PRO-CERTIFIED HOME INSPECTION, PLLC
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RESIDENTIAL INSPECTION

[redacted]
Jarrell, TX 76537

Inspector
Trey Sturgis
Professional Home Inspector #24302
281-515-1303
trey@procertifiedhomeinspection.com

PROPERTY INSPECTION REPORT FORM

[redacted]	08/14/2026 9:00 am
Name of Client	*Date of Inspection*
[redacted] Jarrell, TX 76537	
Address of Inspected Property	
Trey Sturgis	Professional Home Inspector #24302
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILTY 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).

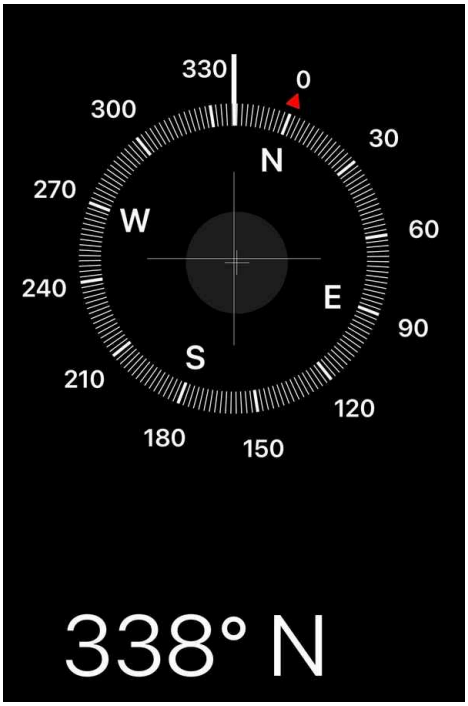
Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

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

Temperature (Approximate): 80-90
Weather Conditions: Partly Cloudy
Home Faces (Direction) and Exterior Photos : North



In Attendance: Buyer

Occupancy: Vacant

Type of Building: Detached, Single Family

Vacant Home Limitations:

The home was vacant/unoccupied at the time of inspection. Vacant and unoccupied homes present unique challenges for home inspection, especially the piping and wiring systems which have not be subject to regular use prior to the inspection. While these systems can be tested during inspection, this one-time test is quite different than regular use and it is difficult to know how these systems will respond to regular use after the inspection. For example plumbing traps may operate with no signs of leaks and then let go when being actively used for a few days. Shower pans may only leak when someone is standing in the shower and taking a shower. Seals for plumbing fixtures can dry up and leak when not in use. Sewer lines with roots may allow water flow, but then fail when waste and tissue are flushed. Please understand we try our best to look for past and existing problems to determine the reliability of these systems during inspection, our testing procedures are as comprehensive as possible but cannot predict the future performance of a fully occupied home.

Attic Space Inspected From Safe View Point:

The attic space is inspected from either the decked platform, which is safe to stand or walk on or the attic scuttle hatch. Inspectors do not crawl or walk on insulation or framing members because this is unsafe and can cause significant damage to ceiling coverings if someone misstepped. While we do our best to look for signs of rodent activity such as rodent droppings, rodent traps and trails in the insulation, it is beyond the scope of the TREC standards of practice to ensure the absence of rodents in the attic space.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Post Tension Cables

Foundation Performance: Performing as intended: In my opinion the foundation appeared to be providing adequate support for the home based on a limited visual observation at the time of the inspection. There were no major deflections in the foundation. The interior and exterior stress indicators showed little affects of movement and I perceived the foundation to contain no significant signs of movement. -
In my opinion, the foundation shows present and visible indicators of adverse performance, and further evaluation by a structural engineer or foundation specialist is recommended.

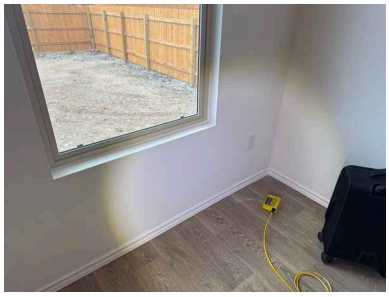
Post Tension Cables Description:
Post Tension Cable foundations is the term for a method of applying compression to the concrete after placement. The concrete is placed around a plastic or steel duct to follow the area where tension would occur in the concrete element. A set of tendons is fished through the duct and the concrete is placed. Once the concrete has reached its compressive strength the tendons are tensioned by the use of hydraulic jacks that pull against the concrete. When the tendons have stretched sufficiently, according to the design specifications, they are wedged in position and maintain tension once the jack has been removed. The duct is then covered with grout to protect the tendons from corrosion. This method is commonly used to create monolithic slabs for homes in locations where expansive soils create problems for the typical perimeter of the foundation. All stresses from expansion and contraction of the soil are taken into the entire tensioned slab, which supports the home without significant flexure.

Possible Signs of Structural Movement: None

Foundation Measurements:
Elevation measurements were taken using a digital level at the first floor. It should be noted that some foundations may be unlevel due to workmanship when the foundation was placed. The below measurements do not necessarily show the actual deflection from differential movement.

Foundation is performing within industry accepted standards. Maintaining soil moisture content near foundation, positive drainage away from foundation and having gutters that drain water away from the foundation is the best defense against future settlement.

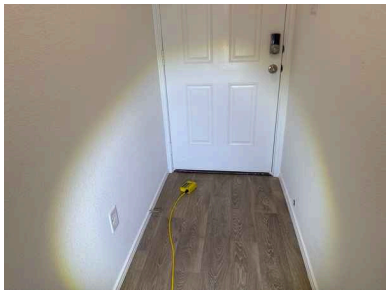
Zero reference point, living room


Zero, Living Room

-0.3, Living Room

I	NI	NP	D

0.1, Bathroom


-0.3, foyer

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Grading and Drainage:
The inspector will report drainage around the foundation that is not performing as intended. An area where the ground does not slope away from the foundation is to be considered improper drainage. 6 inches slope away from the foundation over 10 feet in distance is to be considered normal.

No Gutters Present:
The home is not equipped with gutters. These are not required in every situation, but are recommended to divert roof runoff away from entry areas and mechanical equipment. The absence of gutters and/or diverters above the entry areas can result in roof drainage hitting the porch slab and splashing back onto the doors, windows, and wall coverings. Installing roof gutters and/or diverters may help prevent water penetration in those areas. Additionally, roof gutters can help to manage soil moisture content near the foundation. This is important where expansive clay soils exist.

1: Soil Erosion From Roof Runoff
Maintenance Item

Soil erosion was observed around the home from roof runoff. Long-term soil erosion near the foundation can cause settlement and or movement of the foundation. Gutters can help divert water away from the foundation and help mitigate settlement.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: 3-tab composition -
Roll roofing was observed on the roof above the back porch only

Metal Drip Edge Present: Yes
Viewed From: Roof
Comments:
This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should

be consulted. The home inspector is not responsible for insurability of the roof covering materials and can not determine the exact age of the roof covering.

Condition of Roof Covering: Good Condition

Roof Condition Photos:

Roof Inspection Limitations:
The inspection of the roof covering can be limited due to weather, height of roof surface, slope of roof surface, and any other hazard where the inspector feels unsafe to walk the roof. When this situation occurs, the roof can be inspected either from a ladder at the edge of the roof, flying a drone or with binoculars from ground level.

Roof Limitations: Steepness, Height of Roof

1: Pipes Missing Paint
Maintenance Item

One or more sewer vent pipes were observed to be missing paint on the roof. PVC and neoprene will deteriorate where exposed to ultraviolet rays. Painting the vent pipe can help prevent deterioration caused by exposure to ultraviolet rays.

I	NI	NP	D

Recommendation: Contact a qualified professional.

2: Flashing Fastner missing sealant
Maintenance Item
Observed one or more flashing fasteners that were missing sealant. This could cause a leak in the roof. Recommend sealing all flashing fasteners.

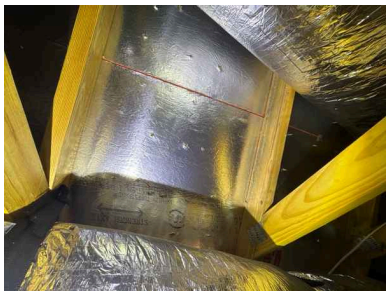
Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**
Viewed From: Attic -
This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed also.

Approximate Average Depth of Insulation: 14-16 Inches Blown Fiberglass Insulation

I	NI	NP	D

Type of Roof Decking: Radiant Barrier, OSB



Attic Ventilation: Static Exhaust Port, Slope Vent
Type of Roof Structure: Engineered Trusses

1: Disturbed Insulation
Maintenance Item

Insulation appears to have been pulled out and/or disturbed. Recommend a qualified insulation contractor evaluate and repair.

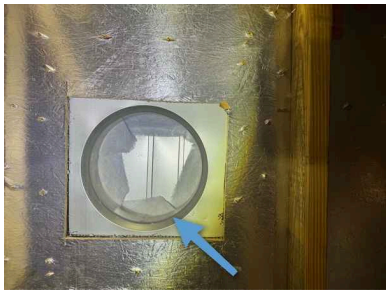
Recommendation: Contact a qualified insulation contractor.

2: Roof Static Exhaust Vent - Airflow Obstruction & Missing Pest Screen
Maintenance Item

I	NI	NP	D

An oversized, irregular opening and damaged soffit paneling were observed at the porch ceiling. Unsealed openings in exterior ceilings leave structural framing and trim exposed to pest intrusion, moisture entry, and accelerated material deterioration. The ceiling paneling should be properly repaired or replaced and sealed by a qualified contractor to ensure a complete exterior building envelope.

Recommendation: Contact a qualified professional.

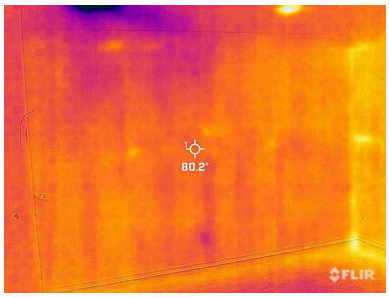


Attic

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

Comments:
This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

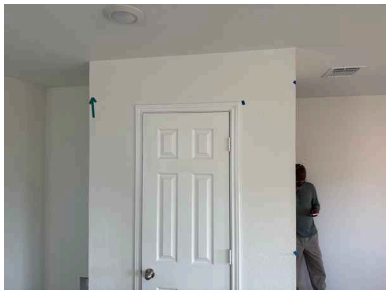
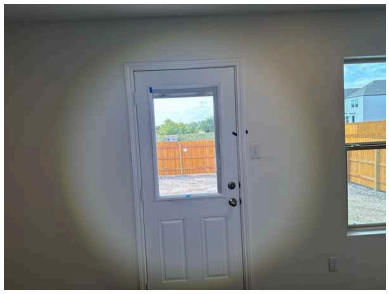
Wall Construction: Wood Framing
Exterior Materials: Fiber Cement Board
Interior Wall Materials: Drywall Textured with Paint
Thermal Samples of Walls:
The interior walls were scanned with a thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. The thermal pictures below are a sample of photos taken in this house at the time of the inspection. When deficiencies and/or notes of concern are found they will be detailed in deficiencies below.

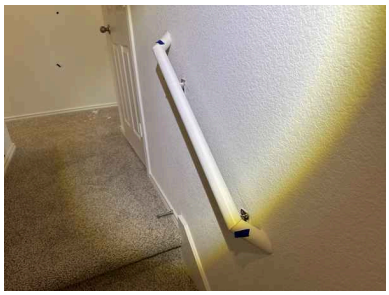


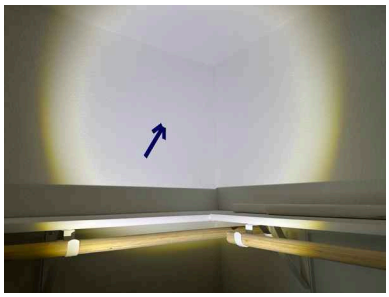
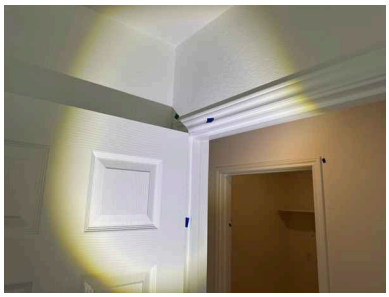
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Blue Taped Walls:
There are numerous walls with blue tape. These are typically minor imperfections such as texture and consistency paint touchup caulking. These photos are for reference.



1: Missing Paint
Maintenance Item

I	NI	NP	D

One or more areas were missing paint at the time of the inspection. Recommend paint completion.

Recommendation: Contact a qualified professional.

2: Loose / Missing Trim

Maintenance Item

Trim pieces were observed to be loose at one or more locations. Recommend securing the trim in these areas.

Recommendation: Contact a qualified professional.

3: Peeling Paint

Maintenance Item

Paint was observed to be peeling at one or more locations. The missing paint can lead to moisture damage of the building materials. Repair as necessary.

Recommendation: Contact a qualified professional.

4: Missing Trim

Maintenance Item

One or more areas is missing trim. Install as necessary.

Recommendation: Contact a qualified professional.

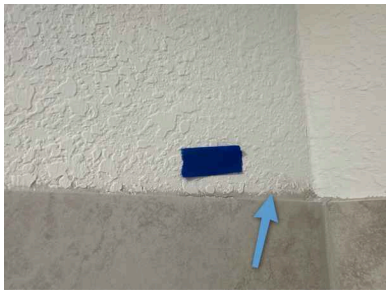
5: Wall- Texture Inconsistantcies

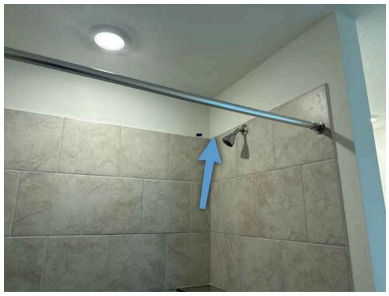
Maintenance Item

Observed one or more areas with texture inconsistencies. Photos are a sampling. Repair as needed to improve appearance.

Recommendation: Contact a qualified professional.

I	NI	NP	D


Master Bathroom


Master Bathroom

6: Paint Touch up
Maintenance Item

Observed one or more areas that were in need of a paint touchup. There were multiple areas that needed touching up. Photos are a sampling.

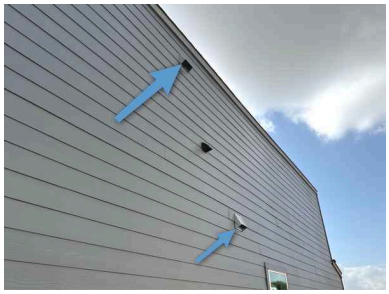
Recommendation: Contact a qualified professional.

7: Missing Caulk / Paint at Wall Vent Cover
Maintenance Item

I	NI	NP	D

Observed one or more areas that were missing caulk and or paint at the vent cover. Recommend caulking and painting cover.

Recommendation: Contact a qualified professional.



8: Missing Second Coat of Paint on Trim
Maintenance Item
Trim surfaces lack a second coat of paint, leaving the finish incomplete. This exposes the primer or base coat and compromises the protective finish. The trim should receive a second coat of paint to ensure proper coverage, durability, and aesthetic consistency.

Recommendation: Contact a qualified professional.

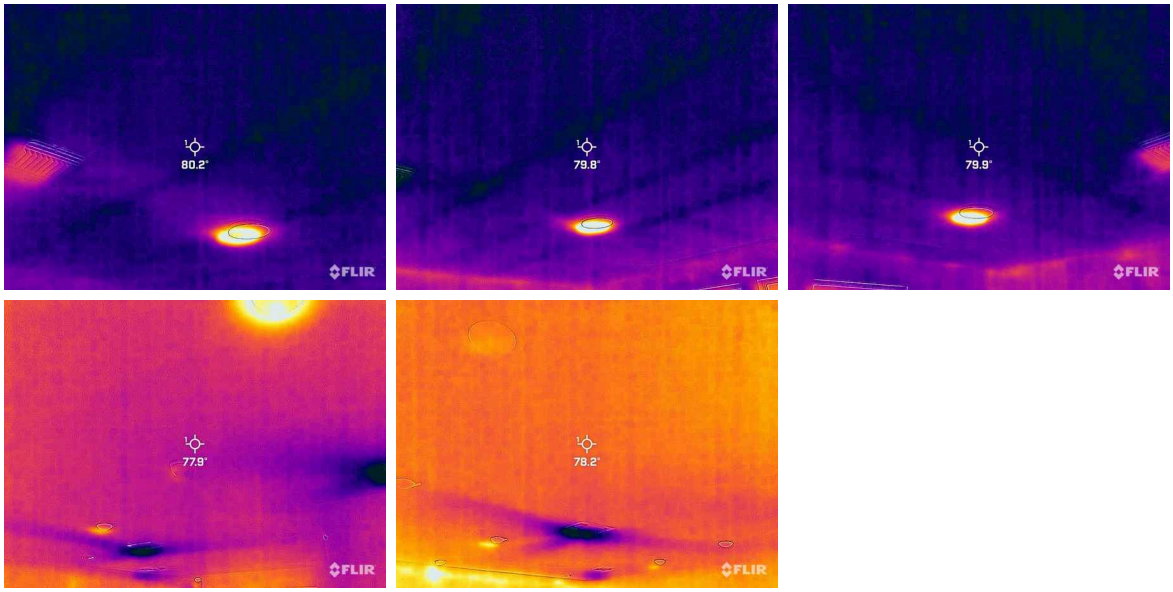
☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:
This inspection covers deficiencies of the ceilings and floors related to structural performance or water penetration.

Thermal Samples of Ceilings:
The ceilings were scanned with a thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. Photos below are a sampling of the photos taken inside this home. If deficiencies and/or concerns are found they will be detailed in additional comments below.

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

I	NI	NP	D



1: Paint/debris on Floor

Maintenance Item

Observed paint stains and/or constructed debris on the floor and one more areas. Recommend cleaning prior to closing.

Recommendation: Contact a qualified professional.

2: Ceiling Missing Paint

Maintenance Item

One or more areas of the ceiling missing paint and or caulk and are in need of a paint touch up. Recommend repair.

Recommendation: Contact a qualified professional.

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

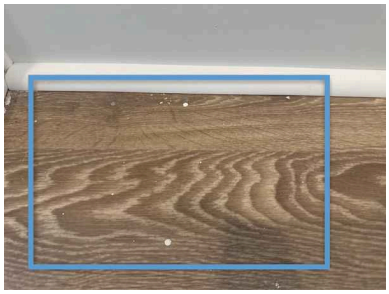
I	NI	NP	D

3: Paint Spilled on Floor

Maintenance Item

Observed one or more areas of globs of dried paint on one or more floors. Recommend repair.

Recommendation: Contact a qualified professional.



Kitchen

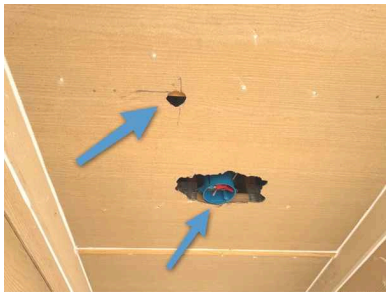
Kitchen

4: Damaged Ceiling- exterior

Maintenance Item

An oversized, irregular opening and damaged soffit paneling were observed at ceiling. Unsealed openings in exterior ceilings leave structural framing and trim exposed to pest intrusion, moisture entry, and accelerated material deterioration. The ceiling paneling should be properly repaired or replaced and sealed by a qualified contractor to ensure a complete exterior building envelope.

Recommendation: Contact a qualified professional.



Front porch

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

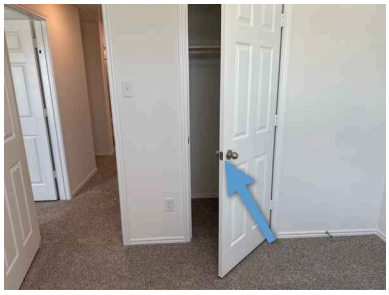
1: Door Doesn't Latch / Close

Maintenance Item

One or more doors don’t close and or latch properly.

Recommendation: Contact a qualified handyman.

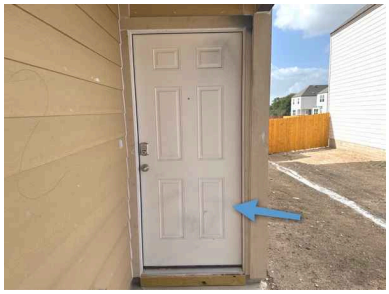
I	NI	NP	D


2nd Floor Bedroom

2: Stain/ Paint/Refinish Needed
Maintenance Item
Door finish is worn. Recommend refinish and/or paint to maximize service life.

Here is a DIY article on refinishing a wood door.

Recommendation: Recommended DIY Project


Front door

Back door

3: Garage Door
Maintenance Item
Not painted at time of inspection. Paint as desired.

Recommendation: Contact a qualified professional.

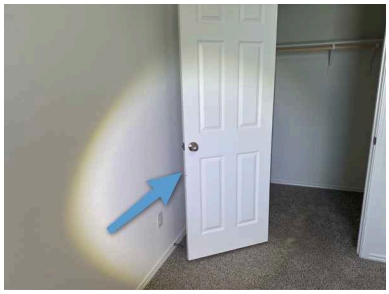
4: Caulk Door Trim
Maintenance Item
Missing caulk at the door trim. Recommend repair.

Recommendation: Contact a qualified professional.

I	NI	NP	D

5: Blemish/Chipped/Scratch
Maintenance Item
Minor door blemish/scratch. Touch up as desired.

Recommendation: Contact a qualified professional.



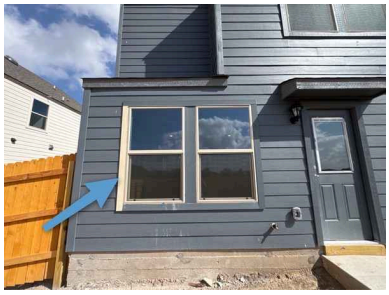
☒ ☐ ☐ ☒ **H. Windows**
Type of Windows: Double Pane Thermal
Comments:
This inspection covers the operation and condition of windows and screens.

1: Window Caulk Missing/Deteriorated
Maintenance Item
One or more windows were observed to have missing and/or deteriorated caulk. Recommend sealing these areas to avoid water intrusion. This will be ongoing maintenance.

Recommendation: Contact a qualified professional.

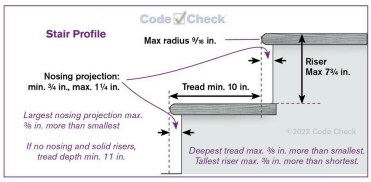
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	



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

Stair Construction Meets Standards: Yes



Comments:

This inspection will note deficiencies in steps, stairways, landings, guardrails, and handrails and for proper spacing between balusters, spindles, or rails for steps, stairways, guards and railings.

☐ ☐ ☒ ☐ **J. Fireplaces and Chimneys**

Not Present :

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

Comments:

This inspection covers any attached porches, decks, steps, and balconies for structural performance.

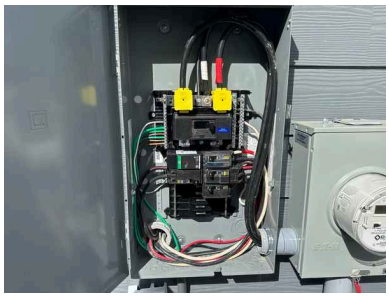
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ **A. Service Entrance and Panels**

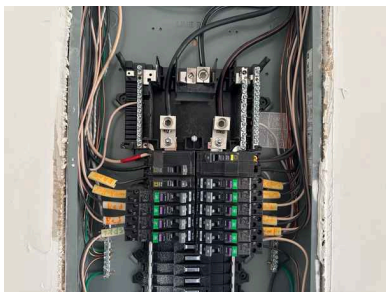
Location of Main Panel: Exterior of Home



Panel Manufacturer: Square D
Service Entrance: Underground
Main Panel Rating in Amps: 200
Types of Wiring: Copper, Alluminum service conductors
Grounding and Bonding: Ground Rod, Slab #4 Copper

Comments:
This inspection includes the service entrance wiring, electrical panels and subpanels.

Condenser Breaker Sufficient: Yes
Subpanel Location: Garage



Arc Fault Tested: Yes
Arc Fault Protection: This home is equipped with arc fault protection -

Arc fault breakers are special equipment that are designed to detect electricity arcing off the protected circuit, causing the breaker to trip and cut off power to the circuit. Arc faults can happen in several situations, such as: when hanging a picture, a nail could penetrate electrical conductor casing behind the wall covering. This can result in electricity arcing between the nail and the conductor, which could result in a fire. 2015

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

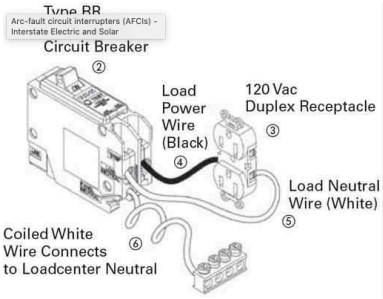
I	NI	NP	D

International Residential Code: E3902.16 Arc-fault circuit-interrupter protection. Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected. If these breakers are not present or only partially, consider upgrading the breakers in the home for additional safety.

Link for additional information:

https://www.afcisafety.org/afci/what-is-afci/#1466500774327-c62dcd1f-8a12

Breaker Sample



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

Type of Wiring: Romex, Copper

Comments:

This inspection covers electrical receptacles, switches and fixtures.

A ground fault circuit interrupter (GFCI) or Residual Current Device (RCD) is a device that shuts off an electric circuit when it detects that current is flowing along an unintended path, possibly through water or through a person. It is used to reduce the risk of electric shock. Current code requires that there be Ground Fault Circuit Interrupt Protection at all kitchen outlets above counter tops and on islands, garage outlets, exterior outlets, bathroom outlets, and any outlets within 6 feet of a water source.

Smoke Alarms Present: Yes

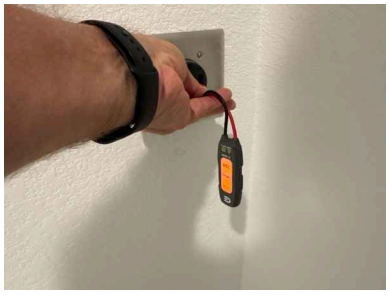
Carbon Monoxide Alarm: Yes

Smoke Alarms Tested: Yes

Dryer Power: Yes

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

I	NI	NP	D

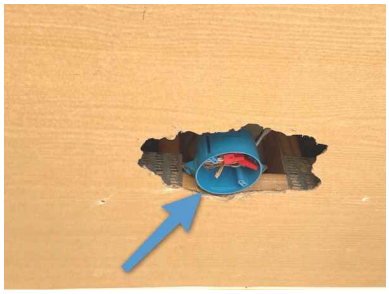


1: Light Fixture Missing

Maintenance Item

Light Fixture missing in one or more areas. Install as needed.

Recommendation: Contact a qualified professional.



Front porch

☐ ☐ ☒ ☐ **C. Other**

Not Present:

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

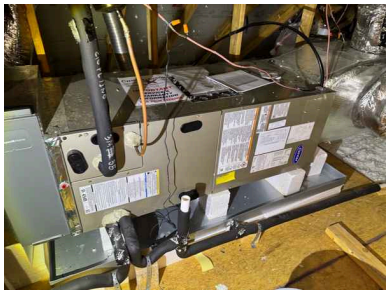
I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

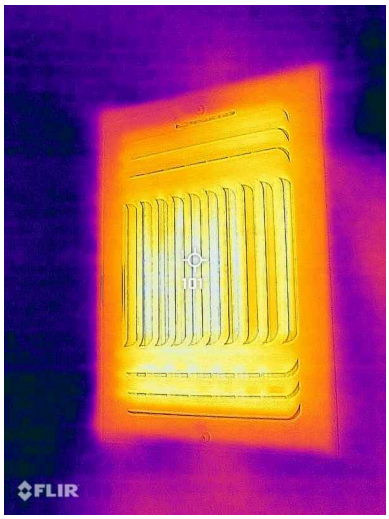
☒ ☐ ☐ ☐ **A. Heating Equipment**

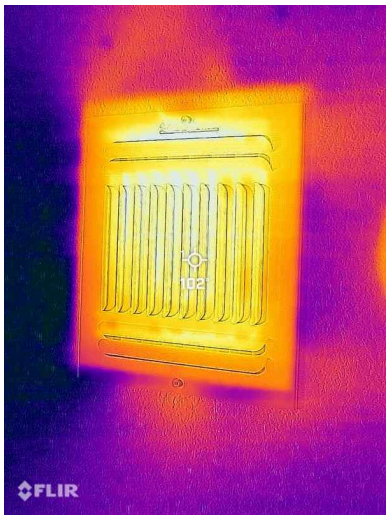
Type of Systems: Heat Pump
Energy Sources: Electric
Comments:
This inspection covers the gas and electric heating units.

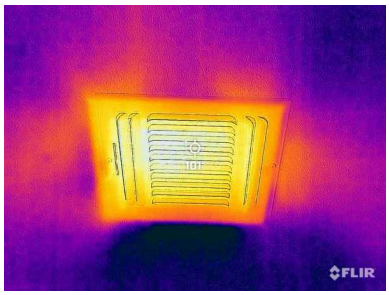
Manufacturer: Carrier
Heating Equipment Locations: Attic



Heating Type: Zoned
Gas Valve: Not Applicable
Quantity of Units: 1
Thermal Images of Supply Register:
Functioning as intended.

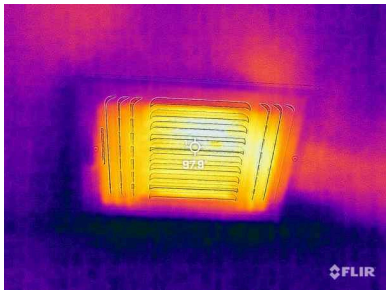


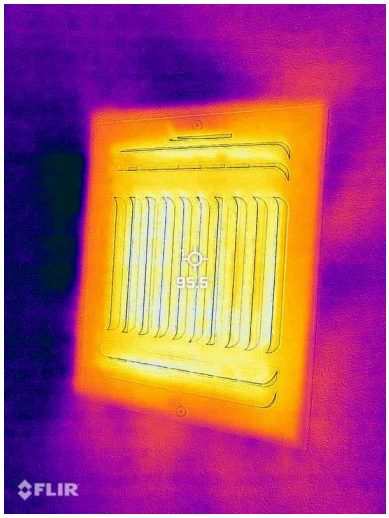


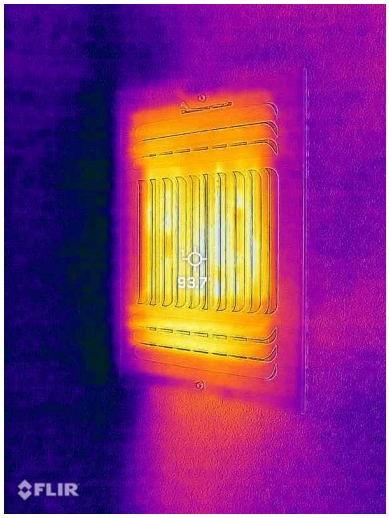


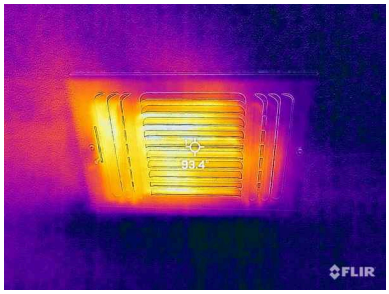
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

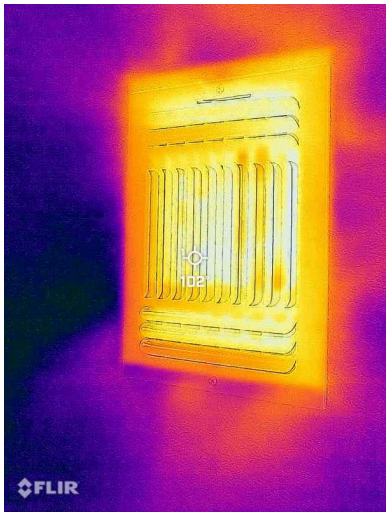
I	NI	NP	D











☒ ☐ ☐ ☐ **B. Cooling Equipment**

Unit Location:

Type of Systems: Electric, Zoned

Comments:

The Texas Real Estate Commission estimates the typical life span of HVAC systems to be 15-20 years of service. This may vary from system to system depending on level of use and recommended maintenance performed during the life of the system.

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

I	NI	NP	D

Manufacturer: Carrier
Size of Unit in Tons: 2.5
Manufactured Year: 2026
Seer Rating of Unit: 14
Refrigerant Type: R454B
Temperature Differential Results: House, 19 -
System turns on and operates as designed.

The desired temperature differential is between 15 and 22°. Refer to comments below:

The temperature differential was 19.6° at the time of inspection.

Primary Condensate Drain Location : Drains into Washing Machine Drain

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

Comments:
This inspection covers the condition of the visible ducts, vents, fans and filters.

Type of Ducts: Flexible

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

I	NI	NP	D

Filter Location: Air Handler Equipment, Fresh Air Filter

Filter Size :
See photo(s) for model number of filter

☐ ☐ ☒ ☐ **D. Other**

Not Present:

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Location of Water Meter: Near the Street, Front Yard, Right Side

Location of Main Water Supply Valve : Near the Water Meter

Type of Supply Piping Material: PEX

Pressure Reducing Valve Installed:

The home has a pressure reducing valve installed. A pressure reducing valve is a control valve that reduces the pressure of the water supply to the house. In some areas the static water pressure from the provider can be as high as 100 PSI. This may put extreme stress on the appliances and plumbing joints. Any time the pressure reducing valve is installed this creates a closed loop water system and an expansion tank should be installed to help control thermal expansion as the water heater heats the water.

Static Water Pressure Reading: 70-80

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

I	NI	NP	D

Comments:
This inspection covers the type and condition of all accessible and visible water supply components.

☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**

Cleanout Location: Near the Foundation

Type of Drain Piping Material: PVC
Comments:
This inspection covers the condition of all accessible and visible waste-water and vent pipes.

Type of Main Drain Pipe to Utility Provider: PVC
Washer Drain Tested: No, Not Accessible

Plumbing Drain Load Test:
Tubs and/or sinks were filled and then drained to test the full capacity of the plumbing drain pipes.

Plumbing Scope Inspection Performed: No -
A sewer camera inspection is an attempt to gain a better understanding of the general condition and integrity of the main drain laterals from the house to the street or septic system and directly under the house. It is not an exhaustive inspection to pinpoint every drain line deficiency. The sewer camera inspection looks for visual defects, including obstructions, offsets, standing water (bellies in the pipe) breaks, cracks, root intrusions, rust, scaling, and other visible conditions. Future performance cannot be predicted or guaranteed. Further investigation and testing by licensed plumber, may be necessary to identify the presence and or severity of certain conditions.

1: Paint Exposed Plumbing PVC
Maintenance Item

To protect from UV damage.

Recommendation: Contact a handyman or DIY project

2: Remove Washing machine drain cap
Maintenance Item

The plastic knockout plug or test cap remains in place at the washing machine drain box in one or more locations. This obstruction prevents the discharge of wastewater, which will cause a backup during the appliance's initial use; I recommend having the builder or a licensed plumber remove the cap to ensure the drain is functional and ready for service.

Recommendation: Contact a qualified professional.

Laundry room

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

I	NI	NP	D

3: Unseal Shower drain Assembly

Recommendation

The shower drain assembly lacks a watertight seal between the inner PVC drain pipe and the outer drain body fitting, allowing standing water and debris to collect within the open annular gap. Over time, water can seep past this unsealed joint and leak beneath the shower base, potentially causing concealed water damage to the subfloor or building materials below, as well as fostering foul odors and bacterial growth. A licensed plumber should evaluate the drain connection and install the proper compression gasket or seal to restore a watertight waste fitting.

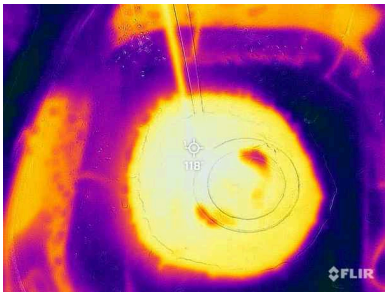
Recommendation: Contact a qualified professional.

Master Bathroom

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Electric

Water Heater Location, Tag, and Temperature: Garage



Comments:
This inspection covers the water heating equipment and its temperature and pressure relief system. The life expectancy of water heaters is 10-15 years.

Manufacturer: A.O. Smith
Number of Water Heaters: 1
Temperature and Pressure Relief Valve Tested: Yes
Safety Pan and Drain: Yes
Type of Vent Pipe: Not Applicable
Water Heater Capacity: 55
Water Heater Year Manufactured: 2026

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

I	NI	NP	D	
				Gas Shutoff Valve Location : Not Applicable *Combustion Air Present:* Not Applicable
☐	☐	☒	☐	**D. Hydro-Massage Therapy Equipment** *Not Present :*
☐	☐	☒	☐	**F. Gas Distribution Systems and Gas Appliances** *Not Present:*

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

I	NI	NP	D

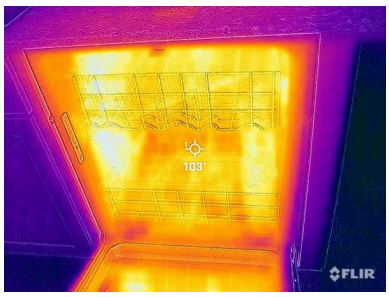
V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Backflow Prevention Present: Yes

Dishwasher Thermal Image:

Dishwasher providing heat to facilitate drying.



Comments:

The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

Manufacturer: Whirlpool

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

The inspection covers the splash guard, grinding components, and exterior.

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

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

I	NI	NP	D

Comments:
The inspection covers the filter, vent pipe, and switches as well as operation of the blower.

Manufacturer: Whirlpool

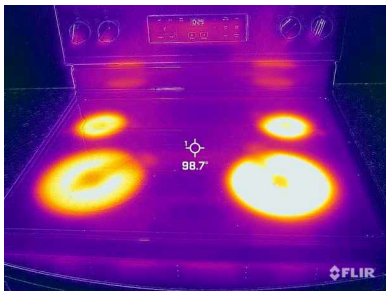
Range Exhaust: Vents to Exterior

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

Comments:
The inspection of the range, oven, cooktops, covers the knobs, elements, drip pans, handles, glass panels, lights or light covers, and other parts.

Manufacturer: Whirlpool

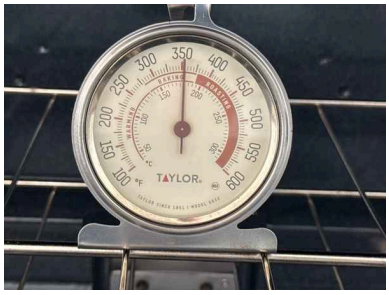
Cooktop Type: Electric



Gas Shutoff Location: Not Applicable
Oven Type: Electric
Manufacturer: Whirlpool
Anti-Tip Device : Present
Oven Temperature : 350

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

I	NI	NP	D

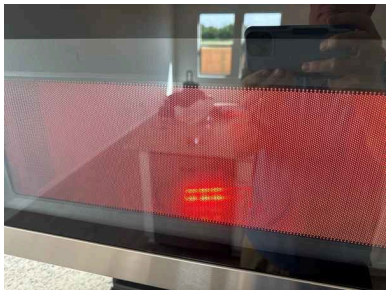


☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:
The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door, and seals.

Manufacturer: Whirlpool -
First floor unit doors, a little sticky, but operational.

Microwave Image:
The microwave was tested by using a “microwave magic light” which is a filament that lights up when heated by the microwave energy. The microwave was heating and operating properly at the time of the inspection. Some microwaves heat more quickly than others.



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

Exhaust Fan Venting: Vents to Exterior, Vents Through Roof

Comments:
The inspection will cover the operation of the unit, observing sound, speed and vibration level.

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

I	NI	NP	D	

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:
The inspection will cover the condition of the main unit, operate the unit if possible, and inspect the systems safety features. Pressure safety switch and sensors are tested.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Dryer Vent Termination: Vents through Roof

Comments:
The inspection will cover the condition of the dryer exhaust.