



TREC REI 7-5

1234 Main St.
Denver CO 80210

Buyer Name

06/25/2019 9:00AM



Inspector

Brian Royo

TREC# 23623

281-691-6696

brian@royollc.com



Agent

Agent Name

555-555-5555

agent@spectora.com



PROPERTY INSPECTION REPORT

Prepared For: Buyer Name
(Name of Client)

Concerning: 1234 Main St. Katy TX 77450
(Address or Other Identification of Inspected Property)

By: Brian Royo - TREC# 23623 06/25/2019 9:00AM
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

In Attendance: Inspector

Occupancy: Occupied, Vacant, Partially occupied in Garage and Kitchen

Temperature (approximate): 90 Fahrenheit (F)

Style: Traditional

Type of Building: Single Family

Weather Conditions: Hot, Partly Cloudy

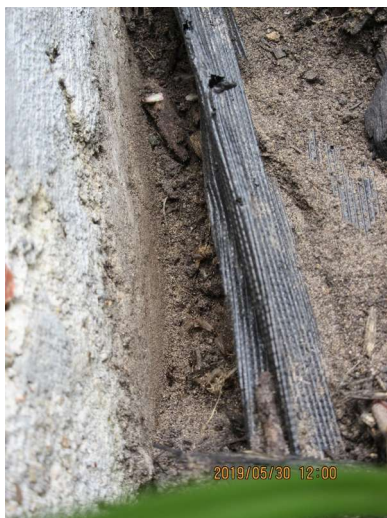
I	NI	NP	D
----------	-----------	-----------	----------

I. STRUCTURAL SYSTEMS

A. Foundations

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:



Recommend a pest control professional evaluate any pest related issues around the house.



Gate door was very hard to close and open. Recommend having repaired

Type of Foundation(s): Slab on Grade

Comments:

Foundation appears to be performing as intended.

- Although the foundation appears to be performing as intended, there are signs of potential foundation issues. There is a large crack above the center of the garage that extends from the lintel to the window above it. The crack goes through bricks. Also, there is some hairline cracks forming along the wall/ceiling joint separating the kitchen and living room areas. Particularly above the stove area. Also, many windows were not able to be closed all the way (this could be structural or poor workmanship).
- Considering all these issues together, I strongly recommend having a structural engineer evaluate the foundation of the house.

Corner Pops:

Corner pop are not structural foundation concerns but should be corrected as wood destroying insects sneak up thru cracks and its cosmetically unsightly and concerns buyers and sellers alike as a structural condition which it is NOT.



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

1: Foundation - Engineer Review

🚫 Recommendation

Recommend having a competent licensed Professional Structural Engineer assess the foundation.

- See comment under "Comments" section in Foundation section

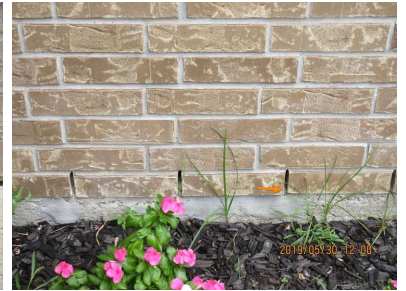
Recommendation: Contact a qualified professional.

2: Weep Holes

🚫 Recommendation

Weep Holes are blocked or clogged. Weep holes are essential for proper ventilation and moisture control behind brick. Recommend unclogging.

Recommendation: Contact a qualified professional.



3: Negative Approach

🚫 Recommendation

Negative approach at garage entrance. Should slope away from garage..

Recommendation: Contact a qualified professional.



4: Ground Separation

🚫 Recommendation

Ground separation from foundation. Recommend maintaining proper hydration around foundation and yard.

Recommendation: Contact a qualified professional.



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



B. Grading and Drainage

Comments:

Photos:

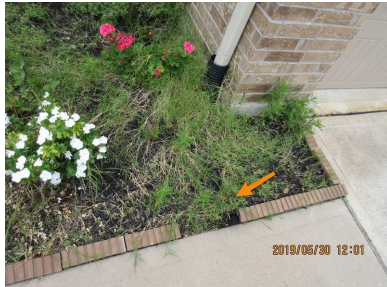
SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

1: Down spouts

🔴 **Recommendation**

Down spouts must drain 5 away from the house or into underground drains for proper drainage of the lot.

Recommendation: Contact a qualified professional.

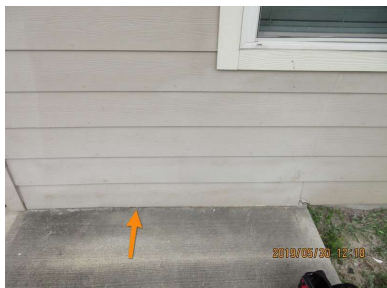


2: Grade 4-6

🔴 **Recommendation**

Proper grade is to have a 6" drop sloping away from foundation in 10 feet. Also with brick a exposed slab of 4" minimum and with siding 6" (8" for sole plates) of exposed slab from bottom of material to finished grade. Brick/Siding should be 2" above or more from flat-work (concrete)

Recommendation: Contact a qualified grading contractor.



Should have 2" of clearance between

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

concrete and siding.

3: Missing Gutters

🚫 Recommendation

Recommend gutters and drain lines to prevent possible water intrusion and or erosion of soil around building causing possible foundation issues.

Recommendation: Contact a qualified professional.



C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles

Viewed From: Binoculars, Ground, Ladder, Roof

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:

- Roof appears to be in good condition at time of inspection.



1: Boots

🚫 Recommendation

Vent boots are deteriorating/damaged. Recommend repair

Recommendation: Contact a qualified roofing professional.

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



Recommend repainting.

2: Satellite

Maintenance Item

Although common practice, satellites should not be installed on roof. The screws used to fasten to the roof are potential spots for moisture intrusion. Recommend to install on a pole in the yard.

Recommendation: Contact a qualified professional.

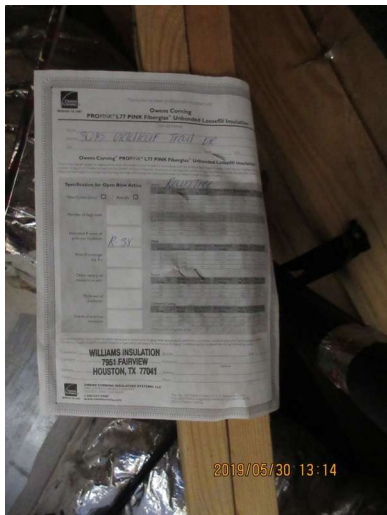


D. Roof Structures & Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 38 R-value

Comments:



Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

1: Net Free Ventilation

Recommendation

The minimum net free ventilation area shall be 1/150 of the area of the vented space.

Recommendation: Contact a qualified professional.

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

2: Rafters Separating

🚩 Recommendation

Multiple rafters are separating from the ridge. Could happen from natural settling of the house, improper installation or foundation issues. Recommend having a structural engineer evaluate.

Recommendation: Contact a qualified structural engineer.

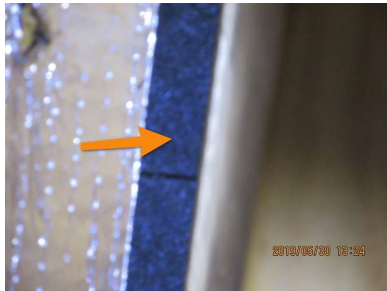


3: Ridge-vent - Improper Cut

🚩 Recommendation

Ridge-vent was improperly cut or damaged.

Recommendation: Contact a qualified professional.



Ridge vent was either supposed to extend to this area or sheathing was improperly installed. Recommend roofing professional calculate net free ventilation and determine the proper size of the ridge vent.

Ridge vent was either supposed to extend to this area or sheathing was improperly installed. Recommend roofing professional calculate net free ventilation and determine the proper size of the ridge vent.

Ridge vent was either supposed to extend to this area or sheathing was improperly installed. Recommend roofing professional calculate net free ventilation and determine the proper size of the ridge vent.



Extent of ridge vent.

F. Ceilings and Floors

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:

1: Ceiling - Minor Damage

🚩 Recommendation

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

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

Recommendation: Contact a qualified drywall contractor.



Previous repairs. Recommend asking what this was from.



Crack starting to form on ceiling/wall joint. Recommend monitoring for future expansion of crack. This along with comments made in foundations section, recommend evaluation by structural engineer.



Crack starting to form on ceiling/wall joint. Recommend monitoring for future expansion of crack. This along with comments made in foundations section, recommend evaluation by structural engineer



Crack starting to form on ceiling/wall joint. Recommend monitoring for future expansion of crack. This along with comments made in foundations section, recommend evaluation by structural engineer



Crack starting to form on ceiling/wall joint. Recommend monitoring for future expansion of crack. This along with comments made in foundations section, recommend evaluation by structural engineer



Crack starting to form on ceiling/wall joint. Recommend monitoring for future expansion of crack. This along with comments made in foundations section, recommend evaluation by structural engineer



Crack starting to form on ceiling/wall joint. Recommend monitoring for future expansion of crack. This along with comments made in foundations section, recommend evaluation by structural engineer

2: Evidence of Water Intrusion

➡ Recommendation

Ceiling structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation: Contact a qualified structural engineer.

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



I believe this to be from the ductwork above the laundry room.



This plenum is resting in insulation. Which could be causing condensation to drip down to the laundry room below. Recommend having a licensed HVAC professional evaluate the entire ductwork and HVAC system for efficiency and proper installation of ductwork.

H. Windows

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:

1: Caulking Around Window

Maintenance Item

Recommend recalling around windows to prevent any moisture intrusion. This should be part of annual home maintenance program.

Recommendation: Contact a handyman or DIY project



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



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



2: Clean Window Frame Sill

Maintenance Item

Recommend annual cleaning of all window frame sills to promote proper drainage.

Recommendation: Contact a handyman or DIY project



3: Missing/Damaged Screen(s)

Recommendation

One or more windows are missing a screen or have damaged screens. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.





4: Paint Lintels

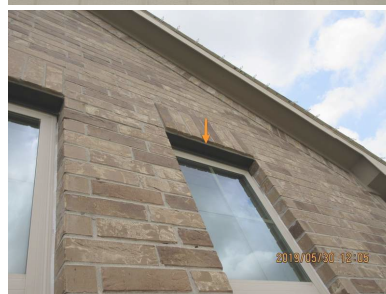
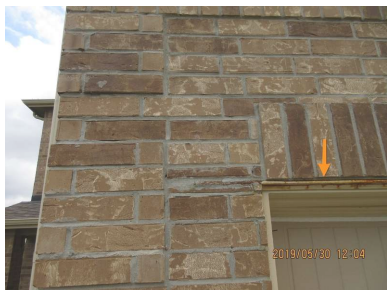
🔴 Recommendation

Recommend painting lintels to prevent rusting and cracking of mortar.

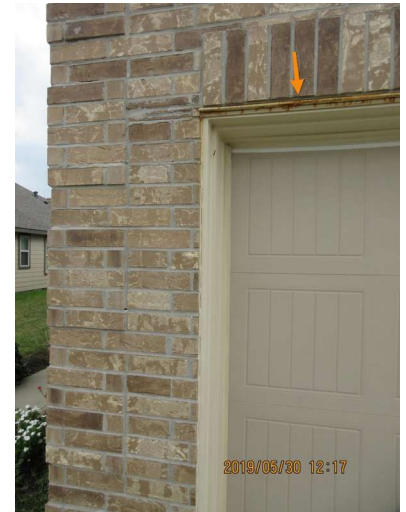
Recommendation: Contact a qualified professional.



Garage lintel is rusted and there is separation between lintel and brick. This could be the cause of the cracked brick above. Recommend having a structural engineer evaluate.



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



5: Window Sill

 Maintenance Item

Window sill is damaged or needs repair. Recommend repair.

Recommendation: Contact a qualified professional.



6: Window does not close completely

 Recommendation

Window does not close completely. This could be from improper installation, settling or foundation issues. Recommend repair. If problem persists contact a structural engineer for further evaluation.

Recommendation: Contact a qualified window repair/installation contractor.



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



This window is off the railing.



G. Doors (Interior and Exterior)

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:



Don't recommend vents through doors as they get dirty over time. Recommend cutting 3/4" from bottom of door to provide proper ventilation under door.



Don't recommend vents through doors as they get dirty over time. Recommend cutting 3/4" from bottom of door to provide proper ventilation under door.

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

1: Door Doesn't Latch

🚫 Recommendation

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

Recommendation: Contact a qualified handyman.



Back door does not close properly. You have to pull up on the door for it too close. Recommend having door repaired.



This shows distance that door is off.



Door knob sticks.



Poor workmanship. Cosmetic only.

2: Doors move

🚫 Recommendation

Doors move without pushing. This could be due to out of level doors, frames or issue with foundation. Recommend further evaluation and repair.

Recommendation: Contact a qualified professional.



This door closes with out pushing it.

3: Door Stop

🔴 Recommendation

Door stop missing or damaged. Recommend installing/replacing to prevent damage to walls and doorknobs.

Recommendation: Contact a handyman or DIY project



4: Weatherstripping Insufficient

🔴 Recommendation

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

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

Recommendation: Recommended DIY Project

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



Weather stripping is damaged.
Recommend replacing for proper sealing of house.

5: Door Hardware

🔴 Recommendation

Door Hardware is loose or damaged. Recommend repairing/replacing.

Recommendation: Contact a handyman or DIY project



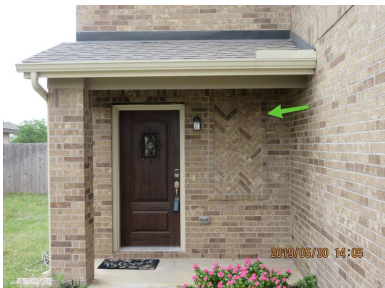
Top of laundry door. missing latch.
Recommend replacing.

E. Walls (Interior and Exterior)

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:



Cosmetic only. This decoration is

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

smaller on top than it is on bottom by greater than 1".

1: Interior Walls

➔ Recommendation

Recommendation: Contact a qualified professional.



Recommend caulking.



Right side (looking out) of back door. Visible moisture present. This is most likely due to the wood rot around the door not the exterior along with the siding not being 2" above concrete. Recommend removing and seeing what is behind the wood for any further moisture damage.



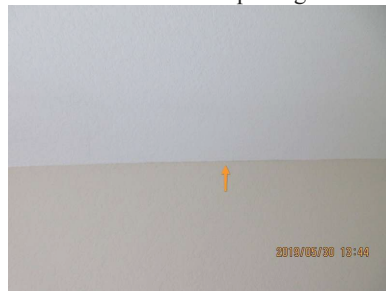
Recommend recaulking.



Joint tape starting to come undone. Recommend repairing.



Nail pops.



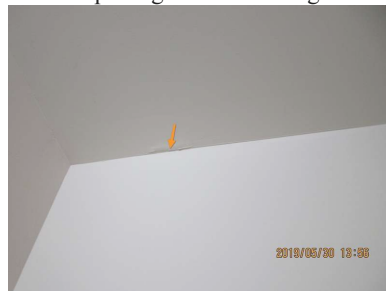
Hairline crack along ceiling and wall in master bedroom . Recommend repairing and monitoring.



Repairs above arches. Recommend finishing repairs.



Hole in wall in alcove in garage. Recommend repairing



Joint tape starting to come undone. Recommend repairing.

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

2: 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.



Cracked brick. See comments in "Foundations"



Cracked brick. See comments in "Foundations"



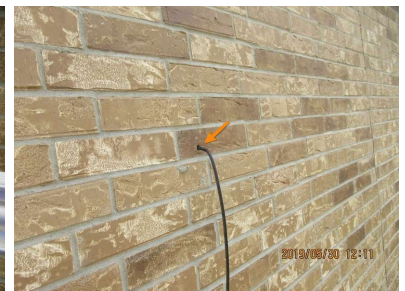
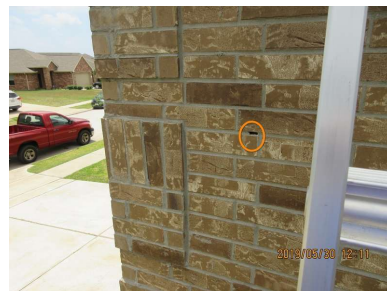
Cracked brick. See comments in "Foundations"

3: Cracks - Minor

🚫 Recommendation

Minor cracking was observed in wall structure. Could be from rusted lintels, settling or foundation issues. Recommend sealing and monitoring.

Recommendation: Recommended DIY Project



Recommend sealing this to prevent moisture and pest intrusion.

4: Evidence of Water Intrusion

🚫 Recommendation

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation: Contact a qualified professional.

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



Right side (looking out) of back door. Visible moisture present. This is most likely due to the wood rot around the door not the exterior along with the siding not being 2" above concrete. Recommend removing and seeing what is behind the wood for any further moisture damage.

5: Algae/Organic Growth

🚫 Recommendation

Algae/Organic growth on wall. Recommend cleaning to prevent damage to wall.

Recommendation: Contact a qualified professional.



6: Rotten Trim

🚫 Recommendation

Rotten wood at trim work. Recommend having a a qualified competent carpenter repair.

Recommendation: Contact a handyman or DIY project



7: Trim/Siding - Caulking/Sealing

🚫 Recommendation

Caulking/Sealing needed at trim and or siding. Recommend caulking to prevent water/moisture intrusion.

Recommendation: Contact a qualified professional.



8: Wall Damage

🔴 Recommendation

Damage to wall. Recommend patching/repairing.

Recommendation: Contact a qualified professional.



9: Improper Fastening of Siding

🔴 Recommendation

Siding was improperly fastened. Nail heads should be hidden by the layer above it. Nail heads should not be exposed. Exposed nail heads are potential entrances for moisture. Recommend having a qualified professional repair all siding

Recommendation: Contact a qualified professional.



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



I. Stairways (Interior and Exterior)

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:

J. Fireplaces and Chimneys

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:

K. Porches, Balconies, Decks, and Carports

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:

L. Other

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:

1: Damaged/Missing expansion Joint

👉 **Recommendation**

Recommendation: Contact a handyman or DIY project



II. ELECTRICAL SYSTEMS

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

A. Service Entrance and Panels

Comments:



Vent hood fuse was blown at time of inspection.



Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Main Panel: 125amp

Inaccessible :



1: Direct Burial - Grounding Rod/Wire/Clamp

▲ Safety Hazard

Grounding Rod/Clamp/Wire loose. Needs to be securely fastened to provide proper grounding.

Recommendation: Contact a qualified electrical contractor.



Ground wire clamp loose.

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

B. Branch Circuits, Connected Devices, and Fixtures

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Type of Wiring: Copper

Comments:



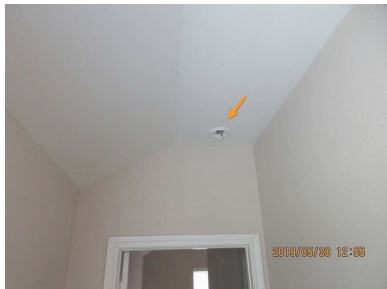
Recommend straightening so it lays flat against tile.

1: Carbon Monoxide Detector Missing

▲ Safety Hazard

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

Recommendation: Contact a qualified professional.



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Type of Systems: Gas-Fired Heat

Energy Sources: Gas

Comments:

- Did not operate furnace due to the access panel being off and not knowing the reason why it was off. Recommend having a licensed HVAC professional inspect furnace before operation in winter.

1: Furnace access panel off

▲ Safety Hazard

Furnace access panel is off. Recommend installing panel for safety reasons.

Recommendation: Contact a handyman or DIY project

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



B. Cooling Equipment

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Type of Systems: Electric, Central Air Conditioner

Comments:



AC Temperature:

Supply Air and Return air grills inside building or enclosed area should have a temperature difference between supply and return of at least 15-21 degrees: (In the thermal envelope area) Also at the coil in attic the difference is to be 14-22 degrees Inside the rooms tested but not at coil: Make sure its is properly serviced by a competent licensed HVAC specialist to correct the air flow and check at coil difference and also check the heat exchanger, refrigerate levels and entire system for balanced proper working order.



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



Smart Stats:

Recommend the use of Smart Thermostats with built in humidistat. This will help with moisture levels in house as well as reduce utility bills

1: Pad Not 3" Above Grade

🔴 Recommendation

HVAC pad needs to be 3" above grade.

Recommendation: Contact a qualified professional.



Recommend maintaining 3" exposed slab for unit.

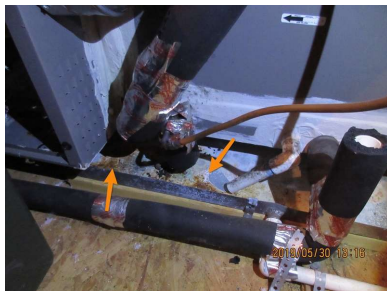
Recommend maintaining 3" exposed slab for unit.

2: Rusty Drain Pan

🔴 Recommendation

Rust/Rusty drain pan. Recommend replacing.

Recommendation: Contact a qualified HVAC professional.



C. Duct System, Chases, and Vents

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:

Cleaning:

Recommend annual cleaning of registers, ducts and coils for a clean air house.

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

1: Duct Leaking

🔴 Recommendation

Air supply duct was leaking air. Recommend a qualified HVAC technician or vents & ducts contractor repair.

Recommendation: Contact a qualified HVAC professional.



Cold air was coming out of drain pipe.
Recommend capping and having a licensed HVAC professional evaluate system as cold air should not be coming out of here.

2: Dirty Filter

🔴 Recommendation

Filter is dirty. Recommend replacing.

Recommendation: Contact a qualified professional.



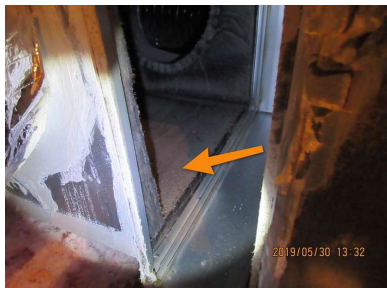
Filter needs replacement ASAP.

3: Dirty Return Ducts

🔴 Recommendation

Return Duct needs to be cleaned

Recommendation: Contact a qualified professional.



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

4: Duct Crimped

🚫 Recommendation

Duct is crimped or sagging. Crimped ducts can cause restrictions in air flow. Recommend correction to provide proper airflow.

Recommendation: Contact a qualified professional.



5: Duct touching

🚫 Recommendation

Duct work should not be touching. Potential for condensation.

Recommendation: Contact a qualified HVAC professional.



Insulation is laying on top and sides of much of ductwork in attic. Ductwork should not be touching insulation.



Moisture present on top of AC unit in attic with organic growth. Ductwork should not be laying on anything because it causes condensation which leads to moisture build up.



Moisture present on top of AC unit in attic with organic growth. Ductwork should not be laying on anything because it causes condensation which leads to moisture build up.



Moisture present on top of AC unit in attic with organic growth. Ductwork should not be laying on anything because it causes condensation which leads to moisture build up.



Moisture present on top of AC unit in attic with organic growth. Ductwork should not be laying on anything because it causes condensation which leads to moisture build up.

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



Organic growth detected on secondary drain. Improper installation of secondary drain.



Moisture present on top of AC unit in attic with organic growth. Ductwork should not be laying on anything because it causes condensation which leads to moisture build up.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:



Sink upstairs between bedrooms is the primary drain for AC unit. It is constantly gurgling. Properly a venting issue. Recommend having a licensed plumber or HVAC professional evaluate.

Location of Water Meter: Exterior

Location of Main Water Supply Valve : Garage



Static Water Pressure Reading: 60

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



Comments:



Hose would not come off.

1: Improper Installation

🔴 Recommendation

Fixtures were installed improperly. Recommend a qualified handyman or plumber evaluate and repair.

Recommendation: Contact a qualified plumbing contractor.



Recommend sealing around this as moisture can get behind and cause issues.

2: Access Panel

🔴 Recommendation

No access panel. Require minimum 12"x12" access panel

Recommendation: Contact a qualified plumbing contractor.

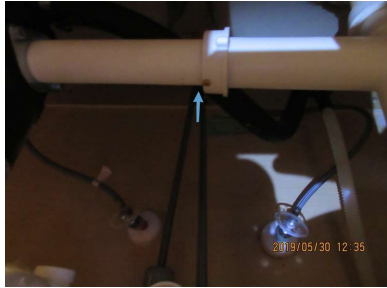
3: Previous sign of leak

🔧 Maintenance Item

Previous sign of leak. No moisture or leak detected at time of inspection

Recommendation: Contact a qualified plumbing contractor.

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



4: Toilet doesn't flush

🔴 Recommendation

Toilet doesn't flush. Recommend having a licensed plumber repair toilet.

Recommendation: Contact a qualified plumbing contractor.



Toilet did not flush when handle was pressed all the way.



Recommend caulking around toilet. Toilet also appears to be lifted. This could be from using an incorrect toilet ring size. Recommend having a licensed plumber come out and evaluate.



Recommend caulking around toilet. Toilet also appears to be lifted. This could be from using an incorrect toilet ring size. Recommend having a licensed plumber come out and evaluate.

B. Drains, Wastes, & Vents

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:

Sewer Cam:

Recommend having a sewer camera inspection for toilets, sinks, tubs, showers, all drains and main sewer line. This is done by a licensed competent plumber.

1: Missing Escutcheon

🔧 Maintenance Item

Missing Escutcheon around drain pipe

Recommendation: Contact a handyman or DIY project

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



Esuceon not installed all the way.

2: Exhaust Vent not a proper angle

🔴 **Recommendation**

Exhaust vent is not at installed with a continuous upward slope. Recommend repairing so that the vent has a continuous upward slope from exhaust vent through roof. Can not have any dips or crimps.

Recommendation: Contact a qualified professional.



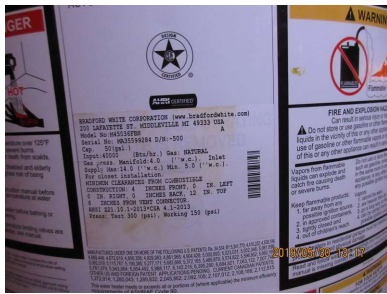
C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50 Gallons

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:



Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Annual Maintenance Flush Needed:

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

[Here is a DIY link to help .](#)

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

1: Flue Damaged

▲ Safety Hazard

Water heater flue is damaged. This needs to be repaired/replaced as toxic gasses may not evacuate and could enter the home.

Recommendation: Contact a qualified professional.



Exhaust should have a 12" minimum straight rise out of the water heater before a turn. broken exhaust flue.



Broken flue.

2: Drain Pan - Debris

🔧 Maintenance Item

Drain pan has debris in it. Recommend removing all debris from drain pan to promote proper drainage in the event the pan is filled with water.

Recommendation: Contact a handyman or DIY project



D. Hydro-Massage Therapy Equipment

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:

V. APPLIANCES

A. Dishwashers

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:

1: Dishwasher not secured

▲ Safety Hazard

Dishwasher is not properly secured. Recommend securing for safety reasons.

Recommendation: Contact a qualified professional.

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



B. Food Waste Disposers

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:

- Disposal was operating at time of inspection.

C. Range Hood and Exhaust Systems

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:

1: Improper Installation

🔴 Recommendation

Exhaust vent was improperly installed. Recommend repairing for proper exhaust of stove.

Recommendation: Contact a qualified professional.



Exhaust should not be coming out of electrical hole.

D. Ranges, Cooktops, and Ovens

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:



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

1: Anti-Tipping

▲ Safety Hazard

Oven/Stove is missing anti-tipping bracket to secure it to the wall. Recommend installing for safety reasons.

Recommendation: Contact a qualified professional.



E. Microwave Ovens

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:

- Microwave was operational at time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:

1: Noisy Exhaust Fan

🟡 Recommendation

Exhaust Fan had excessive noise when turned on. Recommend replacing as it could be at the end of its life.

Recommendation: Contact a handyman or DIY project



Noisy fan.

G. Garage Door Operators

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:

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

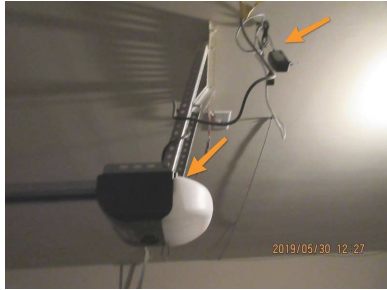
1: Loud Noises

🔴 **Recommendation**

Loud grinding or squealing observed when opening/closing garage door. This can be due to dirt or debris in the track or lack of lubrication. Recommend cleaning the track and lubricating.

[Here are some troubleshooting tips](#) before calling a garage contractor.

Recommendation: Contact a qualified garage door contractor.



Opener had loud buzzing noise.
Recommend removing electrical wiring.

H. Dryer Exhaust Systems

Photos:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Comments:

- Recommend annual cleaning of dryer vent.