

SAMPLE INSPECTION REPORT

Seller Pre-Sale Inspection

Pasadena, Texas



Representative home photograph · not the inspected property

Inspection performed October 3, 2026

Brad Leland | TREC License #5229

281-794-9102 | houstonhomeinspector.net



PROPERTY INSPECTION REPORT FORM

Name of Client	10/03/2026 Date of Inspection
Pasadena, TX 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/Neighbor
Building Status: ☐ Vacant ☐ Owner Occupied ☒ Tenant Occupied ☐ Other
Weather Conditions: ☐ Fair ☒ Cloudy ☐ Rain 86 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.

Payment details omitted from public-facing sample

This page intentionally contains no customer billing information.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation: Concrete Slab on Grade

Comments: In my opinion the foundation is performing as it was intended at this time, when measured it was within allowable tolerances.

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B. Grading and Drainage

Comments: The soil levels are high in relationship with the interior of the home at the front, back and east 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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There was heavy foliage at the back of the home, therefore the face of the foundation and the brick walls in these areas were not visible. This condition will also hold moisture in these areas and may be conducive for insect activity. Cutting back the foliage in these areas is recommended.

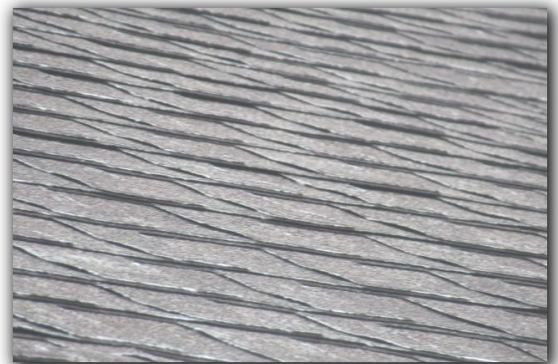

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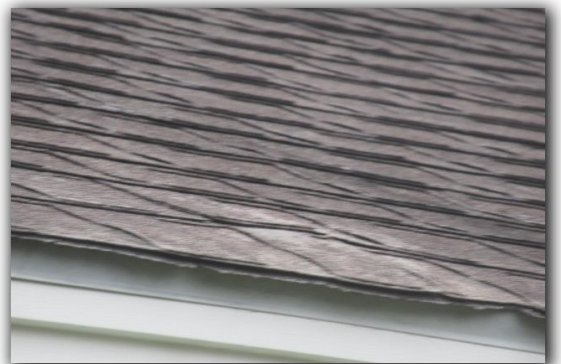
C. Roof Covering Materials

Types of Roof Coverings: Composition Shingles

Viewed From: Accessible Areas

Comments: The surface of the roof is heavily worn/loss of aggregate and there are damaged shingles in some areas which is an indication that the shingles should be replaced in the near future.



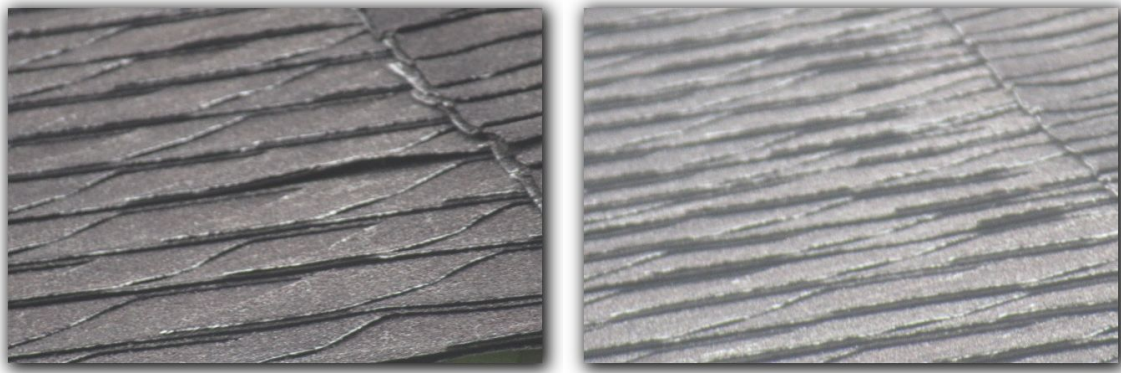
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There are several lifted shingles that may be caused by nails backing out. A qualified roofing

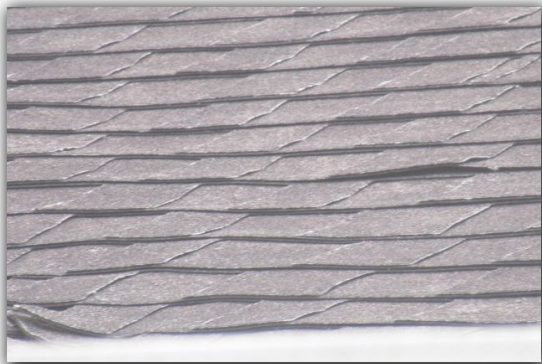
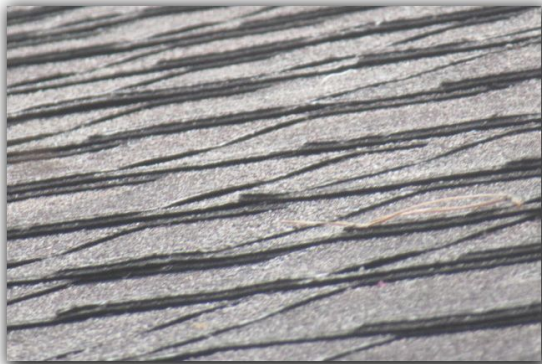
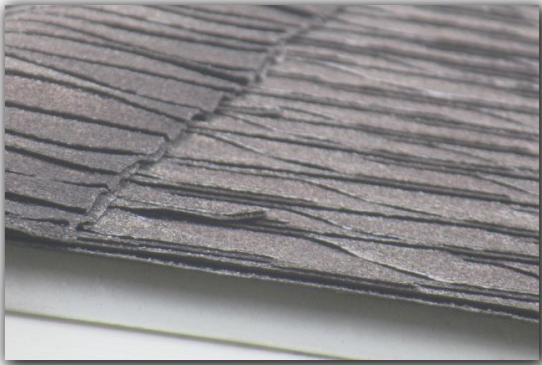
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contractor should be consulted regarding this condition.



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The plumbing drain vent pipes should be re-sealed to prevent water penetration.

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A qualified roofing contractor should be consulted regarding the above items and the need for replacing this roof covering.

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D. Roof Structures and Attics

Viewed From: Attic Area - Accessible Areas

Approximate Depth of Insulation: 10 to 12 inches

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

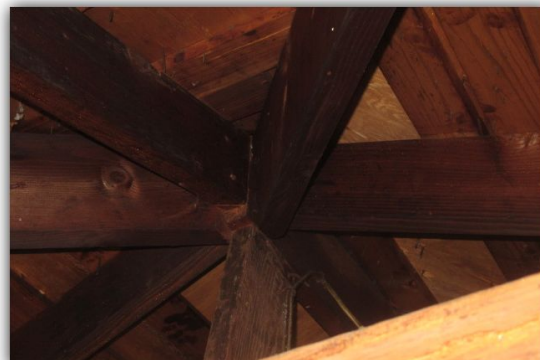
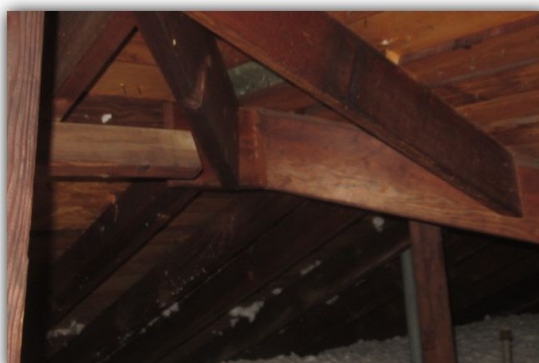
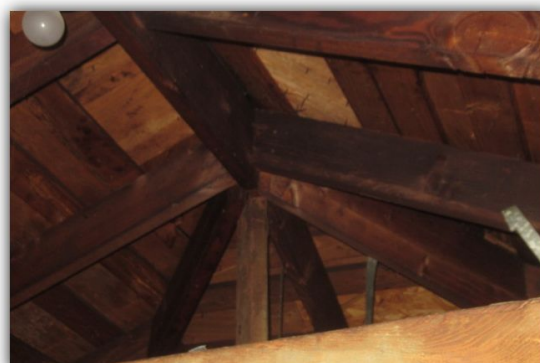
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The mid span rafter supports have not been installed for the roof structure every four feet and are undersized in relationship with the rafters.



The insulation on the attic floor was thin to meet minimum current standards (R-30) and not complete in some areas. It is recommended that additional insulation be added for energy efficiency.

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E. Walls (Interior and Exterior)

Comments: The exterior paint was peeling at several of the windows. Exposed or weathered wood is considered a conducive condition for wood decay and water penetration. It is recommend consulting a painting contractor so a course of corrective action can be further evaluated.



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Evidence of insect infestation was observed at the back wall of the dining room. A licensed pest control company should be consulted so a corrective course of action can be evaluated. This inspection will only reveal visible structural damage. Hidden damage is a possibility. All damaged material should be repaired or replaced.



There was damaged/incomplete sheetrock in the utility room area at the back wall of the garage. All damaged elements should be replaced.

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I	NI	NP	D



There are several incomplete bricks around the home.



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Some areas of the walls were not visible for inspection in the closets areas, the garage and home due to items being stored and large pieces of furniture.

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F. Ceilings and Floors

Comments: There is water damage to the hardwood flooring in the middle bedroom closet that is behind the master bathroom shower. This condition is an indication that the master bathroom shower leaks or has leaked in the past. Hidden damage is a possibility. All damaged material should be repaired and or replaced. A qualified contractor should be consulted regarding this condition.



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There was evidence of water penetration (water stains and damaged sheetrock) on the ceiling in the kitchen. These areas were 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. This/ these areas should be monitored, especially during heavy rain, to determine if there is an active leak.



The fire stopping was not complete in the garage where the louvers are installed for the attic fan in the ceiling. When a garage is attached to the structure, special considerations must be taken into account. The garage is statistically the number two place for a house fire to originate. 5/8" wallboard is usually installed to hold a fire in this area for approximately twenty minutes. The absence of this fire barrier can allow a fire to draft into the attic. The absence of this barrier is considered a recognized safety concern.

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

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The garage access ladder assembly is not fire rated. A fire rated ladder assembly can help contain a fire in the garage for roughly twenty minutes. The garage is the second most likely place for a house fire to originate in a home. The presence of a carbon monoxide sensing smoke detector is also highly recommended.



Some areas of flooring were not visible for inspection in the home and garage due to items being stored and large pieces of furniture.

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G. Doors (Interior and Exterior)

Comments: 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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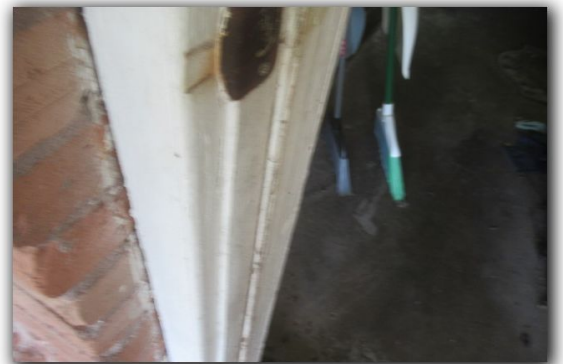
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The back door off the garage is not weather stripped.

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H. Windows

Comments: Thermo pane windows appear to have lost their seal as there is discoloration and moisture stains between some of the glass panes where visible.



Report Identification:

Pasadena, TX

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I. Stairways (Interior and Exterior)

Comments: No Staircase Present

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J. Fireplaces and Chimneys

Comments: Not present

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K. Porches, Balconies, Decks, and Carports

Comments: No defects noted.

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L. Other

Comments: Driveway sections have cracked and lifted/settled unevenly.



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There is discoloration that may be mold inside the cabinet above the vent hood in the kitchen. This area was dry at the time of the inspection. The reason for this condition was not determined. A separate mold inspection would be necessary to determine if this condition has caused mold growth that may be a health concern.



II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Amp Service Box: 100 amp service

Type of Main Service Cables: Copper

Location of Breaker Box: Inside garage with main disconnect in the back of the home



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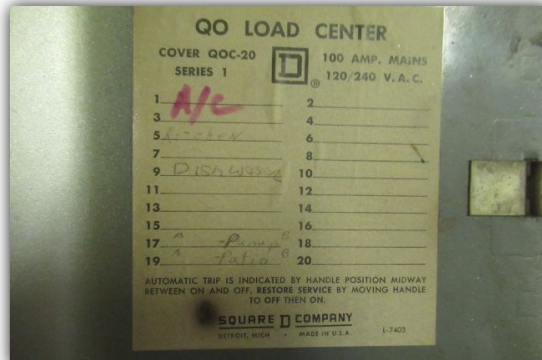
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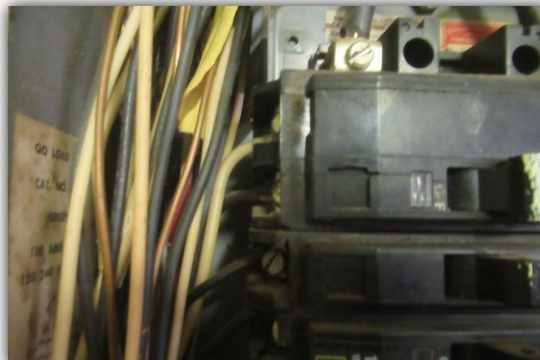
Comments: The power lines were too close to the ground. The proper clearance for the overhead wires is important. This condition can present a shock/safety concern. If low lines are detected, a correction of the condition may have to wait until the house has major electrical modifications. Use caution around service wires as there are no safety devices to prevent death from accidental electrocution. Power lines should be a minimum of 10 feet over walkways, 12 feet over driveways and 8 feet over roof structures.



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



One white wire is being used as a "hot" wire and is 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.



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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.



Service entrance barriers have not been installed over the main electric cables inside of the breaker box.



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

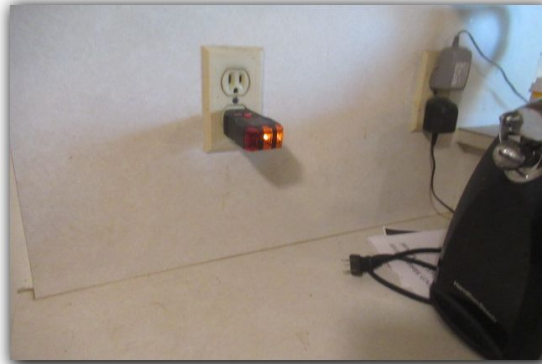
A licensed electrician should be consulted regarding the above items as well as check the entire electrical system for any other possible defects.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Outlets in the home are not 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.

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

The G.F.C.I. outlet in the back of the home did not trip off when tested. This outlet should be replaced to provide proper protection.



It was reported by the occupant that when using the master bathroom shower an electrical shock can be felt/experienced when contacting the water supply fixture. The reason for this condition was not determined.

Some of the electrical fixture face plates are missing. Face plates that are missing for either light switches or electrical outlets are considered a safety concern. Small children can fit their fingers inside. This is an item that is specifically checked in a real estate inspection.

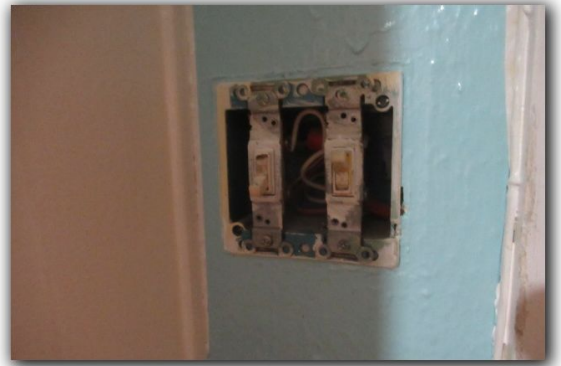
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Most all of the outlets in the home are not grounded. I recommend having this corrected/serviced by a licensed electrician.



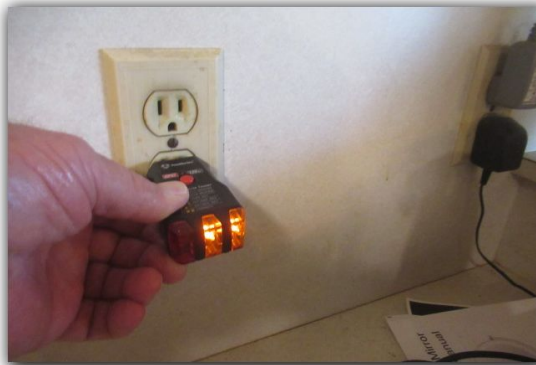
A light fixture and an electrical outlet are not secured in the back of the home and the protective conduit is not complete at the outlet.

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Several of the electrical outlets in the home are loose and need to be secured to avoid possible loose connections/electric shorts.



The front porch ceiling fan did not operate as intended.



There is exposed wiring that is not installed in protective conduit as is required inside the kitchen sink cabinet.

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There are extension cords being used improperly as a permanent power supply for the overhead garage door openers.



The 220 outlet for the dryer is not a 4 prong type as is necessary for newer appliances.

The exterior outlets and switches should have weather guard cover plates installed to protect them from water penetration and possible electric shorts.



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It was reported by the occupant that lights in the home dim and brighten intermittently when large appliances are operated.

Note: Accessible outlets are checked with a UL approved circuit G.F.C.I. circuit tester.

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: There is no condensate drip leg/sediment trap installed on the furnace gas supply line as is now required.



The furnace flue pipe is not terminated with the proper appliance cap on the roof.

☒ ☐ ☐ ☒**B. Cooling Equipment****Type of Systems:** Central - Air Conditioner**Exterior Compressor:** 4 tons

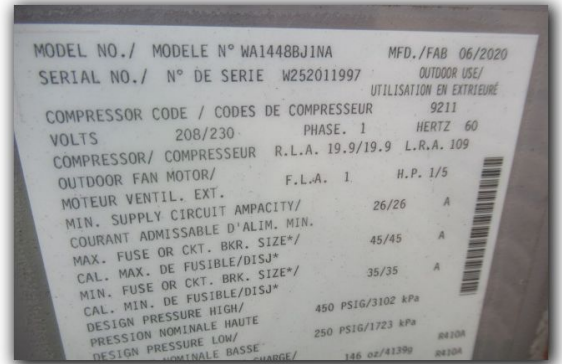
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I NI NP D



Differential Air Temperature Drop During Operation:
Air Going Into System: 76 f Returned Air: 57 f



The air coming out of the vents should be 14 to 21 degrees cooler than where it goes into the cold air return. These readings are within the recommended tolerances for proper operation.

Comments: The refrigerant line insulation is worn and should be replaced at the exterior compressor.



There was corrosion in the safety pan and on the bottom of the coil box. This condition is an indication that the system has leaked in the past or leaks during heavy use.

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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.

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

Comments: The filter and the return air chase 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.



The frame for the return air chase filter housing is not secured to the wall.

There is dark discoloration on several of the HVAC vent covers.

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I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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The HVAC vent cover is missing in the middle bedroom.



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D. Other
Comments:

IV. PLUMBING SYSTEMS

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

I	NI	NP	D
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A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Front Yard

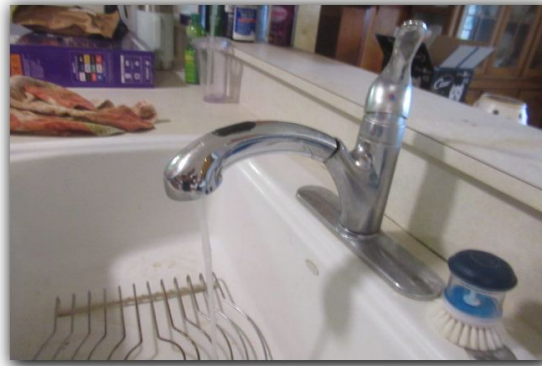
Location of Main Water Supply Valve: Front of home

Static Water Pressure Reading: 56 psi

Type of Supply Piping Material: Galvanized

Comments: Due to the age of the galvanized plumbing pipes and corrosion observed on the water supply lines it is recommended that a qualified plumber be consulted regarding the overall condition of the plumbing system.

The water pressure was low at the kitchen 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.



There are cracked tiles in the hall bathtub/shower surround. A qualified tile contractor should be consulted regarding this condition.

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

There is corrosion on both of the bathroom sinks.



The hot water supply handle is missing in the master bathroom shower.

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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).



The exterior faucets do not have back flow protectors. 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.



It is recommended that there be an inspection port provided on the back side of the plumbing wall of the walk in shower in the master bathroom so that it is possible to check for leaks.

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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 and Cast Iron

Comments: The master bathroom sink drain stop is not installed and operating properly. Sometimes a drain stop can be adjusted or it may need to be replaced.



The toilet in the hall bathroom was slow to fill. Toilets should cycle and complete filling within a reasonable time. Toilets that do not flush or that fill slowly should be serviced by a licensed plumber.

Due to the age of the cast iron pipes 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.

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

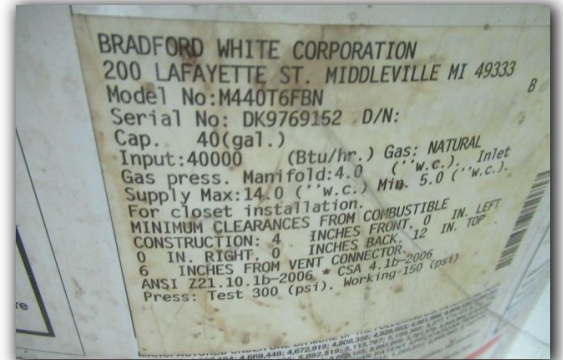
I=Inspected

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D=Deficient

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C. Water Heating Equipment**Water Heating Energy Source:** Gas**Capacity:** 40 Gallon

Comments: The water heater was not elevated above the floor. It is required that the water heater be elevated 18" above the floor. The combustible gases from a possible gas leak and even some solvents are heavier than air. Proximity of an ignition source poses a definite fire concern.



There was corrosion at the water supply lines/valve of the water heater. It is recommended that these fittings be replaced whenever possible to prevent future leaks.



D=Deficient

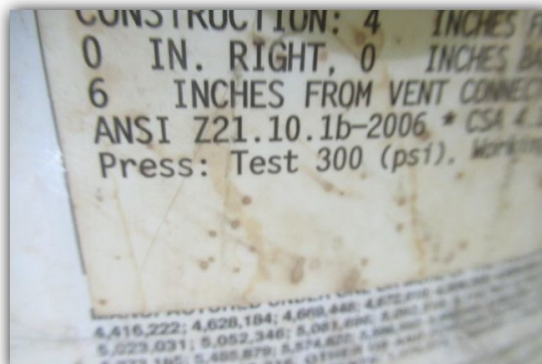
I NI NP D

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 ¾" C.P.V.C Plastic (not reduced in size) and should terminate from 2 to 6 inches from the ground.

The water heater flue pipe is notably not straight which is an indication this it is not well secured.



The 2006 model water heater is near or at the end of it's useful life. It is generally accepted that the average life of a water heater is 10 to 15 years.



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

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D=Deficient

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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.

A qualified plumber should be consulted regarding the above items and the need for replacing this water heater.

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D. Hydro-Massage Therapy Equipment

Comments: Item is not present in this home.

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Backyard

Type of gas distribution piping material: Black Pipe/Galvanized



Comments: The gas wall heaters in the bathroom should be removed as they do not meet current safety requirements.

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F. Other

Comments:

V. APPLIANCES

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A. Dishwashers

Comments: The dishwasher performing properly when tested during this inspection, although it was reported by the occupant that water leaks from the door seal sometimes during operation.



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B. Food Waste Disposers

Comments: The garbage disposal operated properly when tested.

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C. Range Hood and Exhaust Systems

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



☒ ☐ ☐ ☒

D. Ranges, Cooktops, and Ovens

Comments: The oven appliance light did not operate. Ample lighting is mandatory near cooking surfaces. Low or diffused lighting can create a dangerous cooking environment in the kitchen . Most appliance lights can be purchased at home improvement or appliance stores.



The range is not secured to the surrounding cabinet or wall and the anti tip device is not securing

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the range as intended. Children can tip the oven over if the door is used as a stepping stool. All ovens are now required to be secured in some fashion. An anti-tip device should be installed.


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E. Microwave Ovens**Comments:** Not present
☒ ☐ ☐ ☐
F. Mechanical Exhaust Vents and Bathroom Heaters**Comments:** No defects noted.
☒ ☐ ☐ ☒
G. Garage Door Operators

Comments: The safety reversing mechanism did not operate on the west side overhead garage door. When the inspector tests the safety reversing mechanism of the overhead garage door, the motor should reverse itself. (5 lbs of pressure over a 2 second period should be sufficient to reverse most doors) Failure to reverse is considered a recognized concern by the Texas Real Estate Commission (T.R.E.C.) These motors can usually be adjusted.



The east side garage door operator is disengaged from the overhead garage door. Therefore it could not be operated.

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The laser reversing eyes for the west side overhead garage door are higher than 6 inches from the garage floor which could cause injury or damage to property.

☒ ☐ ☐ ☒**H. Dryer Exhaust Systems**

Comments: The exterior dryer vent wall cap was not sealed or secured to the wall as it should be in order to prevent possible water penetration to the structure and is damaged.



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I. Other

Comments: Not Present