



TREC REI 7-6



Inspector

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PROPERTY INSPECTION REPORT FORM

<i>Name of Client</i>	07/13/2022 9:30 am <i>Date of Inspection</i>
<i>Address of Inspected Property</i>	
Christopher Stewart <i>Name of Inspector</i>	TREC #25470 <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

In Attendance: Buyer, Owner
Occupancy: Furnished, Occupied, Utilities On
Style: Contemporary
Temperature (approximate): 95 Fahrenheit (F)
Type of Building: Single Family
Weather Conditions: Cloudy, Hot, Humid

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Observations and/or Comments:

The current homeowner mentioned there has been previous foundation work done to the home. I am unable to determine whether my findings happened prior to the foundation repair or after the foundation was repaired. You are strongly encouraged to consult the current homeowner on previous foundation work performed and warranty information. Since I have not reviewed the property prior to the foundation work and I was not present at the time the foundation work was performed, an opinion as to whether the work was performed properly and as to whether foundation movement will continue or, if so, the extent of such movement cannot be rendered. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

Note: Large tree(s) in close proximity of the foundation was observed. The client should consider the installation of a root barrier to reduce the possibility of damage to the foundation from tree roots and moisture removal.

1: Interior Drywall Cracks

🔴 Recommendation

Interior drywall cracks and/or stress indicators found in one or more places.

Recommendation: Contact a foundation contractor.



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2: Frieze board separations were observed.

🚩 Recommendation

Frieze board separations were observed in one or more places.

Recommendation: Contact a qualified handyman.



3: Cracks were observed in the floor of the foundation.

🚩 Recommendation

Cracks were observed in the floor of the foundation in one or more places.

Recommendation: Contact a foundation contractor.

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4: Floor slopes and/or unlevelness were observed.

Recommendation

Floor slopes and/or unlevelness was observed between the kitchen and the laundry room.

Recommendation: Contact a foundation contractor.



B. Grading and Drainage

Comments:

International Residential Code for One & Two Family Dwellings

R401.3 Drainage.

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

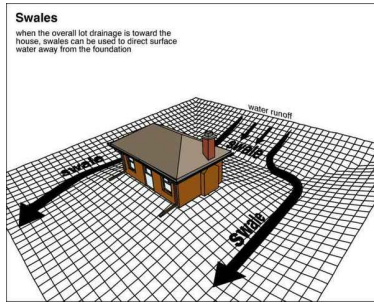
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Rainwater Harvesting System:
A rainwater harvesting system has been installed.



The gutter/downspout system needs to be checked:

The gutter/downspout system needs to be checked, reset or repaired as necessary. The observations made to support the rendering of this opinion are listed but may not be limited to:

1: Gutter have been removed

🚫 Recommendation

One or more gutters have been removed and should be reinstalled to prevent water from collecting next to the foundation wall.

Note: The gutter downspouts should discharge water at least thirty-six inches (36") away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge.

Recommendation: Contact a qualified professional.

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2: Negative Grading

👉 Recommendation

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation: Contact a qualified landscaping contractor



C. Roof Covering Materials

Types of Roof Covering: Asphalt, Solar

Viewed From: Roof

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

Note: When D (D=Deficient) is marked, it is recommended that all of the roofing material and its components be fully evaluated by a Qualified Roofing Specialist, prior to the expiration of any time limitations such as option or warranty periods.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

You are strongly encouraged to have a properly certified roofing contractor to physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the

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condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

Solar Panels:

Note: There are solar panels installed on the roof structure over the roofing material. I am unable to visually inspect the roofing material under the solar panels and the solar panel attachments to the roof structure. Also, a large amount of debris was observed on the roof covering under the solar panels at the time of inspection. The inspector is not able to fully inspect the areas covered with debris. It is recommended to remove all debris. If there is any damage to the roof covering/flashing system underneath the debris, repairs are recommended by a certified roofing technician.



1: Ridge Cap Shingles Damaged.

🔴 Recommendation

One or more of the ridge cap shingles were observed to be damaged.

Recommendation: Contact a qualified roofing professional.



2: Low Slope Membrane

🔴 Recommendation

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A lawn chair observed on the low slope roof. All roof covering should be cleared of all debris and other miscellaneous items.

Recommendation: Contact a qualified roofing professional.



3: Flashings Need Paint

Recommendation

One or more flashings need to be painted to prevent rust and/or UV damage.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

Recommendation: Contact a qualified roofing professional.



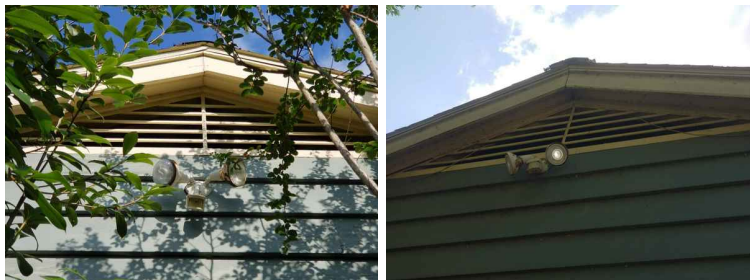
D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: Unable to determine R-value

Comments:

Attic side wall ventilation



1: Insufficient Insulation

Recommendation

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

Recommendation: Contact a qualified insulation contractor.



2: Split Rafter

🔻Recommendation

Split rafter(s) were observed in the attic area.

Recommendation: Contact a qualified roofing professional.



3: soffit vent screens damaged and/or missing.

🔻Recommendation

One or more of the soffit vent screens were observed to be damaged and/or missing.

Recommendation: Contact a qualified professional.

4: Attic ladder components damaged

⚠️Safety Hazard

The attic ladder appears to be in poor condition and improvements or replacement is recommended for reasons of safety.

Note: The hatch door is not insulated at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate the hatch door / opening after taking possession / ownership

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of the property.

Note: There was no weather-stripping observed around the attic ladder opening. This is an "As Built" condition that does not meet current energy standards. It is recommended to weather-strip the hatch opening after taking possession / ownership of the property.

Recommendation: Contact a qualified handyman.



E. Walls (Interior and Exterior)

Comments:

Note: There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

Note: Wallpaper is present on one or more walls at the time of inspection. Wallpaper could limit the inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

Notice: Due to the home being occupied, I was unable to inspect all of the interior surfaces because of window treatments, personalized wall treatments / finishes, personal effects, large, heavy or fragile storage and/or furniture.

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1: Cracks - Major

🚫 Recommendation

Major cracking observed in wall structure. This could be from moisture intrusion at the structure and/or soil movement. Recommend a qualified structural engineer evaluate and advise on course of action.

Recommendation: Contact a qualified structural engineer.



2: Interior wall joint cracks observed.

🚫 Recommendation

Interior wall joint cracks were observed in one or more locations.

Recommendation: Contact a qualified professional.

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3: Caulking Improvements

🔴Recommendation

Caulking improvements are recommended for the area between the exterior veneer and the window/door frames. It is recommended to use an elastomeric caulking.

Recommendation: Contact a qualified professional.



4: Wall Penetrations need to be properly sealed

🔴Recommendation

The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an elastomeric caulking / sealant.

I=Inspected

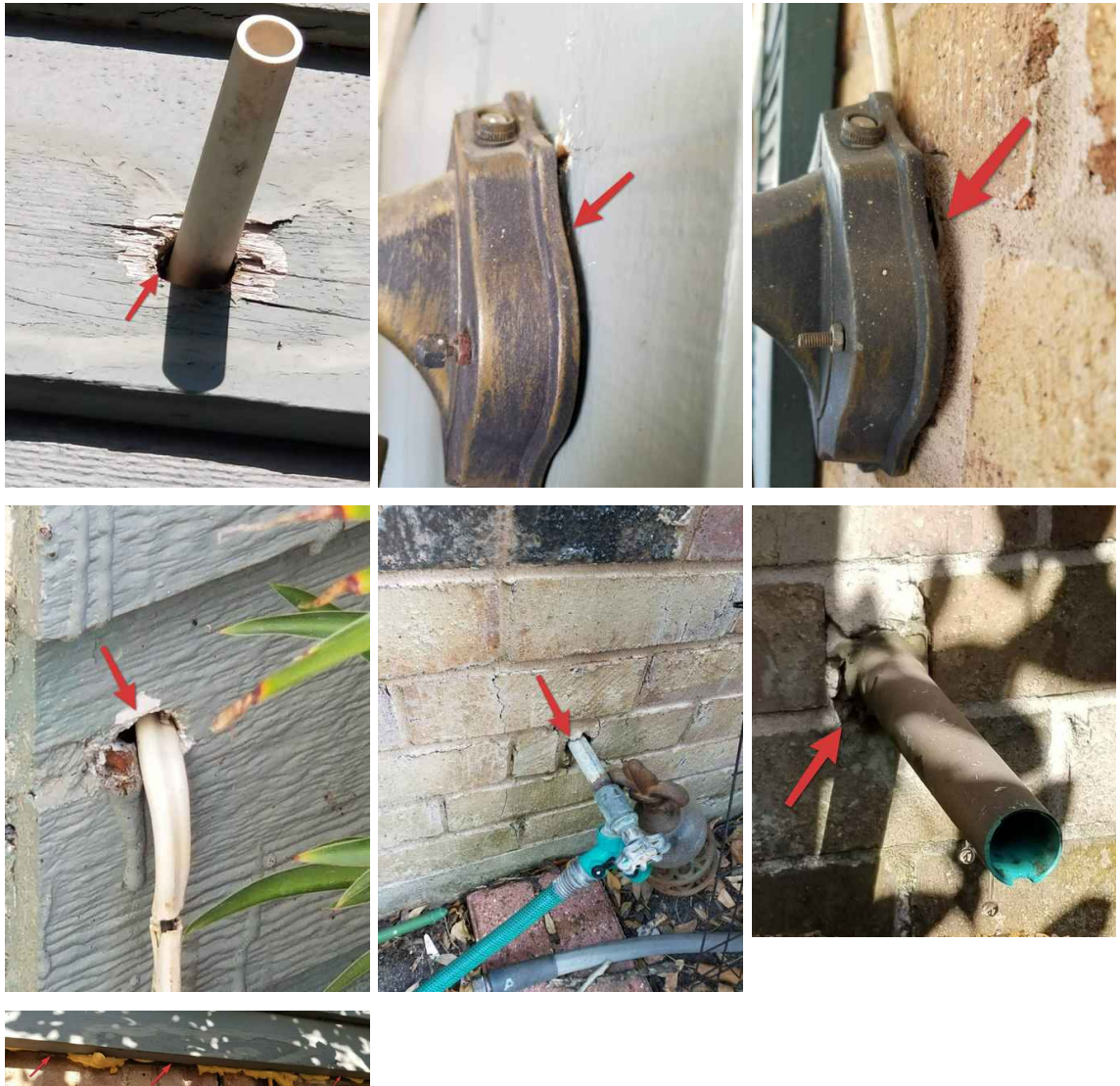
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Recommendation: Contact a qualified handyman.



F. Ceilings and Floors

Comments:

Note: There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

1: The ceiling was observed to be damaged.

👉 **Recommendation**

The ceiling was observed to be damaged in some areas.

Recommendation: Contact a qualified professional.

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2: Ceiling stress or joint cracks were observed.

🔴Recommendation

Ceiling stress or joint cracks were observed.

Recommendation: Contact a qualified professional.



3: The floor covering is worn and/or damaged in one or more locations of the home.

🔴Recommendation

The floor covering is worn and/or damaged in one or more locations of the home.

Recommendation: Contact a qualified flooring contractor

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G. Doors (Interior and Exterior)

Comments:

1: Pet door observed in back door

🔴 Recommendation

There is a pet door observed in the backdoor and a letter box/mail slot in the front door. This could allow moister, rodents, and insects into the property.

Recommendation: Contact a qualified handyman.



2: Door Doesn't Latch

🔴 Recommendation

One or more doors do not latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation: Contact a qualified handyman.

3: Broken glass

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Recommendation

The inspector observed a broken pane of glass on the exterior side door.

Recommendation: Contact a qualified professional.



H. Windows

Comments:

Notice from the Inspector: It is the opinion of this inspector that although this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

1: Cracked and/or broken window glass was observed.

Recommendation

Cracked and/or broken window glass was observed.

Recommendation: Contact a qualified window repair/installation contractor.



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2: Damaged Window Screens

👉 Recommendation

One or more of the window screens were observed to be damaged.

Recommendation: Contact a qualified window repair/installation contractor.



I. Stairways (Interior and Exterior)
Comments:

J. Fireplaces and Chimneys
Comments:

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

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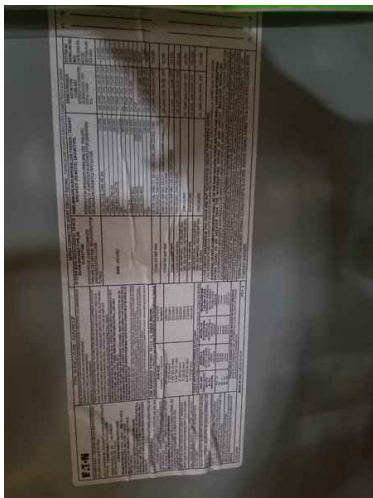
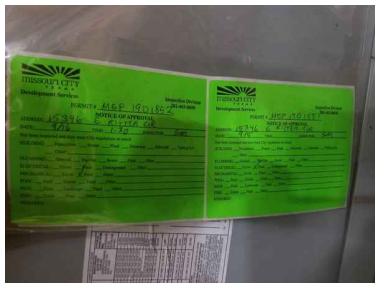
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.



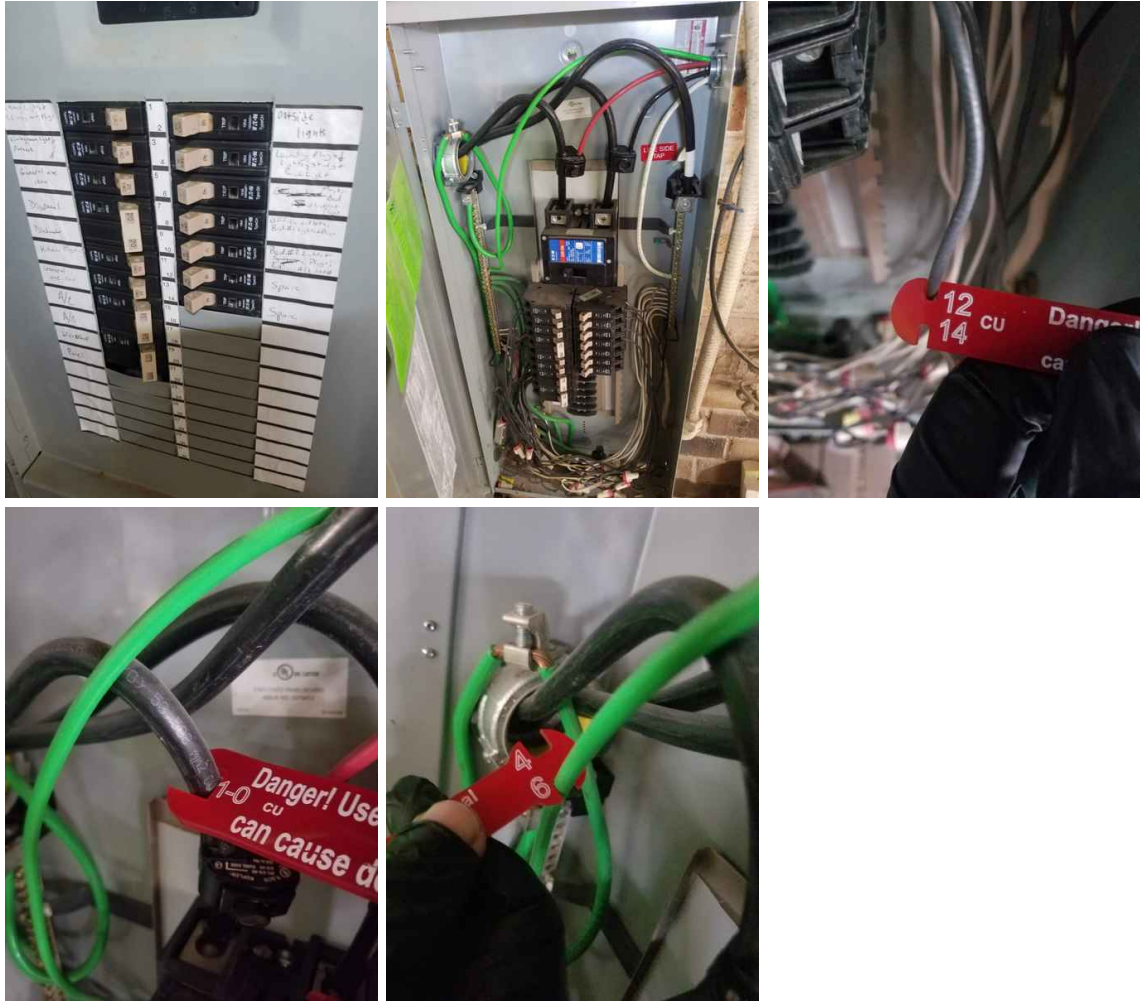
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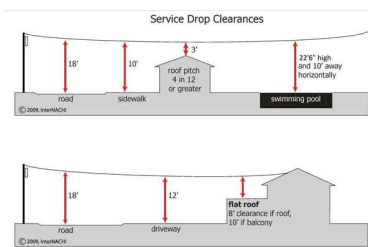
D=Deficient

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The electrical service wires from the service pole to the structure should clear all roof structure components by a minimum of 3-feet.:

The electrical service wires from the service pole to the structure should clear all roof structure components by a minimum of 3-feet.



Service Mast and Drip Loop:

The service wires should form a proper “drip loop” where they meet the service mast. This ensures that water will drip off the wires, rather than run into the service mast.

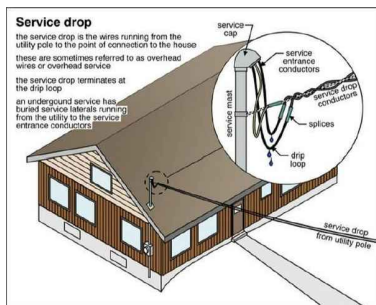
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1: Tree branches should be trimmed away from the overhead service wires.

Recommendation

The tree branches should be trimmed away from the overhead service wires.

Recommendation: Contact a qualified lawn care professional.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper, Romex

Comments:

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

Note: Some of the receptacles in the home were inaccessible and could not be reached for inspection due to height, personal effects, heavy storage, furniture or conditions outside the control of the inspector.

The buyer should have the electrical system checked by a Qualified Licensed Electrician. The observations made to support the rendering of this opinion are listed but not limited to the following:

Doorbell Chime:

All components were found to be performing and in satisfactory condition on the day of the inspection.

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1: Carbon Monoxide Detector Missing

🚫 Recommendation

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

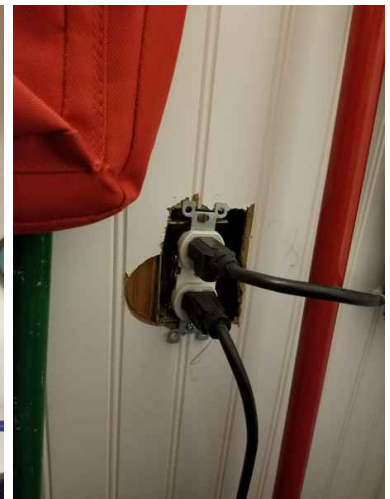
Recommendation: Contact a qualified professional.

2: Cover Plates Missing

🚫 Recommendation

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

Recommendation: Contact a qualified electrical contractor.



3: Reversed Polarity

🚫 Recommendation

One or more of the receptacles appear to have reversed polarity (i.e. it is wired backwards). This receptacle(s) and the circuit should be investigated and improved as necessary.

Recommendation: Contact a qualified electrical contractor.

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4: The switch is missing its cover plate.

🚫 Recommendation

One or more light switches is missing its cover plate.

Recommendation: Contact a qualified electrical contractor.



5: Light switch is missing

🚫 Recommendation

Light switch is missing

Recommendation: Contact a qualified electrical contractor.

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6: Dimmer switch improperly installed

🔴 Recommendation

One or more dimmer switches is improperly installed.

Recommendation: Contact a qualified professional.



7: Ceiling fan not balanced

🔴 Recommendation

The ceiling fan is not balanced properly and wobbles when operated. Also it is missing a light bulb.

Recommendation: Contact a qualified electrical contractor.

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8: Recessed light fixtures don't sit flush into mounting bracket

🚫 Recommendation

One or more recessed light fixtures do not sit flush into the mounting bracket.

Recommendation: Contact a qualified electrical contractor.



9: Smoke Alarms

🚫 Recommendation

There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.

Recommendation: Contact a qualified professional.

C. Other

Comments:

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Natural Gas

Comments:

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

The operation of the heating system was not checked due to the outside ambient temperature being above 90 Degrees. If any concerns exist about the future operation of the heating equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment. At the time, a limited visual inspection will be performed and if any defects are found they will be listed in this section.



Sediment Trap

B. Cooling Equipment

Type of Systems: Electric

Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

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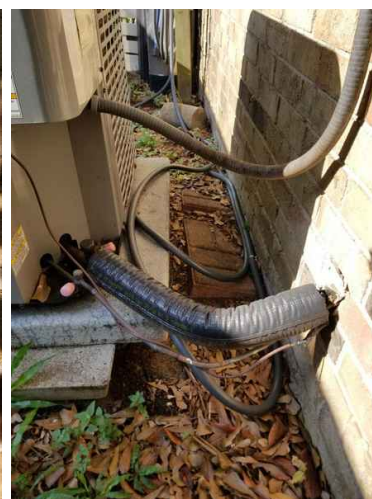
Air Filter



Local Disconnect



Local Disconnect



Refrigerant Line



Drain Pan



Drain Pan Float Switch

1: Secondary condensate drain line

🔴 Recommendation

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I	NI	NP	D
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The secondary condensate drain line is leaking water, indicating the primary drain line is being bypassed. This usually indicates that servicing is needed.

Recommendation: Contact a qualified HVAC professional.



C. Duct Systems, Chases, and Vents

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.



D. Other

Comments:

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Exterior

Location of Main Water Supply Valve : Main Level

Static Water Pressure Reading: 55

Type of Supply Piping Material: Unable to determine

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

Note: The laundry hose bibb connections are inaccessible at the time of this inspection. I was unable to get to the hose bibbs for inspection due to the laundry equipment in place and/or personal effects, heavy storage, or other conditions outside the control of the inspector.



1: Back-flow or anti-siphon device

➔Recommendation

One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. Note: This is not uncommon to observe with a home of this age.

Recommendation: Contact a qualified plumbing contractor.

2: Tile bathtub enclosure requires repair.

➔Recommendation

The tile bathtub enclosure requires repair. Any loose or damaged tile, grout and caulking should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary).

Recommendation: Contact a qualified plumbing contractor.

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3: Faucet assembly is not sealed at the wall.

🔴 Recommendation

The faucet assembly is not sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.

Recommendation: Contact a qualified plumbing contractor.



4: The tile shower enclosure requires repair.

🔴 Recommendation

The tile shower enclosure requires repair. Any loose or damaged tile, grout and caulking should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary).

Recommendation: Contact a qualified plumbing contractor.

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D=Deficient

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5: The commode is loose at the floor mount.

Recommendation

The commode is loose at the floor mount in the primary bathroom.

Recommendation: Contact a qualified plumbing contractor.

B. Drains, Wastes, and Vents

Type of Drain Piping Material: Unable to determine

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

Due to the amount of foundation movement, the plumbing lines below the slab should be tested for leaks or breaks. It is recommended to have a hydrostatic test and to have the inaccessible and buried pipes scoped with a camera as part of this evaluation. This evaluation should occur prior to the expiration of any time limitations, such as option or warranty periods.

Note: The inspector could not locate the main drain line clean out on the exterior of the structure.

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gallons

Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

Additional Notice from the Inspector: It is the opinion of this inspector that although this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and

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the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

1: No drain pan

🔴Recommendation

There is no pan installed under the water heater.

Recommendation: Contact a qualified plumbing contractor.



2: Temperature and pressure relief valve discharge pipe is terminating in the water heater closet.

⚠️Safety Hazard

The temperature and pressure relief valve discharge pipe is terminating in the water heater closet area. Under current building standards, this discharge pipe should run downward to the exterior of the structure, turn downward, and terminate within 6-inches of the ground.

Recommendation: Contact a qualified plumbing contractor.



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3: Water heater compartment has inadequate combustion air ventilation.

🚫 Recommendation

The water heater compartment has inadequate combustion air ventilation. There should be a minimum of 100 square inches of combustion air ventilation provided within 12-inches of the top and bottom of the closet.

Recommendation: Contact a qualified plumbing contractor.

4: No visible gas shutoff valve

🚫 Recommendation

There is no visible gas shutoff valve in place for the water heater. There should be a gas shutoff valve within 6-feet of the unit.

Recommendation: Contact a qualified plumbing contractor.

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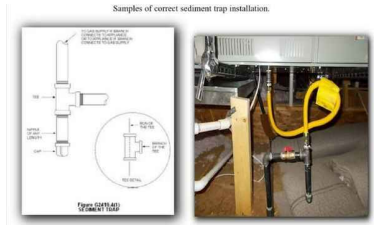
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5: Water heater gas supply line is not equipped with a sediment trap.

🚫 Recommendation

The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

Recommendation: Contact a qualified plumbing contractor.



6: The water heater flue (vent pipe) loose

🚫 Recommendation

The water heater flue (vent pipe) appears to be loose from its connection to the ceiling in the water heater closet.

Recommendation: Contact a qualified plumbing contractor.



7: Items being stored on top of water heater

⚠️ Safety Hazard

Items being stored on top of water heater should be removed immediately. It is possible these items could ignite and start a fire in the.

Recommendation: Contact a qualified plumbing contractor.

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- D. Hydro-Massage Therapy Equipment**
Comments:

- E. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: Main Level
Type of Gas Distribution Piping Material: Cast Iron
Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.



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V. APPLIANCES

A. Dishwashers

Comments:

This component appears to be performing adequately at the time of this inspection.

Additional Notice from the Inspector: It is the opinion of this inspector that although this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.



B. Food Waste Disposers

Comments:

This component appears to be performing adequately at the time of this inspection.

Additional Notice from the Inspector: It is the opinion of this inspector that although this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

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1: The splash guard for the food waste disposer is damaged and/or missing.

🔴 Recommendation

The splash guard for the food waste disposer is damaged and/or missing.

Recommendation: Contact a qualified plumbing contractor.



C. Range Hood and Exhaust Systems

Comments:

This component appears to be performing adequately at the time of this inspection.

Additional Notice from the Inspector: It is the opinion of this inspector that although this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

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1: Vent fan is unusually noisy at the time of the inspection.

🚫 Recommendation

The range exhaust vent fan is unusually noisy at the time of the inspection. This condition should be further evaluated and corrected as necessary.

Recommendation: Contact a qualified professional.

2: The range exhaust vent filter is dirty

🚫 Recommendation

The range exhaust vent filter is dirty and requires cleaning.

Recommendation: Contact a qualified professional.

D. Ranges, Cooktops, and Ovens

Comments:

This component appears to be performing adequately at the time of this inspection.

Additional Notice from the Inspector: It is the opinion of this inspector that although this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

The oven is tested by setting it to a temperature of 350°F and a thermometer is placed inside for approximately 25 minutes. After 25 minutes the thermometer is removed from the oven and it should be within a 25° +/- of 350°F. When I removed thermometer from the oven, it's temperature read 350°F.



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1: The range cook top and oven are dirty and require cleaning

Recommendation

The range cook top and oven are dirty and require cleaning

Recommendation: Contact a qualified professional.

E. Microwave Ovens

Comments:

This component appears to be performing adequately at the time of this inspection.

Additional Notice from the Inspector: It is the opinion of this inspector that although this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

1: The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned.

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🚫 Recommendation

The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned.

Recommendation: Contact a qualified professional.

