



832-982-6027

Wonder@phitinspections.com

PhitInspections.com



INSPECTED FOR

Sara Perez

12704 Rio Nueces Ln

Rosharon, TX 77583

May 15, 2026



PROPERTY INSPECTION REPORT FORM

Sara Perez <i>Name of Client</i>	05/15/2026 <i>Date of Inspection</i>
12704 Rio Nueces Ln, Rosharon, TX 77583 <i>Address of Inspected Property</i>	
ANH PHAM <i>Name of Inspector</i>	26748 <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 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

Inspection Time In: **2 pm** Time Out: **5 pm** Property was: **Vacant**
Building Orientation (For Purpose Of This Report Front Faces): **North**
Weather Conditions During Inspection: **Sunny**
Outside Temperature During Inspection: **90 °+ Degrees**
Parties Present at Inspection: **No other parties present during inspection.**

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Sara Perez. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or
- (vii) future performance of any item;

- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or

- similar devices;
- (F) designate conditions as safe;
 - (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
 - (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
 - (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
 - (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
 - (K) operate recirculation or sump pumps;
 - (L) remedy conditions preventing inspection of any item;
 - (M) apply open flame or light a pilot to operate any appliance;
 - (N) turn on decommissioned equipment, systems or utility services; or
 - (O) provide repair cost estimates, recommendations, or re-inspection services.

THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. ***This report is not to be used by or for any property and/or home warranty company.***

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

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 Ground

Comments:

Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to contain no significant unlevelness.

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.

☒ ☐ ☐ ☒

B. Grading and Drainage

Comments:

Grading & Drainage

- The soil line was observed to be marginally high on the north side of the structure. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.



Gutter & Downspout System

Note: There are no gutters installed at the time of inspection.

☒ ☐ ☐ ☒

C. Roof Covering Materials

Type(s) of Roof Covering: Composition

Viewed From: Drone

Comments:

Roof Covering

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D

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

Note: Roof fasteners (nails and/or staples) were observed to be exposed and should be properly sealed at the ridge caps and flashing areas.

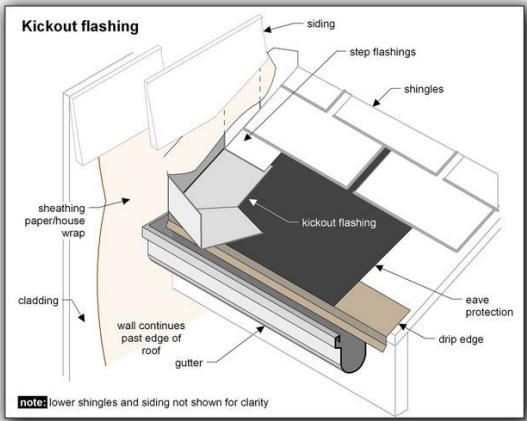
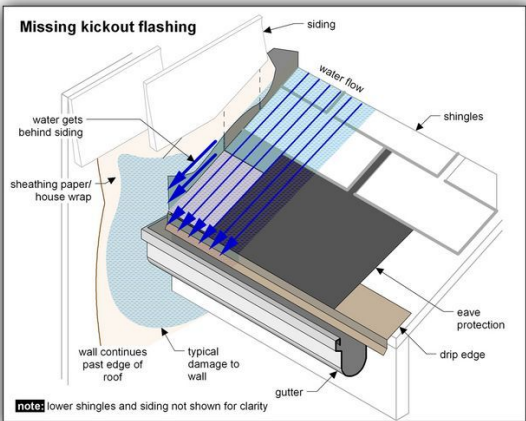
Note: The inspector inspected the roof with a drone due to the height and structure type. The drone will help identify major issues but cannot detect the smaller deficiencies that can be identified by walking the structure.



Flashing Details

- It is recommended to seal one or more of the plumbing vent stack rubber boots to prevent water intrusion at this location.
- There was no kickout flashing details observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing could allow water to penetrate at these points.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D



Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

☒ ☐ ☐ ☒

D. Roof Structures and Attics

Viewed From: From Interior of Attic

Approximate Average Depth of Insulation: 7" to 9"

(**Note:** Generally recommended depth of attic floor insulation is approximately 10+ inches to achieve a R30 rating.)

Insulation Type: Loose Filled

Description of Roof Structure: Rafter Assembly

Attic Accessibility: Partial

Comments:

Roof Structure

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



Attic Ventilation

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

Attic Insulation

- The attic floor insulation should be redistributed in one or more locations.



☒ ☐ ☐ ☒

E. Walls (Interior and Exterior)

Comments:

Description of Exterior Cladding: Brick Veneer

Interior Walls & Surfaces

- Elevated moisture levels were detected in the wall finished surfaces in the laundry room; hall bathroom; half bathroom; primary bathroom; kitchen; living room. The cause and remedy should be further evaluated and corrected as necessary. **Additional Note:** Due to the elevated moisture, other adverse conditions such as mold-like substance growth, wood rot/deterioration and wood destroying

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

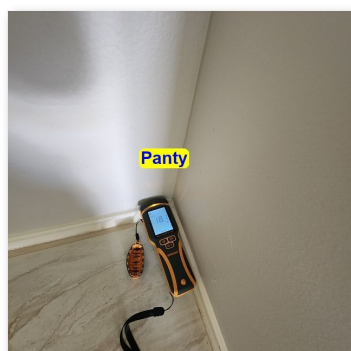
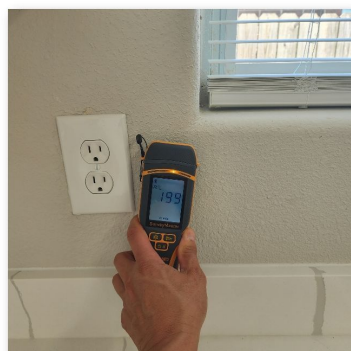
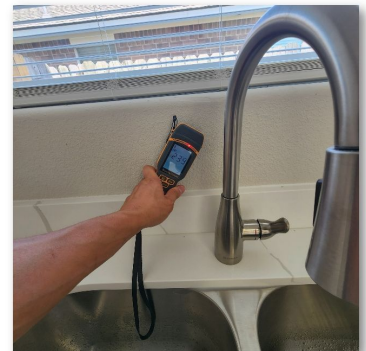
I	NI	NP	D
---	----	----	---

insects are possible.

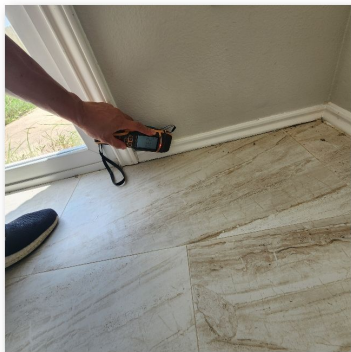
- Paint touch ups are recommended in several locations at the time of inspection.

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.

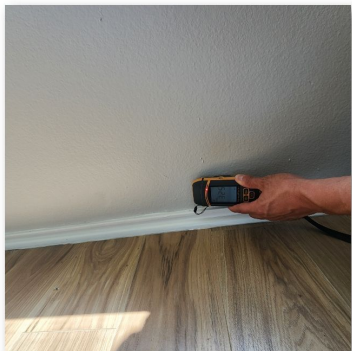
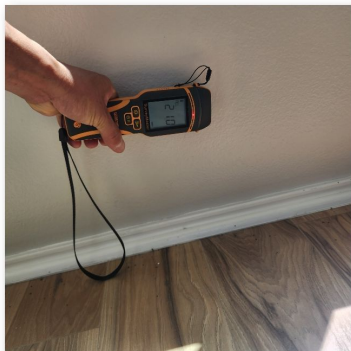
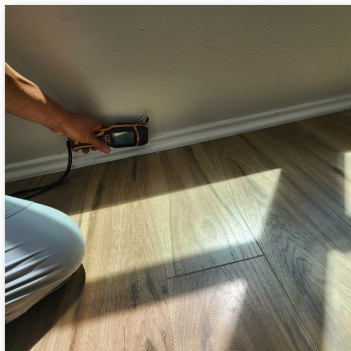
Kitchen



I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D

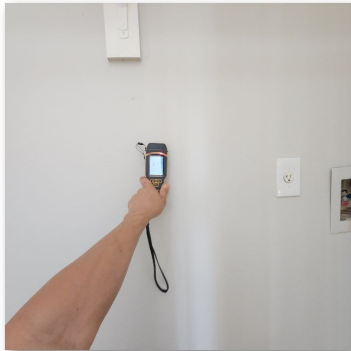
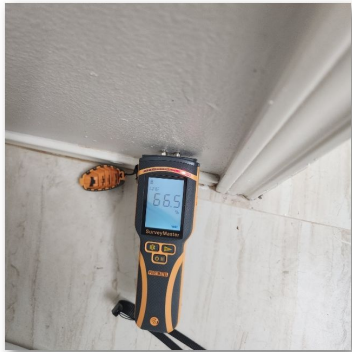
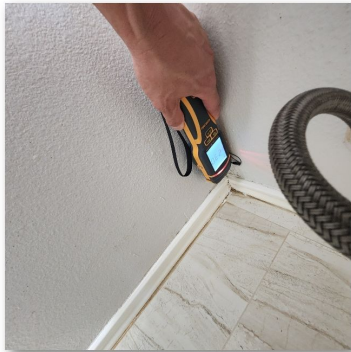


Family room

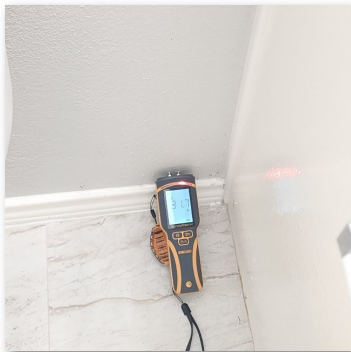


Half Bathroom

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D



Upstairs Hall Bathroom



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Primary Bathroom



Exterior Walls & Surfaces

- The area between the exterior cladding / veneer and all of the wall penetrations / openings should be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles, vent termination covers, etc. It is recommended to use an elastomeric sealant.
- All joints between two different types of siding should be properly sealed. It is recommended to use elastomeric sealant.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use an elastomeric sealant.
- The wall expansion joint(s) should be properly sealed on the east side, west side of the structure. It is recommended to use an elastomeric sealant.
- Mortar improvements are recommended for the exterior masonry veneer on the north, east and west sides of the structure.
- The weepholes in the lower course of the exterior masonry veneer were observed to be blocked and/or sealed. The weepholes should be reopened to help vent the wall voids and release any absorbed rain water from behind the exterior masonry veneer walls.
- The wood veneer trim has some deterioration or damage on the north side of the structure.

Note: The exterior masonry veneer has been painted. This condition could limit the inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

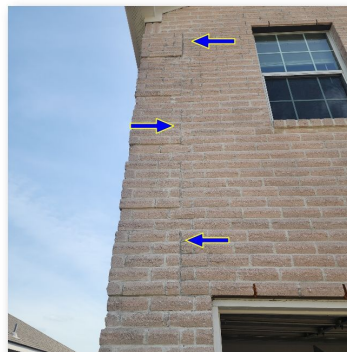
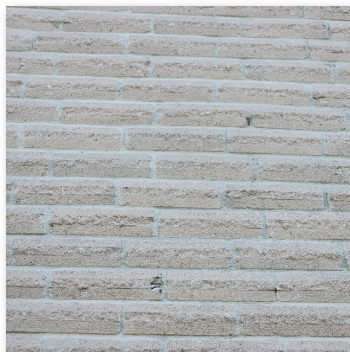
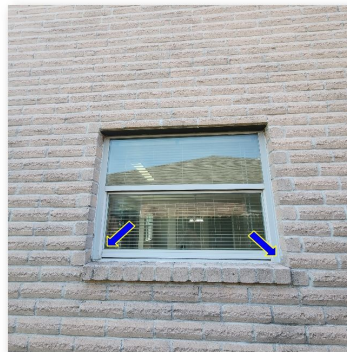
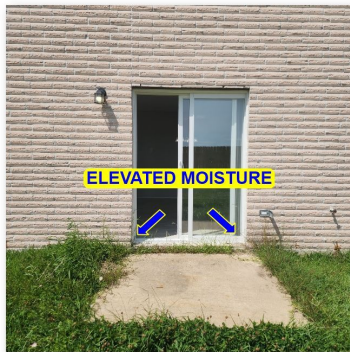
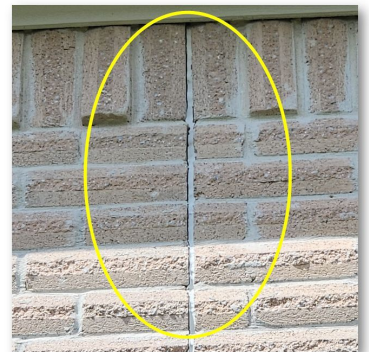
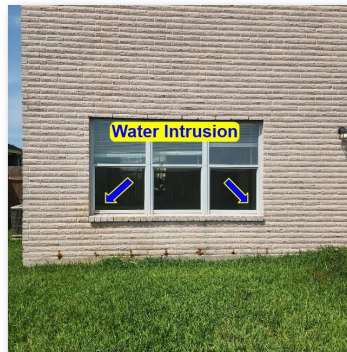
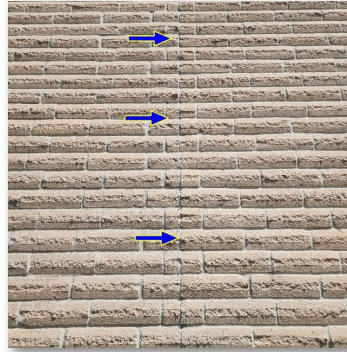
I=Inspected

NI=Not Inspected

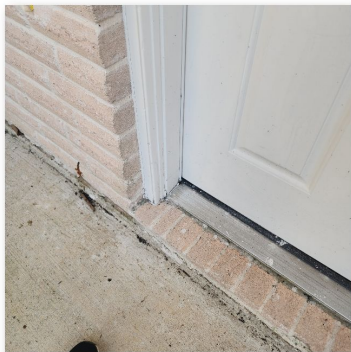
NP=Not Present

D=Deficient

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



I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D



Cabinets & Cabinet Surfaces

- Cabinet surface damage was observed in the kitchen; primary bathroom; hall bathroom.



☒ ☐ ☐ ☒

F. Ceilings and Floors

Comments:

Ceilings

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

Floors

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

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

Note: The upstairs sub-floor (flooring) is noisy when walked over in one or more locations.

☒ ☐ ☐ ☒

G. Doors (Interior and Exterior)

Comments:

Interior Doors

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

Exterior Doors

- The door is not closing properly and/or fitting in the opening properly to the backyard entry door, front entry door.
- Weather-stripping improvements are recommended for the backyard entry, front entry exterior door(s).

Overhead Garage Door

- The weather-stripping for the overhead garage door is damaged and repairs or replacement may be needed.
- It is recommended to lubricate the overhead garage door components, such as rollers, tracks and hinges.

Garage Entry Door

- The garage entry door is not equipped with a self-closing device.

☒ ☐ ☐ ☒

H. Windows

Comments:

Windows

- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they lose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following:
family room.

(Total 5)

Special Notice: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to the expiration of any time limitations such as option or warranty periods.

- The window frame is damaged in the several locations throughout the house.
- Water stains were observed at and/or around the window(s) in the kitchen; hall bathroom. The cause and remedy should be investigated and corrected as necessary.

Window Screens

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

☒ ☐ ☐ ☐

I. Stairways (Interior and Exterior)

Comments:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

☐	☒	☒	☐
--------------------------	-------------------------------------	-------------------------------------	--------------------------

J. Fireplaces and Chimneys

Comments:

Note: There is no fireplace present on the structure at the time of inspection.

☒	☐	☐	☒
-------------------------------------	--------------------------	--------------------------	-------------------------------------

K. Porches, Balconies, Decks, and Carports

Comments:

Driveway

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A. Service Entrance and Panels

Comments:

Panel Box

Box Rating and/or Main Disconnect Rating: 125 amps

Box Location: West Exterior Wall

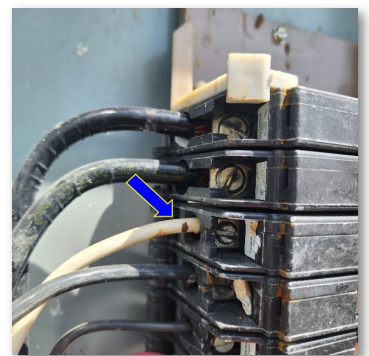
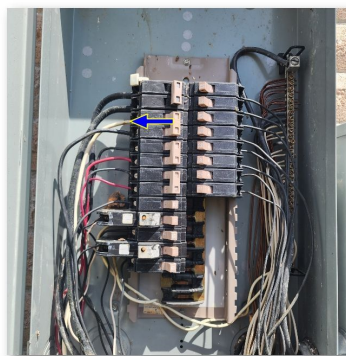
Cabinet Manufacturer: Unable To Determine

Branch Circuit Wire Type: Copper

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- There is no surge protection device installed at the panel box. Under the current National Electrical Code, all electrical systems should have surge protection. This is an "as built" condition. It is recommended to add a surge protection device to the panel box.
- There is no ground fault circuit interrupter type breaker for the dryer outlet installed at the panel box. This does not meet current building standards.
- The electrical cabinet is not properly bonded to the electrical system.
- The wires entering the electrical cabinet are not properly secured or protected from the sharp edges of the cabinet.
- An unmarked white wire was found connected to a hot breaker in the panel. While white wires are sometimes used as 'hot' conductors for 240-volt circuits, they must be permanently re-identified with black or red tape/marker at all terminations to identify them as energized. This creates a potential safety hazard for technicians assuming it is a neutral wire. **Recommendation: Have a licensed electrician properly identify the wire.**

Arc-Fault Circuit Interrupter Protection (AFCI)

- None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. AFCI devices were first required under the 1999 National Electrical Code and under the 2014 NEC, all living space, kitchen and laundry room devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

- One or more of the receptacles are inoperative. This receptacle(s) and circuit should be investigated and corrected as necessary. Receptacle(s) were located in the front porch.
- The garage area, laundry area, north exterior wall, west exterior wall receptacles are not connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, these receptacles should have GFCI protection.



Switches

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

Fixtures

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

Smoke Alarms

- 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.

Note: It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

Carbon Monoxide Alarms

- I was unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Doorbell / Chime

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒

A. Heating Equipment

Type of Systems:

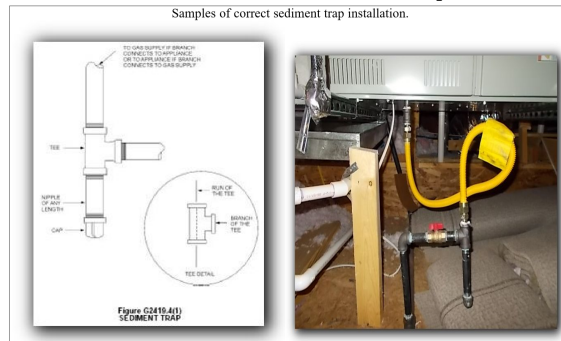
Energy Sources:

Comments:

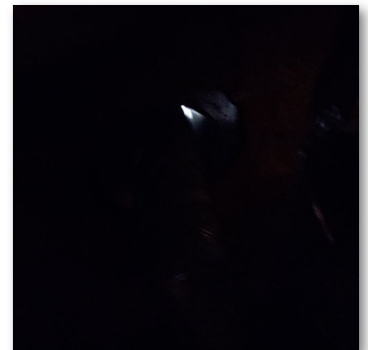
Central Heating System – Energy Source: Gas

Brand Name: Unable To Determine

- The roof level flue storm collar should be properly sealed to help prevent water intrusion into the structure.
- The 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.



Note: The gas service was turned off to the structure at the time of this inspection. I was unable to check the gas operation of this component at this time. A limited visual survey will be performed and if any deficiencies are found they will be listed within this section.



☒ ☐ ☐ ☒

B. Cooling Equipment

Type of Systems:

Comments:

Central Cooling System

Today's Temperature Differential (Delta-T): Unable to check

Approximate System Age: **2021**

Approximate System Size: **4 ton**

Brand Name: **Unable To Determine**

Freon Type: **R410A**

The HVAC system and equipment should be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be

I=Inspected

NI=Not Inspected

NP=Not Present

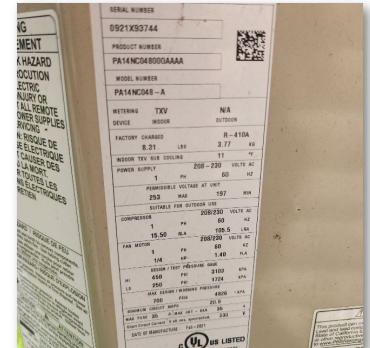
D=Deficient

I NI NP D

limited to the following:

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 air conditioning system was inoperative at the time of the inspection.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.



Notice: Temperature differential readings (Delta-T) are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

and occasionally may indicate normal operation in spite of an equipment malfunction. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

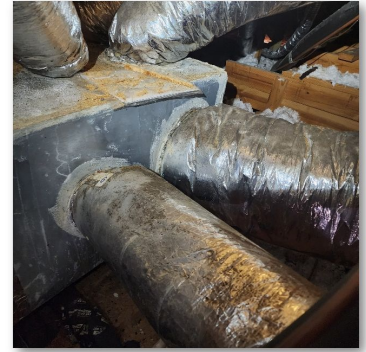
☒ ☐ ☐ ☒

C. Duct Systems, Chases, and Vents

Comments:

Duct System, Chases and Vents

- The duct work in the attic area is not properly separated to help prevent condensation from developing. It is recommended to separate the duct work with a minimum intervals of 1.5-inches.
- The duct system was observed to be dirty and should be cleaned for air quality purposes.
- The supply ductwork in the attic has an R6, Which is less than the current recommended R8 for this climate zone. This can lead to reduced energy efficiency and potential condensation issues. Recommend evaluation and sealing/upgrading of insulation by a qualified HVAC Contractor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Within 5-feet of Front Curb

Location of main water supply valve: Within 3-feet of east exterior wall.

Static water pressure reading: 50 to 60 psi

Type of supply piping material: PEX

Comments:

Water Supply System

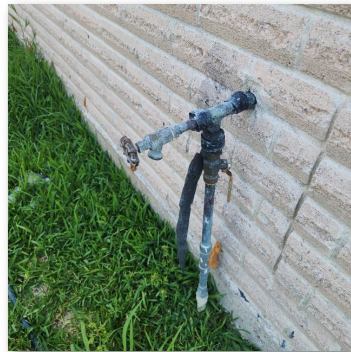
- The Spigot is not functioning properly at the time of inspections



Exterior Faucets/Fixtures

- The exterior water hose bib (faucet) is leaking at the handle when operated on the south side, east side of the structure.
- One or more of the exterior water hose bibs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place.

• **Note:** All exposed exterior, crawl space and/or attic water lines should be protected (insulated) from physical or UV damage and/or possible freeze.



Laundry Connections

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

Kitchen Sink

- The drain leaks water into the cabinet.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Primary Bathroom

- The stopper does not function properly.
- The stopper is missing.
- The sink has some surface damage.
- The drain leaks water into the cabinet.



Hall Bathroom

- The stopper does not function properly.
- The stopper is missing.

Half Bath

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

Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

☒ ☐ ☐ ☒

B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

- The exterior wall cleanout cover is missing on the east side of the structure.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. 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 inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.**

☑ ☐ ☐ ☑

C. Water Heating Equipment

Energy Sources:

Capacity:

Comments:

Water Heater – Energy Source: **Gas**

Location: **Garage**

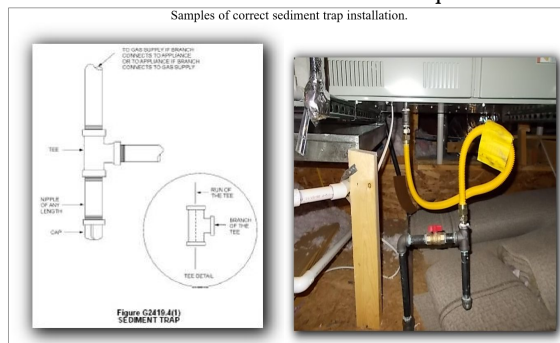
Approximate Capacity: **40 Gallons**

Approximate Age: **2024**

Brand Name: **Rheem**

- 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.

Samples of correct sediment trap installation.



- The water heater flue (vent pipe) has inadequate clearance from combustible materials. Double walled vent pipes should have at least 1-inch of clearance and single walled vent pipes should have at least 6-inches of clearance from combustible material.
- The water heater flue was observed to be an older single wall type. Under current mechanical standards, the exhaust flue should be a Type-B double wall flue.
- There is no pan installed under the water heater.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

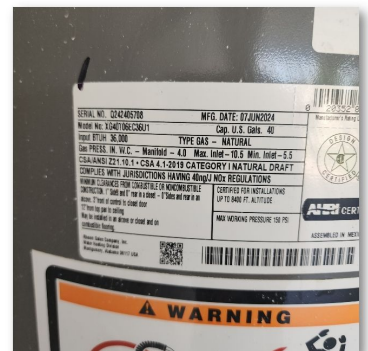
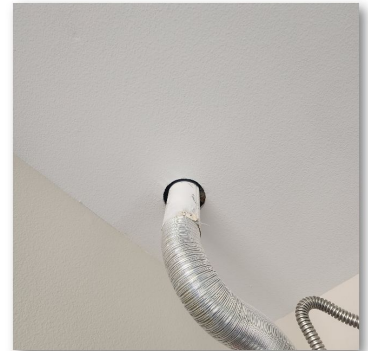
International Residential Code for One & Two Family Dwellings

P2801.5 Required pan. Where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in a galvanized steel pan having a minimum thickness of 24 gage (0.016 inch) (0.4 mm) or other pans for such use. Listed pans shall comply with CSA LC3.

P2801.5.1 Pan size and drain. The pan shall be not less than 11/2 inches (38 mm) deep and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a minimum diameter of 3/4 inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table P2904.5.

P2801.5.2 Pan drain termination. The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent ground surface.

Note: The gas service was turned off to the structure at the time of this inspection. I was unable to check the gas operation of this component at this time. A limited visual survey will be performed and if any deficiencies are found they will be listed within this section.



☐ ☒ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments:

Note: There is no hydro-massage therapy equipment present at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

☒ ☐ ☐ ☒

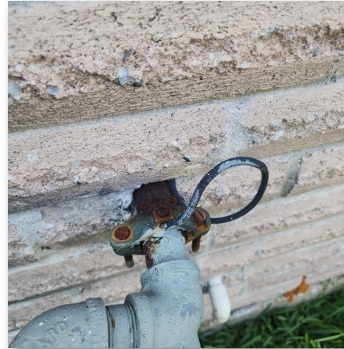
E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Within 3-feet of east exterior wall.

Type of gas distribution piping material: Black Steel Pipe

Comments:

Note: The gas service was turned off to the structure at the time of this inspection. I was unable to check the gas operation of any of the gas components at this time. A limited visual survey will be performed and if any deficiencies are found they will be listed within this section.



Notice: The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions.

The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

V. APPLIANCES

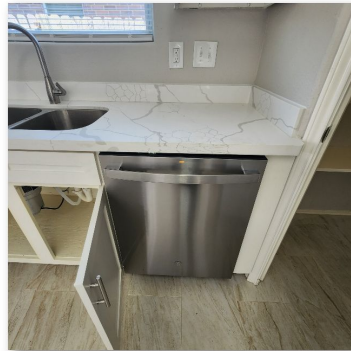
☒ ☐ ☐ ☐

A. Dishwashers

Comments:

Brand Name: General Electric – GE

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



☒ ☐ ☐ ☒

B. Food Waste Disposers

Comments:

- The food waste disposer is leaking water into the cabinet area. This condition should be further evaluated and corrected as necessary.



☒ ☐ ☐ ☐

C. Range Hood and Exhaust Systems

Comments:

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

Note: The range hood in place is ductless. The range hood does not terminate outside and is dependent on the charcoal filter installed. It is recommended to regularly clean your filter system to prevent damage to the structure.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



☐ ☒ ☐ ☐

D. Ranges, Cooktops, and Ovens

Comments:

- The gas shutoff valve is in a poor location and is hard to reach.
- The range can be easily tipped over and should be equipped with an anti-tip device, for safety.

ANTI-TIP DEVICE

⚠ WARNING — To reduce the risk of tipping, the appliance must be secured by properly installed Anti-Tip bracket packed with this appliance.

If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.



⚠ WARNING —

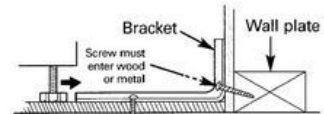
- All ranges can tip
- Injury to persons could result
- Install Anti-Tip bracket packed with range
- See Installation Instructions



If you pull the range out and away from the wall for any reason, make sure the Anti-Tip bracket is engaged when the range is pushed back against the wall.

9 ANTI-TIP DEVICE INSTALLATION

An **Anti-Tip bracket** is supplied with instructions for installation in a variety of locations. The instructions include all necessary information to complete the installation. Read the **Safety Instructions** and the instructions that fit your situation before beginning installation.



Typical installation of anti-tip bracket attachment to wall

⚠ WARNING:

- Range must be secured by **Anti-Tip bracket** supplied.
- If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.
- See instructions to install (supplied with bracket).
- Unless properly installed, the range could be tipped by stepping or sitting on the door. Injury may result from spilled hot liquids or from the range itself.

Note: The gas service was turned off to the structure at the time of this inspection. I was unable to check the gas operation of this component at this time. A limited visual survey will be performed and if any deficiencies are found they will be listed within this section.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



☒ ☐ ☐ ☐

E. Microwave Ovens

Comments:

Brand Name: General Electric – GE

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



☒ ☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

☒ ☐ ☐ ☒

G. Garage Door Operators

Comments:

- The garage door opener was noisy when operated. The cause and remedy should be further evaluated and corrected as necessary.

☒ ☐ ☐ ☐

H. Dryer Exhaust Systems

Comments:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☐

A. Thermal Imaging / Infrared

Comments:

Thermal imaging (or infrared thermography) is a non-invasive, non-contact diagnostic tool that detects infrared energy (heat) emitted from surfaces and translates it into a visual image called a thermogram. Unlike standard cameras, it identifies temperature anomalies- spots that are unexpectedly hotter or cooler than their surroundings- which indicate hidden issues like moisture intrusion, missing insulation, or electrical faults.

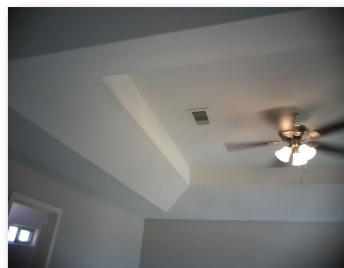
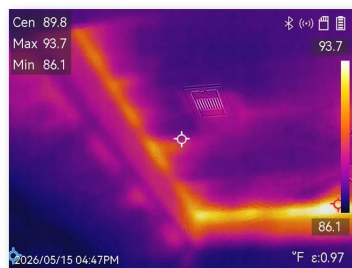
Common Pattern:

1. Moisture/Leaks: Typically appear dark blue or purple, as moisture is colder than surrounding building materials.
2. Missing/Damaged Insulation: Appears as warm spots on the exterior in winter (heat escaping) or cold spots on the interior.
3. Electrical Overheating: Appears as a bright, glowing spot (yellow/white) on circuit breakers, switches, or wiring. Limitations: Thermal imaging does not see through walls, but rather detects surface temperature differences caused by what is behind them.
4. It also cannot detect moisture through drywall; it only identifies the cold signature of that moisture, which requires confirmation with a physical moisture meter.

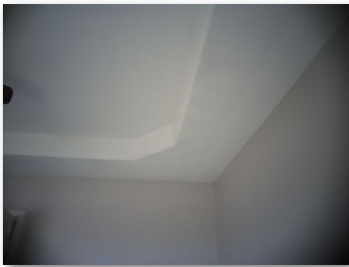
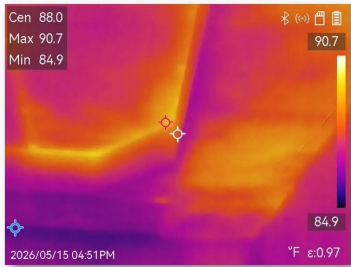
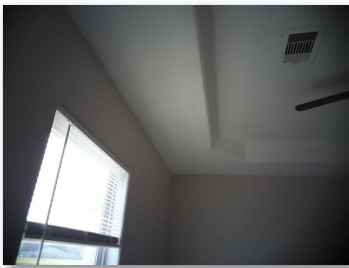
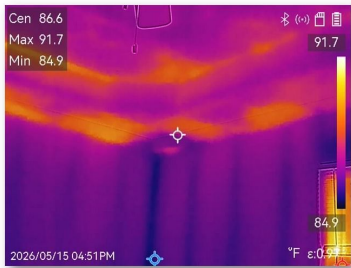
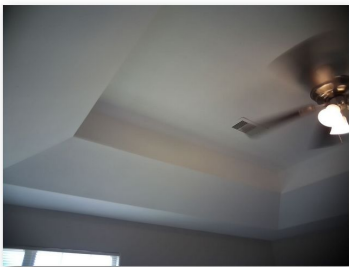
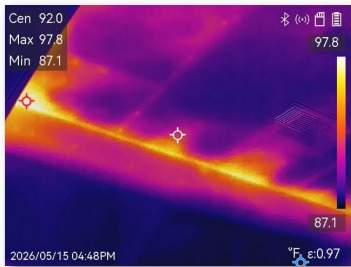
Limitations: Thermal imaging does not see through walls, but rather detects surface temperature differences caused by what is behind them. It also cannot detect moisture through drywall; it only identifies the cold signature of that moisture, which requires confirmation with a physical moisture meter.

Thermal Imaging / Infrared

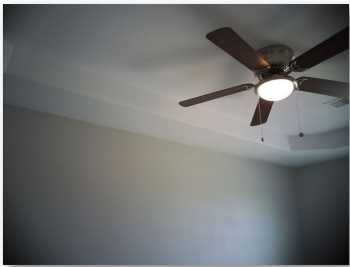
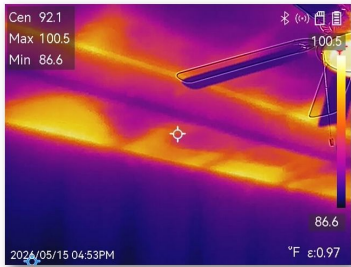
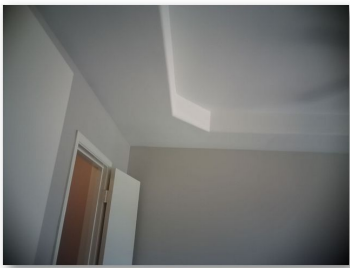
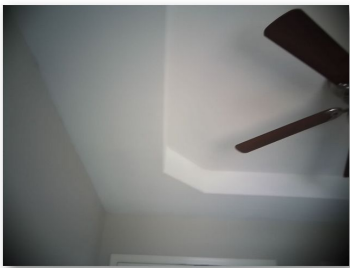
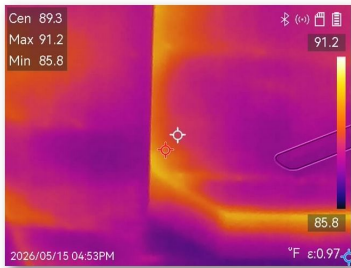
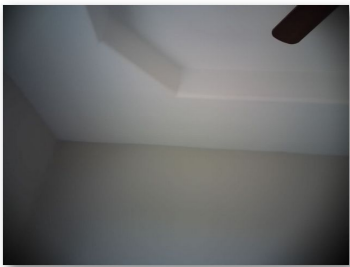
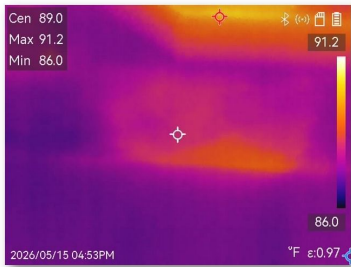
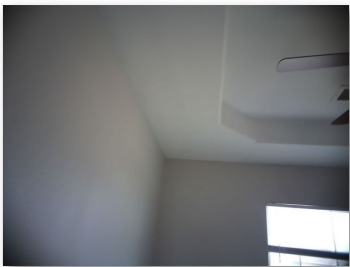
- Missing insulation was observed within the wall cavity in the several locations throughout the house.
- Missing insulation was observed at the ceiling in the several locations throughout the house.



I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D



I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D



I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D

