



TREC REI 7-6 (SGPI)

1234 Main Street
Spring TX 77386

Buyer Name

07/31/2026 9:00AM



Inspector

Lukas Kyle
TREC ID# 25889
(281) 734-3118

smithgroup.inspects@outlook.com



Agent

Agent Name
555-555-5555
agent@spectora.com



PROPERTY INSPECTION REPORT FORM

Buyer Name <i>Name of Client</i>	07/31/2026 9:00AM <i>Date of Inspection</i>
1234 Spring TX 77386 <i>Address of Inspected Property</i>	
Lukas Kyle <i>Name of Inspector</i>	TREC ID# 25889 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Buyer

Occupancy: Vacant

Temperature (approximate): 81° Fahrenheit (F)



Type of Building: Attached, Single Family
Weather Conditions: Clear

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Slab on Grade

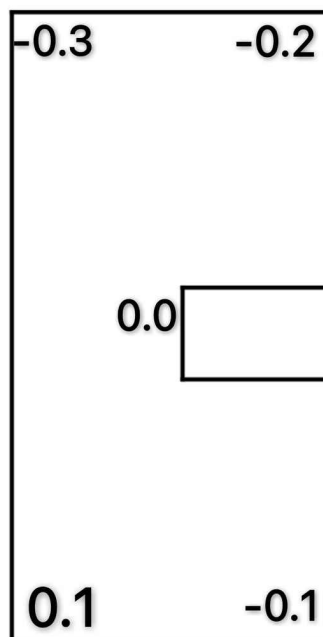


Digital foundation analysis



Digital foundation analysis within tolerance

Foundation Diagram:



Digital foundation analysis diagram

The foundation appears to be supporting the structure as intended at the time of inspection:
The foundation appears to be supporting the structure as intended at the time of inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

☐ ☐ ☐ ☒ **B. Grading and Drainage**

1: Splash Block / Extension Missing**☞Recommendation**

One or more splash blocks/extensions were observed as missing at the discharge of the gutter downspouts. This can create unnecessary erosion of soil in close proximity of the foundation. Recommend evaluation by a qualified contractor and remedy as needed.



Splash Block / Extension Missing



Splash Block / Extension Missing

2: Wood to Ground Contact**☞Recommendation**

Wood to ground contact is a conducive condition for termites and other wood destroying insects per Texas Department of Agriculture even if wood is treated or cedar.

Correction is recommended by a qualified contractor to minimize possible future infestation.

Recommendation: Contact a qualified professional.



Wood to Ground Contact



Wood to Ground Contact

3: Active Termites**☞Recommendation**

Active termites observed at the time of inspection.

Further evaluation and correction is recommended by a licensed pest control professional.

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

I	NI	NP	D
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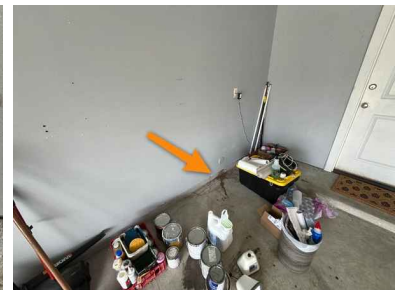
Recommendation: Contact a qualified professional.



Active Termites



Active Termites



Active Termites



Active Termites



Active Termites

- ☐ ☐ ☐ ☒ **C. Roof Covering Materials**
Types of Roof Covering: Asphalt, Gable

Viewed From: Drone, Ground

Average Life Span for Roofs:

Average lifespan for roofs (in Houston area) is about 20 years.

Further evaluation recommended by qualified contractor for roofs 10+ years old

Roof Covering Material Overview:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Roof Covering Material Overview



Roof Covering Material Overview



Roof Covering Material Overview



Roof Covering Material Overview



Roof Covering Material Overview



Roof Covering Material Overview

1: Shingle / Flashing Uplift

➡Recommendation

Shingle / flashing uplift observed.

Shingle / flashing uplift can possibly result in moisture penetration at roof.

Correction recommended by qualified contractor.

Recommendation: Contact a qualified professional.



Shingle / Flashing Uplift



Shingle / Flashing Uplift



Shingle / Flashing Uplift



Shingle / Flashing Uplift

2: Roof Flashing Not Painted / Rusted

➡Recommendation

Roof flashing not painted /rusting observed.

Non painted roof flashing can deteriorate / rust at an accelerated rate.

Correction recommended.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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Roof Flashing Not Painted / Rusted



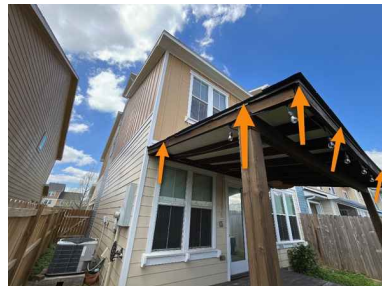
Roof Flashing Not Painted / Rusted



Roof Flashing Not Painted / Rusted



Roof Flashing Not Painted



Roof Flashing Not Painted

3: Shingle Granules Flaking Off

➡Recommendation

Roof shingle granules flaking off in multiple areas.

Further evaluation and correction is recommended by a qualified contractor.

Recommendation: Contact a qualified professional.



Shingle Granules Flaking Off



Shingle Granules Flaking Off



Shingle Granules Flaking Off



Shingle Granules Flaking Off

4: Excessive Drip Edge

➡Recommendation

Observed roof covering materials with an excessive drip edge.

Drip edge overhang recommended to be a maximum of 1 inch.

I=Inspected

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D=Deficient

I	NI	NP	D
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Correction is recommended by a qualified contractor to minimize possible moisture damage.

Recommendation: Contact a qualified professional.



Excessive Drip Edge



Excessive Drip Edge

5: Missing Counter flashing

🔴 Recommendation

Observed missing counter, flashing at one or more areas at roof covering material.

Correction is recommended by a qualified contractor to minimize possible moisture intrusion.

Recommendation: Contact a qualified professional.



Missing Counter flashing



Missing Counter flashing

☐ ☐ ☐ ☒ D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 7-12

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

I	NI	NP	D
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Insulation overview

Roof Structures & Attic Overview:



Attic overview



Attic overview



Attic overview



Attic overview

1: Excessive gap

➡ Recommendation

Observed an excessive gap at one or more locations

Correction is recommended by a qualified contractor to minimize possible pest and moisture intrusion.

Recommendation: Contact a qualified professional.



Excessive gap



Furnace vent

Excessive gap

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D=Deficient

I	NI	NP	D

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

1: Peeling Cracked Texture

👉 Recommendation

Peeling/cracked texture observed at one or more locations at interior wall covering.

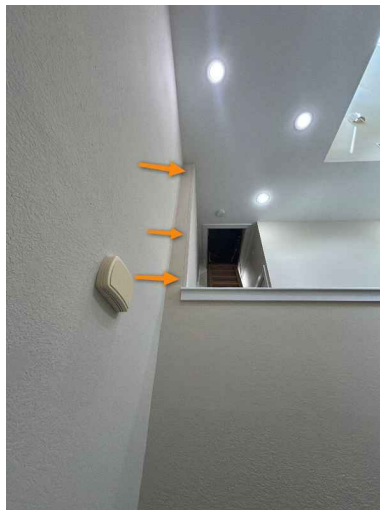
Peeling/cracked texture can be indication of structural movement or common settlement cracking.

Further evaluation and correction is recommended by a qualified contractor.

Recommendation: Contact a qualified professional.



Peeling Cracked Texture



Peeling Cracked Texture

☐ ☐ ☐ ☒ **F. Ceilings**

1: Peeling/Cracked Ceiling Texture

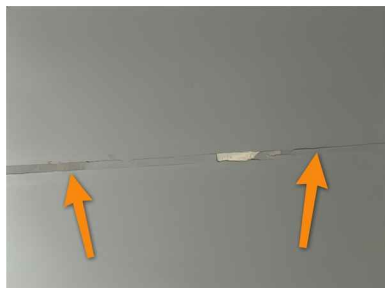
👉 Recommendation

Observed peeling / cracked ceiling texture.

Peeling / cracked ceiling texture can indicate normal wear or more significant structural deficiency.

Further evaluation and correction recommended by qualified contractor.

Recommendation: Contact a qualified professional.



Peeling/Cracked Ceiling Texture

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

I	NI	NP	D
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Peeling/Cracked Ceiling Texture

☐ ☐ ☐ ☒ **G. Floors**

1: Flooring-Moisture Damaged

👉 **Recommendation**

The home flooring had moisture damage visible at flooring and baseboards at the time of the inspection. Recommend evaluation by a qualified flooring contractor.

Recommendation: Contact a qualified professional.



Flooring -Moisture Damaged



Flooring -Moisture Damaged



Flooring -Moisture Damaged

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Flooring-Moisture Damaged

2: Flooring Not Sealed at Baseboard Interface

👉Recommendation

Flooring not sealed at baseboard interface

Correction recommended by qualified contractor to minimize possible moisture intrusion

Recommendation: Contact a qualified professional.



Flooring Not Sealed at Baseboard Interface



Flooring Not Sealed at Baseboard Interface



Flooring Not Sealed at Baseboard Interface

☐ ☐ ☐ ☒ H. Doors (Interior and Exterior)

1: Garage door very hard to open and close

👉Recommendation

Garage overhead door very hard to open and close. Correction recommended by a qualified contractor.

Recommendation: Contact a qualified professional.



Garage door very hard to open and close



Garage door very hard to open and close

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☐ ☐ ☐ ☒ **I. Windows**
*Comments:***1: Failed Thermal Seal****👉Recommendation**

Observed condensation between the window panes, which indicates a failed thermal seal. Correction recommended by qualified contractor to ensure proper functionality of double paned window.

Recommendation: Contact a qualified window repair/installation contractor.



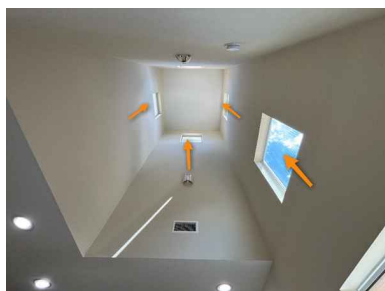
Failed Thermal Seal



Failed Thermal Seal



Failed Thermal Seal



Failed Thermal Seal

2: Damaged Lock**👉Recommendation**

Window lock hardware damaged / not installed (multiple windows).

Correction recommended by qualified contractor.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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Damaged Lock



Damaged Lock

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

*Stairways performing as intended at the time of inspection.:
Stairways performing as intended at the time of inspection.*



Stairway overview

☐ ☐ ☒ ☐ **K. Fireplaces and Chimneys**

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

*Porches, Balconies, Decks & Carports Overview:
Front and back porch/patio functioning as intended at the time of inspection.*

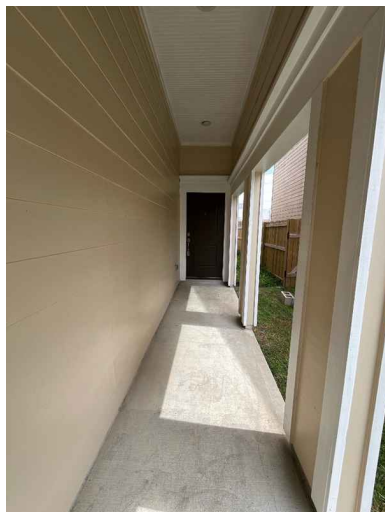
I=Inspected

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NP=Not Present

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I	NI	NP	D
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Front porch overview



Back patio overview

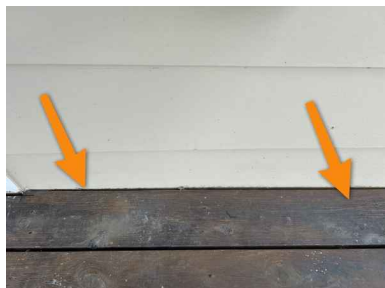
1: Counter flashing not installed

🔴Recommendation

Counter flashing, not installed at deck and wall interface at the time of inspection.

Correction is recommended by a qualified contractor to minimize possible moisture intrusion.

Recommendation: Contact a qualified professional.



Counter flashing not installed



Counter flashing not installed

2: Deck separating from foundation

🔴Recommendation

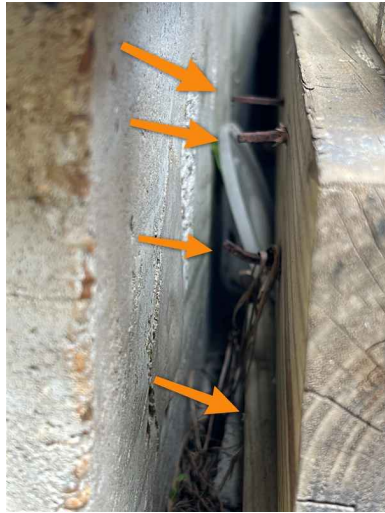
Observed deck separating from foundation at the time of inspection.

Further evaluation and correction is recommended by a qualified contractor.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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Deck separating from foundation



Deck separating from foundation

- ☐ ☐ ☐ ☒ **M. Gates/Fences**
Fence Material: Wood

1: Damaged Fence Pickets / Posts

🔴Recommendation

Observed damaged fence pickets / posts at one or more areas of the fence.

Correction is recommended by a qualified contractor.

Recommendation: Contact a qualified professional.



Damaged Fence Pickets



Damaged Fence Pickets

2: Fence Not Openable From Inside

🔴Recommendation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Observed Fence gate not openable from inside the backyard,

Correction is recommended by a qualified contractor to ensure proper exit of backyard.

Recommendation: Contact a qualified professional.



Fence Not Openable From Inside

Fence Not Openable From Inside

3: Wood Fence in Contact with Structure

🔴Recommendation

Wood fence in contact with structure was observed at one or more areas.

Wood fence in contact with structure is a conducive condition for wood destroying insects per Texas Department of Agriculture.

Correction is recommended by a qualified contractor to minimize possible future infestation.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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Wood Fence in Contact with Structure



Wood Fence in Contact with Structure

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

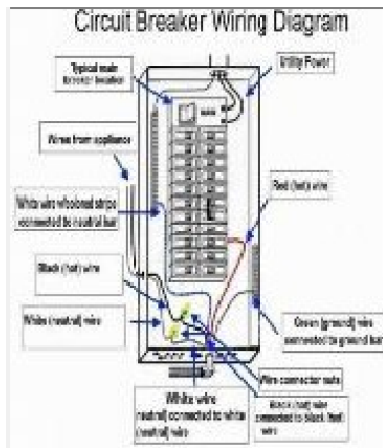
II. ELECTRICAL SYSTEMS

- ☐ ☐ ☐ ☒ **A. Service Entrance and Panels**
Amps (Main Panel): 150 Amps

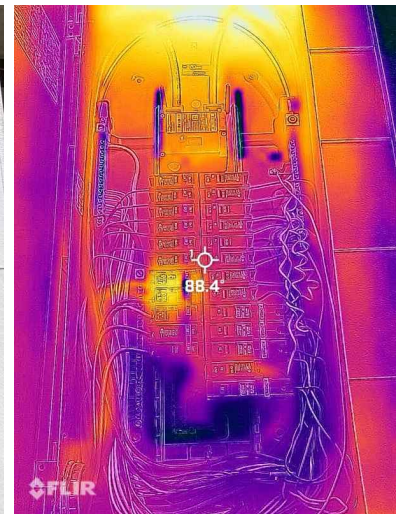


150 Amps

Electrical Panel(s) Overview:



Main electrical panel overview



Main electrical panel, thermal image

1: No Antioxidant Paste

🟡 Recommendation

Panel

No anti-oxidant paste observed at main electrical aluminum cables in panel.

Anti oxidant paste is recommended for aluminum cables because (without the paste) aluminum can overheat & become fire hazard.

Further evaluation & correction recommended by qualified contractor.

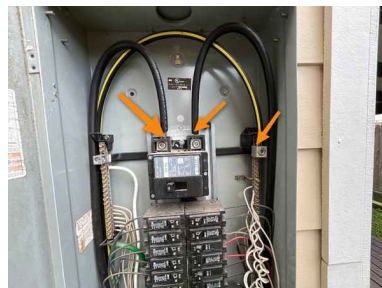
Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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No Antioxidant Paste



No Antioxidant Paste

2: Ground Rod not Embedded

Recommendation

Ground rod not embedded even with ground level.

The purpose of the embedded ground rod is to have a designed electrical path to dissipate a static discharge voltage (which can be lightning or other forms of static electricity) to the earth.

Correction recommended by qualified contractor.

Recommendation: Contact a qualified professional.



Ground Rod not Embedded



Ground Rod not Embedded

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

Type of Wiring: Copper

Branch Circuits Operated as Intended at the Time of Inspection:

Branch Circuits Overview :

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

I	NI	NP	D
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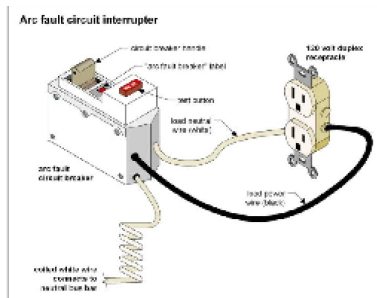
Dryer electrical receptacle tested



Electrical receptacles tested

☒ ☐ ☐ ☐ **C. AFCI (Arc Fault Circuit Interrupter)**

*AFCI's appeared to operate as intended at time of inspection.:
AFCI's appeared to operate as intended at time of inspection.*



AFCI Overview

☐ ☐ ☐ ☒ **D. GFCI**

1: Missing GFCI Protection

Recommendation

Missing GFCIs observed at time of inspection (kitchen, bathrooms, & unconditioned areas).

GFCIs are recommended for fire & electrical shock prevention.

Correction recommended by qualified contractor.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

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

I	NI	NP	D
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Recommendation: Contact a qualified electrical contractor.



Missing GFCI Protection



Missing GFCI Protection

☒ ☐ ☐ ☐ **E. Smoke / Carbon**

Smoke and carbon monoxide detectors functioned as intended at the time of inspection.:
Smoke and carbon monoxide detectors functioned as intended at the time of inspection.



Carbon monoxide detector tested



Smoke detectors tested

☒ ☐ ☐ ☐ **F. Doorbell**

Doorbell operating as intended at the time of inspection.:
Doorbell operating as intended at the time of inspection.

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

I	NI	NP	D
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Doorbell operated as intended

☐ ☐ ☐ ☒ **G. Light Fixtures**

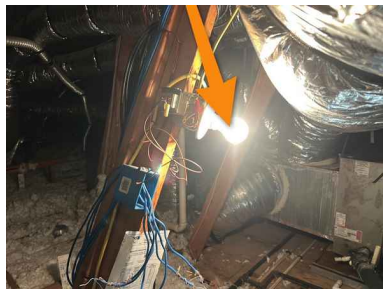
1: No Cage/Guard for Attic Light Bulb

👉 Recommendation

Observed no cage / guard for attic light bulb - safety item.

Correction recommended by qualified contractor

Recommendation: Contact a qualified professional.



No Cage/Guard for Attic Light Bulb

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

Year of Manufacture: 2010

Type of Systems: Forced Air

Energy Sources: Natural Gas

Heating Equipment Operated as Intended at the time of inspection:

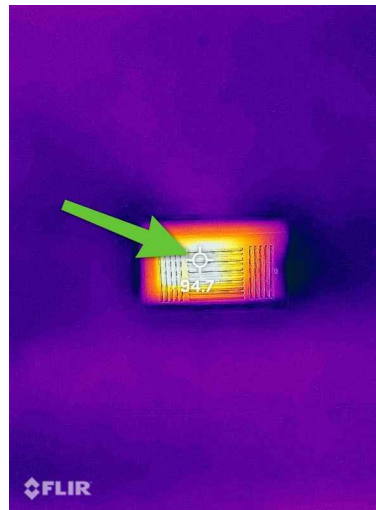


Furnace data label

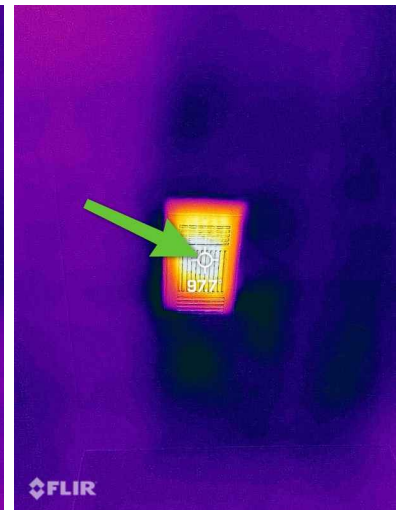
Furnace burners in operation



Furnace overview



Furnace in operation-1st floor



Furnace in operation-1st floor

I=Inspected

NI=Not Inspected

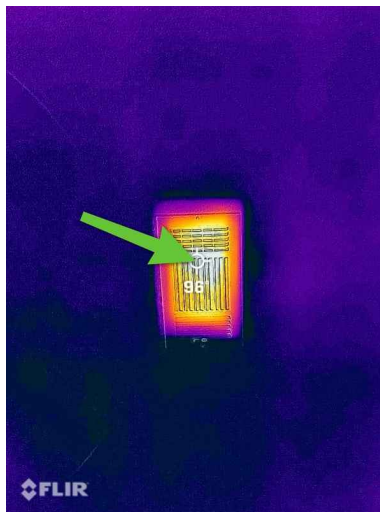
NP=Not Present

D=Deficient

I	NI	NP	D



Furnace in operation-2nd floor



Furnace in operation-2nd floor

1: Servicing Recommended before Closing**Recommendation**

Inspector recommends potential buyer request most recent HVAC annual maintenance records.

Inspector also recommends HVAC unit(s) be serviced before real estate transaction is completed (especially if annual maintenance has not been completed).

Recommendation: Contact a qualified professional.

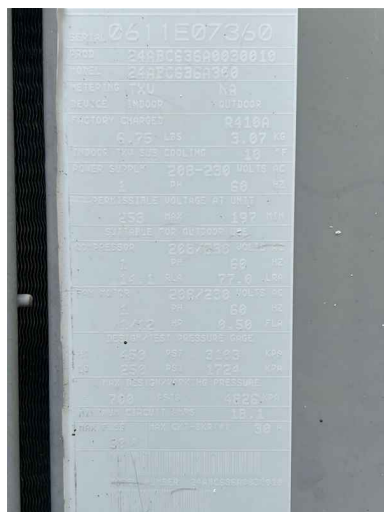
☐ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Central Air Conditioner

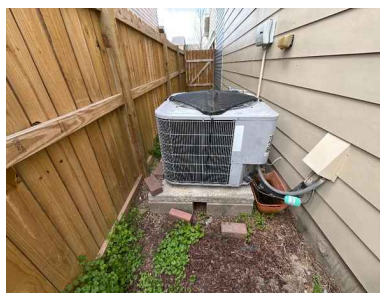
Year of Manufacture: 2011

Tonnage of A/C System: 3 Tons

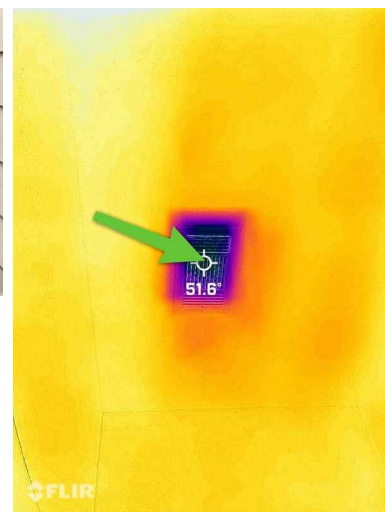
A/C Overview:



A/C Data Label



A/C Overview



A/C in operation-1st floor

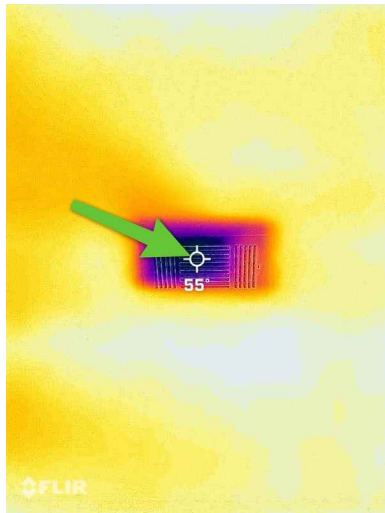
I=Inspected

NI=Not Inspected

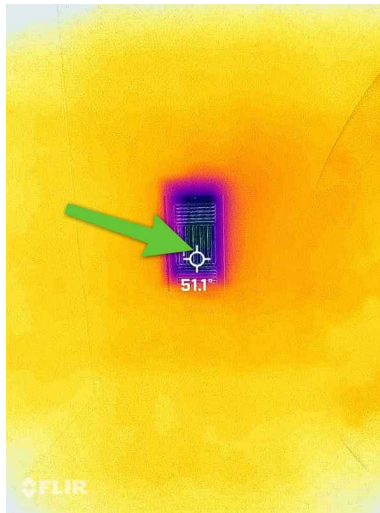
NP=Not Present

D=Deficient

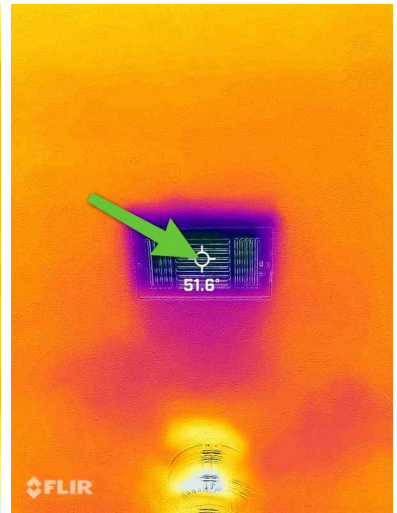
I	NI	NP	D



A/C in operation-1st floor



A/C in operation-2nd floor



A/C in operation-2nd floor

1: Servicing Recommended before Closing

🔴Recommendation

Inspector recommends potential buyer request most recent HVAC annual maintenance records.

Inspector also recommends HVAC unit(s) be serviced before real estate transaction is completed (especially if annual maintenance has not been completed).

Recommendation: Contact a qualified professional.

2: Moisture Observed in Overflow Pan

🔴Recommendation

Moisture observed in A/C overflow pan.

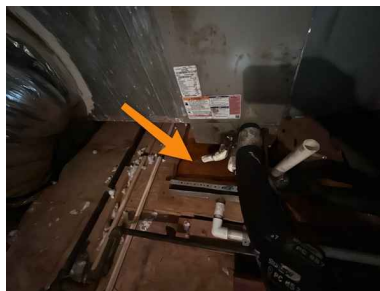
Moisture in A/C overflow pan often indicates blockage of primary condensation drain line.

Further evaluation and correction recommended by qualified contractor.

Recommendation: Contact a qualified professional.



Moisture Observed in Overflow Pan



Moisture Observed in Overflow Pan

3: Rust in Overflow Pan

🔴Recommendation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

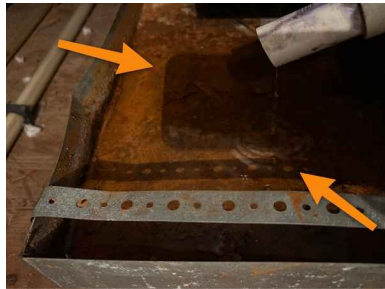
I	NI	NP	D
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Rust observed in A/C overflow pan.

Rust in overflow pan indicate previous (or present) moisture leak.

Further evaluation and correction recommended by qualified contractor.

Recommendation: Contact a qualified professional.



Rust in Overflow Pan



Rust in Overflow Pan

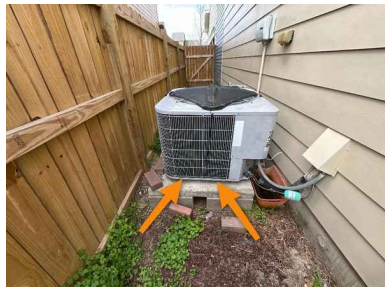
4: A/C not Secured/Anchored

➡Recommendation

A/C (exterior) not anchored securely.

Correction recommended by qualified contractor.

Recommendation: Contact a qualified professional.



A/C not Secured/Anchored

5: No Float/Kill Switch

➡Recommendation

No float / kill switch observed installed at AC overflow pan

A float / kill switch sits in the AC overflow pan and shuts the unit off if moisture detected in overflow pan.

Correction recommended

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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No Float/Kill Switch



No Float/Kill Switch

6: Improper Platform / Pad Support

➡Recommendation

Observed improper support at AC pad at the time of inspection.

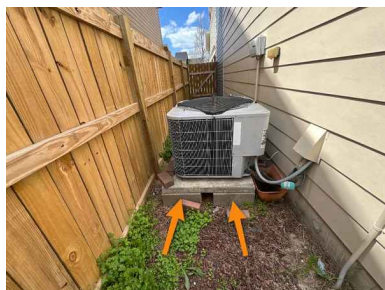
It is recommended to have a solid pad/surface for AC to sit on.

Correction is recommended by a qualified contractor to minimize a possible movement of AC unit.

Recommendation: Contact a qualified professional.



Improper Platform / Pad Support



Improper Platform / Pad Support

7: Possible Organic Growth

➡Recommendation

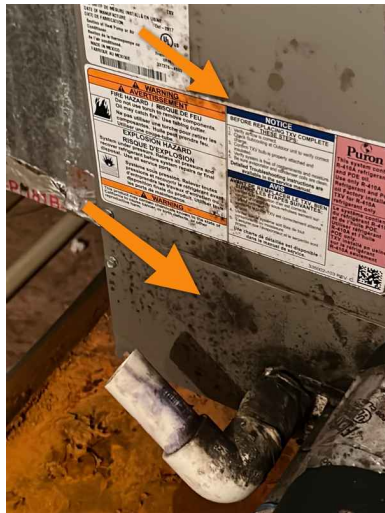
Observed possible organic growth on air conditioning components.

Further evaluation and correction is recommended by a qualified contractor.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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Possible Organic Growth



Possible Organic Growth

☒ ☐ ☐ ☐ **C. Thermostat**

Thermostat(s) Operated as Intended:

Thermostat(s) operated as intend at the time of inspection.



Thermostat operated as intended

☐ ☐ ☐ ☒ **D. Duct System**

Ductwork Overview:



Ductwork overview

1: Ductwork Touching

➡ Recommendation

Attic

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

Observed multiple areas (in attic) where flex duct touched & or missing required 1 inch clearance from other ducts.

The intent of the one inch clearance is to prevent condensation between ducts.

Further evaluation & correction recommended by qualified contractor.

Recommendation: Contact a qualified professional.



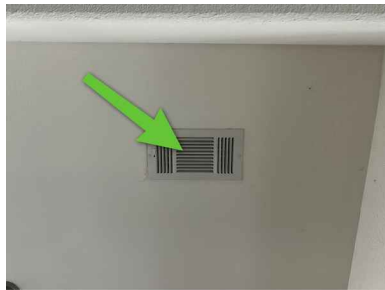
Ductwork Touching



Ductwork Touching

☒ ☐ ☐ ☐ **E. Air Vents**

Air Vents Operated as Intended:



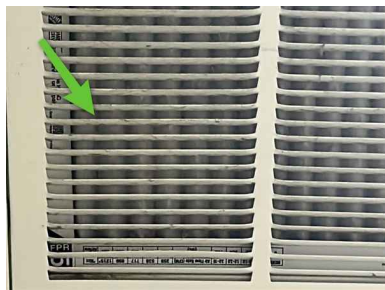
Supply vents operated as intended



Return vents operated as intended

☒ ☐ ☐ ☐ **F. Air Filter**

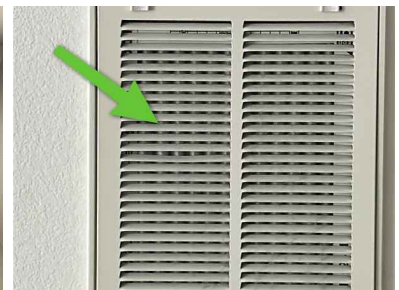
Air Filter Operated as Intended:



Air filter operated as intended



Air filter Location-1st floor



Air filter overview

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Air filter location-2nd floor

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

I	NI	NP	D
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IV. PLUMBING SYSTEMS

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

Location of Water Meter: N/A

Location of Main Water Supply Valve : Front



Main water shut off valve



Main water shut off valve location

Static Water Pressure Reading: 40-80 psi (normal)



Water pressure within range

Type of Supply Piping Material: PVC

1: No Vacuum Breaker (Exterior Hose Bib)

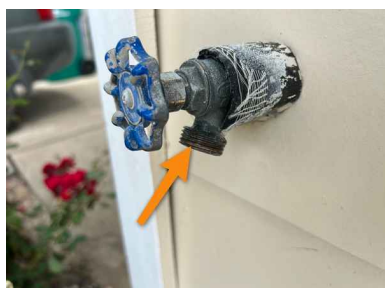
🔴Recommendation

No vacuum breaker on outside hose bib.

Vacuum breaker prevents back siphoning of outside water into indoor plumbing.

Correction recommended by qualified contractor.

Recommendation: Contact a qualified professional.



No Vacuum Breaker



No Vacuum Breaker

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

I	NI	NP	D
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☒ ☐ ☐ ☐ **B. Toilets**

Toilets Operated as Intended at the time of inspection:
Toilets operating as intended at the time of inspection.



Toilets tested

☐ ☐ ☐ ☒ **C. Sinks**

Sinks Overveiw:



Sinks tested



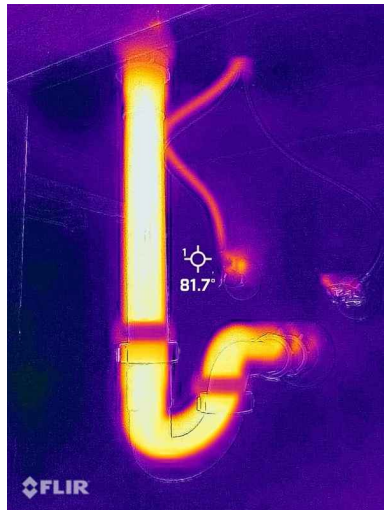
Vegetable sprayer tested



Sinks leak/drain tested

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

I	NI	NP	D
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No leaks detected

1: Loose/Damaged Faucet

🔴Recommendation

Observed loose or damaged faucet hardware.

Correction recommended by qualified contractor.

Recommendation: Contact a qualified professional.



Loose/Damaged Faucet



Loose/Damaged Faucet

2: Draining Slowly

🔴Recommendation

Observed sink draining slowly in bathroom.

Further evaluation & correction recommended by qualified contractor.

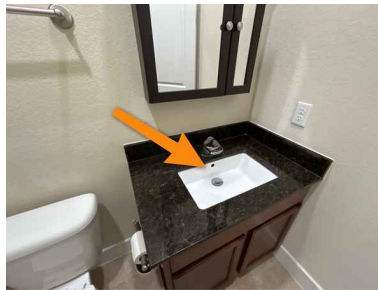
Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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Draining Slowly



Draining Slowly

3: Low Water Pressure

🔴Recommendation

Low water pressure at sink observed

Further evaluation and correction recommended

Recommendation: Contact a qualified professional.



Low Water Pressure



Low Water Pressure

☐ ☐ ☐ ☒ D. Bathtubs and Showers

Bathtub & Shower Overview:



Bathtub tested



Shower tested



Bathtub tested

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Shower tested



Bathtub drain/leak tested



Bathtub drain/leak tested

1: Slow drain

👉Recommendation

Observed bathtub tub/shower draining slowly at the time of inspection.

Further evaluation and correction is recommended by a qualified contractor to ensure proper functionality of bathtub drain.

Recommendation: Contact a qualified professional.



Slow drain



Slow drain

2: Missing/Damaged Grout or Caulking

👉Recommendation

Observed caulking or grout missing or damaged at bathtub / shower.

Correction recommended by qualified contractor to minimize possible moisture intrusion.

Recommendation: Contact a qualified professional.

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

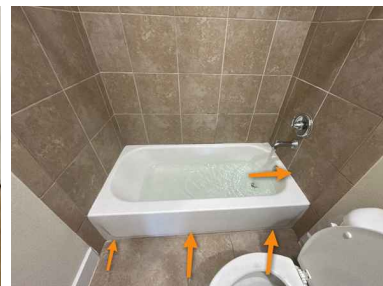
I	NI	NP	D
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Missing/Damaged Grout or Caulking



Missing/Damaged Grout or Caulking



Missing/Damaged Grout or Caulking

- ☐ ☐ ☐ ☒ **E. Drains , Waste**
Piping Material Type: PVC

1: Missing Washing Machine Drain Pan

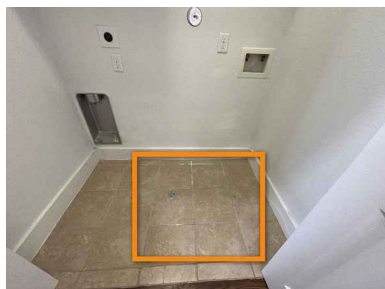
👉 **Recommendation**

No washing machine drain pan installed (upstairs laundry area).

Washing machine drain pan (with drain pipe) needed to containment of potential leaking appliance.

Correction recommended by qualified contractor

Recommendation: Contact a qualified professional.



Missing Washing Machine Drain Pan

- ☒ ☐ ☐ ☐ **F. Water Heating Equipment**

Energy Sources: Natural gas

Year of Manufacture: 2013

Capacity: 50 Gallons

Water Heating Equipment Operated as Intended at the time of inspection:

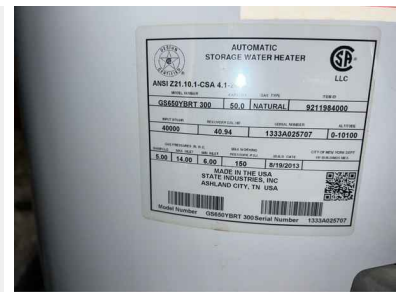
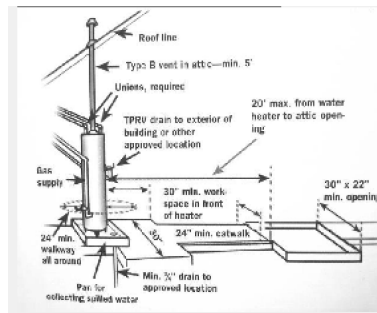
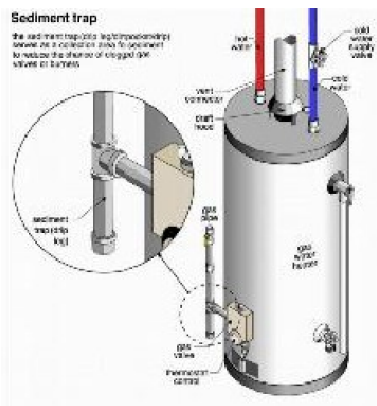
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

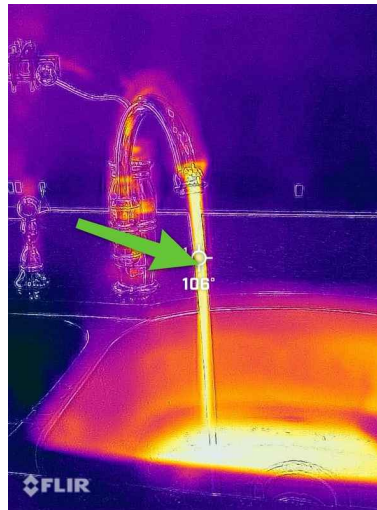
I	NI	NP	D



Water heater data label



Water heater overview



Hot water temperature

☐ ☐ ☒ ☐ **G. Hydro-Massage Therapy Equipment**

☒ ☐ ☐ ☐ **H. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter: Right side exterior wall -

The gas meter, with the main shut off valve for the gas to the house, was located at the (see photo) side of the house. It is noted that the inspection of the gas supply lines was a visual inspection of those gas pipes that were visible at the time of the inspection and was performed in a cursory manner.

I did not use any specialized equipment to detect leaks.

If further investigation is desired, it is recommended that a plumber be contacted. (Information)

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

I	NI	NP	D
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Gas meter location

Type of Gas Distribution Piping Material: Black Steel

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

I	NI	NP	D
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V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwashers

Dishwashers Operated as Intended at the time of inspection:



☒ ☐ ☐ ☐ B. Food Waste Disposers

Food Waste Disposers Operated as Intended at the time of inspection:



Food waste disposal in operation

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Range Hood and Exhaust Systems Operated as Intended at the time of inspection:



Range exhaust in operation

I=Inspected

NI=Not Inspected

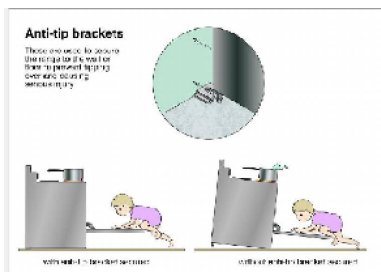
NP=Not Present

D=Deficient

I	NI	NP	D

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

Ranges, Cooktops, Ovens Operated as Intended at the time of inspection:



Cooktop in operation



Oven in operation

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Microwave Ovens Operated as Intended at the time of inspection:

Microwave was operating as intended at the time of the inspection.



Microwave in operation

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

Mechanical exhaust vents operated as intended at the time of inspection:



Mechanical exhaust vent in operation

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Garage Door Opener(s) Operated as Intended at the time of inspection:

Garage door opener(s) operated as intended at the time of inspection.

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

I	NI	NP	D
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Garage door opener in operation

1: Auto-reverse Sensor too High

🔴 Recommendation

Observed auto reverse safety sensor too high - safety item.

Correction recommended by qualified contractor

Recommendation: Contact a qualified professional.



Auto-reverse Sensor too High



Auto-reverse Sensor too High

☒ ☐ ☐ ☐ H. Dryer Exhaust Systems

Dryer Exhaust Systems Operated as Intended at the time of inspection:



Dryer exhaust vent overview