom

5: Toilet is loose from floor

🔴 Recommendation

Multiple Locations

Toilets have a wax ring that seals the connection of the toilet to the floor. If the seal is broken water and sewer gases can escape.

Recommendation: Contact a qualified professional.



6: Shower walls are leaking

🔴 Recommendation

Have a qualified contractor seal shower.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Master Bathroom

7: Faucet is inoperable

🔴 Recommendation

Faucet does not operate, needs to be repaired or replaced.

Recommendation: Contact a qualified plumbing contractor.



Back Exterior

B. Drains, Wastes, and Vents
Type of Drain Piping Material: PVC

C. Water Heating Equipment
Working:

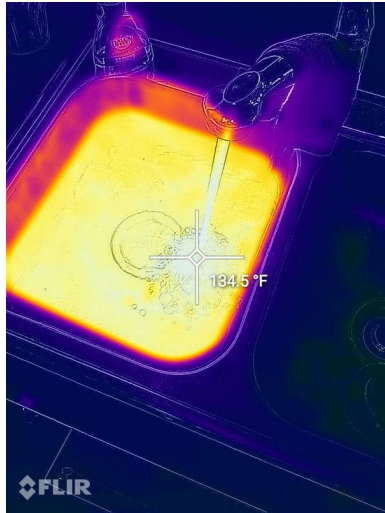
I=Inspected

NI=Not Inspected

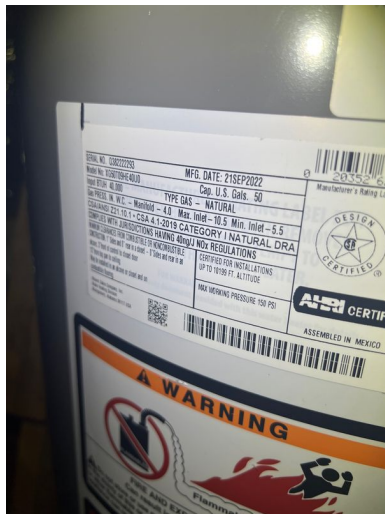
NP=Not Present

D=Deficient

I NI NP D



Manufacturers data plate :



Capacity : 50 gal

Energy Sources: Natural Gas

Water heater was not on at the time of inspection:

The water heater takes time to heat up. Hot water will not be ready before the inspector is finished with the inspection, therefore he will not be able to test fixtures for hot water.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Garage Unit

1: Sediment trap missing

🔴 Recommendation

Sediment traps catch sediment passing through the gas line so that it does not reach the burner and cause blockage or damage.

Recommendation: Contact a qualified plumbing contractor.



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

🔴 Recommendation

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

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



D. Hydro-Massage Therapy Equipment

F. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Left Exterior



Type of Gas Distribution Piping Material: Steel

1: No evidence of bonding

▲Safety items

At the time of the inspection, I couldn't identify any evidence of the gas line being bonded. this should be bonded by a qualified professional.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

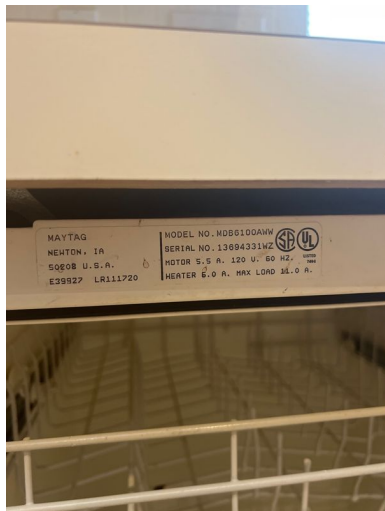
D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Manufacturer data plate :



Limited view:

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

1: Dishwasher racks are damaged or rusted

🔴 **Recommendation**

Dishwasher racks might not hold dishes properly and could cause stains if the racks are damaged or rusted.

Recommendation: Contact a qualified professional.



2: High drain loop missing

🔴 **Recommendation**

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

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

Recommendation: Contact a qualified professional.



3: Damaged or missing dishwasher components

🚫 Recommendation

Damaged/missing components may not allow the dishwasher to wash properly.

Recommendation: Contact a qualified appliance repair professional.



Rinse-Aid Cap Missing

4: Leaking

🚫 Recommendation

The dishwasher is leaking. Have a licensed plumber repair.

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



B. Food Waste Disposers

C. Range Hood and Exhaust Systems
Comments:



Exhaust hood recirculates :

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



1: Filter needs to be cleaned or is missing

🔴 Recommendation

Filter is dirty and needs to be cleaned to properly vent.

Recommendation: Contact a qualified professional.



D. Ranges, Cooktops, and Ovens
Working:

I=Inspected

NI=Not Inspected

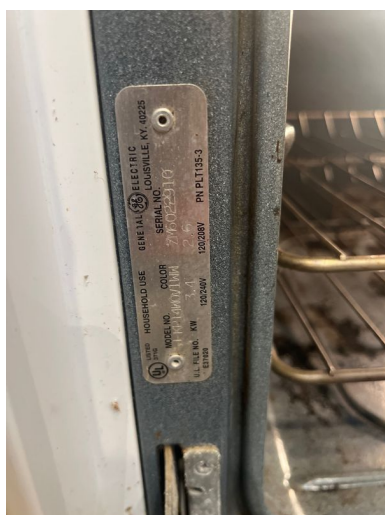
NP=Not Present

D=Deficient

I NI NP D



Manufactures data plate:



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

⚠ Safety items

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

Recommendation: Contact a qualified plumbing contractor.

-
-
-
-

E. Microwave Ovens

Working :

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Manufacturer data plate :



F. Mechanical Exhaust Vents and Bathroom Heaters

1: Not working

➔Recommendation

Vent does not turn on or exhaust.

Recommendation: Contact a qualified HVAC professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

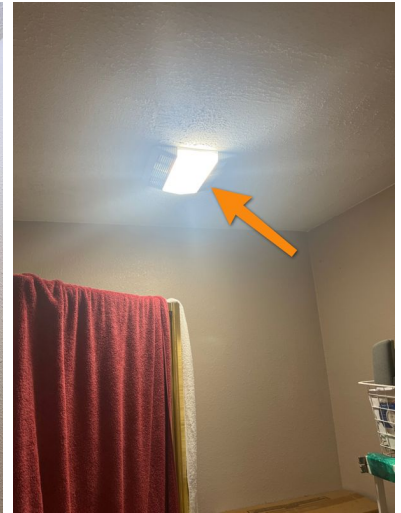
I NI NP D



Hallway Bathroom



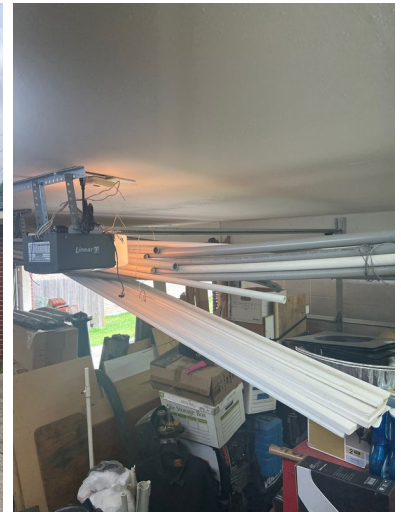
Master Bathroom



Garage

G. Garage Door Operators

Working:



Obstructed:

Garage door operator was obstructed at the time of inspection. The garage door cannot fully be opened.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



1: Auto Reverse Sensor Not Working

▲ Safety items

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation: Contact a qualified garage door contractor.



Button must be held down for garage door to close

H. Dryer Exhaust Systems

Dryer vent inside walls cannot be inspected for continuous connection:

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

1: Dryer vent filled with lint

▲ Safety items

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Built up lint in dryer vents creates a fire hazard. Dryer vents should be cleaned every three months to ensure free flow of dryer exhaust and reduce the risk of fire.

Recommendation: Contact a handyman or DIY project

