



REDSTAR PROFESSIONAL HOME INSPECTION, INC

832-643-9724

tammyb@redstarinspections.com

<https://www.redstarhomeinspection.com>



REDSTAR RESIDENTIAL INSPECTION

16734 Pebbleglen Dr
Houston TX 77095

Si Shen
MAY 25, 2021



Inspector
Brett Finch

Brett Finch 083079

TREC #22635
832-643-9724

tammyb@redstarinspections.com



Agent

Ram King

Nan And Company Properties LLC
713-480-5109

info@houstonreking.com



PROPERTY INSPECTION REPORT

Prepared For: Si Shen

(Name of Client)

Concerning: 16734 Pebbleglen Dr, Houston TX 77095

(Address or Other Identification of Inspected Property)

By: Brett Finch - TREC #22635

(Name and License Number of Inspector)

05/25/2021 2:00 pm

(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

:Furnished, Occupied

In Attendance: Tenant, Buyer Agent

Temperature (approximate): 83 Fahrenheit (F)

Weather Conditions: Humid, Cloudy, Hot

Type of Building: Single Family

Storage Items/Furnished Home:

Stored items and/or furniture were present at the property that obstructed view or access to some locations. The inspector does not move storage items or furnishings that impede the visual inspection of any components. Items blocked by storage/furnishings are not

inspected.

Locked/Inaccessible areas:

Some areas of the home or property were locked or inaccessible at the time of inspection. Further information may be provided in this report.

Note: If you are interested in having this area inspected, please contact our office about a follow-up inspection at 832-643-9724.



VIRTUAL REALITY REPORT

Click button below:



Instructions:

1. The colored dots are where defects/descriptions are found.
2. Be sure to click each dot for an explanation.
3. Be sure to look all around so you dont miss anything!
4. Click the white halos on the floor to move to that location.
5. Bottom, left menu bar gives you different viewing options.
6. Report works the best on tablets and smart phones.
7. When using a tablet or smart phone, from dollhouse view (Click on at tab at the bottom left corner of screen) you can move the entire structure by using two fingers on the screen at the same time.

Written report below

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

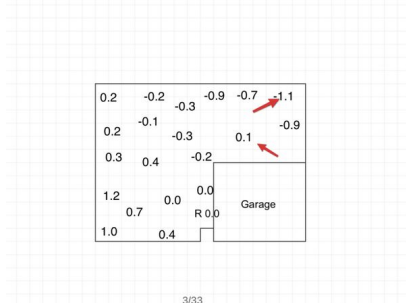
I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Foundation Performance: Further Evaluation is Recommended:

Structural movement and/or settling noted. See the report for more information regarding these signs. Suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.



B. Grading and Drainage

1: Gutters Absent

🟡 Recommendation

No gutters were observed to be installed along multiple roof slopes. Installation is highly recommended to prevent further erosion of the soil resulting in standing water near the foundation.

Recommendation: Contact a qualified gutter contractor



2: Grading and Drainage: Inadequate/Improper slope

🟡 Recommendation

Improper slope was observed at the above stated locations. Improper drainage can result in excessive structural movement and potential standing water issues. Recommend further evaluation of these areas to determine the best method of repair.

Note: The grade shall fall a minimum of 6 inches within the first 10 feet, and grade should be sloped towards drain systems.

Recommendation: Contact a qualified landscaping contractor

3: Grading & Drainage: Soil Erosion

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

➤ Recommendation

Soil erosion was observed at various locations around the home, likely being contributed to the lack of gutters. This condition can lead to grading issues and standing water. Recommend further evaluation and correction as needed to prevent further erosion and ensure proper drainage conditions.

Recommendation: Contact a qualified landscaping contractor



4: Grading and Drainage: Low spots/Standing water

➤ Recommendation

Locations were observed around the property that were low or improperly sloped and likely holding water. Low spots in the grade should be properly repaired to ensure proper drainage and avoid a potential hazard. Recommend consulting with builder to determine the best method of repair. Note: Potential solutions may include the installation of an underground drain system around the property.

Recommendation: Contact a qualified landscaping contractor



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



C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Walking the Roof Surface

Roof Performance: Typical Wear:

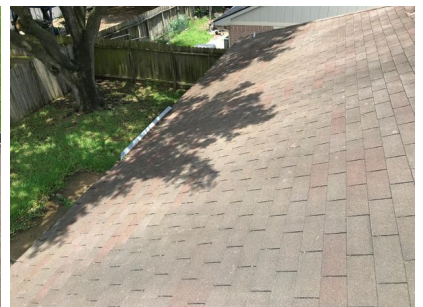
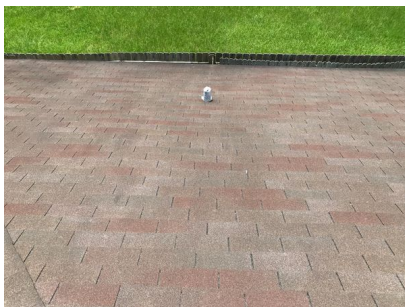
Roof shows signs of typical deterioration for the age of the roof covering and appears to be performing as intended.

Signs of Previous Repair:

Note: Signs of previous repairs observed on the roof covering at the time of inspection. Recommend consulting with the seller to determine any previous issues and scope of previous repairs. No signs of active water intrusion were observed, recommend continued monitoring of these areas.



General Photos:



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



Decking Under Satellite Dish:

The inspector was unable to verify the condition of roof decking material under the mounted satellite dish(es). It is recommended that these dishes be secured to walls or other similar locations, and not secured through the roof covering. Recommend continued monitoring or considering removal/relocation.



1: Exposed Nails

🚫 Recommendation

Several locations where the nail heads are exposed and need sealed. These locations include around vent jacks, flashings, and hip and ridge caps. Recommend correction as needed to prevent moisture penetration over time.

Recommendation: Contact a qualified roofing professional.



2: Unpainted Materials

🚫 Recommendation

Several locations including exposed flashing, vent assemblies, and/or plumbing vents were observed to have not been painted. All areas exposed above the roof line are required to be properly painted to avoid deterioration. Recommend correction.

Recommendation: Contact a qualified roofing professional.

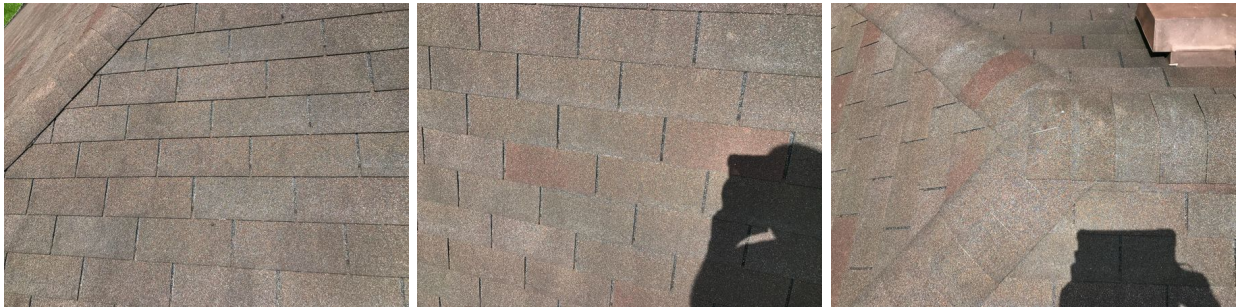
I	NI	NP	D
---	----	----	---



3: Shingles: Granule Loss Noted

➔ Recommendation

Moderate granule loss of the asphalt roofing shingles was observed at some locations. This condition is typical for an aging roof, and does not seem to be affecting the performance of the roof covering at this time. Recommend regular monitoring and inspection of this condition. Consult with roofing contractor if you desire further evaluation of this condition.

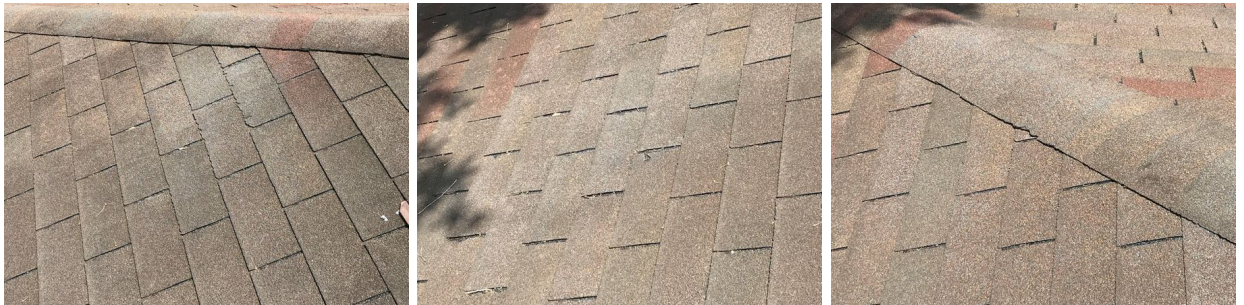


4: Shingles: Damaged/Missing

➔ Recommendation

Damaged/missing shingles were observed on the roof covering. These conditions can compromise the integrity of the roof covering, and I recommend further evaluation by qualified contractor to determine the extent of needed repairs.

Recommendation: Contact a qualified roofing professional.



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



5: Drip Edge: Drip Edge Damaged

🚫 Recommendation

Back left corner,

Locations were observed where the drip edge flashing was damaged and/or displaced. Recommend further evaluation and correction as needed to avoid potential moisture intrusion issues.

Recommendation: Contact a qualified roofing professional.



D. Roof Structures & Attics

Viewed From: Attic

Approximate Average Depth of Insulation: Less than 4 Inches, 6 Inches, 8 Inches



Type of Attic Roof Ventilation: Soffit Vent, Ridge Vent, Solar Fan, Passive vents

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



Type of Insulation Material: Batt Fiberglass

Roof Structure: Performing as intended:

All portions of the roof structure were performing as intended at the time of inspection.

General Photos:



Only Accessible Areas Were Entered:

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

1: Attic Door: Issues Observed

🚫 Recommendation

Door not insulated -

The above stated issues were observed in relation to the attic access door at the time of inspection. Attic access doors are required to be properly insulated, weatherstripped, and seal firmly for energy efficiency reasons. Pull down attic ladders are required to be properly secured to the ceiling framing with appropriate fasteners, the hardware on the doors should be kept in good condition and be regularly serviced for safety reasons. Recommend correction of any above referenced issues to ensure performance and proper installation.

Recommendation: Contact a qualified handyman.

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



2: Insulation: Low Insulation

➔ Recommendation

Insulation depth was observed to be low. Installation of additional insulation by a qualified insulation contractor is recommended for energy efficiency purposes.

Recommendation: Contact a qualified professional.



3: Moisture staining on roof decking

➔ Recommendation

Moisture staining on roof decking in the attic. I cleaned up to this area and touched it with my hand and it is not actively moist at this time. I recommend inquiring with seller if any additional damages were caused by this week.

Recommendation: Contact a qualified professional.



E. Walls (Interior and Exterior)

Types of Exterior Wall Covering: Brick, Cement Fiber Siding/Trim, Wood Siding and Trim

Walls: Performing as intended:

All portions of the walls appeared to be performing as intended at the time of inspection. The thermal imaging camera showed no indication of missing insulation or signs of moisture intrusion at the time of inspection.

Thermal imaging scan:

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

A thermal imaging camera was used to scan the walls on the interior of the home. This scan revealed no signs of any issues at the time of inspection.

Previous Repairs Noted:

The inspector noted evidence of previous or recent repairs to the walls at observed locations. More information may be contained within this report. Recommend you consult with the seller regarding any previous repairs or issues at these locations.



1: Exterior Walls: Seal Openings

🔴 Recommendation

The inspector observed one or more excessive gaps or openings in the exterior finishes that could be potential points of pest intrusion. Recommend these locations be properly sealed or that you contact a qualified pest control company to perform a proper exclusion on the property.

Recommendation: Contact a qualified pest control specialist.

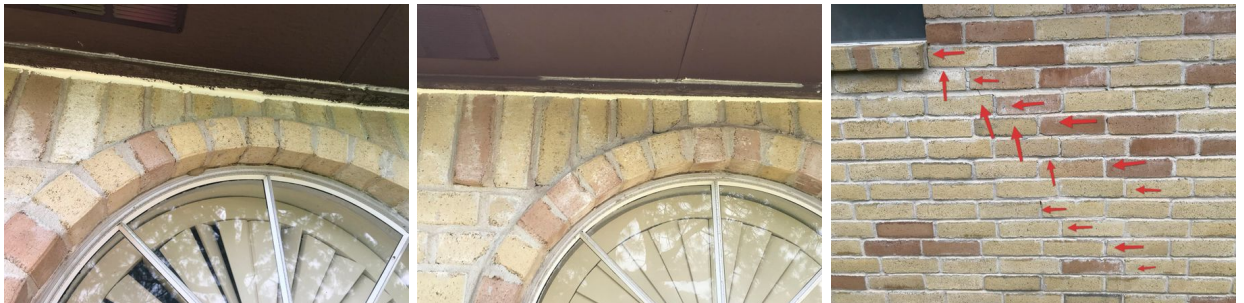


2: Masonry: Minor cracks/Maintenance Recommended

🔴 Recommendation

Minor cracks were observed in the masonry walls and/or mortar lines around the home. These conditions appear related to typical or normal settlement. Recommend you consider correction to avoid further deterioration and for cosmetic reasons.

Recommendation: Contact a qualified masonry professional.



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

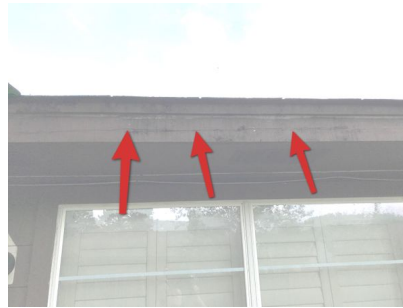


3: Siding: Minor Damage/Maintenance Recommended

🔴 Recommendation

The siding displayed sections with minor damage or maintenance issues. Common maintenance items include: minor damage, separation at joints and trim, finishes that are worn, etc. While these conditions do not appear to be contributing to any larger issues, I recommend you consider correction to avoid further deterioration and as apart of normal maintenance.

Recommendation: Contact a qualified handyman.



4: Masonry: Weep holes dirty/obstructed

🔴 Recommendation

Weep holes in the brick veneer were filled with debris. Weep holes permit moisture to drain from behind the brick and prevent moisture from being trapped within the walls. Recommend further evaluation and repair.

Recommendation: Contact a qualified professional.



5: Siding: Wood Rot/Moisture Issues

🔴 Recommendation

Moisture penetration was observed to the wooden trim, fascia boards and siding at multiple locations around the home. Repair as needed to prevent further deterioration.

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

Recommendation: Contact a qualified professional.



6: Siding: Paint/Finish Issues

🔴 Recommendation

There were some areas of the exterior siding or trim that needs painting or staining to prevent premature weathering of building materials. Remedy as needed.

Recommendation: Contact a qualified professional.



7: Drywall: Tape Joints

🔴 Recommendation

Master bedroom closet,
Wrinkled tape joint can be evidence of current and/or previous structural movement.

Recommendation: Contact a qualified professional.

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



8: Tile wall at bathtub or shower

🟡 Recommendation

The tile wall caulking or grout is deteriorated. I recommend repair.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

Previous Repairs:

Previous repairs were noted. Recommend obtaining all repair documents or further evaluation of repairs.



Ceiling and Floors: Performing as intended:

The ceilings and floors were performing as intended at the time of inspection. Thermal imaging revealed no signs of any moisture intrusion or areas of missing insulation.

Thermal imaging inspection:

A FLIR thermal imaging camera was used to scan the ceilings and floors at the time of inspection. This inspection revealed no sign of any moisture related issues or similiar deficiencies.

Floors - area rugs:

Area rugs limit viewing the floor area. There could be hidden damage that the inspector can not see.

1: Ceiling: Cracked Tape Joints

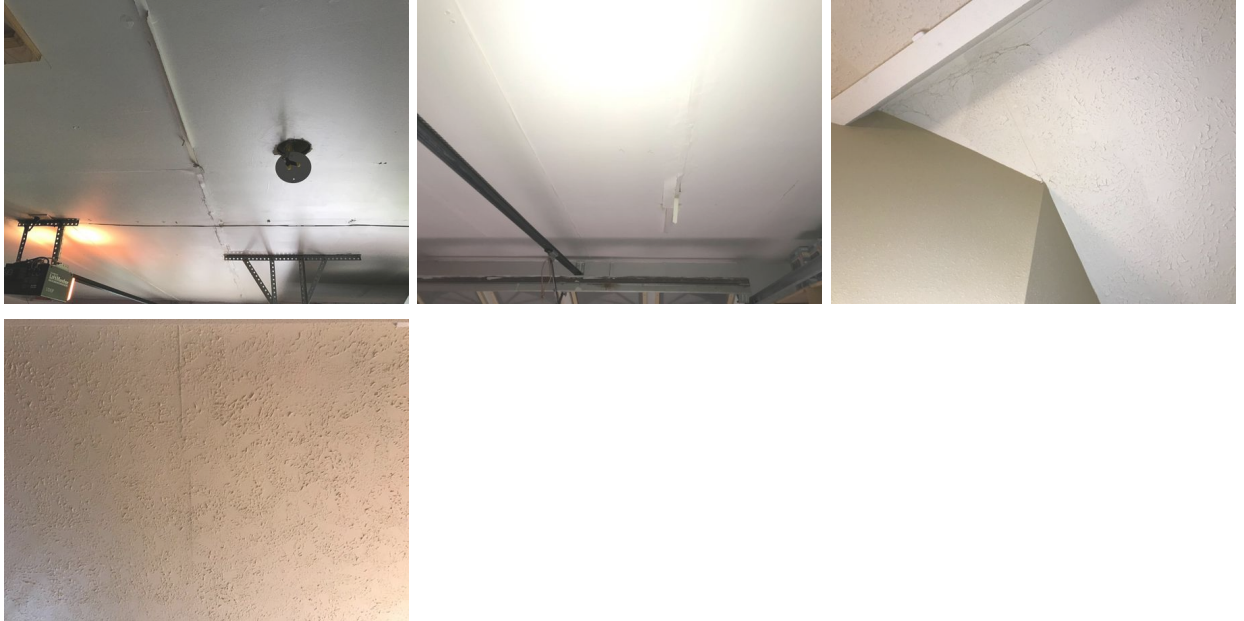
🟡 Recommendation

Garage, living room,

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

Cracked taped joints and other cosmetic issues were observed on the ceiling finish at multiple locations. These cracks and cosmetic issues are due to typical settlement of the foundation and recommend repair as needed to prevent further deterioration.

Recommendation: Contact a qualified painting contractor.



G. Doors (Interior and Exterior)

Doors: Performing as intended:

All of the doors were observed to be performing as intended at the time of inspection.

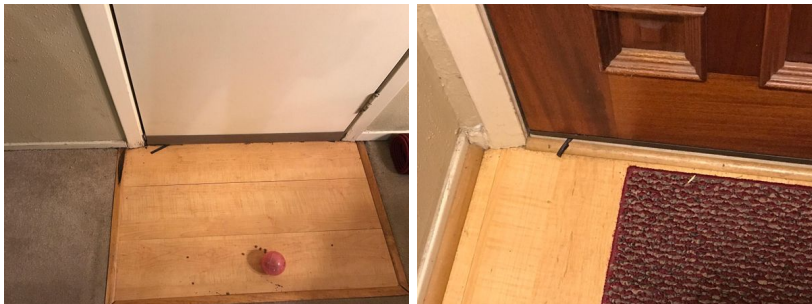
1: Exterior Door: Weatherstripping Missing or Damaged

🔴 Recommendation

Back door, Front door,

Multiple exterior doors showed damage or were missing its weatherstripping. Recommend installation or repair of standard weatherstripping to prevent energy loss and/or moisture intrusion.

Recommendation: Contact a qualified professional.



2: Garage Door into Living Space: Self-Closing Mechanism not Present/Operable

🔴 Recommendation

The door between the garage and living area does not have an automatic closing function. This may have not been a requirement when the home was originally constructed, but I recommend correction for safety purposes.

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

Recommendation: Contact a qualified professional.



H. Windows

Windows: Performing as intended:

All portions of the windows were observed to be performing as intended at the time of inspection.

Windows obstructed:

Inspection of the windows was limited due to furniture, stored items, or window coverings. Recommend further evaluation once access permits.

1: Missing/Deteriorated Caulking Exterior Frames

🔴 Recommendation

Caulking is missing/deteriorated on the exterior frame. Remedy as needed.

Recommendation: Contact a qualified professional.



I. Stairways (Interior and Exterior)

K. Porches, Balconies, Decks, and Carports

J. Fireplaces and Chimneys

L. Other

1: Driveway/Walkway - Cracked/Heaved

🔴 Recommendation

The driveway/walkway concrete around the property was observed to be cracked/heaved at multiple locations. Recommend consulting with a qualified contractor to evaluate these conditions further and determine the extent of necessary repairs.

Recommendation: Contact a qualified concrete contractor.

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



2: Fence: Leaning

🚫 Recommendation

The fence was observed to be leaning. Recommend repair to prevent further deterioration.

Recommendation: Contact a qualified professional.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Disconnect/Service Box Type and Location: Breakers-Exterior Wall -

•
Service Entrance Cable Location: Underground (Cable Material Type Not Visible), Aluminum -

•
Service Size: 150 Amps -

•
Service Entrance/Panel: Performing as intended:
All portions of the service entrance and panel were performing as intended at the time of inspection.

Photo of Panel:



1: Arc-Fault Safety Protection Missing

— Recommendation

Arc-fault safety protection was not installed for *all currently* required 15 and 20 amp circuits. While this protection may not have been required when this property was built, recommend you consider upgrading to satisfy modern code requirements and for safety reasons.

Note: This protection was required by the National Electric Code for homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCIs, however the agency believes that it is important for consumers to be made aware of these safety devices when they are not present and functioning in a home as a consumer protection issue, and requires inspectors to comment regardless of the homes age.

Recommendation: Contact a qualified electrical contractor.

2: White Wires not Marked

— Recommendation

White wires were observed connected to breakers. White wires are typically neutral but when they are connected to a breaker they become hot/live and should be marked as such. Recommend to have an electrician evaluate for remedy.

Recommendation: Contact a qualified professional.

3: Double Lugged Neutral Wires

— Recommendation

Double lugged neutral wires were on the neutral bus bar inside the distribution panel. One neutral wire per lug is recommended. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.



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

4: Missing Bond Screw/Strap

🚫 Recommendation

No bond screw/strap was observed to be in place. Recommend correction to allow the service entrance to be properly bonded

Recommendation: Contact a qualified professional.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Branch Circuits and Fixtures: Performing as intended:

All accessible portions of the branch wiring and fixtures were operated and performing as intended at the time of inspection.

Inspection limited:

Inspection of outlets, switches and accessory connections was limited due to concealment behind furniture/storage.

1: Ceiling Fan: Inoperable

🚫 Recommendation

Right front bedroom,

The inspector observed one or more ceiling fans inoperable. Recommend further evaluation by electrician.

Recommendation: Contact a qualified electrical contractor.



2: Multiple Electrical Fixture Issues

🚫 Recommendation

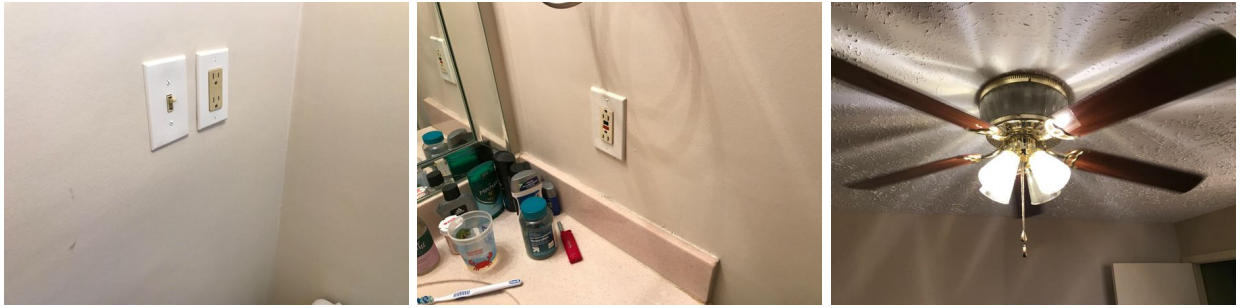
Master bathroom,

Loose outlets, Flickering light, Appears to only have slow ans off -

The ceiling fan in the master bedroom appears to only have speeds slow and off. When the pool chain is used to change the speed of the fan and the light flickers. I recommend repair.

Recommendation: Contact a qualified professional.

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



3: Outlets: GFCI Protection Inadequate

➔ Recommendation

Bathrooms, Exterior, All Kitchen Countertop -

Multiple outlets throughout the homes wet locations were in need of GFCI protection. GFCI outlets weren't required when the home was built but updating to GFCI would avoid safety hazards.

Locations noted:

1. Front exterior
2. Garage
3. Interior wall Kitchen countertop

Recommendation: Contact a qualified professional.



4: Light: Inoperable

➔ Recommendation

Master bedroom, garage,

One or more light fixtures around the home did not function, possibly bulb related. Correct as needed.

Recommendation: Contact a qualified electrical contractor.

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

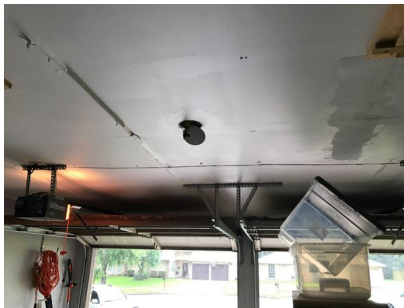


5: Light fixture: missing

🚫 Recommendation

The light fixture in the garage is missing. Remedy as noted.

Recommendation: Contact a qualified professional.



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

- A. Heating Equipment**
Type of Systems: Furnace, Forced Air
Energy Sources: Electric



Heating Equipment: Performing as Intended:

All portions of the heating equipment appeared to be performing as intended at the time of inspection.

- B. Cooling Equipment**
Type of Systems: Electric, Central Air Conditioner

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



Ambient air test:

Ambient air test was performed by using thermometers on the return air and supply vents of the systems to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees which indicates unit is cooling as intended.

Supply Air Temp: 51 to 53 Degrees F

Return Air Temp: 71 Degrees F

Temp. Differential: 18 to 20 Degrees F

Data labels/Info:

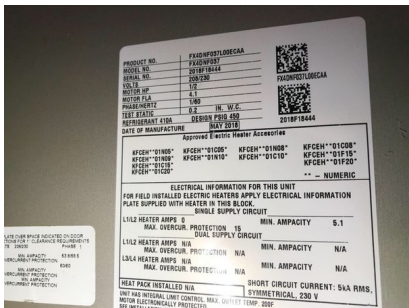
System size: 3 ton

System Brand: Carrier

Condenser age: 2018

Evaporator age: 2018

Refrigerant type: R410A



Performing as intended:

All portions of the cooling equipment on the HVAC system were observed to be in good condition and performing as intended at the time of the inspection.

C. Duct System, Chases, and Vents

Ducts: Performing as intended:

All visible portions of the ducts appeared to be in overall good condition and performing as intended at the time of inspection.

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



IV. PLUMBING SYSTEMS

A. **Plumbing Supply, Distribution Systems, and Fixtures**

Location of Water Meter: Front yard near street

Location of Main Water Supply Valve : Not observed

Static Water Pressure Reading: 50 PSI -

•



Type of Piping:: Copper



Plumbing: Performing as intended:

All portions of the the plumbing distribution and fixtures appeared to be performing as intended at the time of inspection.

1: Toilet handle has to be held to flush

🚫 **Recommendation**

Master toilet,

Toilet handle has to be held to flush. I recommend repair.

Recommendation: Contact a qualified professional.

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



B. Drains, Wastes, & Vents

Type of Piping:: PVC

Comments:

All drains, wastes and vents were performing as intended at time of inspection.

No Access to Drains:

No access was present to view the drain lines for the bathroom tubs. Recommend an access be added to allow for regular maintenance and inspection.

1: Drain Piping: Poor/Slow Drainage

🔴 **Recommendation**

Master tub, hall bath tub, hall sink,

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation: Contact a qualified plumbing contractor.



C. Water Heating Equipment

Energy Sources: Electric

Capacity: 50 Gallons -

-

Location: Garage -

-

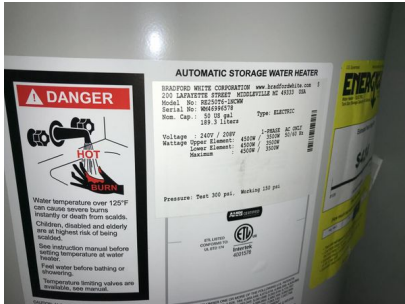
I	NI	NP	D
---	----	----	---



Water Heater: Performing as intended:

All portions of the water heating equipment were observed to be performing as intended at the time of inspection.

Data label (2020 manufacture date):



1: Drain Pan: No Drain Line Present

⊖ Recommendation

The inspector did not observe a drain line for the emergency overflow pan. This is necessary to allow water to escape instead of causing damage. Recommend further evaluation by a plumbing contractor.

Recommendation: Contact a qualified plumbing contractor.



- D. Hydro-Massage Therapy Equipment

V. APPLIANCES

- A. Dishwashers

The dishwasher was performing as intended at the time of the inspection.:

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



B. Food Waste Disposers

Food waste disposal was performing as intended at the time of the inspection.:

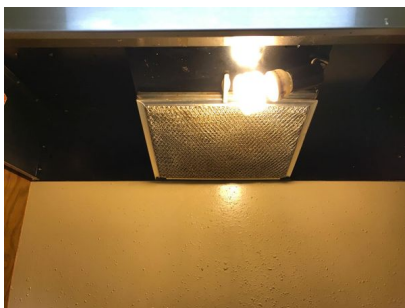


C. Range Hood and Exhaust Systems

Exhaust systems were performing as intended at the time of the inspection.:



Range hood light was performing as intended at the time of the inspection.:



D. Ranges, Cooktops, and Ovens

Cooktop was performing as intended at the time of the inspection.:

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



Ovens were performing as intended at the time of the inspection.:



E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

G. Garage Door Operators

Garage door operators were performing as intended at the time of the inspection.:

General Photos:



1: Did not Reverse - Pressure

🚫 Recommendation

Both doors,

The garage door did not reverse with pressure even though the sensors were operable. The door should reverse with pressure to protect children and animals in case the sensors are inoperable. Recommend to contact a garage door contractor to evaluate and remedy.

Recommendation: Contact a qualified professional.

2: Light inoperable

🚫 Recommendation

Left door,

The light fixture at the garage door opener did not function. It appears to be bulb related. Correct as needed.

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

Recommendation: Contact a qualified professional.



3: Missing weatherstripping

🚫 Recommendation

Left door,

The garage door was observed to be missing weatherstripping. The weatherstripping along the trim prevents water intrusion and helps keep out unwanted pest. Recommend further evaluation and repair as needed

Recommendation: Contact a qualified professional.



H. Dryer Exhaust Systems

Comments:

The dryer is installed therefore unable to view dryer vent. I recommend cleaning before use.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems