



RESIDENTIAL INSPECTION REPORT

11506 Shady Canyon Dr
Houston, TX 77095



Inspector

Daniel Clark

TREC #23081

(866) 484-8318

office@inspectorteam.com



Agent

Daniel Kao

Top Mountain Investment LLC.

713-800-9018

danie.kao@gmail.com



PROPERTY INSPECTION REPORT FORM

Michael Lin <i>Name of Client</i>	04/02/2024 2:00 pm <i>Date of Inspection</i>
11506 Shady Canyon Dr, Houston, TX 77095 <i>Address of Inspected Property</i>	
Daniel Clark <i>Name of Inspector</i>	TREC #23081 <i>TREC License #</i>
Greg Bryan TREC# <i>Name of Sponsor (if applicable)</i>	3608 <i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of Building: Single Family

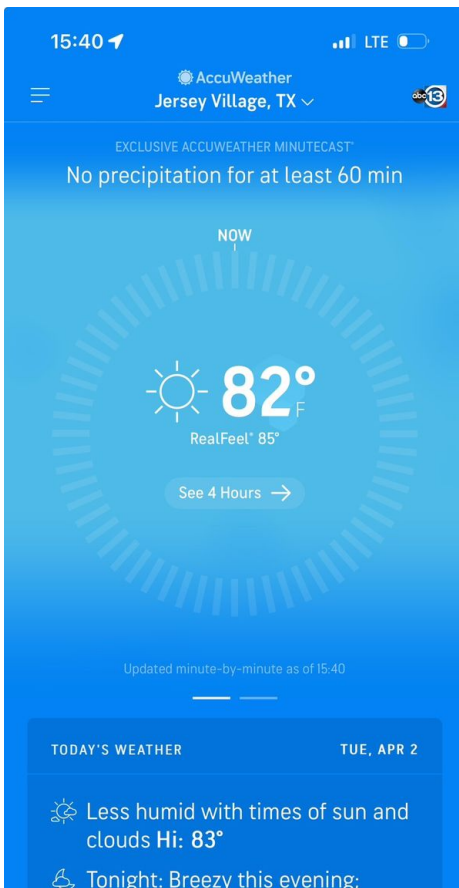
Access Provided By: Occupant

In Attendance: Owner/Seller

Occupancy: Vacant

Weather Conditions: Clear

Temperature (approximate): 82 Fahrenheit (F)



Storage Items/Occupied Home:

The home was occupied and/or furnished at the time of inspection. The inspector does not move storage items or furnishings that prevent the visual observation of components. Items blocked by storage/furnishings were not inspected.

Thank you for choosing Bryan & Bryan Inspections

Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.

Office Use: Order # 64107

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

I=Inspected

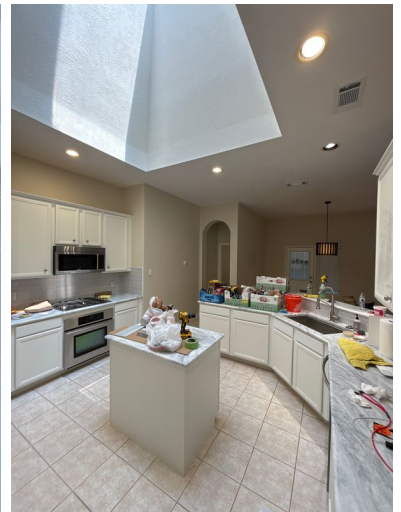
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I NI NP D

General Photos of Interior:



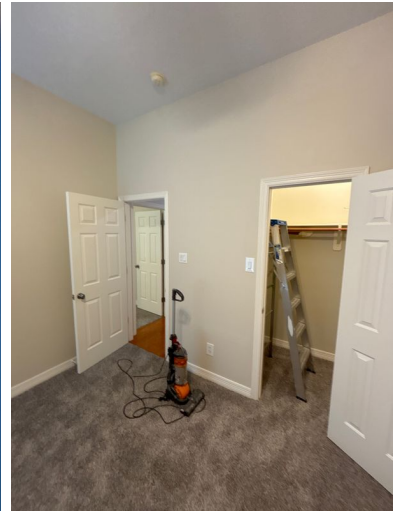
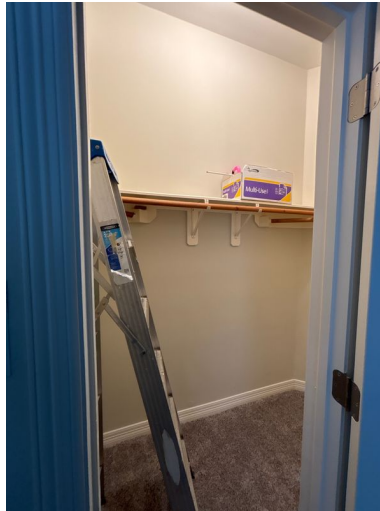
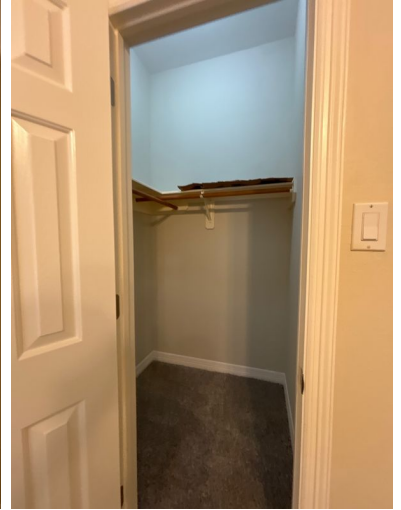
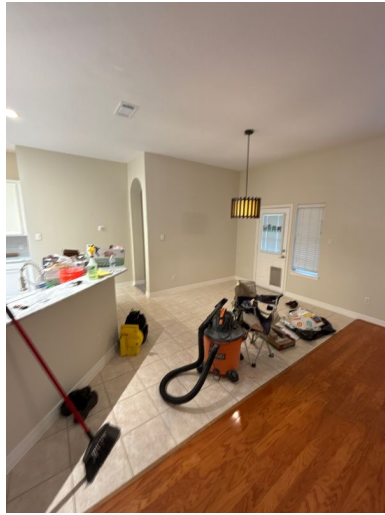
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I NI NP D

General Photos of Structure:



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General Photos of Roof Covering:



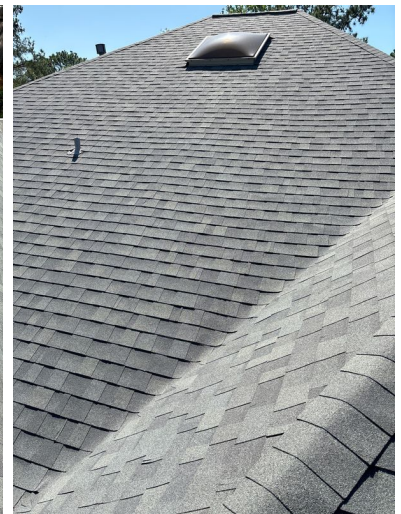
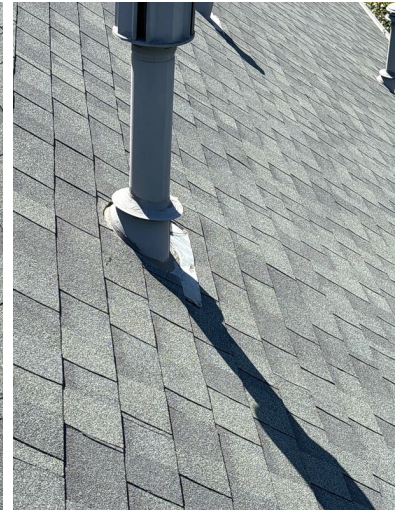
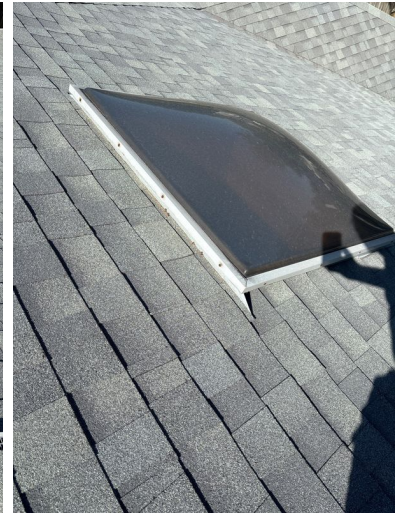
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I NI NP D



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General Photos of Attic:



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A. Foundations

Type of Foundation: Slab on Grade



Crawl Space Viewed From: N/A

Performance Opinion: Functioning as Intended:

No deficiencies were noted at the time of inspection. The foundation appeared to be functioning as intended.

Note: The statements included in this report regarding the foundation are the inspector's OPINION. If buyer desires a second opinion or further analysis a foundation company or structural engineer should be contacted.

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Digital Level Pictures:

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation.



Kitchen entry (reference point)



Study



Front entry



Family room



Dining Room



Secondary living room

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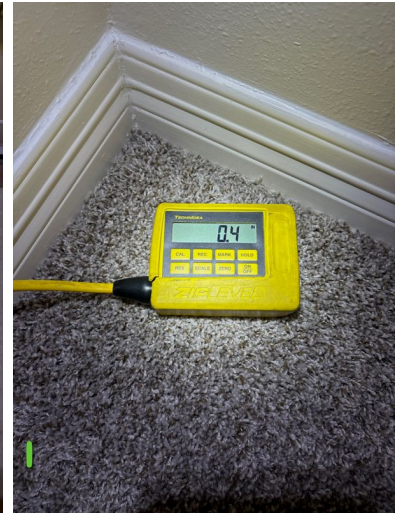
I NI NP D



Living Room



Patio entry



Master bedroom



Master bathroom



Left front bedroom



Garage entry

Comments:

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I	NI	NP	D
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1: Slab: Minor Surface Irregularities

[Maintenance Item/Note](#)

These conditions are typically cosmetic and not associated with structural movement. Examples include, but are not limited to, shear cracks, corner pops and minor cracks.



Front (corner pop)

B. Grading and Drainage

Comments:

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1: Gutters & Downspouts: Defects Present

🔴 Recommendation

Gutters and/or downspouts had one or more defects at the time of the inspection. Examples include, but are not limited to:

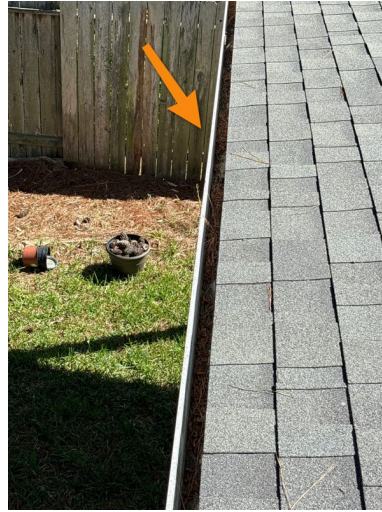
- Poor slope
- Loose
- Damaged
- Clogged
- Corroded
- Missing components
- Leaking

Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Front (clogged)



Rear

-

C. Roof Covering Materials

Types of Roof Covering: Composition Shingles



Viewed From: Walking the Roof Surface

Comments:

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I	NI	NP	D
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Roof Fastening Not Verified:

The roof fastening method was not verified as determining this may have caused damage to the roofing material. In addition, the inspector did not determine if the roof fastening meets current wind storm codes/ratings.

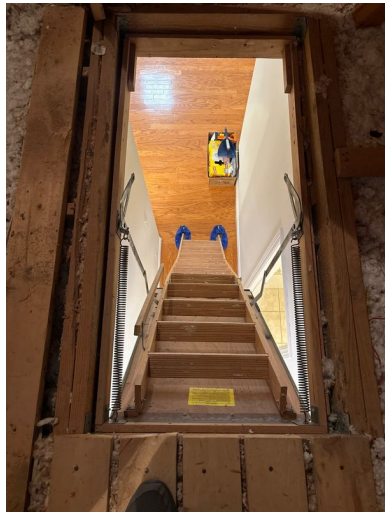
D. Roof Structure and Attic

Viewed From: Decked Areas of Attic

Approximate Average Depth of Insulation: 10 Inches



Attic Access Method: Pull Down Ladder



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I	NI	NP	D
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Type of Attic/Roof Ventillation: Ridge and Soffit Vents



Type of Insulation Material: Blown Fiberglass



Comments:

Only Accessible Areas Were Entered:

Only accessible areas of the attic were inspected. The inspector did not crawl/walk over areas that may be unsafe or not easily accessible. In addition, insulation can hide or obstruct deficiencies.

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I NI NP D

1: Pull-down Stairs/Ladder: Defects Present

🔴Recommendation

The pull-down ladder/stairs had one or more defects at the time of the inspection. Examples include, but are not limited to:

- Lack of weatherstripping/insulation
- Improper seal
- Missing/loose nuts/bolts
- Improper slope
- Lack of fire rating in a garage

Evaluation and remediation is recommended.

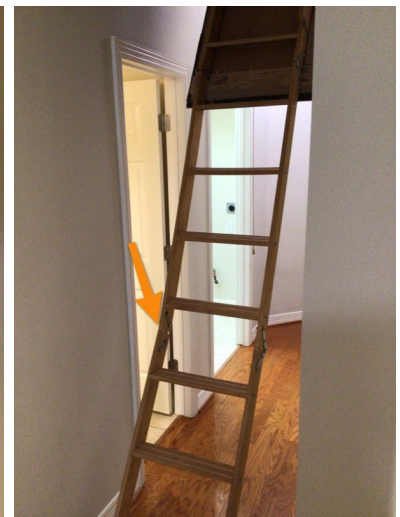
Recommendation: Contact a qualified professional.



Does not seal



Not insulated



Improperly sloped

2: Insulation: Voids/Fallen

🔴Recommendation

Gaps or areas of poor insulation coverage were observed in one or more locations of the attic. This may reduce the R value of the insulation system. Evaluation and remediation is recommended.

Recommendation: Contact a qualified insulation contractor.



Over entry hallway

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I NI NP D

E. Walls (Interior and Exterior)

Comments:

1: Exterior: Seal Wall Fixtures

👉 **Recommendation**

Multiple Locations

All Exterior Wall Penetrations -

One or more areas were not properly sealed/caulked. Most exterior sealants have a lifespan of 5 to 8 years and should be regularly maintained with that lifespan in mind. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Right (trim)



Right (Window frames)



Garage



Electric



Left (window frames)

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I NI NP D

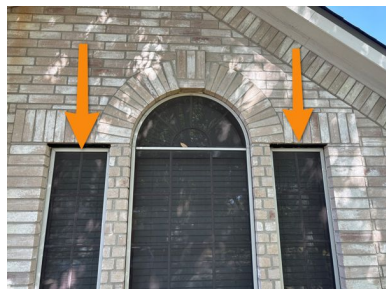
2: Masonry: Weep Holes Blocked/Missing

🚩Recommendation

Multiple Locations (missing)

Weep holes in the brick were blocked or missing, either at the base of the wall or above steel lintels. Weep holes permit moisture to drain from behind the brick and prevent moisture from being trapped within the walls, which could cause structural problems. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Front



Front



Right side

3: Exterior Walls: Surface Defects

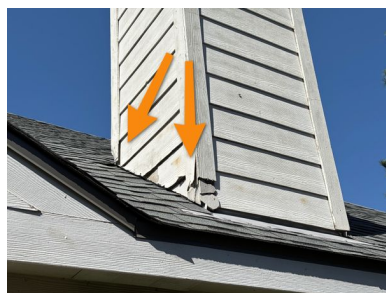
🚩Recommendation

The exterior wall coverings, such as siding, trim fascia, soffit or eave had defects. Examples include, but are not limited to:

- Damage
- Loose
- Deteriorated, damaged, missing paint
- Warped
- Missing

Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Chimney (damaged siding)



Chimney (damaged siding)

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I	NI	NP	D
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F. Ceilings and Floors
Comments:

G. Doors (Interior and Exterior)
Comments:

1: Doors: Damaged

🔴 Recommendation

Evaluation and remediation is recommended.

Recommendation: Contact a qualified door repair/installation contractor.



Patio (animal door)

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D=Deficient

I NI NP D

2: Door Hardware: Did Not Latch

🔴 Recommendation

Doors did not latch properly. Evaluation and remediation is recommended.

Recommendation: Contact a qualified handyman.



Master commode



Master closet

3: Garage Door into Living Space: Self-Closing Mechanism Not Present/Operative

🔴 Recommendation

Entry door between the garage and living space should have a functioning self-closing mechanism. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Self closing not present

H. Windows

Comments:

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I NI NP D

1: Windows: Safety Glass Not Installed

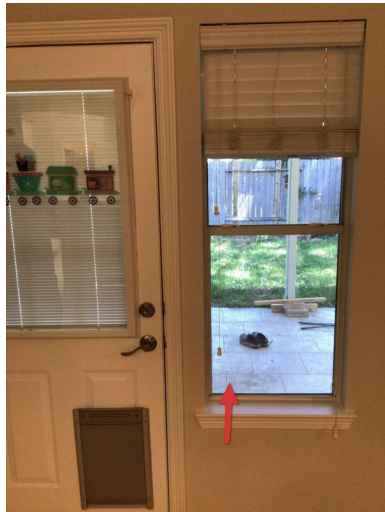
▲Safety Hazard

Within 24" of Doors -

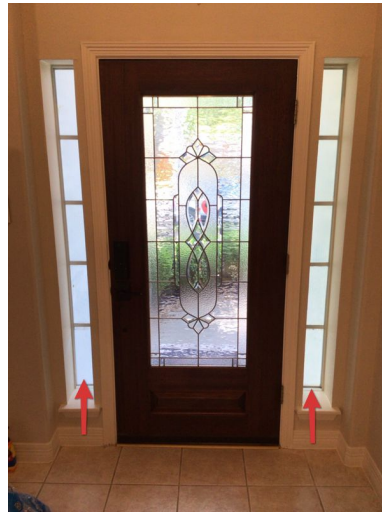
Safety glass with a tempered stamp should be installed in all hazardous locations, such as:

- within 24 inches of doors
- within 60 inches of the floor of a tub
- within 60 inches of a stair landing
- within 60 inches vertically and 60 inches horizontally of a pool
- at door glazing
- windows with sill height less than 18" above the floor

Recommendation: Contact a qualified window repair/installation contractor.



Patio



Front entry

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I NI NP D

2: Windows: Difficult Operation

🔴 Recommendation

Windows were not operating properly. Examples include, but are not limited to:

- Will not open
- Will not stay open
- Will not lock
- Painted shut

Evaluation and remediation by a window professional is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



Master bedroom (won't latch)

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:



Limited Access/Visibility:

There was limited access and visibility to safely inspect chimney flue.

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I	NI	NP	D
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1: Damper: Inoperative

🔴 Recommendation

Damper was inoperative. This could allow toxic fumes into the home. Evaluation and/or repair by a qualified fireplace contractor is recommended.

Recommendation: Contact a qualified fireplace contractor.



Would not open

- K. Porches, Balconies, Decks, and Carports**
Comments:

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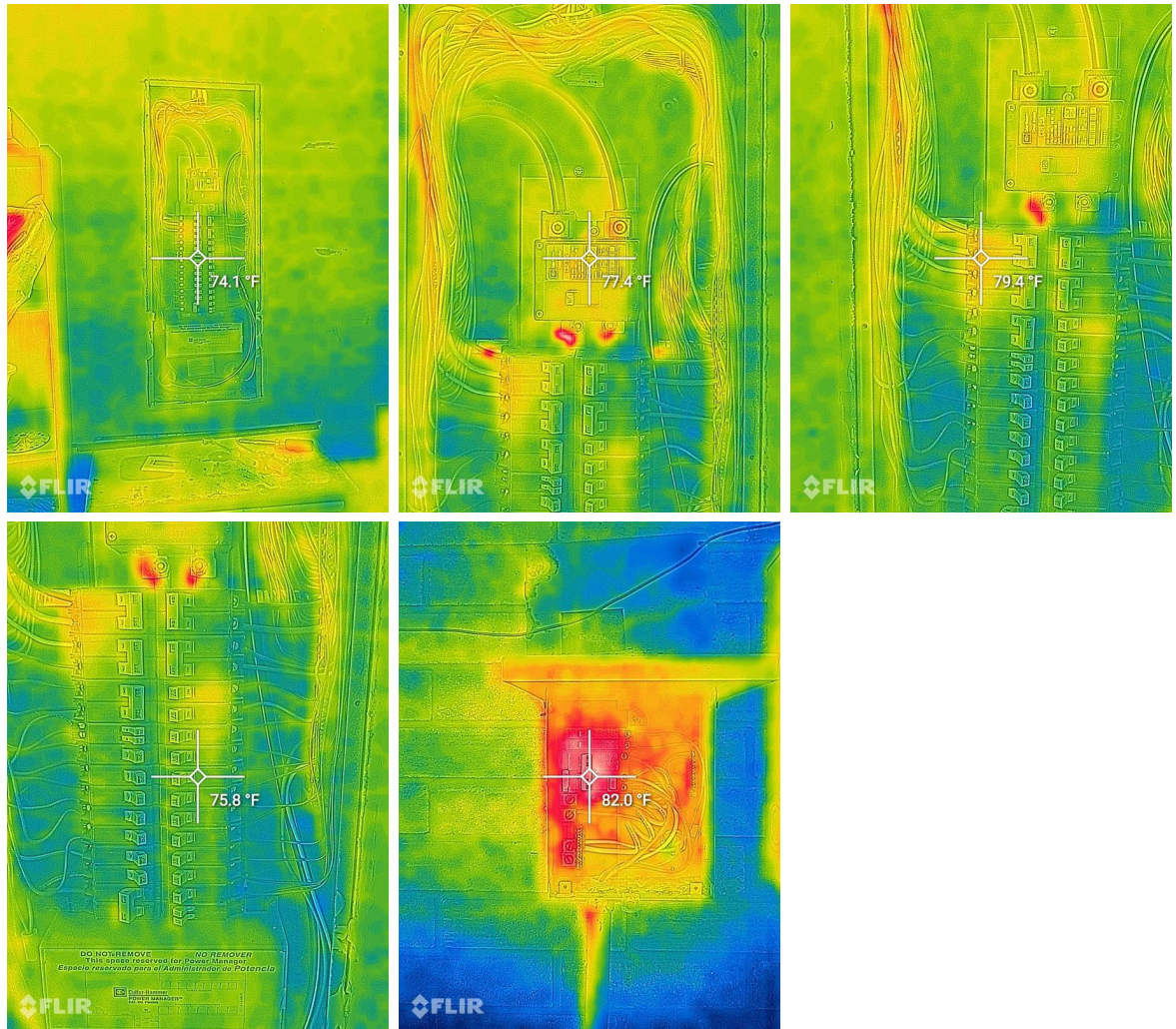
NP=Not Present

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I NI NP D

II. ELECTRICAL SYSTEMS

General Infrared Photos of Distribution Panels:



General Photos of 220V Outlets:



Laundry Area

Laundry area (good bond)

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I	NI	NP	D
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General Photos of Grounding Systems:



A. Service Entrance and Panels

Main Disconnect/Service Box Types and Locations: Breakers - Garage



I=Inspected

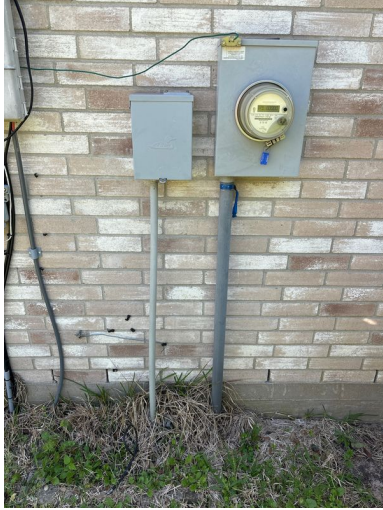
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Service Entrance Cable Location: Underground



Service Size: 150 Amps



Comments:

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I NI NP D

1: AFCI (Arc-Fault Circuit Interrupt) Protection Was Lacking or Not Present

🔴Recommendation

Throughout

AFCI protection was required by the National Electrical Code for all homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCI's, however, the agency believes that it is important for consumers to be made aware of these safety devices when they are not present or fail to function properly in a home as a consumer protection issue and requires inspectors to report the lack of proper AFCI protection in the distribution panel as deficient, regardless of the homes age.

Recommendation: Contact a qualified electrical contractor.



2: Double Lugged Neutral Wires

🔴Recommendation

Double lugged neutral wires were on the neutral bus bar inside the distribution panel. One neutral wire per lug is recommended. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



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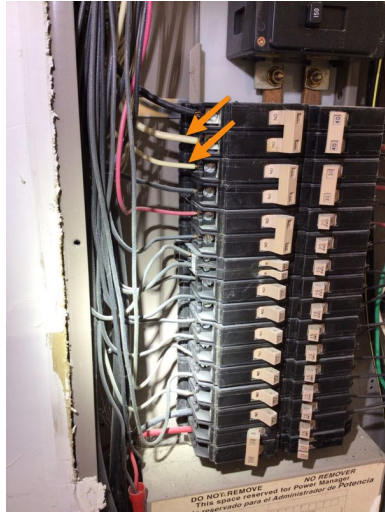
3: White Wires Not Marked

🔴 Recommendation

Multiple Locations

White wires connected to breakers were not marked with black or red electrical tape to indicate that they are "hot". Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



4: No Antioxidant Paste

🔴 Recommendation

Antioxidant paste was not present at service conductor connection to main (aluminum) lugs in the distribution panel. Paste is recommended to prevent oxidation. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



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I NI NP D

5: A/C Breaker Sizes Improper

🔴 Recommendation

The listed A/C circuit protection was not sized properly per the data label on exterior condensing unit. Evaluation and/or remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



50 & 30 amp breakers



Max 40 amps



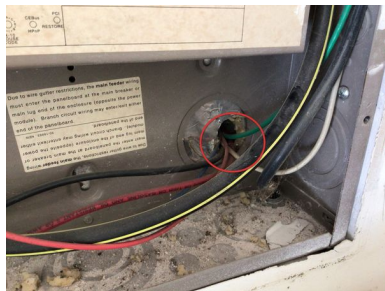
Max 20 amps

6: Missing Wire Bushings

⚠️ Safety Hazard

There were no bushings around wires that pass through the panel into the wall to protect them from abrasion. Evaluation and/or remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



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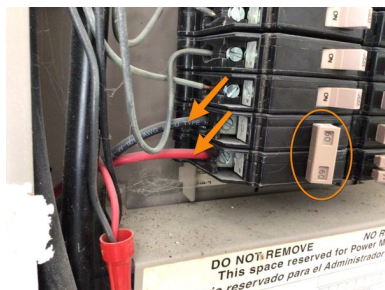
I NI NP D

7: Undersized Conductors

🚫 Recommendation

One or more conductors appeared to be undersized for the breakers that they are attached to. Further evaluation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



8 gauge copper in use

8: Breaker Not Functioning

🚫 Recommendation

60 amp breaker for sub-panel would not reset. This carries power to the sub-panel. All breakers in sub-panel were in the off position.

Recommendation: Contact a qualified professional.



60 amp breaker not functioning



Sub panel

B. Branch Circuits, Connected Devices, and Fixtures

I=Inspected

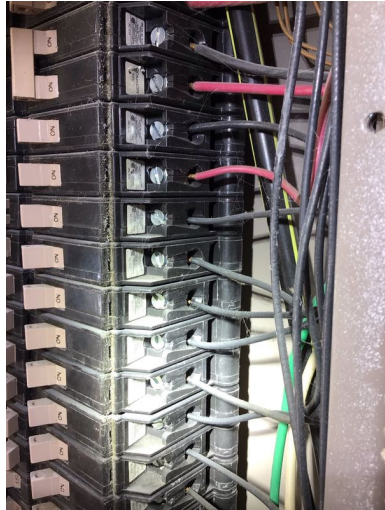
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Type of Wiring: Copper



Comments:

Smoke Alarm Testing Method:

Accessible smoke/carbon monoxide alarms (units within an arm's reach of the inspector) were tested by pushing the test button. Test buttons only confirm that the battery, electronics, and alert systems are working. It does not mean that the smoke sensors are working.

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I NI NP D

1: Smoke/Carbon Monoxide Detectors Defective

Recommendation

Old/Past Life Expectancy -

Smoke detectors are required in all bedrooms, hallways to bedrooms, and living areas on every level of the home. These devices should be changed every 10 years for safety. Evaluate the units in the home and remedy as needed.

As gas appliance(s) were installed in the living portion of the home, installation of carbon monoxide detectors is recommended for safety. Evaluation and remediation is recommended.

Note: *The inspector does not disassemble devices to check for expiration dates.*

Recommendation: Contact a qualified professional.



Study



Old

I=Inspected

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D=Deficient

I	NI	NP	D
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2: Ceiling Fan Defects

🔴 Recommendation

Out of Balance -

Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



Front left bedroom

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I	NI	NP	D
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3: Receptacles: GFCI Protection Inadequate/Missing

🔴 Recommendation

Laundry Area -

GFCI protection was inadequate or missing. Current building standards recommend the installation of ground fault protection:

- at all countertop receptacles in the kitchen
- in bathrooms
- in garages
- all exterior receptacles
- in laundry rooms

GFCI protection was not present in one or more of these locations. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



Laundry Area

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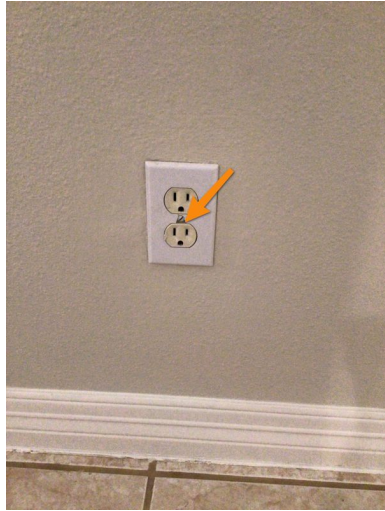
I NI NP D

4: Receptacle/Switch Covers: Missing, Loose or Damaged

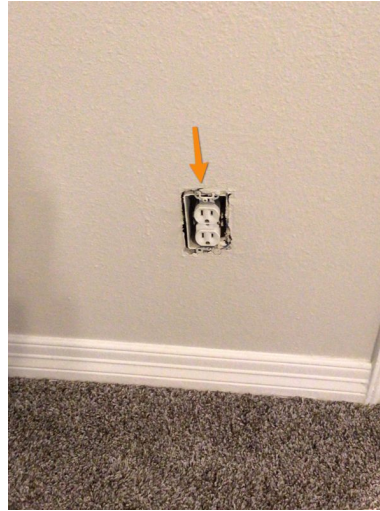
🔴 Recommendation

One or more receptacle/switch cover plates were missing, loose or damaged. Replacement of cover plates is recommended for safety. Evaluation and remediation by a qualified electrical contractor is recommended.

Recommendation: Contact a qualified electrical contractor.



Kitchen (cracked)



Master bedroom (missing)

5: Receptacles: No Power

🔴 Recommendation

Receptacles had no power. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.



Garage

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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6: Wiring: Exposed Ends & Splices

Recommendation

Exposed wire connections, splices, and ends were present. All wire connections and charged wires with exposed ends and splices should be covered in junction boxes for safety. Evaluation and remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



Garage

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

General Photos of Thermostats:



Main



Master

I=Inspected

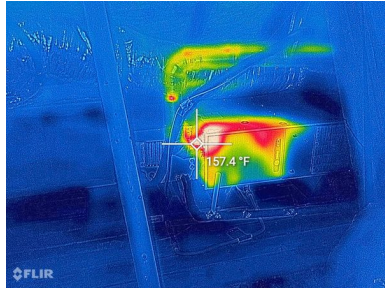
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

General Infrared Photos of HVAC Equipment:



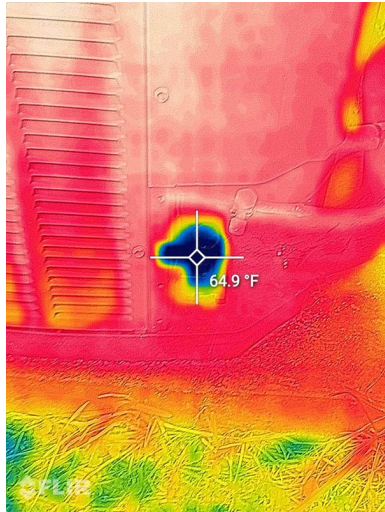
Furnace



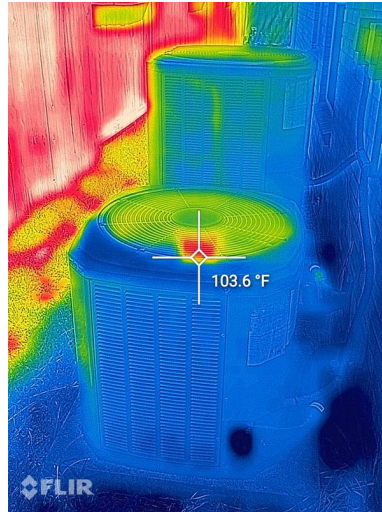
Furnace



AC condenser



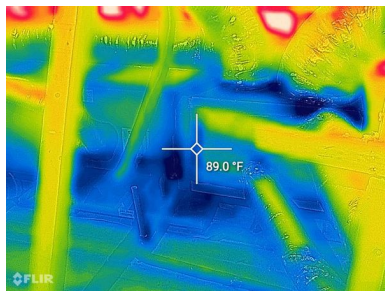
AC condenser



AC condenser



AC condenser



Plenum



Plenum

A. Heating Equipment

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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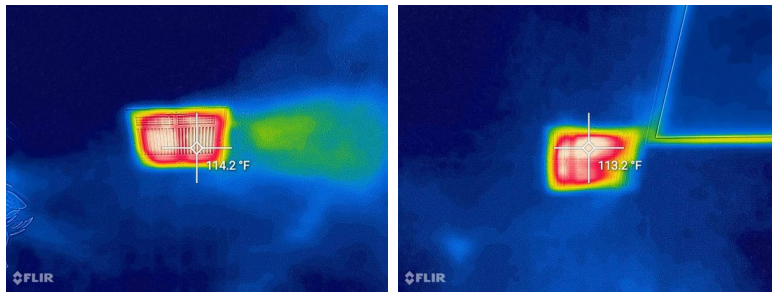
Type of System: Furnace



Energy Source: Natural Gas

Heating System Was Functioning:

The heating system was functioning at the time of inspection. Refer to the inspection report for any further recommendations.



Master area

Common area

Comments:

Furnace/Air Handler Cover:

The inspector was unable to remove the furnace/air handler cover to evaluate the burners/burner compartment due to safety switch that does not allow operation when cover is off.

B. Cooling Equipment

I=Inspected

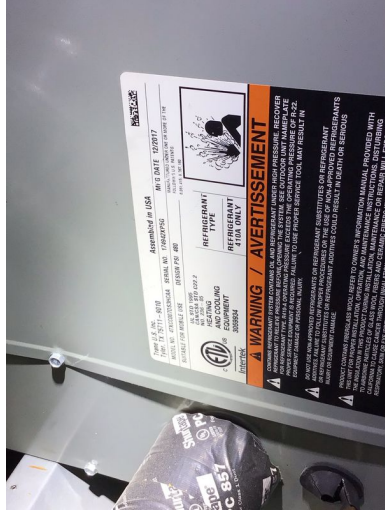
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Type of System: Central Air Conditioner



Type of Refrigerant: R410A (Puron)

Cooling System Was Functioning:

The cooling system was functioning at the time of inspection. Refer to the inspection report for any further recommendations.

I=Inspected

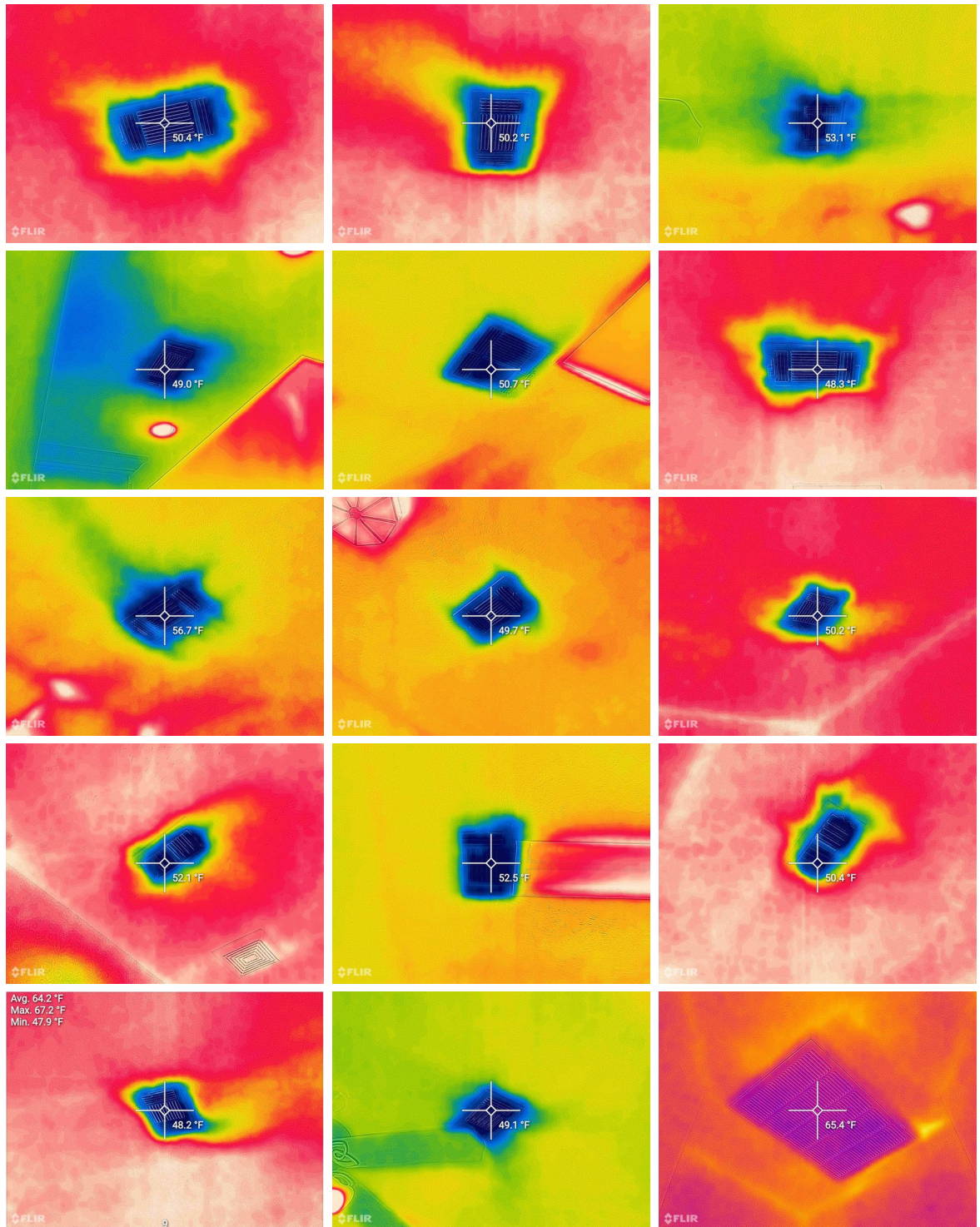
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Temperature Difference (Delta)- Main: 17°



Return register

I=Inspected

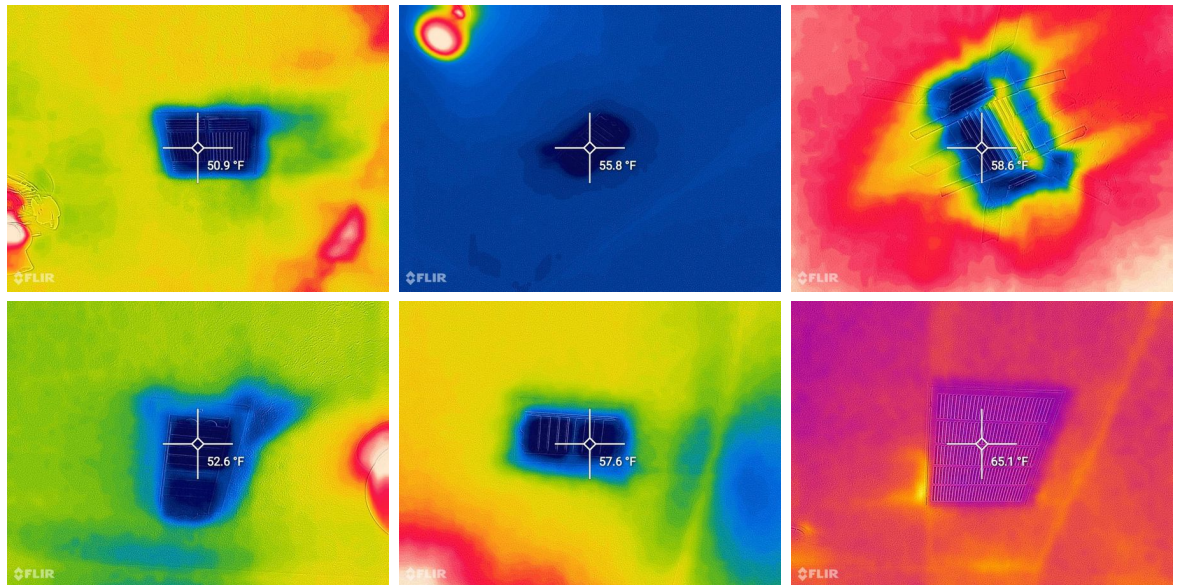
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Temperature Difference (Delta) - Master Area: 15°



Return register

Comments:

No Access to Internal Coils:

There were no removable panels/covers to provide viewing access to the internal evaporator coils.

C. Duct Systems, Chases, and Vents

Comments:

Return Chases in Ceilings:

Inspector does not access return chases in ceilings.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Filters: Requires Replacement or Missing

🔴 Recommendation

Multiple Locations

The furnace filters may have been beyond their expected lifespan or were missing. In addition, inspector cannot determine what effect this has on the temperature readings. Replacement is recommended.

Recommendation: Recommended DIY Project



Master bedroom



Master entry

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Ducts: Defects Present

🔴 Recommendation

The HVAC ducts had one or more defects present at the time of the inspection. Examples include, but are not limited to:

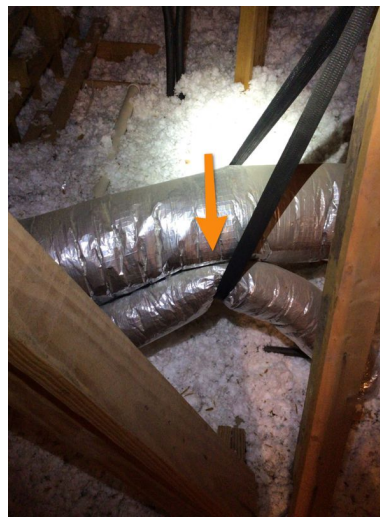
- Sections of ducting were resting on the attic floor
- Ducts were in contact with each other
- Non-approved duct tape has been used on sections of ducting
- Ducts were pinched/restricted, leaking or damaged
- Insulation was loose, missing or damaged on various pieces of ducting

Evaluation and remediation is recommended.

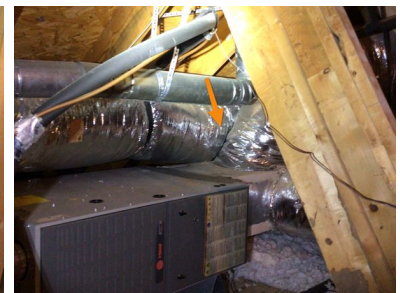
Recommendation: Contact a qualified HVAC professional.



In contact



In contact



In contact

I=Inspected

NI=Not Inspected

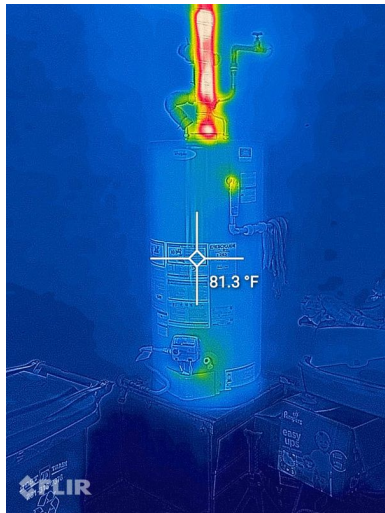
NP=Not Present

D=Deficient

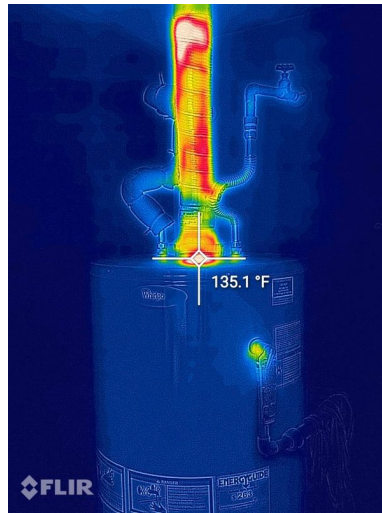
I NI NP D

IV. PLUMBING SYSTEMS

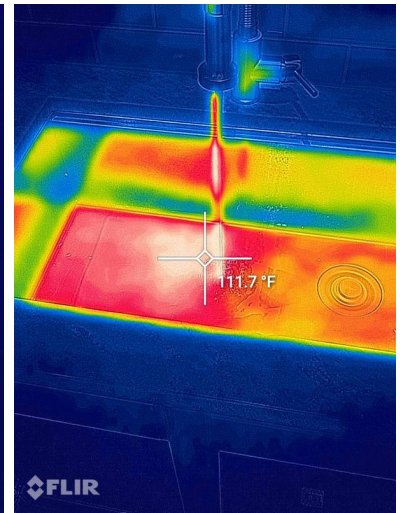
General Infrared Photos of Water Heating Equipment:



Water heater



Water heater vent



Hot Water Temperature

I=Inspected

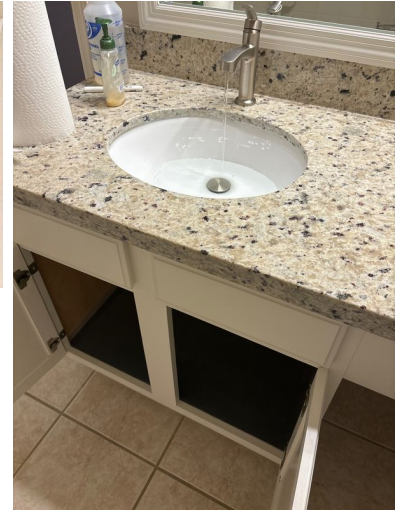
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

General Photos of Plumbing Fixtures:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



General Photos of Drain Lines:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front Yard Near Street



Water Meter Video:



Location of Main Water Supply Valve: Not Observed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Static Water Pressure Reading: 60 PSI



Type of Supply Piping Material: Copper



Comments:

Plumbing in Vacant Houses:

It is not uncommon for plumbing seals (gaskets, commode seals, etc.) to dry out when a property is vacant for an extended period of time. These dried out seals may crack and leak after a short period of time when placed back into service. Inspectors cannot determine life expectancy of plumbing seals or gaskets.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Water Treatment Equipment:

Water treatment equipment is not covered under the scope of this inspection. For further evaluation, contact the installer or manufacturer of the equipment.



No Plumbing Access:

There was not an access panel at one or more bathrooms to observe bath drain lines.

1: Hose Bibbs (Outdoor Faucets): Handles Missing or Damaged

➔Recommendation

Hose bibb handles were either missing or damaged. This can make it difficult to shut the water off to the fixture if necessary. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



Master tub

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

2: Fixtures: Drain Stops Missing, Damaged or Ineffective

Recommendation

Drain stops had issues that prevented them from working properly. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



Hall tub

3: Fixtures: Poor Flow/Water Pressure

Recommendation

Multiple Locations

Fixtures had poor flow/water pressure at the hot supply side. This occurs when more than one fixture is operated. Cause was not determined. Further evaluation by a qualified plumbing professional is recommended.

Recommendation: Contact a qualified plumbing contractor.



Master bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

4: Fixtures: Stems Leaking

🔴 Recommendation

The faucet stems leaked when operated. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



Master shower

5: Supply Piping: Leaks

🔴 Recommendation

Water pipes/fittings leaked. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



Kitchen (shutoff)

-
-
-
-

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

-
-
-
-

C. Water Heating Equipment

I=Inspected

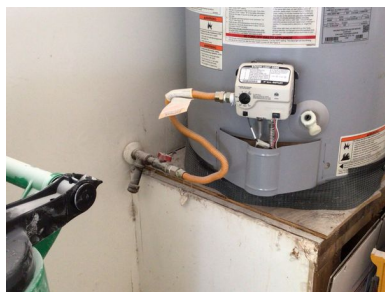
NI=Not Inspected

NP=Not Present

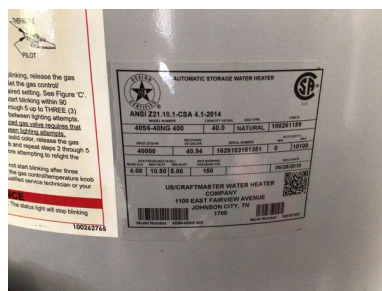
D=Deficient

I NI NP D

Energy Source: Natural Gas



Capacity: 40 Gallons



Location: Garage

Year of Manufacture: 2016

Comments:

Inspector Does Not Test TPR Valve:

The inspector does not test TPR valves due to safety reasons and risk of damage to the property.

1: Annual Maintenance Flush Recommended

Maintenance Item/Note

Water heaters should typically be flushed annually to prevent sediment buildup and maintain efficiency. It is recommended that you refer to the manufacturer's manual for maintenance schedules specific to this device and make any service appointments as needed.

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

2: TPR Valve Note: Replacement May Be Needed

 Maintenance Item/Note

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

Recommendation: Contact a qualified plumbing contractor.



3: Venting System: Defects Present

 Recommendation

The water heater venting system had defects present at the time of the inspection. Examples include, but are not limited to:

- Combustion vent pipe was not properly supported/secured with strapping
- Collar was missing/loose where the flue passes through the ceiling
- Metal piercing screws are installed in the water heater vent pipe
- A single wall vent pipe was in use

Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



Loose ceiling collar

D. Hydro-Massage Therapy Equipment
Comments:

E. Gas Distribution Systems and Gas Appliances

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Location of Gas Meter: Right Exterior



Type of Gas Distribution Piping Material: Black Iron

Comments:

1: Missing/Improper Sediment Traps (Drip Legs)

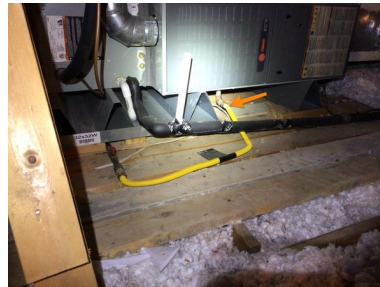
🔴 Recommendation

Sediment traps are installed to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and causing problems. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



Main furnace



Master furnace

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

2: Gas Piping: Corroded Lines

🔴 Recommendation

The gas service lines were corroded. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



At the meter

3: Gas Piping: Uncapped Gas Supply Lines

🔴 Recommendation

Uncapped gas supply lines were present. Gas supply lines should be capped for safety when not in use. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



Laundry Area



Patio

I=Inspected

NI=Not Inspected

NP=Not Present

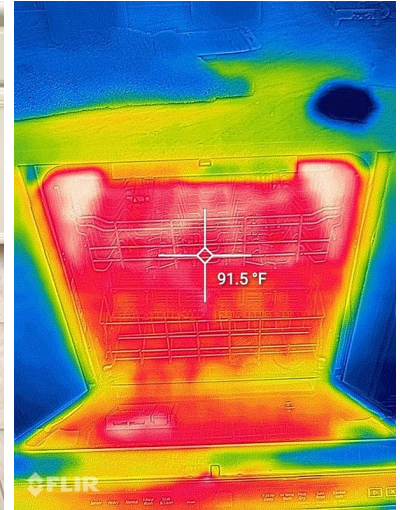
D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:



Heating element functioning

1: No Anti-Siphon Loop

🔴 Recommendation

An anti-siphon loop was not installed at the drain hose under the sink. Most manufacturers specifications suggest that in the absence of an air gap, the drain be looped to prevent back washing from the sink. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



B. Food Waste Disposals

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Comments:



C. Range Hood and Exhaust Systems

Exhaust Hood Type: Re-circulate



Comments:

1: Exhaust Light: Inoperative or Missing Cover

👉 Recommendation

The light did not function at the kitchen exhaust or it was missing a cover. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Light inoperable

I=Inspected

NI=Not Inspected

NP=Not Present

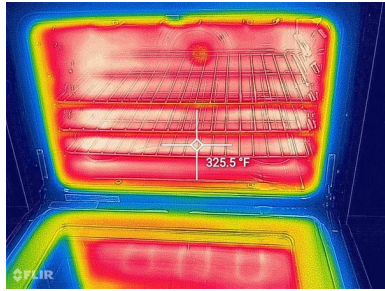
D=Deficient

I NI NP D

D. Ranges, Cooktops, and Ovens

Energy Source: Gas Range/Electric Oven

Comments:



Oven temperature



Broiler function

1: Oven Not Secured

▲ Safety Hazard

The oven was not properly secured under the countertop. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



E. Microwave Ovens

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:



1: Display Not Functioning

🔴 Recommendation

Display panel not functioning properly. Illumination of the display was difficult to view.

Recommendation: Contact a qualified appliance repair professional.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Vented Into Soffit

Recommendation

The exhaust fans vented to the eave soffits in the attic. Newer building standards recommend exhaust fans discharge through the roof. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Half bathroom

G. Garage Door Operators

Comments:



Contact Reversal Test Not Performed:

The inspector does not perform a contract reversal test for safety reasons and risk of damage to the property.

H. Dryer Exhaust Systems

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Vent Cover: Backdraft Protection Not Present

🔴 Recommendation

A gravity operated flap or louvers are recommended to prevent backdraft. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



I. Other

Comments: