



# REDSTAR PROFESSIONAL HOME INSPECTION, INC

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<https://www.redstarhomeinspection.com>



## REDSTAR RESIDENTIAL INSPECTION REI 7-6

816 Lester St  
Houston, TX 77007



Inspector  
Scott Carey  
TREC #23052  
832-643-9724  
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Agent  
Mojtaba Pordel Shahri



# PROPERTY INSPECTION REPORT FORM

Behnam Zanganeh

08/06/2025 2:00 pm

Name of Client

Date of Inspection

816 Lester St, Houston, TX 77007

Address of Inspected Property

TREC #23052

Scott Carey

TREC License #

Name of Inspector

Name of Sponsor (if applicable)

TREC License #

## PURPOSE OF INSPECTION

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

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

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

## **NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

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

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

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

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

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

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

: Furnished, Occupied

*In Attendance:* Inspector Only

*Temperature (approximate):* 97 Fahrenheit (F)

*Type of Building:* Single Family

*Weather Conditions:* Humid, Hot

*Storage Items/Furnished Home:*

Stored items and/or furniture were present at the property that obstructed view or access to some locations. The inspector does not move storage items or furnishings that impede the visual inspection of any components. Items blocked by storage/furnishings are not inspected.

*Appliances Not Inspected:*

Refrigerators, trash compactors, freezers, clothes washers, and dryers are not included in the inspection.

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Slab on Grade

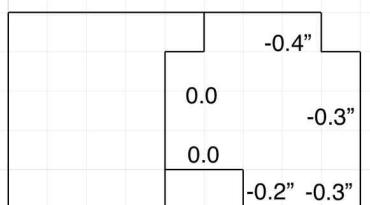
*Foundation Performance: Functioning as Intended:*

The foundation integrity appears to be performing the function intended. Minor visible differential movement was noted at the interior and exterior of the structure.

Zip Level system was used at the time of inspection to measure the overall levelness of the foundation. The zip level revealed no signs of any issues at the time of inspection.

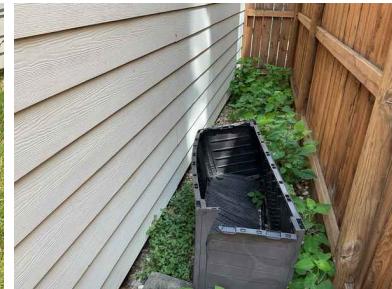
Note: See the picture below for drawing of the readings taken at the time of inspection.

Note: Red Star Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this company.



*Areas of foundation obstructed:* Stored items/Debris, Tall Grass -

These conditions resulted in areas of the foundation slab not being readily visible or were obstructing inspection. A minimum of 2-4" of foundation exposure should be maintained around home, and foliage/soil kept clear. Inspector does not move any debris or stored items, or pull back any heavy foliage or high soil conditions. Correction of these conditions may reveal hidden issues.



### 1: Plumbing Drain Line: Exposed at Foundation Wall

#### Recommendation

Right Middle Exterior

A Plumbing drain sewer line was observed exposed at the right exterior foundation wall. Recommend sealing area to prevent possible damage and deterioration.

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Right Exterior

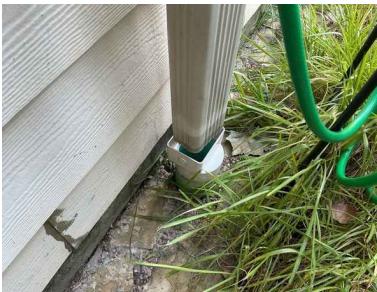
**B. Grading and Drainage**

*Performing as intended:*

All portions of the grading and drainage were observed to be performing as intended at the time of the inspection.

*Drainage System Not Flow Tested:*

The inspector does not determine effectiveness or condition of any below ground downspout extension(s) or drainage system(s), nor does the inspector determine the location of the discharge outlet. Regular maintenance of these drain systems is recommended, and more information may be included in the report.



*Fence Not Included:*

The fence is not covered under the scope of this inspection.

**1: Gutters: Minor damage/not secured**

Maintenance Item

Rear Right Exterior

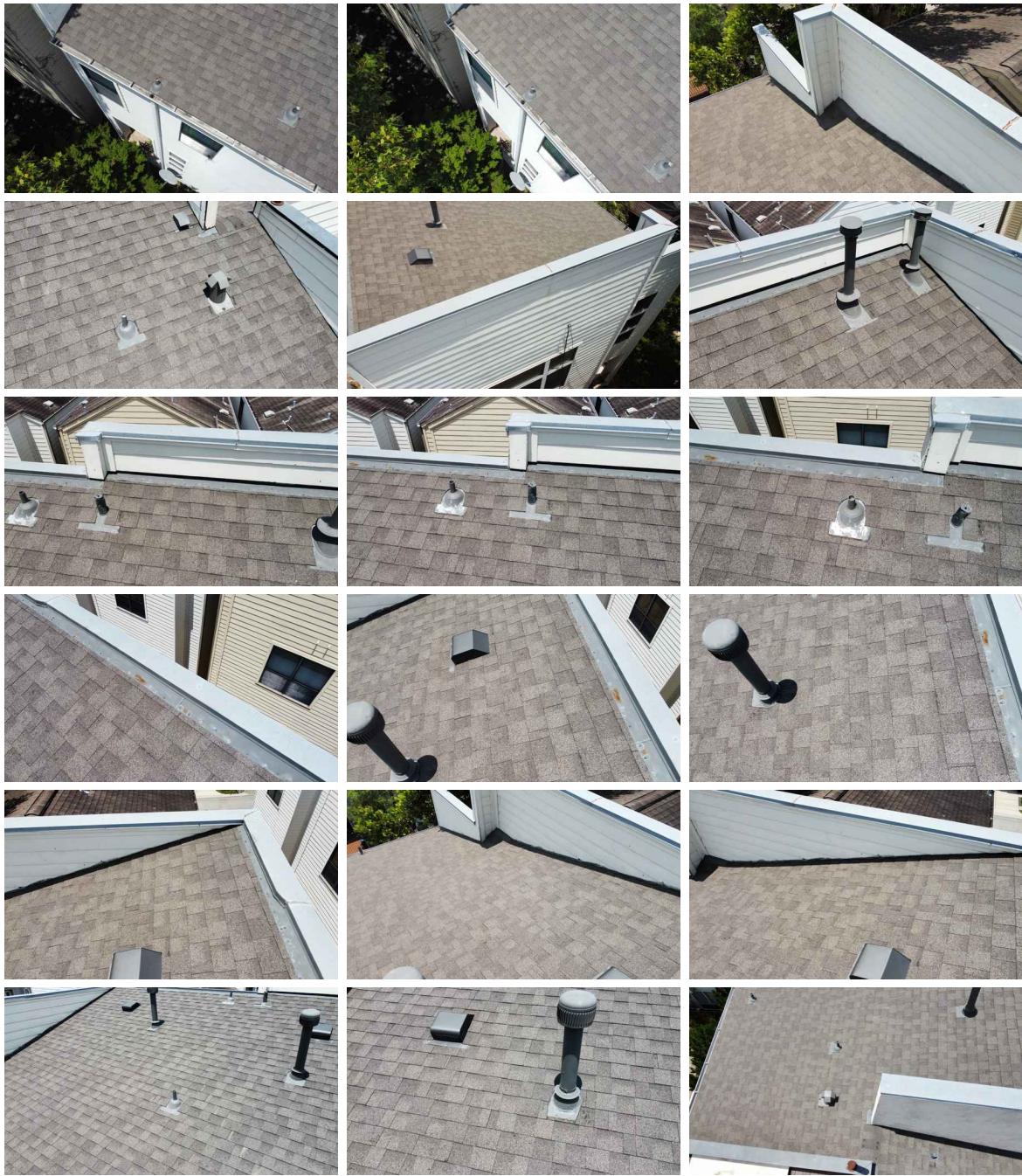
Minor damage from typical wear and tear was observed on the gutter system at some locations. This damage does not appear to be affecting the performance of the gutter, but I recommend correction to prevent further deterioration.

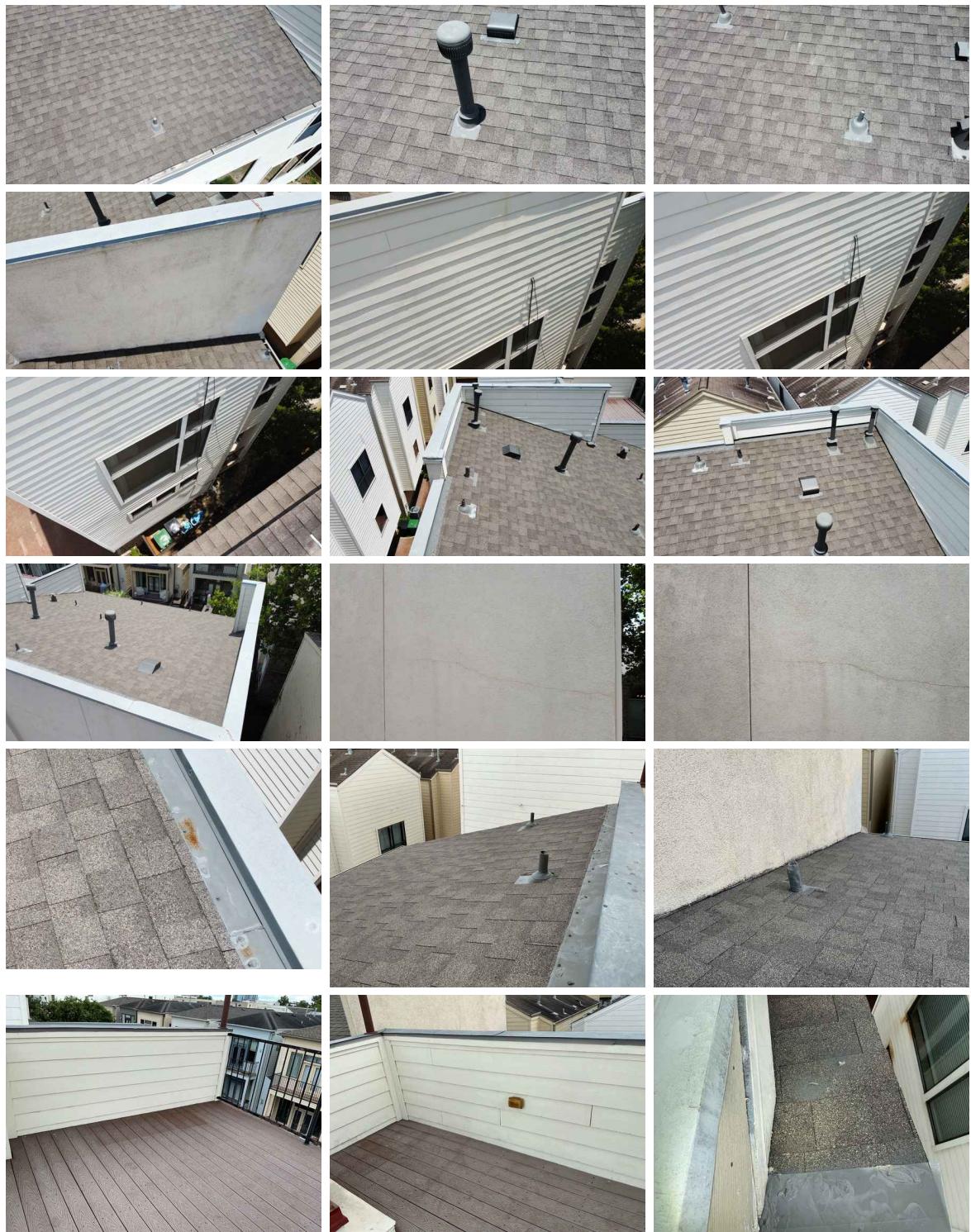


Rear Right Exterior

**I=Inspected****NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****☒ ☐ ☐ ☒ C. Roof Covering Materials***Types of Roof Covering:* Composition Shingles*Viewed From:* Ground, Drone*Roof Performance: Typical Wear:*

Roof shows signs of typical deterioration for the age of the roof covering and appears to be performing as intended at the time of inspection.

*General Photos:*

**I=Inspected****NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D*****ROOF ACCESS WAS LIMITED BY:*** Too Steep -

The above stated conditions limited the inspectors ability to inspect the roof. Inspector is not required to access roofs that are unsafe, and all efforts are made to inspect the roof despite these limitations.

***Roof Access: Drone:***

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

Note: The roof covering could not be accessed due to the inspector not being able to reach it safely or walking would cause potential damage. The roof was inspected by drone. While the roof was inspected by drone, the roof inspection was still limited as this device only serves to get a general view of the roof covering and details such as granule conditions is difficult to see. Recommend you follow any recommendations made in the report, and consult with a qualified roofing contractor if further evaluation is needed.

**1: Rusted Flashings**

Maintenance Item

Sections of the exposed flashing and/or other areas were observed to be displaying rust. This condition can result in failure of the covering/flashng and I recommend further evaluation and correction as needed to prevent further deterioration or potential moisture penetration.

Recommendation: Contact a qualified roofing professional.

**D. Roof Structures and Attics**

*Viewed From:* Attic, Attic access hatch, Limited Access

*Approximate Average Depth of Insulation:* 10 Inches

*Type of Attic Roof Ventilation:* Roof and Soffit Vents

*Type of Insulation Material:* Blown Fiberglass, Batt Fiberglass

*Roof Structure:* Performing as intended:

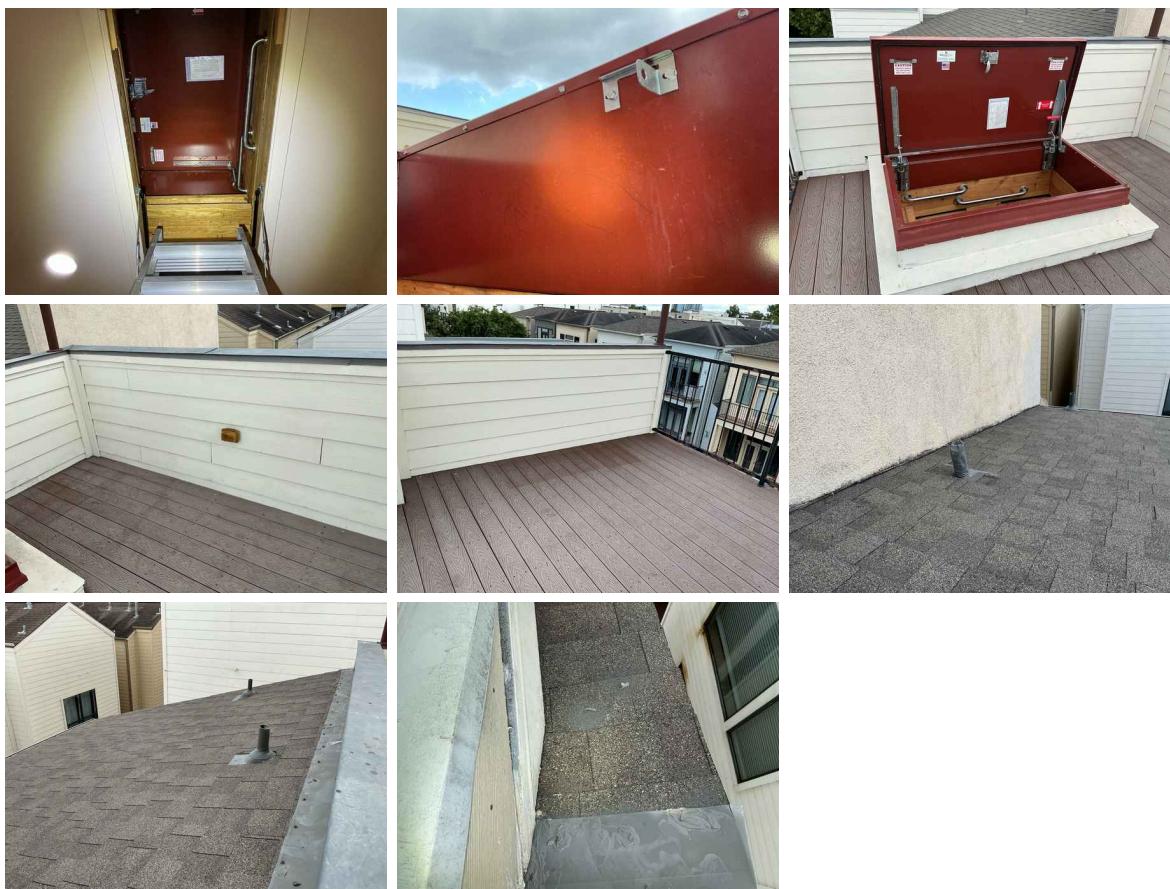
All portions of the roof structure were performing as intended at the time of inspection.

*General Photos:*

Master Bathroom Attic Access



*General Photos / Roof Top Access:*

**I=Inspected****NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****1: Insulation: Fallen Wall Insulation** **Maintenance Item**

3rd Floor Master / Baby Room / Left

Fallen insulation was observed at the vertical interior wall portions in the attic space. Recommend it be re-hung or replaced if needed for energy efficiency purposes.

Recommendation: Contact a qualified professional.



3rd Floor Rear Right Baby Room / Left

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

*Types of Exterior Wall Covering:* Cement Fiber Siding/Trim, Masonry Stucco Walls -  
zThe e

*Thermal imaging scan:*

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

A thermal imaging camera was used to scan the walls on the interior of the home. This scan revealed no signs of any issues at the time of inspection.



*Stucco/EIFS Walls Present: Regular Maintenance Advised:*

**Note:** The home is finished with masonry stucco or EIFS system around the exterior. This finish relies heavily on being properly sealed at all exterior surfaces. They are susceptible to the entrapment of moisture inside the system if these seals are absent or fail. Common areas of issues include caulking and around openings (windows, doors, plumbing, electric boxes, etc). Regular maintenance should always be performed to ensure these seals are performing to their intended ability. More information may be contained in this report.

*Stucco Inspection: Visual Inspection Only:*

The inspection performed on the stucco finish is a *visual* inspection only, no invasive testing or moisture testing was performed on the covering. The inspector does utilize visual inspection techniques as well as is equipped with surface moisture detection and thermal imaging equipment for areas of concern that are identified.

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

While visual inspection can identify many common issues, determining underlying conditions cannot be determined by a visual inspection alone. Recommend any stucco concerns expressed in this report be further investigated by a qualified specialist to perform invasive stucco inspection and moisture reading techniques. More information may be contained within this report.

*Inspection Limited:* Stored Items/Equipment -

Inspection of areas on the interior or exterior of the home were obstructed from view by the above stated conditions. The inspector does not move any furniture, stored items, heavy foliage, or any other obstruction. Areas that are locked or otherwise obstructed are not included in the scope of this inspection. High soil conditions or low footings can also obstruct potential issues. More information may be contained within the report.

Areas that are obstructed can potentially hide issues from view. Recommend further evaluation of all areas once these conditions are corrected or items are removed.



### 1: Minor cosmetic/maintenance Issues

#### Maintenance Item

Exterior Walls dirty, Paint finish damaged or worn -

The above stated issues were observed at the home at time of inspection. These items are related to cosmetic issues or maintenance due to expected wear and tear. Recommend you budget for repair of these issues for cosmetic reasons, or to avoid further deterioration.



Garage Front Multiple Locations



Garage Front Multiple Locations



Left Exterior Multiple Locations



Front Right Exterior



Right Exterior Multiple Locations



Right Exterior

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

Rear Exterior Multiple Locations



2nd Floor Rear Balcony



2nd Floor Rear Balcony

**2: Caulking and Sealing Needed****Maintenance Item**

Various locations on trim and siding -

The above stated locations were identified as areas in need of proper caulking and sealing, or maintenance to the existing sealant. Examples of locations needing sealing are pictured for your reference. Recommend further evaluation of these areas and all others to determine the extent of needed repairs.

Recommendation: Contact a qualified handyman.



Front Left Exterior



Front Left Exterior Multiple Locations



2nd Floor Front Left Exterior



Front Right Exterior



Front Right Exterior Multiple Locations



Right Middle Exterior

**I=Inspected****NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****3: Exterior Walls: Seal Openings****● Recommendation**

Rear Exterior

The inspector observed one or more excessive gaps or openings in the exterior finishes that could be potential points of pest intrusion. Recommend these locations be properly sealed or that you contact a qualified pest control company to perform a proper exclusion on the property.

Recommendation: Contact a qualified pest control specialist.



Rear Exterior

**4: Siding: Minor Damage/Maintenance Recommended****● Maintenance Item**

Exterior Multiple Locations

The siding displayed sections with minor damage or maintenance issues. Common maintenance items include: minor damage, separation at joints and trim, finishes that are worn, etc. While these conditions do not appear to be contributing to any larger issues, recommend you consider correction to avoid further deterioration and as apart of normal maintenance.

Recommendation: Contact a qualified handyman.



Left Middle Exterior Multiple Locations



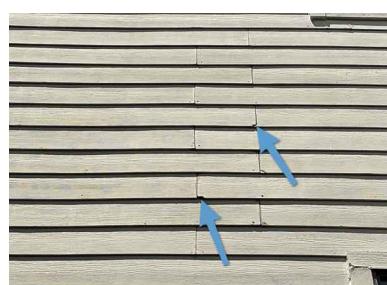
Rear Exterior Multiple Locations



Rear Exterior Multiple Locations



Rear Exterior Multiple Locations



Rear Exterior Multiple Locations

**I=Inspected****NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****5: Siding: Trim issues** **Recommendation**

Rear Right Exterior Multiple Locations

Sections of exterior trim were either missing, loose, deteriorated, or damaged. Remedy as needed.

Recommendation: Contact a qualified professional.



Rear Right Exterior Multiple Locations

**6: Siding: Exposed Fasteners** **Maintenance Item**

Exterior Multiple Locations

Exposed fasteners were observed on the siding. This can cause water penetration into unpainted areas of the siding causing water damage. Remedy as needed.

Recommendation: Contact a handyman or DIY project



Rear Exterior Multiple Locations

**7: Siding: Caulking Missing at Buttress Joints** **Recommendation**

Rear Exterior Multiple Locations

The inspector observed caulking deteriorated or missing at the joints where the siding butt up against each other. Recommend to caulk all joints to prevent moisture damage.

Recommendation: Contact a handyman or DIY project

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

Rear Exterior Multiple Locations

**8: Stucco: Cracks at Joints****● Recommendation**

2nd Floor Left Exterior

Cracks were observed at stucco joints. This could allow water to penetrate behind the stucco and cause premature rot of the stucco system. Recommend further evaluation by a stucco contractor for remedy.

Recommendation: Contact a stucco repair contractor



2nd Floor Front Left Exterior

**9: Stucco: Cracks****● Recommendation**

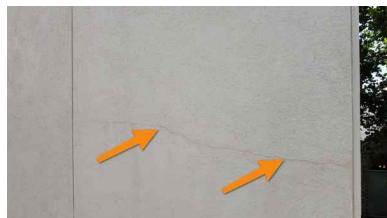
Multiple Locations

The inspector observed cracks in one or more areas of the house. It is important to seal any cracks in stucco walls to prevent moisture from penetrating into the wall. Recommend further evaluation by a stucco professional.

Recommendation: Contact a stucco repair contractor



2nd Floor Front Right Exterior



2nd Floor Front Right Exterior



Front Left Exterior

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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2nd Floor Front Balcony / Left

#### F. Ceilings and Floors

##### *Ceiling and Floors: Performing as intended:*

The ceilings and floors were performing as intended at the time of inspection. Thermal imaging revealed no signs of any moisture intrusion or areas of missing insulation.

##### *Thermal imaging inspection:*

A FLIR thermal imaging camera was used to scan the ceilings and floors at the time of inspection. This inspection revealed no sign of any moisture related issues or similar deficiencies.



**I=Inspected****NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D*****Floors - Area Rugs or Obstructions:***

Area rugs and other obstructions limit viewing the floor area. There could be hidden damage that the inspector can not see.

**1: Ceiling: Missing Insulation****➡Recommendation**

3rd Floor Left Bedroom Multiple Locations

The thermal imaging camera showed an indication of missing insulation at the ceiling. Repair as needed for energy efficiency purposes.

Note: The yellow/orange color in the thermal image shows where this missing insulation is located.

Recommendation: Contact a qualified professional.



3rd Floor Left Bedroom Multiple Locations

**2: Flooring: Squeaky Subflooring****➡Recommendation**

3rd Floor Master Bedroom

The flooring on the second floor was observed to pop and squeak when walked on. Squeaky flooring is not uncommon and is usually caused by subflooring that is beginning to loosen from the joists. Recommend

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

further evaluation and repair as needed.

Recommendation: Contact a qualified flooring contractor



3rd Floor Master Bedroom

#### G. Doors (Interior and Exterior)

*Doors: Performing as intended:*

All of the doors were observed to be performing as intended at the time of inspection.

##### 1: Interior Door Hardware: Missing Door Stops

Maintenance Item

Random Areas

One or more door stops were observed to be missing. Recommend adding door stops to prevent damage to drywall finish.

Recommendation: Contact a qualified professional.



1st Floor Bedroom



2nd Floor

##### 2: Door Hardware: Missing Screws

Maintenance Item

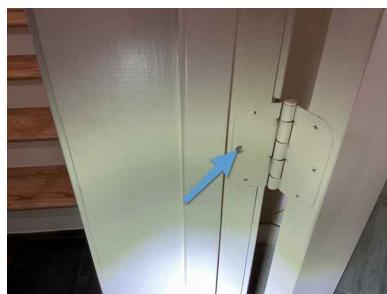
1st Floor Bedroom

The hardware for one or more doors around the home was missing. Repair as needed.

Recommendation: Contact a qualified professional.

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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1st Floor Bedroom

**H. Windows**

*Windows: Performing as intended:*

All portions of the windows were observed to be performing as intended at the time of inspection.

*Windows dirty:*

The windows were observed to be excessively dirty at the time of inspection. This condition can obscure potential issues, and proper cleaning may reveal hidden defects. Recommend cleaning and further evaluation as needed.

Multiple Locations



**1: Trim Damaged**

**Recommendation**

2nd Floor Right

Observed damage to the trim on one or more windows. This can cause UV damage to the glass caulking or contribute to moisture intrusion issues. Remedy as needed.

Recommendation: Contact a handyman or DIY project



2nd Floor Right Exterior

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

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

All portions of the stairways were observed to be performing as intended at the time of inspection.

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

**1: Porches: Damaged / Cracked Exterior Flooring & Walkway** **Maintenance Item**

Rear Patio Multiple Locations

Rear Patio flooring & walkway were observed to be damaged / cracked. Recommend a contractor to evaluate and repair.

Recommendation: Contact a qualified concrete contractor.



Rear Patio



Rear Patio



Right Walkway

**J. Fireplaces and Chimneys**

*Fireplace Functioning :*

The fireplace was functioning as designed at the time of the inspection.



**L. Other**

**1: Vanity mirrors** **Recommendation**

Multiple Locations

The vanity mirror at the above stated bathrooms was observed to be damaged around the edges. This is related to deterioration of the coating on glass, and will require an additional frame to cover, or replacement of the glass. Recommend a budget for correction of this issue as desired.

Recommendation: Contact a qualified professional.

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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2nd Floor Half Bathroom Multiple Locations



3rd Floor Master Bathroom Multiple Locations

**2: Subterranean termite monitoring/bait stations** **Maintenance Item**

Front Exterior

Inspector observed termite monitoring/bait stations around the perimeter of the foundation. Recommend consulting with the seller regarding these items to determine why the system was installed and if the system is currently being monitored or is under warranty. Recommend consulting with a qualified pest control to evaluate the system or removal as desired.

Recommendation: Contact the seller for more info



Front Middle Exterior

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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## II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**

*Main Disconnect/Service Box Type and Location:* Breakers-Garage -

- 



*Service Entrance Cable Location:* Underground (Cable Material Type Not Visible) -

- 

*Service Size:* 200 Amps -

- 

*Service Entrance/Panel: Performing as intended:*

All portions of the service entrance and panel were performing as intended at the time of inspection.

*Photo of Panel:*



*AFCI Breakers: Not Tested:*

The AFCI breakers in the home were not tested due to the home being occupied and would risk damaging equipment.

I=Inspected

**NI=Not Inspected**

## **NP=Not Present**

**D=Deficient**

I NI NP D



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

### Type of Wiring: Copper

## *Branch Circuits and Fixtures: Performing as intended:*

All accessible portions of the branch wiring and fixtures were operated and performing as intended at the time of inspection.

#### *Inspection limited:*

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

### *Landscape lighting:*

The low-voltage landscape lighting around the exterior of the home is not included in the scope of this inspection.

*Audio/Video not inspected:*

The A/V equipment around the property is not included in the scope of this inspection. Recommend consulting with a qualified contractor if you desire further evaluation of this equipment and related items.



### *Exterior Lights on a PhotoSensor:*

Portions of the exterior light fixtures could not be tested due to them being photo sensor and as a result the inspector could not verify functionality.



## **1: Multiple Electrical Fixture Issues**

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

Lights out

Recommendation: Contact a qualified professional.



2nd Floor Front Balcony

**2: Outlet: GFCI Does Not Reset as Designed****Recommendation**

2nd Floor Rear Balcony

Inspector observed one of the GFCI receptacles to not reset causing the receptacle to not have any power at the time of inspection. Recommend evaluation and correction by a qualified electrical contractor to determine the repairs necessary.

Recommendation: Contact a qualified electrical contractor.



2nd Floor Rear Balcony

    **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

*Energy Sources:* Natural Gas

*Heating Equipment: Performing as Intended:*

All portions of the heating equipment appeared to be performing as intended at the time of inspection.

1st & 2nd Floor Unit / 2020



*Heating Equipment: Performing as Intended:*

All portions of the heating equipment appeared to be performing as intended at the time of inspection.

3rd Floor Unit / 2022



**B. Cooling Equipment**

*Type of Systems:* Central Air Conditioner

*Ambient air test:*

Ambient air test was performed by using thermometers on the return air and supply registers, to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees which indicates unit is cooling as intended.

1st. & 2nd. Floor

Supply Air Temp: Degrees F: 49

Return Air Temp: Degrees F: 67

Differential: Degrees F: 18

3rd. Floor

I=Inspected

NI=Not Inspected

NP=Not Present

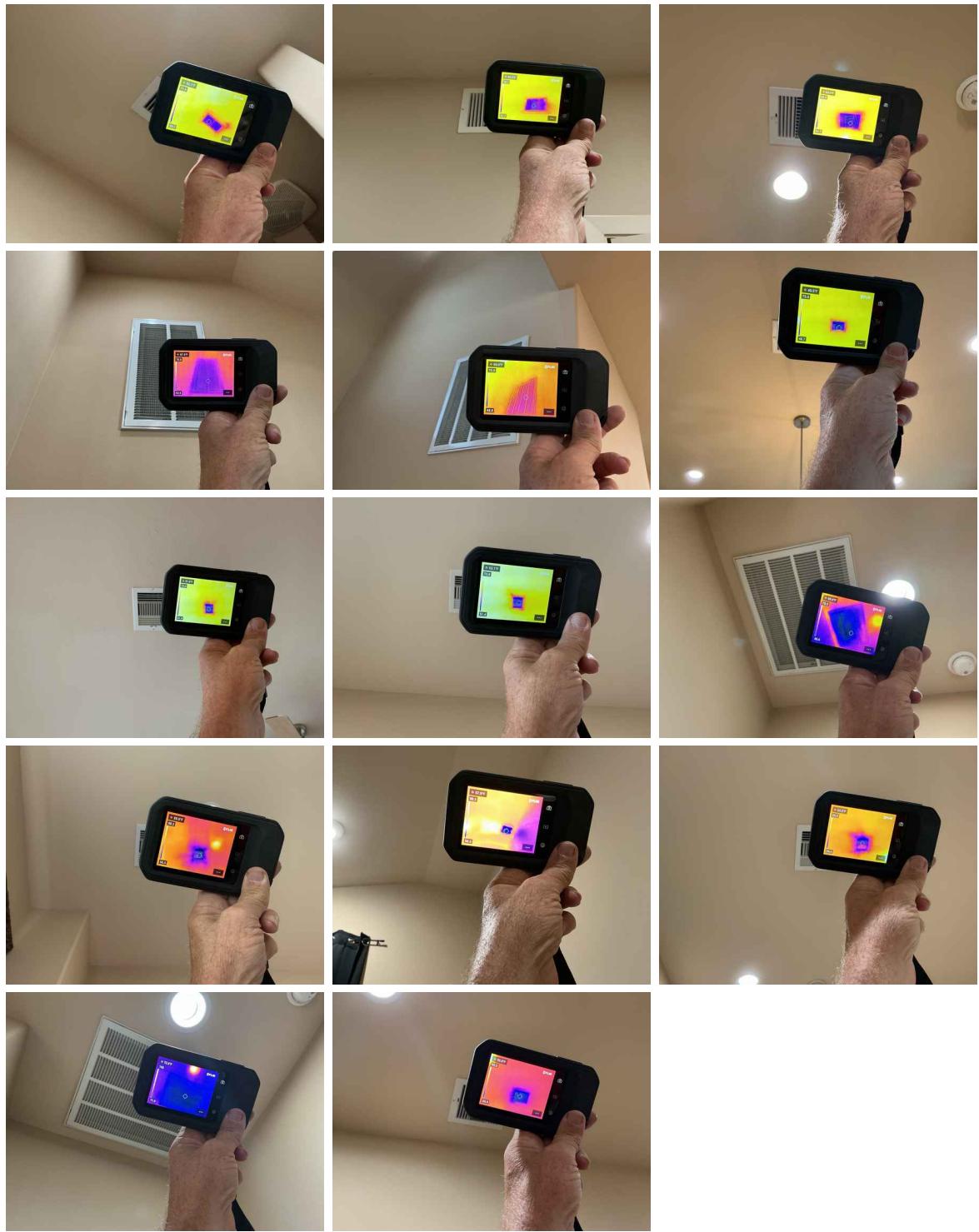
D=Deficient

I NI NP D

Supply Air Temp: Degrees F: 55

Return Air Temp: Degrees F: 72

Differential: Degrees F: 17



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*Data labels/Info:*

System size: 3.5-tons

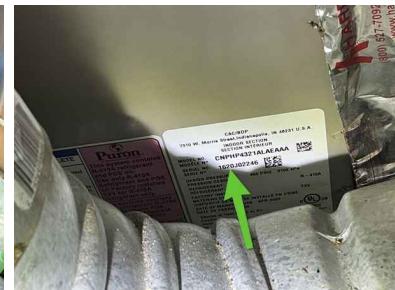
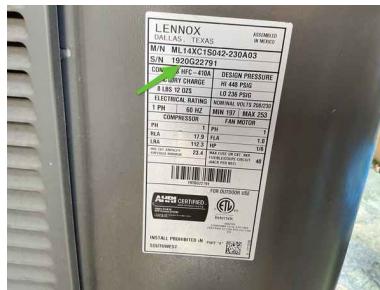
System Brand: Lennox

Condenser age: 2020

Evaporator age: 2020

Refrigerant type: 410a

Front Unit / Serving - 1st &amp; 2nd Floor

*Data labels/Info:*

System size: 2-tons

System Brand: Trane

Condenser age: 2015

Evaporator age: 2015

Refrigerant type: 410a

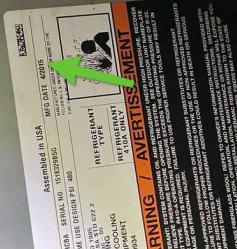
Rear Unit / Serving- 3rd Floor

**1: Condenser Disconnect(s): Missing Deadfront Cover(s)****►Recommendation**

Both Units

Missing Deadfront cover(s) for the electrical cut off / disconnect(s) was present for the condenser unit(s).  
Repair / Replacement as needed.

Recommendation: Contact a qualified professional.



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

Both Units

**2: Condenser: Exposed Wires****⊖ Recommendation**

Rear Unit

Electrical wires that supply power to the condenser fan or connect the thermostat were exposed or improperly wrapped outside of the units housing. Recommend repair for safety purposes and to prevent damage to the wires.

Recommendation: Contact a qualified HVAC professional.



Rear Unit

 **C. Duct Systems, Chases, and Vents****Ducts: Performing as intended:**

All visible portions of the ducts appeared to be in overall good condition and performing as intended at the time of inspection.

**1: Duct Turn Sharply****⊖ Recommendation**

Master Bathroom Attic / Left

One of the upstairs ducts was turned sharply at a 90° angle. This can cause a restriction of airflow through the duct. Recommend to have further evaluation and repair as needed by a licensed professional.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Master Bathroom Attic

D. Other

*Comments:*

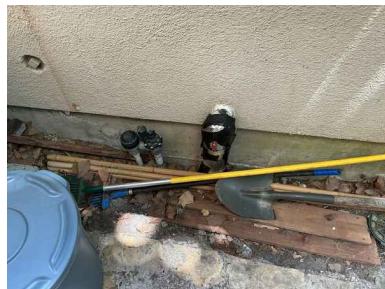
I	NI	NP	D
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## IV. PLUMBING SYSTEMS

- A. Plumbing Supply, Distribution Systems, and Fixtures**

*Location of Water Meter:* Not determined

*Location of Main Water Supply Valve :* Exterior wall- Right side



*Static Water Pressure Reading:* 60-65 PSI -

- 

*Type of Supply Piping Material:* Not visible

*Type of Piping::* Copper

**1: Hose Bibb (outdoor faucet): Backflow Prevention Missing**

Maintenance Item

Rear Exterior

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

Recommendation: Contact a handyman or DIY project



Rear Exterior

**2: Fixture: Stem Leaking**

Recommendation

Master Bathroom Shower

One or more faucet stems were observed leaking when operated. Recommend further evaluation by a plumbing contractor.

Recommendation: Contact a qualified plumbing contractor.

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

3rd Floor Master Bathroom Shower

- B. Drains, Wastes, and Vents**

*Type of Piping:: PVC**Type of Drain Piping Material: PVC**Drain inspection limited - Items under sinks:*

Note: Inspection of the drain assemblies under the sinks were severely limited due to excessive amounts of stored items at the time of inspection. Recommend further evaluation of these locations once items are removed. Removal of these items may reveal hidden defects.

Multiple Locations

**1: Drain Piping: Poor/Slow Drainage****● Recommendation**

Master Bathroom / Right

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation: Contact a qualified plumbing contractor.



3rd Floor Master Bathroom / Right

**2: Shower Drain Cover: Missing****● Recommendation**

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

The master bathroom shower drain cover was observed missing at the time of the inspection. Recommend further evaluation by a plumbing contractor.

Recommendation: Contact a qualified plumbing contractor.



**C. Water Heating Equipment**

*Energy Sources:* Natural Gas

*Capacity:* (2) 40 Gallon Units -

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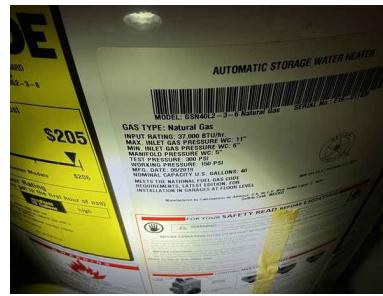
*Location:* Attic

*Comments:*



*Water Heater(s): Performing as intended:*

All portions of both the water heating equipment(s) were observed to be performing as intended at the time of inspection.



**1: Venting: Daylight Visible**

**Recommendation**

Rear Unit

Daylight was visible from attic through the roof jack(s). This can allow water to enter into the attic space. Recommend to have a roofing contractor seal openings.

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

Recommendation: Contact a qualified roofing professional.

**2: Water Temperature: Above 120 Degrees Fahrenheit****⊖ Recommendation**

The water temperature at multiple fixtures was observed to exceed 120 degrees Fahrenheit. This can be a potential scalding hazard for small children and the elderly. Recommend adjusting the temperature settings on the unit to prevent a potential hazard.

Recommendation: Contact a qualified professional.

 **D. Hydro-Massage Therapy Equipment***Hydro-therapy tub: Performing as intended:*

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

 **E. Gas Distribution Systems and Gas Appliances***Location of Gas Meter: Near Street**Type of Gas Distribution Piping Material: Galvanized*

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

## V. APPLIANCES

- A. Dishwashers**

*The dishwasher was performing as intended at the time of the inspection.:*



- B. Food Waste Disposers**

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

- C. Range Hood and Exhaust Systems**

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



- D. Ranges, Cooktops, and Ovens**

*Cooktop was performing as intended at the time of the inspection.:*



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

**1: Worn Control Knob Settings**

**Recommendation**

Range/Oven displayed worn control knob settings. Recommend contacting manufacturer for replacement parts.

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Recommendation: Contact a qualified professional.



**E. Microwave Ovens**

*Microwave was performing as intended at the time of the inspection.:*

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

*Exhaust fans were performing as intended at the time of the inspection.:*

**1: Noisy Vent Fan**

**Recommendation**

Master Bathroom

One or more exhaust vent fans were observed to be noisy. Recommend to have a contractor evaluate for remedy.

Recommendation: Contact a qualified professional.



3rd Floor Master Bathroom

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**2: Dirty Vent Cover**

**Maintenance Item**

2nd Floor Half Bathroom

One or more vent covers were observed to be dirty. Recommend to clean as needed.

Recommendation: Contact a qualified professional.

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

2nd Floor Half Bathroom

**3: Vent Ducts Terminate in Attic****● Recommendation**

Master Bathroom Attic

The bathroom exhaust fan vents terminated in the attic space. Exhaust fans should terminate to the exterior to prevent excess humidity in the attic space. Repair as needed.

Recommendation: Contact a qualified professional.

 **G. Garage Door Operators***Comments:*

The garage door opener was performing as intended at the time of inspection.

 **H. Dryer Exhaust Systems**

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

**1: Cleaning Vent Recommended****● Maintenance Item**

Cleaning of the dryer vent line is recommended as normal maintenance to prevent lint build up in line.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems

*Photos of Equipment:*



*Not Inspected:*

The sprinkler system was not included in the scope of this inspection. Recommend further evaluation of the system to determine any necessary repairs or maintenance.