



Inspection Report



**Prepared for David Munson
4915 Glendower Dr, Spring, TX 77373
Inspected by: John Leonard JR.
TREC# 24516
936.521.9205
John@SunriseHomeInspectionsllc.com**



PROPERTY INSPECTION REPORT FORM

David Munson <i>Name of Client</i>	03/08/2026 <i>Date of Inspection</i>
4915 Glendower Dr, Spring, TX 77373 <i>Address of Inspected Property</i>	
John Leonard <i>Name of Inspector</i>	24516 <i>TREC License #</i>
 <i>Name of Sponsor (if applicable)</i>	 <i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: ☐ Buyer ☐ Selling Agent ☐ Listing Agent ☒ Occupant
Building Status: ☐ Vacant ☐ Owner Occupied ☒ Tenant Occupied ☐ Other
Weather Conditions: ☒ Fair ☐ Cloudy ☐ Rain Temp: 70'S
Utilities On: ☐ Yes ☒ No Water ☐ No Electricity ☐ No Gas
Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

☐ Sub Flooring ☒ Attic Space is Limited - Viewed from Accessible Areas
☒ Floors Covered ☒ Plumbing Areas - Only Visible Plumbing Inspected
☒ Walls/Ceilings Covered or Freshly Painted ☐ Siding Over Older Existing Siding
☒ Behind/Under Furniture and/or Stored Items ☐ Crawl Space is limited - Viewed From Accessible Areas

☒ Mold/Mildew/Termite investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Post Tension

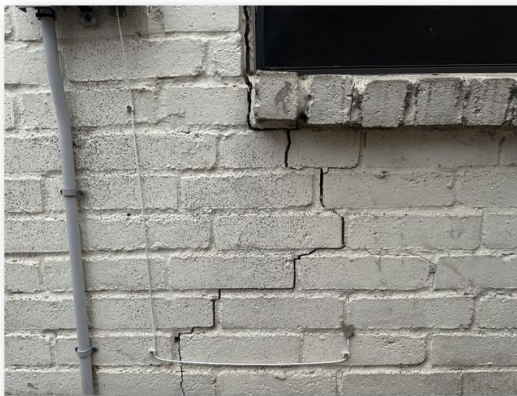
Comments:

All exposed areas of the foundation were examined visually. The grading and drainage around the perimeter of the foundation was examined to evaluate how effectively water is being distributed and directed away from the structure. Various structural components of the home were checked for cracks, movement, misalignment or other signs of excessive foundation settling.

Note: Inspector is not required to enter any area where headroom is less than 18 inches, or the access opening is less than 24 inches wide.

Note: Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

Note: Inspector is not required to enter any area where headroom is less than 18 inches, or the access opening is less than 24 inches wide.



Cracks in brick and exposed concrete flooring.

Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the foundation and to provide suggestions as to what, if any, corrective actions

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should be taken.

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B. Grading and Drainage

Comments:

OBSERVATIONS: Inspected for proper and adequate grading around the foundation, for evidence of ponding or erosion near the foundation, and for deficiencies in installed rain gutter and downspout systems.

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

Note: Inspector cannot verify the presence or functionality of subterranean drainage systems.



Bottom of brick shall have a 4 inch clearance between grade and bottom. This is conducive conditions for wood destroying organisms to enter structure, have evaluated for remedy.

Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 linear foot from foundation is the current standard. Drainage or grading corrections are recommended.

☒ ☐ ☐ ☒

C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: Roof Level

Comments:

OBSERVATIONS: Inspected general condition and appearance of roof, for evidence of previous repairs, and for evidence of existing leaks.

Note: It is beyond the scope of this inspection to determine the age or expected life of the roof covering, to determine the number of layers of roof covering, or to identify latent damage.

Note: Life expectancy of the roofing covering materials is not covered by this home inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, roofing specialist should be consulted. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company and a roof covering specialist physically inspect the roof prior to closing to fully evaluate the condition and insurability of the roof.

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Exposed fasteners (Staples, bolts, and/or nail heads); Exposed fasteners should be properly sealed to help prevent fasteners from backing out and prevent moisture intrusion.



Communication wire protruding through decking and shingle material. have further evaluated by a qualified roofing company for repairs.

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Flashing needs to be sealed and properly fastened at all overlaps to protect from water intrusion under shingles, have further evaluated by a qualified roofing company for repairs.



Leaves, sticks, branches and other debris were observed on the roof covering and may contribute to roof covering material damage and water penetration. The roof covering surfaces should be free of leaves, sticks, branches, and other debris.

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Nail head backing out front right corner.



Metal roofing over back porch noted to be collapsing at time of inspection. Have all loose materials removed for reasons of safety and liability.



Porch rafters m(2X4 material) not properly seated in joist hangers.



Soffit damage at front porch area, have further evaluated for repairs.

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D. Roof Structures and Attics

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: **Insufficient Depth**

Approximate Average Thickness of Vertical Insulation:: **4 Inches**

Comments:

OBSERVATIONS: Inspected the attic for proper ventilation, examined accessible installed framing and decking, checked for consistent distribution of insulation over all living areas, and examined installation of attic access ladder/opening.

Note: Some areas of attic spaces may not be accessible.

Note: The inspector will not enter an attic where he reasonably determines that conditions or materials to be unsafe. Insulation covering structural, plumbing, mechanical, or electrical components may prelude inspection of these items. Some areas of the attic are not accessible or visible for inspection due to the size of the crawl space and other obstructions (stored items, structural components, ducts, insulation, etc.).

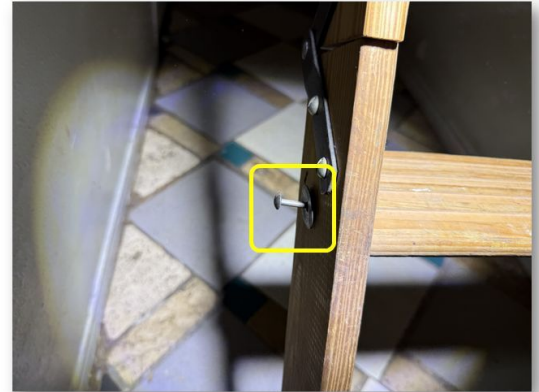
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Missing vertical insulation and organic growth noted on Sheetrock, have further evaluated for repairs.

Loose hardware at attic access ladders, have further evaluated for repair.

The recommended attic insulation level is R-38 to or approximately 13 to 14 inches of insulation.

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E. Walls (Interior and Exterior)

Comments:

OBSERVATIONS: Observed brick/masonry veneer on exterior walls, inspected interior and exterior walls for proper structural performance and evidence of water penetration.

Note: Inspector is not required to comment on cosmetic deficiencies, awnings or shutters. Inspector can not verify proper mix or composition of applied mortar or other adhesive.

Note: The inspector cannot determine the condition of wood or structural components hidden within the wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation or other components in hidden areas is implied or intended by this report. This report does not address environmental hazards such as mold, lead based paint, asbestos, etc. if the client has concerns about these issues, a qualified licensed tradesman should be consulted to perform these inspections. The inspector will not determine the cosmetic conditions of paints, stains, or other surface coatings. Stored items, wall coverings, furniture will limit the ability to inspect some of the wall components.

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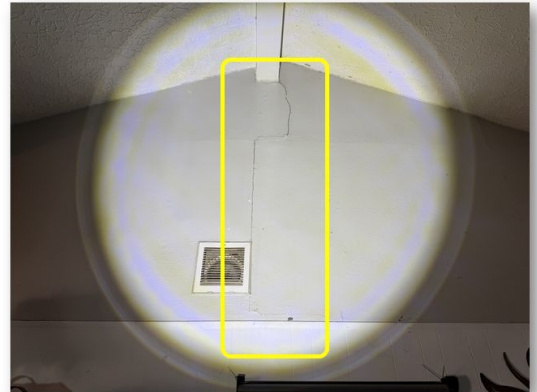
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Interior Walls:



Cracks in Sheetrock noted throughout the structure and missing Sheetrock, tile, etc in many areas, have further evaluated for repairs.

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Unknown substance at baseboard.

Exterior Walls:

Siding Materials: ☐ Brick ☐ Stone ☒ Wood ☐ Wood byproducts ☐ Stucco

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☐ Vinyl ☐ Aluminum ☐ Asbestos ☐ Cement Board ☐ Other



Most of the wood trim, siding, etc has some degree of rot, have all siding further evaluated by a qualified siding company for repairs.

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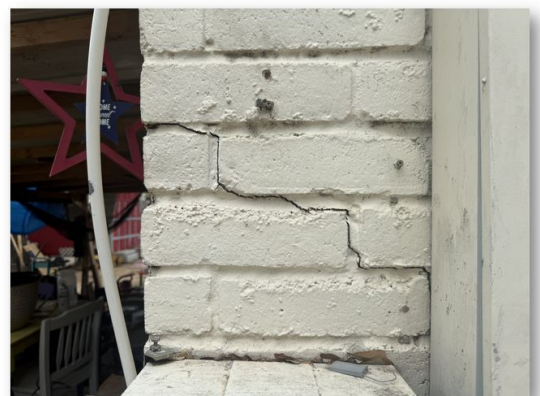
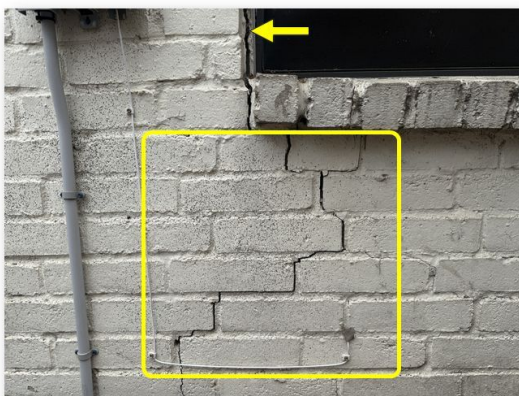
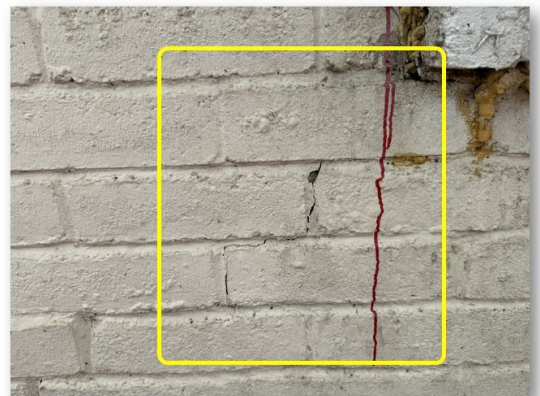
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Brick pulling away from walls and windows around structure, have further evaluated by a qualified contractor for repairs.



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Mortar was observed to be separating in a few locations around the structure at time of inspection. I recommend having a qualified brick mason evaluate and repair as needed.



Header missing above window, have further evaluated by a qualified contractor for repairs.

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F. Ceilings and Floors

Comments:

OBSERVATIONS: Inspected ceilings and floors for proper structural performance and evidence of water penetration.

Note: The inspector cannot determine the condition of structural components in hidden ceilings or floor cavities. No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report. Carpet is not pulled back revealing tack strips or other concealed items. Environmental issues related to water penetrations are not addressed in this report. If the client is concerned about these issues, i.e. mold asbestos, lead-based paint etc., a qualified/licensed tradesman should be consulted to further perform these inspections.

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Ceiling damage noted throughout the structure at time of inspection, have further evaluated for repairs.

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Flooring damage noted throughout the structure at time of inspection. Missing flooring, flooring buckling, cracked, broken, or missing tiles, have further evaluated for repairs.

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G. Doors (Interior and Exterior)

Comments:

OBSERVATIONS: Inspected doors for proper structural performance and operation, and for evidence of water penetration.

Note: Inspector is not required to comment on cosmetic deficiencies, or on security systems or devices .

SPECIAL NOTE: Buyers should have all locks changed / re-keyed for safety / security concerns after closing but prior to move-in.

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Interior Doors



Door stops are missing, damaged or need repositioning in various locations. The installation of door stops on all interior doors helps prevent damage to walls.



All interior doors and hardware have some degree of damage and need to be replaced.

Exterior Doors



The front and rear door have large weather gaps and are barely functional, have further evaluated by a qualified tradesman for repairs.

Garage Doors

Type: ☒ Metal ☐ Wood ☐ Fiberglass ☐ Doors / panels are damaged

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H. Windows

Comments:

OBSERVATIONS: Inspected windows for proper structural performance and operation, for evidence of water penetration, for deficiencies in glazing and weather stripping, for obvious indications of broken seals on insulated windows, and for safety glass in required areas.

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



Examples of but not limited to window damage. All windows have some degrees of damage or completely missing glass, have further evaluated by a qualified window company for repairs.

☐ ☒ ☒ ☐

I. Stairways (Interior and Exterior)

Comments:

INTERIOR

EXTERIOR

☒ ☐ ☐ ☒

J. Fireplaces and Chimneys

Comments:

Type of Fireplace: ☐ Factory ☒ Masonry ☐ Free Standing

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Improper chimney cap using tar like substance that is considered flammable, have further evaluated by a qualified contractor for repairs.



The fireplace and chimney flue needs to be cleaned by a qualified chimney sweep. A creosote or soot build-up was observed in the visible areas and was a SAFETY HAZARD at the time of the inspection. A creosote or soot build-up may be flammable and should be corrected prior to fireplace use.

Note: If usage of the fireplace is routine, I recommend having a qualified chimney sweep evaluate and clean every two years.

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K. Porches, Balconies, Decks, and Carports

Comments:

Inspected balconies, carports, porches and decks for proper safety railings, and for deficiencies in accessible and visible components, materials and connection points.

Note: Inspector is not required to exhaustively measure installed components, or to enter any area where headroom is less than 18 inches, or the access opening is less than 24 inches wide.



The driveway was noted to be cracked in several locations. the back porch could no t be inspected due to occupants belongings obstructing area.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Main Panel Location: Back Left Exterior Wall

Main Panel Size: 200 AMP Service

OBSERVATIONS: Inspected service entrance and related panels, cabinets, boxes and boards, breakers, grounding electrode, and connected wiring.

Note: Inspector is not required to determine present or future sufficiency of capacity, conduct voltage drop calculations, verify accuracy of circuit labeling or operate circuit breakers. Arc-fault devices are not tested when property is occupied. Inspector may not activate breakers that have tripped or are turned off at the time of inspection.

☐ Overhead Service ☒ Underground Service

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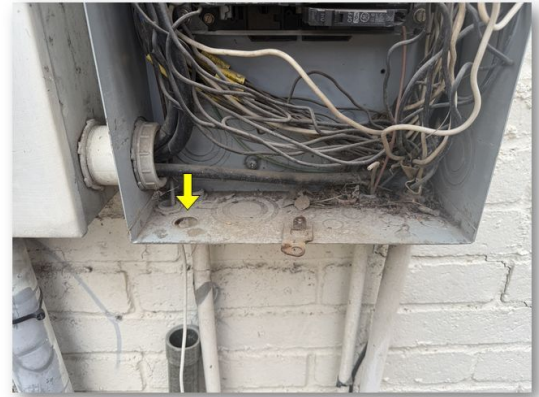
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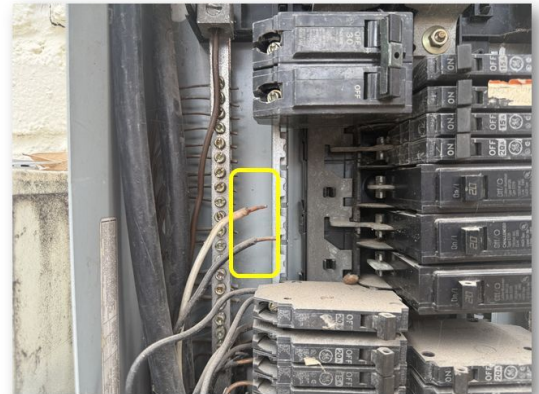
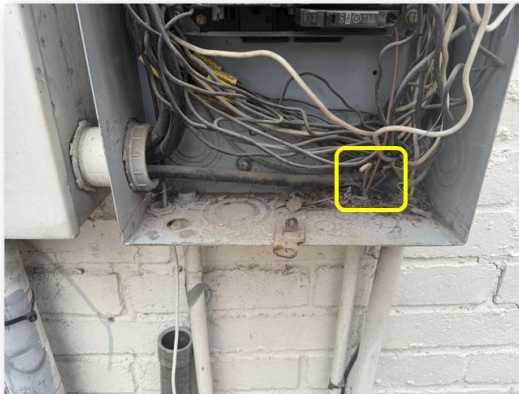
Main Disconnect Panel



Missing cover plate.

The electric service panel breakers were not labeled properly. Each electric service panel breaker should be adequately labeled as to what appliance or circuit it serves. I recommend having this panel labeled for reasons of safety and liability.

Missing plug at bottom left corner, have added.



Loose and cut wires in electrical panel with missing breakers. I highly recommend having a licensed electrician evaluated electrical system for reasons of safety and liability.

☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: ☒ Copper ☐ Aluminum Conduit _____

Comments:

OBSERVATIONS: Inspected installed fixtures, devices, and accessible junction boxes. Looked for GFCI protection and equipment disconnects in required locations. Tested accessible smoke detectors by pressing "test" button.

Note: Inspector is not required to examine low voltage wiring, verify the effectiveness or inter connectivity of smoke detectors, remove covers or wall plates, or disassemble mechanical devices.

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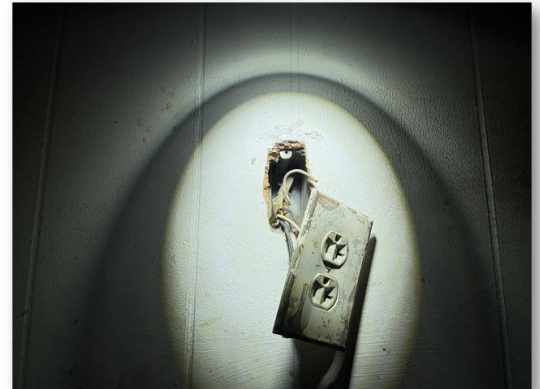
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Outlet and Switches



Examples of but not limited to areas of loose or dangling outlets, missing cover plates, outlets without power, etc. A large portion of the structure did not have electricity due to unknown issues. I highly recommend having a licensed electrician evaluated and repair all issues as these are considered a fire and shock/electrocution hazard.

Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen:	☐ Yes	☒ No	☐ Partial	Bathrooms:	☐ Yes	☒ No	☐ Partial
Exterior:	☐ Yes	☒ No	☐ Partial	Garage:	☐ Yes	☒ No	☐ Partial
Basement:	☐ Yes	☐ No	☐ Partial	Wet Bar:	☐ Yes	☐ No	☐ Partial
Living:	☐ Yes	☐ No	☐ Partial	Dining:	☐ Yes	☐ No	☐ Partial
Crawlspace:	☐ Yes	☐ No	☐ Partial	Laundry:	☐ Yes	☒ No	☐ Partial
A/C Unit:	☐ Yes	☒ No	☐ Partial	Pool/Spa:	☐ Yes	☐ No	☐ Partial
Bedroom:	☐ Yes	☐ No	☐ Partial				

☒ No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard.

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Fixtures



Fan electrical covers loose at ceiling, have further evaluated for repair.



Exposed or partially exposed incandescent or LED lamps (bulbs) are not allowed in closets or attic spaces. All light bulbs must be fully enclosed in a globe or other housing.

Smoke and Fire Alarms

Smoke detectors must be installed in resident bedrooms, corridors, hallways, and common living/dining areas

Note: I recommend changing all batteries for smoke and carbon monoxide detectors once a year.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Central

Energy Source: Electric

Comments:

Note: Furnaces do have limited visibility to the heating elements/heat exchangers and as a result the heat element/ heat exchangers could not be 100% checked for defects. For a more inclusive inspection of the furnace. I recommend contacting a licensed HVAC technician.

Note: Inspector is not required to program digital controls, verify compatibility of components, verify accuracy of thermostats, check integrity of heat exchanger, determine adequacy of the system, or to determine uniformity of supply of conditioned air to various parts of the home.

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The heating system was noted to be inoperable at time of inspection. I recommend having a licensed HVAC company evaluate entire system for replacement.

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B. Cooling Equipment

Type of System: Central

Comments: **D.O.M. Unknown**

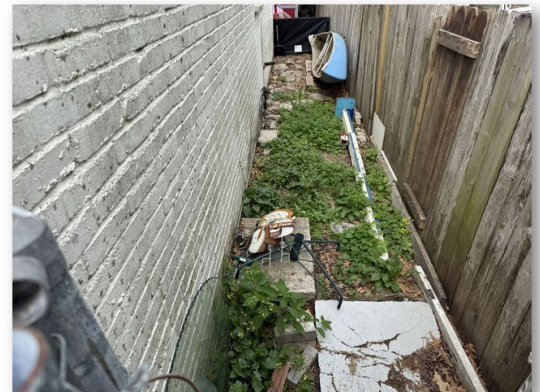
OBSERVATIONS: Verified system installation and operation. Checked for proper access and clearances, adequacy of condensate drain system, insulation on pipes, condition of accessible coils, and condition and installation of window units.

Note: Inspector is not required to program digital controls, check pressure or type of refrigerant, verify compatibility of components, verify accuracy of thermostats, determine adequacy of the system, or to determine uniformity of supply of conditioned air to various parts of the home. Inspector should not operate the air conditioning system when the outdoor temperature is less than 60 degrees Fahrenheit.

☐ Unit #1:

Supply Air Temp: X °F Return Air Temp: X °F Temp. Differential: X °F

For attic installations :



Condenser missing and air handler was noted to be covered with occupants belongings and could not be thoroughly inspected.

The HVAC system was noted to be missing the condenser and unit has not operated in a long time. I recommend having a licensed HVAC company evaluate the entire HVAC system for

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replacement.

Note: I recommend having the HVAC unit evaluated and serviced once a year.

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C. Duct Systems, Chases, and Vents

Comments:

OBSERVATIONS: Inspected accessible ducting for condition and proper routing. Checked for air flow at registers. Checked condition of accessible fans, filters, grills and registers.

Note: Inspector is not required to program digital controls, verify compatibility of components, verify accuracy of thermostats, determine adequacy of the system, or to determine uniformity of supply of conditioned air to various parts of the home.

Type of Ducting: ☒ Flex Ducting ☒ Duct Board ☒ Metal



Example of but not limited to areas of duct work separation in attic space. Unit has not been in use for several years.

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: [Front Property Line](#) ☐ Functional Flow Inadequate

Location of main water supply valve:

Static water pressure reading: [Off](#) ☐ below 40 psi ☐ above 80 psi

☐ Lack of reducing valve over 80 psi

Type of supply piping material: [All types of piping used](#)

Comments:

OBSERVATIONS: Inspected visible and accessible plumbing for presence of active leaks, and for appropriate valves and back-flow devices. Observed accessible supply plumbing, tested fixtures not connected to an appliance, and tested mechanical operation of installed fixtures.

Note: Inspector is not required to operate main, branch or shut-off valves, nor to inspect systems or components that have been shut down or secured, circulating pumps, water softening or filtering systems, pressure tanks or sprinkler systems. Inspector is not required to determine quality or volume of water supply, or to verify functionality of back flow prevention devices.

Water Source: ☒ Public ☐ Private **Sewer Type:** ☒ Public ☐ Private

Sinks

Comments:

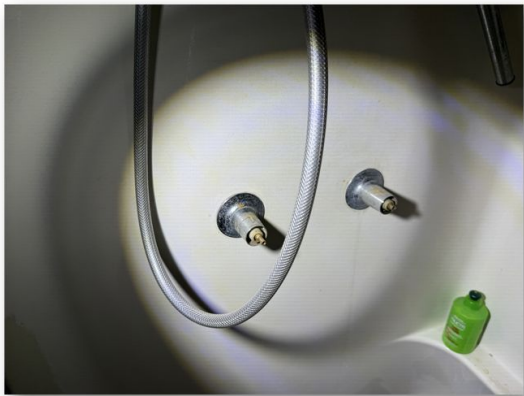
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Inoperable drain stop have further evaluated for repair.

Missing drain stop in primary bathroom, have further evaluated for repair.

Bathtubs and Showers
Comments:



Missing handles in primary shower and secondary bathroom, have further evaluated for remedy.



Drain stop missing in secondary bathtub and caulking peeling from tub to tile transition.

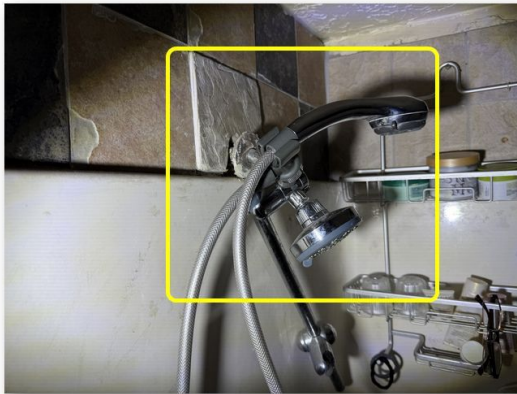
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

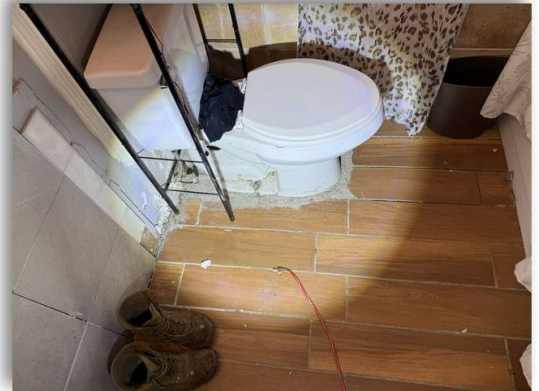
I	NI	NP	D
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Shower spray head loose at wall have further evaluated by a licensed plumber for repairs.

Commodities

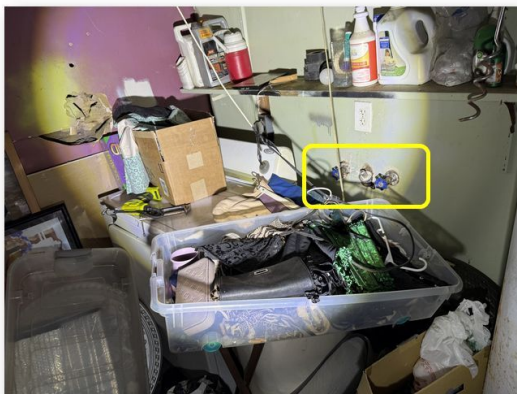
Comments:



Toilets loose at floor and need to be properly sealed, have further evaluated by a licensed plumber for repairs.

Washing Machine Connections

Comments:



Could not reach washing machine connections to inspected, again, no water at time of inspection to fully check.

Exterior & Attic Plumbing

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:



☐ ☒ ☐ ☐

B. Drains, Wastes, and Vents

Type of drain piping material: [PVC](#)

Comments:

Inspected visible and accessible plumbing for presence of active leaks. Observed accessible waste and vent plumbing, checked functional drainage at fixtures, and tested mechanical operation of installed fixtures.

Note: Inspector is not required to inspect systems or components that have been shut down or secured. Inspector is not required to verify functionality of floor drains.

Note: Drains could not be testes with water flow due to lack of water at time of inspection.

☒ ☐ ☐ ☒

C. Water Heating Equipment

Energy Source: Electric

Capacity: [40 Gallons](#)

Comments: [D.O.M. 2008](#)

OBSERVATIONS: Inspected water heater(s) for proper installation, checked fittings and visible components for corrosion and broken or missing parts, checked for shut-off valve and required safety features.

Note: Inspector is not required to verify effectiveness of T&P valve, nor to operate the valve if damage may result. Inspector is not required to determine efficiency or adequacy of the unit.

Water heater Temperature and Pressure Relief Valve

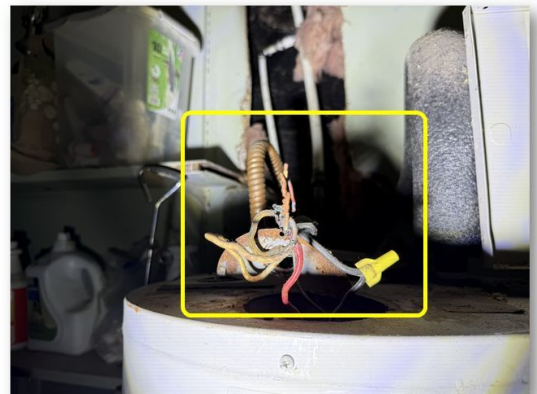
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Missing drain pan and proper drain pipes to the exterior. The drain pan must be made of galvanized steel, aluminum (minimum 0.0236 inch thick), or approved plastic (minimum 0.036 inch thick), except plastic pans can't be used under gas-fired water heaters. The drain pan must be at least 1.5 inches deep and fitted with a drain pipe at least 3/4 inch in diameter. The pan drain must be piped to either a suitable indirect waste receptor (like a floor drain) or directly to the exterior. If piped outdoors, it must terminate no less than 6 inches and no more than 24 inches above the adjacent ground surface. The discharge pipe from the TPR valve must not be directly connected to the drainage system and must discharge through an air gap in the same room as the water heater or to the outdoors.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Exposed electrical wiring at top of water heater creating an electrical shock hazard, have further evaluated by a licensed electrician for repairs

Missing metal thermostat covers, have added for reasons of safety.

The water heater could not be tested for temperature due to lack of water at time of inspection.

Note: Tank less and traditional water heater maintenance is a must and should be done at least once a year. Also commonly referred to as an on-demand water heater, the tank less water heater may need maintenance every six months if your water heater is set to a high temperature or if you have hard water.

☐ ☒ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments:

☐ ☒ ☒ ☐

E. Gas Distribution Systems and Gas Appliances

Location of gas meter:

Type of gas distribution piping material:

Comments:

V. APPLIANCES

☐ ☒ ☒ ☐

A. Dishwashers

Comments:

OBSERVATIONS: Inspected installed appliance for proper installation and operation in normal mode.

Note: Inspector is not required to comment on cosmetic deficiencies.



Note: Dishwasher not installed at time of inspection.

☒ ☐ ☐ ☐

B. Food Waste Disposers

Comments:

OBSERVATIONS: Inspected installed appliance for proper installation and operation in normal mode.

Note: Inspector is not required to comment on cosmetic deficiencies.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The food waste disposer appeared to be in good working order at the time of inspection.

☒ ☐ ☐ ☒

C. Range Hood and Exhaust Systems

Comments:

OBSERVATIONS: Inspected installed appliance for proper installation and operation in normal mode.

Note: Inspector is not required to comment on cosmetic deficiencies, or to determine the adequacy of venting systems.



Range hood noted to be inoperable at time of inspection, have further evaluated for repair/replacement.

☒ ☐ ☐ ☒

D. Ranges, Cooktops, and Ovens

Comments:

OBSERVATIONS: Inspected installed appliance for proper installation and operation in normal mode.

Special Note: Checked for proper installation and operation. All burners are operated at low and high settings. The oven is tested at 350 f. and a variance of more than + or - 25 degrees is considered defective. This means that the thermostat is not calibrated properly, is not positioned properly, or is absolutely defective.

Range Type: ☒ Electric ☐ Gas

Oven(s):

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Unit #1: ☒ Electric ☐ Gas

Tested at 350°F, Variance noted: >20 °F (max 25°F)



Burners did not heat up to optimal heat range, have further evaluated for repair.

An anti-tip device was not installed on the oven, this is a safety hazard. It provides protection when excess force or weight is applied to and open oven door, preventing the range/oven from tipping over. I recommend adding this device for reasons of safety.

☐ ☒ ☒ ☐

E. Microwave Ovens

Comments:

OBSERVATIONS: Inspected installed appliance for proper installation and operation with a device for testing micro waves.

Note: Inspector is not required to comment on cosmetic deficiencies or to test for radiation leaks.

Note: Only permanently mounted microwaves will be inspected.

☒ ☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

OBSERVATIONS: Inspected installed appliance for proper installation and operation.

Note: Inspector is not required to comment on cosmetic deficiencies, or to determine the adequacy of venting systems.

Bathroom exhaust vents either missing or inoperable, have further evaluated for remedy.

☐ ☒ ☐ ☐

G. Garage Door Operators

Comments:

OBSERVATIONS: Inspected installed appliance for proper installation and operation.

Note: Inspector is not required to comment on cosmetic deficiencies.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Note: Garage door opener present but could not operate due to occupants belongings blocking roller rails.

☒ ☐ ☐ ☒

H. Dryer Exhaust Systems

Comments:

OBSERVATIONS: Inspected installed vent piping for proper installation and operation.

Note: Inspector is not required to comment on cosmetic deficiencies.



Vent damaged, have replaced.

Note: I recommend having the dryer vent cleaned out every two years for fire safety reasons.

Summary

Foundations

- ◆ Cracks in brick and exposed concrete flooring.
- ◆ Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the foundation and to provide suggestions as to what, if any, corrective actions should be taken.

Grading and Drainage

- ◆ Bottom of brick shall have a 4 inch clearance between grade and bottom. This is conducive conditions for wood destroying organisms to enter structure, have evaluated for remedy.
- ◆ Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 linear foot from foundation is the current standard. Drainage or grading corrections are recommended.

Roof Covering Materials

- ◆ Exposed fasteners (Staples, bolts, and/or nail heads); Exposed fasteners should be properly sealed to help prevent fasteners from backing out and prevent moisture intrusion.
- ◆ Communication wire protruding through decking and shingle material. have further evaluated by a qualified roofing company for repairs.
- ◆ Flashing needs to be sealed and properly fastened at all overlaps to protect from water intrusion under shingles, have further evaluated by a qualified roofing company for repairs.
- ◆ Leaves, sticks, branches and other debris were observed on the roof covering and may contribute to roof covering material damage and water penetration. The roof covering surfaces should be free of leaves, sticks, branches, and other debris.
- ◆ Nail head backing out front right corner.
- ◆ Metal roofing over back porch noted to be collapsing at time of inspection. Have all loose materials removed for reasons of safety and liability.
- ◆ Porch rafters m(2X4 material) not properly seated in joist hangers.
- ◆ Soffit damage at front porch area, have further evaluated for repairs

Roof Structures and Attics

- ◆ Missing vertical insulation and organic growth noted on Sheetrock, have further evaluated for repairs.
- ◆ Loose hardware at attic access ladders, have further evaluated for repair.
- ◆ The recommended attic insulation level is R-38 to or approximately 13 to 14 inches of insulation.

Walls (Interior and Exterior)

- ◆ Cracks in Sheetrock noted throughout the structure and missing Sheetrock, tile, etc in many areas, have further evaluated for repairs.
- ◆ Unknown substance at baseboard.
- ◆ Most of the wood trim, siding, etc has some degree of rot, have all siding further evaluated by a qualified siding company for repairs.
- ◆ Brick pulling away from walls and windows around structure, have further evaluated by a qualified contractor for repairs.
- ◆ Mortar was observed to be separating in a few locations around the structure at time of inspection. I recommend having a qualified brick mason evaluate and repair as needed.
- ◆ Header missing above window, have further evaluated by a qualified contractor for repairs.

Ceilings and Floors

- ◆ Ceiling damage noted throughout the structure at time of inspection, have further evaluated for repairs.
- ◆ Flooring damage noted throughout the structure at time of inspection. Missing flooring, flooring buckling, cracked, broken, or missing tiles, have further evaluated for repairs.

Doors (Interior and Exterior)

- ◆ Door stops are missing, damaged or need repositioning in various locations. The installation of door stops on all interior doors helps prevent damage to walls.
- ◆ All interior doors and hardware have some degree of damage and need to be replaced.
- ◆ The front and rear door have large weather gaps and are barely functional, have further evaluated by a qualified tradesman for repairs.

Windows

- ◆ Examples of but not limited to window damage. All windows have some degrees of damage or completely missing glass, have further evaluated by a qualified window company for repairs.

Fireplaces and Chimneys

- ◆ Improper chimney cap using tar like substance that is considered flammable, have further evaluated by a qualified contractor for repairs.
- ◆ The fireplace and chimney flue needs to be cleaned by a qualified chimney sweep. A creosote or soot build-up was observed in the visible areas and was a SAFETY HAZARD at the time of the inspection. A creosote or soot build-up may be flammable and should be corrected prior to fireplace use.

Porches, Balconies, Decks, and Carports

- ◆ The driveway was noted to be cracked in several locations. the back porch could not be inspected due to occupants belongings obstructing area.

Service Entrance and Panels

- ◆ Missing cover plate.
- ◆ The electric service panel breakers were not labeled properly. Each electric service panel breaker should be adequately labeled as to what appliance or circuit it serves. I recommend having this panel labeled for reasons of safety and liability.
- ◆ Missing plug at bottom left corner, have added.
- ◆ Loose and cut wires in electrical panel with missing breakers. I highly recommend having a licensed electrician evaluated electrical system for reasons of safety and liability.

Branch Circuits, Connected Devices, and Fixtures

- ◆ Examples of but not limited to areas of loose or dangling outlets, missing cover plates, outlets without power, etc. A large portion of the structure did not have electricity due to unknown issues. I highly recommend having a licensed electrician evaluated and repair all issues as these are considered a fire and shock/electrocution hazard.
- ◆ No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard.
- ◆ Fan electrical covers loose at ceiling, have further evaluated for repair.
- ◆ Exposed or partially exposed incandescent or LED lamps (bulbs) are not allowed in closets or attic spaces. All light bulbs must be fully enclosed in a globe or other housing.
- ◆ Smoke detectors must be installed in resident bedrooms, corridors, hallways, and common living/dining areas

Heating Equipment

- ◆ The heating system was noted to be inoperable at time of inspection. I recommend having a licensed HVAC company evaluate entire system for replacement.

Cooling Equipment

- ◆ Condenser missing and air handler was noted to be covered with occupants belongings and could not be thoroughly inspected.
- ◆ The HVAC system was noted to be missing the condenser and unit has not operated in a long time. I recommend having a licensed HVAC company evaluate the entire HVAC system for replacement.

Duct Systems, Chases, and Vents

- ◆ Example of but not limited to areas of duct work separation in attic space. Unit has not been in use for several years.

Plumbing Supply, Distribution Systems and Fixtures

- ◆ Inoperable drain stop have further evaluated for repair.
- ◆ Missing drain stop in primary bathroom, have further evaluated for repair.
- ◆ Missing handles in primary shower and secondary bathroom, have further evaluated for remedy.
- ◆ Drain stop missing in secondary bathtub and caulking peeling from tub to tile transition.
- ◆ Shower spray head loose at wall have further evaluated by a licensed plumber for repairs.
- ◆ Toilets loose at floor and need to be properly sealed, have further evaluated by a licensed plumber for repairs.
- ◆ Could not reach washing machine connections to inspected, again, no water at time of inspection to fully check.

Water Heating Equipment

- ◆ Missing drain pan and proper drain pipes to the exterior. The drain pan must be made of galvanized steel, aluminum (minimum 0.0236 inch thick), or approved plastic (minimum 0.036 inch thick), except plastic pans can't be used under gas-fired water heaters. The drain pan must be at least 1.5 inches deep and fitted with a drain pipe at least 3/4 inch in diameter. The pan drain must be piped to either a suitable indirect waste receptor (like a floor drain) or directly to the exterior. If piped outdoors, it must terminate no less than 6 inches and no more than 24 inches above the adjacent ground surface. The discharge pipe from the TPR valve must not be directly connected to the drainage system and must discharge through an air gap in the same room as the water heater or to the outdoors
- ◆ Exposed electrical wiring at top of water heater creating an electrical shock hazard, have further evaluated by a licensed electrician for repairs
- ◆ Missing metal thermostat covers, have added for reasons of safety.
- ◆ The water heater could not be tested for temperature due to lack of water at time of inspection.

Range Hood and Exhaust Systems

- ◆ Range hood noted to be inoperable at time of inspection, have further evaluated for repair/replacement.

Ranges, Cooktops, and Ovens

- ◆ Burners did not heat up to optimal heat range, have further evaluated for repair.
- ◆ An anti-tip device was not installed on the oven, this is a safety hazard. It provides protection when excess force or weight is applied to and open oven door, preventing the range/oven from tipping over. I recommend adding this device for reasons of safety.

Mechanical Exhaust Vents and Bathroom Heaters

- ◆ Bathroom exhaust vents either missing or inoperable, have further evaluated for remedy.

Dryer Exhaust Systems

- ◆ Vent damaged, have replaced.