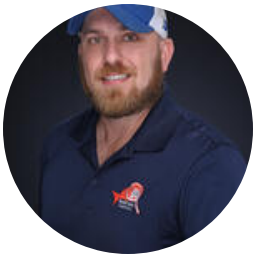
REDFISH INSPECTIONS LLC
713-568-8184
scheduling@redfishinspections.com
https://www.redfishinspections.com

TREC REI 7-6

2116 Gilbert Rd
Dickinson, TX 77539



Inspector
Trey Kincade
TREC 24810
713-568-8184
scheduling@redfishinspections.com

PROPERTY INSPECTION REPORT FORM

Lynn Swets	06/13/2024 12:00 pm
Name of Client	*Date of Inspection*
2116 Gilbert Rd, Dickinson, TX 77539	
Address of Inspected Property	
Trey Kincade	TREC 24810
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

Occupancy: Occupied, Furnished
In Attendance: Owner, Ride alongs
Temperature (approximate): 84° Fahrenheit (F)
Weather Conditions: Cloudy, Recent Rain
Buyers Notice:
Keep in mind, as noted this report will have many items in it and they will be marked deficient.

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

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

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

I - Inspected

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

NP - System or unit is not present

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

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

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

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

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

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

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

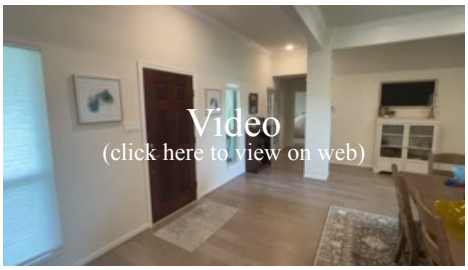
Location Descriptions:
When outside the structure, the terms "front," "left," , "rear," and "right" were used to describe the structure as if viewed from in front of the structure facing the front door, even if the structure does not face the address street.

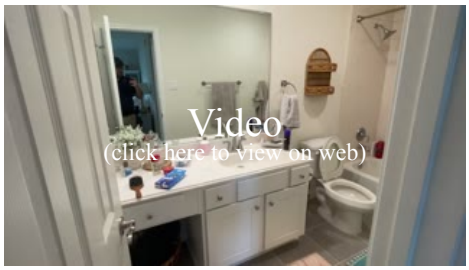
When inside the structure, the terms "front," "left," "rear," and "right" were used to describe the structure as viewed from the room entrance.

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

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

Videos :
Videos






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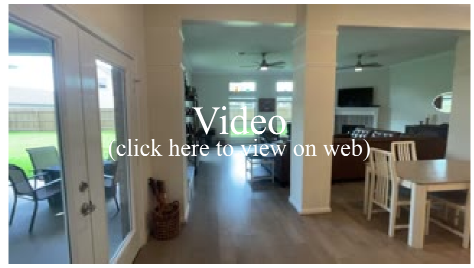
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I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

I. STRUCTURAL SYSTEMS

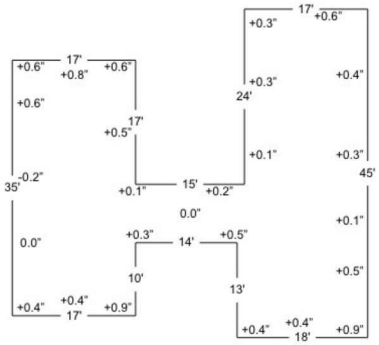
☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab on Grade

The Client Approved Elevation Plot:

Approaching Limits:

Foundation is approaching limits (deflection from middle is > .7 and less than 1.5 inches and deflect is no more than 1 inch over 30 feet or 1 1/2 inches from side to side. Recommend to monitor



Comments:

Foundation Limitation:

This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

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

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

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

1: Hairline Cracks RTS

Maintenance Required

Garage

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

I	NI	NP	D

Hairline cracks were noted on the foundation. Cracking in post tensioned slabs prior to tensioning the strands/tendons is very common and this situation has a specific name called “Restrained to Shortening” or RTS cracks. As concrete shrinks during the drying process it would not crack if it were supported by a perfectly smooth frictionless surface, but in reality this is not the case. The ground surface the slab is poured on will restrain the concrete from sliding, which develops stresses in the concrete causing cracks to develop, i.e. RTS cracking. If reinforcing steel or wire mesh were added near the surface (1.5” to 2” below the top) it would strengthen the concrete and help resist the dry shrinkage forces that develop, however most post tensioned residential slabs typically do not have any reinforcement other than the post tension cables, which are not designed for dry shrinkage. The good news is these RTS cracks are typically harmless and may partially close up if not too much debris has fallen in these cracks before the cables are tensioned.

Example

2: Corner Cracks

Repair/Replace

Front Left, Front, Front Right, Rear, Rear Left

Corner cracks were noted on one or more corners of the foundation. Corner cracks are generally caused by the early removal of form boards and/or improper flashing installation between the slab and the brick veneer/stone veneer. No structural defect was noted with this condition. We recommend having these cracks patched/sealed to minimize the opportunity of insect infestation.

Example Front Left

3: Exposed U-bolt Fasteners / Nails Protruding

Repair/Replace

Garage Rear, Garage Left

Nails used to secure the post tension cables during pouring of the foundation were found protruding from the side of the slab. We recommend having these cut flush to the surface of the slab to prevent accidental injury.

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

I	NI	NP	D

Example Garage Rear

☒ ☐ ☐ ☒ **B. Grading and Drainage**

GRADING and DRAINAGE:

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

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

1: Gutter / Downspout Discharge Near Foundation

Repair/Replace

Around House

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

Example Front Left

2: Gutter Improperly Sloped

Repair/Replace

One or more gutters did not appear to have sufficient slope to drain properly. The slope should be adjusted to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

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

I	NI	NP	D


Example Left

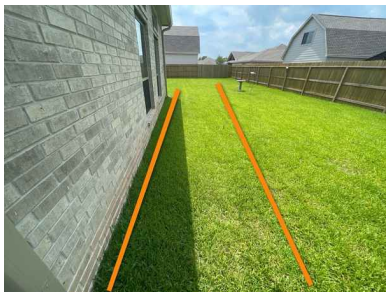

Example Front

3: Grading Improvement Needed

Repair/Replace

Around House

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


Example Rear

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

Photos of Roof Slopes :






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

I	NI	NP	D

Types of Roof Covering: Asphalt
Viewed From: Roof, Ground
Comments:
The following limitations and/or deficiencies (if any) with the **Roof Covering Materials** were observed on the day of the inspection of this structure and are noted below.

1: Nail Debris
Repair/Replace

Loose nails were noted on the roof and should be removed. As the sun heats the roof material, the nail heads will sink into the roof covering which will leave indentations. Some nails may already be imbedded. We recommend cleaning to prevent damaging the roofing. All resulting holes and indentations from removed nails should be sealed.

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

I	NI	NP	D

2: Nail/Shingle Improperly Placed

Repair/Replace

A nail was found to be improperly placed as it was not covered by the upper row of shingles. The exposed nail could allow for water intrusion but also reduce the shingle's resistance to uplift as it was not placed in the reinforced section of the shingles. We recommend repair.

Example Front at ridge

Improper nail location detail

3: Damaged / Torn Shingles

Repair/Replace

Damaged, torn and/or missing shingles were observed on the roof. We recommend having all damaged shingles replaced to prevent further damage and water intrusion.

Example Left

4: Shingle Uplift / Lifted

Repair/Replace

Uplifted shingles were observed. We recommend having the fastener (nail) resecured and the shingles sealed down to prevent further uplift and potential damage.

Example Garage Left

5: Loose / Uplifted Flashing

Repair/Replace

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

I	NI	NP	D

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

Example Left

6: Damaged Drip Edge Flashing

Repair/Replace

Garage Right Rear, Garage Front Left

Drip edge flashing was loose, uplifted, and/or damaged at the roof eaves. We recommend having this detail repaired to prevent damage to the fascia board and structure.

Example Garage Right Rear

Example Garage Front Left

7: Gap / Penetration Point Soffit/Roof

Repair/Replace

Front

A gap/penetration point was observed between the roof shingles and the soffit. We recommend having this patched/blocked to prevent intrusion into the attic space.

Example Front

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

Viewed From: Attic, Walkways only

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

I	NI	NP	D

Approximate Average Depth of Insulation:: 0 to 6 inches of spray foam insulation applied to the roof deck
Video of Attic Access from Walkway:

Spray Foam Insulation:
When spray foam insulation is applied the manufacturer may have special requirements for ventalation, In conjunction, the HVACY manufacturer may have additional requirements for ventilation. Recommend to research with the manufacturer with specific needs.

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

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

1: Vermin Activity Noted
Repair/Replace

There was evidence of past vermin activity. A pest control specialist should be consulted in this regard. Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the residence to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

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

I	NI	NP	D

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

Comments:

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

1: Exterior Caulking Deteriorated

Repair/Replace

Exterior

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

Example Garage Front

2: Hole in Exterior Wall

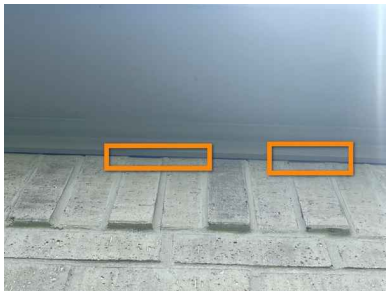
Repair/Replace

Left, Rear

A hole was observed in an exterior wall. We recommend having this patched/sealed to prevent pest intrusion.

Example Left

Example Left



Example Rear

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

I	NI	NP	D

3: Cracked / Deteriorated Mortar

Repair/Replace

Left, Front

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

Example Left

Example Front

4: Step Crack

Repair/Replace

Front

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

Example Front

5: Garage Door / Covered Parking Lintel Sagging

Repair/Replace

It has become rather common to see two-car garage doorways formed with a single opening that is 16- to 18-feet wide. Unfortunately, the brick veneer over these openings is usually supported by a typical 4×4 steel angle even though there is no rolled steel angle-shape made that can span 16 feet and support more than 3 feet brick height. A typical 4-inch steel angle is inadequate for any amount of brick when opening width is more than about 12 feet. Often an inadequately sized steel lintel leads to long-term sagging of the doorway and subsequent cracking of the brick veneer. A specially engineered repair can be implemented to correct these problems utilizing through-bolts into the existing framing headers and/or installation of steel support beams.

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

I	NI	NP	D

Example

6: General Damage at Sheetrock

Repair/Replace

Entry hall

General damage was noted at the Sheetrock/Drywall. We recommend to repair as needed.

Example entry hall

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

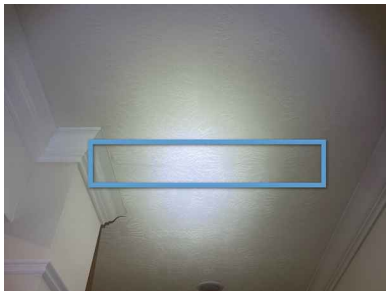
The following deficiencies (if any) with the **ceilings and floors** were observed on the day of the inspection of this structure and are noted below.

1: Patchwork / Evidence of Previous Repair

Maintenance Required

Interior

Evidence of patching was detected, which indicates previous work performed. We recommend asking the sellers about the history of any prior problems and monitoring the area for future issues.



Example entry

2: Separation at Trim

Repair/Replace

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

I	NI	NP	D

Interior

Separation was observed at the crown molding and/or baseboards in various areas throughout the structure. This could be indicative of structural/foundation movement or may be the result of regular settlement or improper installation. We recommend having these areas sealed and monitoring for additional signs of movement.

Example Living Room

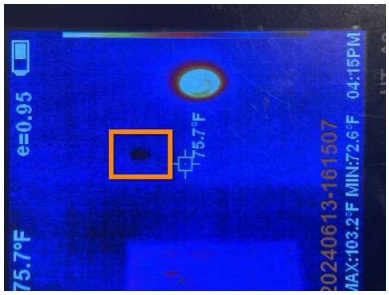
3: Thermal Anomaly WET

Repair/Replace

Dining Room

A thermal anomaly was observed with an infrared thermal imager. The area was confirmed with a moisture meter to have elevated moisture. We recommend repairs to the problem moisture source.

Dining Room location detail



Dining Room thermal anomaly

Dining Room confirmed wet

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

Comments:

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

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

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

☒ ☒ ☐ ☒ **H. Windows**

Comments:

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

I	NI	NP	D

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

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

Windows Blocked:

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

1: Deteriorated / Insufficient Caulking

Repair/Replace

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

Example Garage Left

Example Left

2: Damaged Trim

Repair/Replace

Dining Room

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

Example Dining Room

3: Flashing Not Visible

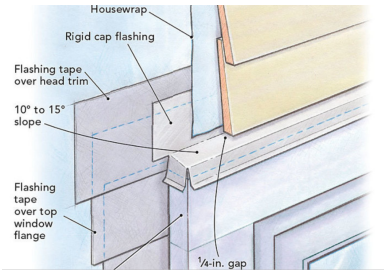
Repair/Replace

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

I	NI	NP	D

Garage Left

The flashing over a window was not visible. This might require annual evaluation and repair to the caulk to prevent water intrusion into the structure.



Example Garage Left

4: Deteriorated Mortar at Ledge

Repair/Replace

Rear

Deteriorated mortar was observed at one or more window ledge(s) at the time of inspection. We recommend having mortar sealed or repointed to avoid moisture intrusion into the structure and help keep the bricks secure.

Example Rear

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

Comments:

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

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

Photo of Fireplace Ignited:

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

I	NI	NP	D

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

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

- Level 2 – System Has Changes, Suspected Issues. These types of inspections are typically warranted if you suspect an issue with your system, if there has been an event that may have caused damage, or if you have made any changes to the system since your last inspection. In these situations, a technician thoroughly checks all accessible parts of the chimney system, and we'll examine the internal surfaces and joints of all flue liners within the chimney for issues.
- Level 3 – Hidden Hazards That Require Special Tools

Whenever there is a suspected safety issue in a part of your system that cannot be viewed during a Level 1 or 2 inspection, a Level 3 inspection is recommended. These can be much more invasive and could require removing certain system components (chimney crown, interior chimney wall, etc.) where necessary. We work closely with our customers during these inspections to discuss all work thoroughly before we begin, so there are no surprises.

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

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

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

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

☐	☐	☒	☐	**L. Other**

Comments:

☒	☐	☐	☒	**O. Driveway, Sidewalks**

Comments :

1: Driveway Hairline / Minor Cracks
Maintenance Required
Driveway, walkway
Hairline cracking was observed in the driveway. These cracks are not uncommon where under 1/4 inch wide and should be monitored for signs of additional movement.

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

I	NI	NP	D


Example driveway


Example walkway

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

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

Main : Photo With Cover On, Photo With Cover Off


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

Breaker in Off Position:
The inspector is not responsible for turning on breakers that are in the off position at the time of the inspection or reporting the operations of said breakers. The buyer is advised to inquire about any breakers that may be off with the builder/home owner.

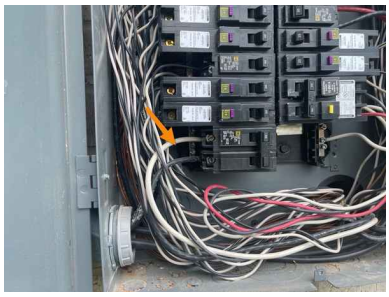
1: Missing Caulk
Repair/Replace
We recommend caulking the top and sides of exterior electrical electrical panels to prevent moisture intrusion.

2: Improperly Color Coded Conductor
Repair/Replace
One or more electrical conductors were improperly identified. Wires are typically color coded with white sheathing indicating neutral, green or bare wires indicating grounds, and black or red indicating hot. We

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

I	NI	NP	D

recommend having conductors appropriately marked. This can usually be accomplished with a piece of electrical tape or partially marking the wire with a marker.



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

Type of Wiring: Copper

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

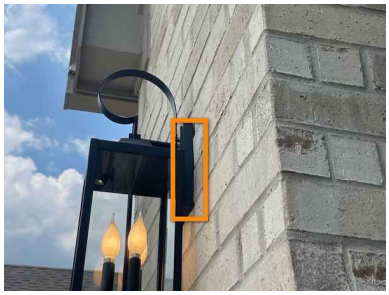
Outlet(s) Present at Kitchen Island/Peninsula:
Outlet receptacles were present on the side of the kitchen island/peninsula. While installation of receptacles in these locations is not prohibited, since 2023, it has come to be considered a potential safety hazard by many experts as the cord for common cooking appliances could be pulled or snagged resulting in impact or burn injuries. Safer receptacle designs capable of being installed on the top surface are available by various manufacturers. Extra care should be taken when using these receptacles to prevent hazards, particularly if/when children are present.

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

1: Missing Caulk at Fixture(s)
Repair/Replace
Exterior
All exterior fixtures exposed to the elements should be caulked at the wall connection to prevent water and insect intrusion. We recommend caulking.

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

I	NI	NP	D



Example

2: Loose Outlets

Repair/Replace

Interior

One or more outlets were improperly secured and moved when plugs were inserted. Outlets should be securely installed to prevent fire, shock and/or electrocution hazard. We recommend having these improved.

Example Dining Room

☐ ☐ ☒ ☐ **C. Other**

Comments:

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

I	NI	NP	D

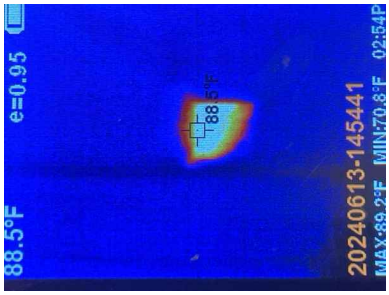
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Forced Air, Gas-Fired Heat

Energy Sources: Gas

Unit 1: Photo Manufactures Label, Thermal image of hot air at vent, Photo of hot air temperature



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

☒ ☒ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Central Air Conditioner

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

Unit 1: Photo of condenser data plate, Photo of return air temperature, Photo of vent temperature

Delta T Result: 10 Degrees F

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

Documentation Photos: Evaporstor data plate, Thermal image of cool air at vent

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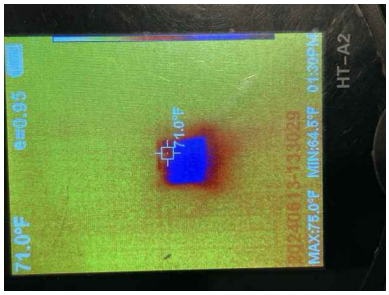
I	NI	NP	D



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

1: Damaged insulation on lines

Maintenance Required

Insulation on condensing unit lines and evaporative unit drain lines break down over time. We recommend that the home owner replace any damaged, missing or degrading insulation on the HVAC lines prior to move in.

2: Cap missing

Repair/Replace

The primary condensate drain line cleanout did not have cap. We recommend adding one to prevent debris from clogging the line.

3: Evaporative Drain Pan Debris

Maintenance Required

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

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

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

I	NI	NP	D

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

1: Duct Contact
Repair/Replace

Multiple air ducts were found to be in contact with one another. Today's standards do not allow this practice anymore as thermal bridging could create condensation inside or between the ductwork. We recommend having the ducts strapped and separated.


Example

2: Poor Air Flow
Repair/Replace
Primary Bedroom

A significant temperature discrepancy was measured at some registers compared to others in the structure. Should this affect your living comfort, we recommend having the duct further evaluated and adjusted as needed.


Example Primary Bedroom


Example Primary Bathroom

☐ ☒ ☐ ☐ **D. Other**

Comments:
Dehumidifier: The HVAC system was equipped with an inline dehumidifier. This type of equipment was beyond the scope of the typical home inspection. The unit appeared to be operating as designed, however, no diagnostic testing was performed. If this is of a concern, we recommend having the unit further evaluated by a licensed and qualified HVAC technician.

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

I	NI	NP	D

Dampers:
The HVAC system was equipped with automatic dampers. These dampers are contained within the duct work, and were not visible. Operation of these dampers goes beyond the scope of a typical home inspection. Inspection of the damper system was limited to testing balanced temperatures at the supply vents. If this is a concern, we recommend having the HVAC system further evaluated by a licensed, qualified technician capable of performing a more invasive evaluation.

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Photo of Location of Water Meter: Front Yard

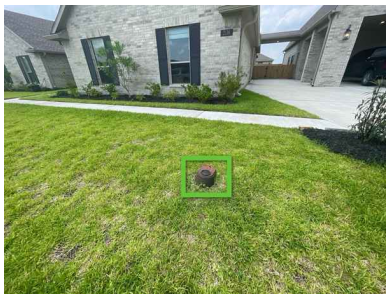


Photo of Location of Main Water Supply Valve : Not located

Photo of Type of Supply Piping Material: PEX

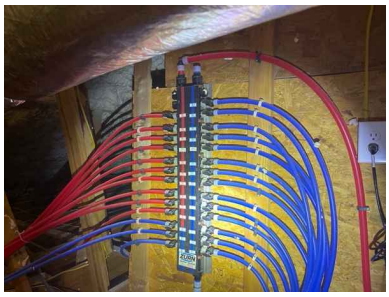


Photo of Static Water Pressure Reading: 70 PSI

Comments:

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

1: Inoperable Tub Stopper

Repair/Replace

Guest Bathroom 1

A bathtub stopper was not functional at a bathroom lavatory. We recommend having stoppers adjusted or repaired to retain water as designed.

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

I	NI	NP	D

Example Guest Bathroom 1

2: Shower wall protrusions

Repair/Replace

Guest Bathroom 1, Guest Bathroom 2

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

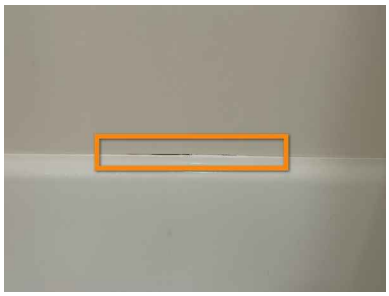
Example Guest Bathroom 1

3: Deteriorated Caulk / Grout

Repair/Replace

Guest Bathroom 1, Primary Bathroom

Deteriorated caulking/grout was noted, which may allow damage from moisture intrusion of the wall assembly at a bathroom. We recommend having this recaulked.



Example Guest Bathroom 1

Example Primary Bathroom

4: Leak at Shower Head

Repair/Replace

Guest Bathroom 2

We observed a leak at a shower head at the time of inspection. We recommend having this repaired.

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

I	NI	NP	D

Example Guest Bathroom 2

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

Material Type: PVC

Photo of the Location of sewer drain cleanout: Front Yard

Functional Flow Videos:

Comments:

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

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

Water Heater Drain Pan Debris:

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

Energy Source: Gas

Photos Unit 1: General Photos of Unit, Manufacture Label, Hot water temperature

Capacity: tankless

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

I	NI	NP	D



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

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

TPRV Testing

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:
Inspectors are not licensed plumbers or electricians and additional deficiencies may be identified by qualified specialists that are beyond our scope and qualifications.

☐ ☐ ☒ ☐ **E. Other**
Comments:

☒ ☐ ☐ ☐ **F. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: Left Exterior Wall

Type of Gas Distribution Piping Material: Black Iron
Comments:

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

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

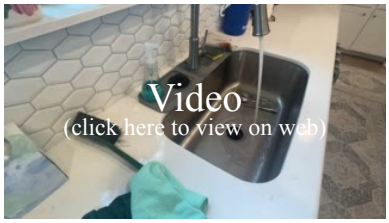
Photos: Interior Photo of Completed Cycle

Comments:

☒ ☐ ☐ ☒ **B. Food Waste Disposers**

Videos:

Videos of each unit being operated



Comments:

1: Excessive noise

Repair/Replace

The garbage disposal was excessively noisy, may have worn components and may need to be replaced soon.

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

Video Operating:

Comments:

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

Photo of Oven Temperatures :

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

I	NI	NP	D

Overview of Cooktop Burners on High:

Comments:

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

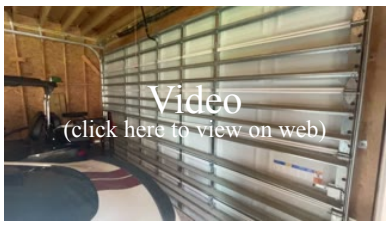
Video Operating :

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

Comments:

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Video of Units Being Operated:



Comments:

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

I	NI	NP	D

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

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

Photo of Dryer Vent:

Comments:

☐ ☒ ☐ ☐ **I. Other**

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

☒ ☐ ☐ ☐ **J. Refrigerators**

Unit 1 Refrigerator/Freezer : Photo of Refrigerator Cool Temperature, Photo of Freezer Cool Temperature

Comments: