



GOLDFISH HOME INSPECTIONS, PLLC

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TREC REI 7-6

10935 Ashland Bridge Ln
Sugar Land, TX 77498

Inspector

Mark Cadelinia

25281

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Agent

Anthony Nguyen
City Insight Houston



PROPERTY INSPECTION REPORT FORM

Annie Troung & Chau Phan

Name of Client

04/19/2025 9:00 am

Date of Inspection

10935 Ashland Bridge Ln, Sugar Land, TX 77498

Address of Inspected Property

Mark Cadelinia

Name of Inspector

25281

TREC License #

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

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

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Inspector only

Occupancy: Occupied

Style: Modern

Temperature (approximate): 85 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Cloudy

Stored Items / Furnished areas:

Stored items and / or furnishings were present which obstructs the view or limits accessibility. The inspector is not required to move stored items or furnishings. These areas will not be inspected.

Appliances not inspected:

General house appliances such as refrigerators, washers and dryers, trash compactors are not included in the scope of the inspection.

Fences not included.:

Yard fences are not included in the scope of this inspection.

I=Inspected

NI=Not Inspected

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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

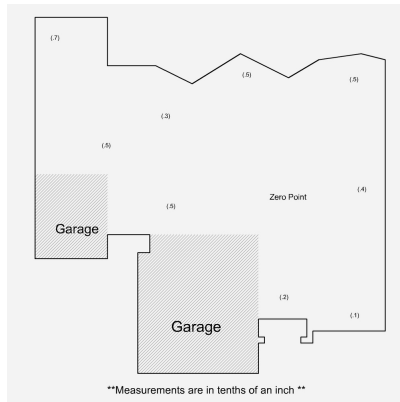
☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s): Slab on Grade

Foundation Performing as Intended:

The foundation appears to be performing as intended. Visible differential movement was not observed at the time of inspection.

The zip level tool was used to check the overall levelness of the foundation:



Foundation Obstructed: High Soil -

The foundation was obstructed and visual inspection was limited or inaccessible at the time of inspection due to the above conditions.



1: Slab: Exposed cables

➡ Recommendation

Left, rear

Post tension cable ends were observed exposed. Recommend correction to prevent possible further deterioration.

Estimated Cost:

\$10 - \$1,000

Recommendation: Contact a qualified concrete contractor.

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I	NI	NP	D
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☒ ☐ ☐ ☒ **B. Grading and Drainage**

1: Inadequate / Improper Slope in Grading

👉Recommendation

Left, right

Improper slope was observed in the grading. Inadequate slope in the grading may prevent drainage and may promote standing water near the foundation, possibly causing structural movement. Further evaluation is recommended.

Grade shall fall a minimum of 6" within the first 10' and grade should be sloped towards drain systems.

Recommendation: Contact a qualified professional.



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2: Low Spots / standing water

🔴Recommendation

Left

Low spots were observed in areas of the grading. These areas may be prone to holding water. Corrections should be made to promote proper drainage of water away from the structure.

Recommendation: Contact a qualified professional.



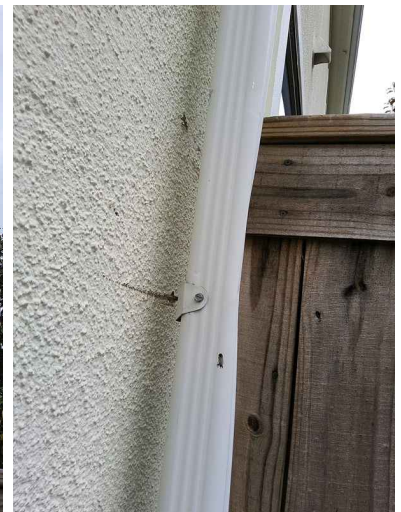
3: Gutters: Damaged

🔴Recommendation

Right

Sections of the gutters were observed with damaged. Further evaluation is recommended for any necessary repairs.

Recommendation: Contact a qualified gutter contractor



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4: Gutters: Downspouts missing

🔴Recommendation

Right

Downspouts or downspout elbows were observed missing.

Recommendation: Contact a qualified gutter contractor



5: Gutters: Splash block missing

🔴Recommendation

Left, rear

Splash blocks were observed absent at the downspout termination. Splash blocks should be in place to prevent soil erosion at the termination points.

Recommendation: Contact a qualified professional.

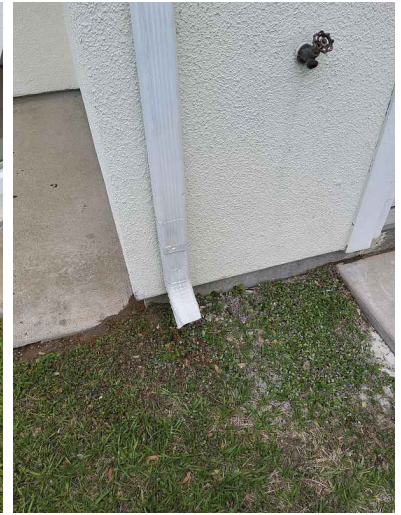
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☒ ☐ ☐ ☒ **C. Roof Covering Materials**
Types of Roof Covering: Composition
Viewed From: Roof
General Photos:



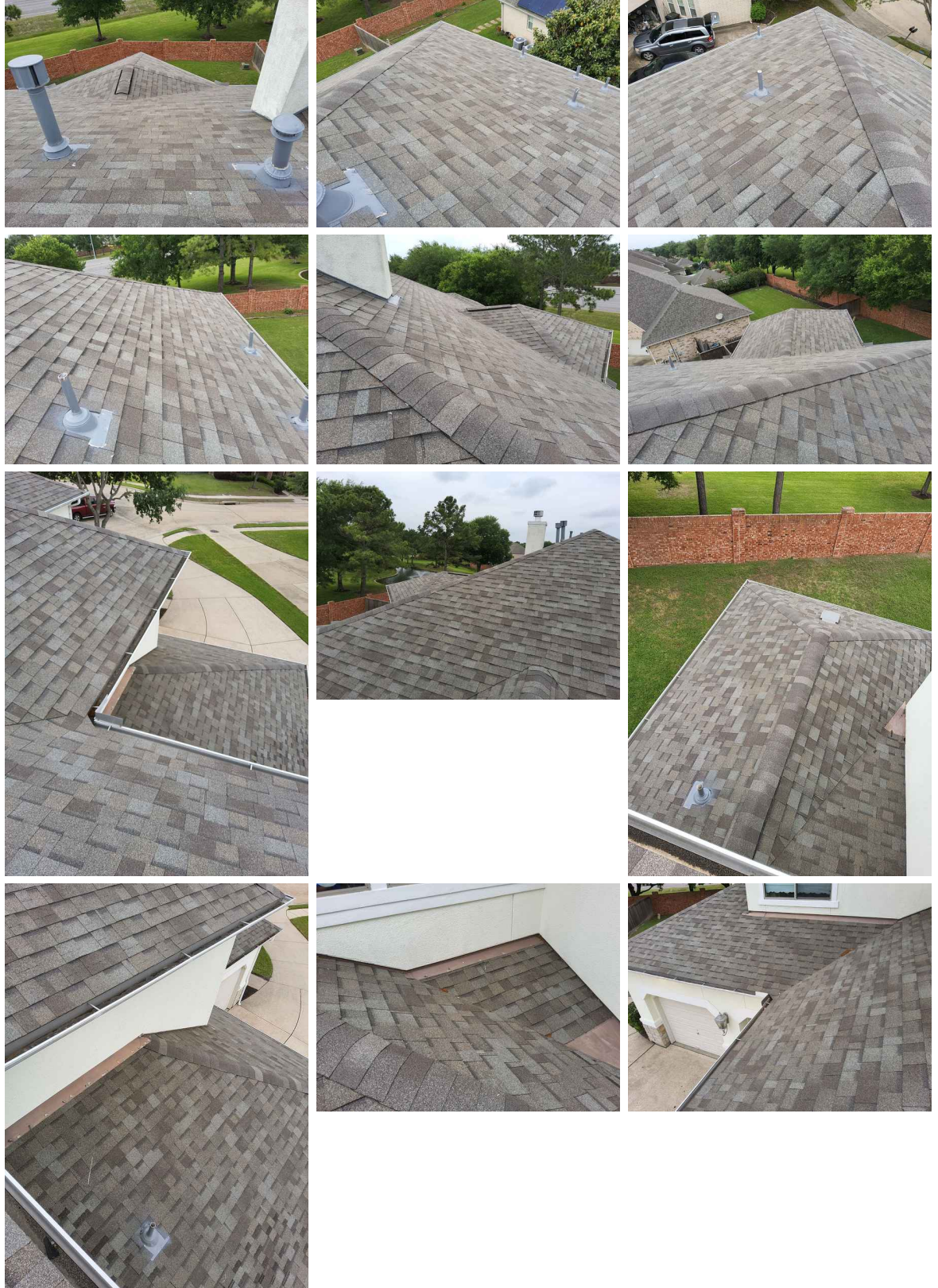
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1: Exposed Nails

🔴Recommendation

Rear upper

Under-driven or exposed nails were found in one or more roof coverings. These locations include vent jacks, flashings, and ridge caps. Proper sealing is recommended to prevent possible moisture intrusion. Recommend a qualified roofer evaluate and correct.

Recommendation: Contact a qualified roofing professional.



2: Unpainted materials

🔴Recommendation

Flashings were observed unpainted. Exposed materials above the roofline should be painted to prevent deterioration.

Recommendation: Contact a qualified professional.

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3: Loose or raised flashing

Recommendation

Loose or raised flashing was observed on roof or adjacent walls. These areas may be prone to moisture intrusion. Correction is recommended.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ D. Roof Structures and Attics

Viewed From: Decked areas of the attic, Attic access hatch, Attic

Approximate Average Depth of Insulation: 14 inches

Type of Ventilation: Ridge vent, Soffit vent

Type of Insulation: Blown Fiberglass

Roof Structure and Attic Performing as Intended:

The roof structure and attic space appears to be performing as intended at the time on inspection.

General Photos:

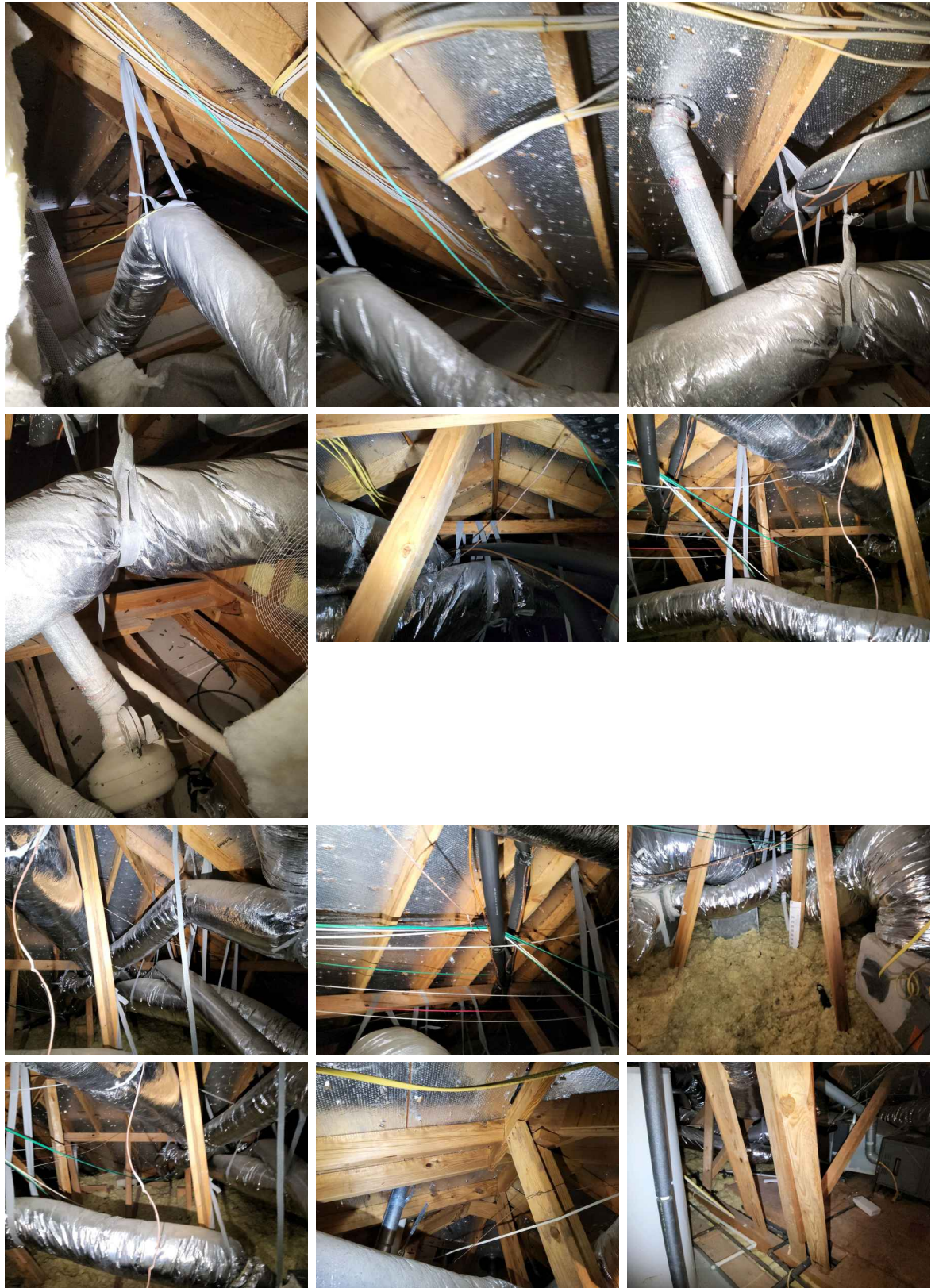
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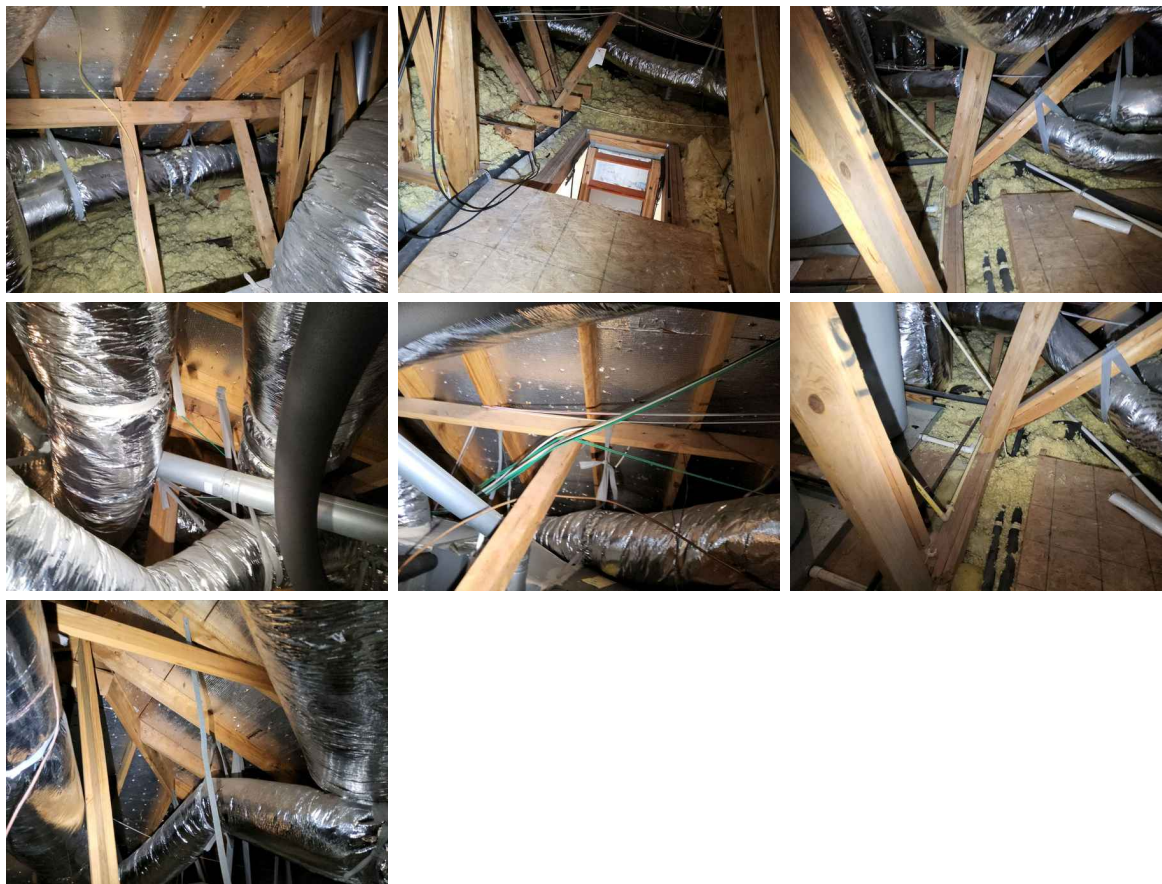
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Only Accessible areas were observed:

Only accessible areas of the attic space were entered and observed. The inspector can only access areas with service decking.

Radiant Barrier Present:

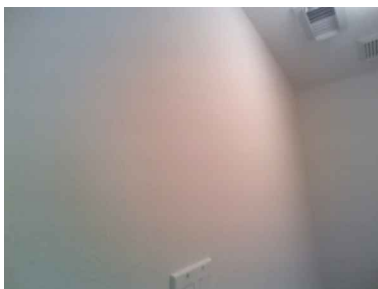
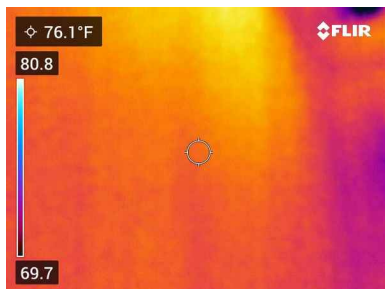
Radiant barrier was observed installed on the roof sheathing. These barriers may conceal issues such as moisture intrusion. Inspection of the roof sheathing will be limited.

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

Type of Exterior wall covering: Stucco

Thermal Camera Check:

A thermal imaging camera was used to check the interior walls and ceilings of the home. No issues were observed with the thermal check at the time of inspection.



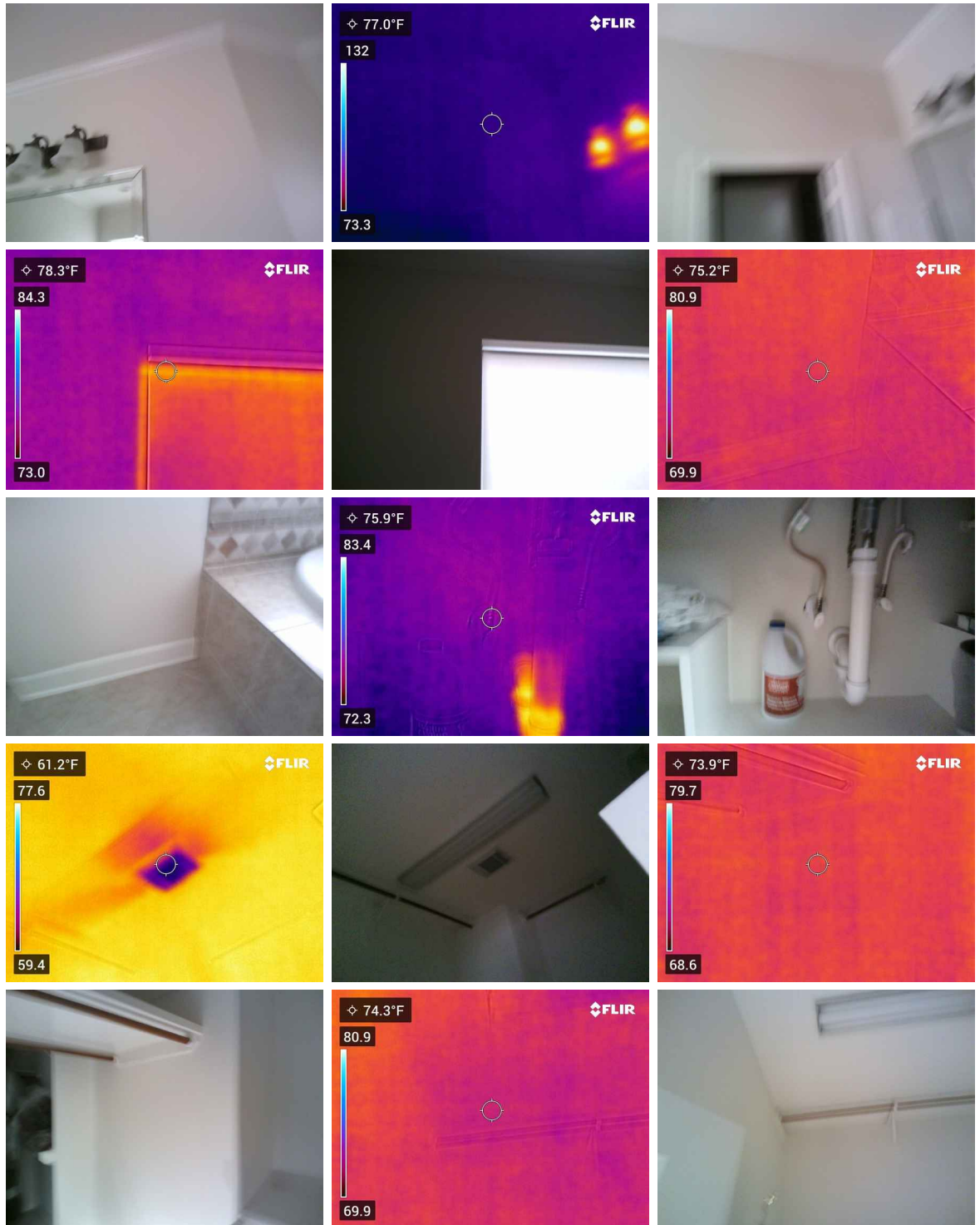
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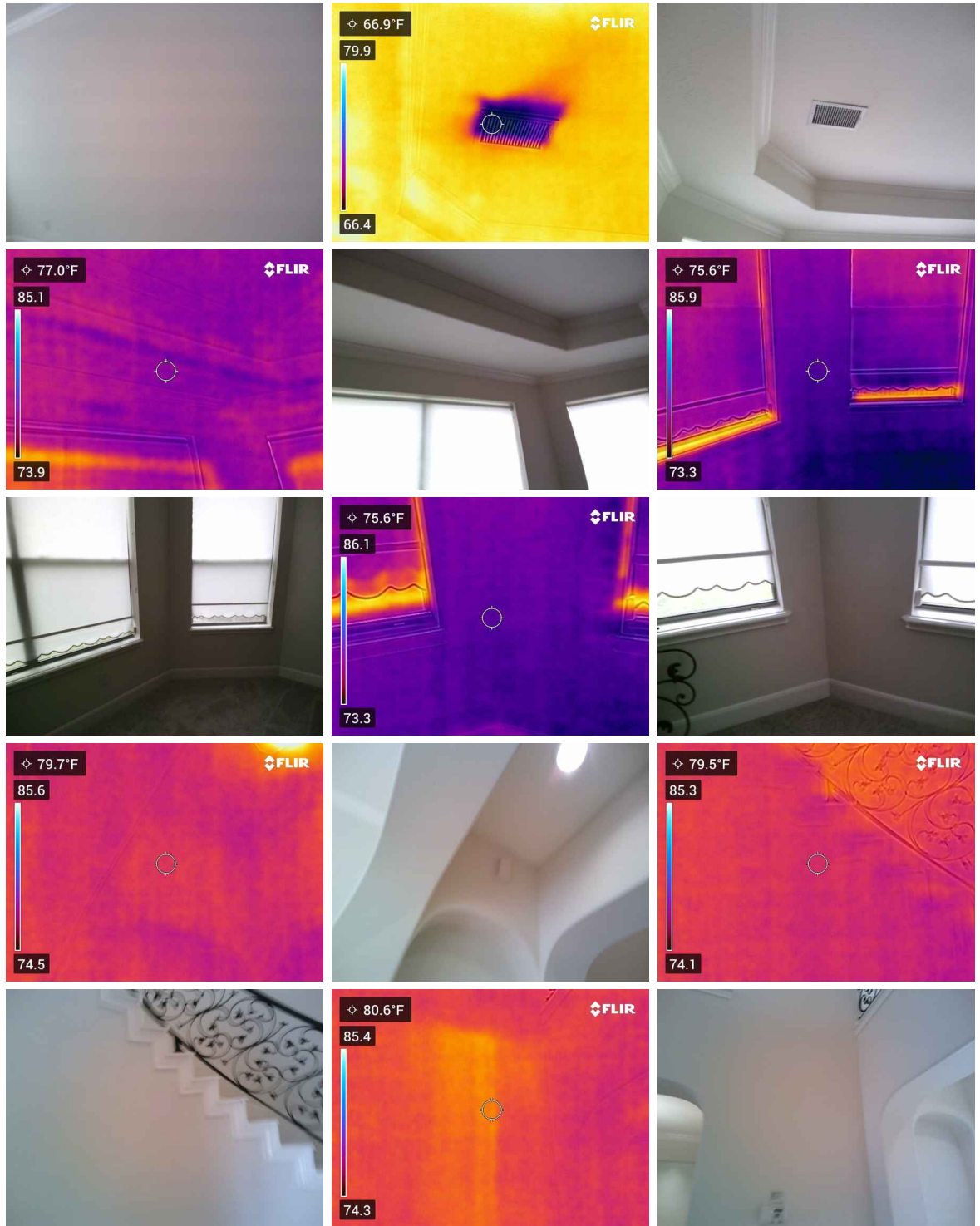
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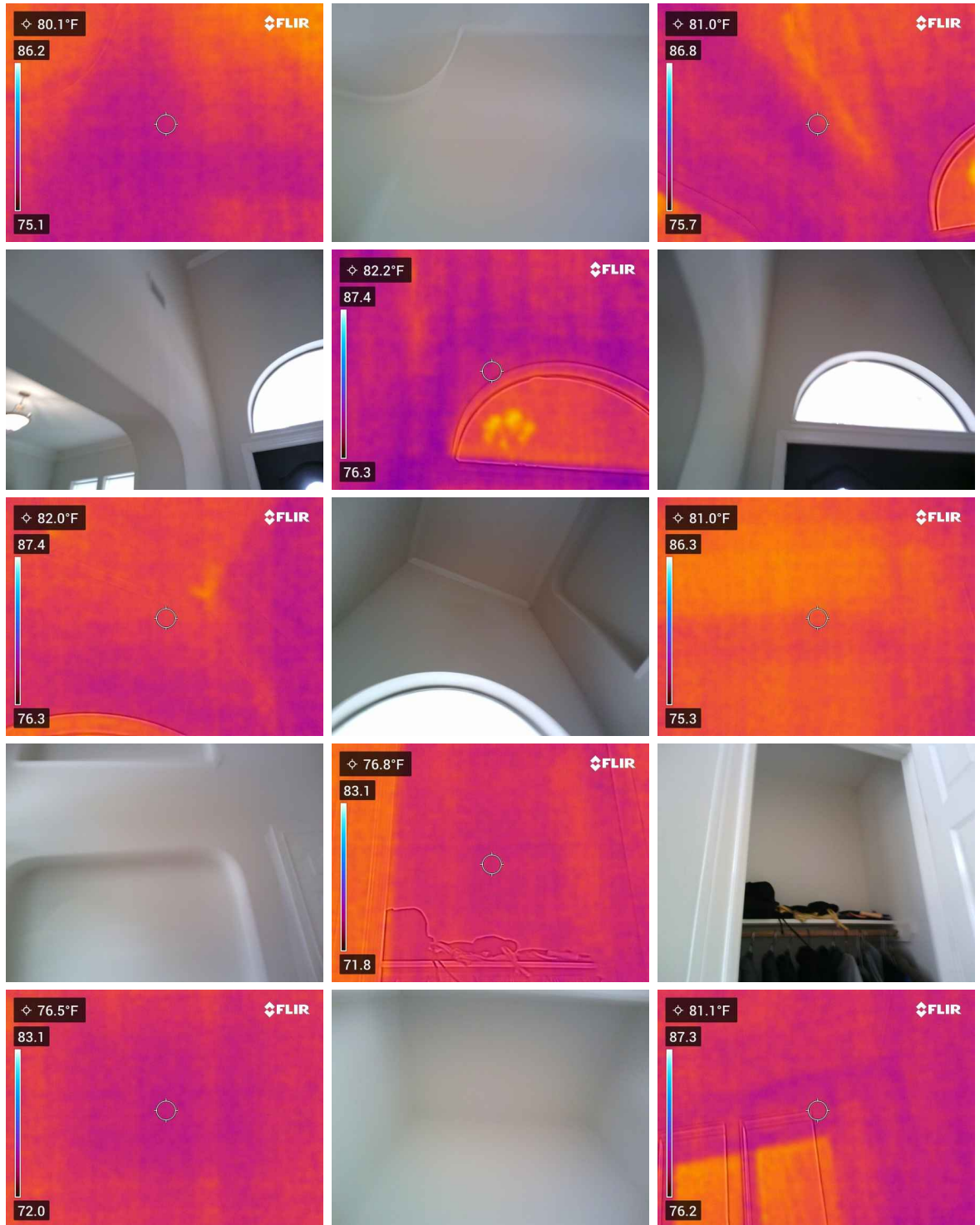
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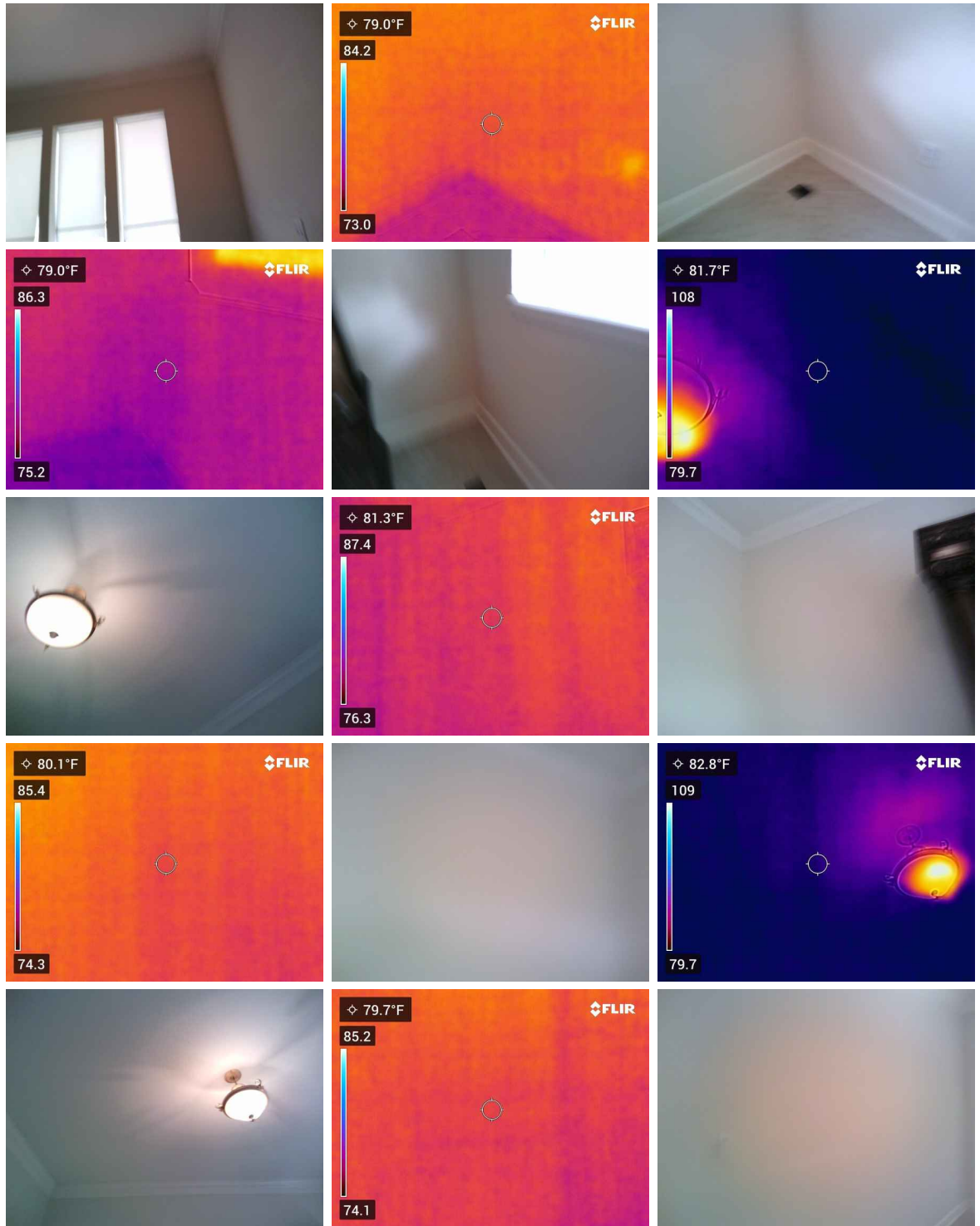
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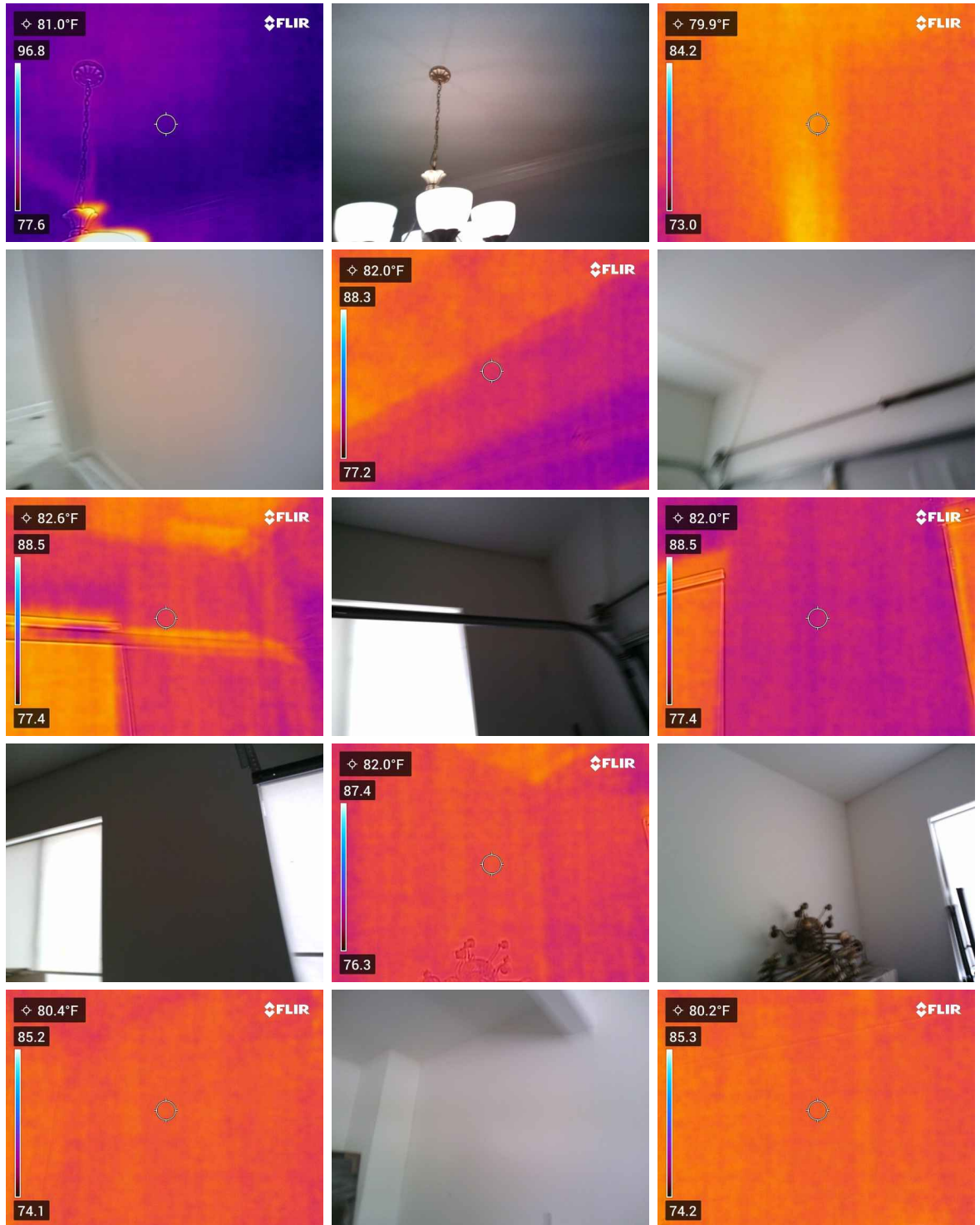
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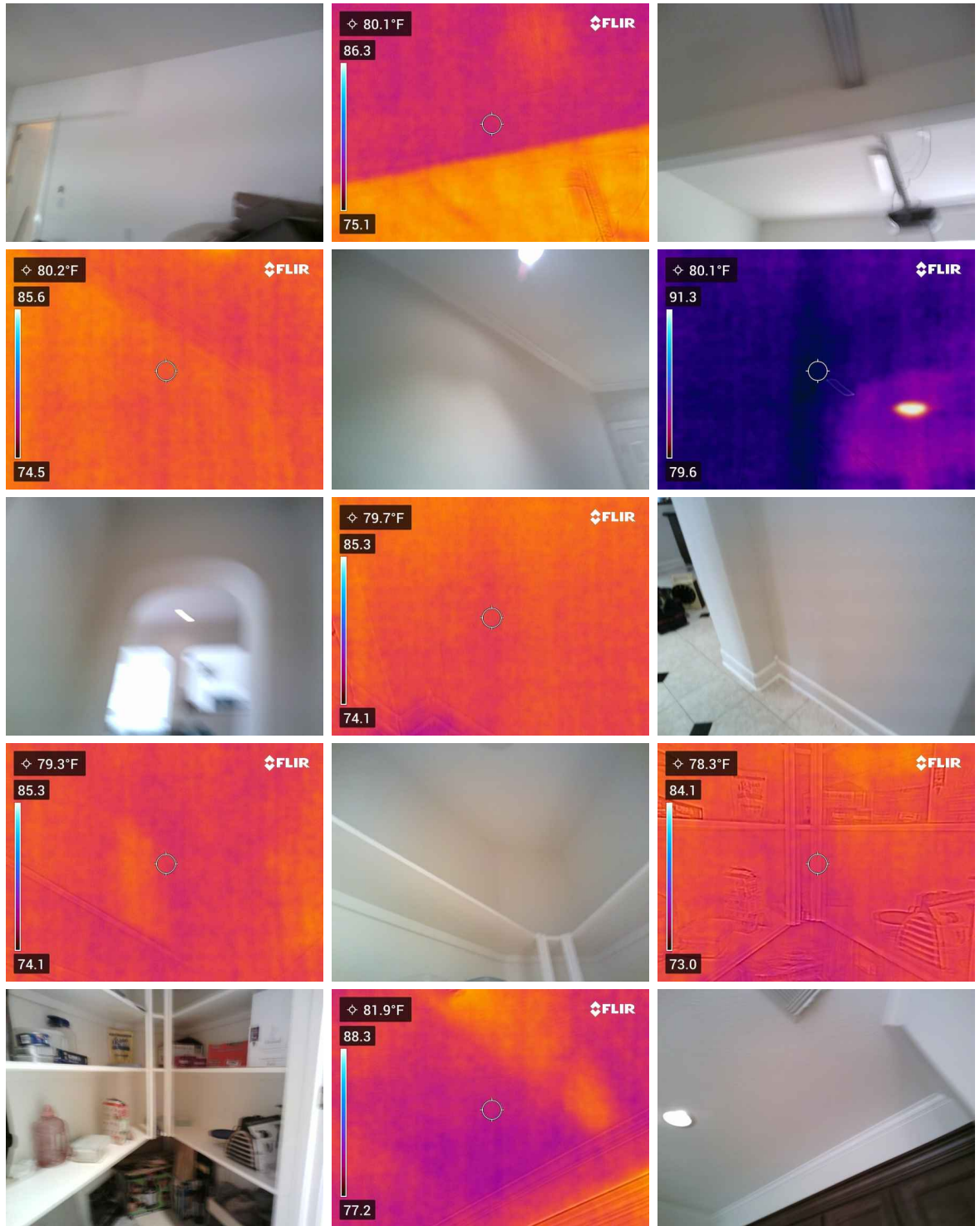
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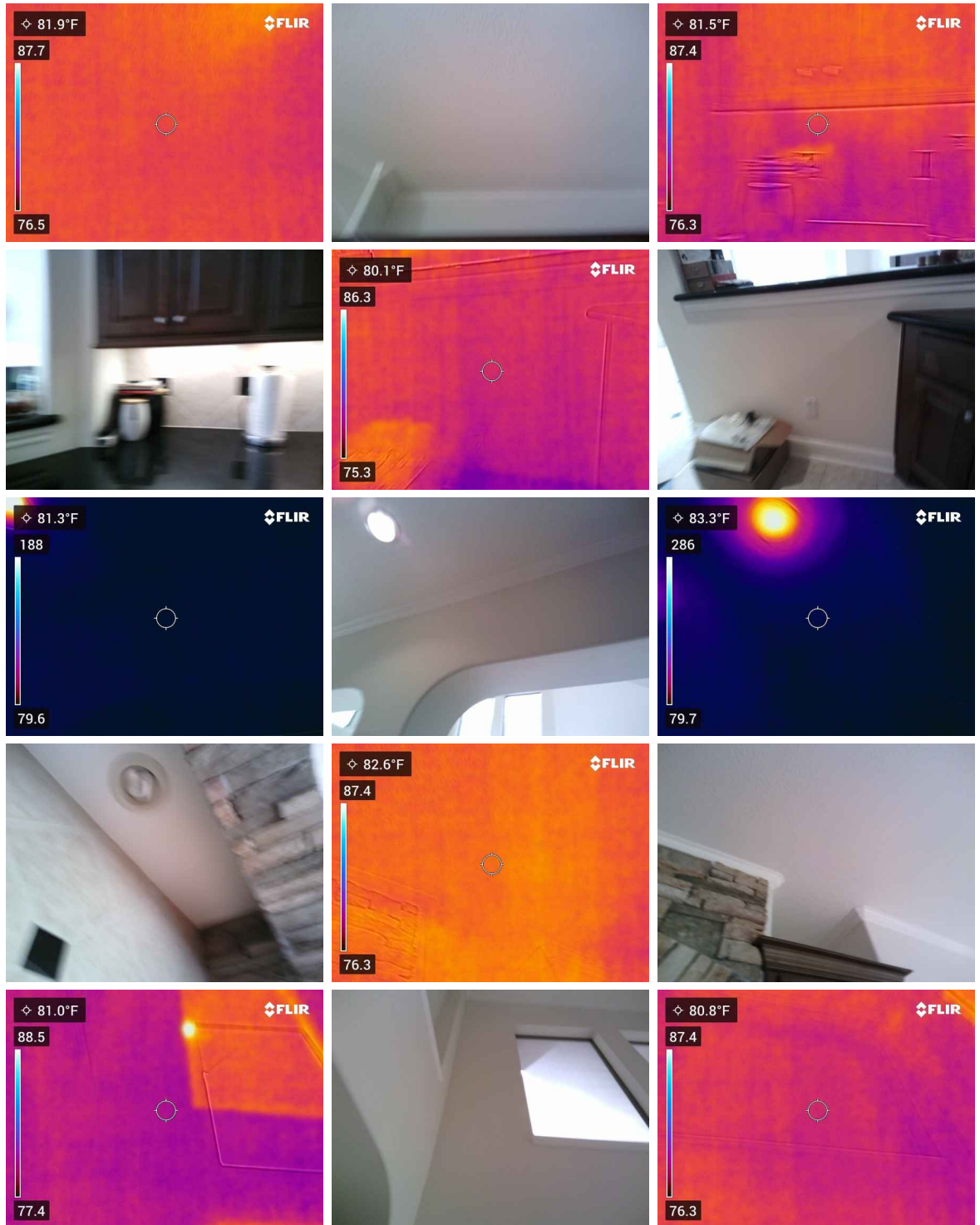
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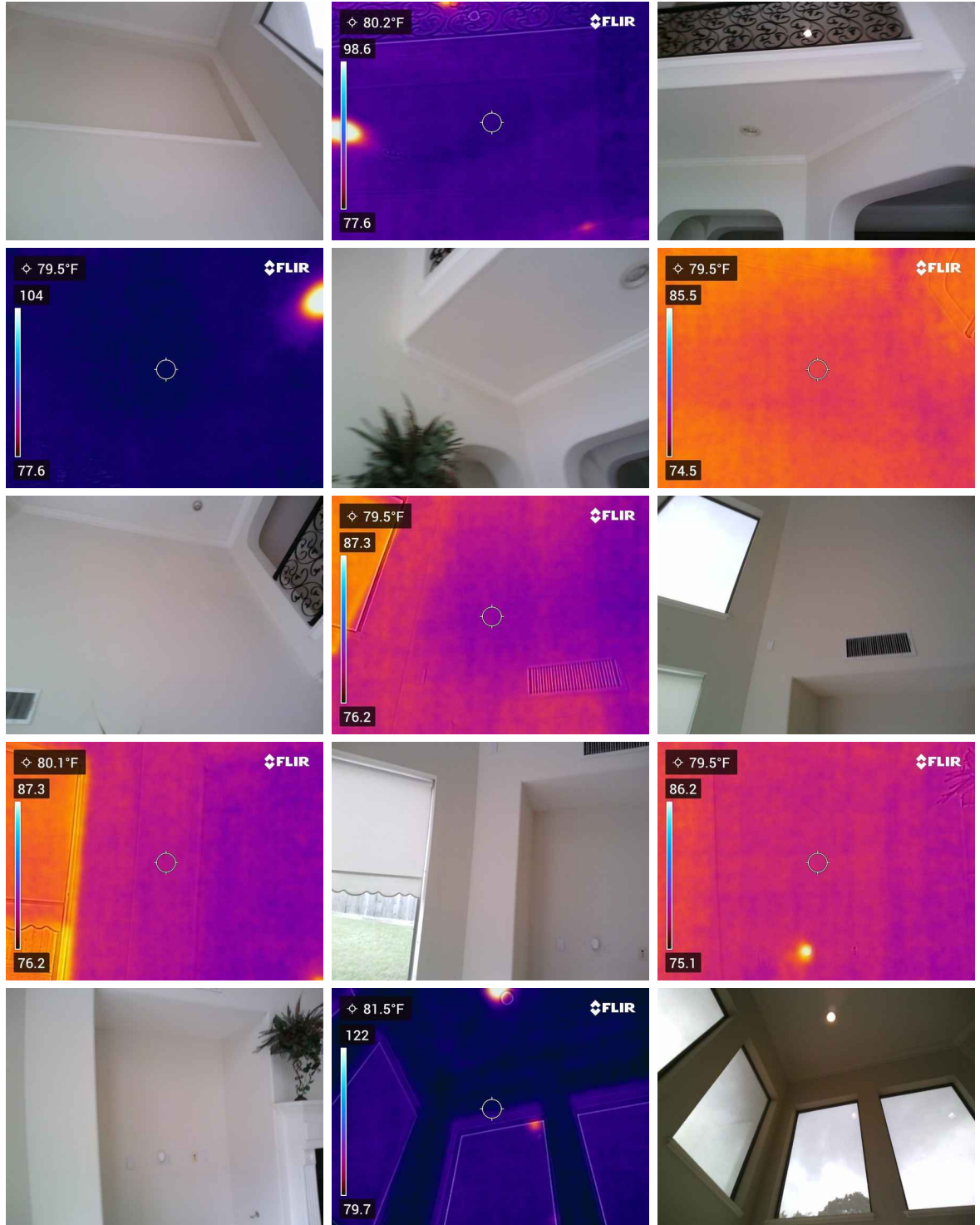
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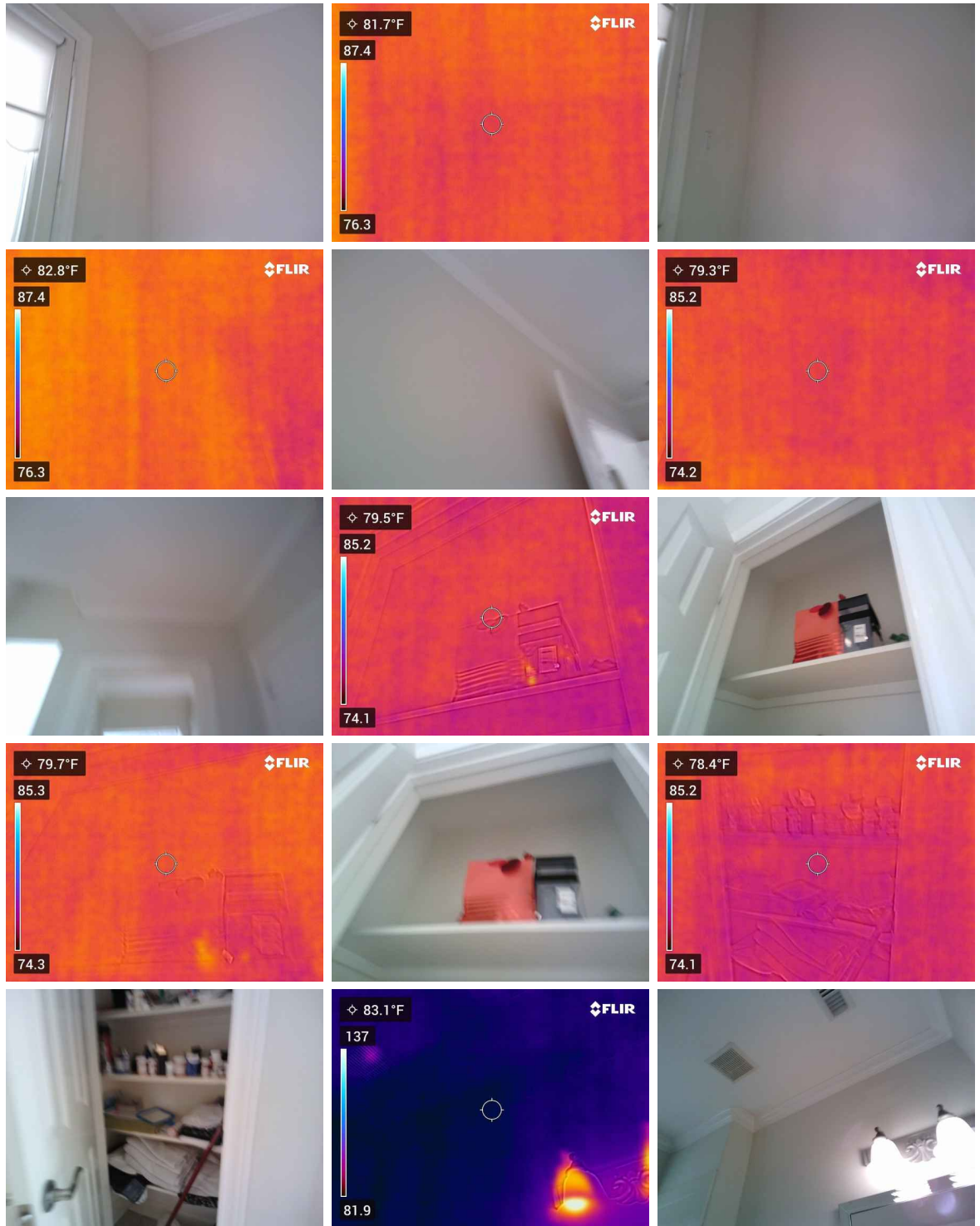
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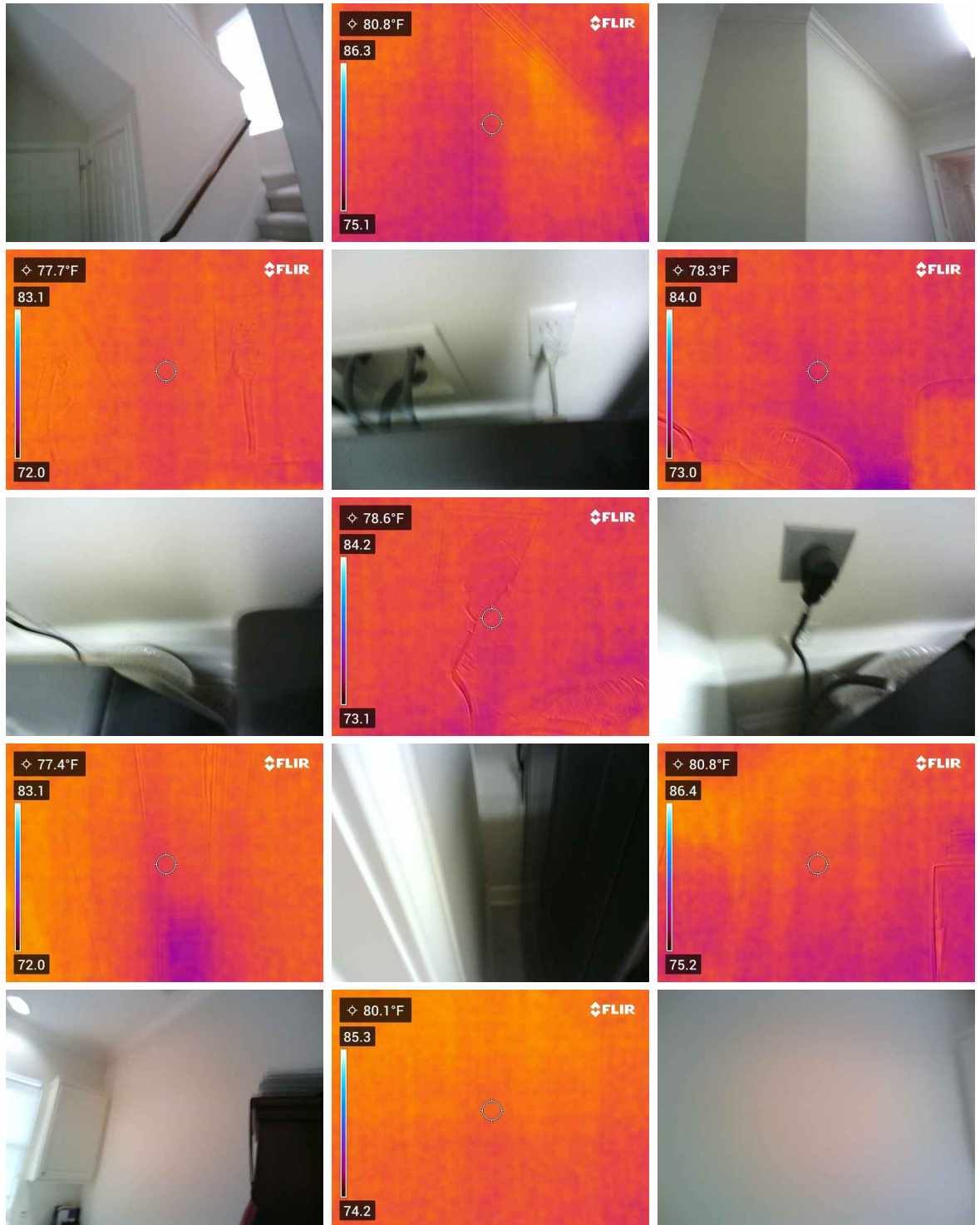
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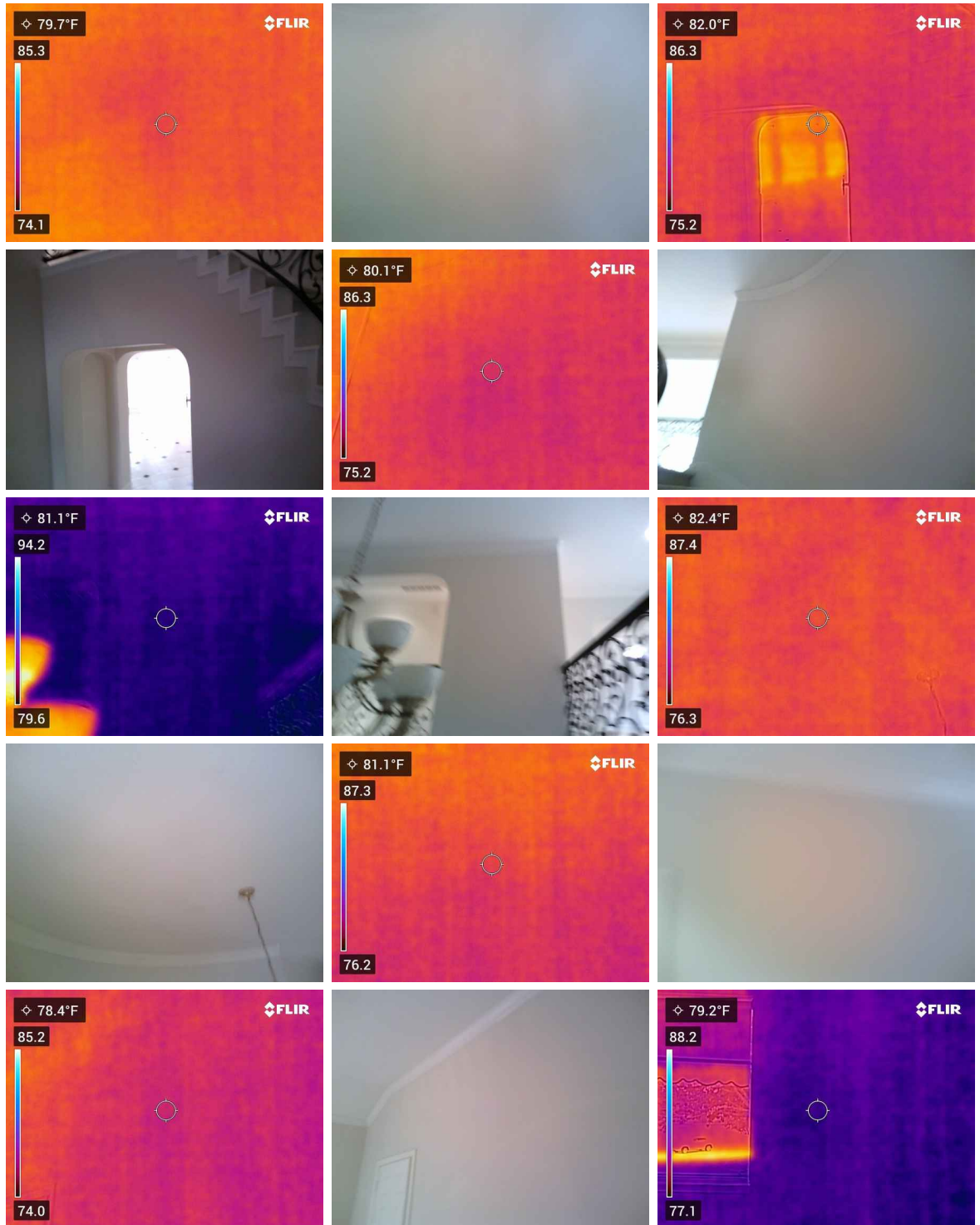
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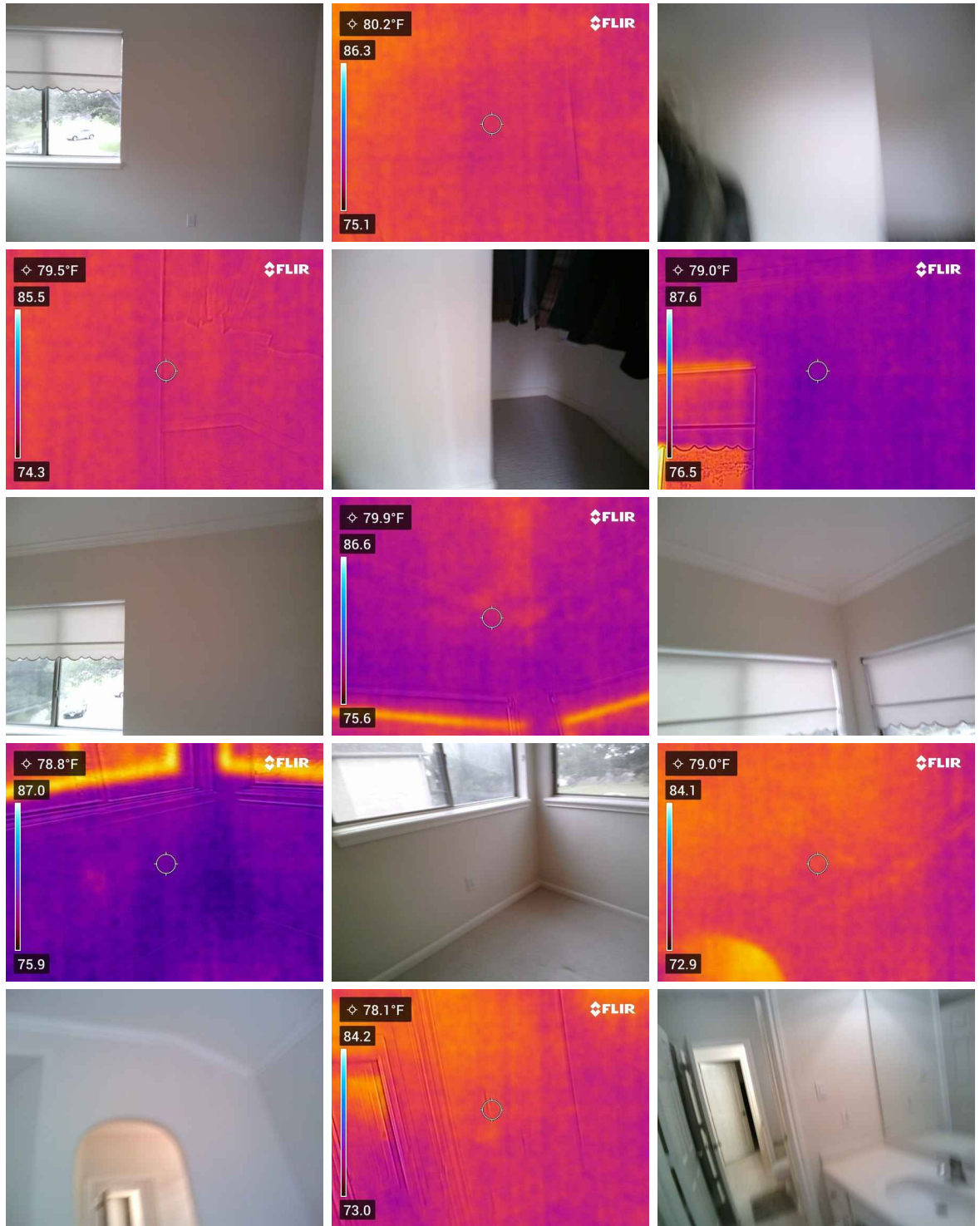
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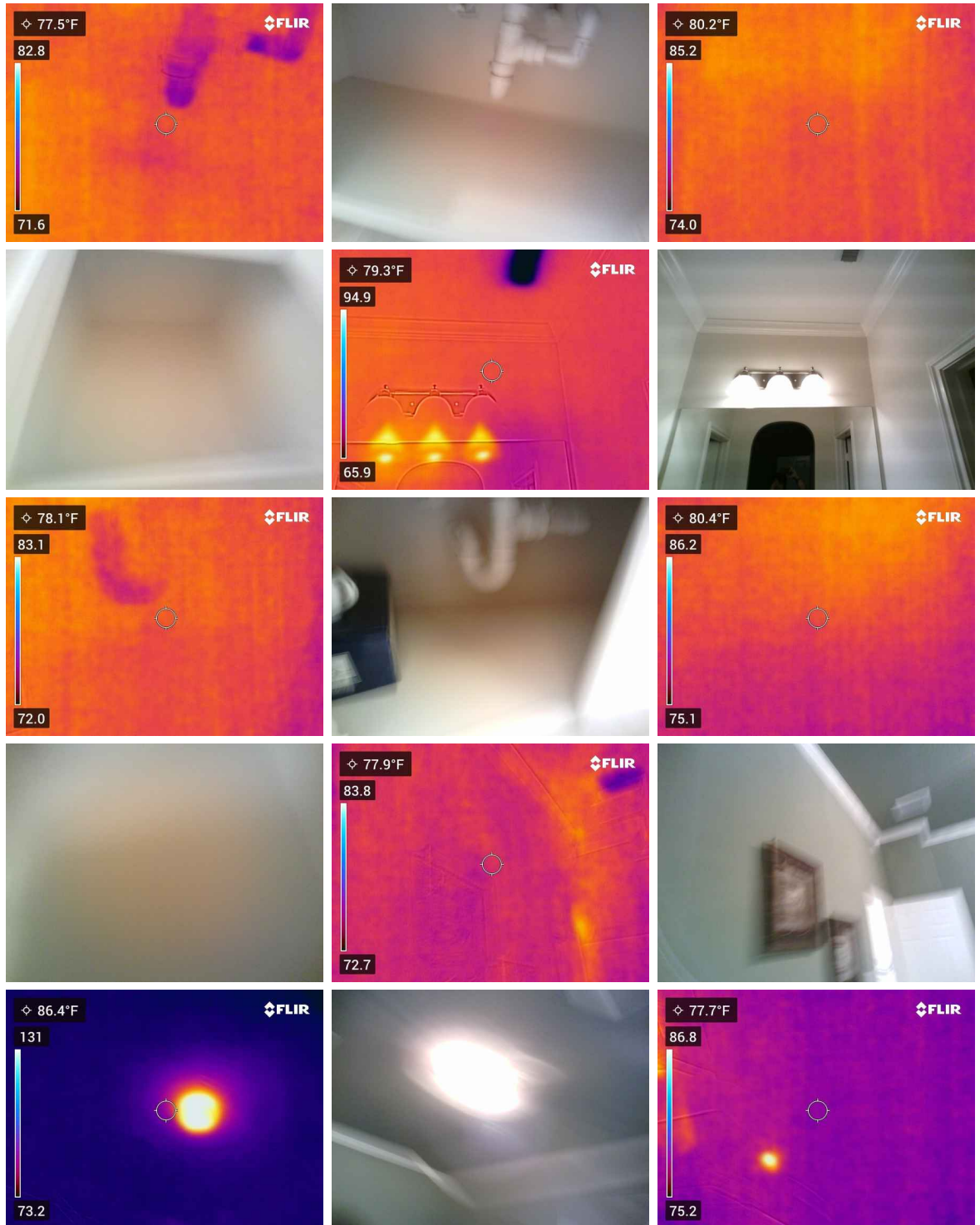
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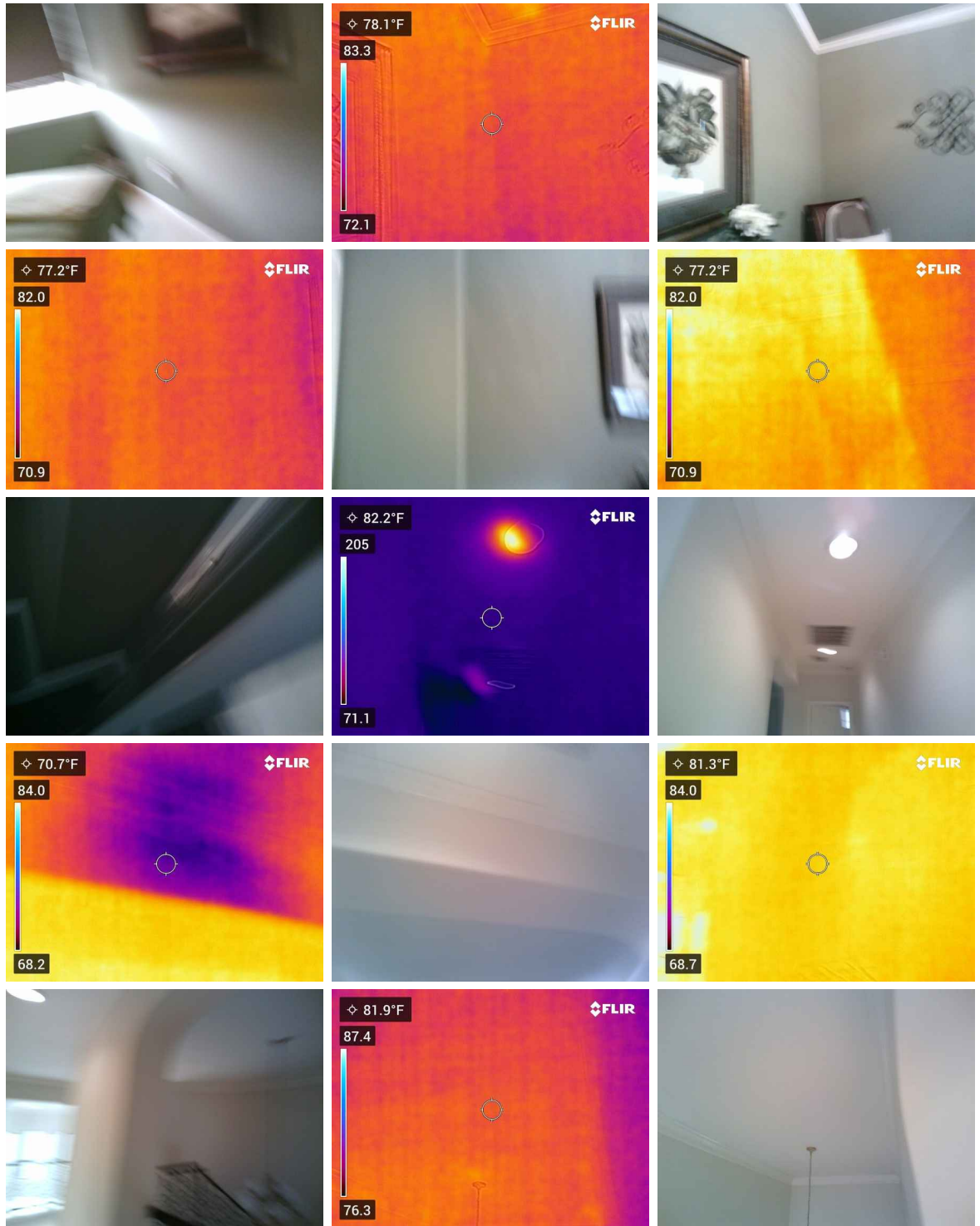
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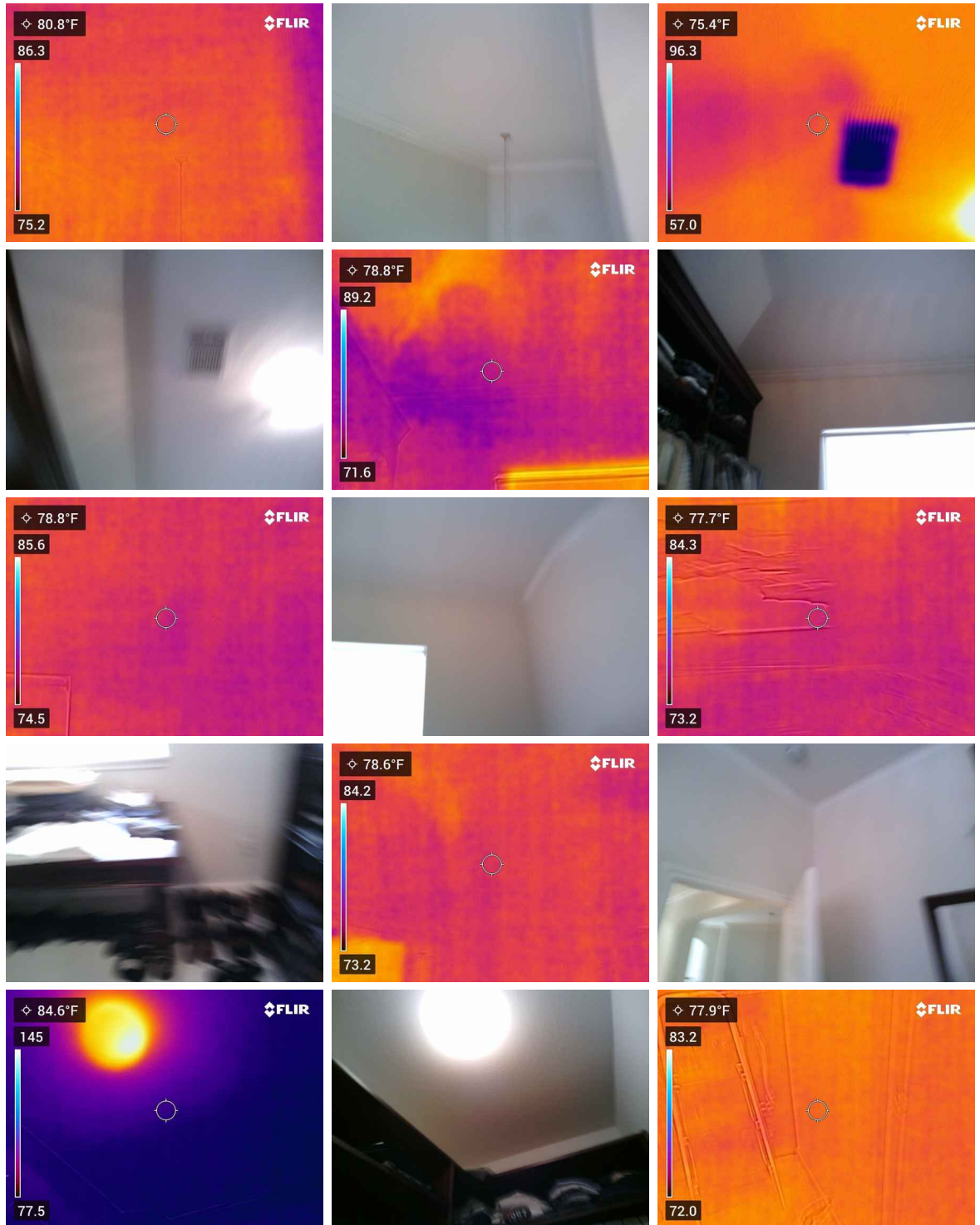
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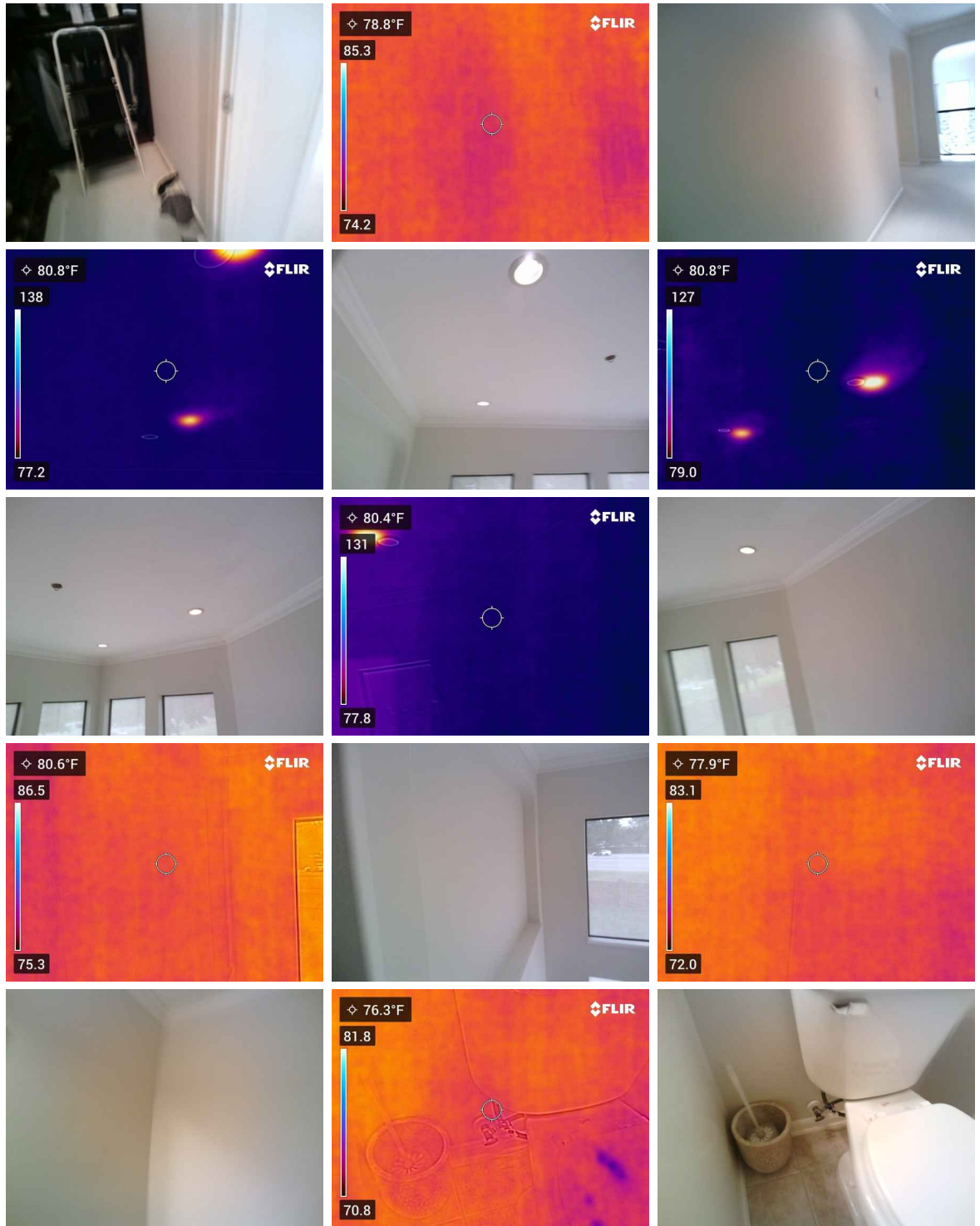
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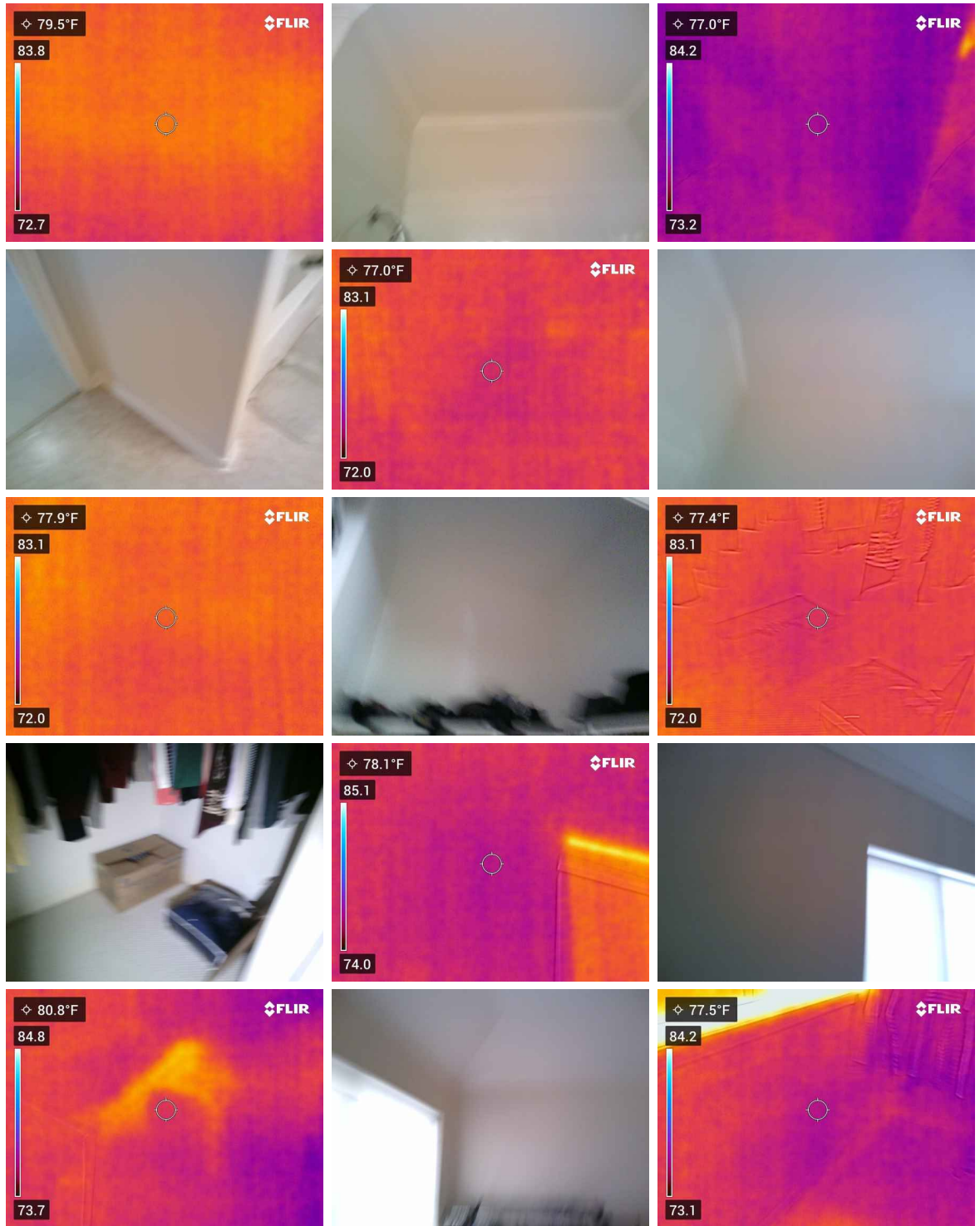
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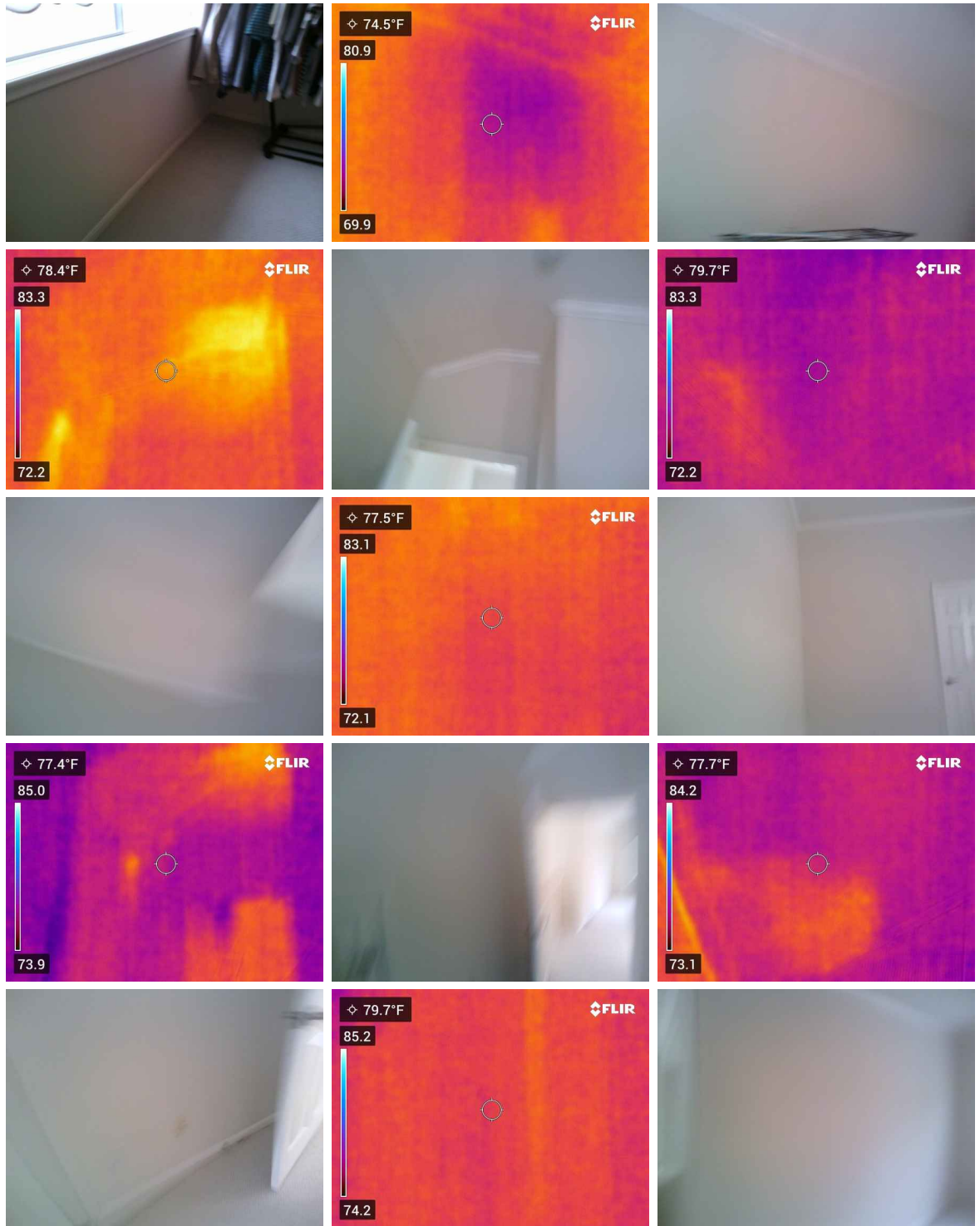
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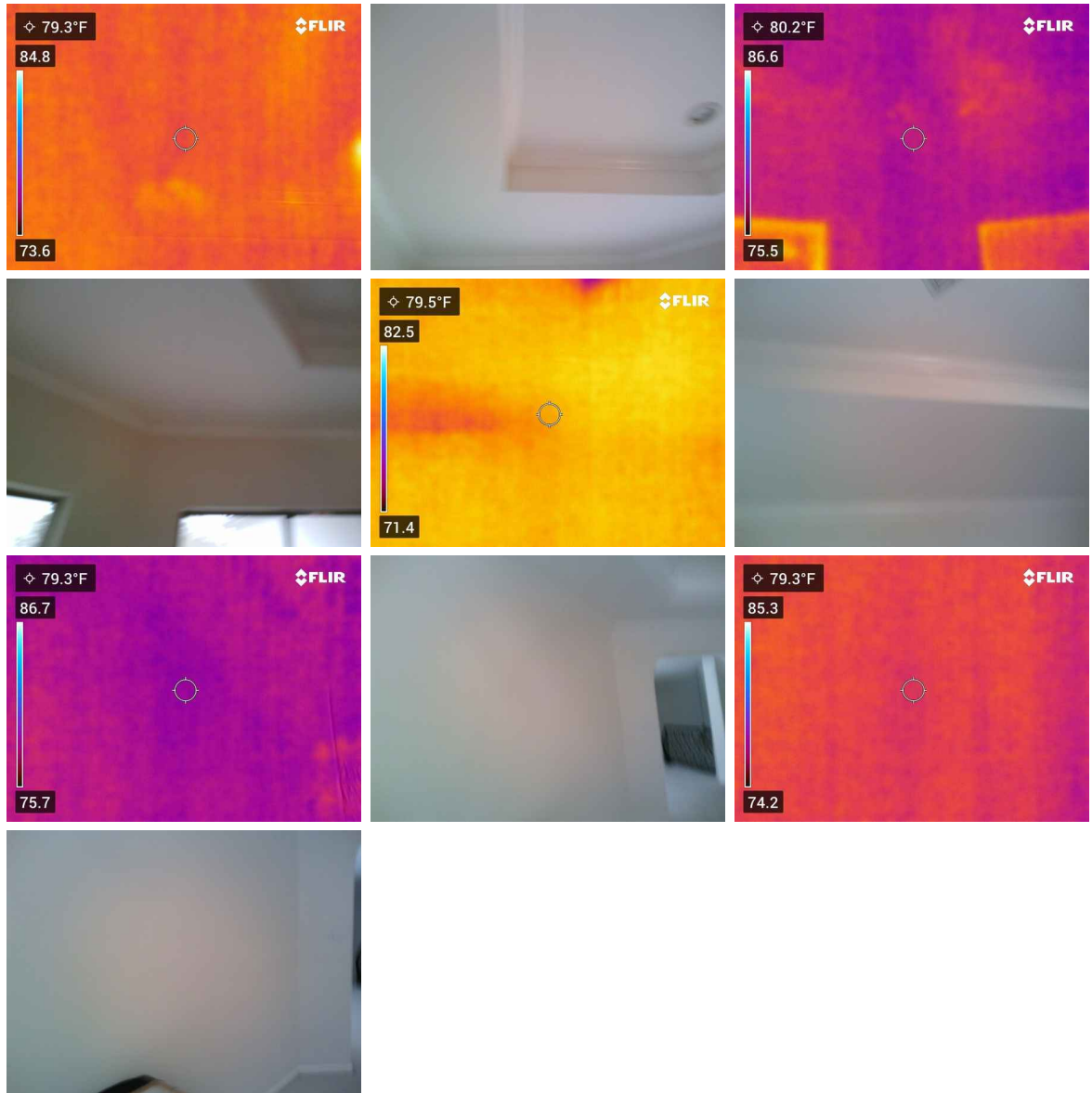
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1: Caulking / Sealing needed

🔴Recommendation

Plumbing penetrations -

The above locations and photos were observed in need of proper sealing or maintenance. Further evaluation is recommended to all areas.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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2: Stucco exterior- Multiple issues

🔴Recommendation

Multiple

Multiple areas around the exterior were observed with issues in the stucco wall covering.

- Cracks / openings
- Deterioration of the surface

These issues may lead to water intrusion of the wall system and may potentially compromise the wall covering. Further evaluation and correction is recommended.



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3: Soil in contact

🚫 Recommendation

Left

The wall covering was observed below and in contact with the soil. This may make the wall prone to possible moisture damage. Correction is recommended.



4: Possible insect intrusion

🚫 Recommendation

Master closet

An area of the drywall in the closet was observed with possible insect intrusion. Further evaluation by a pest control service is recommended.

Recommendation: Contact a qualified pest control specialist.



☒ ☐ ☐ ☒ F. Ceilings and Floors

1: Ceiling - Minor cracks

🚫 Recommendation

Left stairway, upstairs closet

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NI=Not Inspected

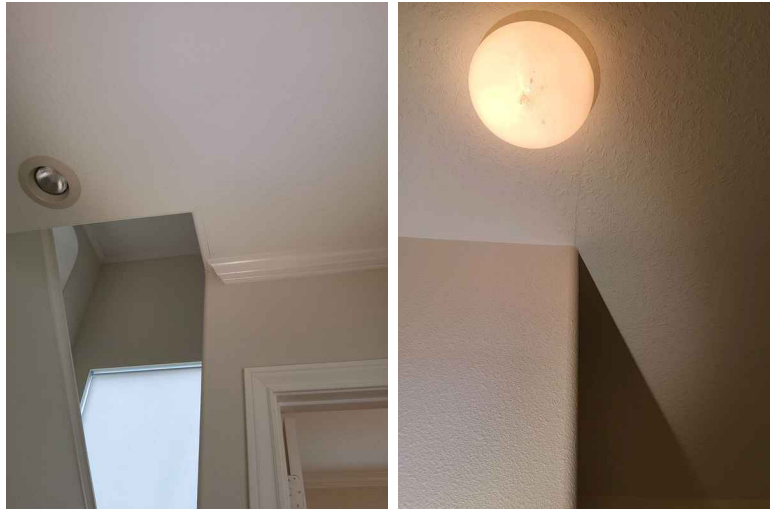
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Minor cracks were observed on the ceiling. Possibly from settlement of the structure. Repair and monitoring is recommended.

Recommendation: Contact a qualified drywall contractor.



2: Squeaky sub flooring

🔴Recommendation

Upstairs bedroom front left

Flooring was observed to have a pop or squeak sound while walked upon. Further evaluation and correction is recommended.

Recommendation: Contact a qualified professional.



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

Comments:

1: Door Doesn't Latch

🔴Recommendation

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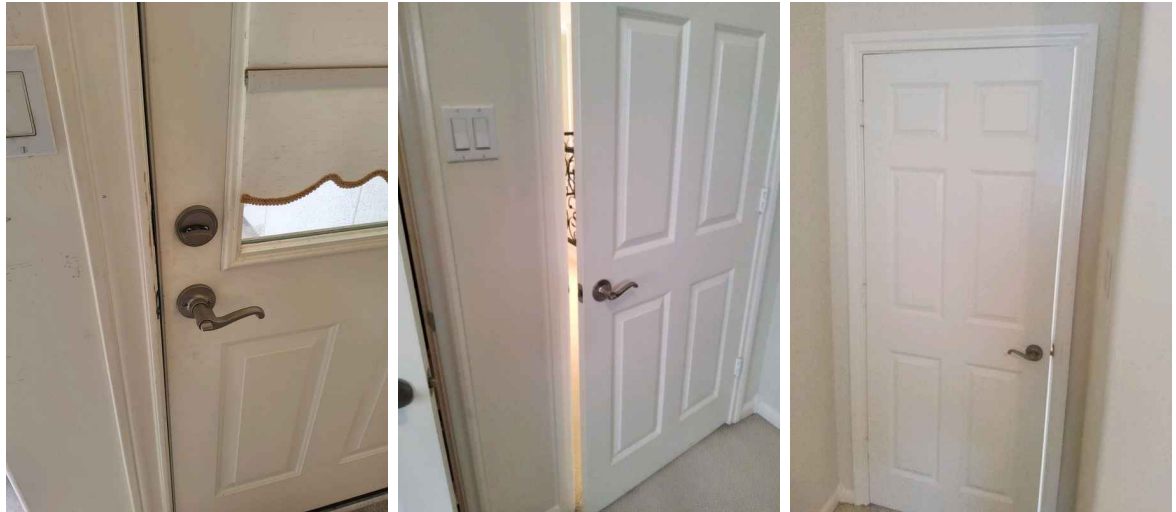
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Garage, upstairs bedroom front left, upstairs bedroom front right

Multiple doors would not latch properly while being put in the closed position. Correction is recommended.

Recommendation: Contact a qualified handyman.



2: Wood rot at base of door / frame

➡Recommendation

Left rear study

Moisture damage was observed at the base of the door or door frame. Further evaluation for repair is recommended to prevent possible further deterioration.

Recommendation: Contact a qualified professional.



3: Self closing mechanism absent or not functioning for garage entry door

➡Recommendation

Garage interior entrys

Self closing mechanism is required on entry doors from the garage into the home. It is recommended for safety purposes of the inhabitants.

I=Inspected

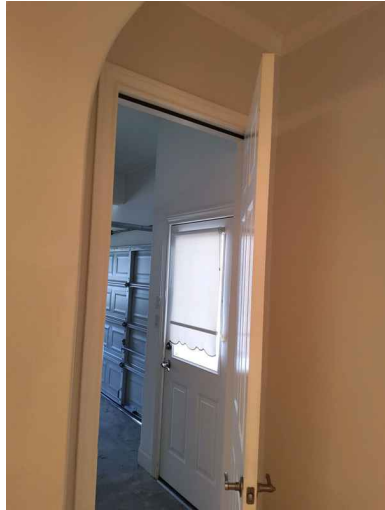
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Recommendation: Contact a qualified professional.

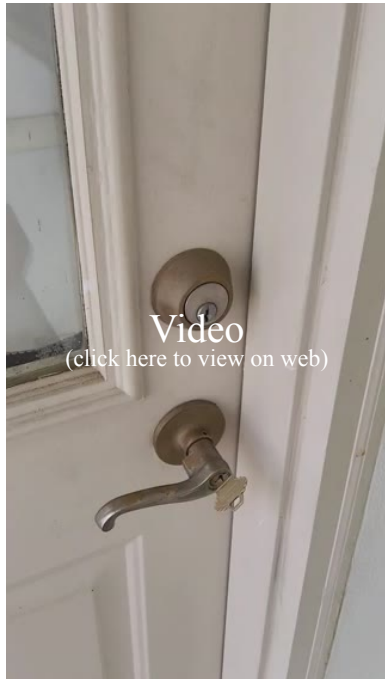


4: Door hardware issues

🔴Recommendation

Small garage

The deadbolt was inoperable and the key side on the bottom knob exterior was inoperable.



5: Hardware damaged

🔴Recommendation

Left rear study

The lever hardware was observed damaged and the right side door could not be unlocked.

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I	NI	NP	D
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☒ ☐ ☐ ☒ **H. Windows**

Windows obstructed:

Windows were obstructed by coverings, stored or furniture at the time on inspection. Inspection of these windows were limited or inaccessible.



1: Failed Seal

🟡 **Recommendation**

Front, front second level

Observed streaking between the window panes, which indicates a failed seal. Further evaluation and correction is recommended.

Recommendation: Contact a qualified window repair/installation contractor.

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2: Missing / Damaged window screens

Recommendation

Rear

One or more windows were observed with the screens absent. Recommend replacement as needed.

Recommendation: Contact a qualified professional.

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NP=Not Present

D=Deficient

I	NI	NP	D
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3: Lift Springs Detached or Inoperable

🔴Recommendation

Master

The lift springs of the window were observed detached or would not support the window when opened. Further evaluation for repair or replacement is recommended.

Recommendation: Contact a qualified professional.



4: Will not open

🔴Recommendation

Study near laundry room

The window would not open and may require excessive force. Further evaluation and correction is recommended.

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

1: Guard rail

 Recommendation

This arrangement may be a hazard for children or inhabitants climbing over the railing.

Recommendation: Contact a qualified professional.



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

Fireplace Performing:

The fireplace was performing as intended at the time of inspection.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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1: Damper Anti closing device absent

🔴Recommendation

An anti-closing device was not present for the damper. This device is required for gas fire places to ensure proper ventilation for safety reasons.

Recommendation: Contact a qualified professional.



2: Chimney exterior issues

🔴Recommendation

Sections of the chimney exterior were observed with moisture damage to the wood trim and areas requiring sealing to prevent possible moisture intrusion. Further evaluation and correction is recommended.

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**

Porches, Balconies, Decks, or Carports Performing:

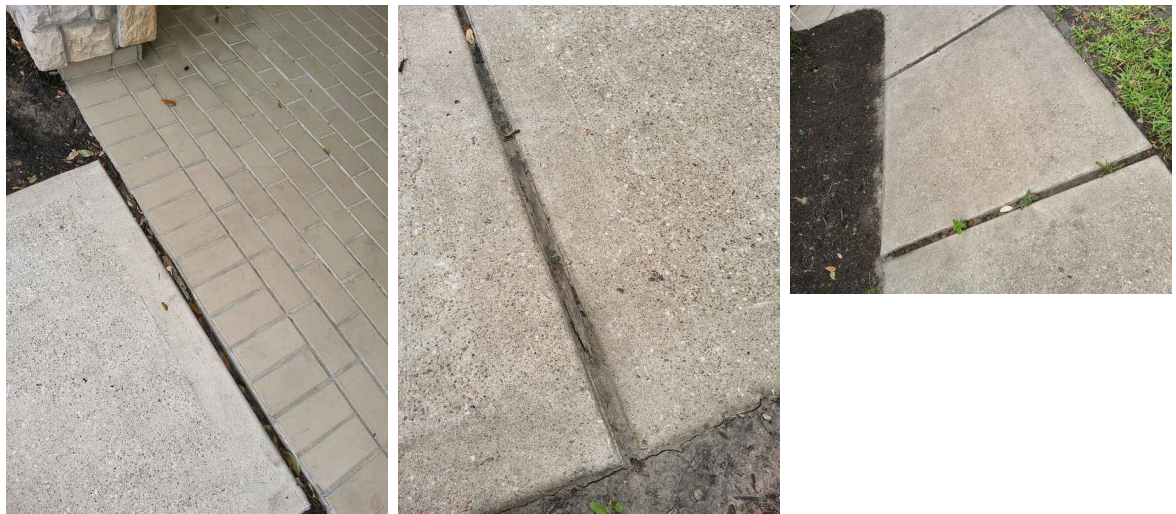
Porches, balconies, decks, or carports were performing as intended at the time of inspection.

☒ ☐ ☐ ☒ **L. Other**

1: Expansion joints missing/ deteriorated

👉 **Recommendation**

Multiple expansion joints for the walkway and driveway were observed missing or deteriorated. Correction is recommended.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Driveway cracked

🔴Recommendation

A section of the driveway was observed cracked. Correction is recommended.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

II. ELECTRICAL SYSTEMS

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

Main Disconnect / Service Box Type and Location: Breakers

Service Entrance Cable Location: Underground (Cable Material Type not visible)

Service Size: 200 Amps

Photo of Panel:

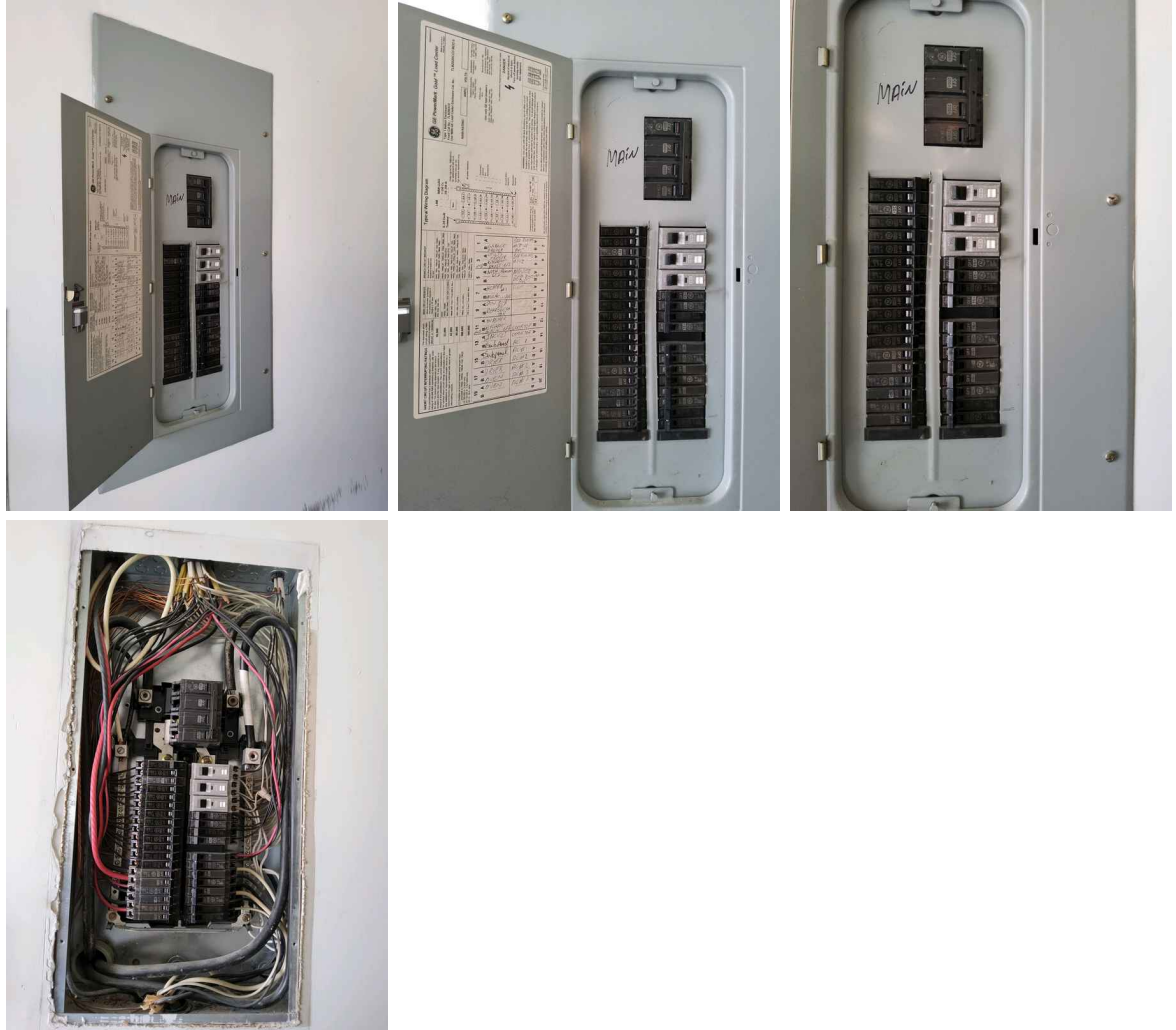


Photo of Sub Panel:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Ground Rod not visible:

The ground rod was buried in soil and could not be confirmed or further inspected.



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.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Improper panel screws

Recommendation

Sharp tipped screws were used on the panel cover. Blunt tipped screws designed for this application are recommended to prevent puncturing electrical wiring insulation. Remedy as needed.

Recommendation: Contact a qualified professional.



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

Type of Wiring: Copper

Inspection limited :

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

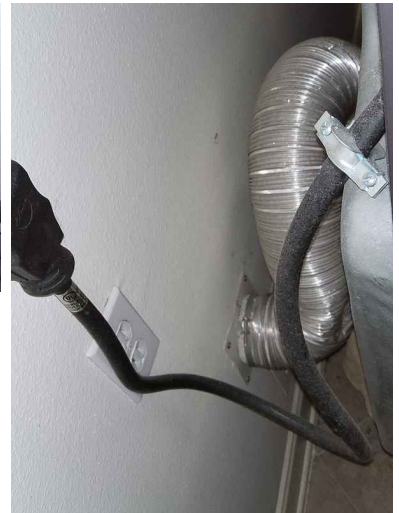
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Cover Plates loose

🔴Recommendation

Upstairs living room

The cover plate was observed loose. Correction is recommended.

Recommendation: Contact a qualified professional.



2: Light Inoperable

🔴Recommendation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Living room, master closet, upstairs bathroom

One or more lights are not operating. Further evaluation and correction is recommended.

Recommendation: Contact a qualified professional.



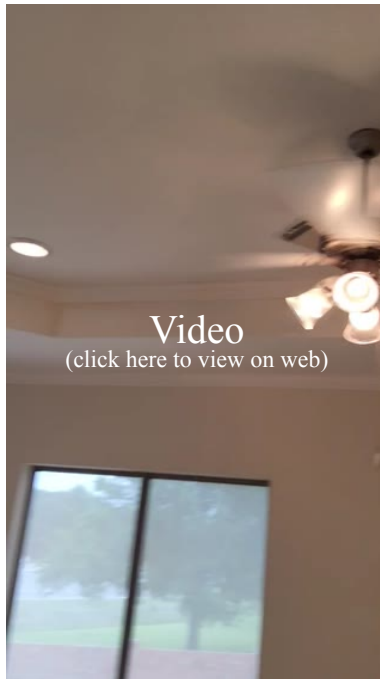
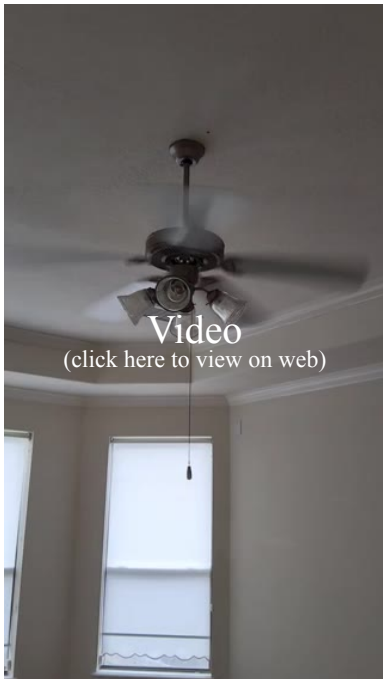
3: Ceiling fan out of balance

Recommendation

Master, upstairs living room

The ceiling fan was observed wobbling while in operation. Further evaluation and correction is recommended.

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

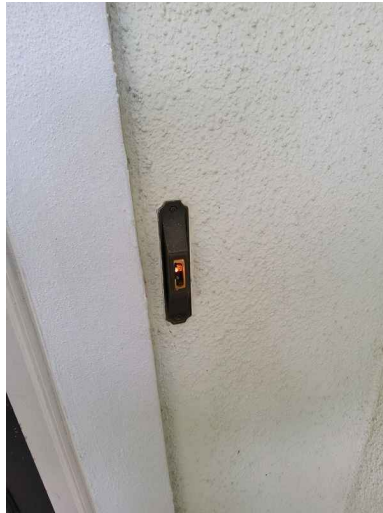
D=Deficient

I	NI	NP	D
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4: Door bell button damaged

Recommendation

The door bell button was observed damaged. Correction is recommended.



☐ ☒ ☒ ☐ **C. Other**
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

Type of Systems: Forced Air



Energy Sources: Natural Gas

Heating Equipment Performing:

The heating equipment was performing as intended at the time of inspection.



Data Label / General Photos of Equipment :

Upstairs

Manufacturer: Amana

Mfg date: November 2004

Master

Manufacturer: Amana

Mfg date: July 2004

Downstairs

Manufacturer: Amana

Mfg date: July 2004

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Upstairs



Master



Downstairs



Upstairs



Master



Downstairs

Furnace temperature differentials:

Upstairs

Supply Air Temp: 108 Degrees F

Return Air Temp: 83 Degrees F
Temp. Differential: 25 Degrees

Master

Supply Air Temp: 116 Degrees F

Return Air Temp:Temp. 88 Degrees F

Differential: 28 Degrees

Downstairs

Supply Air Temp: 111 Degrees F

Return Air Temp: 78 Degrees F

Temp. Differential: 33 Degrees

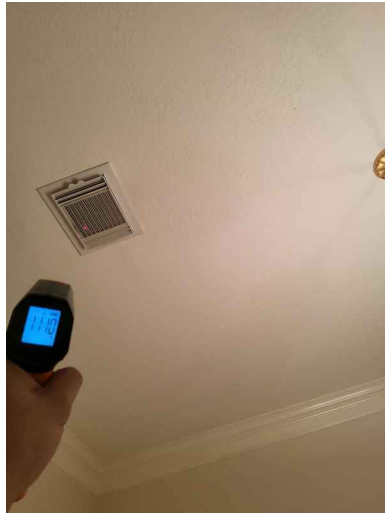
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

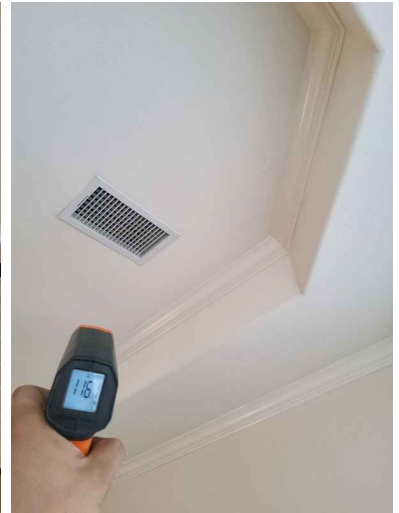
I	NI	NP	D
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Downstairs



Downstairs



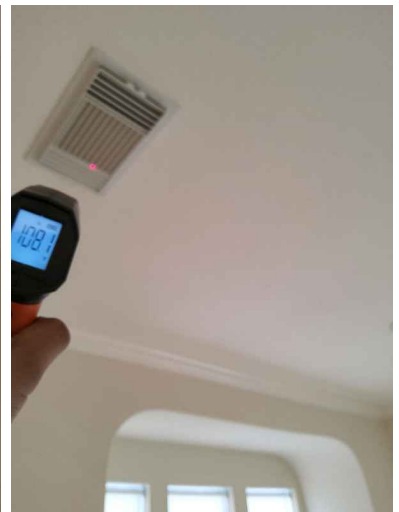
Master



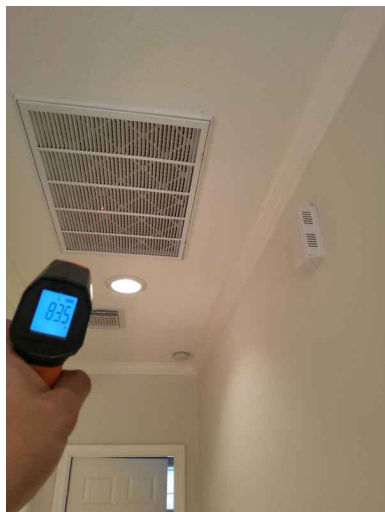
Master



Upstairs



Upstairs



Upstairs

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Gas line Missing drip leg or improper

🔧Recommendation

Master bedroom unit

The gas line going into an appliance should have a sediment trap (drip leg) so any debris going through the gas line will drop off before entering the appliance. The drip leg should be downward to drip sediments.

Remedy as needed.

Recommendation: Contact a qualified professional.



2: Rusted fittings

🔧Recommendation

Downstairs unit

Corrosion was observed on the connections of the gas fittings serving the furnace. Further evaluation and correction is recommended.

Recommendation: Contact a qualified professional.



3: Flue damaged/crooked

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation

The furnace flue was observed with damage and was crooked at the roof exterior. Further evaluation and correction is recommended.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Central Air Conditioner

Differential measurements :

Ambient air test was performed by using thermometers on air handler 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.

Upstairs

Supply Air Temp: 56 Degrees F

Return Air Temp: 75 Degrees F
Temp. Differential: 19 Degrees

Master

Supply Air Temp: 60 Degrees F

Return Air Temp: 75 Degrees F
Temp. Differential: 15 Degrees

The Upstairs and Master area AC equipment was cooling as intended at the time of inspection.

I=Inspected

NI=Not Inspected

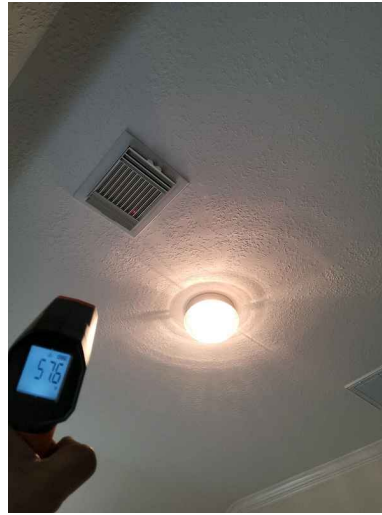
NP=Not Present

D=Deficient

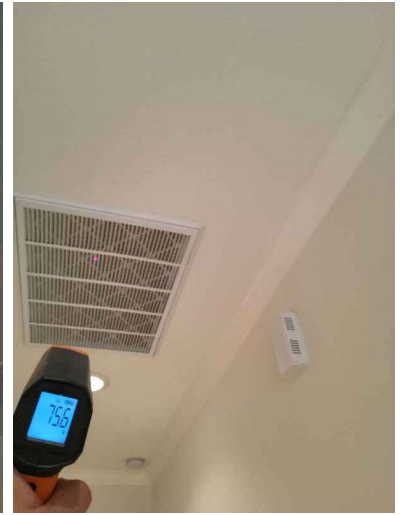
I	NI	NP	D
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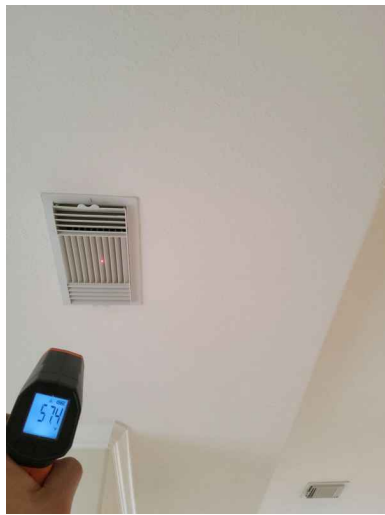
Upstairs



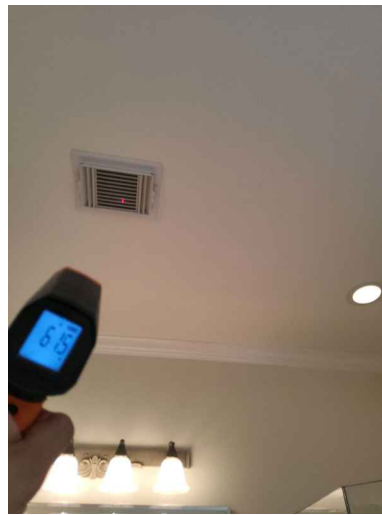
Upstairs



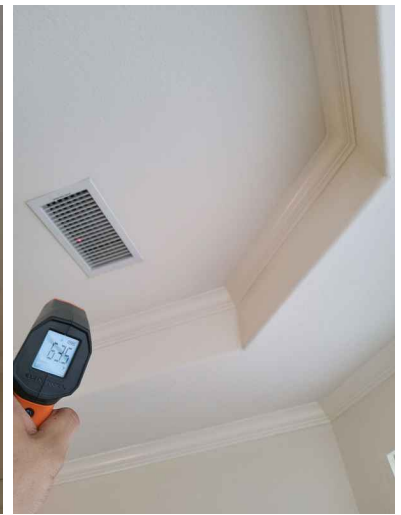
Upstairs



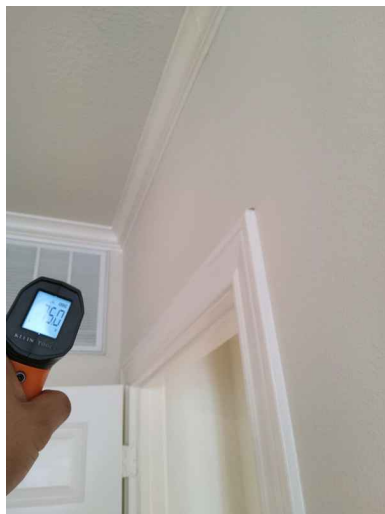
Upstairs



Master



Master



Master

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Units older:

Parts of the system are older units that may be approaching the end of their useful life. It would be wise to budget for a new unit in the future. One cannot predict with certainty when replacement will become necessary.

Data Labels / General Information :

Upstairs

System size: 4 Ton

System Brand: Coleman

Condenser age: June 2021

Evaporator age: January 2005

Refrigerant type: R410-A

Downstairs

System size: 3.5 Ton

System Brand: Amana

Condenser age: April 2005

Evaporator age: January 2005

Refrigerant type: R-22

Master

System size: 2 Ton

System Brand: Coleman

Condenser age: March 2021

Evaporator age: July 2003

Refrigerant type



Upstairs

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

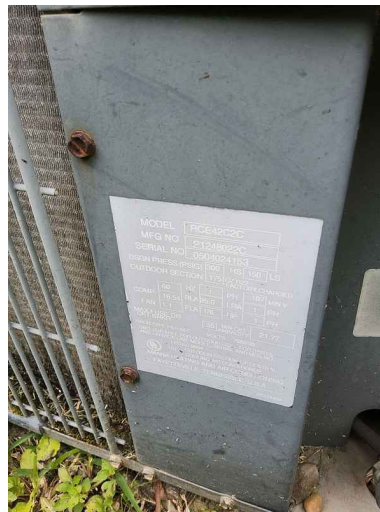
I NI NP D



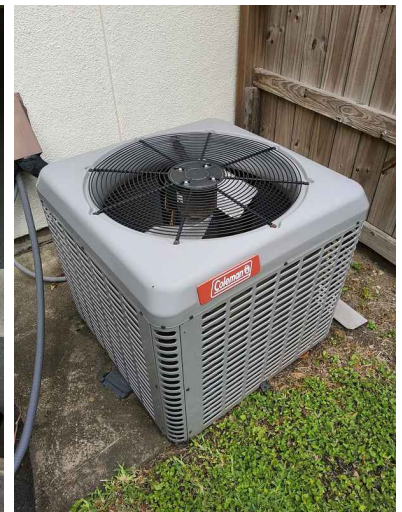
Upstairs



Downstairs



Downstairs



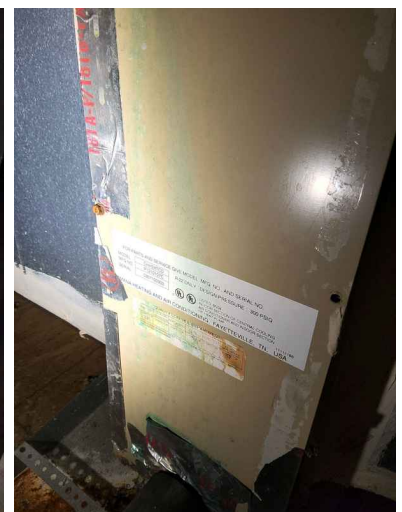
Master



Master



Upstairs



Master

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Downstairs

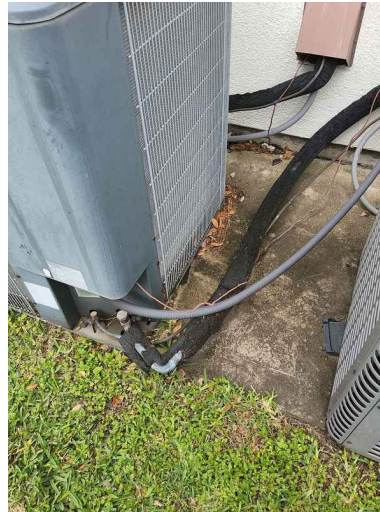
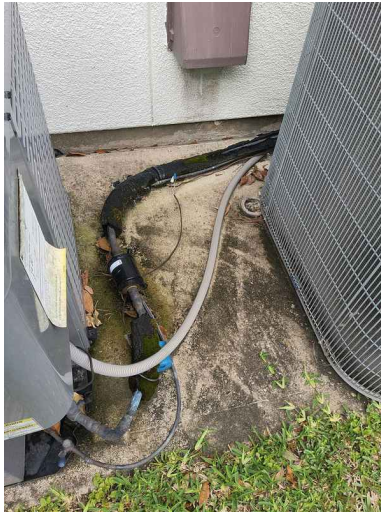
1: Refrigerant line Insulation Missing or Damaged

🔴Recommendation

Condensers

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Correction is recommended.

Recommendation: Contact a qualified HVAC professional.



2: Seal HVAC penetrations

🔴Recommendation

Evaporator units

Areas around the penetrations through the evaporator coil need to be sealed properly to prevent air loss or condensation at the attic area. Further evaluation and correction is recommended.

Recommendation: Contact a qualified professional.

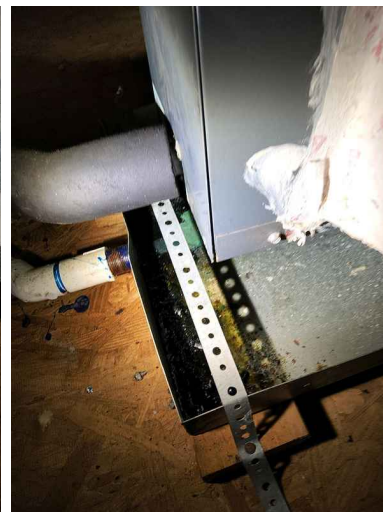
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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3: Shut-off interior cover

➔Recommendation

The interior cover plate of the AC condenser shut-off was observed missing. Correction is recommended to prevent possible moisture entry.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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4: Corrosion- Refrigerant lines

➔Recommendation

Corrosion was observed on the refrigerant lines of the condenser. Further evaluation and correction is recommended.



5: Downstairs not cooling

➔Recommendation

The downstairs AC system was not cooling at the time of inspection. The cooling system was run for several hours and would not cool. The condenser unit was observed to turn on and run, but would not continue running. Further evaluation and correction is recommended.

Recommendation: Contact a qualified HVAC professional.

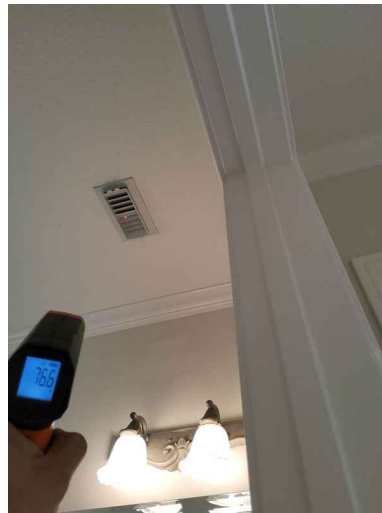
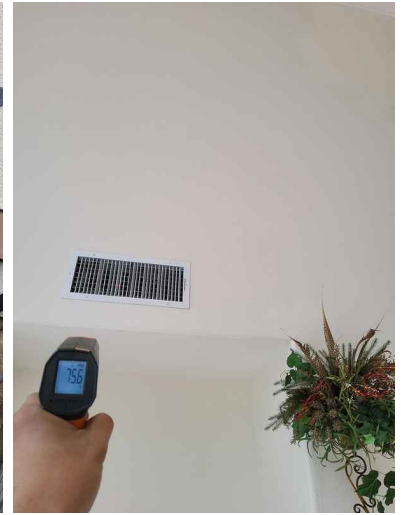
I=Inspected

NI=Not Inspected

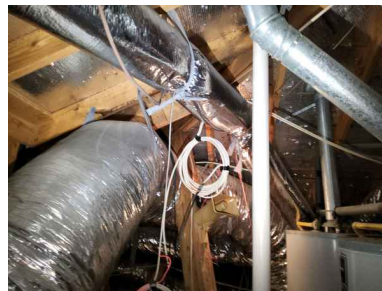
NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**
General :



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Limited access :

Lack of access decking or obstructions prevent the duct work and associated components from being fully inspected.

☐ ☒ ☒ ☐

D. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

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

Location of Water Meter: Yard



Location of Main Water Supply Valve : Exterior



Static Water Pressure Reading: 58 PSI

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Type of Supply Piping Material: CPVC

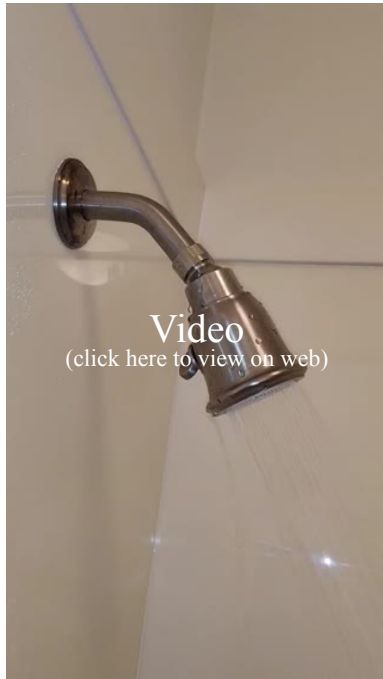
1: Fixture Dripping

🚫 **Recommendation**

Upstairs bath jack n jill

The shower head was observed dripping in multiple areas while in operation. Further evaluation and correction is recommended.

Recommendation: Contact a qualified professional.



2: Backflow prevention device absent

🚫 **Recommendation**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Rear

One or more hose bibb(s) Missing a backflow preventer. These devices are inexpensive, easily installed and help prevent contamination of potable water. Repair as needed.

Recommendation: Contact a qualified professional.



3: Fixture loose

🔴Recommendation

Downstairs hallway bath

The valve was observed loose while operated. Correction is recommended.

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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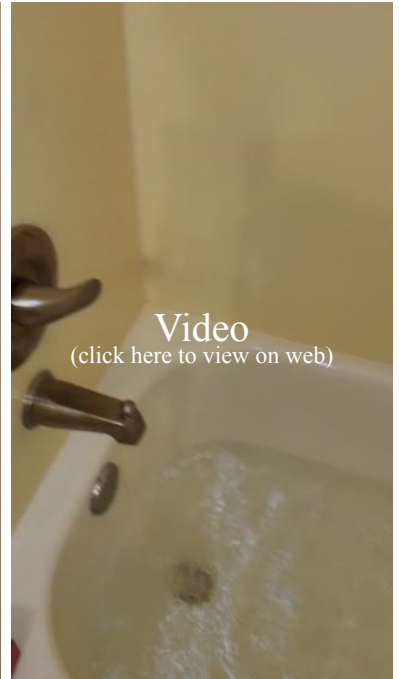
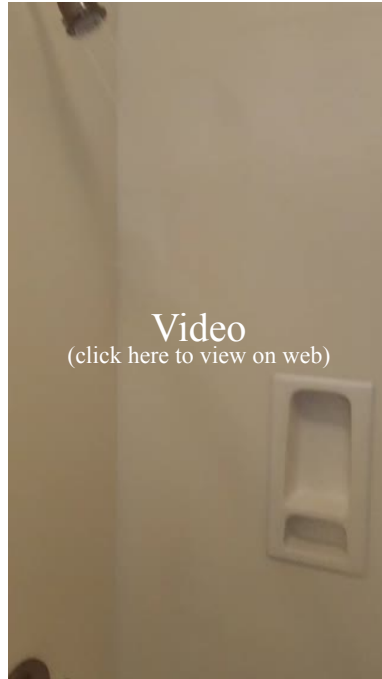
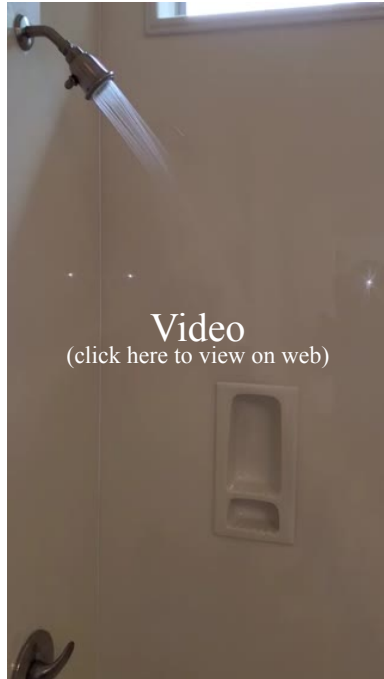
4: Shower diverter issue

🔴Recommendation

Downstairs hallway bath, upstairs hallway bath

- Multiple shower diverters were leaking while in the closed position.
- The shower diverter was inoperable.

Recommendation: Contact a qualified professional.



5: Supply pipe insulation

🔴Recommendation

Main

The water supply line was observed not to be insulated. Recommend to be insulated to prevent from freezing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified professional.



6: Faucet Swivel stiff

➔Recommendation

Kitchen

The kitchen faucet swivel was stiff and required excessive effort to move above either sink. Further evaluation and correction is recommended.

Recommendation: Contact a qualified professional.



7: Shut-off Valve broken

➔Recommendation

Kitchen sink

The shut-off valve for the hot water line was observed broken. Correction is recommended in order to shut-off the hot water for maintenance purposes of the fixture.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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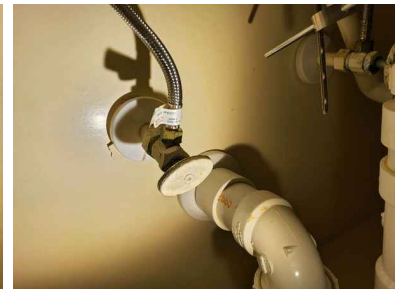
8: Corrosion

Recommendation

Multiple valves

Multiple shut-off valves were observed with corrosion. Further evaluation and correction is recommended to prevent possible further deterioration.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

1: Drain connection issue

Recommendation

Downstairs hallway bath

Deterioration was observed at the drain and sink connection. Corrosion is also present on some of the connections and evidence of a previous leak. Further evaluation and correction is recommended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified professional.



2: Drain stop issues

➡Recommendation

Upstairs bathroom near living room

Drain stops for the sink was observed missing. Correct as needed to allow the drain to close when needed.

Recommendation: Contact a qualified professional.



- ☒ ☐ ☐ ☐ **C. Water Heating Equipment**
Energy Sources: Natural gas
Capacity: 50 50 Gallon

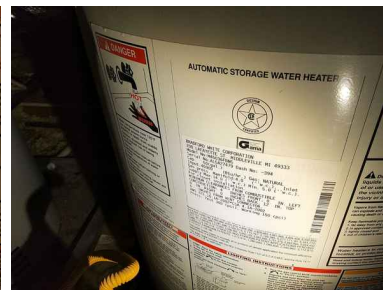
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Location: Attic

Water Heater Older:

The water heater appears to be performing as intended at time of inspection, however, the water heater is years old and may be approaching the end of its useful life. Average life span for a water heater ranges between 10-12 years. It would be wise to budget for a new unit in the future. One cannot predict with certainty when replacement will become necessary.

Data Label :

Left

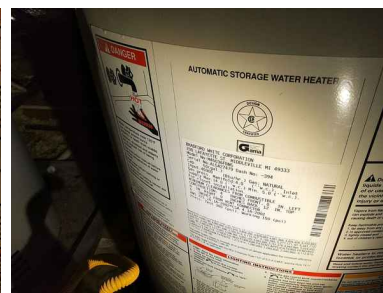
Manufacturer: Bradford White

Mfg date: November 2004

Right

Manufacturer : Bradford White

Mfg date: November 2004



I=Inspected

NI=Not Inspected

NP=Not Present

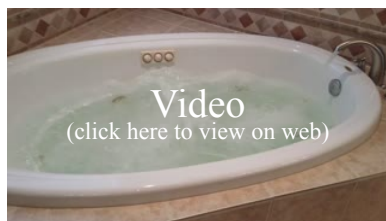
D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐ **D. Hydro-Massage Therapy Equipment**

Hydro massage equipment performing :

The tub equipment appeared to be operating properly at the time of inspection.



General :



No access to plumbing and equipment :

The tub appeared to be operating properly at the time of inspection.

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

Location of Gas Meter: Exterior Wall



Type of Gas Distribution Piping Material: Black Steel

1: Rusted connections

Recommendation

Rust was observed on the gas meter connections. Correction is recommended to prevent possible further deterioration.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

☒ ☐ ☐ ☒ A. Dishwashers

General Photos :



1: Dishwasher operation

👉Recommendation

The dishwasher was powered via the switch and set by button controls to "Normal" Washer mode. It took several attempts until the unit began the wash cycle. The dishwasher eventually completed the wash cycle. Further evaluation is recommended.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ B. Food Waste Disposers

Waste disposal performing :

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

General Photos :

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Range Exhaust system Performing :

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

General Photos :



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

Range performing :

Range was performing as intended at the time of the inspection.



Oven performing :

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☐ ☒ ☒ ☐ **E. Microwave Ovens**
Comments:

☒ ☐ ☐ ☒ **F. Mechanical Exhaust Vents and Bathroom Heaters**
Termination not determined :
Unable to determine where the exhaust fans terminate. Exhaust fans should terminate to the exterior to prevent from venting moisture into the attic space. I recommend inquiring with sellers where the bathroom exhaust fans terminate.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Exterior vent obstructed

🚩Recommendation

Right

The exterior vent was observed obstructed by wasp nests. Correction is recommended.

Recommendation: Contact a qualified professional.



2: Terminates to soffit

🚩Recommendation

The bathroom exhaust was observed terminating into a soffit vent. Exhausts should terminate directly to the exterior by a proper exhaust vent cap.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

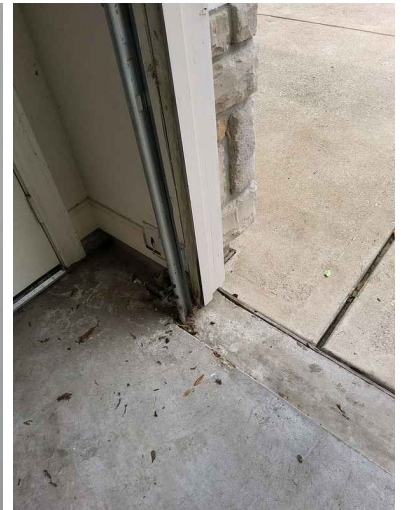
NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒ **G. Garage Door Operators**
General Photos:



1: Did not reverse pressure

🔴 **Recommendation**

Small garage

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

I=Inspected

NI=Not Inspected

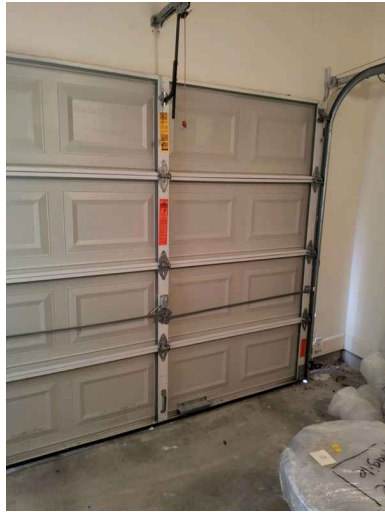
NP=Not Present

D=Deficient

I	NI	NP	D
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contact a garage door contractor to evaluate and remedy.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Dryer exhaust performing :

Dryer exhaust was performing as intended at the time of the inspection.

Dryer assist fan:

Note: the assist/booster fan connected to the dryer vent system was not inspected or operated. Dryer assist fans are not covered under the scope of a residential inspection.