



REDFISH INSPECTIONS LLC

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TREC REI 7-6

18339 Steele Point Dr
Crosby, TX 77532



Inspector

William Smith

TREC 24046

713-568-8184

scheduling@redfishinspections.com



PROPERTY INSPECTION REPORT FORM

Nick Johnson

Name of Client

06/28/2024 8:00 am

Date of Inspection

18339 Steele Point Dr, Crosby, TX 77532

Address of Inspected Property

William Smith

Name of Inspector

TREC 24046

TREC License #

Name of Sponsor (if applicable)

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of Building: Single Family -

As with all buildings, ongoing maintenance is/will be required and improvements to the systems of the structure will be needed over time. The improvements that are recommended in this report are not considered unusual for a building of this age and location. Please remember that there is no such thing as a perfect construction. This inspection is NOT a pest inspection. We recommend consulting with a licensed pest inspector for the presence of, trapping, exclusions etc... of pests.

Occupancy: Furnished, Occupied

In Attendance: Buyer Agent, Buyers Sister

Temperature (approximate): 90 Fahrenheit (F)

Weather Conditions: Clear

Buyers Notice:

Keep in mind, as noted this report will have many items in it and they will be marked deficient.

This does not mean it is a bad house, some things are not correct. In these areas of the home, it may be a simple repair. If you have questions PLEASE GIVE US A CALL FOR CLARITY. We will be happy to answer any questions you might have.

Check Boxes:

Home Inspectors are regulated by the Texas Real Estate Commission Standards of Practice which dictate which systems must be inspected, the minimum standards of for the inspection, and allowable inspector limitations such as inspectors are not required to walk a roof if, in their opinion, it is not safe to do so.

In the report, each system or unit has four checkboxes. The following is an explanation of these checkboxes.

I - Inspected

NI - Not Inspected or partially inspected which may occur when full access to the system or unit is not available. For example, an inspector may not be able to inspect an entire roof because of a large amount of debris, snow, or height.

NP - System or unit is not present

D - system or unit has a deficiency. This does not necessarily mean the system or unit is deficient. For example, an AC unit may have a deficiency of dirty air filters. It does not mean the AC unit is deficient and needs to be replaced.

Every system or unit should be marked either I or NI.

I & D - system or unit was inspected and deficiencies found. If D is not checked, no deficiencies were found.

NI & NP - system or unit was not inspected because it was not present. NP by itself is also sufficient and means the same thing.

NI & D - system or unit was not inspected and deficiencies exist. For example, the inspector was able to inspect a portion of the roof and found deficiencies, but he was not able to inspect the entire roof.

NI & NP & D - system or unit was not inspected because it was not present and a deficiency exists. For example, the deficiency could be smoke detectors, which are required, are not installed.

Occupied/Furnished Homes:

When a home is occupied or furnished it can prevent access to outlets, windows, etc. We recommended having these areas/systems reinspected once the house is vacated.

Location Descriptions:

When outside the structure, the terms "front," "left," "rear," and "right" were used to describe the structure as if viewed from in front of the structure facing the front door, even if the structure does not face the address street.

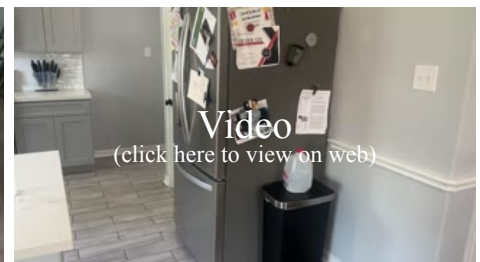
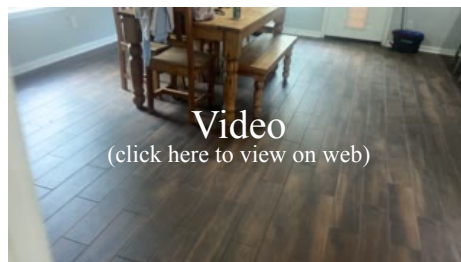
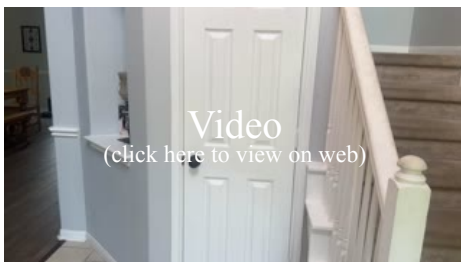
When inside the structure, the terms "front," "left," "rear," and "right" were used to describe the structure as viewed from the room entrance.

The interior was inspected in a clockwise fashion. The Primary Bedroom and Bathroom are identified as such. The first secondary bedroom and bathroom that comes up after starting at the front door will be Guest Bedroom/Bathroom 1, then Guest Bedroom/Bathroom 2, and so on. Half bathrooms will be identified separately from the full bathrooms.

If you have any questions about room descriptions or locations, please contact us. It's important that you be able to identify the rooms that we discuss in your report.

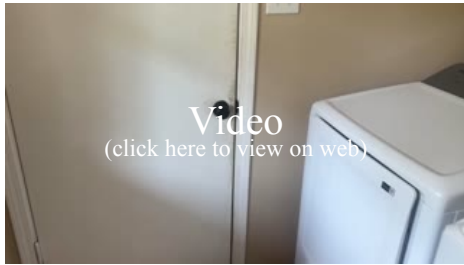
Videos :

Videos

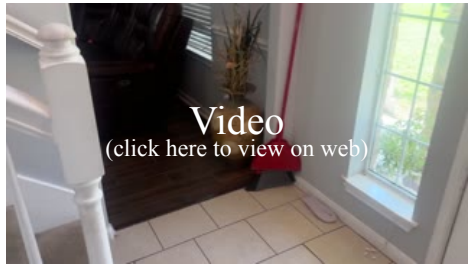




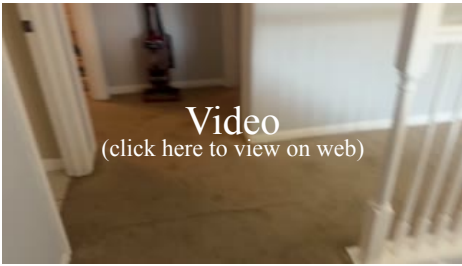
Video
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Video
(click here to view on web)



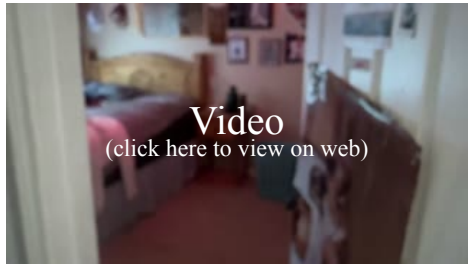
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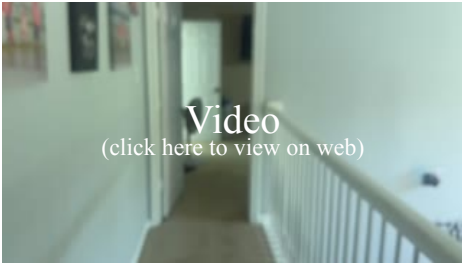
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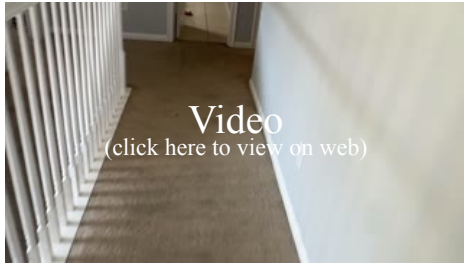
Video
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Video
(click here to view on web)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS☒ ☐ ☐ ☐ **A. Foundations***Type of Foundation(s):* Slab on Grade*Foundation Performed as Intended:*

In our opinion, the foundation was performing as intended at the time of inspection. While signs of regular settlement may be present, there were no indications of significant structural movement. No significant separation was noted in the accessible attic space of the structure. If there are any concerns regarding foundation performance, we recommend having a certified & licensed structural or foundational specialist further inspect the structure.

*Comments:**Foundation Limitation:*

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.

The foundation performance opinion stated in this report neither, in any way, addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Houston Texas area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made.

Inspectors are not responsible for defects in areas that are not visible for inspection. The inspector does not perform any engineering studies or measurements such as geological, and hydrological stability test, soils conditions reports; wave action reporting; any form of engineering analysis. Only licensed engineers can conduct such evaluations.

Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

The Client Declined Elevation Plot:

The client declined the elevation plot. The client has been made aware that we are limited to visual inspection only.

☒ ☐ ☐ ☒ **B. Grading and Drainage***GRADING and DRAINAGE:*

It is advisable to maintain at least 6 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet where possible. We recommend that you monitor areas around the structure(s) when it rains and make sure that water is channeling away from structure(s) as intended. If it is not, there will be upgrades needed and you may consider adding a form of sub surface drainage.

Comments:

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

The following limitations and/or deficiencies (if any) with the **grading and drainage** were observed on the day of the inspection of this structure and are noted below.

1: Gutter Cleaning Needed / Debris

🔧 Repair/Replace

The gutters had debris, leaf, and/or granule accumulation. We recommend cleaning to avoid spilling roof runoff around the building; a potential source of water entry or water damage.



Example Front

2: Gutter / Downspout Discharge Near Foundation

🔧 Repair/Replace

One or more downspouts were discharging too close to the foundation. We recommend having downspouts discharge water at least five (5) feet from the structure. Storm water should be encouraged to flow away from the building at the point of discharge.



Example Front Right

3: Monitor Underground Downspouts / Gutter

🔧 Maintenance Required

The downspouts that discharged below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, We recommend they be redirected to discharge at least five (5) feet from the building.



I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****4: Foliage / Vegetation Near Structure** **Maintenance Required**

Right

Foliage was noted close to the structure. We recommend trimming all bushes and tree limbs at least 1 foot away from buildings. Bushes and trees too close to the structure can prevent the walls from drying properly, their roots can affect the foundation, and their branches can damage the roof.



Right

5: Holes in Yard **Safety Hazard**

Holes were noted in the yard around the structure. We recommend to fill all holes. Holes can create a trip hazard.



Rear



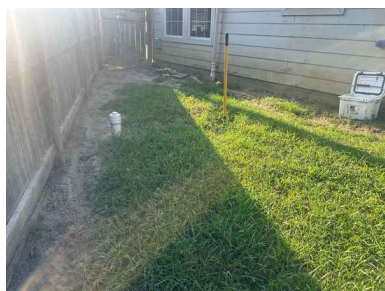
Rear



Rear

6: Grading Improvement Needed **Repair/Replace**

The grading around the structure should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition/removal of top soil. The ground should slope away from the structure at a rate of six inches in the first ten feet. In some cases, the installation of an underground drain may be a more efficient or cost effective solution.



Rear



Rear

I=Inspected

NI=Not Inspected

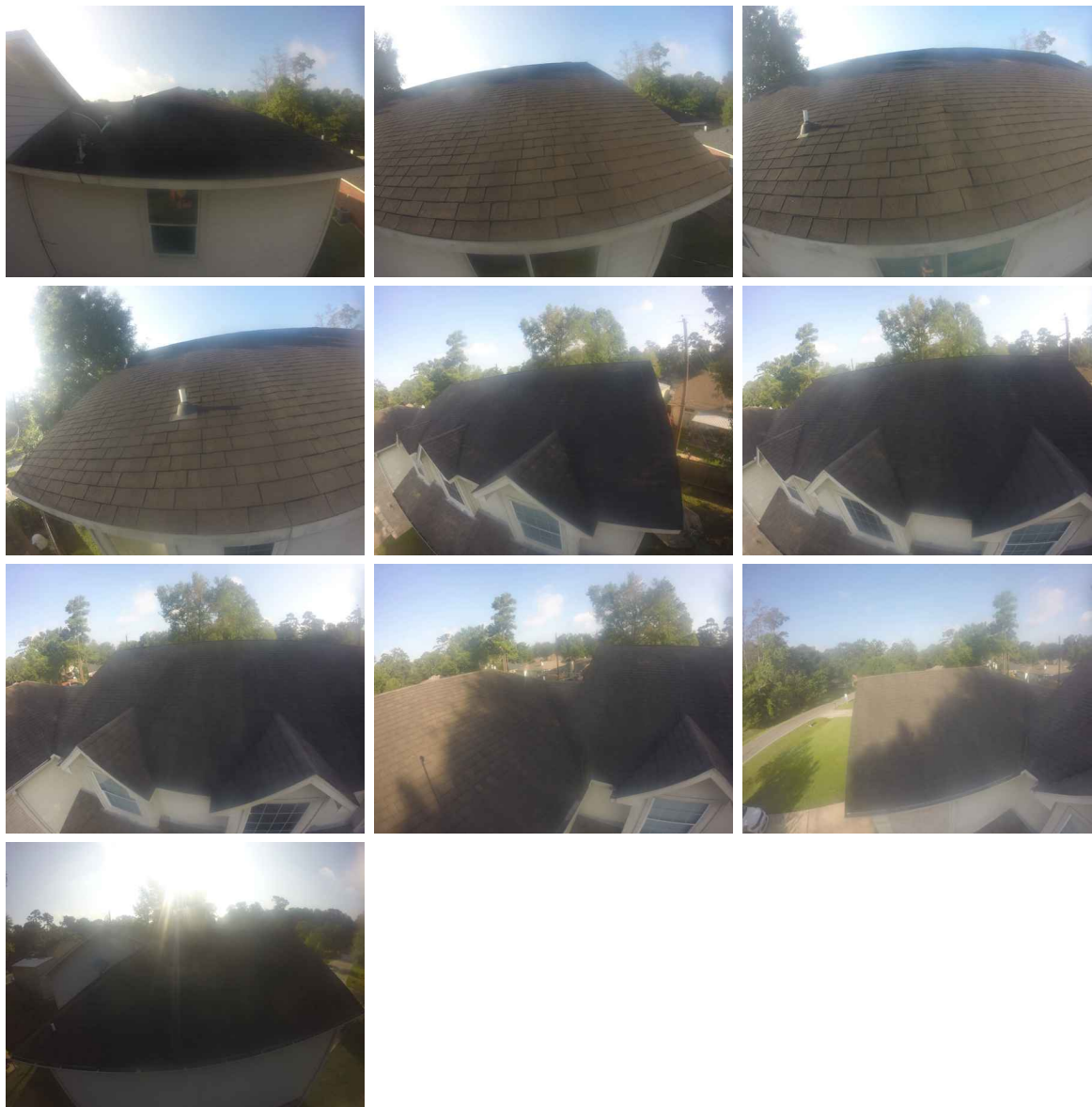
NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Photos of Roof Slopes :



Types of Roof Covering: Asphalt

Viewed From: Inspection pole with camera, Ground

Comments:

The following limitations and/or deficiencies (if any) with the **Roof Covering Materials** were observed on the day of the inspection of this structure and are noted below.

1: Nearing End Of Life Cycle

➡Repair/Replace

The degree of granule loss/deterioration on the roofing material indicated it was nearing the end of its life cycle. Replacement will become necessary in the near future. It would be wise to consult a qualified roofing contractor to further evaluate the roof and to budget for the replacement.

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****2: Ripples in Shingles**

🔴Repair/Replace

Front

Ripples were noted in the shingles. We recommend having these areas further evaluated and repaired as needed by a qualified roofing contractor.

5 Common Reasons Why Asphalt Roofing Shingles look wavy or rippled are age, poor ventilation, faulty roof material, and/or subpar installation.



Front

**3: Improper Attachments**

🔴Repair/Replace

Attachments had been improperly installed with fasteners drilled directly through the roofing material and roof deck. Maintaining a proper seal at these fasteners will be critical to avoid water intrusion. If the attachment has no current purpose, we recommend having it removed and the resulting holes sealed.



Rear

4: Loose / Uplifted Flashing

🔴Repair/Replace

Front

Loose or uplifted flashing was noted on the roof. We recommend having this secured to avoid water intrusion.

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

I	NI	NP	D
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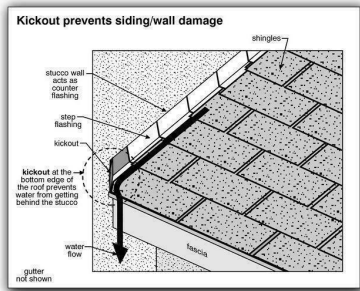
Front

5: Kickout Flashing Missing

🔧Repair/Replace

Front

Kickout flashing, also known as diverter flashing, is a special type of flashing that diverts rainwater away from the cladding and into the gutter. When installed properly, they provide excellent protection against the penetration of water into the building envelope. We recommend having this detail added.



Front

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**
Viewed From: Attic



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Approximate Average Depth of Insulation:: 0 to 10 inches



Comments:

The following limitations and/or deficiencies (if any) with the **roof structure and attic** were observed on the day of the inspection of this structure and are noted below.

Limited access:

Portions of the roof structure had no accessible attic space, were inaccessible due to insulation levels, roof design, mechanical equipment, duct work, and/or owners belongings. We were unable to perform a visual inspection of those areas.

1: Improve Insulation

➔Repair/Replace

Per today's standards, insufficient insulation was observed in the attic space. Insulation improvements may be cost effective, depending on the anticipated term of ownership.

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

Comments:

The following limitations and/or deficiencies (if any) with the **walls (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.



Recommend cutting of mesh at bottoy:

Although this is not a deficiency we recommend cutting off the mesh at the bottom to avoid corrosion.

1: Exterior Caulking Deteriorated

➔Repair/Replace

Around structure

The exterior caulking in multiple areas around the house at various siding transitions, expansion joints, wall protrusions, doors, windows and other areas, was deteriorated or insufficient. Exterior caulking is the first energy efficient measure to install. This helps minimize air flow and moisture through cracks, seams, utility penetrations and openings. Controlling air infiltration is one of the most cost effective measure in modern construction practice. Good caulking and sealing will reduce dust, dirt, and prevent damage to structural elements. We recommend updating regularly.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Example Rear Right



Example Right Rear

2: Cracked / Deteriorated Mortar

🔧Repair/Replace

The mortar at the exterior brick/stone veneer was cracked and/or deteriorated. We recommend having these areas repointed to prevent excess moisture intrusion.



Example Front Left



Front Right

3: Minor Exterior Cracks

🔧Maintenance Required

A crack was noted in the brick veneer. This appeared to have been the result of thermal expansion. We recommend repointing to prevent further deterioration.



Example Left Front

4: Step Crack

🔧Repair/Replace

Left Front, Front

A step crack was observed on the exterior brick veneer. This typically is an indication of structural movement. We recommend patching and monitoring.

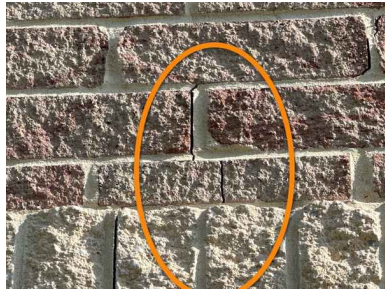
I=Inspected

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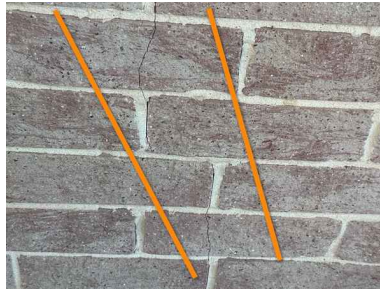
NP=Not Present

D=Deficient

I	NI	NP	D
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Left Front



Front

5: General Damage at Siding / Trim

🔴Repair/Replace

Left, Rear Right, Rear

General damaged was found to the exterior siding and/or trim. We recommend to repair as needed.



Left



Left



Rear Right



Rear

6: Open Siding Joints

🔴Repair/Replace

Left, Right

The siding joints were open. Because these appeared to have been previously caulked, we recommend having them recaulked to prevent moisture intrusion.

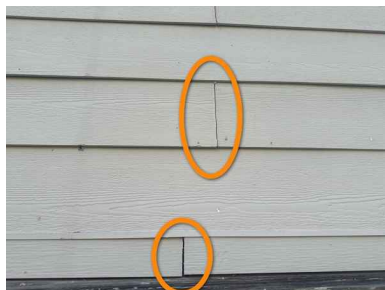
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NI=Not Inspected

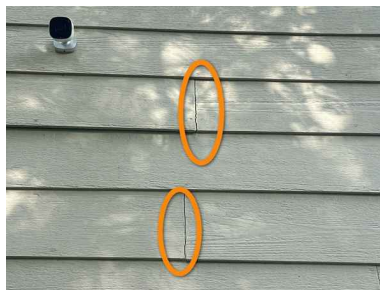
NP=Not Present

D=Deficient

I	NI	NP	D
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Example Left



Right

7: Wood Decay

🔧Repair/Replace

Left

Wood decay was observed on the exterior siding. We recommend repairs/replacement to all decayed wood to prevent further deterioration and creating conducive conditions for wood destroying insect activity.



Left

8: Organic Growth on Exterior

🔧Maintenance Required

Right

Organic growth was noted on the exterior of the home. This can be the result of multiple conditions such as roof run-off, insufficient grading, amount of sun exposure, and proximity to bodies of water or other structures, among others. While the presence of this growth is typically harmless, it can allow excess moisture into the wall cavity or other parts of the structure. We recommend regular cleaning to help keep the area dry.



Right

9: Baseboard Damaged/Missing

🔧Repair/Replace

Around house

The baseboards and trim were found to be damaged or missing. We recommend to repair or replace.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Around house

10: Loose Siding

🔧Repair/Replace

Left, Front Left

Loose siding/trim was noted. We recommend having this properly secured to prevent additional damage.



Left



Front Left

☒	☐	☐	☒
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F. Ceilings and Floors

Comments:

The following deficiencies (if any) with the **ceilings and floors** were observed on the day of the inspection of this structure and are noted below.

1: Carpet waves / Loose carpet

⚠️Safety Hazard

Guest Bedroom 1

Waves were observed in carpet flooring. These could present trip hazards. We recommend having the carpet stretched and secured in these areas.



2nd Floor Hallway



Guest Bedroom 1

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:

The following deficiencies (if any) with the **doors (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

When reading this section of the inspection if there are no comments below, the doors were operating as intended at the time of inspections and may have had minor paint and caulking blemishes that are cosmetic in nature and can be repaired as a maintenance item. In this report, there may also be references to doors not operating properly.

Replacing or rekeying exterior locks before moving in is generally recommended. After new locks have been installed, ensure that jambs at striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Deadbolt locks are not locked unless the bolt is fully extended.

1: Rubbed on Frame / Sticking

🔧Repair/Replace

A door was found to be rubbing on its frame, threshold, or adjacent door. We recommend having this adjusted so the door operates as intended.



Guest Bedroom 3

☒ ☐ ☐ ☒

H. Windows*Comments:*

The following deficiencies (if any) with the **windows** were observed on the day of the inspection of this structure and are noted below.

No reportable deficiencies were present unless otherwise noted in this report.

Windows Locked / Blocked:

All accessible windows were operated normally to determine functionality. Windows that are locked or blocked by occupant storage / furnishings are not lifted. Double pane window seals may be broken or have failed without having a visible amount of condensation build up between the panes. Obviously, fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection.



Den



Living Room



Guest Bedroom 1

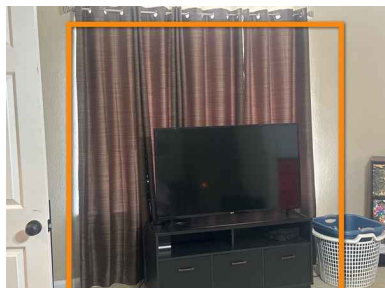
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

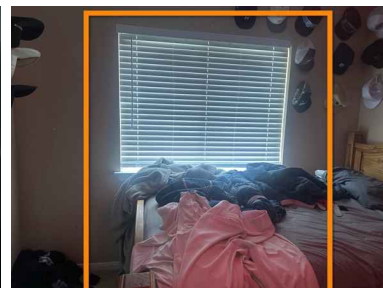
I	NI	NP	D
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Guest Bedroom 2



Guest Bedroom 3



Guest Bedroom 4



Primary Bedroom

1: Window Screen(s) Missing

🔴Repair/Replace

It may be desirable to replace window screens where missing. We recommend consulting with the seller regarding any screens that may be in storage.



Example Den

2: Deteriorated / Insufficient Caulking

🔴Repair/Replace

The exterior and interior caulk around the windows was deteriorated and/or insufficient. We recommend repair. Exterior caulking is the first energy efficient measure to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, utility penetrations and openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices, a home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Example Front



Example Front

3: Damaged Trim

🔧Repair/Replace

Rear Right, Front entry

Damaged window trim was noted. We recommend repair/replacement.



Rear Right



Front Entry

☒ ☐ ☐ ☒ I. Stairways (Interior and Exterior)

Comments:

The following deficiencies (if any) with the **stairways (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

1: Handrail Missing

⚠️Safety Hazard

Back stairs

Although it had 4 or more risers and a total rise of more than 30 inches, portions of the staircase had no handrail installed. This is a safety hazard. We recommend a qualified contractor install a proper handrail.



☐ ☐ ☒ ☐ J. Fireplaces and Chimneys

Annual service :

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Fireplaces and stoves should be serviced and inspected every year for proper operation by a qualified repair man. We perform a level 1 No Changes or Problems Have Occurred to the Fireplace, inspections for chimneys under continued service that operate under the same conditions, with the continued use of the same appliance. In these instances, we'll check the chimney and flue for basic structural soundness and examine the appliance installation and connections. We'll also verify that your chimney is free of obstruction and combustible deposits.

If you feel like you need to go further with an inspection you may want to consider a level 2 or level 3 inspection.

- Level 2 – System Has Changes, Suspected Issues. These types of inspections are typically warranted if you suspect an issue with your system, if there has been an event that may have caused damage, or if you have made any changes to the system since your last inspection. In these situations, a technician thoroughly checks all accessible parts of the chimney system, and we'll examine the internal surfaces and joints of all flue liners within the chimney for issues.
- Level 3 – Hidden Hazards That Require Special Tools
Whenever there is a suspected safety issue in a part of your system that cannot be viewed during a Level 1 or 2 inspection, a Level 3 inspection is recommended. These can be much more invasive and could require removing certain system components (chimney crown, interior chimney wall, etc.) where necessary. We work closely with our customers during these inspections to discuss all work thoroughly before we begin, so there are no surprises.

Comments:

Note: Anytime the fireplace is repaired, the entire fireplace and chimney should be evaluated.

Flue Interior:

By nature, the design and height can limit or prevent the examination of the interior of the flue pipe. The inspector is only able to report on the condition of the flue for areas that are visible at time of inspection. This can be limited to the firebox and the cap, if the cap was accessible.

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

Comments:

The following deficiencies (if any) with the **porches, balconies, decks, and carports** were observed on the day of the inspection of this structure and are noted below.

1: Hairline / Minor Cracks

 Maintenance Required

Cracks were observed in the porch or patio slab. These are not uncommon, where under 1/4 inch wide and should be monitored.



Porch

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒ **N. Fences**

Comments :

1: Gate Dragged / Difficult to Operate

🔧Repair/Replace

A gate dragged and or did not properly open/close. We recommend repair/adjustment.



Right

☒ ☐ ☐ ☐ **O. Driveway, Sidewalks**

Comments :

☒ ☐ ☐ ☒ **P. Pests**

Comments :

1: Flying Insect Nests

🔧Repair/Replace

Flying insect nests were observed. We recommend treatment against any type of pest insect, especially when close to structure.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

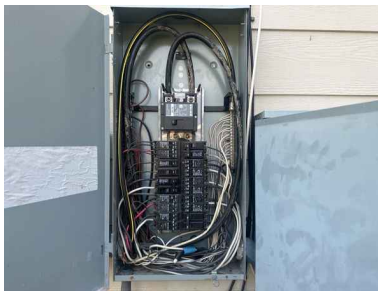
II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

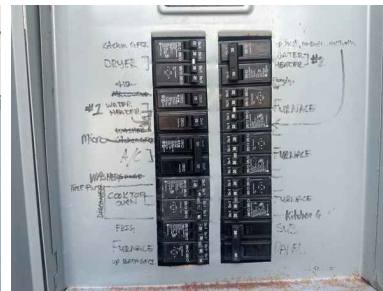
Main : Photo With Cover On, Photo With Cover Off, Breaker Label



Rear: Cutler Hammer Service Panel



Service Panel with dead front removed



Breaker labels

Sub Panel: Photo With Cover On, Photo With Cover Off



Rear: Eaton Sub Panel



Sub panel with dead front removed

Comments:

All electrical repairs listed should be performed by a licensed electrician. Inspectors are not licensed electricians and additional deficiencies may be identified by licensed professionals that are beyond our scope and qualifications.

1: Missing Surge Protection

🔧Repair/Replace

The service equipment was not equipped with a surge protector. Today's standards require a surge protector to be integrated with or installed near the service entrance in order to protect the whole house from electrical surges. The 2020 NEC (National Electric Code) has made surge protection required for service replacements and upgrades. With a new service, service upgrade, or service replacement, there must now be a type 1 or type 2 surge protector installed at the panel.

2: Arc Fault Protection Missing / Insufficient

🔧Repair/Replace

Insufficient Arc Fault Circuit Interrupter (AFCI) protection was installed. Building codes with which new homes must comply require the installation of AFCI protection of all 15 and 20 amp circuits providing power to outlets/lighting in residential family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, and similar rooms. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection may not have been required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. We recommend you consider updating the existing electrical to provide adequate AFCI protection. Arc-fault

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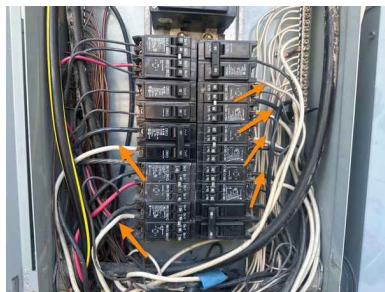
I	NI	NP	D
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protection can be provided using AFCI circuit breakers installed at the electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

3: Improperly Color Coded Conductor

🔧Repair/Replace

One or more electrical conductors were improperly identified. Wires are typically color coded with white sheathing indicating neutral, green or bare wires indicating grounds, and black or red indicating hot. We recommend having conductors appropriately marked. This can usually be accomplished with a piece of electrical tape or partially marking the wire with a marker.



Service panel

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

Type of Wiring: Copper

Comments:

All electrical repairs listed should be performed by a licensed electrician. Inspectors are not licensed electricians and additional deficiencies may be identified by licensed professionals that are beyond our scope and qualifications.

Occupied Structure: Not all receptacle outlets and GFCI devices were tested as the structure contained furniture and/or other belongings which blocked access to various outlets at the time of the inspection. Should any outlets be found to be deficient after belongings are removed, we recommend having a licensed electrician evaluate and repair as needed.

1: Abandoned Wiring

⚠️Safety Hazard

Rear

Abandoned wiring should be removed or appropriately terminated.



Rear

2: Missing Caulk at Fixture(s)

🔧Repair/Replace

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

All exterior fixtures exposed to the elements should be caulked at the wall connection to prevent water and insect intrusion. We recommend caulking.



Example Front

3: Cover Plates Missing

▲Safety Hazard

Kitchen

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



Kitchen

4: DISCONNECT MISSING

⚡Repair/Replace

Water Heater and Furnaces

The HVAC system and water heater did not have a disconnect switch within sight and no electrical panel was in sight either. We recommend having a service disconnect installed per today's standards.

5: Bubble Cover

⚡Repair/Replace

Today's standards require having a bubble cover on all exterior receptacle outlets exposed to the elements. We recommend making the upgrade.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Example Front

☐ ☐ ☒ ☐ **C. Other**
Comments:
☒ ☐ ☐ ☐ **D. Smoke/ Carbon Monoxide Detectors**
Informational :

The following deficiencies (if any) with the **smoke, fire, and carbon monoxide detectors** were observed on the day of the inspection of this structure and are noted below.

we recommend checking the alarms quarterly and replacing the batteries at least every six months to make sure they operate properly. We recommend replacing the some/ carbon monoxide system every 10 years.

*Smoke Alarm Information:***Smoke Alarms Information:**

Smoke alarms are required for each sleeping room and (1) outside of each sleeping room(s), and one per level including habitable attics and basements. It is recommended to test the smoke alarms before spending your first night in the home, and monthly thereafter. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

<http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>

*Carbon Monoxide Detectors :***Carbon Monoxide Alarm Required**

Attached garage and gas appliances present.

Due to the home having an attached garage and/or gas appliances, the installation of Carbon Monoxide (CO) detectors are required outside of each sleeping area. More information about CO detectors and their requirements can be found here: [Info about CO](#)

*Comments :**Smoke/Carbon Monoxide Detectors Not Tested Due to Ceiling Height:*

Smoke alarms are not tested during inspections or in areas when a house has ceiling heights that are above 10 feet.

☒ ☐ ☐ ☐ **E. Doorbell**
Comments :

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: Forced Air

Energy Sources: Electric

Unit 1: Photo Manufactures Label, Photo of hot air temperature

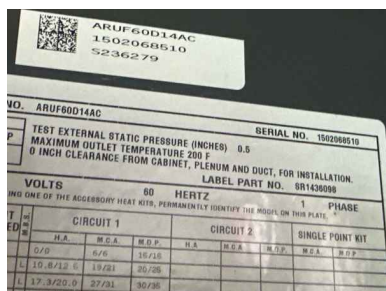


American Standard Furnace Model and Serial Numbers 2006



1st Floor Hot air temperature

Unit 2: Photo Manufactures Label, Photo of hot air temperature



Furnace Model and Serial Numbers 2015



Hot air temperature

Near End of Life:

Given the age of the furnace, replacement should be anticipated in the near future. The unit 1 furnace was 18 years old.

Comments:

All repairs listed in this section should be performed by a licensed HVAC technician. Inspectors are not licensed HVAC technicians and additional deficiencies may be identified by licensed professionals that are beyond our scope and qualifications.

☒ ☐ ☐ ☒ B. Cooling Equipment

Type of Systems: Central Air Conditioner

Unit 1 (1st Floor): Photo of condenser data plate, Photo of return air temperature, Photo of vent temperature

Delta T Result: 15 Degrees F

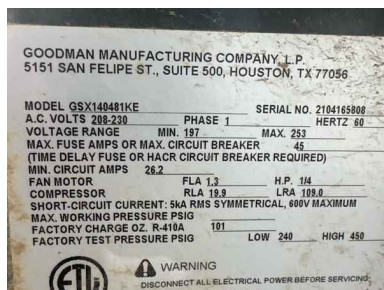
I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Goodman Condenser 1 Model and
Serial Numbers 2021



Return air temperature



Vent air temperature

Comments:

All repairs listed in this section should be performed by a licensed HVAC technician. Inspectors are not licensed HVAC technicians and additional deficiencies may be identified by licensed professionals that are beyond our scope and qualifications.

Unit 2 (2nd Floor): Photo of condenser data plate, Photo of return air temperature, Photo of vent temperature
Delta T Result: Degrees F



Goodman Condenser 2 Model and
Serial Numbers 2023



Return air temperature



Vent air temperature



Evaporator Coils Sealed: The evaporating coils had been sealed. Cutting the seal goes beyond the scope of the home inspection. We were unable to view the condition of the coils. We recommend having the HVAC system serviced on at least a biannual basis.



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D=Deficient

I	NI	NP	D
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Testing Delta T : Testing the differential temperature of the supply (vent) air and the return (ambient) air is the best test available (without releasing gasses into the environment) for diagnosing the present condition of the air conditioning equipment. The normal range is between 15.° f. & 22.° f. For a complete evaluation of the system, we recommend having the entire system inspected by a licensed, professional, competent and qualified HVAC technician.

1: Dirty Coils

☞Repair/Replace

Air flow to the condensing coils was restricted by dirt and/or debris on the exterior which may limit the system's ability to dissipate heat. The cabinet should be cleaned in order to maintain cooling system efficiency and avoid problems from overheating of the compressor.



Unit 1

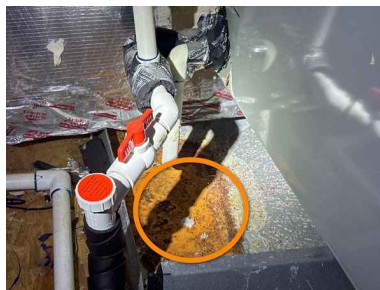
2: Rust in Safety Pan

☞Repair/Replace

The condensate drain pan was rusted. This indicates that there has been a failure in the primary condensate drainage system at some point in time. This may or may not have been corrected. There is potential for extensive ceiling damage if this pan overflows. You should have a qualified HVAC contractor repair or replace the condensate drainage system.



Unit 2



Unit 2

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

All repairs listed in this section should be performed by a licensed HVAC technician. Inspectors are not licensed HVAC technicians and additional deficiencies may be identified by licensed professionals that are beyond our scope and qualifications.

1: Dirty Registers

☞Repair/Replace

Dining Room

Dirty registers were observed. We recommend having these cleaned.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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1st Floor



2nd Floor

☐ ☐ ☒ ☐ **D. Other**
Comments:

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NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution Systems, and Fixtures

Photo of Location of Water Meter: Front Yard

Front



Front

Photo of Location of Main Water Supply Valve : Left exterior wall

Left Wall



Left Wall

Photo of Type of Supply Piping Material: Unknown

Photo of Static Water Pressure Reading: 55 PSI



Comments:

Inspectors are not licensed plumbers and additional deficiencies may be identified by licensed professionals that are beyond our scope and qualifications.

1: Bathtub or shower Caulk/Grout

🔧Repair/Replace

Guest Bathroom 2

Cracked, deteriorated and/or missing grout and caulk should be replaced.

I=Inspected

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NP=Not Present

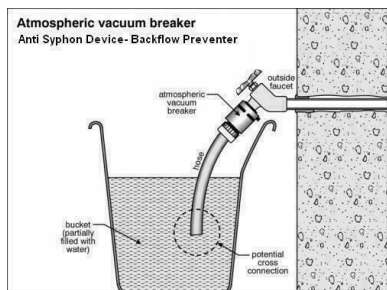
D=Deficient

I NI NP D

**2: Anti-siphon / Backflow prevention device missing**

➔Repair/Replace

One or more exterior hose bibs did not have a back flow preventer. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. These devices are typically affordable and can be found in most home improvement stores. We recommend having these added.



Example Right

3: MISSING STOPPERS

➔Repair/Replace

Stoppers were noted missing at a bathtub. We recommend having stoppers installed to prevent damage to the drainage system from foreign objects.



Guest Bathroom 2

4: Shower wall protrusions

➔Repair/Replace

All shower and bathtub handles, faucets, spouts and shower heads should be caulked at the wall. Be sure to caulk any gaps that may appear between the hardware & tile of the fixtures or shower enclosures. Most tile surfaces will have gaps in the grout that can also allow for water penetration past the tile work. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.

I=Inspected

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D=Deficient

I	NI	NP	D
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5: Shower Grout/Caulking Improvement

➔Repair/Replace

Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced.



Guest Bathroom 1

☒ ☐ ☐ ☒ B. Drains, Wastes, and Vents

Material Type: PVC

Right

Photo of the Location of sewer drain cleanout: Right Side of House

Right



Right

Comments:

Inspectors are not licensed plumbers and additional deficiencies may be identified by qualified specialists that are beyond our scope and qualifications.

1: SLOW DRAIN

➔Repair/Replace

Guest Bathroom 1

Slow, less than functional drainage was observed at a bathroom lavatory, tub or shower. We recommend having this repaired.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Guest Bathroom 1

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

Water Heater Drain Pan Debris:

It is not uncommon for insulation or other debris to enter into the drain pan. We recommend to clean drain pan upon move in and then reinspect annually.

Energy Source: Electric

Location: Attic

Photos Unit 1: Manufacture Label, Hot water temperature

Capacity 50 Galons

Serial No.	GE Q011421489	
Model No.	SE50M12AAH	
Manufacture Date.	31DEC2014	
Cap. U.S. Gals.	50	
Phase	1	1
Volts AC	240	208
Upper Element Watts	4500	3380
Lower Element Watts	4500	3380
Total Watts	4500	3380

GE Model and Serial Numbers 2015



Hot water temperature

Water Heater Nearing end of Life:

Water heaters have a typical life expectancy of 6 to 13 years. This water heater is 10 years old. One cannot predict with certainty when replacement will become necessary. Annual inspection and repair should be anticipated. In addition older water heaters should be monitored. In some cases a failed component or components can result in expensive repairs. As a rule of thumb, replacement of the entire water heater may be logical.

Comments:

Inspectors are not licensed plumbers and additional deficiencies may be identified by licensed specialists that are beyond our scope and qualifications.

TPRV Valve:

Due to the age of the unit or other conditions which could damage the water heater or surrounding structure, the temperature pressure relief valve was not operated. These valves should be reinspected at least once every 3 years by a licensed plumbing contractor or authorized inspection agency, to ensure that the product has not been affected by corrosive water conditions and to ensure that the valve and discharge line have not been altered or tampered with illegally. Certain naturally occurring conditions may corrode the valve or its components over time, rendering the valve inoperative. Such conditions are not detectable unless the valve and its components are physically removed and inspected. Do not attempt to conduct this inspection on your own. Contact your plumbing contractor for a reinspection to assure continuing safety. **FAILURE TO REINSPECT THIS VALVE AS DIRECTED COULD RESULT IN UNSAFE TEMPERATURE OR**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

PRESSURE BUILD-UP WHICH CAN RESULT IN SERIOUS INJURY OR DEATH AND/OR SEVERE PROPERTY DAMAGE.

TPRV Testing

1: Debris in drain pan

🔧Repair/Replace

Debris/insulation was noted in the safety pan. We recommend this be cleared to prevent the drain line from clogging.



2: Scalding Water

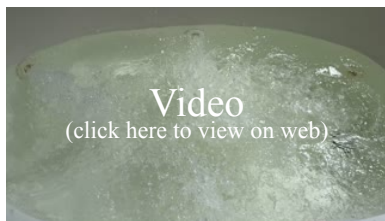
⚠️Safety Hazard

Scalding water temperature was measured. We recommended adjusting the water heater thermostat.



☒ ☐ ☐ ☐ D. Hydro-Massage Therapy Equipment

Video of Hydro Therapy Tub Being Operated:



Comments:

Inspectors are not licensed plumbers or electricians and additional deficiencies may be identified by qualified specialists that are beyond our scope and qualifications.

I=Inspected

NI=Not Inspected

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D=Deficient

I NI NP D

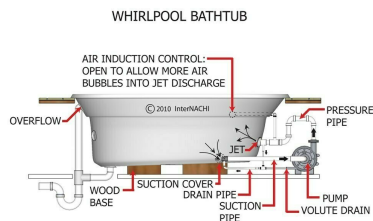


Photo of GFCI:



Closet

Limited Use:

Hydro therapy tubs tend to have limited use. Issues may not be apparent without routine operations. It is recommended that the hydro therapy tub be operated weekly to help identify underline issues. If any issues becomes apparent a qualified plumber should evaluate and perform repairs.

☐ ☐ ☒ ☐

E. Other

Comments:

☐ ☐ ☒ ☐

F. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: N/A

Type of Gas Distribution Piping Material: N/A

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwashers

Photos: No photo

Comments:

☐ ☐ ☒ ☐ B. Food Waste Disposers

Videos:

Videos of each unit being operated

Comments:

☒ ☐ ☐ ☒ C. Range Hood and Exhaust Systems

Video Operating:



Comments:

1: Range Hood Light Inoperative

🔧Repair/Replace

Range hood lights were inoperative at the time of the inspection. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture. If after replacing the bulb the light fixture still does not respond, the Inspector recommends correction by a qualified contractor



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

Photo of Oven Temperatures :

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Overview of Cooktop Burners on High:



Comments:

1: Faded burner legend

🔧 Repair/Replace

The cooktop burner label markings had faded. We recommend having these replaced.



☒ ☐ ☐ ☐ **E. Microwave Ovens**

Video of Turntable Spinning:



Comments:

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

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Damaged damper

🔧 Repair/Replace

Right, Left

A bathroom fan damper at the exterior of the house was damaged. We recommend replacing. We observed this on the



Right



Left

☒ ☐ ☐ ☐

G. Garage Door Operators

Video of Units Being Operated:



Comments:

☐ ☒ ☐ ☐

H. Dryer Exhaust Systems

Clean vent Annually:

Experts say dryer exhaust vents should be inspected and cleaned at least once a year. Depending on the size of the household and dryer usage more frequent cleaning may be required. We recommend to clean and remove any debris from vents before move in.

Comments:

DRYER CONNECTED : A dryer was connected to its exhaust vent. We were unable to view the condition of the duct interior. We recommend having the dryer exhaust vent cleaned on a yearly basis to prevent lint buildup.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☒ ☒ ☐ I. Other

REFRIGERATOR OK: The refrigerator appeared to be cooling as designed. No diagnostic or performance testing was made at the time of inspection.



FREEZER OK: The freezer appeared to be cooling as designed. No diagnostic or performance testing was made at the time of inspection.



ICE MAKER : The ice maker appeared to be producing as evidenced with the ice in the ice bucket. No diagnostic or performance testing was made at the time of inspection.



Washer/Dryer not inspected : Note: Inspection of the clothes washer and dryer is beyond the scope and qualification of our standards of practice. These appliances were not operated. If this is a concern, we recommend further evaluation and repair as needed by a qualified technician.

