



## RESIDENTIAL INSPECTION REPORT

2520 Avenue L  
Galveston, TX 77550



Inspector

**Paul Kidd**

TREC #22559

(866) 484-8318

office@inspectorteam.com



Agent

**Martina Tomey**

Foundations Realty

713-824-4700

tina@tomeypropertygroup.com



# PROPERTY INSPECTION REPORT FORM

Jennifer Lyles

*Name of Client*

2520 Avenue L, Galveston, TX 77550

*Address of Inspected Property*

Paul Kidd

*Name of Inspector*

*Name of Sponsor (if applicable)*

03/02/2023 9:00 am

*Date of Inspection*

TREC #22559

*TREC License #*

*TREC License #*

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

*It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.*

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

## **NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

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

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

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

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

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

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*Type of Building:* Single Family

*Access provided by:* Lockbox

*In Attendance:* None

*Occupancy:* Furnished

*Weather Conditions:* Clear

*Temperature (approximate):* 76 Fahrenheit (F)

*Storage Items/Occupied Home:*

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



Thank you for choosing Bryan & Bryan Inspections

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

Office Use: Order # 55437

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
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## I. STRUCTURAL SYSTEMS

*General Photos of Interior:*



*General Photos of Structure:*



I=Inspected

NI=Not Inspected

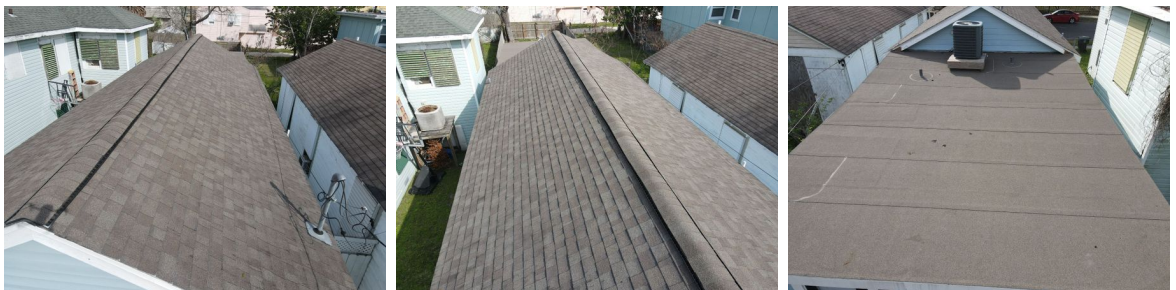
NP=Not Present

D=Deficient

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*General Photos of Roof Covering:*



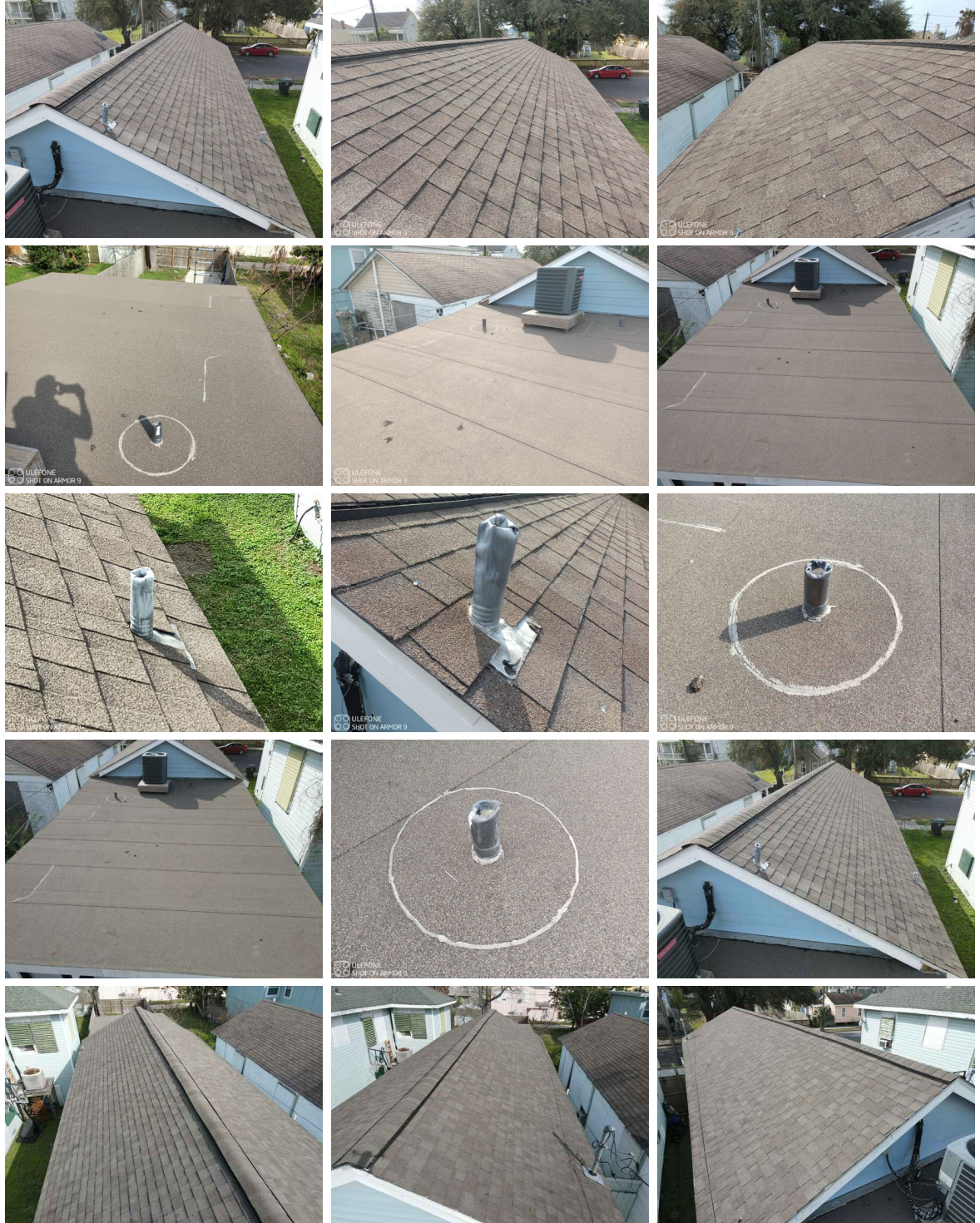
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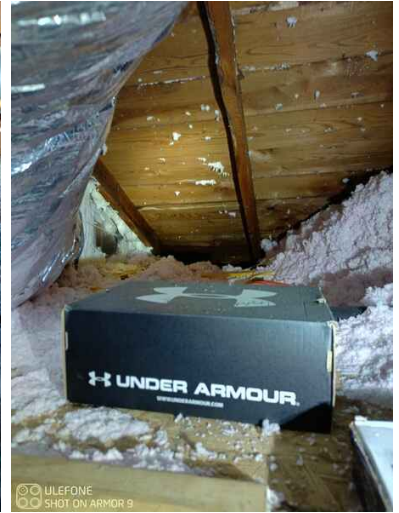
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*General Photos of Attic(s):*



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| I | NI | NP | D |
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☒ ☐ ☐ ☒ **A. Foundations**

*Type of Foundation(s):* Pier and Beam



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|---|----|----|---|

**Comments:****Performance Opinion: Functioning as Intended with Evidence of Prior Structural Movement:**

There was evidence of prior structural movement. The movement did not indicate any need for invasive action at this time. Monitoring of the foundation is recommended.

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

**Possible prior repairs:**

**Note:** There was evidence of possible previous foundation repairs. All available repair documentation and possible warranty documentation should be provided by seller/property owner.

**Crawlspace Access Limitations:** The evaluation of the foundation system and other components or systems in the crawlspace were limited and based on visual observation from the foundation perimeter ONLY.

**1: Crawlspace: Inadequate ventilation****➡Recommendation**

Crawlspace ventilation does not appear to meet current building standards. Poor ventilation under a home can lead to a number of moisture related issues and should be further evaluated by a qualified contractor.

Recommendation: Contact a foundation contractor.



Rear of structure at Primary Bedroom

☒ ☐ ☐ ☐ **B. Grading and Drainage**

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|---|----|----|---|
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*Comments:*

*Drainage systems not flow tested:*

The inspector does not determine effectiveness or condition of any below grade downspout extension(s) or drainage system(s), nor does the inspector determine the location of a discharge outlet.

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

*Types of Roof Covering:* Composition Shingles, Roll Roofing



*Viewed From:* Walking the roof surface, Drone

*Comments:*

*Roof fastening not verified:*

The roof fastening method was not verified as determining this may cause damage to the roofing material.

**1: Equipment on Roof**

**Recommendation**

Equipment was mounted to the roof, including, but not limited to satellite dishes, solar panels and HVAC equipment. The inspector was unable to determine if the equipment was installed per manufacturer's specifications. Further evaluation is recommended.

Recommendation: Contact a qualified roofing professional.

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## 2: Exposed fasteners

### 🔴Recommendation

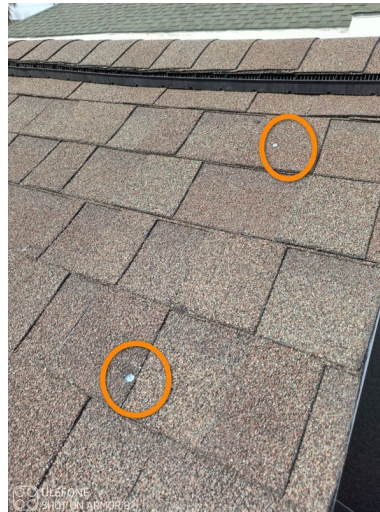
Multiple Locations

Exposed fasteners were observed. Seal as needed to prevent moisture intrusion.

Recommendation: Contact a qualified roofing professional.



For Example:



For Example:

## 3: Shingles: Damaged/Torn/Missing

### 🔴Recommendation

Roof shingle material was missing, damaged, or torn in areas. Evaluation and/or repair by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.

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#### 4: Flashing Deficiencies

##### 🔴 Recommendation

Lifted -

Deficiencies with the flashings were present at the time of inspection. Evaluation and remediation is recommended.

Recommendation: Contact your builder.



☒ ☐ ☐ ☒

#### D. Roof Structure and Attic

*Viewed From:* Decked areas of attic

*Approximate Average Depth of Insulation:* 10 Inches, 12 Inches

*Comments:*

*Attic Access Method:* Pull down ladder(s)

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*Type of Attic/Roof Ventillation:* Ridge vent  
*Type of Insulation Material:* Blown Fiberglass



*Only accessible areas were entered:*

**Note:** Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

**1: Pulldown stairs/ladder: Improper seal**

**⚠️Recommendation**

The attic pull-down ladder door did not make a proper seal when closed. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

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☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

*Comments:*

**1: Exterior: Evidence of Wood Rot**

**👉Recommendation**

Wood rot/deterioration was observed. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



Front Porch



Left Side



Front Porch

**2: Exterior: Paint is deteriorated, damaged, or missing**

**👉Recommendation**

There were some areas of the exterior siding or trim that needed painting or staining to prevent premature weathering of building materials. Evaluation and remediation is recommended.

Recommendation: Contact a qualified painting contractor.

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I NI NP D



Rear of Front Roof



Rear of Front Roof.



Rear of Front Roof



Left Side

### 3: Exterior: Trim missing, loose, or damaged

#### 🔴Recommendation

Sections of exterior trim were either missing, loose, or damaged. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Right Rear

### 4: Wood Destroying Insect Activity

#### 🔴Recommendation

There was evidence of wood destroying insects (WDI) in one or more areas. The extent of damage inside walls (if any) is not visible. Further evaluation by a pest control company is recommended.

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**Note:** If you have contracted Bryan & Bryan to perform a termite inspection, refer to the WDI Inspection Report for further information.

Recommendation: Contact a qualified pest control specialist.



Left Side



Left Side

☒ ☐ ☐ ☒

## F. Ceilings and Floors

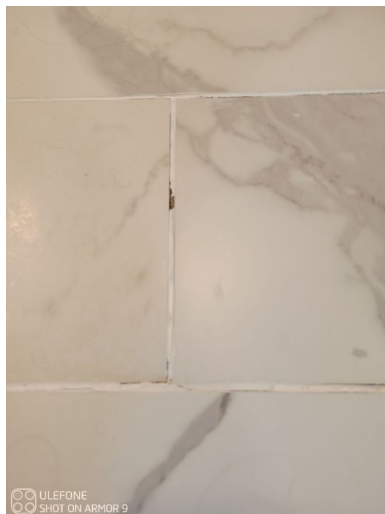
Comments:

### 1: Flooring: Grout Issues

➡Recommendation

Grout between floor tiles is deteriorating. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



Primary Bathroom

### 2: Flooring: Tiles Cracked/Chipped

➡Recommendation

Floor tiles were cracked or chipped. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

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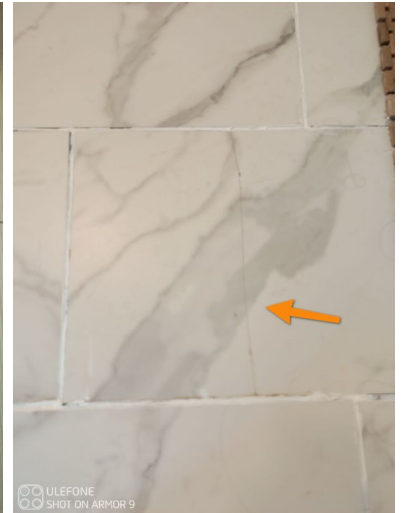
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Hall Bathroom



Hall Bathroom



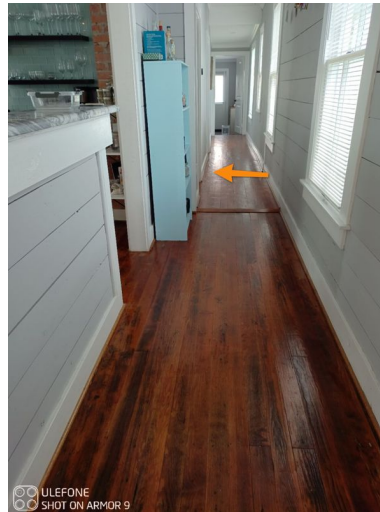
Primary Bathroom

### 3: Flooring: Sloped

👉Recommendation

The floor noticeably sloped. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



### ☒ ☐ ☐ ☐ G. Doors (Interior and Exterior)

Comments:

#### 1: Door: Sticks/Difficult to Operate

👉Recommendation

Door sticks and is tough to open. Evaluation and remediation is recommended.

Recommendation: Contact a handyman or DIY project

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Rear Door

☒ ☐ ☐ ☒

#### H. Windows

*Comments:*

*Furniture/Storage items:*

One or more windows were not accessible due to furniture/storage items.



#### 1: Missing/Damaged Screen(s)

🔴Recommendation

Multiple Locations

One or more windows are missing a screen or had a damaged screen. Replacement of screens is recommended.

Recommendation: Contact a qualified window repair/installation contractor.

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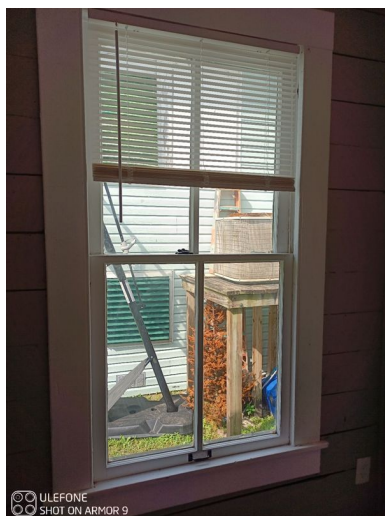
For Example:

## 2: Window ballasts/springs are broken

### Recommendation

Window ballasts (or guidesprings depending on the window style) were detached or damaged. These mechanisms serve to hold the window sash up , and if they are damaged the window may not stay open. Evaluation and remediation is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



Front Bedroom



Rear Hallway

## 3: Difficult Operation

### Recommendation

Multiple Locations

Windows were not operating properly. Evaluation and remediation by a window professional is recommended.

Recommendation: Contact a qualified window repair/installation contractor.

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For Example:

☐ ☐ ☒ ☐ **I. Stairways (Interior and Exterior)**  
*Comments:*

☐ ☐ ☒ ☐ **J. Fireplaces and Chimneys**  
*Comments:*

*Limited Access/Visibility:*

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

☒ ☐ ☐ ☒ **K. Porches, Balconies, Decks, and Carports**  
*Comments:*



### 1: Wood to Ground Contact

#### 🔴Recommendation

This condition is generally considered to be conducive to certain wood destroying insects and rot. Preventive treatment of wood destroying insects is available through our sister company, Green Team Pest, and can be

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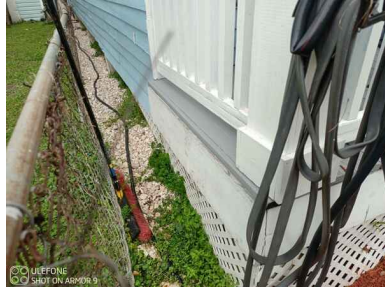
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scheduled through our office.

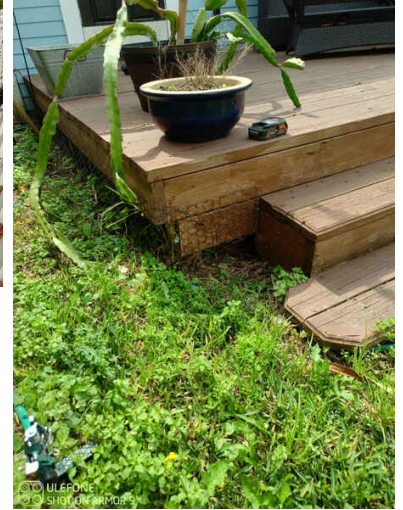
Recommendation: Contact a qualified professional.



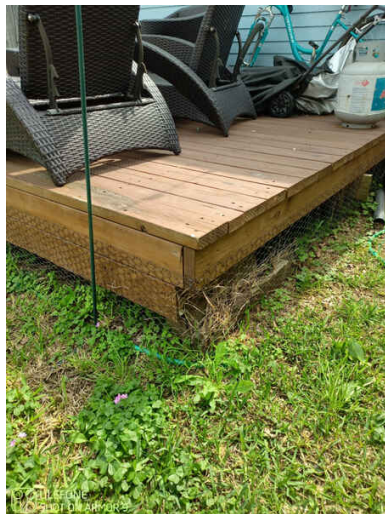
Front Porch



Front Porch



Rear Deck



Rear Deck

I=Inspected

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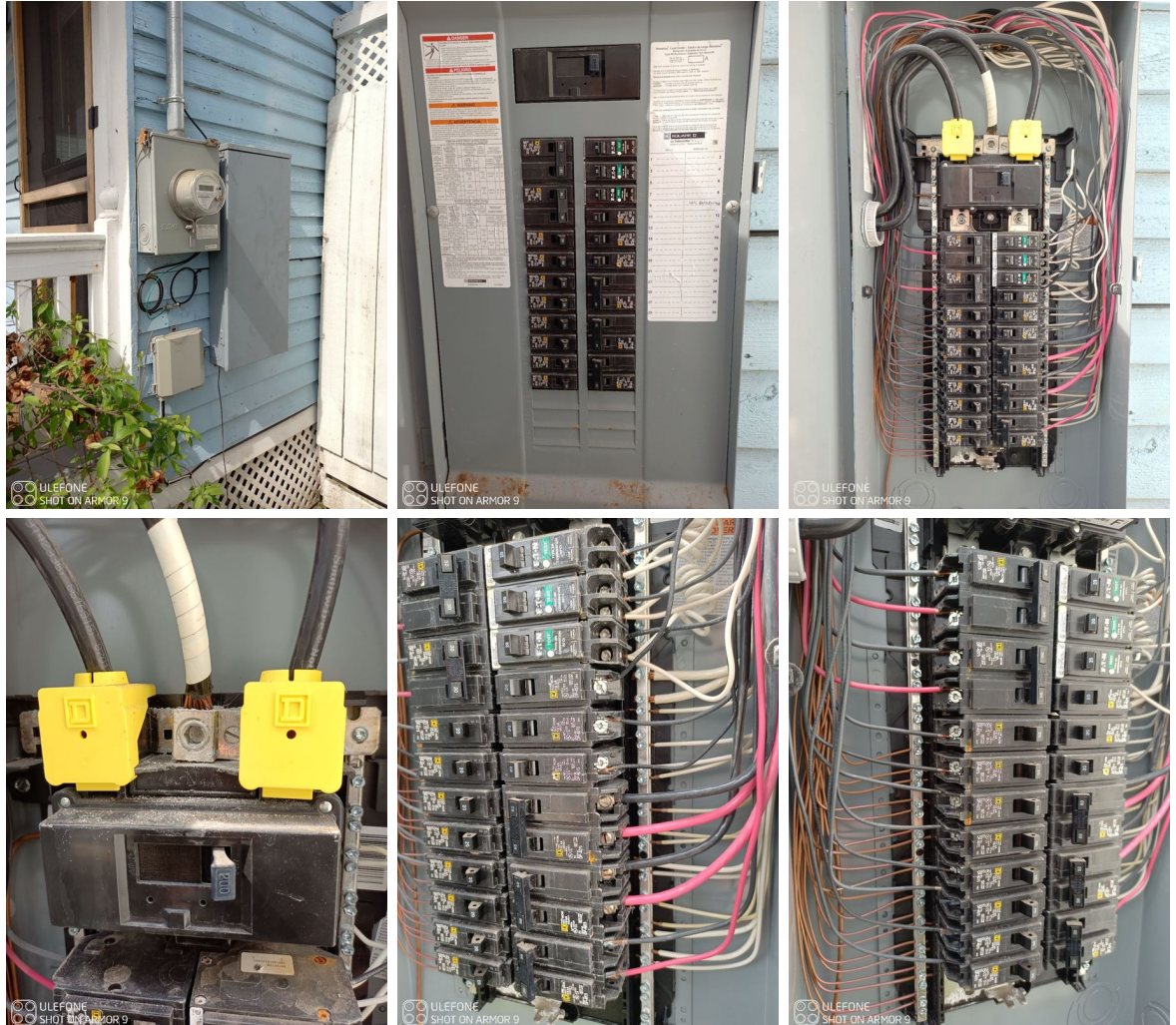
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D=Deficient

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## II. ELECTRICAL SYSTEMS

*General Photos of Distribution Panels:*



*General Infrared Photos of Distribution Panel(s):*

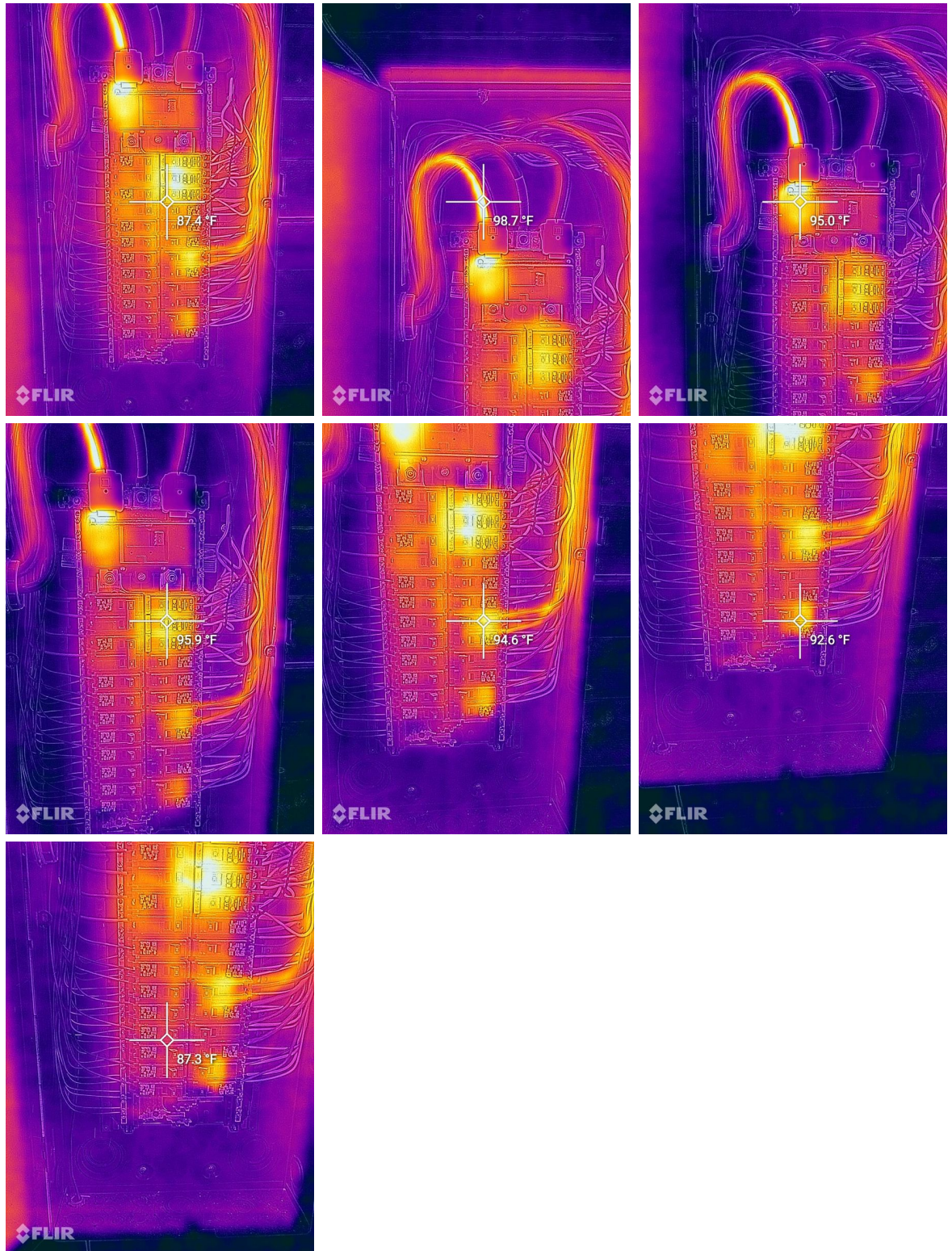
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General Photos of 220V Outlets:

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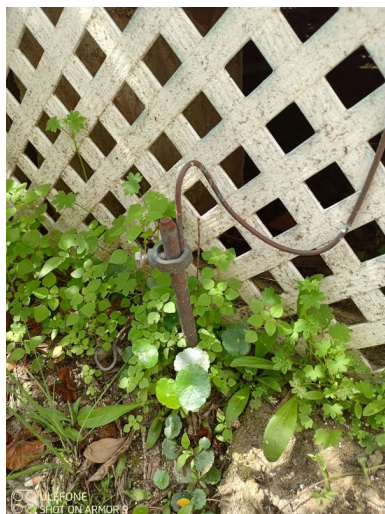
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General Photos of Grounding System(s):



☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

*Comments:*

*Main disconnect/service box type and location:* Breakers -exterior wall

*Service entrance cable location:* Overhead

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|---|----|----|---|
| I | NI | NP | D |
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Service size: 200 Amps



**1: Circuits Not Labeled**

**➡ Recommendation**

Circuits in the distribution panel were not properly labeled. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

*Comments:*

*Smoke Alarm Testing Method:*

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

*Restriction to receptacles:*

Not all receptacles were accessible due to usage or furniture location.



**1: Receptacles: GFCI Protection Inadequate/Missing**

➡Recommendation

Exterior, Bathrooms, Kitchen, Laundry Area, Within 6 feet of damp or wet areas, Within 36" of sinks - GFCI protection was inadequate or missing. Current building standards recommend the installation of ground fault protection:

- at all countertop receptacles in the kitchen

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- in bathrooms
- in garages
- all exterior receptacles

GFCI protection was not present in one or more of these locations. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.



Front Door

## 2: Receptacles: Light Switch or Receptacle Located within 3' of a Tub or Shower

🔴Recommendation

Close proximity of a light switch or electrical receptacle to a tub or shower is prohibited by current building standards. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.

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☐ ☒ ☒ ☐ **C. Other**  
*Comments:*

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I NI NP D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

*General Photos of HVAC Equipment:*



2017

*General Photos of Accessible Return Chases :*



*General Photos of Thermostats:*

I=Inspected

NI=Not Inspected

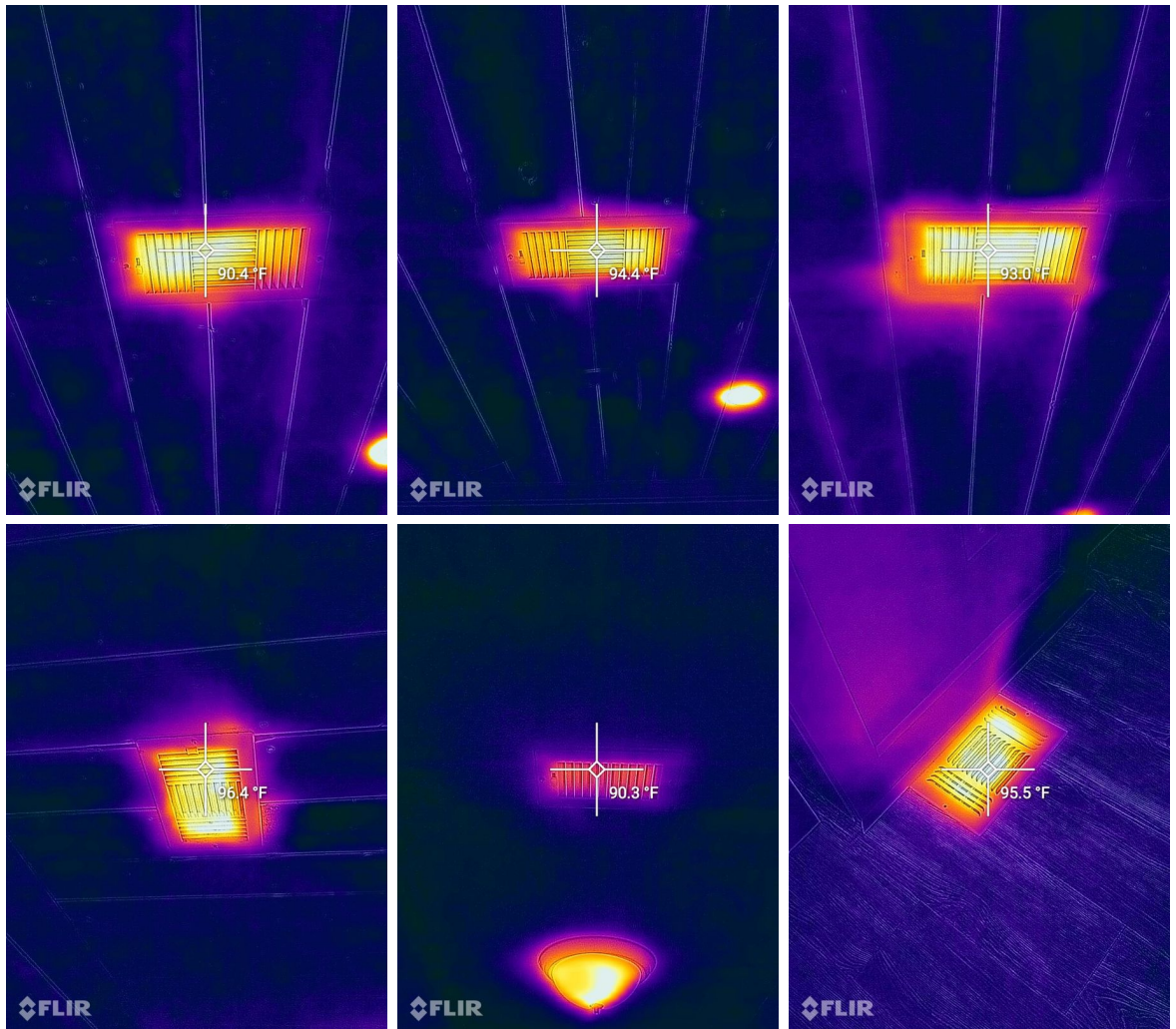
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*General Infrared Photos of HVAC Equipment:*



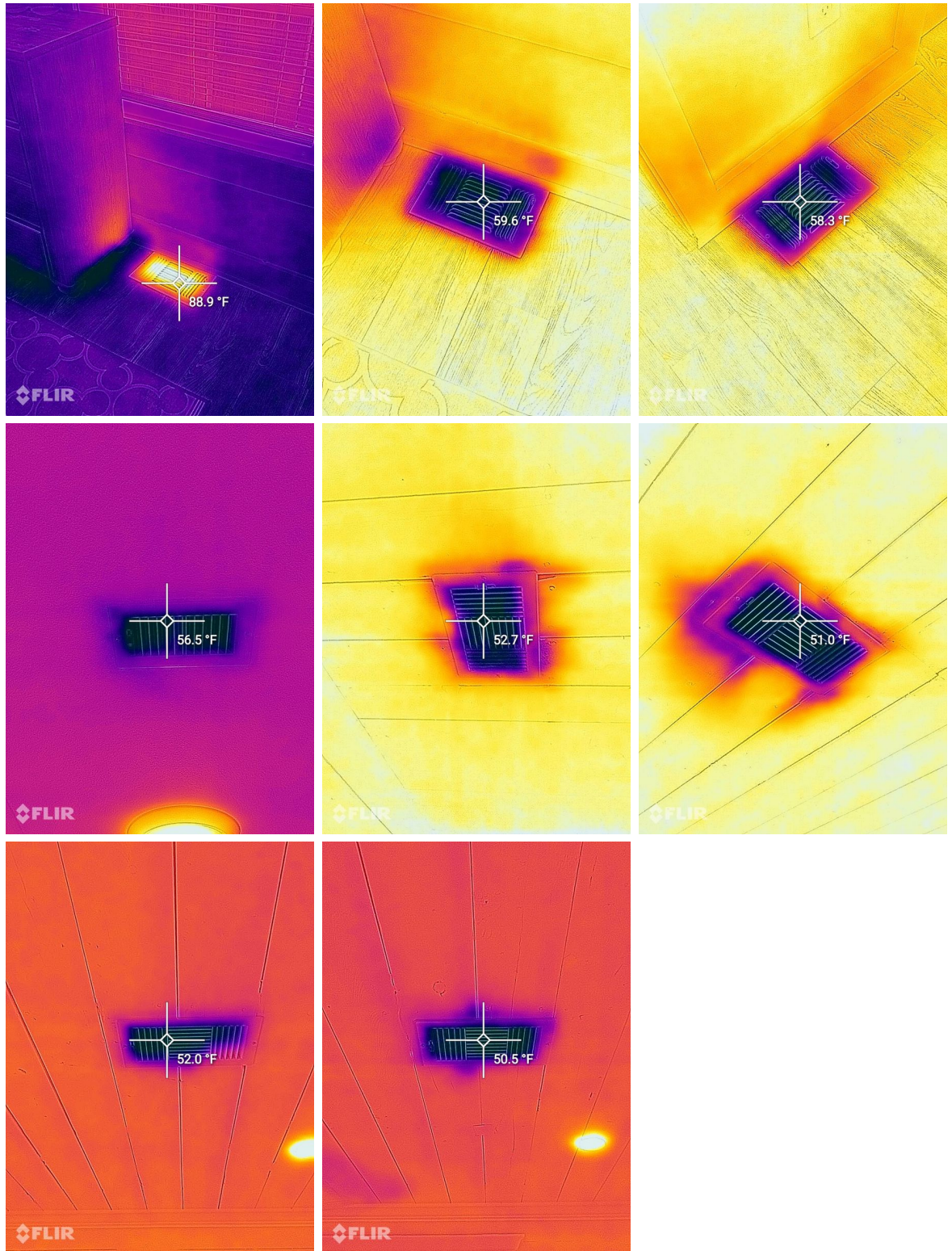
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D=Deficient

I NI NP D



☒ ☐ ☐ ☒ **A. Heating Equipment**  
 Type of System: Furnace

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D=Deficient

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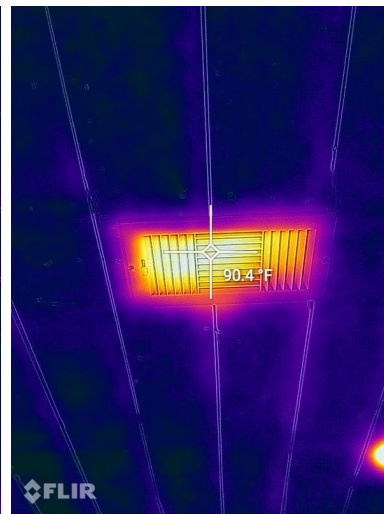
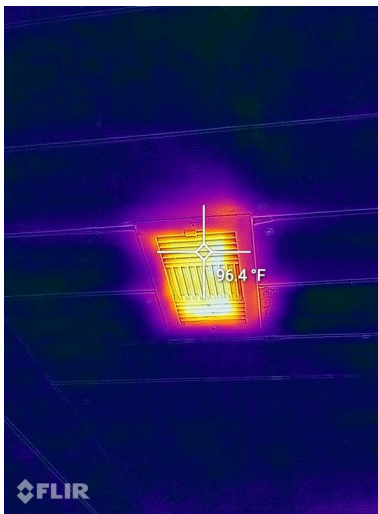
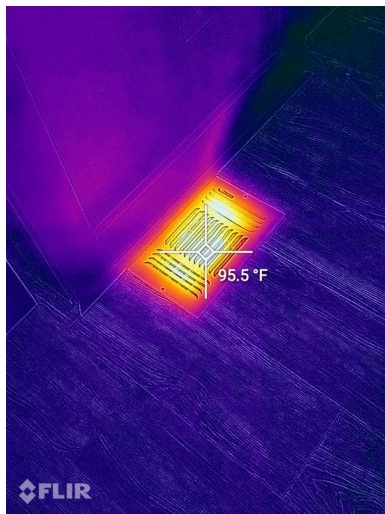


*Energy Source:* Electric

*Comments:*

*Heating System was Functioning:*

The Heating System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.



*Inspector does not remove furnace/air handler covers:*

**1: Accessibility: No Deck/Service Platform**

🔴 Recommendation

No decking or service platform from attic entrance to the HVAC equipment was present. This is necessary for safety, servicing, replacing, or inspecting the unit. Evaluation and remediation by a qualified professional is recommended.

Recommendation: Contact a qualified professional.

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| I | NI | NP | D |
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## 2: Electrical: No service disconnect

### Recommendation

Localized service disconnect was not installed at the electric furnace. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐

## B. Cooling Equipment

Type of System: Central Air Conditioner

I=Inspected

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D=Deficient

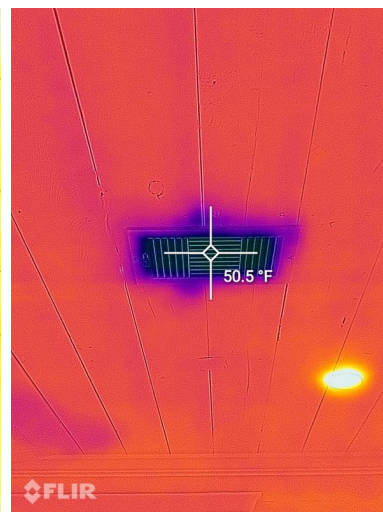
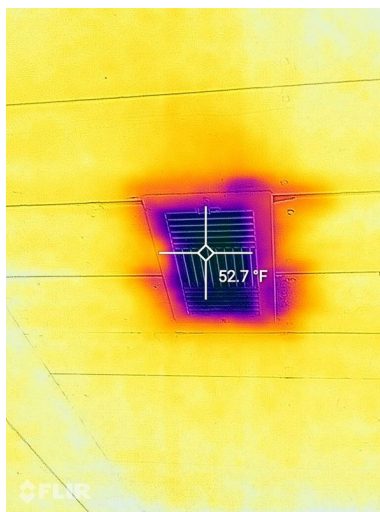
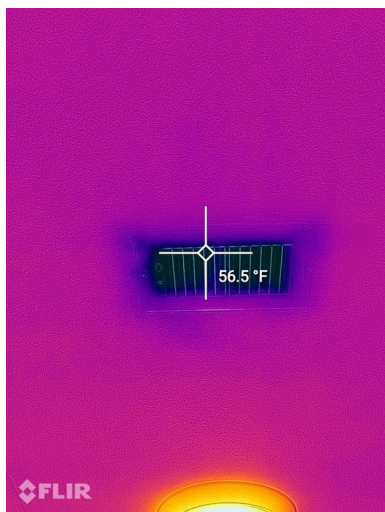
I NI NP D



*Comments:*

*Cooling System was Functioning:*

The Cooling System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.



Type of Refrigerant: R410A (Puron)

Temperature difference (delta) - First Floor: 17°

☒ ☐ ☐ ☒ **C. Duct Systems, Chases, and Vents**

*Comments:*

*Inspector does not access return chases in ceilings:*

**1: Ducts: Ducts on attic floor / ground.**

**Recommendation**

Sections of ducting were resting on the attic floor. Evaluate and remedy as needed.

Recommendation: Contact a qualified HVAC professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Attic



Crawl Space



Crawl Space



Crawl Space



Crawl Space



Crawl Space



Crawl Space

## 2: Ducts: Not Properly Sealed

### 🔴Recommendation

Air supply ducts were not properly sealed. Evaluation and remediation by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



### 3: Visible substance observed on Supply Register

#### ➔Recommendation

A dark substance was observed on an air supply register in the home. Servicing and cleaning of the system by a qualified HVAC contractor is recommended, as this can be a result of excessive water vapor/humidity in the conditioned air.

*Unless otherwise contracted, the Inspector does not test these areas to determine the presence of microbial growth.*

Recommendation: Contact a qualified HVAC professional.



Front Bedroom

☐ ☒ ☒ ☐ D. Other

I=Inspected

NI=Not Inspected

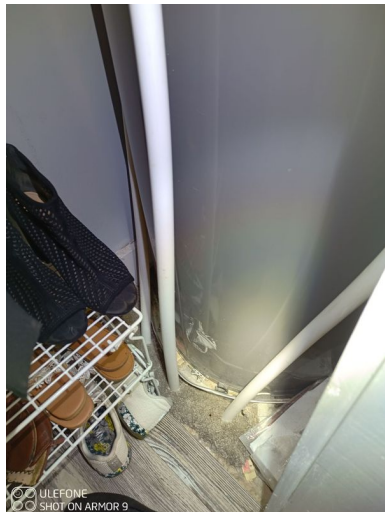
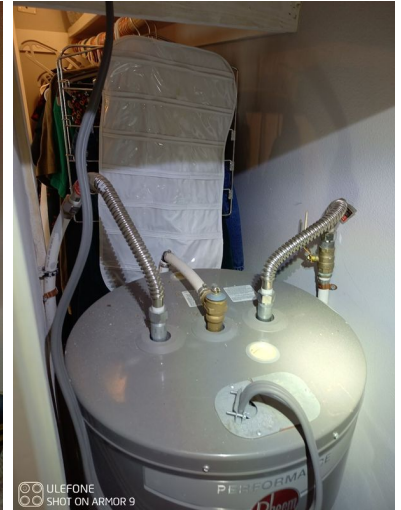
NP=Not Present

D=Deficient

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

## IV. PLUMBING SYSTEMS

*General Photos of Water Heating Equipment:*



*General Infrared Photos of Water Heating Equipment:*

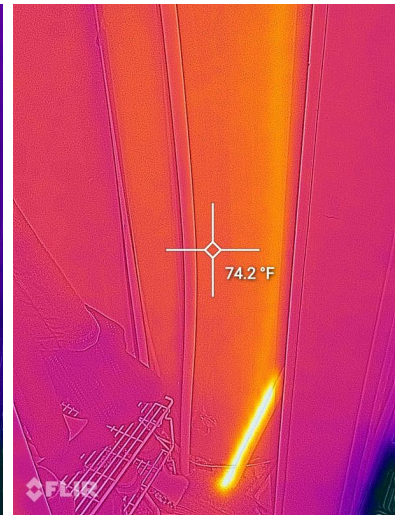
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

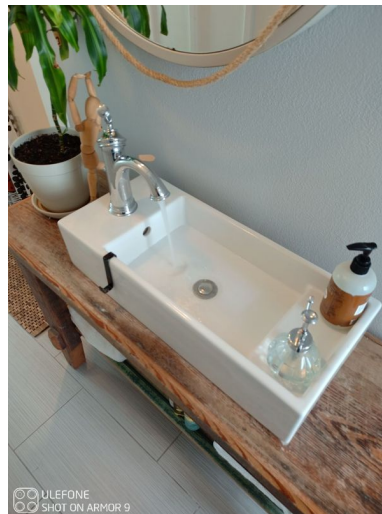
|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



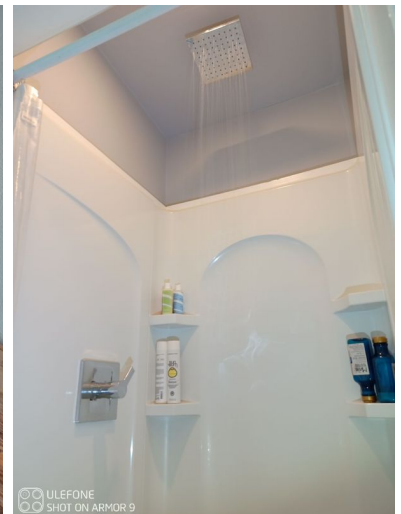
*General Photos of Plumbing Fixtures:*



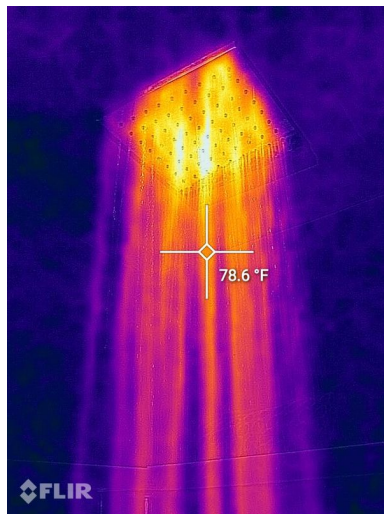
Kitchen



Hall Bathroom



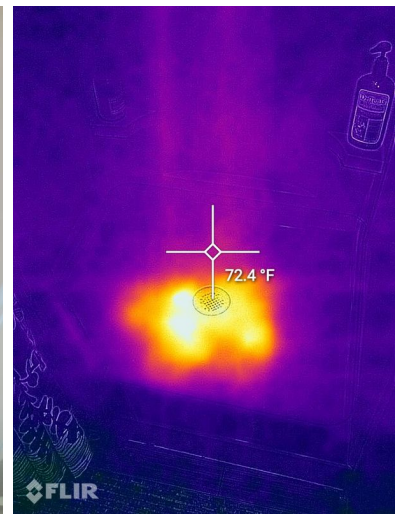
Hall Bathroom



Hall Bathroom



Hall Bathroom



Hall Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

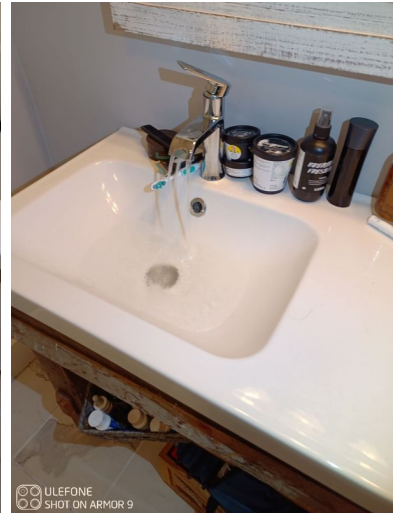
|   |    |    |   |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



Hall Bathroom



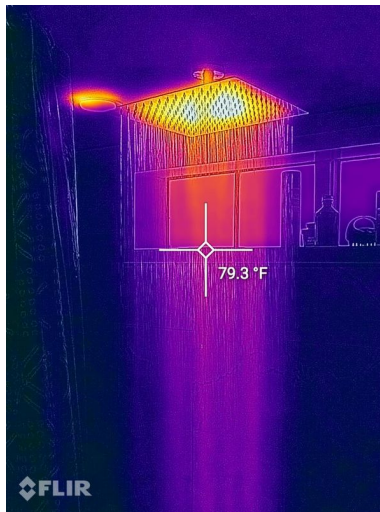
Primary Bathroom



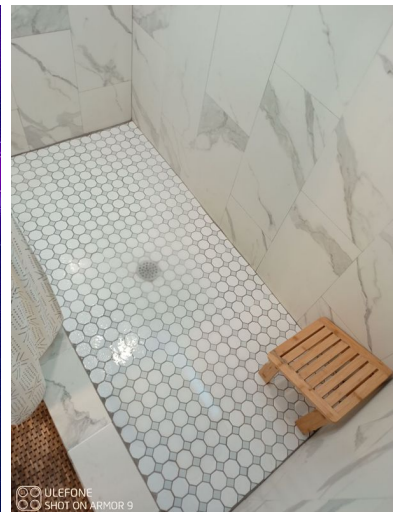
Primary Bathroom



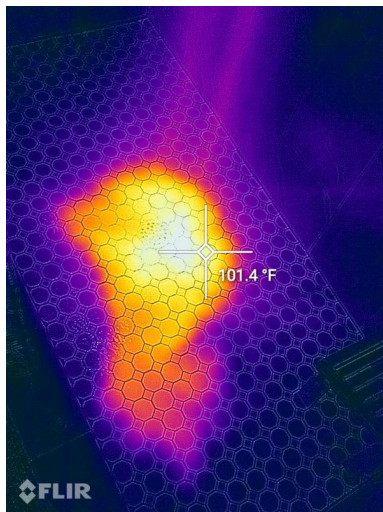
Primary Bathroom



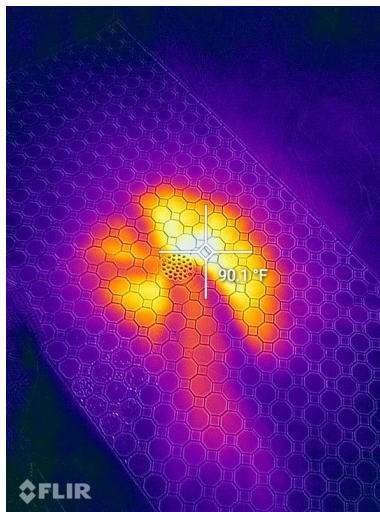
Primary Bathroom



Primary Bathroom



Primary Bathroom



Primary Bathroom



Primary Bathroom

I=Inspected

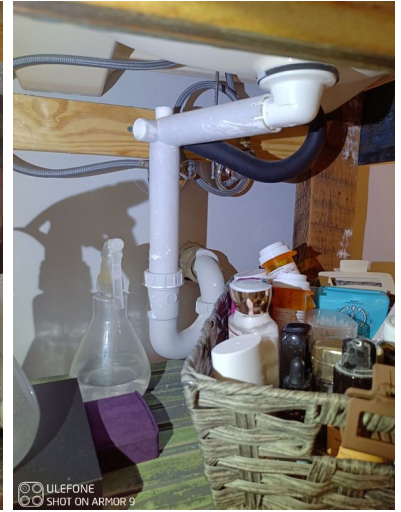
NI=Not Inspected

NP=Not Present

D=Deficient

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

*General Photos of Drain Lines:*



- ☒ ☐ ☐ ☐ **A. Plumbing Supply, Distribution Systems, and Fixtures**  
*Location of water meter: Back alley*

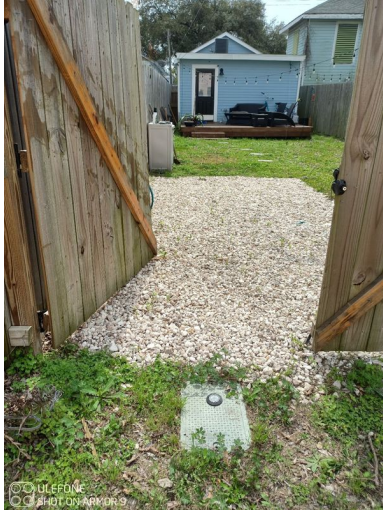
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



*Location of main water supply valve:* Not observed  
*Static water pressure reading:* 50-55 psi



*Type of Supply Piping Material:* Copper, PEX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Comments:

**1: Fixture: Drain Stops Missing or Ineffective**

**Recommendation**

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

Recommendation: Contact a qualified plumbing contractor.



Hall Bathroom

☒ ☐ ☐ ☐

**B. Drains, Wastes, and Vents**

Type of Drain Piping Material:: PVC

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Comments:

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Source: Electric

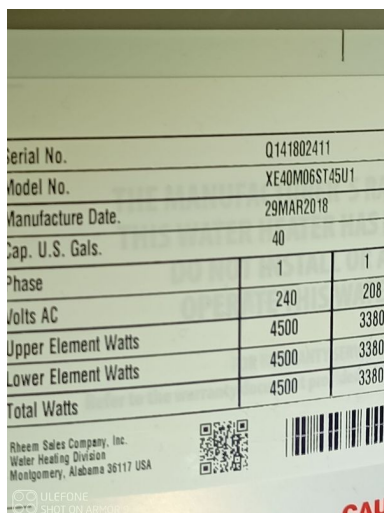


Capacity: 40 Gallons

Comments:

Location: Primary bedroom closet.

Year of Manufacture: 2018



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

*Inspector Does Not Test TPR Valve or Open/Remove Burner Covers:*

The inspector does not test TPR valves or remove the burner compartment covers due to safety reasons and risk of damage to the property.

### 1: Annual Maintenance Flush Recommended

[Maintenance Item/Note](#)

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

Recommendation: Contact a qualified plumbing contractor.

### ☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment

*Comments:*

### ☐ ☒ ☒ ☐ E. Gas Distribution Systems and Gas Appliances

*Location of gas meter::* Not Present



*Type of gas distribution piping material::* NA

*Comments::*

### ☐ ☒ ☒ ☐ F. Other

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

## V. APPLIANCES

*General Photos of Dishwasher:*



*General Photos of Food Waste Disposer:*



*General Photos of Range Hood/Exhaust Systems:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



General Photos of Ranges, Cooktops, and Ovens:



☒ ☐ ☐ ☐ **A. Dishwashers**  
Comments:

☒ ☐ ☐ ☒ **B. Food Waste Disposers**  
Comments:

**1: Debris - Disposal**

**Recommendation**

The garbage disposal sounded as if it had debris in it. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

*Comments:*

*Exhaust Hood Type:* Vented

☒ ☐ ☐ ☒ **D. Ranges, Cooktops, and Ovens**

*Comments:*

*Range/Oven Energy Source:* Electric

*Induction Functionality Not Tested:*

**Note:** Induction cooktops require a pan to be placed over the cooking surface to initiate the burners. The inspector cannot test for proper operation of the cooktop.



**1: Missing Anti-Tip Device**

**⚠️ Safety Hazard**

There was no anti-tipping device installed on the oven/range to prevent tipping if the door is climbed on while opened. This is a possible safety hazard. Evaluate and remedy as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Recommendation: Contact a qualified professional.



☐ ☐ ☒ ☐ **E. Microwave Ovens**  
*Comments:*

☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**  
*Comments:*

☐ ☐ ☒ ☐ **G. Garage Door Operators**  
*Comments:*  
*Contact Reversal Test Not Performed:*  
 The inspector does not perform a contract reversal test for safety reasons and risk of damage to the property.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**  
*Comments:*

☐ ☒ ☒ ☐ **I. Other**  
*Comments:*