



HTX HOME INSPECTIONS

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TREC REI 7-6

6123 Cameron Ct
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Inspector

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Agent

Bri Clark



PROPERTY INSPECTION REPORT FORM

Cassie Lapaseotes <i>Name of Client</i>	11/07/2023 1:00 pm <i>Date of Inspection</i>
6123 Cameron Ct, League City, TX 77573 <i>Address of Inspected Property</i>	
Andrew Hardy <i>Name of Inspector</i>	TREC License # 25375 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<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

Access Provided By: Owner

In Attendance: Owner

Inspection Report:

It is of the opinion of the inspector that all recommended contractors be contacted if the inspector recommends to do so prior to closing on your home. We also recommend that the inspection report, in its entirety, be fully read and understood before closing. It is up to you "the client" to be fully aware of the recommendations in the report and to make a decision that will suit your needs and meet the goals you have set for your potential new home. Your inspection company is not responsible for things that may occur after closing on your home when it was recommended at the time of inspection. When the home inspection is performed, it is based on "the condition of the home at the time of inspection". The home inspection is not a home warranty or an inclination that the home will not need future repairs and maintenance.

Note- Cosmetic Issues:

Cosmetic recommendations are not part of the home inspection, unless it's a 1yr. builder warranty inspection, therefore they are not considered deficiencies. When noticed the inspector may include photos of cosmetic findings to further assist when the client or the clients agent are not available to attend the inspection.

Occupancy: Furnished, Occupied

Style: Contemporary

Temperature (approximate): 84 Fahrenheit (F)

2.1.1 I. Structural Systems: A. Foundations - Foundation Cracks/Chipping

Observed cracked or chipping in foundation at time of inspection. Vertical cracking in foundation sidewall is the most common and least severe type of foundation cracks. Foundation cracks occur for a multitude of reasons, from poor foundation construction, standing water, inadequate drainage system, type of soil, flooding, plumbing leaks, evaporation, soil condition, large trees and improper soil compaction. If cracks appear to be widening over time we recommend contacting a qualified professional or structural engineer for further evaluation. Cracks that exceed 1/8" in width can be a sign that the concrete slab has been structurally compromised. Chipping in foundation walls typically occur during the initial pour of the foundation. From removal of foundation form boards to impact from tools or equipment chipping of the foundation wall, in most cases, doesn't impact the structural integrity of the foundation.

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

Recommendation: Contact a foundation contractor.

2.1.2 I. Structural Systems: A. Foundations - Foundation Cracks- Corner

Foundation corner crack(s) observed. Corner cracks are a common occurrence with foundations, in some cases its due to the changes in temperature between the foundation and the brick veneer. They can also occur from normal settlement of the home.

[Here is an informational article about corner cracks](#)

Recommendation: Recommend monitoring.

2.1.3 I. Structural Systems: A. Foundations - Hairline Cracks

Observed what appears to be surface cracks in concrete floor, driveway, garage or patio during inspection. Cracking occurs when shrinkage forces become greater than the strength of the concrete. When surface moisture of recently placed concrete evaporates faster than it can be replaced by water in the concrete mix that is pushed upwards, causing the surface concrete to shrink more than the interior concrete. Concrete shrinkage is common; as long as cracks don't exceed 1/8" in width. Cracks that exceed 1/8" in width can be a sign that the foundation, walking surface, garage or patio floor has been structurally compromised.

Recommendation: Contact a qualified professional.

2.1.4 I. Structural Systems: A. Foundations - Patchwork Repair

Observed what appears to be patchwork repair on foundation wall at time of inspection. Repairs may have been done due to cracking or spalling of foundation wall. We recommend inquiring with the seller for further information about repairs.

Recommendation: Contact a qualified professional.

2.1.5 I. Structural Systems: A. Foundations - Pest Infestation

Observed signs of pest intrusion at time of inspection. Pest identifiers such as chewing/tearing on fiberglass insulation or foam pipe coverings, rodent droppings, rodent traps, mud tubes on exterior foundation walls, actual sightings of pest during inspection and nest are an indication that there has been previous pest control attempts or current pest activity. Pest such as ants and wood destroying insects build nest utilizing the soil and can go undetected if soil level or grass is not kept at a proper height around foundation wall. Pest intrusion that has caused damage to structure could be an indication that wood destroying insects or termites have been present or are currently present.

Recommendation: Contact a qualified pest control specialist.

2.1.6 I. Structural Systems: A. Foundations - Post-Tension Cables-Exposed (Multiple areas around slab foundation)

Post-tensioned cable or cap exposed due to missing mortar. As cables are exposed to moisture they will rust which causes expansion and eventual corrosion to the cable or cracking in foundation. Recommend the cable ends be cleaned (clear any rust or dirt) and re-covered with a non-shrink grout.

Recommendation: Contact a qualified professional.

2.1.7 I. Structural Systems: A. Foundations - Rebar Exposed

Observed exposed rebar in one or more locations. Exposed and rusting rebar can negatively impact the structural strength of concrete. Depending on the severity we recommend a qualified professional to further evaluate.

[Click this link for an informational article](#)

Recommendation: Contact a qualified professional.

2.1.8 I. Structural Systems: A. Foundations - Spalling

Observed spalling in one or more areas of foundation or concrete slab. Spalling occurs when water enters concrete and it forces the surface of a foundation wall or slab wall to pop off or flake exposing the gravel or pebbles in the concrete.

[Click this link for an informational article](#)

Recommendation: Contact a qualified professional.

2.2.1 I. Structural Systems: B. Grading and Drainage - Grade to Foundation Clearance

Observed the grade level at or above the foundation in one or more area(s). Landscaping, grass, decks and soil height within 4" of the siding, stucco or brick veneer may allow moisture and pest intrusion within the wall cavity. Recommend allowing at least a 2" clearance between brick veneer, siding or stucco and the grade around the home.

Recommendation: Contact a qualified landscaping contractor

2.2.2 I. Structural Systems: B. Grading and Drainage - Grading- Non Performing

Appears grading is not performing as intended or constructed at time of inspected. It appears this could be due to overwatering of new sod, insufficient topsoil, improper grading, insufficient drainage of runoff or lack of backfilling of soil from previous removal of plants or other forms of vegetation or a underground water line leak.

Recommendation: Contact a qualified landscaping contractor

2.2.3 I. Structural Systems: B. Grading and Drainage - Grading- Unlevel

Observed a hole/low spot in yard at time of inspection. This could pose a trip hazard, allow for pooling of water and improper drainage of run-off. If low spot is near foundation this will allow water to pool next to foundation wall and eventually work its way under foundation; this will cause the soil below the foundation to erode. It is recommended that the low spots be filled with top soil to create a level surface and achieve proper drainage of water.

Recommendation: Contact a qualified landscaping contractor

2.2.4 I. Structural Systems: B. Grading and Drainage - Splash Blocks

Observed missing, damaged or improperly installed splash blocks at gutter downspouts. Splash blocks are used to move rain off from roof further away from

foundation. Recommend installing splash blocks to prevent possible localized erosion in soil under or around the foundation.

Recommendation: Contact a handyman or DIY project

2.2.5 I. Structural Systems: B. Grading and Drainage - Tree Roots

Observed tree roots at or near foundation wall during inspection. Tree roots that are close to the foundation tend to pull moisture from the soil and cause the grading to lose its moisture balance. Typically, when roots encounter solid, impervious surfaces such as pipes, sidewalks, curbs and foundations, they are redirected laterally or up and over. However, if there is a breach or a crack in the foundation, they can and will exploit those voids in search of moisture.

Recommendation: Contact a qualified landscaping contractor

2.3.1 I. Structural Systems: C. Roof Covering Materials - Air Vent Boot-Indention

Observed boot on vent stack indented at time of inspection. Indentions in the rubber around the air vent will allow moisture to sit and eventually erosion or cracking in the rubber or sealant will occur which will lead to leaks into the attic space.

Recommendation: Contact a qualified roofing professional.

2.3.2 I. Structural Systems: C. Roof Covering Materials - Air Vent- Gasket Seating

Observed air vent gasket that appear to be improperly seated on base at time of inspection. Exposed space between rubber gasket and base could potentially allow moisture penetration into attic structure.

Recommendation: Contact a qualified roofing professional.

2.3.3 I. Structural Systems: C. Roof Covering Materials - Roof Covering Condition

Observed damaged/missing roof covering in one or more locations of roof surface at time of inspection. Depending on severity of damage, defected roof covering may allow moisture penetration into roof structure and expedite degradation of roof decking materials. Tree branches in contact with roof surface, extreme weather conditions, wear and tear, manufacturer defects, and walking on stone roof are all conditions that can negatively impact the integrity and condition of roof coverings.

Recommendation: Contact a qualified roofing professional.

2.3.4 I. Structural Systems: C. Roof Covering Materials - Discoloration

Roof covering materials were discolored, which can be caused by moisture, rust, algae, or soot that gets trapped or does not receive sufficient amount of sunlight. Areas/locations with high humidity and/or northern facing portions of the roof may also contribute to discoloration.

Recommendation: Contact a qualified roofing professional.

2.3.5 I. Structural Systems: C. Roof Covering Materials - Exposed Fasteners

Observed missing/ deteriorating mastic atop fasteners securing roof jacks, flashing or roof shingles at time of inspection. Mastic on fasteners help prevent eventual rusting of the fasteners and moisture from entering the home at nail or screw penetrations.

Recommendation: Contact a qualified roofing professional.

2.3.6 I. Structural Systems: C. Roof Covering Materials - Flashing Condition

Observed damage or rust on flashing in one or more locations. Flashings that are not painted at installation will expose the raw metal to moisture and over time, combined with debris, it will rust and deterioration may occur. Rust can render the flashing at the end of its useful life and may require it to be replaced. Damaged flashing can impact how well it can shed and prevent moisture intrusion.

Recommendation: Contact a qualified roofing professional.

2.3.7 I. Structural Systems: C. Roof Covering Materials - Foliage/Tree Limbs

Foliage/tree limbs are in contact or too close to roof and could damage roof covering during a high wind event. Tree limbs in close proximity to roof coverings will eventually come in contact with covering as they continue to grow.

Recommendation: Contact a qualified landscaping contractor

2.3.8 I. Structural Systems: C. Roof Covering Materials - Granule Loss (Multiple areas of roof)

Observed granule loss on shingles. Granule loss that wears uniformly across the roof is normal. When shingles age and are exposed to different weather events it will cause the granule to become loose and wash away. Granules may also be

removed or damaged due to installation during hotter temperatures combined with walking on shingles during installation.

Recommendation: Contact a qualified roofing professional.

2.3.9 I. Structural Systems: C. Roof Covering Materials - Lifted/Buckled Shingles

Observed lifted/buckled shingles or roof covering at one or more locations on the roof. Lifted shingles can potentially allow moisture to enter roof structure. Buckling may be related to structural movement, improper installation, incomplete nailing, missing plywood clips on roof decking material or previous moisture penetration of decking material prior to installation.

Recommendation: Contact a qualified roofing professional.

2.3.10 I. Structural Systems: C. Roof Covering Materials - Patchwork Repair

Observed what appears to be evidence of patchwork repair on roofing structure. This may be due to a previous water leak, replacement of damaged roof coverings, nailing over face of shingles or removal of attached fixtures. Recommend contacting seller/builder for further details or a qualified roofing professional to further evaluate. At the time of inspection there was no evidence of an active water leak.

Recommendation: Contact a qualified roofing professional.

2.3.11 I. Structural Systems: C. Roof Covering Materials - Roof- Exposed Opening

Observed hole in roof at time of inspection. Unable to verify cause of hole but we recommend sealing penetration to prevent future moisture penetration and pest from entering into attic space. Depending on location, inspector may not be able to verify extent of potential damage that may have occurred prior to inspection.

Recommendation: Contact a qualified roofing professional.

2.4.1 I. Structural Systems: D. Roof Structures and Attics - Attic Stairway- Loosely Fastened

Attic stairway appears to be loosely fastened at time of inspection. Improper type fasteners, damaged framing or insufficient amount of fasteners may cause the stairway to sag, become unsafe to walk on or impact proper functionality when operating.

Recommendation: Contact a qualified professional.

2.4.2 I. Structural Systems: D. Roof Structures and Attics - Caulk-Deteriorated/Missing (Soffit/Fascia)

Observed missing or deteriorated caulk around soffit and fascia area at time of inspection. Deteriorating, shrinking or uninstalled caulk can allow for moisture penetration or pest intrusion depending on the width of the space affected.

Recommendation: Contact a qualified professional.

2.4.3 I. Structural Systems: D. Roof Structures and Attics - Radiant Barrier-Delaminating Foil

Observed radiant barrier peeling away from roof decking material. This could be caused by moisture, damaged when initially installed, poor ventilation or defect in actual material.

Recommendation: Contact a qualified professional.

2.4.4 I. Structural Systems: D. Roof Structures and Attics - Rafter to Ridge-Fastening

Observed what appears to insufficient/improper nailing or connecting of roof rafters at roof ridge board. Rafters should be long enough and cut at proper angles to butt flush against ridge board.

Recommendation: Contact a qualified professional.

2.5.1 I. Structural Systems: E. Walls (Interior and Exterior) - Deteriorating/Rotted Wood

Observed what appears to be deteriorating/rotted wood in one or more locations. Rotting wood can be caused by moisture penetration from an improper installation, continued moisture impacting a wood surface that is not properly sealed, or wood destroying insect infestation. Recommend a qualified professional to further evaluate.

Recommendation: Contact a qualified professional.

2.5.2 I. Structural Systems: E. Walls (Interior and Exterior) - Drywall Cracks

Observed cracks on interior drywall in one or more locations at time of inspection. Drywall cracks form primarily due to foundation settlement, foundation heave,

fluctuations in temperature, humidity, improper installation or seismic activity; all of which add undue pressure and stress on the drywall organic materials. Recurring cracks or drywall cracks larger than 1/8" wide are usually signs of significant structural concerns that should be addressed as soon as possible. As the structural components of a home continue to settle, deflect, or deteriorate, the cracks will tend to lengthen and widen. Vertical cracks in walls are the most common. Horizontal cracks are more of a concern due to the fact they tend to be an indicator of foundational failure.

Recommendation: Contact a qualified professional.

2.5.3 I. Structural Systems: E. Walls (Interior and Exterior) - Drywall Damage

Observed damaged/deteriorating drywall or wood panel on interior walls at time of inspection. Inspector is unaware of how damage or deterioration occurred. The most common cause in drywall becoming deteriorated is moisture.

Recommendation: Contact a qualified professional.

2.5.4 I. Structural Systems: E. Walls (Interior and Exterior) - Exposed Opening-Outlet/Switch/Fixture

Observed over cut drywall/wood panel around electrical outlet, switch or fixture at time of inspection. Openings near electrical outlets may allow for a child to insert a metal object around charged wires and cause potential shock.

Recommendation: Contact a qualified handyman.

2.5.5 I. Structural Systems: E. Walls (Interior and Exterior) - Exterior Painting

Observed area(s) on exterior of home that require painting to prevent potential moisture penetration of wood or siding products.

Recommendation: Contact a qualified handyman.

2.5.6 I. Structural Systems: E. Walls (Interior and Exterior) - Exterior Wall Cracks

Observed cracks in exterior wall structure at time of inspection. Cracks occur from expansion and contraction of building materials, brick ties that have come loose from rust, settlement of foundation, defects in brick veneer or foundation cracking. Hairline cracks are a common occurrence usually seen in mortar joints. Cracks that appear through brick veneer walls that are 1/8" in width could be a sign that the foundation movement is beyond normal settlement.

Recommendation: Contact a qualified professional.

2.5.7 I. Structural Systems: E. Walls (Interior and Exterior) - Joint Caulking Condition

The brick control joint or corner joint caulking on one or more sides of the house is deteriorating or missing. Joint and corner cracks can occur from foundation settlement, deteriorating brick ties and warmer climates that causes the bricks to expand and contract. The joint or corner should be sealed to help prevent moisture an/or pest intrusion in that area.

Recommendation: Contact a qualified handyman.

2.5.8 I. Structural Systems: E. Walls (Interior and Exterior) - Lintel-Rusted/Exposed

Observed exposed and rust on lintels above windows/doors on exterior wall. Rusting of lintels cause expansion of the steel which may cause further damage to exterior wall structure. We recommend that the lintels be primed sanded, primed and painted to prevent rust and corrosion from forming.

[Here is an informational article about repairing rusted lintels.](#)

Recommendation: Contact a handyman or DIY project

2.5.9 I. Structural Systems: E. Walls (Interior and Exterior) - Vegetation on Exterior Walls

Observed vegetation making contact with exterior walls. Vegetation that is making contact with the surface of exterior walls is detrimental to exterior siding performance.

Recommendation: Contact a qualified landscaping contractor

2.6.1 I. Structural Systems: F. Ceilings and Floors - Cabinet Base Deterioration

Observed base in cabinet area(s) that appear to be deteriorating due to previous or active moisture penetration of wood products.

Recommendation: Contact a qualified professional.

2.6.2 I. Structural Systems: F. Ceilings and Floors - Caulk Shrinkage/Deterioration

Observed caulk shrinkage or deterioration at time of inspection in one or more areas. Caulking shrinks over time due to drying out of building materials or deterioration caused be normal wear and tear.

Recommendation: Contact a qualified professional.

2.6.3 I. Structural Systems: F. Ceilings and Floors - Ceiling Cracks

Observed drywall cracking and/or nail-pops in ceiling at time of inspection. Drywall cracking and nail pops can be a result of foundation settlement, drying out of framing materials, recent foundation repairs and nails or screws that are not fully driven in drywall surface.

Recommendation: Contact a qualified professional.

2.6.4 I. Structural Systems: F. Ceilings and Floors - Ceiling Damage

Observed what appears to be unfinished or ceiling damage at time of inspection. Unable to verify source or how damage happened. Recommend contacting seller if more information is required.

Recommendation: Contact a qualified handyman.

2.6.5 I. Structural Systems: F. Ceilings and Floors - Ceiling Moisture Stains/Penetration

Observed what appears to be moisture stains/penetration in ceiling at time of inspection. Moisture stains/penetration on the ceiling surface of the home can occur from previous or current water leakage from within the attic space. Although the leak may be in the attic space it may originate from a defect in the roofing system or a leak from a secondary drain pan, water heater or plumbing lines. If possible the inspector will attempt to locate the source of the moisture penetration in the event of an active leak. If the inspector is unable to identify the source, we recommend a qualified professional be acquired for further evaluation.

Recommendation: Contact a qualified professional.

2.6.6 I. Structural Systems: F. Ceilings and Floors - Deteriorated/Missing Grout

Observed missing or deteriorated grout in one or more locations. Deteriorated or missing grout will allow future moisture penetration when mopping floors or spillage if not properly sealed. It is recommended that all areas that have the possibility of moisture penetration be sealed to prevent further damaged or deterioration to structural material around or beneath location.

Recommendation: Contact a qualified handyman.

2.6.7 I. Structural Systems: F. Ceilings and Floors - Grout/Caulk Condition- Wet Areas

Observed area with deteriorated, shrinking and/or missing grout at one or more wet locations. It is beyond the scope of this inspection to determine if moisture penetration has occurred and/or is present in non-visible areas, such as behind wall coverings. This should be sealed to help prevent moisture penetration in those areas.

Recommendation: Contact a qualified professional.

2.6.8 I. Structural Systems: F. Ceilings and Floors - Patchwork Repair

Observed evidence of previous patchwork repair at time of inspection. Repairs to drywall may have been done due to prior leaks, damage to materials or remodeling prior to the sell of a home.

Recommendation: Contact the seller for more info

2.6.9 I. Structural Systems: F. Ceilings and Floors - Standing Water- Floor

Observed sitting water on floor at time of inspection. Water appears to be coming from nearby plumbing fixture. Recommend a qualified professional to further evaluate.

Recommendation: Contact a qualified professional.

2.6.10 I. Structural Systems: F. Ceilings and Floors - Sub-floor

Deflection (Multiple areas on 2nd floor)

Sub-floor appears to be raised/deflecting at time of inspection. Subfloor deflection can be caused by one or more of the following: excessive load, inadequate structural support, moisture damage, improper installation, age and wear, material type and temperature changes.

Recommendation: Contact a qualified professional.

2.7.1 I. Structural Systems: G. Doors (Interior and Exterior) - Damaged Door

Observed damaged door at time of inspection. Damage does not impact proper operation of door when testing.

Recommendation: Contact a qualified professional.

2.7.2 I. Structural Systems: G. Doors (Interior and Exterior) - Door Latching

Observed door(s) that did not latch properly at time of inspection. It appears the latch doesn't align properly with the hole in strike plate, door needs to be adjusted

to properly close and latch, door latch pin doesn't latch or door handle has to be turned to retract latch bolt.

Recommendation: Contact a qualified professional.

2.7.3 I. Structural Systems: G. Doors (Interior and Exterior) - Door Operation

Observed door(s) not fully closing or opening, hard to close or binding when tested. Doors not opening or closing properly could be from the home settling, painting of door/frame, or misaligned.

Recommendation: Contact a qualified professional.

2.7.4 I. Structural Systems: G. Doors (Interior and Exterior) - Door- Self Closing Capabilities

Door between home and garage, attics and spaces that house carbon producing equipment may expose the interior living space to carbon monoxide gases. These spaces should have self-closing capabilities and sufficient weatherstripping around perimeter of door that will create a seal. Achieving a seal from a self closing door will help prevent possible carbon monoxide from entering home from vehicles or mechanical equipment. It is recommended that the door to these spaces utilize spring loaded hinges that will close the door without the use of force.

[Here is a helpful DIY article](#) on self closing garage door hinges

Recommendation: Contact a qualified professional.

2.7.5 I. Structural Systems: G. Doors (Interior and Exterior) - Door Floor Contact

Observed area where door(s) didn't open smoothly due to bottom of door grazing carpet, tile or threshold.

Recommendation: Contact a qualified professional.

2.7.6 I. Structural Systems: G. Doors (Interior and Exterior) - Door Sweep

Observed insufficient, uninstalled or damaged door sweep at time of inspection. Recommend replacing or installing door sweep to prevent conditioned air loss, possible pest intrusion and moisture from entering home.

Recommendation: Contact a handyman or DIY project

2.7.7 I. Structural Systems: G. Doors (Interior and Exterior) - Loose Door Handle

Observed loose door handle(s) or lock during inspection. Loose door hardware subsequently can cause doors not to function properly.

Recommendation: Contact a handyman or DIY project

2.7.8 I. Structural Systems: G. Doors (Interior and Exterior) - Missing

Doorstop (Multiple doors around home)

Observed missing or improperly functioning door stops in one or more locations at time of inspection. Door stops help prevent damage to walls, wood trimming or anything that may be in the way when the door has been fully opened.

Recommendation: Contact a handyman or DIY project

2.7.9 I. Structural Systems: G. Doors (Interior and Exterior) - Weatherstripping-Damaged/Defective

Observed damaged, painted or improperly installed weather stripping around door. Damaged, deteriorated, painted or improperly installed weatherstripping decreases energy efficiency and has the potential to allow pest intrusion.

Recommendation: Contact a handyman or DIY project

2.8.1 I. Structural Systems: H. Windows - Cracked Window

Observed cracked/damaged window pane at time of inspection. Cracked or damaged window panes will allow moisture, cause thermal sealed windows to fog and may impact the stability of glass depending on the severity of the damage.

Recommendation: Contact a qualified window repair/installation contractor.

2.8.2 I. Structural Systems: H. Windows - Damaged (Multiple windows had damaged side springs)

One or more windows appears to have minor damage, but are operational. Recommend a window professional to further evaluate.

Recommendation: Contact a qualified window repair/installation contractor.

2.8.3 I. Structural Systems: H. Windows - Caulk (Multiple windows around home)

Observed missing or shrinkage of caulk around window(s) at time of inspection. Missing or caulk shrinkage on the exterior of a home will allow moisture penetration into wall cavity. Interior caulk shrinkage may allow for conditioned air to escape from inside the home to the exterior.

Recommendation: Contact a qualified professional.

2.8.4 I. Structural Systems: H. Windows - Failed Seal

Double pane windows have a seal around the perimeter to prevent moisture and fog from building up between the panes. One of the main reasons window seals eventually fail is through a process called solar pumping. When the sun shines on a window, the glass expands and puts pressure on the seal. As time passes the glass will cool and shrink. Window seals also fail due to poor and incorrect installation, high winds and weather that put pressure on window panes and settling of the home.

Recommendation: Contact a qualified window repair/installation contractor.

2.8.5 I. Structural Systems: H. Windows - Window(s) Operation

Observed one or more windows not opening or closing properly. Window(s) appear to be one or more of the following: painted shut, spring balance not functioning as intended, needs adjustment, hits top sash, requires a crank shaft, double window or is improperly installed. Recommend a qualified professional to further evaluate.

Recommendation: Contact a qualified window repair/installation contractor.

2.8.6 I. Structural Systems: H. Windows - Window Screen Condition

Observed one or more windows with damaged, missing or not properly fitted window screens at time of inspection. The primary advantage is that a window screen keep your home protected. Window screens are mandatory if you like to let fresh air into the home without the risk of pest entering the space. Screens serves as the primary barrier between the exterior and interior of your home and provide an added layer of security.

Recommendation: Contact a qualified window repair/installation contractor.

2.10.1 I. Structural Systems: J. Fireplaces and Chimneys - Chimney Flue Dirty

Chimney flue needs sweeping due to layer of creosote dust lining interior of fireplace and flue. A dirty chimney flue can be a potential hazard, as it can obstruct the flow of smoke and gases from the fireplace or stove, leading to a buildup of gases like carbon monoxide.

Recommendation: Contact a qualified chimney contractor.

2.10.2 I. Structural Systems: J. Fireplaces and Chimneys - Damper Clamp

Damper clamp not installed at time of inspection. When artificial gas logs are present it is recommended that a damper clamp/block be installed to prevent

carbon monoxide from accidentally entering the house. It is recommended that a damper block be installed for safety.

[Here is an informational article](#)

Recommendation: Contact a qualified professional.

2.10.3 I. Structural Systems: J. Fireplaces and Chimneys - Siding/Trim Condition

Observed damaged, loosely fastened, missing or deterioration on siding/trim around chimney at time of inspection.

Recommendation: Contact a qualified professional.

2.10.4 I. Structural Systems: J. Fireplaces and Chimneys - Soot

Observed soot buildup in fireplace at time of inspection. Soot buildup is common in gas fireplaces and could be caused by clogged burner ports or improperly positioned fire-logs.

Recommendation: Contact a qualified fireplace contractor.

3.1.1 II. Electrical Systems: A. Service Entrance and Panels - Breaker Panel/Circuit Breakers- Labels

Electrical panel and/or circuit breakers does not have labels, they are not legible, incorrect, or labeling is incomplete. Breaker panel labels and circuit breaker identification are necessary to identify and match breakers to connected devices and equipment. Recommend a qualified electrician test and properly label all switches.

Recommendation: Contact a qualified electrical contractor.

3.1.2 II. Electrical Systems: A. Service Entrance and Panels - Caulk Condition

Observed main emergency disconnect, electric meter or breaker panel that doesn't have sealant or the sealant is deteriorating between wall and cabinet enclosure.

Recommendation: Contact a qualified professional.

3.1.3 II. Electrical Systems: A. Service Entrance and Panels - Ground Wire Missing/Disconnected

Observed disconnected or missing grounding wire or ground rod at time of inspection. The purpose of an electrical grounding wire is to provide a safe path for

electrical current to flow in the event of a fault or malfunction in an electrical system. The grounding wire is typically connected to the grounding electrode system, which includes metal rods or plates that are buried in the ground. Grounding wires are important and provide electrical safety to the electrical system, protection of electrical equipment and appliances and lightning protection during an extreme weather event.

Recommendation: Contact a qualified professional.

3.1.4 II. Electrical Systems: A. Service Entrance and Panels - Double-Tapped Neutral Wires

Observed double tapped neutral wires on neutral bus bar, each neutral should have its own terminal when available. While this may be a common defect this should be addressed the next time the electrical panel is serviced.

Recommendation: Contact a qualified electrical contractor.

3.1.5 II. Electrical Systems: A. Service Entrance and Panels - Dryer GFCI Protection

Observed missing GFCI protection for 240 volt dryer receptacle in breaker panel at time of inspection. All new construction home receptacles up to 250 volts located in bathrooms, garages, laundry rooms and kitchens must have GFCI protection. This was not required on homes built prior to 2020 and not required to report on by TREC inspectors until 2021, but if changes are being made to update the breaker panel this has to be changed to meet today's standards.



Example

Recommendation: Contact a qualified electrical contractor.

3.1.6 II. Electrical Systems: A. Service Entrance and Panels - Electrical Service Panel/Meter- Rust

Observed rust on electrical panel, service meter, trough, or condenser shutoff panel at time of inspection. Panel, meter, trough or shutoff appears to be allowing moisture penetration and could possibly be a hazard. Recommend a qualified electrical contractor to further evaluate.

Recommendation: Contact a qualified electrical contractor.

3.1.7 II. Electrical Systems: A. Service Entrance and Panels - Rust on Gas Meter

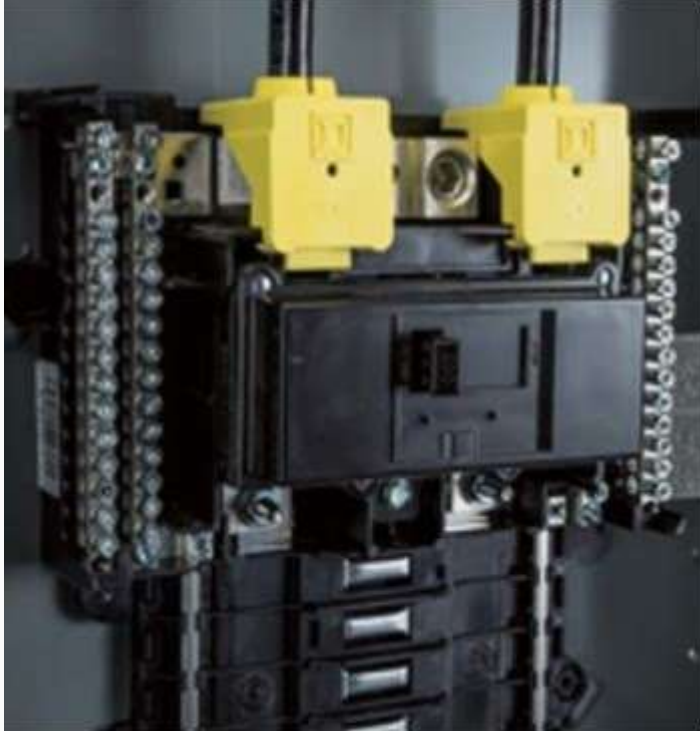
Observed rust on gas meter. Exposed rust over long periods of time may cause leaks, re-painting of the gas meter is suggested.

Recommendation: Contact a qualified professional.

3.1.8 II. Electrical Systems: A. Service Entrance and Panels - Service Conductor Barrier

Observed missing barrier protection on service terminals in breaker panel at time of inspection. Homes built prior to 2017 or have more than one service disconnect were not required to have this but as building codes and electrical standards change it helps to protect persons from potential shock when working in or around the breaker panel.

[Click here for more information](#)



Example

Recommendation: Contact a qualified electrical contractor.

3.1.9 II. Electrical Systems: A. Service Entrance and Panels - Unidentified Conductor

Observed white conductor wire without identifier marker labeling. White wires are typically used for neutrals but when used on breakers they must be identified with black electricians tape or some form of marking to identify them as hot wires.

Recommendation: Contact a qualified electrical contractor.

3.2.1 II. Electrical Systems: B. Branch Circuits, Connected Devices, and Fixtures - Bubble Cover

Observed missing bubble cover at one or more exterior outlets. Bubble covers protect outlets from moisture more effectively when they are in use than flip cover protectors. Bubble covers are required on all new construction and therefore this recommendation may not apply to the current structure.



Example

Recommendation: Contact a qualified electrical contractor.

3.2.2 II. Electrical Systems: B. Branch Circuits, Connected Devices, and Fixtures - Damaged Cover Plate

Observed damaged light switch or outlet plate cover. Recommend replacing cover plate to prevent potential shock hazard.

Recommendation: Contact a handyman or DIY project

3.2.3 II. Electrical Systems: B. Branch Circuits, Connected Devices, and Fixtures - Inoperable Light(s)

Observed one or more lights are not operating properly at time of inspection. New light bulb possibly needed or a potential wiring problem exists.

Recommendation: Contact a qualified professional.

3.2.4 II. Electrical Systems: B. Branch Circuits, Connected Devices, and Fixtures - Loose Outlet

Observed loosely fastened outlet. Outlets loosen because they're attached to an electrical box that's installed too far back into the wall. Electrical boxes that are too far back aren't secure enough, which affects the stability of the entire fixture. That instability could bump or jostle wires loose, creating even more major problems. Loose, damaged, or disconnected wires could shock you or spark, leading to fires and other electrical hazards.

Recommendation: Contact a qualified professional.

3.2.5 II. Electrical Systems: B. Branch Circuits, Connected Devices, and Fixtures - Missing Screw(s)

Observed missing screw(s) in or or more cover plates. Recommend installing screws to properly secure panel cover to breaker panel.

Recommendation: Recommended DIY Project

3.2.6 II. Electrical Systems: B. Branch Circuits, Connected Devices, and Fixtures - Smoke Detector- Location

Observed smoke detectors placed beyond the recommended location at time of inspection. The locations for ceiling-mounted smoke detectors installed on a smooth ceiling for a single or double doorway must match the centerline of the doorway no more than five feet from the door and no closer than 12" to the doorway.

Recommendation: Contact a qualified professional.

3.2.7 II. Electrical Systems: B. Branch Circuits, Connected Devices, and Fixtures - Smoke Detector- Removed

Observed what appears to be a smoke detector that has been removed from base at time of inspection. Smoke detectors are a safety device that is needed to detect

smoke in case of a fire. We recommend re-installing device to achieve protection in case of a smoke event.

Recommendation: Contact a handyman or DIY project

4.1.1 III. Heating, Ventilation and Air Conditioning Systems: A. Heating Equipment - Exhaust Vent Penetration

Observed what appears to be an opening (daylight) around furnace exhaust pipe at roof penetration in attic. Deteriorating caulk around roof penetrations will allow moisture into attic structure around furnace and evaporator unit.

Recommendation: Contact a qualified professional.

4.2.1 III. Heating, Ventilation and Air Conditioning Systems: B. Cooling Equipment - Air Flow Restricted

Air flow to the air conditioning condenser appears to be restricted or partially restricted at time of inspection. Things such as shrubbery, debris, walls built around units and homeowners belongings staged around or on top of units will prevent air flow through condenser coils and cause the unit to work harder. There should be a minimum of 12" of clearance around the coils and 3' of clearance above the fan discharge. Reduced airflow can cause the system to overheat, which in turn reduces airflow throughout the home and increases the amount of energy being used.

Recommendation: Contact a qualified HVAC professional.

4.2.2 III. Heating, Ventilation and Air Conditioning Systems: B. Cooling Equipment - Air Leaking- Evaporator Cabinet

Observed cool air escaping from around evaporator liquid line, suction line or around evaporator cabinet at time of inspection. Cool air mixing with hot attic air will cause moisture in unconditioned attic space. Impacted areas need to be sealed to prevent moisture build up in attic space that could lead to further moisture related issues if left unattended. Recommended a qualified HVAC professional for further evaluation.

Recommendation: Contact a qualified heating and cooling contractor

4.2.3 III. Heating, Ventilation and Air Conditioning Systems: B. Cooling Equipment - Condenser Age (Data tags not legible, due to this it appears they may be past life expectancy)

The inspector is not a qualified HVAC professional. HVAC systems that are between 15-20 yrs old are considered to be at the end of it's useful life. The inspector will test the unit to see if it is functioning as intended. It is unknown to the inspector if

proper maintenance was done on an annual basis as recommended. With annual maintenance, technicians will clean out condensers and coils, check overflow valves, tighten connections, and check for small problems that can become bigger problems left unattended. We recommend contacting an HVAC professional for further evaluation and testing of the unit(s).

Recommendation: Contact a qualified HVAC professional.

4.2.4 III. Heating, Ventilation and Air Conditioning Systems: B. Cooling Equipment - Condenser Condition

Observed condenser unit that has one or more of the following; coil damage, rust in one or more locations or dirty coils. Dirt build up and damaged fins on condenser coils may contribute to increased energy bills, negatively impact the units cooling capabilities and can cause a breakdown of the cooling system. Rust on moving parts restricts the air conditioner's ability to function. It can ruin capacitors, crucial electrical components that send voltage to the motors, and force the compressor to seize up.

Recommendation: Contact a qualified HVAC professional.

4.2.5 III. Heating, Ventilation and Air Conditioning Systems: B. Cooling Equipment - Filter Drier Condition

Observed missing or rust on condenser filter drier(s) connected to compressor liquid line at time of inspection. Filter driers are usually installed in the liquid line of a dry-expansion refrigeration system, where they have a dual function. Filter driers are used to trap coarse particulate contamination and copper shavings, and also capture any moisture present in the system. Overtime, if not properly maintained, the filter will rust causing refrigerant to leak out of the air conditioning system. This could cause damage to other components on the condenser unit such as the compressor.

Recommendation: Contact a qualified HVAC professional.

4.2.6 III. Heating, Ventilation and Air Conditioning Systems: B. Cooling Equipment - Float Switch

Observed secondary drain pan without a float switch installed. Float switches allow detection of moisture by shutting down the HVAC system when moisture builds up in the secondary drain pan.

[Here is an informational article about float switches](#)

Recommendation: Contact a qualified HVAC professional.

4.2.7 III. Heating, Ventilation and Air Conditioning Systems: B. Cooling Equipment - Organic Substance

Observed organic growth at or around furnace/evaporator cabinet at time of inspection. Air leaking from evaporator mixing in an unconditioned space can cause moisture to buildup around evaporator cabinet.

Recommendation: Contact a qualified HVAC professional.

4.2.8 III. Heating, Ventilation and Air Conditioning Systems: B. Cooling Equipment - Rust in Pan

Evidence of past secondary condensate discharge (rusting/stains) in pan. No current discharge observed. Secondary condensate drainage is a back-up when the primary systems fails. If the condensate is observed in pans and/or discharging from secondary drains, an HVAC professional needs to be contacted. In the event the AC is not tested due to cold climates we recommend a routine maintenance check by a qualified HVAC technician.,

Recommendation: Contact a qualified HVAC professional.

4.2.9 III. Heating, Ventilation and Air Conditioning Systems: B. Cooling Equipment - Substandard Venting

Observed improper or substandard venting when testing HVAC supply register(s) and return(s). Your inspectors main objective when testing for cooling is to verify the temperature variance between the supply and return vent when testing the he air conditioning system. That variance should be between 15° and 25°. Although the variance may be achieved it is still common for issues to be present.

Substandard venting can lead to inefficient or substandard cooling in impacted area(s). Some of the common causes of substandard venting are: poor design, obstructed or blocked vents, inadequate ductwork, improper balancing, clogged air filters, equipment malfunctions and inadequate fresh air intake. When able, the thermostat will be set to the lowest setting but not beyond 50°.

Recommendation: Contact a qualified HVAC professional.

4.2.10 III. Heating, Ventilation and Air Conditioning Systems: B. Cooling Equipment - Suction Line Insulation

Observed damaged, missing, separated, too short or deteriorating insulation at HVAC suction line. Suction lines will condense when in warmer spaces causing potential moisture penetration in surrounding areas.

Recommendation: Contact a handyman or DIY project

4.3.1 III. Heating, Ventilation and Air Conditioning Systems: C. Duct Systems, Chases, and Vents - Return Filter Condition

Observed dirty or damaged return HVAC filter(s) at time of inspection. Dirty filters will prevent proper circulation or airflow thru HVAC system. This may cause the unit to work harder and not cool or heat as it's intended to do.

Recommendation: Contact a handyman or DIY project

4.3.2 III. Heating, Ventilation and Air Conditioning Systems: C. Duct Systems, Chases, and Vents - Dirty Vents (Multiple vents in home)

Observed dirty supply/return vents in one or more locations at time of inspection. Dirty vents can be caused by one or more of the following: dust and debris over time, lack of maintenance, pet dander, mildew (which will cause an odor), inadequate filtration, previous construction/renovation and dirty return vent filters. It is recommended that a licensed HVAC technician be contacted to verify exact cause of buildup and a course of action.

Recommendation: Contact a qualified HVAC professional.

4.3.3 III. Heating, Ventilation and Air Conditioning Systems: C. Duct Systems, Chases, and Vents - Ductwork Contact (Multiple ducts)

Observed ductwork that is touching or in contact with other ducts at time of inspection. Where ductwork is touching it forms a cold spot and could potentially cause condensation to form.

Recommendation: Contact a qualified HVAC professional.

4.3.4 III. Heating, Ventilation and Air Conditioning Systems: C. Duct Systems, Chases, and Vents - Organic Substance

Observed what appears to be mildew or organic dark substance around supply register vent or HVAC ductwork at time of inspection. A humid climate along with poor ventilation, dirty HVAC return filters or anything that traps moisture in your walls and causes condensation, can lead to mildew or organic dark substances in or around air supply ducts.

Recommendation: Contact a qualified professional.

4.3.5 III. Heating, Ventilation and Air Conditioning Systems: C. Duct Systems, Chases, and Vents - Pinched Ductwork

Observed ductwork that appears to be pinched/crimped at time of inspection. Pinched/crimped ductwork restricts cooling or heating airflow into home. Recommend a qualified HVAC professional to further evaluation.

Recommendation: Contact a qualified HVAC professional.

5.1.1 IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures - Black Spots

Observed black spots in caulk around tub. Caulk tends to retain water and soap scum and in a warm damp bathroom tends to cause the black spots to appear.

Recommendation: Contact a qualified professional.

5.1.2 IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures - Tub- Chipped/Cracked

Observed chipped enamel or cracks in tub at time of inspection. Chips or cracks can eventually lead to leaks which will cause moisture penetration in areas unseen.

Recommendation: Contact a qualified professional.

5.1.3 IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures - Corrosion/Rusted Pipes

Rusted and corroded pipes observed at time inspection. Rusting and corrosion of plumbing pipes will eventually leak creating further damage to framing, furnishings and building material products.

Recommendation: Contact a qualified professional.

5.1.4 IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures - Deteriorated/ Missing Caulk

Observed deterioration of caulk in one or more areas.

Recommendation: Contact a handyman or DIY project

5.1.5 IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures - Hose Bibb Insulation

Observed missing insulation on hose bibb. Hose bibb insulation help protect plumbing pipes from freezing and eventually bursting during a extreme cold weather event.

Recommendation: Contact a handyman or DIY project

5.1.6 IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures - Shower/Tub Diverter

Shower/Tub diverter didn't function properly or not installed at time of inspection. Diverter didn't operate or when pulled/turned didn't completely divert water from faucet to shower head/sprayer or vice versa.

Recommendation: Contact a qualified professional.

5.1.7 IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures - Sink Cracks

Observed what appears to be a hairline crack in the sink vessel at time of inspection. No leaking was detected during testing of drainage appears to be from normal wear and tear.

Recommendation: Recommend monitoring.

5.1.8 IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures - Sink Stopper

Sink stopper not adequately seating, installed or functioning properly in drain orifice. Sink stopper(s), when functioning properly, should have the capability to allow the sink to be filled with water and not drain.

Recommendation: Contact your builder.

5.1.9 IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures - Supply Water- Insulation

Observed missing/damaged insulation on exterior or interior water supply line. Recommend insulating line to prevent possible freezing of water supply line during colder temperatures.

Recommendation: Contact a handyman or DIY project

5.1.10 IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures - Tub Spout Caulk

Observed missing/deteriorating caulk around tub spout at time of inspection. Missing or deteriorating caulk around a tub spout can allow water to begin to seep behind walls.

Recommendation: Contact a qualified professional.

5.1.11 IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures - Water Leak

Observed water leaking from one or more of the following, but not limited to; plumbing fixture, water meter, supply lines, pipes, sink, toilet, faucet, water filtration systems or shower/tub surrounding at time of inspection. Water leaks occur for a multitude of reasons such as worn gaskets or o-rings, deposit build-up, improperly connected or disconnected pipes, loosely fastened attachments or valves, damage etc. Depending on location of leak and how long it has gone undetected, it's possible that moisture has penetrated into the structure.

Recommendation: Contact a qualified professional.

5.1.12 IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures - Water Temperature- Above 120 Degrees

Observed extreme heating of water supply when testing faucet fixtures for hot water. Domestic water temperatures above 120 degrees may increase the chances of burns to adults and young children. Recommend checking temperature setting on water heater and adjusting to 120 degrees.

TEMP (°F)	Approx TIME for 1st Deg Burn	Approx TIME for 3rd Deg Burn
100	Safe for bathing	Safe for bathing
120	8 min	10 min
125	2 min	4 min
130	17 sec	30 sec
140	3 sec	5 sec
155	Instant	1 sec
160	Instant	0.5 sec

Water Temp Chart

Recommendation: Contact a qualified plumbing contractor.

5.1.13 IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures - Water Temperature- Below 120 degrees

Observed inadequate heating of water supply when testing faucet fixtures for hot water. Depending on type of water heater or disruptions with supply water to home prior to inspection, testing of these fixtures may have depleted the tank of reserves or the faucet mixing valve may need adjusting. Also over time, sediment can build up in the bottom of the tank, where the burner usually is. This can lead to slower heating or poor efficiency in your water heater, meaning lukewarm water rather than hot water. The recommended temperature for domestic water is 120 degrees.

Recommendation: Contact a qualified plumbing contractor.

5.2.1 IV. Plumbing Systems: B. Drains, Wastes, and Vents - Exhaust Vent Flapper

Observed exhaust vent flapper stuck in open position, missing louver or blocked open by debris. Recommend removing any debris that may be blocking flapper or rendering it inoperable.

Recommendation: Contact a qualified professional.

5.2.2 IV. Plumbing Systems: B. Drains, Wastes, and Vents - Exterior Plumbing-Unpainted

Observed unpainted exposed PVC on exterior of home at time of inspection. For permanent above-ground PVC pipe installations, it is recommended that the pipe be protected from sunlight exposure. If the pipe is to be painted, a water-based paint formulated for exterior use is recommended.

Recommendation: Contact a handyman or DIY project

5.2.3 IV. Plumbing Systems: B. Drains, Wastes, and Vents - Flushing Capacity

Toilet(s) exhibits weak flushing capacity. Could be flat to slightly negative slope of drain, low water level in tank, a clog in the toilet or a pipe leading out of it or buildup of calcium and other hard minerals.

Recommendation: Contact a qualified plumbing contractor.

5.2.4 IV. Plumbing Systems: B. Drains, Wastes, and Vents - Poor/Slow Drainage

Poor/slow drainage was observed at time of inspection. This is a common problem that happens due to continual buildup within the drain lines that reduces the size of the drain or improper venting of the drainage system has been compromised. Recommend a qualified plumber evaluate and repair.

Recommendation: Contact a qualified plumbing contractor.

5.3.1 IV. Plumbing Systems: C. Water Heating Equipment - Exhaust Vent Roof Penetration

Observed what appears to be an opening (daylight) around exhaust pipe at roof penetration in attic. Deteriorating or missing caulk around roof penetrations may allow moisture into attic structure.

Recommendation: Contact a qualified professional.

5.4.1 IV. Plumbing Systems: D. Hydro-Massage Therapy Equipment - Access Opening

Observed missing or damaged access door/opening to area under whirlpool tub. Unable to verify for proper bonding of whirlpool tub motor or ability to check for leaks.

Recommendation: Contact a qualified professional.

6.4.1 V. Appliances: D. Ranges, Cooktops, and Ovens - Burner Operation

Observed one or more heating elements that did not flame up or didn't produce a full flame when turned on. Recommend an appliance repair professional to further evaluate & repair.

[Here is a DIY resource](#) on possible solutions.

Recommendation: Contact a qualified appliance repair professional.

6.4.2 V. Appliances: D. Ranges, Cooktops, and Ovens - Inaccessible Shut-Off Valve

Observed what appears to be an inaccessible, inoperable or incorrectly installed gas shutoff valve for cooktop.

Recommendation: Contact a qualified professional.

6.4.3 V. Appliances: D. Ranges, Cooktops, and Ovens - Inoperable Ignitor

Observed range top/oven ignitor not functioning as intended. Ignitor assist in lighting flame on burners. Improperly functioning igniters will not light burners and allow gas to leak into home if not attended. This will also impede proper testing of burners.

Recommendation: Contact a qualified professional.

6.7.1 V. Appliances: G. Garage Door Operators - Garage Door

Operation (Manually opened however motor did not respond to testing)

Garage door, manually test or with garage door opener, inoperable or not functioning properly when activating or manually testing. When wall remote has to be held down to completely close door(s) testing the impact and motion sensors will not be achieved. Recommend a garage door professional to further evaluate.

Recommendation: Contact a qualified garage door contractor.