



Property Inspection **REPORT**

██████████, Temple, 76502

CLIENT: ██████████

INSPECTOR: Jose Lopez

LICENSE: 26219

AGENT: ██████████

DATE OF INSPECTION: 3/19/2026

TIME OF INSPECTION: 04:00PM



PROPERTY INSPECTION REPORT FORM

<u>Best Client Ever</u>	<u>3/19/2026</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>123 L7 Main Street Temple, Texas 76502</u>	
<i>Address of Inspected Property</i>	
<u>Jose Lopez</u>	<u>26219</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<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 inspectors 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 manufacturers 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

Weather: Sunny, 85°F

Present at Inspection: Client was present during the inspection.

SCOPE OF THE INSPECTION: A home inspection is a noninvasive, visual observation and operation of the accessible systems and components of real property, including buildings and other improvements. Its purpose is a) to identify conditions that, in the professional opinion of the Inspector, are significantly deficient or b) to identify systems and components that are at the end of their service lives.

The Inspection is strictly limited to the examination of readily accessible, installed systems and components of homes by using normal operating controls and opening readily operable access panels, where applicable, of the following components of the Property: structure, foundation, exterior, roof, attic, major mechanical systems (heating, air conditioning, electrical, and plumbing), built-in appliances, and interior (floors, ceilings, walls, windows, and doors). All components will be inspected pursuant to the Standards of Practice set forth for Home Inspectors by the Texas Real Estate Commission as contained in the Texas Administrative Code, §§535.227 through 535.233. Where multiple instances of the same component exist, a representative number shall be inspected. The observations of conditions are limited to those areas of the home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the Property or personal injury to the Inspector. Any additional services outside the list of components in this contract or in those rules must be specifically agreed to in writing between the Inspector and the Client.

The Inspector will prepare and provide the Client with a written report for the sole use and benefit of the Client. The written report shall document any deficiencies discovered in the Property's systems and components. A deficiency is a condition that, in the reasonable judgment of the Inspector, is not functioning properly or is unsafe. However, the fact that a system or component is near, at, or beyond the end of its normal service life is not, in itself, a deficiency in the system or component. Nothing in the report and no opinion of the Inspector should be construed as advice to the Client to purchase, or not to purchase, the Property, or serve as a prediction of future conditions or the value of the Property. Further, any descriptions of deficiencies of the Property should not be interpreted as estimates for the costs of repairs to any system or component of the Property.

Table Of Contents

STRUCTURAL SYSTEMS	4-17
ELECTRICAL SYSTEMS	18-20
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS	21-24
PLUMBING SYSTEMS	25-33
APPLIANCES	34-39
OPTIONAL SYSTEMS	40-41
Glossary	42
Report Summary	43-44

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
-------------------------------------	--------------------------	--------------------------	--------------------------	----------------

Type of Foundation(s):

- Slab Foundation

Comments:

- Observation: The home is constructed on a slab-on-grade foundation. No visible deficiencies were observed at the time of the inspection.

Implication: No adverse conditions were identified that would indicate performance concerns at the time of the inspection.

Recommendation: No action required at this time.



Foundation Wall

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

B. Grading and Drainage

Comments:

• Observation: Positive grading was observed around the home perimeter, promoting drainage away from the foundation.

Implication: Proper grading helps reduce the potential for water accumulation at the foundation and supports overall structural performance.

Recommendation: No action required at this time.

• Observation: A gutter system is not installed in certain areas of the home where roof runoff may discharge directly adjacent to the foundation and near entry points.

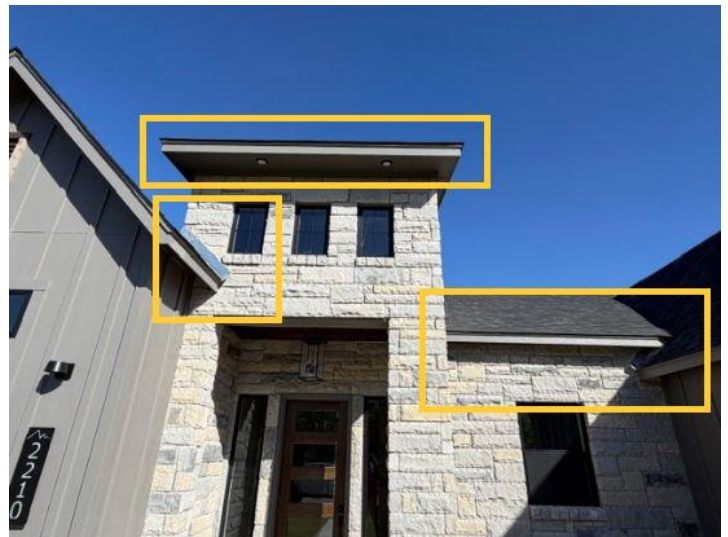
Implication: The absence of gutters in these areas may allow water to accumulate near the foundation and entry points, potentially contributing to soil movement, moisture intrusion, or premature deterioration over time.

Recommendation: Recommend budgeting for the installation of a gutter system in the affected areas to help direct water away from the foundation and improve drainage control.

Severity: Minor



Positive Grade



Gutter System Recommended

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Gutter System Recommended

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
-------------------------------------	--------------------------	--------------------------	-------------------------------------	----------------------------

Type(s) of Roof Covering:

- Architectural asphalt shingles.

Viewed From:

- Roof

Comments:

- Observation: The roof covering consists of architectural asphalt shingles. The roof system is only a few months old.

Implication: Newer roofing materials are expected to be in good condition and provide adequate protection when properly installed and maintained.

Recommendation: No action required at this time. (See other observations)

- Observation: Exposed nails were observed at some of the plumbing vent flashing locations.

Implication: Exposed fasteners are susceptible to moisture intrusion over time, which can lead to leaks and potential damage to underlying materials.

Recommendation: Recommend the builder seal all exposed nails and verify that all roof penetrations are properly sealed to prevent water intrusion.

Severity: Moderate

- Observation: Two pieces of 2x4 lumber were observed nailed to the roof surface near the patio chimney.

Implication: Penetrations through the roofing material without proper sealing can allow water intrusion, potentially leading to deterioration of roofing components and underlying structures.

Recommendation: Recommend removal of the 2x4s and proper sealing of all penetrations at those locations by the builder to prevent future water intrusion.

Severity: Moderate

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Roof Covering Material - Architectural Asphalt Shingles



Exposed Roofing Nail



Exposed Roofing Nails



2x4s Nailed to the Roof

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Exposed Roofing Nails



Exposed Roofing Nail

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Roof Structure and Attics
-------------------------------------	--------------------------	--------------------------	-------------------------------------	------------------------------

Viewed From:

- Attic

Approximate Average Depth of Insulation:

- Spray Foam - Open Cell - 5.5 inches - R-Value R-21

Comments:

- Observation: Open cell spray foam insulation was observed in the attic. Based on available documentation, the insulation is approximately 5.5 inches thick, with an estimated R-value of R-21.

Implication: The reported insulation value is consistent with typical performance expectations for this type of material and contributes to energy efficiency.

Recommendation: No action required at this time.

- Observation: The roof decking and other structural components were not visible due to the presence of spray foam insulation.

Implication: Limited visibility restricts the ability to fully evaluate the condition of the roof structure, and concealed deficiencies may not be identified.

Recommendation: No action required; however, be aware that concealed areas were not accessible for inspection.

- Observation: The attic access pull-down ladder located in the garage was difficult to open and close.

Implication: Difficulty operating the attic access may indicate improper installation or alignment, which can lead to usability issues and potential damage to the unit over time.

Recommendation: Recommend the builder make necessary adjustments to ensure proper operation of the attic access ladder.

Severity: Minor

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Spray Foam



Attic Access

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior)
-------------------------------------	--------------------------	--------------------------	-------------------------------------	----------------------------------

Wall Materials:

- Exterior Walls Material: Brick veneer, stone veneer, and board and batten siding.
- Interior Walls Material: Drywall

Comments:

- Observation: Exterior walls consist of brick veneer, stone veneer, and board and batten siding. The exterior wall coverings were observed to be in generally good condition.

Implication: Properly installed and maintained exterior wall coverings help protect the home from weather exposure and contribute to overall durability.

Recommendation: No action required at this time.

- Observation: Interior walls are finished with drywall. The walls appeared to be in good condition, with no visible deficiencies observed at the time of the inspection.

Implication: No adverse conditions were identified that would indicate performance concerns at the time of the inspection.

Recommendation: No action required at this time.

- Observation: Gaps were observed at select areas of the exterior walls, including above the columns near the front entrance and between the frieze board and wall surfaces, where sealing was incomplete or missing.

Implication: Unsealed gaps may allow moisture intrusion and pest entry, which can lead to deterioration of materials and potential interior damage over time.

Recommendation: Recommend the builder perform a walkthrough and properly seal all identified gaps and similar areas to help prevent moisture and pest intrusion.

Severity: Moderate

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Exterior Walls - Brick Veneer, Stone Veneer, Board and Batten Siding



Gap between stone veneer cladding and soffit



Gap between stone veneer cladding and soffit (Close-up)



Gap between stone veneer cladding and soffit

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Gap between stone veneer cladding and soffit (Close-up)

X			
---	--	--	--

F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling Material: Drywall, and beadboard
- Floor Material: Carpet, vinyl-wood, and concrete.

Comments:

• Observation: Ceiling materials consist of drywall in the interior and beadboard at the porch, patio, and exterior areas near the garage doors. No visible deficiencies were observed at the time of the inspection.

Implication: No adverse conditions were identified that would indicate performance concerns at the time of the inspection.

Recommendation: No action required at this time.

• Observation: Flooring materials consist of carpet in the bedrooms; SPC vinyl flooring in the common areas, bathrooms, office, and game room; and concrete at the porch, patio, and garage. No visible deficiencies were observed at the time of the inspection.

Implication: No adverse conditions were identified that would indicate performance concerns at the time of the inspection.

Recommendation: No action required at this time.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

G. Doors (Interior and Exterior)

Comments:

• Observation: All doors were operated and found to be functional at the time of the inspection.

Implication: Properly functioning doors contribute to safety, security, and normal operation of the home.

Recommendation: No action required at this time.

H. Windows

Window Types:

• Single-hung, vinyl framed, double-insulated thermal

Comments:

• Observation: Windows are single-hung, vinyl-framed, double-insulated thermal units. All windows were operated and checked for proper functionality and safety features, with no visible deficiencies observed at the time of the inspection.

Implication: Properly functioning windows contribute to energy efficiency, safety, and normal operation of the home.

Recommendation: No action required at this time.

I. Stairways (Interior and Exterior)

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J. Fireplaces and Chimneys
-------------------------------------	--------------------------	--------------------------	-------------------------------------	----------------------------

Locations:

- Living room and patio.

Types:

- Living room fireplace is prefabricated, wood burning and gas burning.
- Patio fireplace is prefabricated, wood burning.

Comments:

• Observation: Two prefabricated fireplaces were observed: one located in the living room and one at the patio. The living room fireplace is designed for wood-burning use and may be converted to gas-burning when properly equipped. The patio fireplace is wood-burning. No visible deficiencies were observed at the time of the inspection.

Implication: Fireplaces that are properly installed and maintained can provide safe operation and supplemental heating when used as intended.

Recommendation: No action required at this time.

- Observation: Two chimneys were observed at the home. Both chimneys are equipped with metal chase covers and vent terminations.

Implication: Properly installed chimney components help protect against weather intrusion and support safe operation of the fireplace systems.

Recommendation: See Deficiencies comment below.

- Observation: Gaps were observed between the storm collars and the chase covers at both chimneys. Sealant was either missing or inadequately applied at these locations.

Implication: Gaps at the storm collar can allow water intrusion into the chimney chase, which may lead to moisture damage, deterioration of components, and potential leaks over time.

Recommendation: Recommend the builder properly seal the gaps between the storm collars and chase covers to prevent water intrusion.

Severity: Moderate

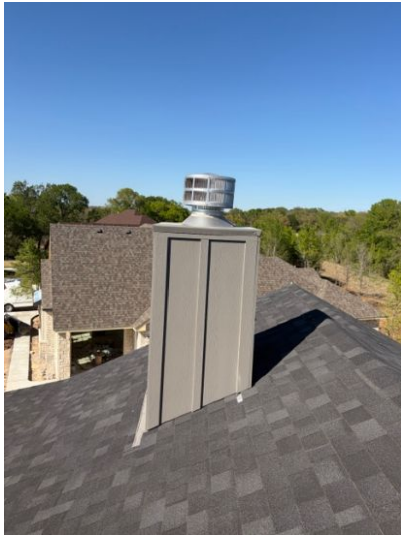
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Front Chimney



Gap between Storm Collar and Chase Cover



Rear Chimney



Gap between Storm Collar and Chase Cover

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Living Room Fireplace



Patio Fireplace

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
-------------------------------------	--------------------------	--------------------------	--------------------------	--

Comments:

• Observation: The porch and patio areas were observed. No visible deficiencies were noted at the time of the inspection.

Implication: No adverse conditions were identified that would indicate performance concerns at the time of the inspection.

Recommendation: No action required at this time.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	L. Other
--------------------------	-------------------------------------	-------------------------------------	--------------------------	----------

Materials:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Service Entrance and Panels
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------------

Panel Locations:

- Lateral service entrance , electric meter, and main electrical panel are located on the left side of the home.
- Subpanel is located in the garage.

Materials and Amp Rating:

- Copper wiring
- Main Electric Panel Breakers Amperage: Main Breaker 200A (1), Surge Protection Device (1), Double-Pole 100A (1), Double-Pole 60A (1), Double-Pole 50A (2), Double-Pole 40A (1), Double-Pole 30A (3), Single-Pole 20A (9).
- Subpanel Breakers Amperage: Double-Pole 20A (1), Single-Pole 20A (25).

Comments:

- Observation: The lateral service entrance, electric meter, and main electrical panel were observed on the left side of the home. A surge protection device and main lug covers were present within the panel. Wiring appeared to be properly installed, and no visible deficiencies were observed at the time of the inspection.

Implication: Properly installed electrical components and protective devices contribute to safe and reliable operation of the electrical system.

Recommendation: No action required at this time.

- Observation: A subpanel was located at the garage wall. **GFCI/AFCI** combination breakers were observed, and wiring appeared to be properly installed. No visible deficiencies were observed at the time of the inspection.

Implication: Properly installed subpanels and protective devices contribute to enhanced electrical safety and reliable system performance.

Recommendation: No action required at this time.



Electric Meter and Main Electric Panel



Main Electric Panel

I=Inspected

NI=Not Inspected

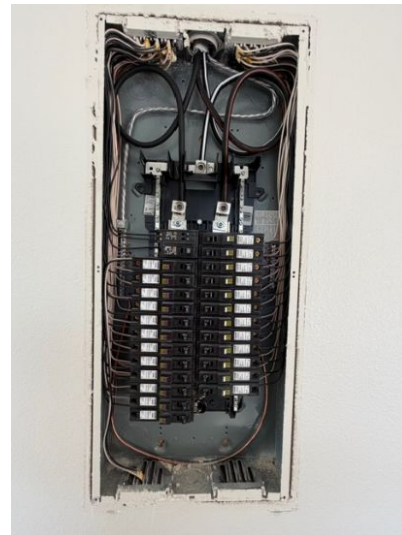
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Subpanel



Subpanel

X			
---	--	--	--

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- Observation: Exterior outlets were observed to be protected by GFCI and CAFCI devices and were properly labeled. All tested outlets were found to be functional at the time of the inspection.

Implication: Properly installed and functioning GFCI/AFCI protection enhances safety by reducing the risk of electrical shock and fire hazards.

Recommendation: No action required at this time.

- Observation: Interior outlets, including those in the garage, were observed to have GFCI protection at required locations and were properly labeled. All tested outlets were functional and appeared to be properly wired.

Implication: Properly installed and functioning outlets contribute to safe and reliable electrical system operation throughout the home.

Recommendation: No action required at this time.

- Observation: Smoke detectors and carbon monoxide detectors were observed on required locations and were tested. All units were functional at the time of the inspection.

Implication: Properly functioning life safety devices are critical for early detection of fire and carbon monoxide hazards, enhancing occupant safety.

Recommendation: No action required at this time.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Exterior Receptacle

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	-------------------------------------	--------------------------

C. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment
-------------------------------------	-------------------------------------	--------------------------	--------------------------	----------------------

Type of Systems:

- Forced Warmed Air Central System

Energy Sources:

- Electric

Comments:

• Observation: The home is equipped with a forced warm air central heating system (heat pump). The furnace unit is located in the conditioned attic space, and the thermostat is located on the primary bedroom hallway wall. The heating system was not operated due to the ambient temperature exceeding 70°F (approximately 85°F) at the time of the inspection.

Implication: The inability to operate the heating system under current conditions limits the evaluation of its performance, and potential deficiencies may not be identified.

Recommendation: Recommend operating and evaluating the heating system when ambient conditions are suitable or having the system evaluated by a qualified HVAC professional prior to closing.

Manufacturer: Lennox
 Manufactured Date: APR 2024
 Model#: CBA25UHV-060-230A03
 S/N: 1524D34168



HVAC Furnace



HVAC Furnace Data Plate

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Thermostat

B. Cooling Equipment

Type of Systems:

- Electric Central Air system

Comments:

- Observation: The condensing unit was located on the right side of the home behind the fence. The system was operated, and the temperature differential was observed to be within the acceptable range at the time of the inspection. No visible deficiencies were observed.

Implication: Proper temperature differential indicates the system is performing within expected operating parameters at the time of the inspection.

Recommendation: No action required at this time.

Manufacturer: Lennox
Manufactured Date: MAY 2024
Model#: ML17X91-060-230A01
S/N: 1924E23581

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Condensing Unit



Condensing Unit Data Plate



Cooling System Temperature Differential - 71.1°F at Return Register



Cooling System Temperature Differential - 54.0°F at Supply Register

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct Systems, Chases, and Vents
-------------------------------------	--------------------------	--------------------------	--------------------------	------------------------------------

Comments:

• Observation: The HVAC duct system, chases, and vents were observed and appeared to be functional. No visible deficiencies were noted at the time of the inspection.

Implication: Properly functioning ductwork and air distribution components support efficient airflow and overall HVAC system performance.

Recommendation: No action required at this time.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



HVAC Duct System

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Other
--------------------------	-------------------------------------	-------------------------------------	--------------------------	----------

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution System and Fixtures
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--

Location of Water Meter:

- In driveway

Location of Main Water Supply Valve:

- In driveway

Comments:

- Static Water Pressure Reading: 60 PSI
- Observation: The water meter, main water supply valve, and pressure regulator were located in the driveway. Static water pressure was measured at a hose bib and was found to be approximately 60 psi. The plumbing system was tested by operating multiple fixtures simultaneously, and functional flow was observed.

Implication: Water pressure and flow were within typical operating ranges at the time of the inspection, supporting normal system performance.

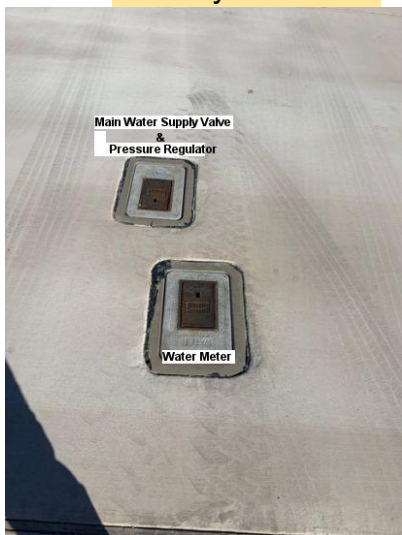
Recommendation: No action required at this time.

- Observation: Anti-siphon devices were not observed at the exterior hose bibs.

Implication: The absence of anti-siphon devices may allow contaminated water to backflow into the potable water supply, posing a potential health risk.

Recommendation: Recommend installation of anti-siphon devices at all exterior hose bibs to help prevent backflow contamination. These inexpensive devices can be obtain at any local hardware store.

Severity: Moderate



Water Meter, Main Water Supply Valve, and Water Pressure Regulator



Water Meter

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Main Water Supply Valve (Bottom) & Water Pressure Regulator (Top)



Static Water Pressure: 60 PSI



Missing Anti-siphon Device

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Drains, Wastes, Vents
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Type of Drain Piping Material:

- **PVC**

Observations:

- Observation: Drain piping material was observed to be PVC. The plumbing system was tested for proper draining by operating multiple fixtures and appliances simultaneously, and proper draining was observed and no leaks were detected. Two sewer clean-outs were identified: one on the left side of the home and another near the curb.

Implication: Proper draining and the absence of visible leaks during testing indicates the system is performing as intended at the time of the inspection.

Recommendation: No action required at this time.

- Observation: Plumbing vents, bath fan vents, exhaust fan vent, and dryer vent terminations were observed at the roof. The dryer vent was properly installed, and the exterior grill cover was not present, allowing for proper airflow and lint discharge.

Implication: Properly installed and unobstructed vent terminations support effective ventilation and reduce the risk of moisture buildup or lint accumulation.

Recommendation: No action required at this time.

- Observation: Plumbing vent penetrations through the roof were observed. Exposed nails were noted at some of the vent flashing locations. These observation was previously identified on the Roof Covering System section of the report. See that section for deficiencies photos.

Implication: Exposed fasteners may allow moisture intrusion over time, potentially leading to leaks and deterioration of roofing components.

Recommendation: Recommend sealing all exposed nails at vent flashing locations to help prevent water intrusion.

Severity: Moderate

- Observation: A clean-out was observed at the rear right side of the home near the primary bedroom area. The clean-out was mostly covered with dirt, restricting access and preventing removal of the cap without excavation.

Implication: Limited access to the clean-out may hinder maintenance or emergency servicing of the drainage system.

Recommendation: Recommend clearing the area around the clean-out to allow proper access for maintenance and servicing.

Severity: Moderate

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Unconditioned Attic Space (Above Garage) Vents



Plumbing Vents



Bath Fan/Exhaust Fan Vent



Sewer Clean-Out 1

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Sewer Clean-Out 2



Obstructed Clean-Out



Kitchen Sink Drain - PVC

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Water Heating Equipment
-------------------------------------	--------------------------	--------------------------	--------------------------	----------------------------

Energy Source:

- Tank Water Heater - Electric
- Tankless Water Heater - Propane Gas

Capacity:

- Electric Unit: 55 gallons

Comments:

- Water Heater – Electric Tank Unit (Garage Closet)

Observation: An electric tank-type water heater was located in a closet within the garage. An expansion tank was installed. The temperature and pressure relief valve (TPRV) was tested and was observed to discharge to the exterior on the right side of the home. No visible deficiencies were observed at the time of the inspection.

Implication: Proper installation of safety components such as the expansion tank and TPRV discharge supports safe operation of the water heating system.

Recommendation: No action required at this time.

Manufacturer: Rheem

Manufactured Date: 15 APR 2025

Model #: PROE55 T2 RH94

S/N: Q152509022

Capacity: 55 GALS

- Tankless Water Heater (Propane Gas)

Observation: A gas tankless water heater was located on the exterior left side of the home near the fence. No gas leaks were detected at the gas lines or connections at the time of the inspection. The TPRV was tested, and the discharge line was observed terminating below the unit. No visible deficiencies were observed.

Implication: Properly functioning tankless water heater systems and gas connections support safe and efficient hot water delivery.

Recommendation: No action required at this time.

Manufacturer: Rinnai

Manufactured Date: Not Found

Model #: RE180EP

S/N: Not Found

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Traditional Tank Water Heater



Traditional Tank Water Heater Data Plate



Tankless Water Heater



Tankless Water Heater

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
--------------------------	-------------------------------------	-------------------------------------	--------------------------	------------------------------------

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	-------------------------------------	--------------------------	--------------------------

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:

- 120 GAL Propane Tank - No Gas Meter

Type of Gas Distribution Piping Material:

- Black Iron Pipe, Copper, and CSST.

Comments:

- Observation: The gas distribution system is supplied by a 120-gallon propane tank located on the right side of the home behind the fence. No visible deficiencies were observed at the time of the inspection.

Implication: A properly installed propane system supports safe and reliable fuel supply to connected appliances.

Recommendation: No action required at this time.

- Observation: The tankless water heater, and stove were connected to the gas distribution system. Both appliances were operated and found to be functional at the time of the inspection.

Implication: Properly functioning gas appliances support safe operation and intended performance.

Recommendation: No action required at this time.

- Observation: The living room fireplace was identified as a gas-capable unit; however, it is not currently connected to the gas distribution system. Additionally, an outdoor gas grill was observed but was not operated, as it was not fully installed by the builder at the time of the inspection to prevent theft during the final phases of construction.

Implication: The fireplace and outdoor grill cannot be operated using gas in their current condition until properly connected and fully installed.

Recommendation: No action required; however, if gas operation is desired, recommend connection and final installation by a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



120-Gal Propane Tank



Gas Grill

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
--------------------------	-------------------------------------	-------------------------------------	--------------------------	----------

Materials:
Comments:

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
-------------------------------------	--------------------------	--------------------------	--------------------------	----------------

Comments:

• Observation: The dishwasher was operated on a normal cycle and was found to be functional at the time of the inspection. Anti-tip devices were observed, and a high loop was present at the drain line. No visible deficiencies were noted.

Implication: Proper installation features and normal operation support safe and effective performance of the appliance.

Recommendation: No action required at this time.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



DW Drain Line High Loop

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

B. Food Waste Disposers

Comments:

- Observation: The garbage disposer was operated and found to be functional at the time of the inspection. No visible deficiencies were observed.

Implication: Proper operation of the disposer supports normal kitchen functionality.

Recommendation: No action required at this time.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

C. Range Hood and Exhaust Systems

Comments:

- Observation: The range hood was operated, including the fan and light functions, and was found to be fully functional at the time of the inspection.

Implication: Proper operation of the range hood supports ventilation and removal of cooking byproducts.

Recommendation: No action required at this time.



D. Ranges, Cooktops, and Ovens

Comments:

- Observation: The gas range and oven were operated at the time of the inspection. All burners operated normally. The oven temperature was tested at 350°F and was found to be within an acceptable range ($\pm 25^\circ\text{F}$). No visible deficiencies were observed.

Implication: Proper operation and temperature performance indicate the appliance is functioning within expected parameters.

Recommendation: No action required at this time.

- Observation: An additional electric oven was observed and tested. The oven temperature was tested at 350°F and was found to be within an acceptable range ($\pm 25^\circ\text{F}$). No visible deficiencies were observed.

Implication: Proper temperature performance indicates the appliance is functioning within expected parameters.

Recommendation: No action required at this time.

I=Inspected

NI=Not Inspected

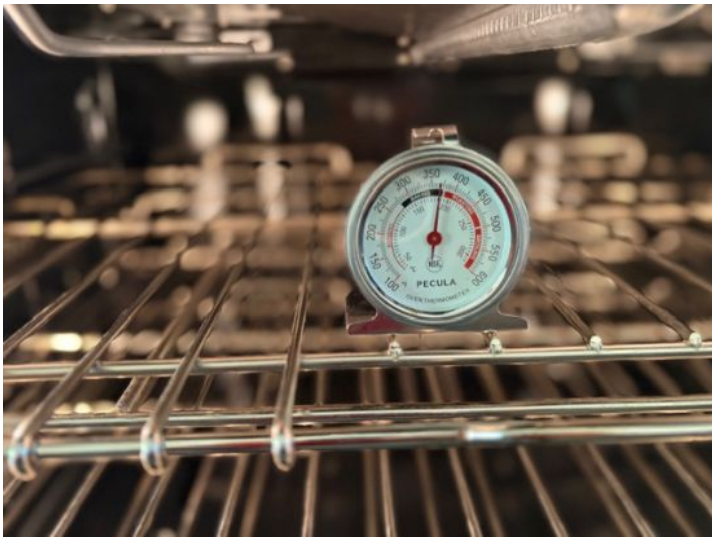
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Gas Stove Oven Temperature Test at 350°F



Gas Stove Oven Temperature Test at 350°F -
Reading at 365°F



Stand-Alone Oven Temperature Test at 350°F

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Stand-Alone Oven Temperature Test at 350°F - Reading 370°F

X			
---	--	--	--

E. Microwave Ovens

Comments:

- Microwave (Kitchen)

Observation: A microwave was observed in the kitchen. The unit was operated and found to be functional at the time of the inspection.

Implication: Proper operation of the microwave supports normal kitchen functionality.

Recommendation: No action required at this time.

- Microwave (Walk-In Pantry)

Observation: A second microwave was observed in the walk-in pantry. The unit was operated and found to be functional at the time of the inspection.

Implication: Proper operation of the microwave supports normal kitchen functionality.

Recommendation: No action required at this time.

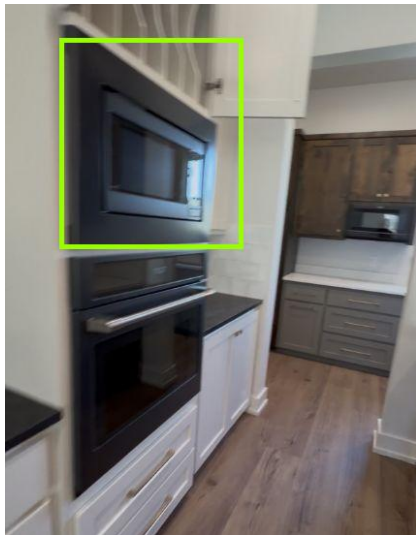
I=Inspected

NI=Not Inspected

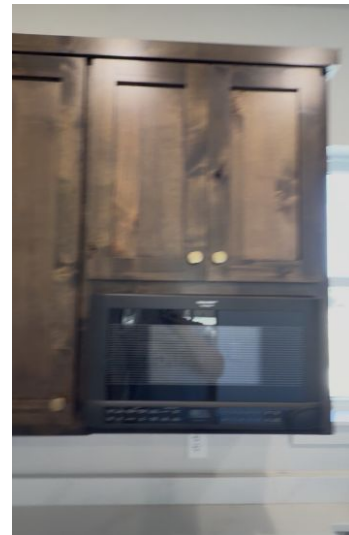
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Kitchen Microwave



Walk-In Pantry Microwave

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

• Observation: All mechanical exhaust vents were operated and found to be functional at the time of the inspection. All vents terminate to the exterior through roof penetrations. No visible deficiencies were observed.

Implication: Properly functioning exhaust systems that vent to the exterior help remove moisture and improve indoor air quality.

Recommendation: No action required at this time.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

G. Garage Door Operators

Door Type:

- One Aluminum Sectional - Two car Garage Door
- One Aluminum Sectional - One Car Garage Door

Comments:

• Observation: Both garage doors were operated and tested for functionality and safety features. No visible deficiencies were observed at the time of the inspection.

Implication: Properly functioning garage doors and safety features support safe and reliable operation.

Recommendation: No action required at this time.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

H. Dryer Exhaust Systems

Comments:

- Observation: The dryer exhaust system was observed. The laundry room exhaust components appeared to be in good condition, and the system vents to the exterior through a roof termination.

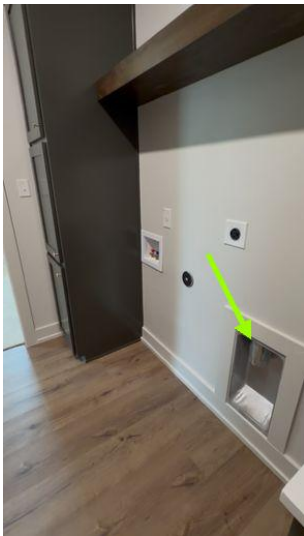
Implication: Properly installed dryer exhaust systems that vent to the exterior support safe operation and effective moisture and lint removal.

Recommendation: No action required at this time.

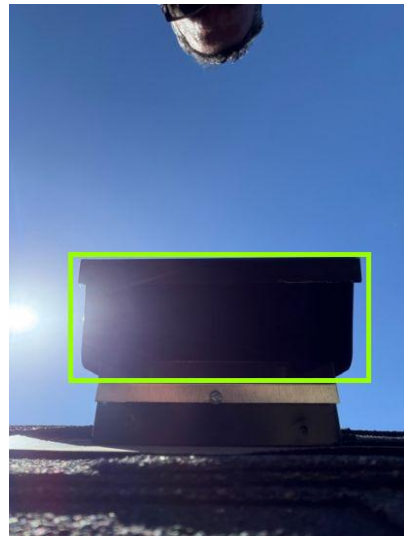
- Observation: The roof dryer vent termination does not have a grill or screen installed.

Implication: This condition allows for proper airflow and reduces the potential for lint accumulation at the termination point.

Recommendation: No action required at this time.



Laundry Room Dryer Vent



Roof Penetration Dryer Vent - No Grill

I. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
-------------------------------------	-------------------------------------	--------------------------	--------------------------	---

Comments:

- Observation: An irrigation system is installed for the front yard. The system was visually inspected; however, it was not operated as it was winterized at the time of the inspection.

Implication: The inability to operate the system limits the evaluation of its performance, and potential deficiencies may not be identified.

Recommendation: Recommend operating and evaluating the irrigation system when it is de-winterized or having it evaluated by a qualified professional.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
--------------------------	-------------------------------------	-------------------------------------	--------------------------	--

Type of Construction:

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
--------------------------	-------------------------------------	-------------------------------------	--------------------------	-----------------

Materials:

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
--------------------------	-------------------------------------	-------------------------------------	--------------------------	---

Type of Pump:

Type of Storage Equipment:

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal Systems
--------------------------	-------------------------------------	-------------------------------------	--------------------------	------------------------------------

Type of System:

Location of Drain Field:

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other Built-in Appliances
--------------------------	-------------------------------------	-------------------------------------	--------------------------	------------------------------

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Other
--------------------------	-------------------------------------	-------------------------------------	--------------------------	----------

Comments:

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

STRUCTURAL SYSTEMS		
Page 7 Item: C	Roof Covering Materials	<p>• Observation: Exposed nails were observed at some of the plumbing vent flashing locations.</p> <p>Implication: Exposed fasteners are susceptible to moisture intrusion over time, which can lead to leaks and potential damage to underlying materials.</p> <p>Recommendation: Recommend the builder seal all exposed nails and verify that all roof penetrations are properly sealed to prevent water intrusion.</p> <p>Severity: Moderate</p> <p>• Observation: Two pieces of 2x4 lumber were observed nailed to the roof surface near the patio chimney.</p> <p>Implication: Penetrations through the roofing material without proper sealing can allow water intrusion, potentially leading to deterioration of roofing components and underlying structures.</p> <p>Recommendation: Recommend removal of the 2x4s and proper sealing of all penetrations at those locations by the builder to prevent future water intrusion.</p> <p>Severity: Moderate</p>
Page 10 Item: D	Roof Structure and Attics	<p>• Observation: The attic access pull-down ladder located in the garage was difficult to open and close.</p> <p>Implication: Difficulty operating the attic access may indicate improper installation or alignment, which can lead to usability issues and potential damage to the unit over time.</p> <p>Recommendation: Recommend the builder make necessary adjustments to ensure proper operation of the attic access ladder.</p> <p>Severity: Minor</p>

Page 12 Item: E	Walls (Interior and Exterior)	<p>• Observation: Gaps were observed at select areas of the exterior walls, including above the columns near the front entrance and between the frieze board and wall surfaces, where sealing was incomplete or missing.</p> <p>Implication: Unsealed gaps may allow moisture intrusion and pest entry, which can lead to deterioration of materials and potential interior damage over time.</p> <p>Recommendation: Recommend the builder perform a walkthrough and properly seal all identified gaps and similar areas to help prevent moisture and pest intrusion.</p> <p>Severity: Moderate</p>
Page 16 Item: J	Fireplaces and Chimneys	<p>• Observation: Gaps were observed between the storm collars and the chase covers at both chimneys. Sealant was either missing or inadequately applied at these locations.</p> <p>Implication: Gaps at the storm collar can allow water intrusion into the chimney chase, which may lead to moisture damage, deterioration of components, and potential leaks over time.</p> <p>Recommendation: Recommend the builder properly seal the gaps between the storm collars and chase covers to prevent water intrusion.</p> <p>Severity: Moderate</p>
PLUMBING SYSTEMS		
Page 28 Item: B	Drains, Wastes, Vents	<p>• Observation: A clean-out was observed at the rear right side of the home near the primary bedroom area. The clean-out was mostly covered with dirt, restricting access and preventing removal of the cap without excavation.</p> <p>Implication: Limited access to the clean-out may hinder maintenance or emergency servicing of the drainage system.</p> <p>Recommendation: Recommend clearing the area around the clean-out to allow proper access for maintenance and servicing.</p> <p>Severity: Moderate</p>