FRANCIS HOME INSPECTIONS,PLLC TREC #24926
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TREC REI 7-6

3906 Beggs St
Houston, TX 77009

Inspector
David Francis
24926
832-402-0003
david@francishomeinspections.com

PROPERTY INSPECTION REPORT FORM

Ali Hamade	05/08/2026 1:00 pm
Name of Client	*Date of Inspection*
3906 Beggs St, Houston, TX 77009	
Address of Inspected Property	
David Francis	24926
Name of Inspector	*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).

RESPONSIBILTY 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.

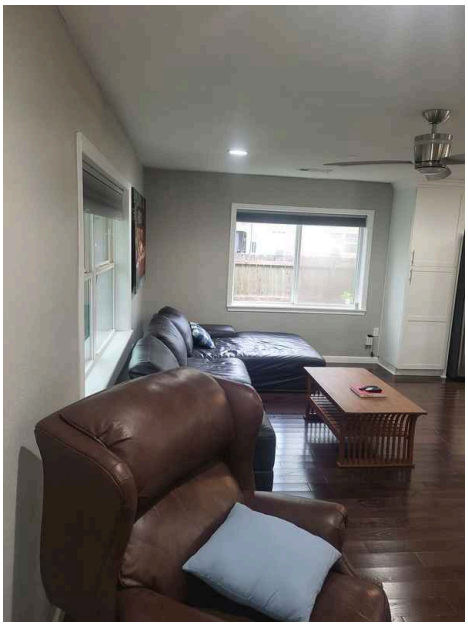
INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN 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

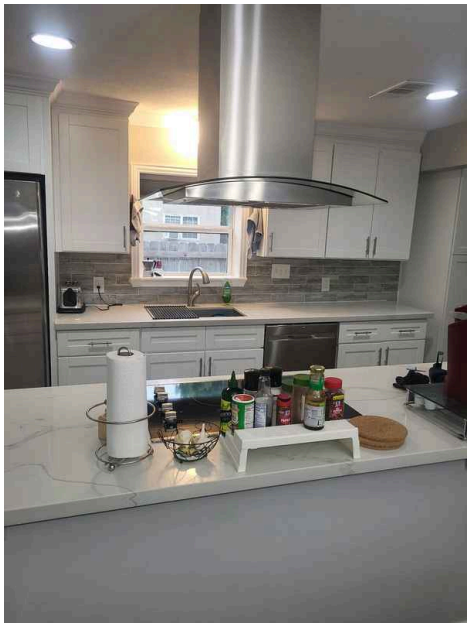
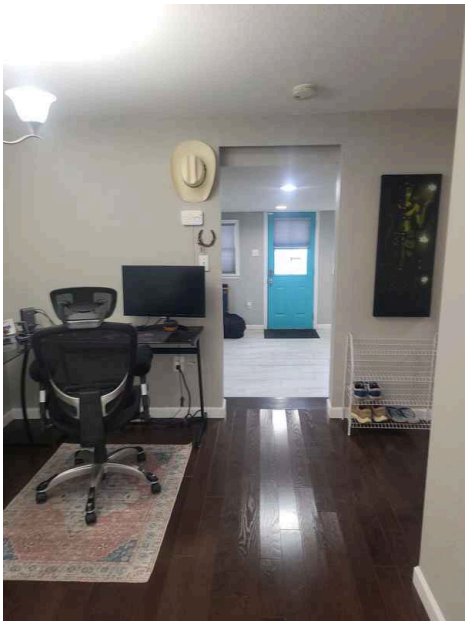
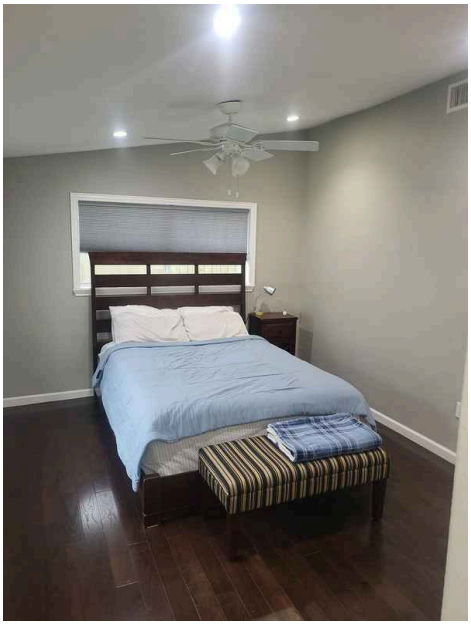
How To Read Your Report:
Please ensure that you carefully review the **"Information"** tab in each section of the inspection report. This will provide you with comprehensive insights into the findings and recommendations, helping you to better understand the condition of your home and take appropriate actions. If you have any questions or need further clarification, feel free to reach out for assistance.

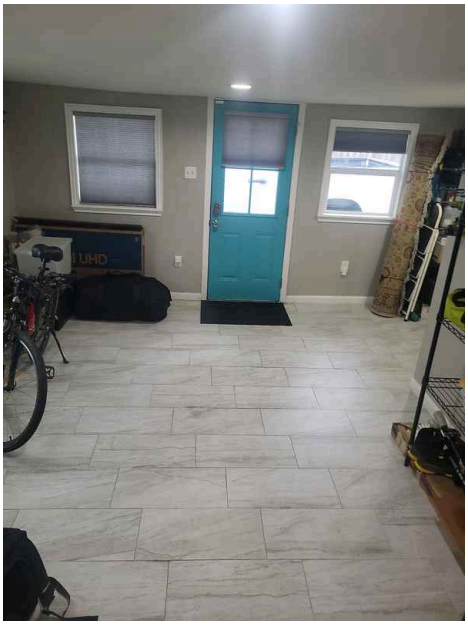
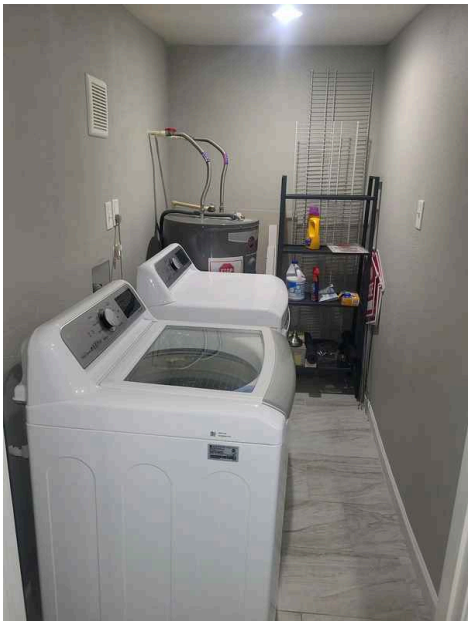
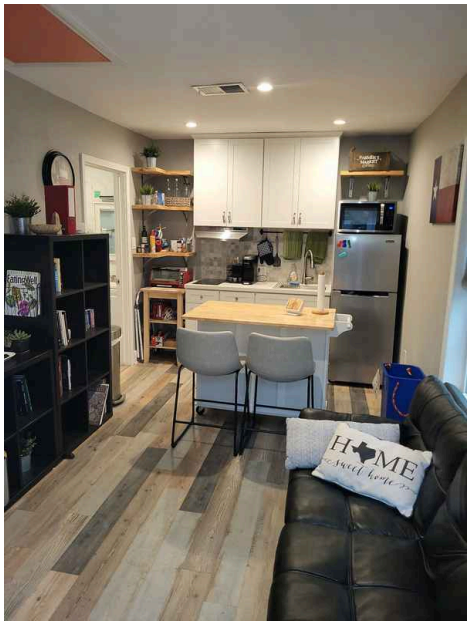
More info on how to read and understand your report can be found here

Access Provided By:: Supra-Key or Key Code
Occupancy: Furnished, Occupied

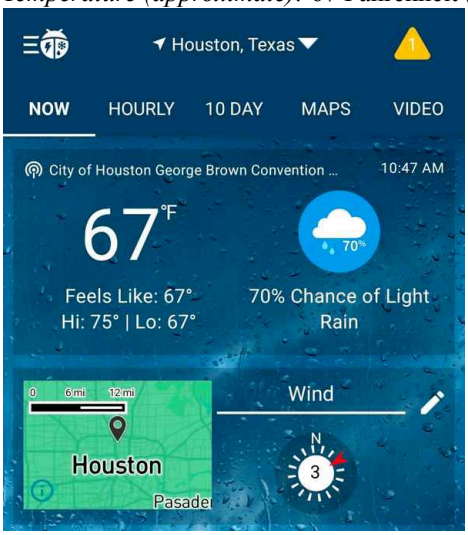




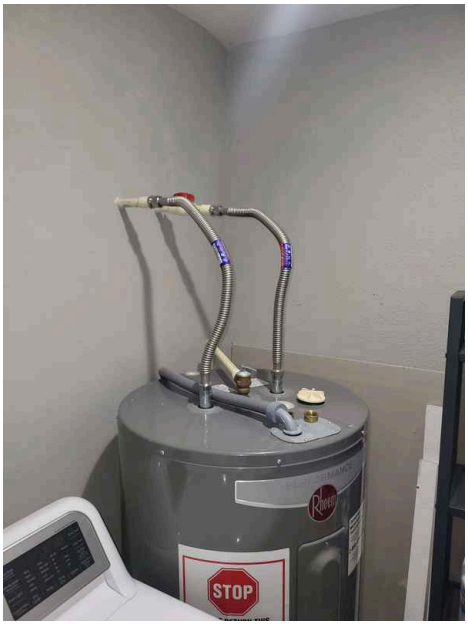

In Attendance: N/A
Weather Conditions: Mostly Cloudy, Chance of rain, Light Rain, Cool
Temperature (approximate): 67 Fahrenheit (F)

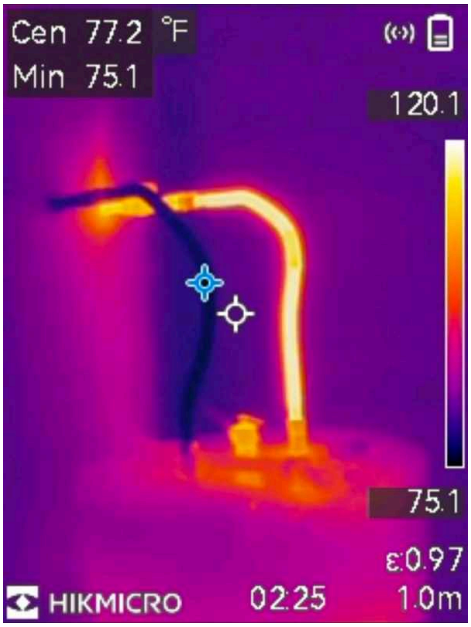


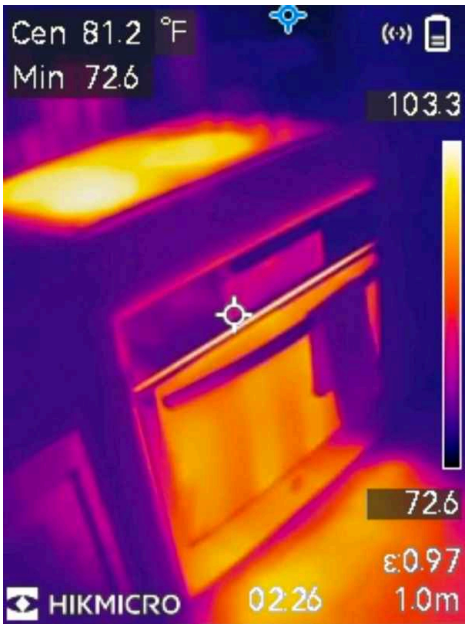
Style: Traditional, Modern, Contemporary
Type of Building: Single Family
Year Built/Square Footage:
Year Built: 1940

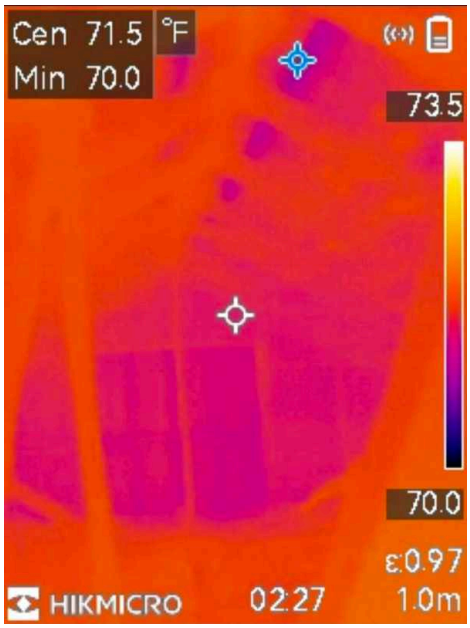
Square Footage: 2,014

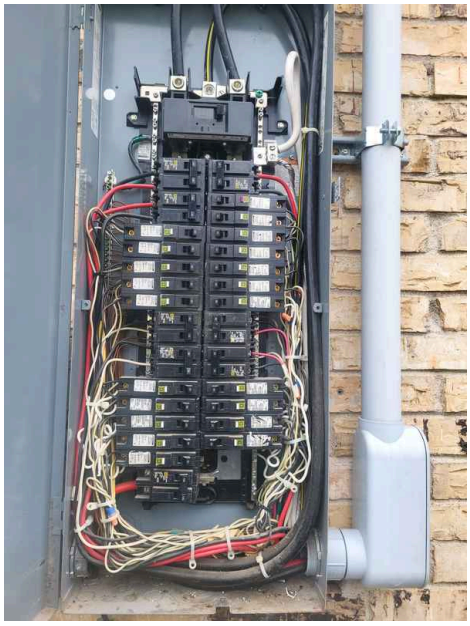
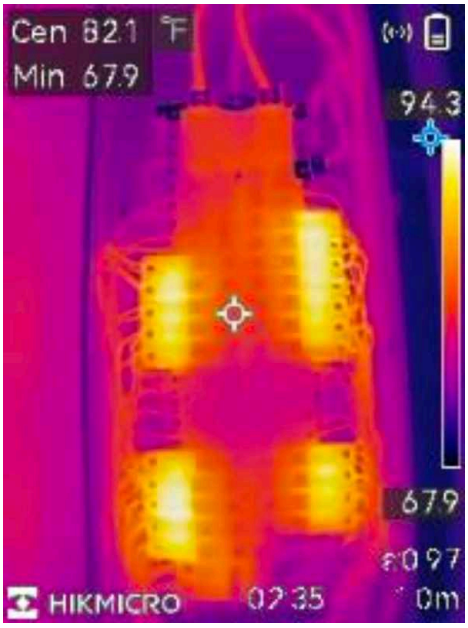
Use of Thermal Imaging Camera:
A thermal imaging camera was used during the inspection; however, a full thermographic inspection was not performed. The device was utilized as a supplemental tool to assist in identifying potential issues such as temperature anomalies that may indicate moisture intrusion, insulation deficiencies, or electrical hotspots. It is important to note that ***thermal imaging does not guarantee the detection of all conditions hidden behind walls, ceilings, or other inaccessible areas.*** While the thermal scan was carefully reviewed, not all images captured during the inspection are included in this report. Any concerns noted from thermal imaging should be further evaluated by the appropriate licensed professional.









Pre-listing Inspection:
The purpose of this inspection was to provide an unbiased assessment of the property's condition and identify any potential issues that may need attention before listing the property for sale.

Please note that this report is not a guarantee or warranty of the property's condition, but rather an overview of the findings observed during the visual inspection conducted on the date of the inspection. For a more comprehensive assessment, it is advisable for potential buyers to obtain their own independent inspection.

Home Occupied/Furnished:
The home being inspected is currently furnished and occupied. Due to the presence of the homeowner's personal items, furniture, and other belongings, certain limitations were encountered during the inspection.

Implication: The following limitations were observed during the inspection:

Electrical Outlets: Not all electrical outlets were accessible for testing. Outlets blocked by furniture or other items were not tested to avoid moving or unplugging personal belongings.

Windows: Not all windows were tested for functionality. Windows obstructed by furniture, window treatments, or other items were not operated.

Personal Items: The homeowner's personal items were not moved or unplugged. Areas with significant personal belongings, such as closets, cabinets, and storage areas, were inspected to the extent possible without disturbing these items.

Recommendation:

Further Testing: It is recommended that once the home is vacant or more accessible, a comprehensive inspection of all electrical outlets and windows be conducted. This will ensure a thorough assessment of their condition and functionality.

Pre-ADA Compliance:
The home was built before the Americans with Disabilities Act (ADA) compliance standards were created.

Implication: Because this home predates ADA regulations, it may not have features that accommodate individuals with disabilities, such as:

Accessibility: The home may lack accessible entrances, ramps, wide doorways, or other features designed to accommodate those with mobility issues.

Safety Concerns: There could be a lack of safety features such as grab bars in bathrooms, non-slip surfaces, or visual/auditory aids.

Limited Modifications: Retrofitting the home to meet ADA standards may require significant modifications, depending on the homeowner's needs.

If accessibility is a priority, consider evaluating potential modifications with a qualified professional.

Post Inspection Wrap Up:
Upon completion of the inspection, the inspector verified the following:

All Lights: Confirmed that all lights were turned off.

Plumbing Fixtures: Ensured all plumbing fixtures were turned off and no water was running.

Appliances: Checked that all appliances were turned off.

The home was returned to the same condition as it was upon arrival.

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, Block and beam, Crawl Space

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

I	NI	NP	D


Comments:
An opinion on performance is mandatory. The inspector is not a structural engineer. If any concerns about the potential for future movement exist, the client should have an engineer give an evaluation. There was no evidence of excessive movement or structural settlement observed at the time of inspection.

FOUNDATION NOTES:
Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.

COMMENTS-FOUNDATION:
Based on the evidence and my evaluation of the home today, it is my opinion the foundation was performing as intended at the time of inspection.

CRAWLSPACE:
The pier and beam crawlspace beneath the home was inspected and found to be in good condition. A vapor barrier was present, and the crawlspace had proper ventilation, helping to prevent moisture buildup and structural issues.

Regular monitoring and maintenance of the crawlspace are advised to ensure continued ventilation effectiveness and vapor barrier integrity.

1: Missing Vapor Barrier (Moisture Retarder)
Recommendation

A vapor barrier (moisture retarder) was not observed on the exposed soil in the vented crawlspace at the time of inspection. Vapor barriers help reduce ground moisture migration into the crawlspace, which can contribute to elevated humidity, condensation, mold-like growth, and wood deterioration/rot. *IRC Section R408* generally requires a Class I or II vapor retarder in vented crawlspaces to cover exposed earth.

It is recommended to have a qualified contractor install a properly fitted vapor barrier over the exposed soil in accordance with current standards and local requirements, and monitor the crawlspace for moisture-related conditions.

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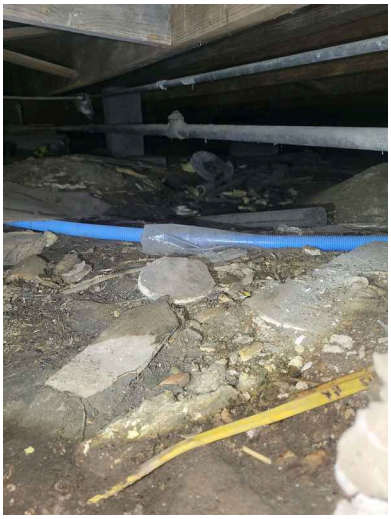
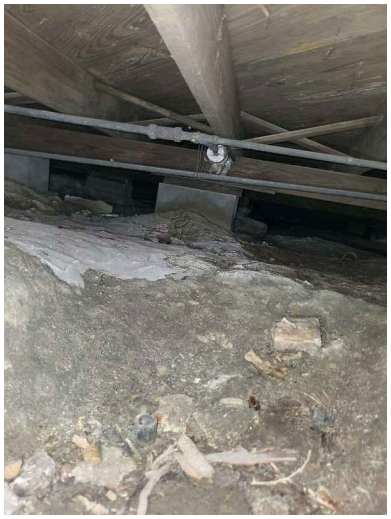
I	NI	NP	D

**Inspector is not a code enforcement official; however, current building standards and codes may be referenced as a guideline when describing observed conditions and recommending improvements*

Recommendation: Contact a qualified professional.





2: Missing Termite Shield Flashing – Block and Beam Foundation

Recommendation

The block and beam foundation was observed to be missing termite shield flashing. Termite shields are typically installed to help deter concealed termite entry between foundation piers and wooden structural components. While not always required, their absence may increase the risk of undetected wood-destroying insect activity.

We recommend evaluation by a licensed pest control professional and implementation of preventative measures as needed.

Recommendation: Contact a qualified pest control specialist.

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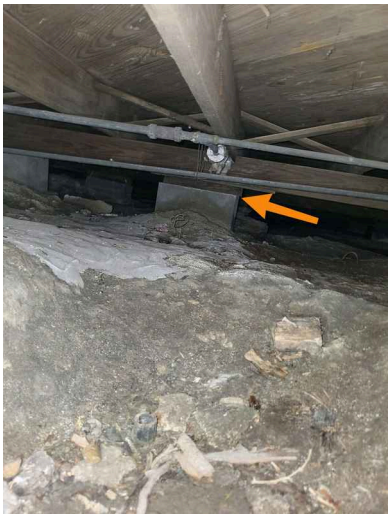

☒ ☐ ☐ ☐ **B. Grading and Drainage**

Comments-Drainage:

Ensuring proper drainage away from the home is essential for maintaining the structural integrity and longevity of the property. Adequate drainage helps prevent water infiltration into the foundation, basement, or crawl space, reducing the risk of moisture-related issues such as mold growth, wood rot, and foundation damage.

Aspects of proper drainage include:

Grading: The ground should slope away from the foundation, directing water flow away from the structure. Ideally, the grading should slope at least 6 inches downward over the first 10 feet from the foundation.

Gutters and Downspouts: Gutters should be free of debris and securely attached to the roofline, directing rainwater away from the home. Downspouts should extend at least 3 to 4 feet away from the foundation and discharge water onto sloped surfaces or into properly functioning drainage systems.

Drainage Systems: If present, surface drains, French drains, or other drainage systems should be inspected for functionality and proper maintenance. These systems should effectively capture and divert surface water away from the foundation.

Landscaping: Plantings and landscaping features should not impede the flow of water away from the home. Vegetation should be positioned to promote drainage and prevent water from pooling near the foundation.

Foundation Waterproofing: Consideration should be given to the condition of any existing waterproofing measures applied to the foundation walls, such as sealants or waterproof membranes. These measures help prevent water intrusion into below-grade spaces.

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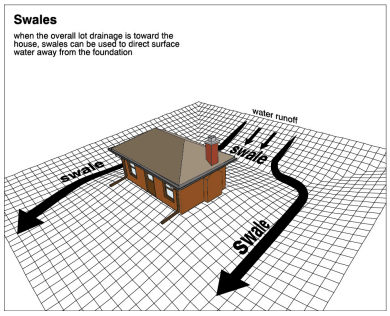
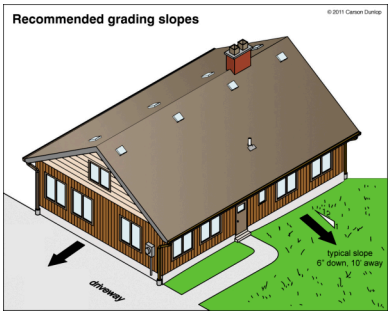
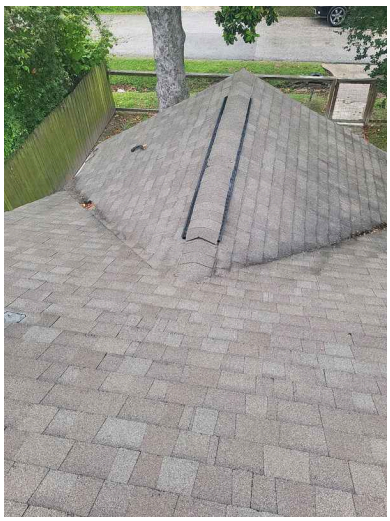
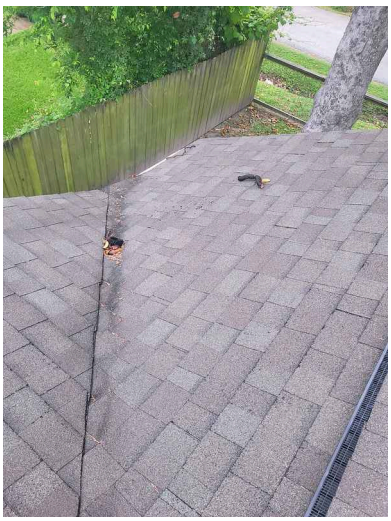


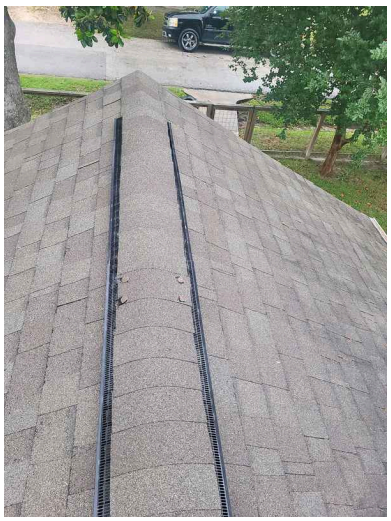


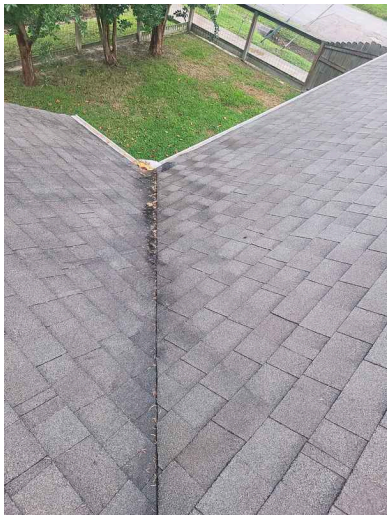
☒ ☐ ☐ ☒ **C. Roof Covering Materials**

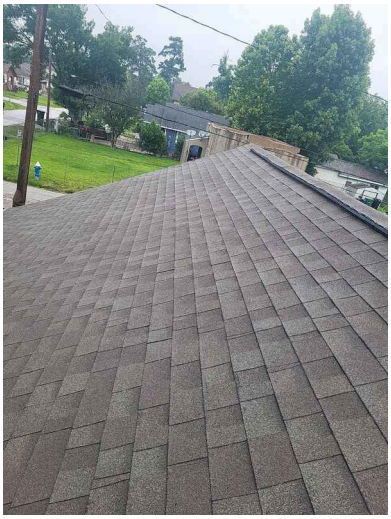
Viewed From: Roof

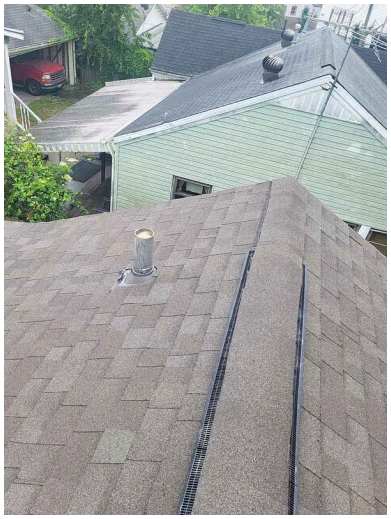












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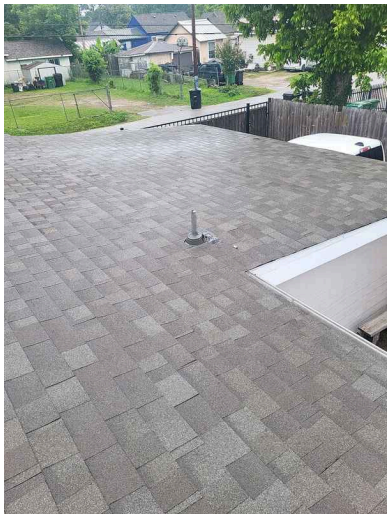
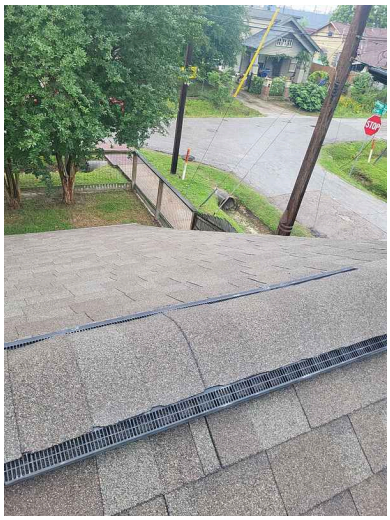



Types of Roof Covering: Asphalt, Composition tile

TREC(Texas Real Estaste Commission)Limitations:

The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level, if in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof, or significant damage to the roof covering materials may result from walking on the roof; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repair.

Asphalt/Composition Shingles:

Asphalt composition shingles, one of the most common roofing materials, typically have a lifespan ranging from 15 to 30 years. However, the actual durability can vary due to several factors:

1. **Quality of Materials**: Higher-quality asphalt shingles tend to have longer lifespans due to better resistance to weathering, UV rays, and impact.

2. **Installation**: Proper installation plays a crucial role. Shingles installed correctly, following manufacturer guidelines and by experienced professionals, tend to last longer.

3. **Climate and Weather Conditions**: Harsh weather conditions such as extreme temperatures, heavy rain, snow, hail, and high winds can impact the longevity of shingles.

I	NI	NP	D

4. **Maintenance**: Regular maintenance, such as cleaning debris, repairing damaged shingles, and addressing issues promptly, can prolong their lifespan.

5. **Ventilation and Attic Conditions**: Proper attic ventilation and insulation can help regulate temperature and humidity levels, preserving the shingles.

6. **Manufacturer Warranty**: Some manufacturers offer warranties that specify the expected lifespan of their shingles. It's important to check and understand these warranties.

Asphalt composition shingles remain a popular choice due to their affordability, versatility, and relatively long lifespan within the roofing material spectrum. Regular inspections and timely repairs or replacements can help maximize the lifespan of these shingles.

Roof Photos:
The asphalt/composition shingle roof was observed to be in good condition during the inspection. Regular maintenance and monitoring will help ensure that it continues to perform well and protect the home.

Several photos of the roof were taken from the surface of the roof or using a drone during the inspection. The images were magnified and thoroughly examined one by one to identify potential issues. For clarity and brevity, not all photos have been included in the report, but they were reviewed carefully to ensure a comprehensive assessment of the roof's condition.

COMMENTS-ROOF:
This inspection covers the roof coverings, flashings, skylights, gutters and roof penetrations. If any concern exists about the roof covering life expectancy or the potential of future problems, a roofing specialist should be consulted.

NOTES:
We recommend that a professional roofing contractor evaluate all roof covering materials and inspect all roof penetrations to ensure no leakage is occurring and that proper sealing of all roof penetrations is achieved.

NOTES:
Not all roofs are walked on during the inspection due to height, slope of roof, type of roof covering material, weather and/or safety concerns. Weather conditions(wind, hail, extreme temperatures, etc)affect all roofing materials day to day. Periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

1: Improper Coverings
Recommendation

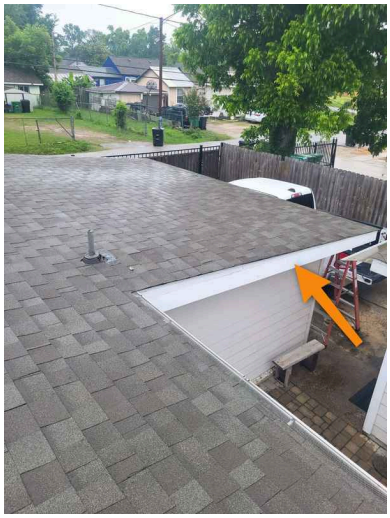
A section of the flat roof was observed to have asphalt shingles installed. Shingles are generally not recommended for flat roofs because they are designed for steeper slopes that allow water to run off. Flat roofs have a small pitch, but it's not enough for water to drain quickly, and shingles aren't meant to sit in water. This can cause water to pool on the shingles, which can shorten their lifespan and lead to leaks.

It is recommended to have a qualified roofing contractor evaluate the current roofing material and consider replacing the shingles with an appropriate flat roofing system. Options may include modified bitumen, TPO (Thermoplastic Olefin), EPDM (Ethylene Propylene Diene Monomer), or other materials specifically designed for flat roofs.

Recommendation: Contact a qualified roofing professional.

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

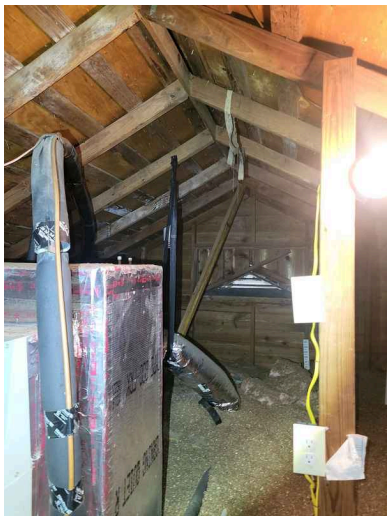
I	NI	NP	D




☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Viewed From: Attic

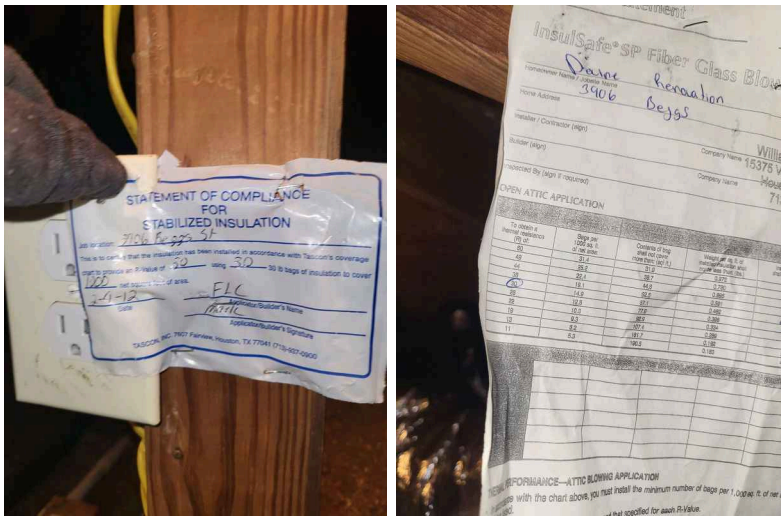




I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Insulation : 30 R-value

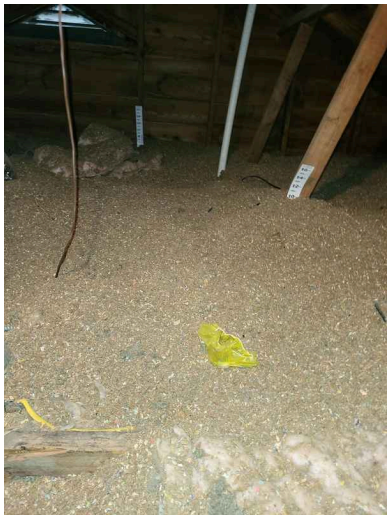


Insulation Certificate

I	NI	NP	D

Comments:
This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Type of Insulation: Loose-Fill Cellulose, Fiberglass Batt, Blown In Fiberglass

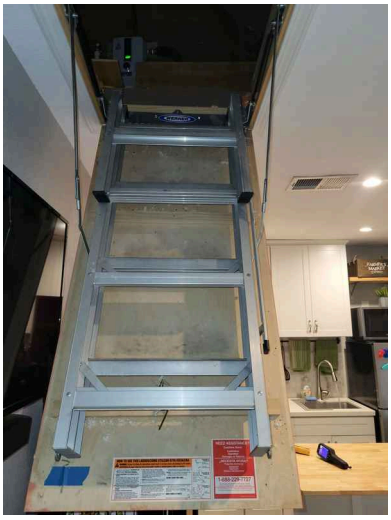


Loose-Fill Cellulose Insulation:
The attic contained gray, loose-fill cellulose insulation, which is a common and effective insulating material made from recycled paper products. Insulation appeared to be evenly distributed but should be checked for appropriate R-value based on regional standards.

1: MISSING INSULATION-ATTIC STAIRWAY
Recommendation

Observed missing insulation on attic stairway. The absence of insulation on the attic access door can lead to significant heat loss, particularly during the winter months. This can result in higher energy bills and discomfort in the living space below.

Recommendation: Contact a handyman or DIY project

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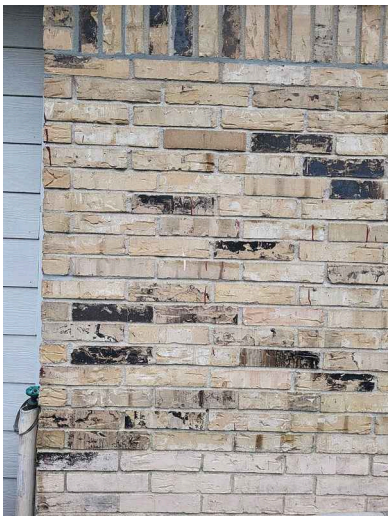
☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

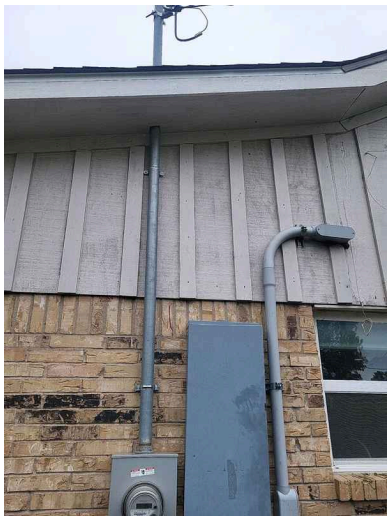
Comments:
The inspection covers deficiencies of the interior and exterior wall surfaces related to structural performances and water penetration.

Exterior Walls :
All exterior walls of the home were inspected as part of the evaluation. The inspection included an assessment of the walls��� condition, including siding, trim, paint, and visible structural components. Observations of any deficiencies or maintenance needs are documented in this report.

Any identified issues are noted in their respective sections, with recommendations for maintenance or repair provided where applicable. Routine monitoring and upkeep of exterior walls are advised to preserve the home's integrity and protect it from environmental elements.


Fiber Cement(Hardie)Siding


Brick


Wood

Hardie/Fiber Cement Siding:
The home has Hardie/Fiber Cement siding, a durable and low-maintenance material resistant to rot, pests, and fire. However, proper maintenance is important to ensure longevity.

Maintenance Recommendations:

- Inspect annually for cracks, chips, or gaps, and repair as needed to prevent moisture intrusion.
- Keep it clean by washing with mild soap and water to remove dirt and mildew.
- Ensure proper caulking around joints and seams to maintain a weather-tight seal.
- Repaint as needed (typically every 10–15 years) using high-quality exterior paint.
- Maintain clearance from soil and landscaping to prevent moisture damage.

Proper care will help extend the life of the siding and protect the home from potential damage.

1: MISSING/DETERIORATING CAULK
Recommendation

Observed missing or deteriorating caulk in one or more locations. With the exception of weep holes above windows, doors and at the bottom of exterior walls, all openings, penetrations, cracks, etc., in the exterior veneer or siding, or in any location on the exterior envelope of the building, should be caulked or otherwise sealed to prevent water or pest from entering the building.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

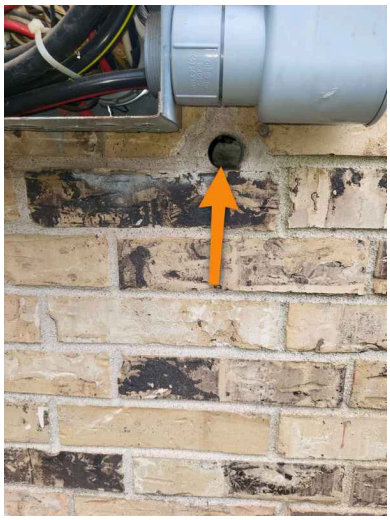
Back of home

2: UNSEALED PENETRATION OPENING

Recommendation

Observed unsealed penetration opening in one or more locations on exterior wall. The opening should be sealed to help prevent moisture and/or pest intrusion in that area.

Recommendation: Contact a qualified professional.



Left side of home

Left side of home

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

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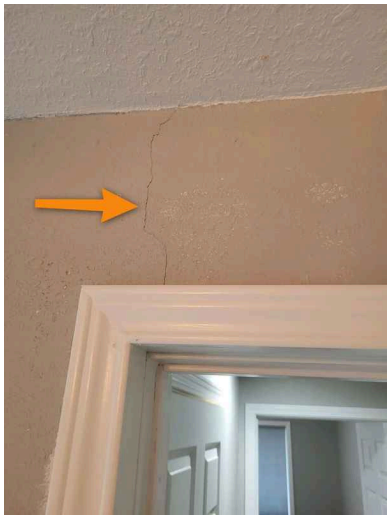
3: Settlement Cracks

Recommendation

Settlement cracks were observed in the drywall above one or more windows and doors. These types of cracks are common in older homes and are often due to normal settling of the structure over time. While they do not appear to indicate active structural movement at the time of inspection, recommend monitoring for any changes and consulting a qualified contractor if the cracks widen or additional movement is suspected.

Recommendation: Contact a qualified drywall contractor.



Bedroom 3

4: Missing Caulking Around Exterior Light Fixtures

Recommendation

Caulking was found to be missing or deteriorated around one or more exterior light fixtures. Gaps at these locations can allow water intrusion, which may lead to moisture damage to the siding, wall cavity, or electrical components.

It is recommended that all exterior light fixtures be properly sealed with exterior-grade caulk to help prevent water intrusion and maintain weather resistance.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

Exterior light fixture

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:
This inspection covers deficiencies of the ceiling and floors related to structural performance or water penetration.

Uneven Flooring/Age of home:
Based on the age of the home, there is a potential for uneven flooring.

Possible Uneven Flooring:

Older homes often exhibit signs of settling and shifting over time, which can result in uneven or sloping floors.

Foundation Settling:

As homes age, the foundation can settle unevenly, leading to changes in the level of the floors.

Structural Shifts:

Natural shifts and movements in the home's structure over many years can cause floors to become uneven.

If uneven flooring is a concern, consider having a structural engineer or qualified contractor assess the condition to determine if there are any significant issues that need addressing. Regularly monitor the floors for any changes or worsening conditions. Document any noticeable shifts or increased unevenness over time.

1: TAPE LINE CRACKS-CEILING

Recommendation

At the time of inspection, tape line cracks were observed in various locations on the walls and ceiling. Cracks were noted along the tape lines where drywall sheets meet. These cracks are typically caused by settlement and thermal expansion.

The observed tape line cracks are considered to be cosmetic in nature and do not indicate a structural issue. They are common in homes due to thermal expansion and settlement. The cracks can be repaired by re-taping and applying joint compound, followed by sanding and repainting. This is a straightforward cosmetic repair.

Recommendation: Contact a qualified drywall contractor.

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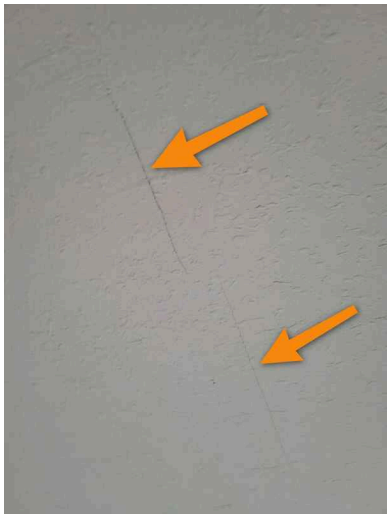
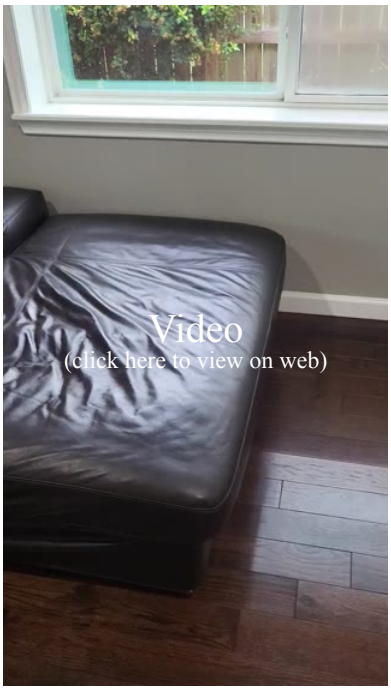


Living Room



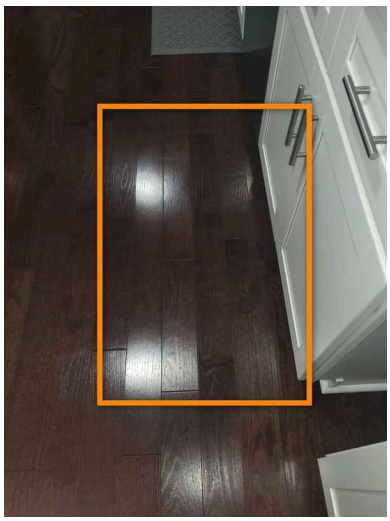
2: Soft spot in floor

Recommendation

When pressure was applied to the affected area, noticeable sinking or flexing of the floor was observed. Surrounding floor areas appeared to be structurally sound without any signs of similar issues.

It is recommended to consult with a qualified professional, or a licensed contractor experienced in flooring issues to further evaluate.

Recommendation: Contact a qualified flooring contractor



Kitchen

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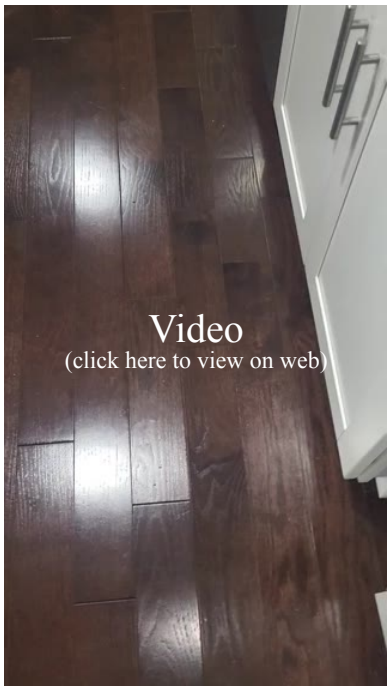

☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Comments:
Where deteriorated caulk/mortar joints and/or moisture damage are noted as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

Door Comments :
All accessible doors throughout the property were evaluated for proper functionality. This included checking for smooth operation, alignment, secure latching, and overall condition. Observations of any deficiencies or concerns are documented in the report.

1: Door Doesn't Latch

Recommendation

One or more doors in the home do not latch properly when closed.

Improper latching could indicate minor alignment issues with the door frame, the door itself, or the hardware. This may be due to normal settling of the house, humidity changes causing the door to swell, or misalignment of the strike plate.

It is recommended to adjust the door hardware, such as the strike plate or hinges, to ensure proper latching.

Recommendation: Contact a qualified handyman.

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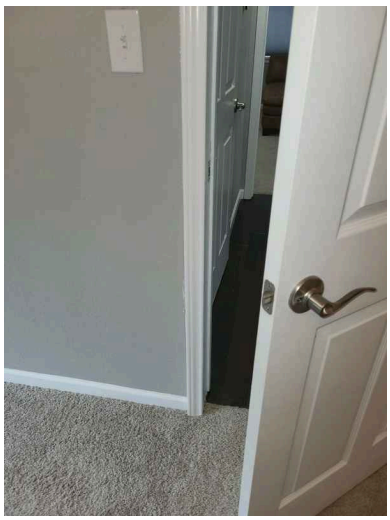
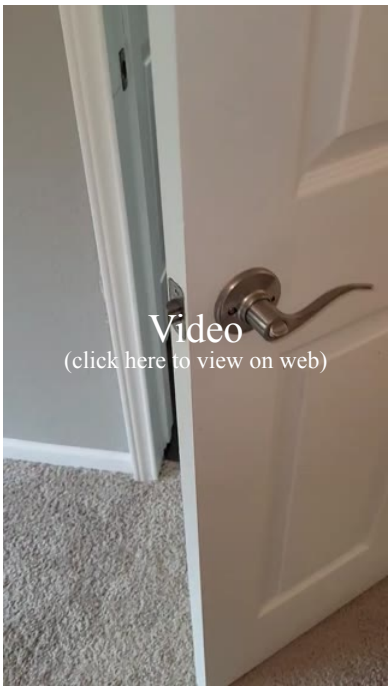
I	NI	NP	D



Bedroom 3



☒ ☐ ☐ ☒ **H. Windows**

NOTES:
Only accessible windows are inspected. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days, and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of inspection and no warranty is implied.

Information-Windows:
The windows were inspected by operating a representative number (I will try and operate every window in the structure, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

Comments:
This inspection covers the presence and condition of windows and screens.

DOUBLE PANE WINDOWS:
The home is equipped with double-pane windows. These windows are designed to improve energy efficiency by reducing heat transfer, providing better insulation compared to single-pane windows. They also help reduce outside noise. Regular maintenance, such as ensuring the seals remain intact and cleaning the glass, can help maintain their performance over time.

Home Occupied/Furnished:
Only accessible windows were inspected. Furniture was not moved to access all windows.

1: MISSING/DAMAGED SCREEN(S)
Maintenance Item

Screen(s) in one or more windows are missing or damaged. Recommend installing screens where missing or damaged.

Recommendation: Contact a qualified window repair/installation contractor.

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

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2: CAULKING AROUND INTERIOR/EXTERIOR WINDOWS

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

I	NI	NP	D

Recommendation

The caulking around one or more exterior/interior windows exhibited signs of deterioration, cracking, or shrinkage. Gaps or cracks in the caulking allow water infiltration, potentially leading to moisture intrusion and water damage.

Deteriorating caulk can also compromise the window's seal, reducing energy efficiency by allowing air leakage and affecting indoor climate control.

Action to replace the caulk by a qualified professional is recommended to prevent moisture intrusion and ensure the integrity of the windows within the property

Recommendation: Contact a qualified professional.

Left side of home

3: Damaged

Recommendation

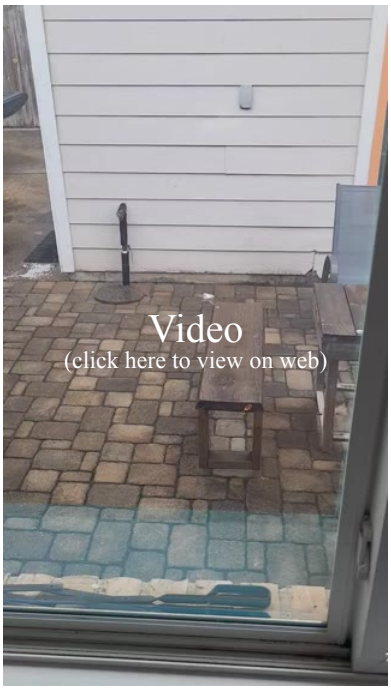
During the inspection, one or more cracked or damaged windows were observed. It is recommended to replace or repair as necessary.

Recommendation: Contact a qualified window repair/installation contractor.

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

I	NI	NP	D

Primary Bedroom



4: Low-E Coating Failure

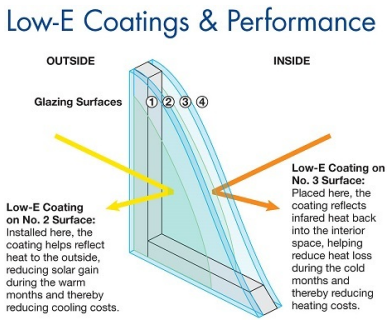
Recommendation

One or more windows exhibited signs consistent with Low-E (low-emissivity) coating failure, such as hazy or discolored patches between the glass panes. This condition can affect the energy efficiency and clarity of the window and may indicate compromised insulating properties.

We recommend evaluation by a window specialist to confirm the condition and determine whether repair or replacement is necessary to restore performance and appearance.

More info on Low-E windows can be found here

Recommendation: Contact a qualified window repair/installation contractor.



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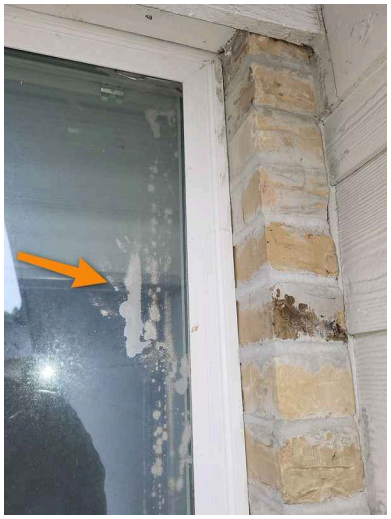
Right side of home


Right side of Home


Right side of home


Back of Home

5: Deteriorated Grout / Mortar at Window Ledge

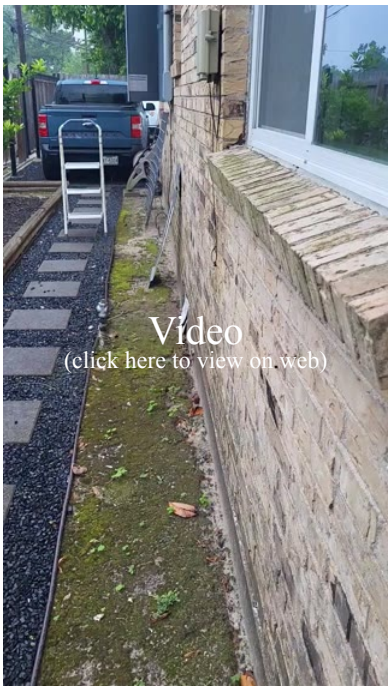
Recommendation

Deteriorated, cracked, or missing grout/mortar was observed at one or more window ledges. This condition can allow moisture intrusion, contribute to further deterioration of masonry materials, and may affect the structural stability or proper shedding of water from the ledge. If left uncorrected, moisture penetration can lead to interior damage or accelerated weathering of surrounding materials.

We recommend evaluation and repair by a qualified masonry contractor. Repairs may include repointing the mortar joints, sealing gaps, and restoring proper water protection to help prevent further deterioration.

Recommendation: Contact a qualified professional.

Left side of home



Front of home

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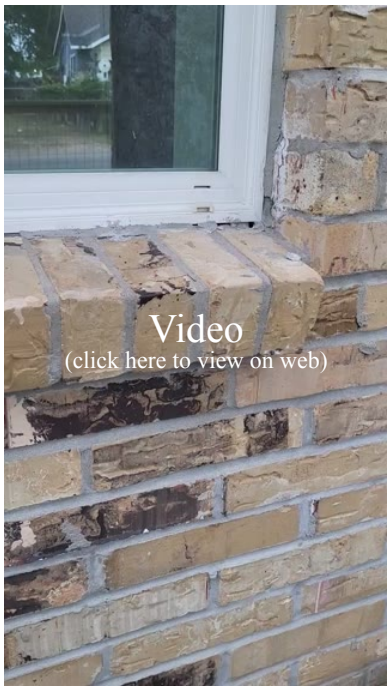


☐ ☒ ☒ ☐ **I. Stairways (Interior and Exterior)**

Comments:

This inspection will note the deficiencies in steps, stairways, landings, guardrails, and handrails. For proper spacing between balusters, spindles, or rails for steps, stairways, guards and railings.

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

Comments:

This inspection covers the VISIBLE components and structure of the fireplace and chimney.

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

Comments:

All cement slabs (garages, porches, patios, driveways, home under floor coverings) can have small surface cracks. Generally these cracks are less than 1/8 inch wide and are shrinkage cracks.

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

I	NI	NP	D

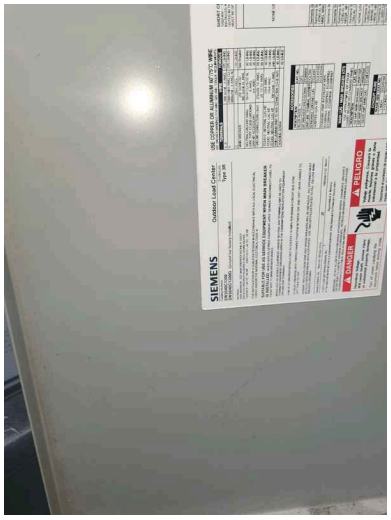
II. ELECTRICAL SYSTEMS

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

ELECTRICAL SERVICE DISCONNECT INFORMATION:
The pictured electrical service disconnect will shut off all power to the home in the case of an emergency, or for servicing.

Square D Panel 200 AMP service


Siemens Panel 125 AMP service[garage apartment)



SERVICE DISTRIBUTION PANEL:
The service distribution panel, commonly referred to as the electrical panel or breaker box, is the central point where electrical power enters the home and is distributed to various circuits. It contains circuit breakers or fuses that protect individual electrical circuits from overloading. The main disconnect, typically located within or near the panel, allows for complete shutoff of power to the home. Proper labeling, secure wiring, and appropriate breaker sizing are important for safe and efficient electrical operation.

See comment(s) under photo(s).

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

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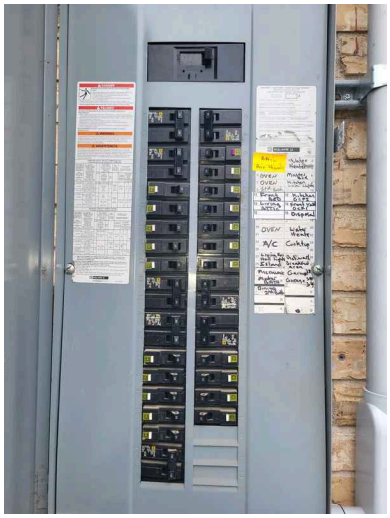
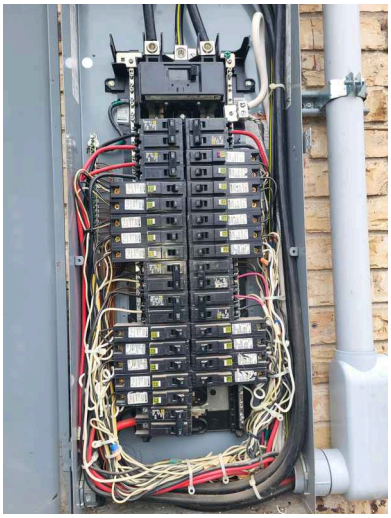
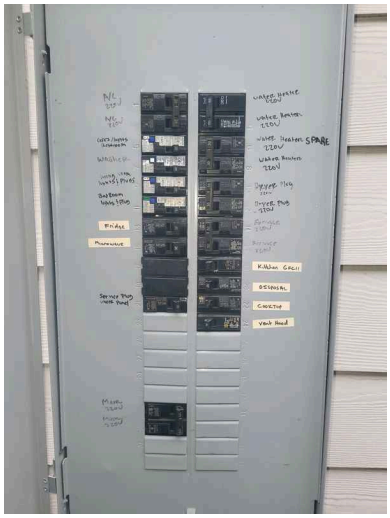
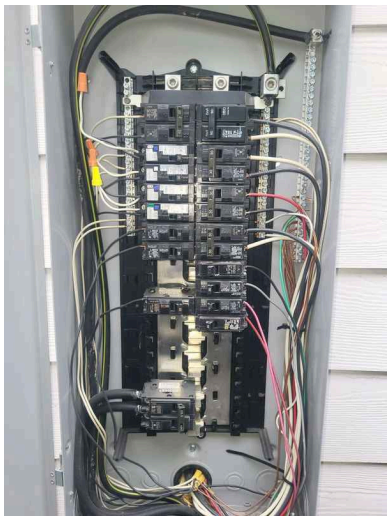

Type of Service: Service Drop -
An electrical **service drop** refers to the overhead wires that connect a building or property to the utility's electrical distribution network. It's the final segment of the electrical system that delivers electricity from the utility's power lines to the service entrance of a residential or commercial building.

Here's how it works:

Utility Power Lines: These are the high-voltage power lines installed by the utility company along streets and roads to distribute electricity to various areas.

Service Drop: The service drop begins where the utility's power lines approach the property and extends to the service entrance. It typically consists of three conductors: two insulated conductors known as "hot" wires, and one uninsulated conductor known as the "neutral" wire. In some cases, there may also be a separate grounding wire.

Connection to Service Entrance: The service drop connects to the service entrance of the building, which is the point where the building's electrical system connects to the utility's distribution network. This is usually located near the meter box.

Meter: The meter box is where the utility measures the amount of electricity consumed by the building. It is typically installed near the service entrance and is accessible for meter readings by utility personnel.

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

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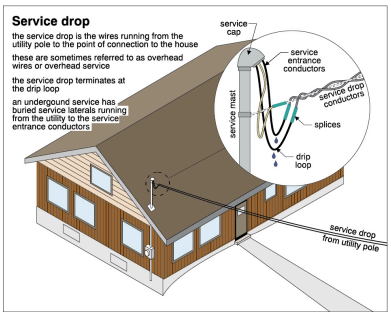
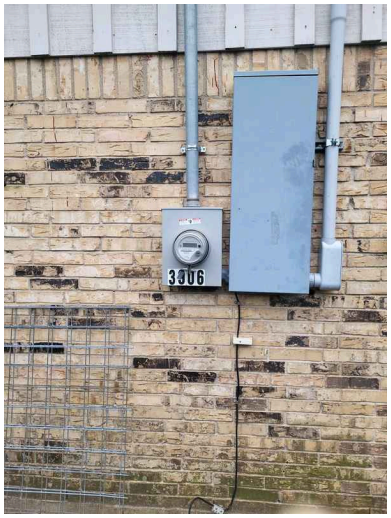
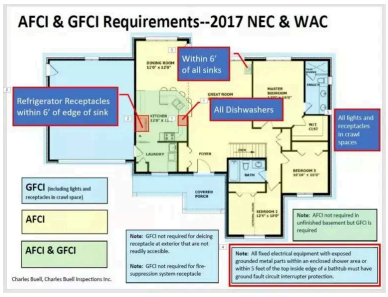




GFCI PROTECTION:
Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of the edge of a sink or where something plugged into a receptacle could come into contact with water, including bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker and not by the use of a polarity tester.

As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested or confirmed for GFCI protection, and these area(s) are recommended to be tested for GFCI protection when personal belongings have been removed from the home.



Comments:
This inspection covers the service entrance wiring, electrical panels and sub-panels.

Electrical Service In Older Homes(Pre-2026):
Electrical systems in older homes are more likely to have a number of electrical deficiencies due to the fact that electrical codes are updated every few years. As a result, the electrical systems in older homes may not meet current safety standards and regulations.

Various electrical issues may be noted, which may be attributed to the home's age and the fact that electrical codes have changed multiple times since the home was built. While the home may have been compliant with the codes at the time of construction, it may not meet current standards.

The home inspector is ***not*** a code inspector but uses current electrical codes as a reference to inform the home buyer about potential safety and functionality concerns. *The inspection aims to identify visible deficiencies and recommend appropriate actions, rather than certify code compliance.*

Consider updating the electrical system to enhance safety and functionality, particularly if major renovations or the installation of modern appliances are planned.

Electrical Code Compliance:
In many homes, electrical systems and components that were installed according to the building codes in place at the time of construction are considered "**grandfathered**" in. This means they are not required to meet current electrical code standards unless significant renovations or upgrades are performed.

Key Points to Consider:

- Safety vs. Compliance: While older electrical systems may not meet today's codes, they could still pose safety concerns due to outdated materials or design.
- Upgrades Required for Renovations: If major renovations or additions are made, the electrical system may need to be brought up to current standards to comply with local codes.
- Insurance Implications: Some insurers may require electrical upgrades to provide coverage, regardless of grandfathered status.

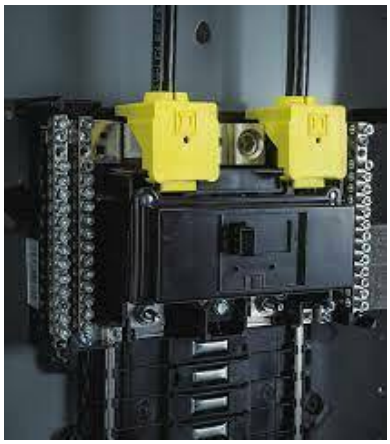
Recommendation:
Even if no upgrades are legally required, it is always advisable to have an older electrical system evaluated by a licensed electrician to ensure it is safe and capable of handling modern electrical demands. Proactive upgrades can improve safety and efficiency.

The inspector is not a code enforcement official and does not perform inspections to verify compliance with current building codes. However, building codes may be referenced during the inspection process to identify potential safety concerns and industry best practices

1: Missing Service Conductor Barriers
Recommendation
A missing service conductor barrier(s) was observed during the home inspection. This safety feature protects electrical service conductors from accidental contact with objects or people. The absence of a service conductor barrier can create a safety hazard and potentially cause electrical shock or damage to the system. It is recommended to consult a qualified electrician to install a new barrier to ensure safety in the home.

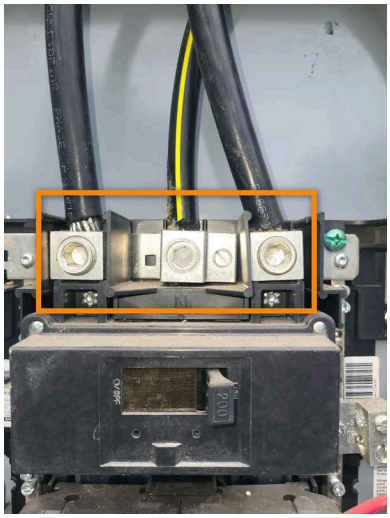
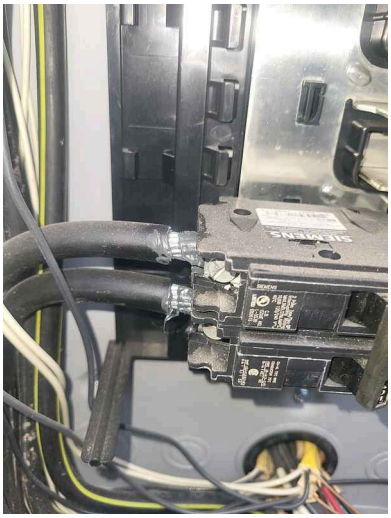
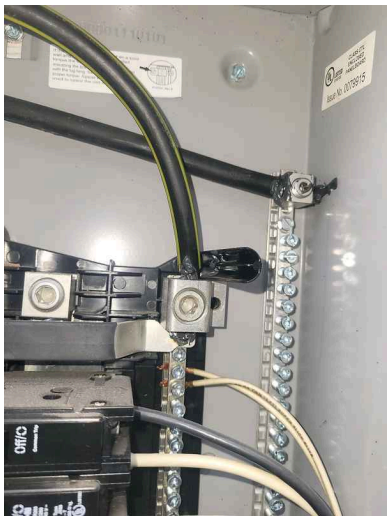
More information on Service Conductor Barriers can be found HERE

Recommendation: Contact a qualified electrical contractor.


Example/SquareD

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

I	NI	NP	D

2: Surge Protection Device-Not Installed

Recommendation

At the time of inspection, we checked the electrical panel and noted that there was no visible surge protection device installed. This can be a potential safety hazard, as power surges can damage electronics and electrical equipment in the home, leading to costly repairs.

As of Feb 1, 2022, a Type 1 or Type 2 surge protective device (SPD) will be required for dwelling unit services. The SPD may be integral to or adjacent to the electrical service. Additionally, an SPD will be required when an existing service is replaced.

More information on Surge Protection Devices(SPD's) can be found HERE

Recommendation: Contact a qualified electrical contractor.

3: INADEQUATE AFCI PROTECTION

Recommendation

~As of February 01, 2022: under Texas Real Estate Commission(TREC) rule 535.229, all licensed home inspectors in Texas are required to mark as deficient, the absence of AFCI's at ALL recommended areas~

The electrical system does not meet the current minimum standards for NEC Arc-Fault Circuit Interrupter(AFCI) breakers and may not have been required at the time of construction. The minimum electrical standards recommend electrical receptacles with functioning AFCI protection for all receptacles that serve: kitchens, family rooms, dinning rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and laundry areas.

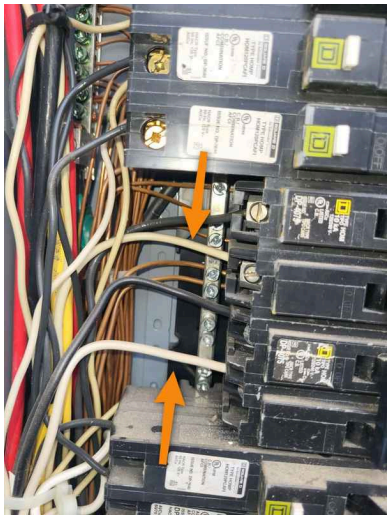
Recommendation: Contact a qualified electrical contractor.

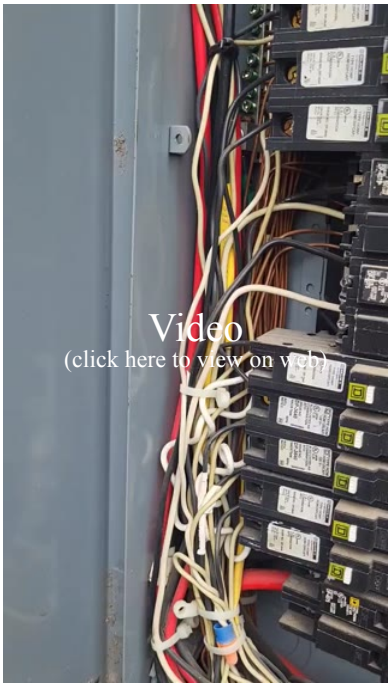
4: UNIDENTIFIED CONDUCTOR

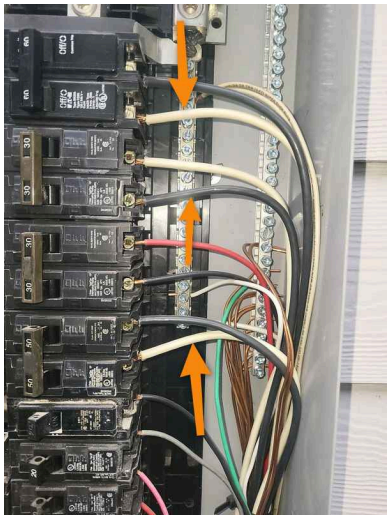
Recommendation

Observed white conductor wire without identifier marking label. White wires are typically used for neutrals but when used on breakers that are not GFCI/AFCI breakers they must be identified with black electrical tape to identify them as hot.

Recommendation: Contact a qualified electrical contractor.







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

I	NI	NP	D

5: Emergency Disconnect Not Labled

Recommendation

The main electrical disconnect is not properly marked. The main disconnect should be clearly labeled to allow quick identification for safety and emergency purposes.

Per the 2023 NEC, the marking or labels shall be loaded on the outside front of the disconnect enclosure with red background and white text, the letters shall be at least ½ inches high. We recommend contacting a licensed electrician to properly label the main disconnect as required.

As a home inspector, I am not a code enforcement officer, and my inspections are not official code inspections. However, I reference building codes, such as the National Electrical Code (NEC), as a guide when identifying safety-related issues. These codes provide widely recognized safety standards, and I use them to recommend improvements that enhance the safety and functionality of the home.

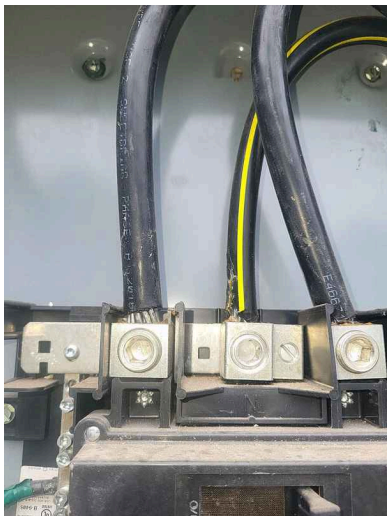
Recommendation: Contact a qualified professional.

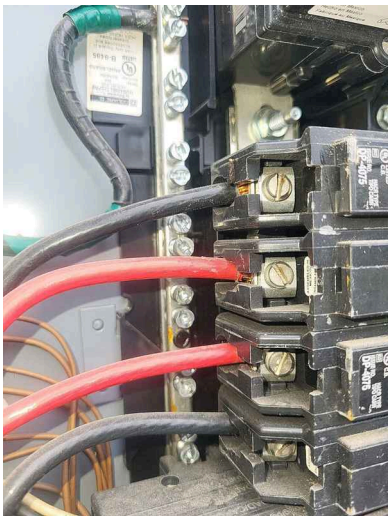
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

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

Type of Wiring: Aluminum Service Entrance Cables, Copper



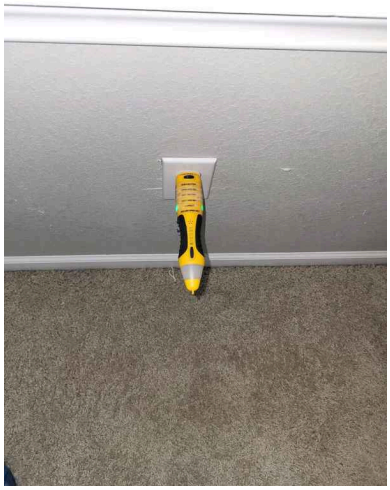


Comments:
This inspection covers electrical receptacles, switches and fixtures.

Home Occupied/Furnished:
Only accessible outlets were tested. Furniture was not moved to test outlets. Owner's personal equipment not unplugged to test outlets.

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

I	NI	NP	D



All Receptacles Tested:
All accessible electrical outlets were tested in accordance with Texas Real Estate Commission (TREC) Standards of Practice. Testing is performed using specialized testers and visual inspection methods to evaluate general functionality and safety.

Outlets are tested for the following:

- Proper wiring and polarity (to identify reversed polarity, open grounds, or open neutrals)
- Presence of grounding where applicable
- Functionality of GFCI (Ground Fault Circuit Interrupter) protection in required areas such as kitchens, bathrooms, garages, and exterior locations
- General condition and operation (e.g., whether outlets are energized and able to accept a plug)

This testing is limited to readily accessible outlets and does not include moving furniture or personal belongings. The inspection is a representative sample and does not guarantee that all outlets were tested or that all potential electrical issues will be identified.

1: No GFCI protection for Dryer
Recommendation

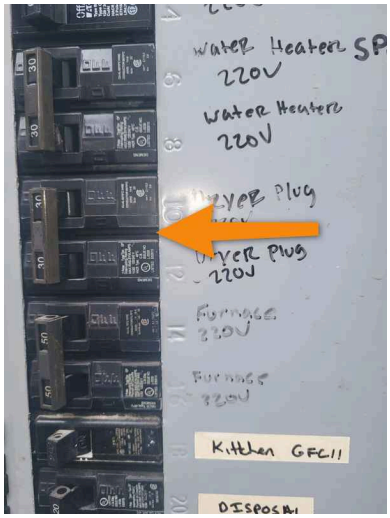
During the inspection, it was observed that the dryer is not protected by a Ground Fault Circuit Interrupter (GFCI) breaker. Current standards recommend GFCI protection for outlets serving laundry areas to enhance safety, particularly in wet or damp conditions.

We recommend consulting a licensed electrician to install a GFCI breaker or receptacle for the dryer circuit to meet current safety standards.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D



☐ ☒ ☒ ☐ **C. Other**

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, Central Heating

Return Vent

Primary

Bedroom 2

Bedroom 3

Living Room

Living Room

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

I	NI	NP	D


Dining Room


Kitchen


Garage apartment Return Vent


Garage apartment


Garage apartment

Energy Sources: Electric

Comments:

If deteriorated or missing sealant, missing refrigerant line insulation, or evidence or previous or current leaks are noted as deficient within HVAC systems, it should be assumed that moisture penetration may have occurred and hidden damages may exist.

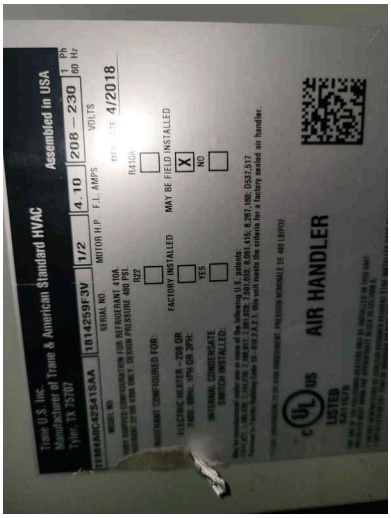
FURNACE AGE/INFO:

As part of our home inspection, we identify the furnace's age and provide details on its make, model, and specifications. The home has a ***Trane electric furnace***, manufactured in ***April 2018.*** The garage apartment has a ***Trane electric furnace*** manufactured in ***May 2019***. The heating system was tested and operating as intended during the inspection.

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

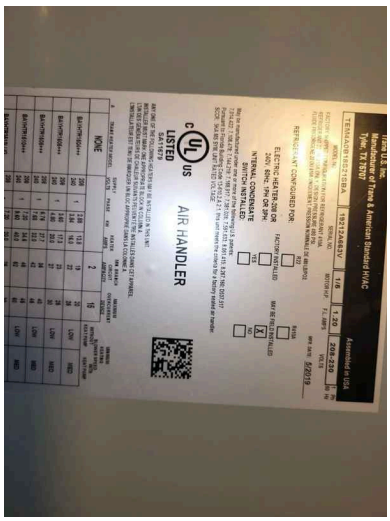
I	NI	NP	D

Trane Electric Furnace



April 2018

Trane Electric Furnace



May 2019

Note-Servicing:
We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters and proper airflow is NOT included in this inspection.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Electric, Central Air Conditioner, Split System -
During the inspection of the air conditioning (AC) system, "Delta T" was tested. Delta T is a key measure of the system's performance, indicating the temperature difference between the air entering and exiting the AC system.

For most residential AC systems, the typical Delta T range is between 16°F to 22°F (approximately 9°C to 12°C). This means that the supply air should be 16°F to 22°F cooler than the return air.

Delta T is measured by taking temperature readings at two points:

Return Air Duct: The temperature of the air entering the system.

I	NI	NP	D

Supply Air Duct: The temperature of the air exiting the system.

If the Delta T value is outside the typical range, have a licensed HVAC professional inspect the system. They can diagnose and address any underlying issues, such as refrigerant levels, airflow problems, or component malfunctions.


Return Vent


Primary Bedroom


Bedroom 2

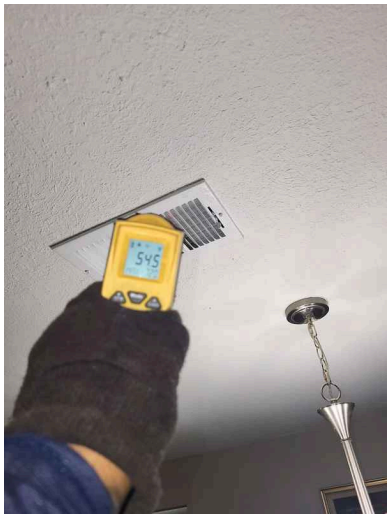

Bedroom 3


Living Room


Living Room

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

I	NI	NP	D



Dining Room

Kitchen

Garage apartment Return Vent

Garage apartment

Garage apartment

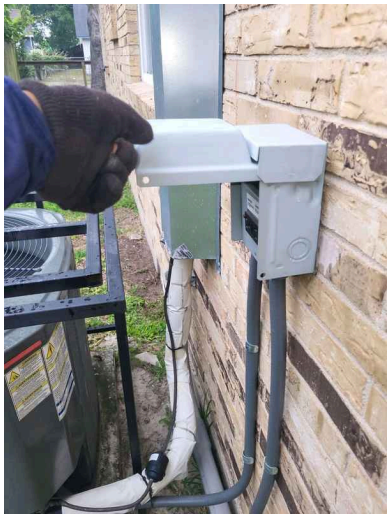
Comments:
The Texas Real Estate Commission(TREC) estimates the typical lifespan of HVAC systems to be 15-20 years of service. This may vary from system to system depending on the level of use and recommended maintenance performed during the life of the system.

Periodic Maintenance :
We recommend the cooling system be completely serviced before each cooling season and the primary condensate drain line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. Cooling equipment is not checked when the outside temperature is below 60 degrees F because of possible damage to compressor.

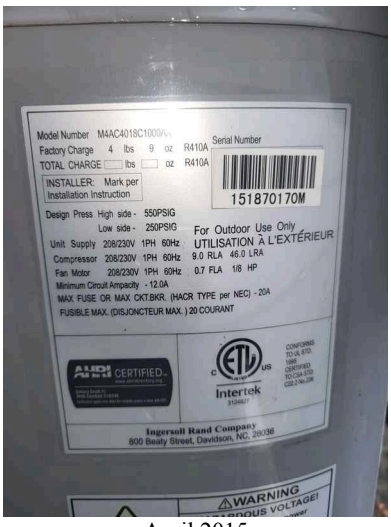
HVAC Manufacturer/Year:
The home is equipped with a ***Trane 3.5-ton*** air conditioning unit manufactured in ***May 2017***. The garage apartment is equipped with an ***Ameristar 1.5-ton*** unit manufactured in ***April 2015***. At the time of inspection, the cooling system was operating and cooling as intended under normal operating conditions.

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

I	NI	NP	D



Trane 3.5 Ton May 2017 AC Service/Emergency Disconnect



Ameristar 1.5 Ton April 2015

AC Condensate Drains:

The secondary condensate drain line(s) for the air conditioning system were observed terminating on the right side of the home, positioned in front of a window. A secondary condensate drain serves as an emergency overflow outlet for the air conditioning system, designed to discharge condensate if the primary drain becomes clogged or blocked. Its placement in front of a window is intentional—it provides a visible alert to the homeowner if water begins to drain, indicating a potential issue with the primary condensate line.

If water is observed discharging from this secondary line, it is a sign that the system may need maintenance. Regular servicing of the HVAC system is recommended to prevent clogs and ensure proper drainage.

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

I	NI	NP	D

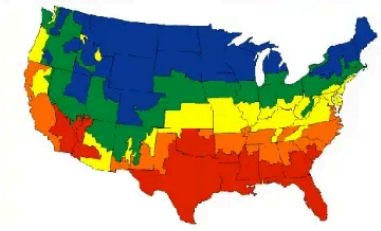
Right side of home

Recommend AC Unit Sizing:

Based on the square footage of the home, it is recommended to verify that the installed air conditioning system is appropriately sized for optimal cooling efficiency. As a general guideline, an air conditioner requires approximately 1 ton of cooling capacity for every 400-600 square feet of living space, depending on the climate and insulation quality.

An undersized AC unit may struggle to cool the home efficiently, leading to higher energy costs and excessive wear on the system. Conversely, an oversized unit may short-cycle, causing uneven cooling and increased humidity levels.

Air Conditioning Square Footage Range by Climate Zone					
	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5
1.5 Tons	600 - 900 sf	600 - 950 sf	600 - 1000 sf	700 - 1050 sf	700 - 1100 sf
2 Tons	901-1200 sf	951 - 1250 sf	1001 - 1300 sf	1051 - 1350 sf	1101 - 1400 sf
2.5 Tons	1201 - 1500 sf	1251 - 1550 sf	1301 - 1600 sf	1351 - 1600 sf	1401 - 1650 sf
3 Tons	1501 - 1800 sf	1501 - 1850 sf	1601 - 1900 sf	1601 - 2000 sf	1651 - 2100 sf
3.5 Tons	1801 - 2100 sf	1851 - 2150 sf	1901 - 2200 sf	2001 - 2250 sf	2101 - 2300 sf
4 Tons	2101 - 2400 sf	2151 - 2500 sf	2201 - 2600 sf	2251 - 2700 sf	2301 - 2700 sf
5 Tons	2401 - 3000 sf	2501 - 3100 sf	2601 - 3200 sf	2751 - 3300 sf	2701 - 3300 sf



1: SERVICING INFO NOT PRESENT

Maintenance Item

Servicing and/or maintenance documentation was not present at the interior unit for the HVAC system(s). Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units.

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

I	NI	NP	D

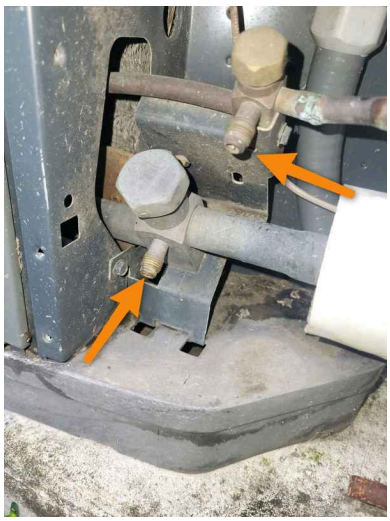
2: Schrader Valve Caps Missing

Recommendation

At the exterior A/C condenser, one or more Schrader valve (service port) caps were missing. These caps help protect the refrigerant valves from dirt, moisture, and accidental contact, and some caps provide an additional sealing layer to reduce the risk of refrigerant leaks.

Have a licensed HVAC technician install proper replacement caps on all service ports and check for any signs of leakage or damage at the valves.

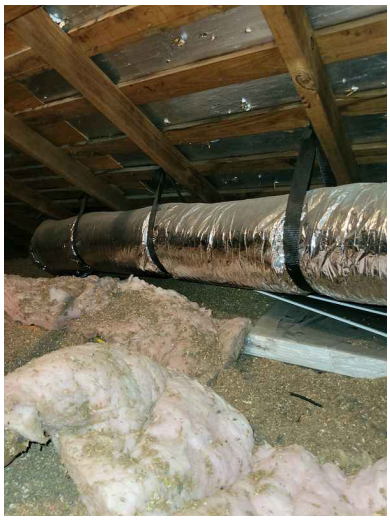
Recommendation: Contact a qualified HVAC professional.



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

Comments:

This inspection covers the condition of the visible ducts, vents, fans, and filters. Supply and return air is checked with infrared thermometers at various registers for temperature consistency.



1: Air Filters,Ducts, Supply and Return Register Maintenance.

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

I	NI	NP	D

Maintenance Item

Recommend replacing all air filter(s) & cleaning all air supply/return vents and ducts as needed. A link regarding HVAC energy saving tips has been provided here.

Air filters should be changed roughly every 30 days.

☐ ☒ ☒ ☐ **D. Other**

Comments:

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: Street, Exterior

Location of Main Water Supply Valve : Garage apartment -
In the event of an emergency, water to the home can be shut off here.

Static Water Pressure Reading: 50 PSI

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

I	NI	NP	D

Type of Supply Piping Material: Stainless Steel, Cast Iron, Copper

Note:
Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water purification systems are not inspected. Laundry equipment is not operated to check drain system.

Optimal Water Pressure:
Optimal water pressure typically falls within a range of 40 to 80 pounds per square inch (psi), which is considered suitable for residential use.

Comments:
This inspection covers the type and condition of all accessible and visible water supply components.

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

I	NI	NP	D


Kitchen


Kitchen


Primary


Primary Bathroom


Primary Bathroom


Secondary Bathroom


Secondary Bathroom


Secondary Bathroom


Garage apartment

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

I	NI	NP	D

Garage apartment

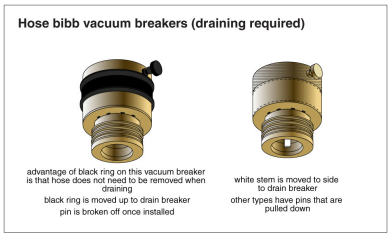
Garage apartment

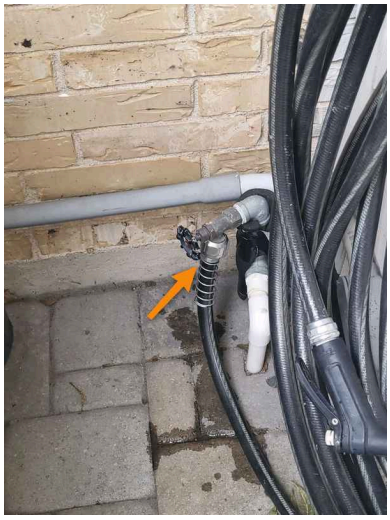
1: Missing backflow preventor

Recommendation

Backflow is the reversal of the normal and intended direction of water flow in a water system. Devices and assemblies known as backflow preventers are installed to prevent backflow, which can contaminate potable water supplies.

Recommendation: Contact a qualified professional.





Exterior Hosebib

2: Sink leaking

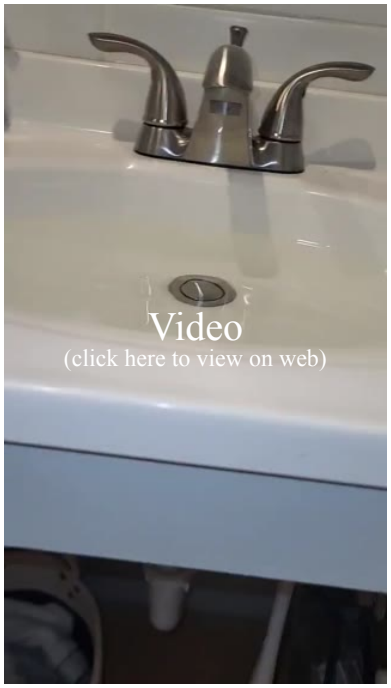
Recommendation

A leak was observed at one or more of the sinks during the inspection. The source of the leak may be from the faucet, drain assembly, or plumbing connections beneath the sink. This condition can lead to water damage to cabinets, flooring, or adjacent materials if not addressed promptly. It is recommended that a qualified plumber evaluate and repair the leak to prevent further damage.

Recommendation: Contact a qualified plumbing contractor.

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

I	NI	NP	D



Garage apartment

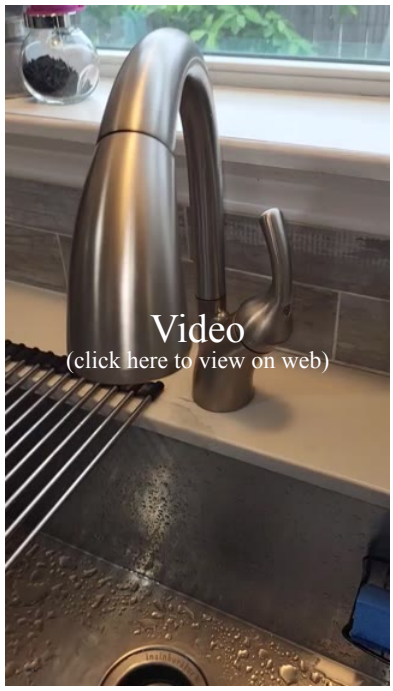
3: Low water pressure at fixture

Recommendation

Low water pressure and/or flow was observed at one or more plumbing fixtures during the inspection. This condition could be related to mineral buildup, partially closed valves, or issues with the supply lines. Further evaluation by a licensed plumber is recommended to determine the cause and make any necessary repairs.

Recommendation: Contact a qualified plumbing contractor.

Kitchen



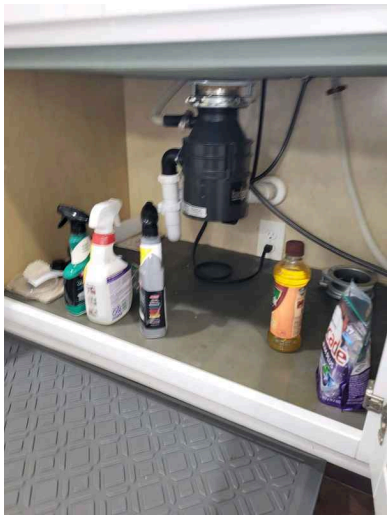
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

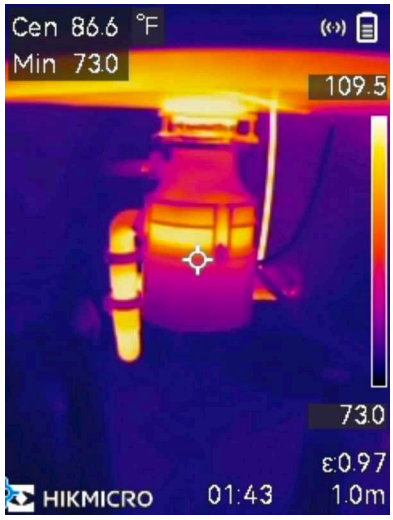
I	NI	NP	D

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

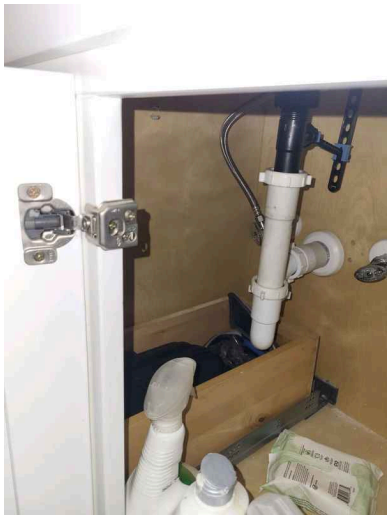
Note:
Only visible and accessible waste lines are checked.

Type of Drain Piping Material: PVC -
Add caption

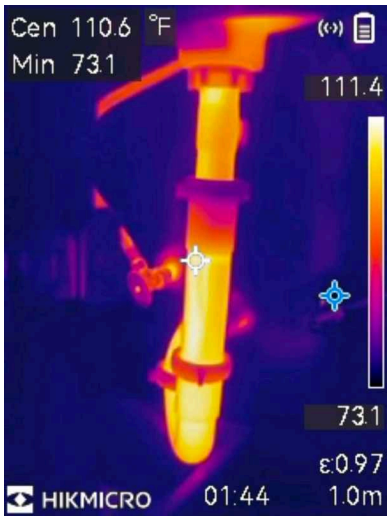


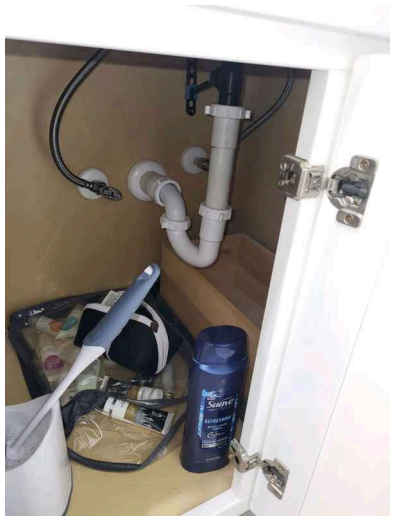


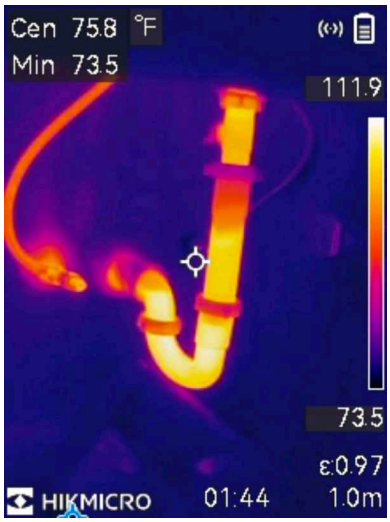
Kitchen



Primary Bathroom





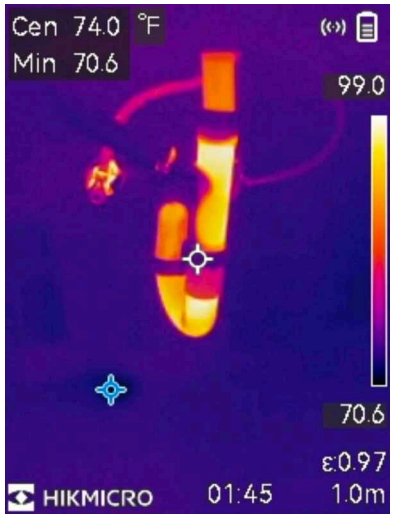


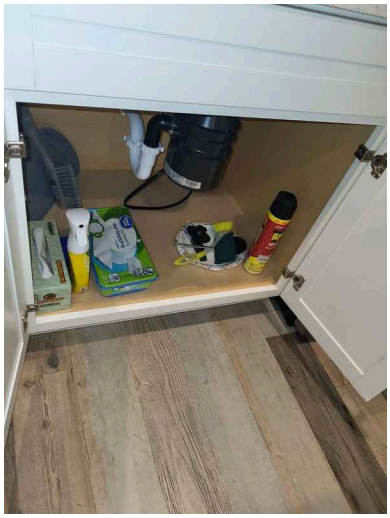
Primary Bathroom

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

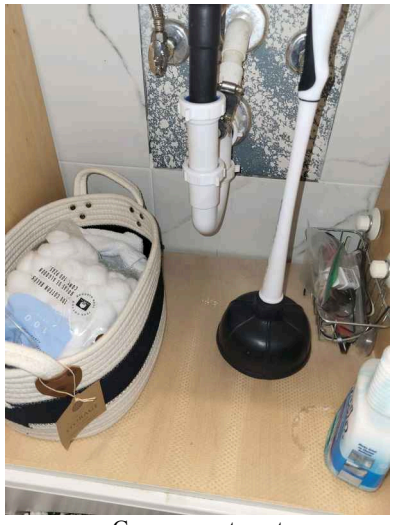
I	NI	NP	D

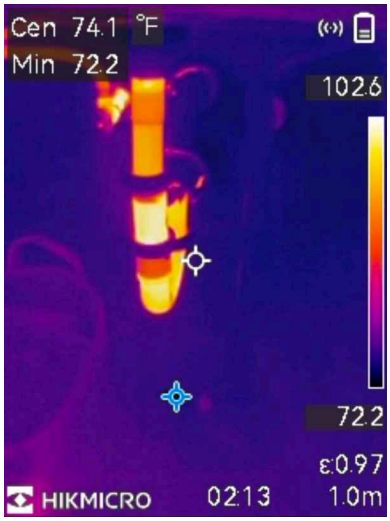
Secondary Bathroom





Garage apartment





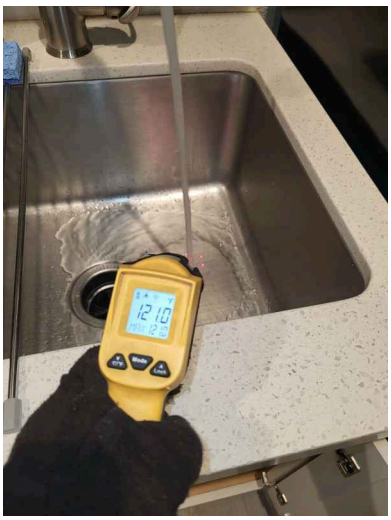
Garage apartment

Comments:
This inspection covers the condition of all accessible and visible waste-water and vent pipes.

☒ ☐ ☐ ☐ **C. Water Heating Equipment**
Energy Sources: Electric

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

I	NI	NP	D

Capacity: 50/Tank-less Gallons

Life Expectancy:
With regular maintenance, inspection, draining and flushing of a water heater the life expectancy of a gas water heater is anywhere from 8-12 years and an electric water heater from 10-15 years.

Comments:
This inspection covers the water heating equipment and its temperature and pressure relief system.

Temperature Pressure and Relief Valve: Not Tested, Not functioning properly

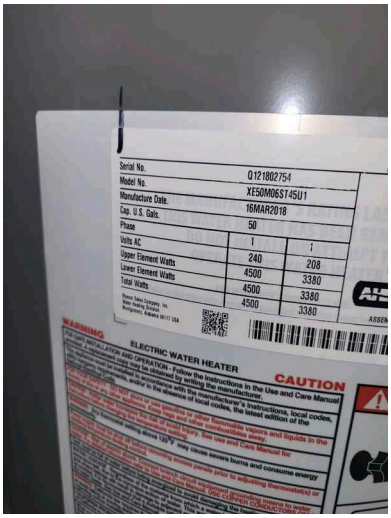
Type and Year Manufactured:
Brand:Rheem/Ecosmart

Manufactured Date: March 2018/ N/A

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

I	NI	NP	D

Rheem



March 2018

Ecosmart

Could not determine manufactured date

General:

An ***electric water heater, located in the attic,*** provides domestic hot water to the home and was in operation at the time of the inspection. According to the data plate, the water heater was manufactured in ***March 2018***. The garage apartment had an ***ECOSMART tank-less water heater***, the manufactured Date could not be determined.The capacity of the hot water system appears adequate for the normal needs of this size home. The water heater is installed properly and is in good condition relative to the age of the equipment. It is equipped with a temperature/pressure relief valve, an important safety device required by most codes that should be tested annually. Appropriate discharge piping is installed to direct any blow-off to a safe location. The T&P valve was not tested at the time of inspection as property damage may occur.

RECOMMENDED WATER HEATER SIZE:

More info on recommended water heater sizes can be found here

Tank-less Water Heater:

This home is equipped with a tankless water heater, a modern and efficient system that heats water on demand rather than storing it in a tank.

Benefits of a Tankless Water Heater:

Energy Efficiency: Only heats water when needed, reducing energy consumption.

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

I	NI	NP	D

Recommended Water Heater Tank Size

NUMBER OF BEDROOMS	TANK SIZE
1	20 GALLONS
2	30 GALLONS
3	42 GALLONS
4	52 GALLONS
5	60 GALLONS

Continuous Hot Water Supply: Provides hot water on demand without running out.

Space-Saving Design: Compact and mounted on a wall, freeing up storage space.

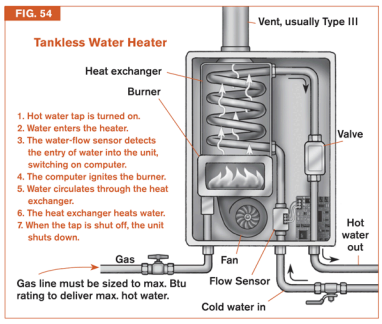
Longevity: Often lasts longer than traditional water heaters with proper maintenance.

Maintenance Notes:

Regular descaling and cleaning may be necessary in areas with hard water to maintain efficiency and longevity.

Follow the manufacturer's recommendations for maintenance schedules and servicing.

If you have questions about the system's operation, refer to the user manual or consult a qualified technician.



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

Comments:

This inspection covers BUILT-IN hydrotherapy and whirlpool equipment.

☐ ☒ ☒ ☐ **F. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter: N/A

Type of Gas Distribution Piping Material: N/A

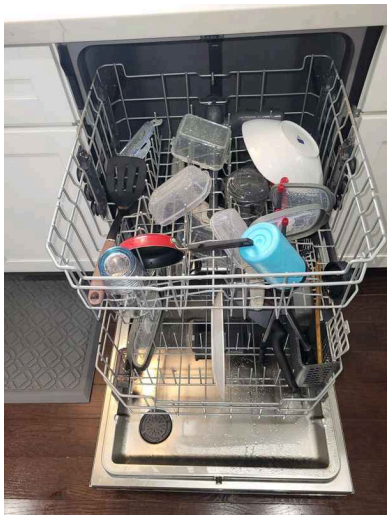
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

General:
Dishwasher was operated in normal mode, run through a complete, normal cycle. Function and operation appear to be normal. Lower access panel not removed. At the time of the inspection the dishwasher did not leak.



Comments:
This inspection of the dishwasher covers the door gasket, control knobs, and interior parts; including the dish tray, rollers, spray arms and the soap dispenser.

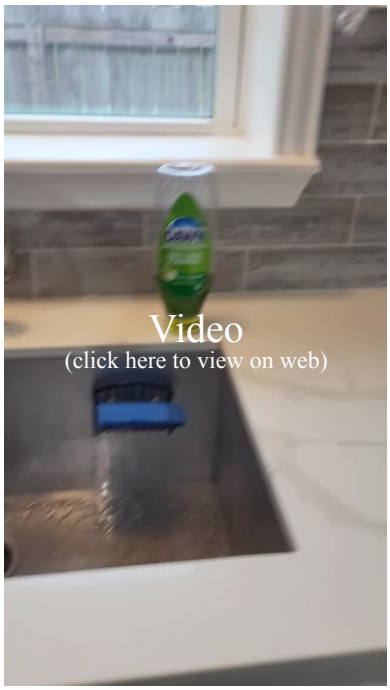
☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:
This inspection covers the splash guard, grinding components and exterior.

GENERAL:
Food Waste Disposer was operational and functional at the time of inspection

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

I	NI	NP	D



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

Comments:

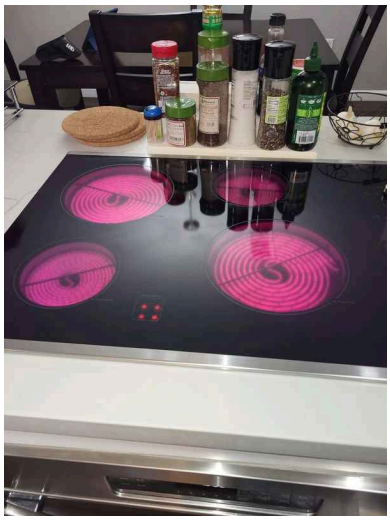
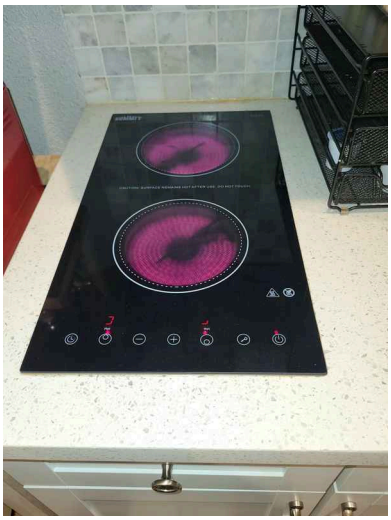
This inspection covers the filter, vent pipe, and switches as well as the operation of the blower.

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

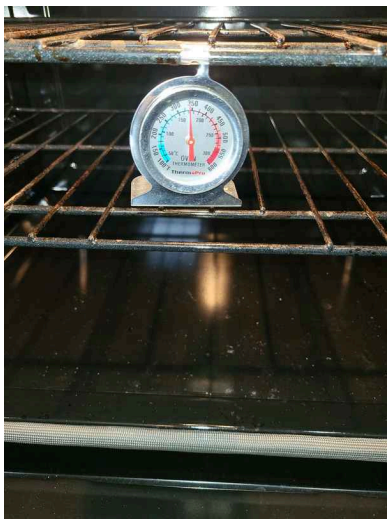
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Comments:
This inspection of the range, oven, cooktops, covers , elements, drip pans, handles, gas panels, light covers and other parts


Electric cooktop



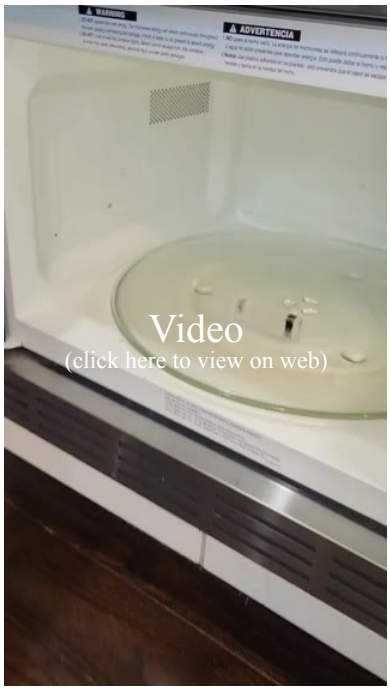
☒ ☐ ☐ ☐ **E. Microwave Ovens**

Note:
Microwave ovens are NOT checked for radiation leakage.

GENERAL:
The microwave was operating and functional at the time of inspection.

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

I	NI	NP	D



Comments:
This inspection of the microwave cooking equipment covers the knobs, handles, glass panels, doors and seals.

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

Comments:
Exhaust fans were functioning properly at the time of inspection and appeared to be properly vented to the exterior of the home.

Comments:
This inspection will cover the operation of the unit, observing sound, speed and vibration level.

☐ ☒ ☒ ☐ **G. Garage Door Operators**

Comments:
This inspection will cover the condition of the main unit, operating the unit if possible and inspecting the safety features.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Notes:
Laundry equipment is NOT moved to check vents.

Notes:
We strongly recommend that you consider scheduling an annual dryer vent cleaning. This regular maintenance task can offer several benefits to you as a homeowner:

Fire Safety: Lint buildup in dryer vents poses a significant fire hazard. The removal of lint through annual cleaning reduces the risk of a lint-related fire.

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

I	NI	NP	D

Energy Efficiency: A clogged dryer vent restricts airflow, causing your dryer to work harder and consume more energy. Regular cleaning improves the dryer's efficiency, reducing energy consumption.

Extended Appliance Lifespan: Cleaning the dryer vent system annually can prolong the lifespan of your dryer by reducing wear and tear on the appliance.

Improved Drying Times: A clean vent system ensures that your clothes dry more quickly and thoroughly, saving you time and energy.

Indoor Air Quality: A properly functioning dryer vent system helps maintain good indoor air quality by preventing the release of moist air and lint particles into your home

Comments:
Dryer vent appeared to be ran properly, discharged, secured and sealed to the outside of the home.

Comments:
This inspection will cover the condition and operation of the unit.