

Inspection Report

EXISTING-HOME BUYER INSPECTION

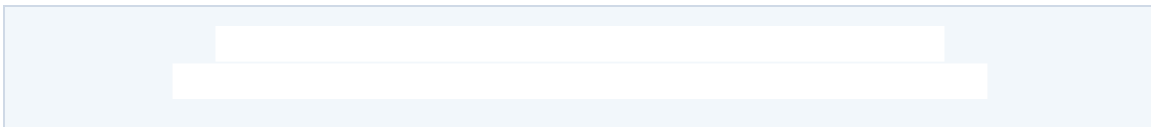
Saturday, September 12, 2026

PASADENA, TEXAS



Brad Leland
Professional Real Estate Inspector
T.R.E.C. License #5229
Office 281-794-9102

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PROPERTY INSPECTION REPORT FORM

REDACTED FOR SAMPLE _____ Name of Client	09/12/2026 _____ Date of Inspection
Pasadena, TX 77504 _____ Address of Inspected Property	
Brad Leland _____ Name of Inspector	5229 _____ TREC License #
_____ Name of Sponsor (if applicable)	_____ TREC License #

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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 92 F Outside Temp.
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 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.**

The inspection report provided by Brad Leland Home Inspections will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless, specifically stated, this report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termite or wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item inspected.

EXAMPLE

When the inspector inspects the roof of a structure he or she may determine that there are no observable signs of water penetration (leaks) at the time of the inspection and that the roof appears to be functioning as intended. Even if this opinion is expressed, it is possible that the roof has a leak but that the ceilings or walls have been repainted, concealing the evidence. Further, although the roof may be functioning as intended at the time of the inspection, the roof still may need to be replaced in the near future, depending on how long ago it was installed.

IMPORTANT NOTICE

WHENEVER A DEFECT OF ANY KIND IS NOTED IN A SYSTEM OR ASPECT OF THE HOUSE, WE RECOMMEND THAT A QUALIFIED (LICENSED) TECHNICIAN INSPECT AND SERVICE THE ENTIRE SYSTEM. SOMETIMES NOTED DEFECTS ARE SYMPTOMS OF OTHER, SOMETIMES MORE SERIOUS, DEFECTS.

Conditions and Limitations

This inspection report expresses the personal opinion of the inspector and is based on the minimum inspection standards set for by The Texas Real Estate Commission. The purpose of this inspection is to provide an opinion on whether or not the items in this report were functional or are in need of repair or require further evaluation by a qualified or when required licensed person. The scope of this inspection is limited to the present condition of visual items only and does not include the disassembly of any properly or the removal of any object including, but not limited to, furniture, siding, or panels that may be obscuring the inspector's visual observation. This inspection does not cover items or conditions that may be discovered only by invasive methods. This inspection is not intended to be technically exhaustive nor is it intended to reveal all existing or potential defects. Rather, it is intended to reflect a careful but limited visual inspection. The information in this report can reduce, but not eliminate the risks associated with the purchase of this structure. Should you determine you desire a more detailed inspection of any area, you may wish to refer to licensed and/or qualified specialists.

Since all elements undergo a constant rate of change and deterioration, no prediction of future conditions can be made. This report is not to be considered a warranty or guarantee of the adequacy, performance or useful life of an item, component or system.

This inspection and report was prepared for your exclusive use. Use of this report by, or liability to third parties, present or future owners and subsequent buyers is specifically excluded. Reliance on this report by third parties, present or future owners and subsequent owners is at their risk. No warranty or guaranty to third parties, present or future owners and subsequent owners is implied nor should be assumed.

Photos if included in this report are not intended to represent all conditions present. They are a representation of the circumstances visible but not limited to the specific photo. There may be other similar repairs needed.

Service Warranties are very popular but they may have restrictions under which a claim is covered. Minor deviations from the manufacturer's installation instructions, which are not normally revealed in a general inspection, may be cause for a denial of claim. Client must not expect these warranty services to cover all of your problems, particularly with aging systems. Pay close attention to the respective warranty documents for coverage limitations.

This report was prepared on a computer and infrequently a word or part of a sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact me as soon as possible to make necessary correction and provide you with a corrected page(s). If you do not understand comments or recommendations for corrective action, call me prior to your inspection deadline or before closing the transaction for clarification.

The following are not within the scope of this inspection:

- Past or present violations or codes, ordinances or manufacturer's installation instructions.
- Geological stability or ground conditions on site.
- Determination of absolute structural integrity.
- Determination that all safety hazards have been identified.
- Possible presence of or danger from any potentially harmful substance, pollutants, contaminants and environmental hazards, including but not limited to radon gas, lead paint, lead in water, asbestos, mercury, urea formaldehyde, electro-magnetic fields, noise, odor, and toxic or flammable chemicals. The inspector is not responsible for the determination of conditions which may provide harborage or sustenance for bacterial, mold and fungi, the presence of dirt, dust and other air-borne particles. The client is urged to contact a competent specialist if identification, information and testing of the above are desired.
- Value of or estimated of repairs on the property. We are not a repair company and are prohibited by a provision of The Texas Real Estate License Act from performing repairs on properties that we inspect. It is recommended that the appropriate qualified and licensed craftsmen be contacted for firm bids to perform desired repairs.
- No determination will be made on the operational capacity, quality, and/or suitability for a particular use of the items inspected.

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I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation: Concrete Slab on Grade

Comments: There are signs of more than normal past movement/settlement in the structure such as cracks in the interior sheetrock, cracks in the exterior bricks, doors that are not operating properly and when measured the west side and front of the home were approximately 1.6" to 2.6" low. As discussed, these conditions indicate that the foundation may require a permanent remedy to stabilize the structure in some areas. The best course to follow for foundation settlement is to consult a professional (structural) engineer so that a course of corrective procedures can be evaluated. This can consist of a certification that the foundation is functioning as intended at this time, or alternately, a plan may be designed for underpinning.



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B. Grading and Drainage

Comments: The rock/soil levels are high in relationship with the interior at the front and west side of the home. When soil levels are high against the face of the foundation it promotes water penetration of the structure and insect infestation. This item should be corrected so there is some exposure of the foundation face without creating reverse drainage. It is generally accepted that in an ideal situation, a brick veneer house should have about 4-6 inches of clearance. Wood siding houses should have more clearance.

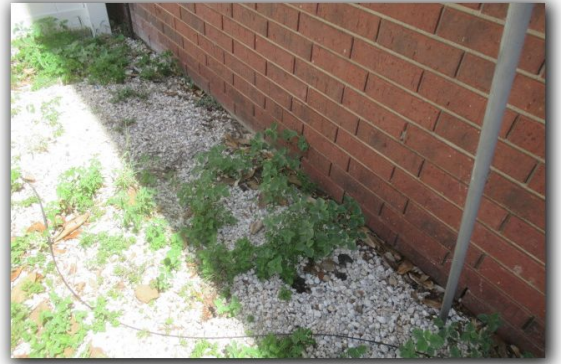
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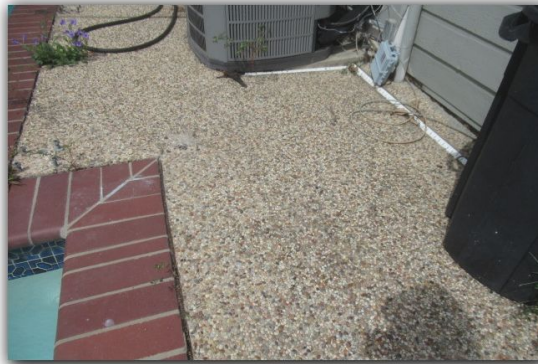
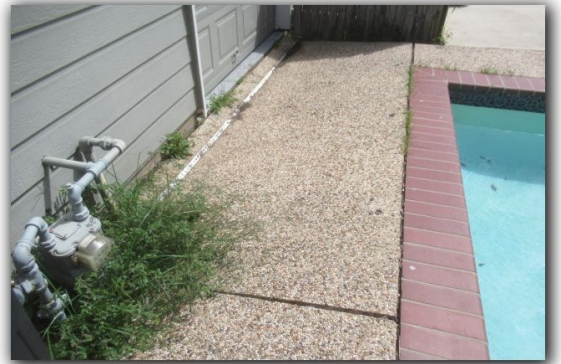
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The foundation does not appear to have positive grading as the back patio/pool decking slopes towards the home. The drainage strategy of the yard as it relates to the foundation is important. Expansive soils can be destructive to the foundation if the moisture content of the perimeter varies.


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C. Roof Covering Materials

Types of Roof Coverings: Composition Shingles

Viewed From: Accessible Areas

Comments: The flashing has lifted above the plane of the roof line in several areas. This condition is considered a conducive condition for water penetration and can be uplifted in high winds. Sealing and securing the flashing is recommended.

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There are several lifted shingles that may be caused by nails backing out. A qualified roofing

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contractor should be consulted regarding this condition.



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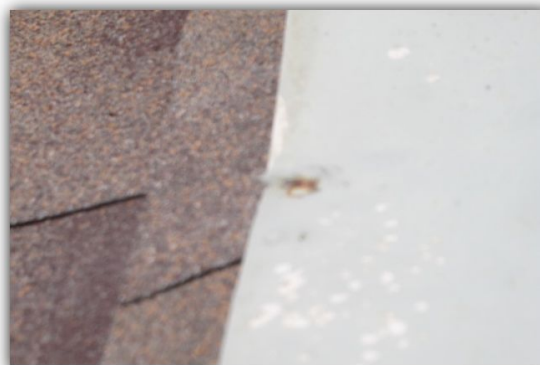
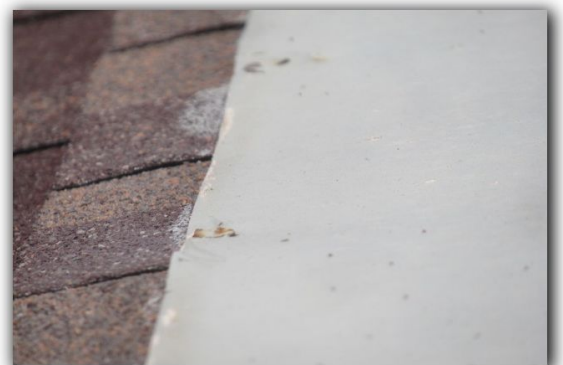
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There are exposed nail heads. Exposed nail heads at either the vent and roof flashing or at the composition shingles can allow water to penetrate past the roof covering given enough time. As the exposed portion of the nail rusts more space will become available between the nail and the roofing material for water to penetrate. This condition can usually be remedied by sealing or caulking affected area.



There are some damaged shingles and some repairs to the roof.

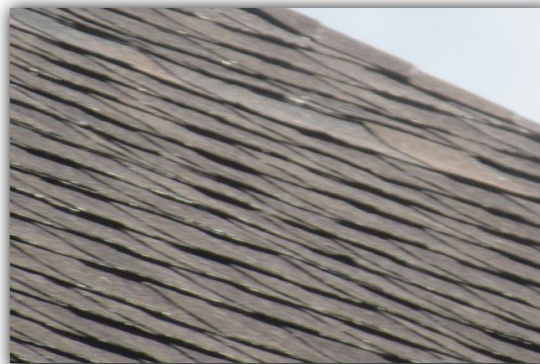
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The surface of the roof is worn/loss of aggregate in several areas which is an indication that the shingles may need to be replaced in the near future.

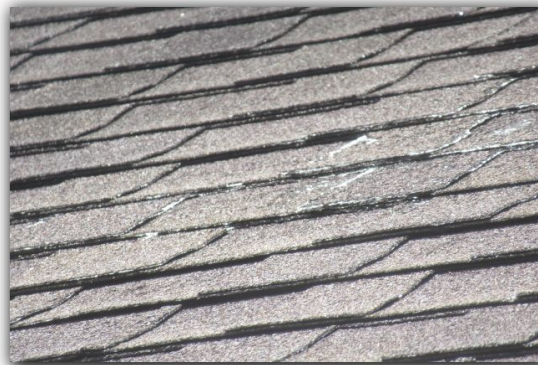
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The plumbing drain vent pipes should be re-sealed and painted to protect them from the weather.

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The water heater and furnace flue pipes are not completely sealed at the rain collars on the roof as daylight can be seen around these pipes in the attic area.



The gutter down spouts have come apart at the rear southeast and the front northwest corners of the home.



A qualified roofing contractor should be consulted regarding the repair of the above items as well as check the entire roof covering for any other possible defects.

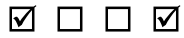
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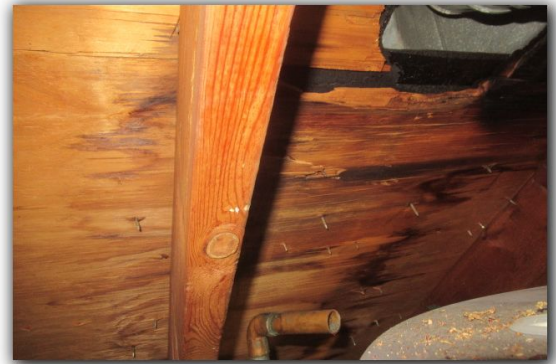
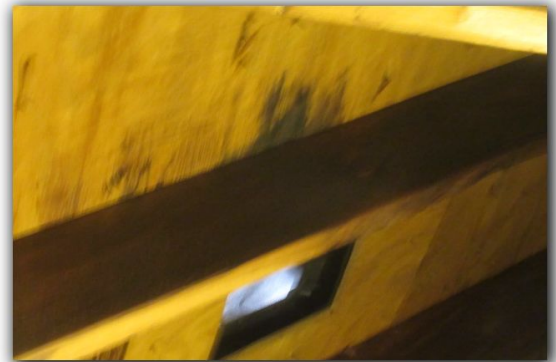


D. Roof Structures and Attics

Viewed From: Attic Area - Accessible Areas

Approximate Depth of Insulation: 8 to 10 inches

Comments: There were water stains/water damage on the roof decking in several areas. These areas appear dry at this time. This condition is an indication of previous water penetration. The areas should be monitored during heavy rain to determine if the leaks are active.



The intersection of the main hip rafters and ridge are not supported/braced properly to meet current building standards.

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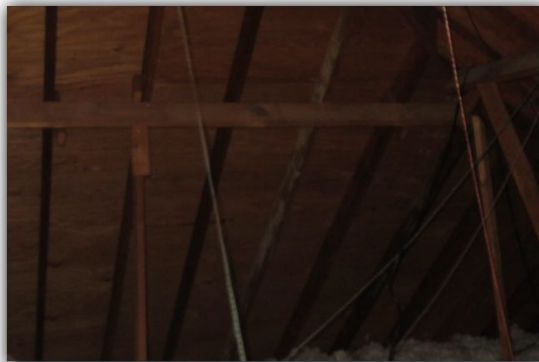
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The mid span rafter supports have not been installed for the roof structure every four feet as would now be required.



The exterior paint was peeling at the east side dormer in the front of the home. Exposed or weathered wood is considered a conducive condition for wood decay and water penetration.

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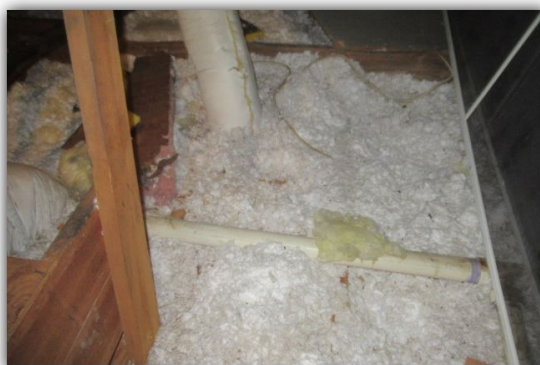
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The insulation on the attic floor was thin to meet minimum current standards (R-30). It is recommended that additional insulation be added for energy efficiency.



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E. Walls (Interior and Exterior)

Comments: There were cracks in the interior sheetrock in the breakfast area and in the garage. Cracks in the sheetrock are usually indications that there is some degree of movement occurring in the structure. The severity of the cracks can be an indication of the amount of movement in a structure.

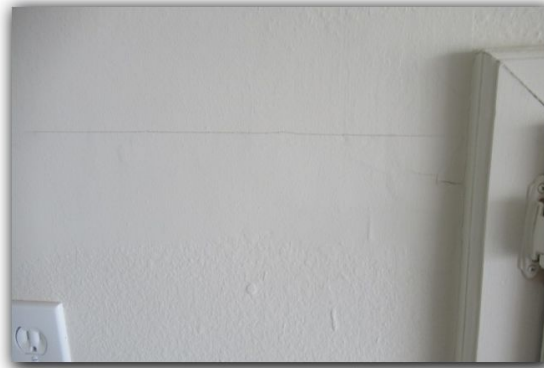
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There were cracks in the exterior brick on the west side of the home. Cracks in the bricks are usually indications that there is some degree of movement occurring in the structure. The severity of the cracks can be an indication of the amount of movement in a structure.



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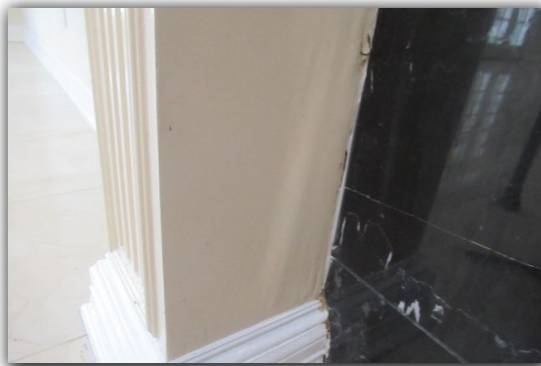
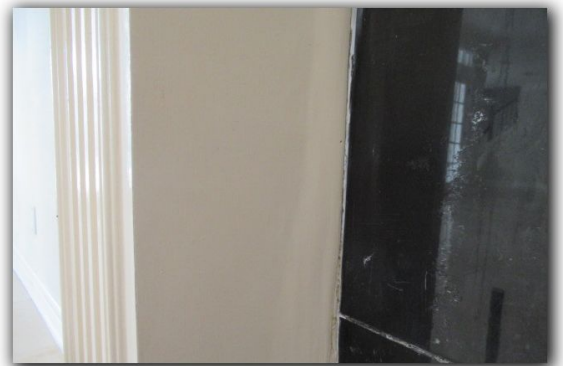
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It is necessary to seal the end joints in the exterior siding where the caulking is not complete.



There is water damage to the walls on both sides of the fireplace. All damaged material should be repaired or replaced.



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There are water stains on the sheetrock on the west wall of the living room. This area was dry at the time of the inspection. This condition is an indication of previous water penetration in this area. This area should be monitored for additional signs of water penetration. Hidden damage is a possibility.



There is damaged sheetrock and water stains on the wall under the kitchen sink. This area was dry at the time of the inspection. This condition is an indication of previous water penetration in this area. This area should be monitored for additional signs of water penetration. Hidden damage is a possibility



It is necessary to seal around the electric breaker box, the electric meter box and around the exterior outlets to prevent water/moisture intrusion and corrosion to the metal boxes.

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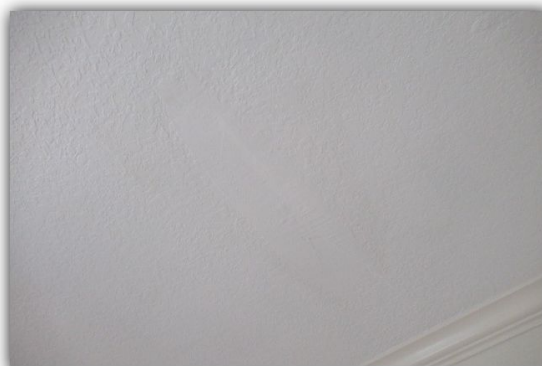
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F. Ceilings and Floors

Comments: There was evidence of water penetration (water stains) on the ceiling in the living room. This area was dry when tested. Leaks can cause hidden or concealed damage. All damaged elements should be repaired or replaced. The reason for the water penetration is unknown. The area should be monitored, especially during heavy rain, to determine if the leaks are active.



There were previous repairs to the ceiling in the living room and upstairs hallway. It is recommended that the current homeowner be consulted regarding the reason for these repairs.



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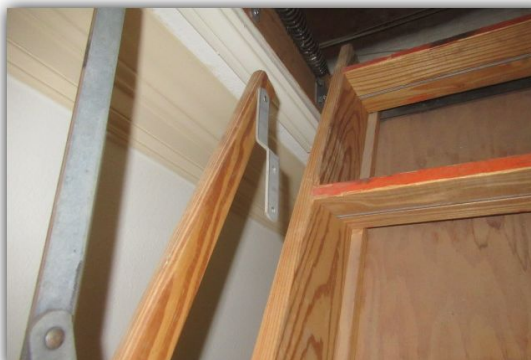
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The attic access ladder panel is not insulated. The attic ladder panel should be insulated to prevent radiant heat from transferring from the attic to the living quarters.



The attic access pull down stairway handrail is not secured. Injury could result if not repaired.



There were cracks in the interior sheetrock ceiling board in the upstairs hallway. Cracks in the ceilings are usually indications that there is some degree of movement occurring in the structure. The severity of the cracks can be an indication of the amount of movement in a structure.



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G. Doors (Interior and Exterior)

Comments: Several of the doors stuck or did not latch properly when they were opened or closed. All doors should be present and in working order. Doors that stick or do not latch properly can usually be adjusted. In most cases, doors that stick or do not latch properly are an indication of past movement in the structure.



There is no self closing device installed on the door from the house to the garage as is now required for fire safety.

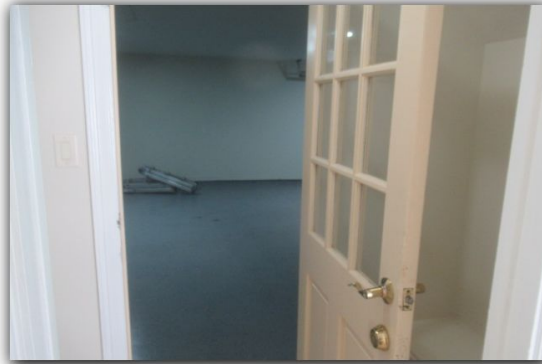
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The door from the garage to inside the home does not have a 20-minute fire-resistive rating as would be required under current building standards. A 1-3/8" solid wood door or a metal clad door are commonly used to meet the fire-resistive rating. This is considered a fire safety issue.

The rear overhead garage door frame has been water damaged. All damaged elements should be repaired or replaced.



The top panel on the front overhead garage door is damaged.



The decorative glass in the front door is cracked.

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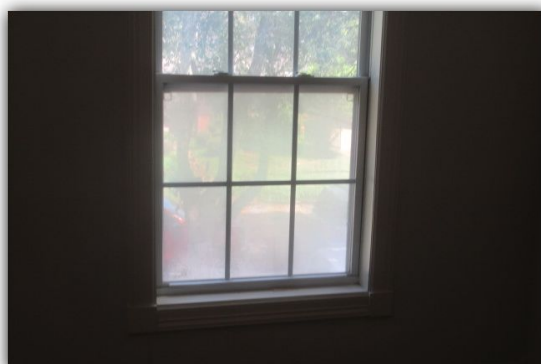
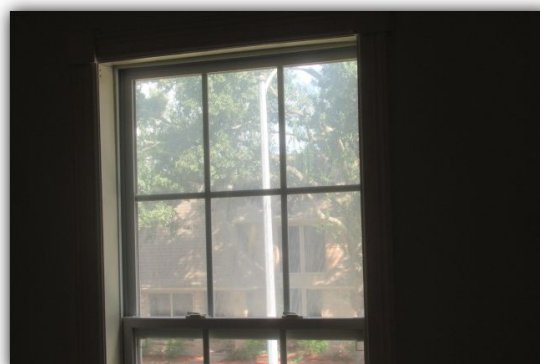
H. Windows

Comments: The upstairs rear middle bedroom window screen was missing. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. All windows that have channels for screens should have them installed.



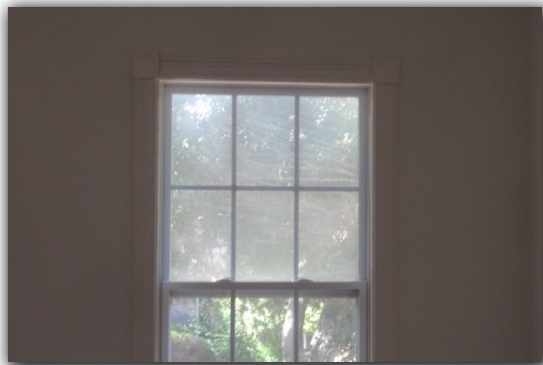
It was noted that the some of the windows in the breakfast area did not operate properly.

Several of the thermo pane windows may have lost their seal as there is notable discoloration. It is recommended that these windows be cleaned and rechecked.



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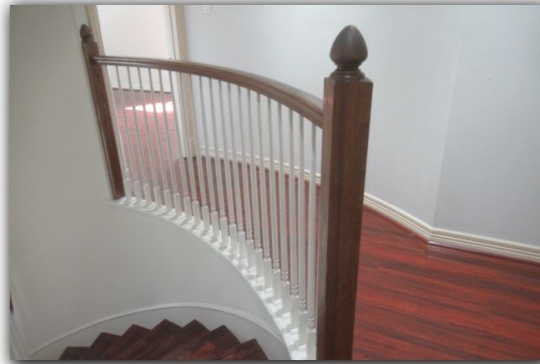
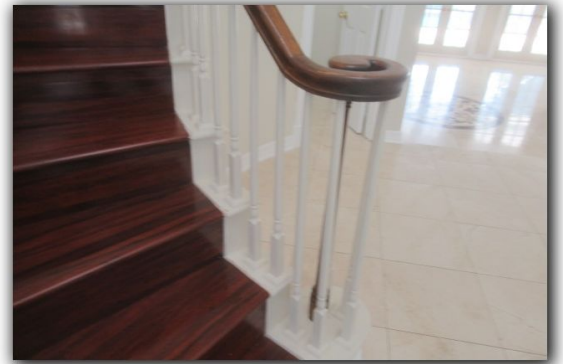
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I. Stairways (Interior and Exterior)

Comments: The stair case handrails were loose at the top and bottom of the stairs. It is recommended that all banisters and handrails be able to withstand 800 pounds of pressure to ensure the safety of the occupants.

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J. Fireplaces and Chimneys

Comments: The chimney cap was missing. The cap should keep water out of the flue and fireplace. The screen keeps out birds, animals, and insects. The screen also has spark arresting properties.



There was corrosion on the damper assembly and it would not open. This condition is an indication of possible moisture penetration.



The igniter tube is heavily corroded therefore the gas feature was not performance tested.

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It is recommended that a chimney sweep be consulted regarding these conditions as well as check the entire fireplace/chimney system for any other possible defects.

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**
Comments: No defects noted.

☒ ☐ ☐ ☒ **L. Other**
Comments: Driveway sections have cracked and lifted/settled unevenly.



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The gate on the west side of the home would not close and latch as intended.



II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Amp Service Box: 150 amp service

Type of Main Service Cables: Copper

Location of Breaker Box: Inside garage with sub panel in the back of the home



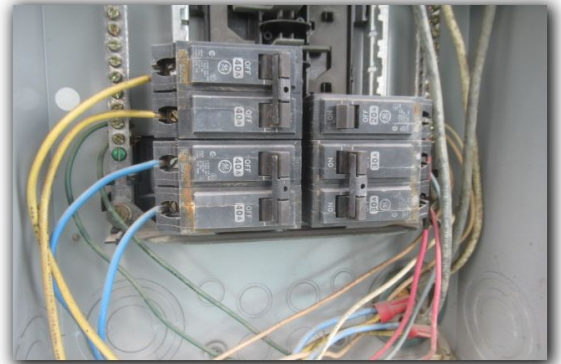
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Comments: A 30 amp breaker in the sub panel was in the off position at the time of the inspection.



Two of the dead front panel securing screws for the main breaker box were missing.



The breakers were not completely labeled at the service box as required.

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White wires were used as a “hot” wire and are connected to a circuit breaker. In most instances the white wires are the grounded conductors, and if they are used as a “hot” wire, they must be wrapped with black or red tape to identify them as a “hot” wire.



Arc fault breakers have not been installed for all the outlet and lighting branch circuits as would now be required. Arc fault breaker protection is now required for kitchens, family rooms, dining room, living rooms, parlors, libraries, dens, bedrooms, sunroom, recreation rooms, closets, hallways and the laundry areas.



Whole house surge protectors are now required to be installed for all breaker boxes.

A licensed electrician should be consulted regarding the repair of the above items as well as

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I	NI	NP	D

check the entire electrical system for any other possible defects.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: The house is not properly protected by G.F.C.I. (Ground Fault circuit interrupt) breakers. This is required statement by the T.R.E.C.. G.F.C.I. Breakers are required for all outlets within 6' of any water source inside the house, bathrooms, wet bars, or utility room sinks, all exterior outlets, all outlets in the kitchen and all outlets in the garage.



The garbage disposal does not turn on unless the lights over the kitchen sink island are turned on.

There was no power to the exterior G.F.C.I. outlet at the rear southwest corner of the home and it would not reset.

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Wires were improperly spliced terminated in the attic. Wire ends or splices should be in junction boxes that are properly mounted with cover plates. This condition is considered an electrocution/fire concern and should be serviced by a licensed electrician.



The base of the exterior light fixtures are not sealed properly where they meet the home as they should be in order to prevent water penetration into the fixture where the electric connections are located.



Several of the lights were not working the light in the smaller master closet flickered on and off. This condition may be a result of a need for light bulb replacement.

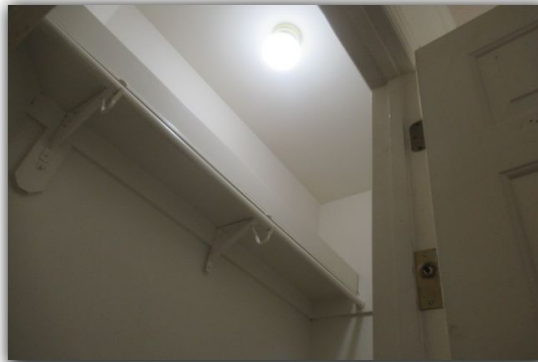
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All of the exterior outlets should have weather guard cover plates that are complete installed to protect them from water penetration and possible electric shorts.

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A licensed electrician should be consulted regarding the repair of the above items as well as check the entire electrical system for any other possible defects.

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C. Other

Comments: It is necessary that there be smoke/CO alarms installed in good working order in the hallways outside of bedrooms, inside the bedrooms, in all habitable rooms, in the garage and in the attic is also a good idea. These smoke/CO alarms should go off simultaneously to meet current code requirements. These alarms should be checked regularly and the batteries should be replaced as recommended by the manufacturer. Smoke/CO alarms should also be replaced when their life expectancy expires. Carbon Monoxide detectors are not required when fuel fired appliances are installed in the dwelling or attached garage with an opening into the dwelling.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

NOTE: The full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection.

Type of Systems: Central Heating

Energy Sources: Gas

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Comments: The upstairs zone furnace flue pipe is in contact with an HVAC duct. Gas appliance flue pipes must have a minimum of 1" clearance from any combustible materials.



The furnace flue pipes should extend 2' higher than any roof area within 10' horizontally.

The downstairs zone furnace flue pipe has sections secured with duct tape.

Report Identification: _____ Pasadena, TX

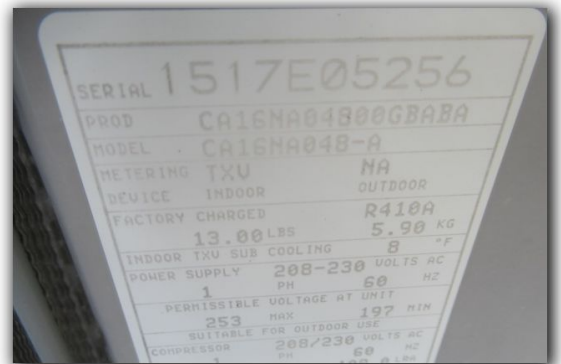
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Differential Air Temperature Drop During Operation:
Downstairs Zone Air Going Into System: 76 f Returned Air: 65 f



Upstairs Zone Air Going Into System: 78 f Returned Air: 57 f

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I	NI	NP	D



Comments: The downstairs zone system did not operate within the allowable tolerances. The air coming out of the vents should be 14 to 21 degrees cooler than where it goes into the cold air return. It is recommended that a qualified contractor be consulted regarding this matter.

The refrigerant lines were not fully insulated to the 4 ton exterior compressor and both of the coil boxes. This condition causes the line to sweat and slightly degrades the performance of the system and may also cause water damage if they are located in the attic area. Applying foam tubes and taping them will remedy this condition.



The main drain lines coming from the coil boxes should terminate into an internal drain rather than to the outside of the home. When this line drains to the outside of the home it interferes with maintaining an even moisture content around the perimeter of the foundation.

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The main drain line from the upstairs zone coil box is not fully insulated. This line should be insulated for at least 10' from the coil box unit. This condition causes the lines to sweat and may also cause water damage because they are located in the attic area. Applying foam tubes and taping/sealing them will remedy this condition.



The AC refrigerant lines are not strapped up off of the attic floor as they should be in order to prevent possible damage to these lines.



A qualified HVAC technician should be consulted regarding the repair of the above items as well as check the entire cooling system for any other possible defects.

Report Identification: _____ Pasadena, TX _____

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C. Duct Systems, Chases, and Vents

Comments: The filters in the return air chases are dirty. Proper filtering of the air is important. A defective filtering system can lead to dirty evaporative coils and allergy problems. It is a good idea to change these filters every month or as suggested by the manufacturer.



Duct work was not strapped up off of the attic floor as it should be in order to provide maximum air flow and also to prevent damage to the ducts.



Ducts in the attic area are in contact with each other which may cause condensation and damage to the outer coating. These ducts should be separated a minimum of one inch or unfaced insulation placed between them.

Report Identification: - Pasadena, TX

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The ductwork coating is torn on some of the ducts in the attic area. It is recommended that the coating and insulation be complete for energy efficiency of the HVAC system.



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D. Other
Comments:

IV. PLUMBING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Near Street

Location of Main Water Supply Valve: East side of home

Static Water Pressure Reading: 58 psi

Type of Supply Piping Material: Copper where visible

Comments: Water leaks from the handles for the whirlpool bathtub in the master bathroom.



The water pressure was low at the half bathroom sink faucet and at the hot water for the rear sink in the jack and jill bathroom sink. There is no guideline for flow rates. If the water pressure appears to be very low, it is mentioned in this report. As there are several causes for low water pressure, a licensed plumber should service the utility.



The water supply was not being delivered to the sink in the garage and to the cold water at the middle sink in the jack and jill bathroom.

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The hot and cold water supply valve handles have not been distinguished at the washing machine hook up location (either identified or color coded - red /hot, blue/cold).



All exterior faucets should have back flow protectors installed. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. These devices are inexpensive, easy to install, and can be found in most home improvement stores.



A qualified plumber should be consulted regarding the repair of the above items as well as check the entire plumbing system for any other possible defects.

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B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC where visible

Comments: The drain stops in the master bathtub and the half bathroom sink are not operating properly. Sometimes a drain stop can be adjusted or it may need to be replaced.



The front sink in the jack and jill bathroom was slow to drain. This is an indication that there is an obstruction in the drain line.



A flexible drain pipe is being used at the front sink in the jack and jill bathroom. Flexible drain pipes should not be used as they can more easily collect debris and become clogged.

Report Identification: _____ Pasadena, TX

I=Inspected

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D=Deficient

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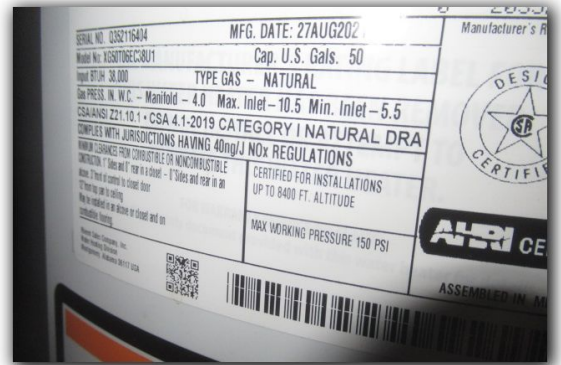


Due to the age of the home it is recommended that a plumber with camera equipment inspect the drain system, or perform a hydro static test to determine if there are any unseen damaged drain lines.

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C. Water Heating Equipment

Water Heating Energy Source: Gas
Capacity: 50 Gallon



Comments: The temperature and pressure relief valve should drain into a line that is plumbed to the outside and may go horizontally or down, but cannot go back up. (This keeps debris from going back to the valve) This line can be $\frac{3}{4}$ " C.P.V.C Plastic (not reduced in size) and should terminate from 2 to 6 inches from the ground.

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The water heater flue pipe is not properly secured/attached to the top of the water heater as required.



There was no condensate drip leg/sediment trap installed on the water heater gas supply line as is now required.



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Note: The Temperature and Pressure Relief (TPR) valve was not manually operated. Operating the valve during an inspection may cause it to fail to reseal, resulting in a continuous leak, which is a risk of damage to the interior of the home. Recommend a qualified licensed plumbing contractor evaluate and test the TPR valve as part of routine annual maintenance to ensure proper safety function.

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D. Hydro-Massage Therapy Equipment

Comments: A G.F.C.I. breaker for the pump motor was not located.

The pump motor did not operate when tested.



It is necessary that there be an inspection port provided for the whirlpool bathtub so that it is possible to check for leaks and have access to the pump motor. There was no access to this area at the time of the inspection. This does not comply with National Electric Code (Ref. NEC 680-72) Accessibility. "Hydro massage bathtub electrical equipment shall be accessible without damaging the building structure or building finish.

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Back of the home

Type of gas distribution piping material: Black Pipe/Galvanized



Comments: Performing properly

Report Identification: _____ Pasadena, TX _____

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D=Deficient

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F. Other

Comments:

V. APPLIANCES

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A. Dishwashers

Comments: The dishwasher did not operate when tested.



The dishwasher drain line (discharge hose) did not have an anti-siphon valve or a vacuum break. The dishwasher drain line usually attaches to the garbage disposal. The drain line should arch above the level of the sink drain, have an anti-siphon valve, or have a vacuum break. This keeps debris in the disposal from siphoning back to the clean dishes. The drain lines should be elevated or a back flow device installed.



The electrical supply for the dishwasher is not completely protected by conduit.

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B. Food Waste Disposers

Comments: The garbage disposal electrical supply is not secured to the bottom of the unit. This condition can cause the insulation on the wires to wear through from the vibration of the unit when it is in use, resulting in an electrical short in the system.



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C. Range Hood and Exhaust Systems

Comments: The vent hood was not drawing air as intended.



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D. Ranges, Cooktops, and Ovens

Comments: The knobs are defective and the burner elements did not operate as intended.



The electrical wiring is not fully protected by conduit as is required.



The oven appears to be operating properly.



Report Identification: _____ Pasadena, TX _____

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E. Microwave Ovens

Comments: The microwave appears to be performing properly at this time.



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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: The jack and jill bathroom exhaust fan was loud and vibrated excessively when it was operated. All damaged elements should be repaired or replaced.



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G. Garage Door Operators

Comments: The garage door opener operated as intended when tested.

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H. Dryer Exhaust Systems

Comments: No defects noted.

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I. Other

Comments: Not Present

VI. OPTIONAL SYSTEMS

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NI=Not Inspected

NP=Not Present

D=Deficient

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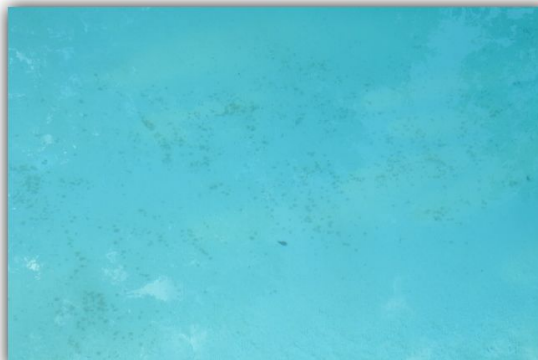
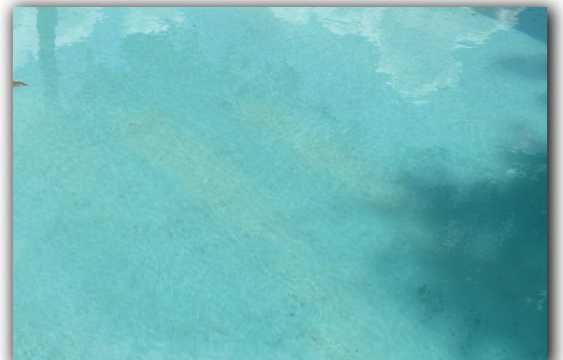
A. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: In ground



Comments: The pool equipment did not operate when tested.

There was etching on the pool surface.



The pool light did not operate when tested.

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There was no anti entrapment installed on the pool drain.

The water in the pool spa was green and the condition of the surface was not visible.



The gap between the perimeter coping tiles and the surrounding decking should be sealed.

Electric wiring was not fully protected by conduit at the pool equipment location.



There is corrosion at the heating equipment.

Report Identification: _____ Pasadena, TX

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D=Deficient

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A qualified pool contractor should be consulted these conditions as well as check the entire pool and equipment for any other defects.

Note: Visual inspection only