



Master Home Inspectors of Texas, LLC

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TREC REI 7-6 (MHITX)

123 Sample Street, Demo City, ST 12345

January 15, 2024 at 3:00 PM



PROPERTY INSPECTION REPORT FORM

January 15, 2024 at 3:00 PM

Name of Client

Date of Inspection

123 Sample Street, Demo City, ST 12345

Address of Inspected Property

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).

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Inspector, Buyer

Occupancy: Vacant

Style: Two- Story

Temperature (approximate): Between 70°F - 80°F

Type of Building: Single Family

Weather Conditions: Light Rain, Cloudy, Partly Sunny

Rain in Past 3 Days: Yes- Light

Approximate Age of Building: New Construction

Directional Terms: All terms used to describe direction/ location (right, left, front, and back) are used in reference from the view point of looking at the home from the street. For example, when stated " The right side of the home" it is referring to if you were looking at the front of the house from the end of the driveway.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR (Continued)

New Construction: This home is new construction. Please review this report closely to determine if any item or component was not inspected due to incomplete work or no utilities. The inspector recommends discussing any defects and concerns mentioned in the report with the builder. It is common that a new home can need painting or caulking again within the first 5 years due to normal shrinkage and new material. Settlement cracks found in homes usually occur within the first three years. Most builders give a one year warranty on materials and labor. For this reason, please consider another inspection within one year to get the most out of your warranty with your builder.

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s): Slab on Grade

Viewed Crawlspace From: N/A

Comments:

The following list includes some examples of additional ways of how we indicate the foundations performance:

- open and close all accessible interior/exterior doors and windows to determine if they sit square in their frame and/or are difficult to operate.
- look for cracks in exterior/ interior walls, ceilings, floors, etc.
- feel and look for any areas that are not level, are bowing, sagging, sinking, etc.

New Build- Slab- Evidence of Repairs:

Location: Garage

Evidence of repairs was observed in one or more locations of the slab foundation at the time of the inspection. This is for your information.

The inspector recommends speaking to the builder for further evaluation and correction by a foundation specialist.



1. Adverse Performance- Foundation

 Recommendations

Recommended Service: Structural Engineer

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In the inspector's opinion, the foundation performed adversely at the time of inspection. The inspector was unable to determine the cause or when the defects occurred.

The concerns observed are discussed in more depth throughout the report and include but are not limited to the following: (1) Minor cracks in the slab in the garage. (2) Structural members in the attic showing signs of potential movement.

☒ ☐ ☐ ☒ B. Grading and Drainage

Comments:

Ground/ Soil Condition: Damp

Recommend Gutters:

Location: Back side of home

No gutters were observed on one or more sides of the home at the time of the inspection.

The inspector recommends having gutters installed fo protect from soil erosion, near the foundation, over an extended period of time.

1. New Build- High Soil/ Mulch

 Recommendations

Recommended Service: Landscaping Contractor

High soil/mulch was observed at the time of the inspection. These areas may be more prone to moisture accumulation/ intrusion and wood destroying insects. There should be at least 6 to 8 inches of clearance between the exterior siding and ground. This is for your information.

The inspector recommends speaking to the builder for further evaluation and correction by a qualified landscaper to protect from moisture and/ or wood destroying insects.

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Front of home, foundation, high soil/ mulch

2. New Build- Gutter Downspout Splash Box- Insufficient Install

➡ Recommendations

Recommended Service: Builder

Insufficient install was observed at one or more gutter downspout splash boxes at the time of the inspection. There should be no standing water in the splash boxes.

The inspector recommends speaking to the builder to have the splash boxes installed to promote efficient drainage.



Front of home, splash box, insufficient

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☒ ☐ ☐ ☒ C. Roof Covering Materials

Types of Roof Covering: Architectural Shingles

Viewed From: Ground, Walked accessible areas, Second Story Where Visible

Comments:

1. Insufficient kick-out flashing

 Recommendations

Recommended Service: Roofing Contractor

Location: Left side of home Right side of home Front of home

Insufficient kick-out flashing was observed at multiple roof to wall connections at the time of the inspection. The inspector recommends a professional roofer install kick out flashing to protect the siding and to protect from moisture intrusion.



Front of home, roof to wall connection, insufficient kick out flashing



Right side of home, roof to wall connection, insufficient kick out flashing

2. Scarred Shingles- New Build

 Recommendations

Recommended Service: Builder

Scarring/ damage was observed on the shingles at the time of the inspection. This may decrease the service life of the roof covering materials.

The inspector recommends speaking to the builder for further evaluation and

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correction by a roofing contractor.



Roof, shingles, excessive scarring

Roof, shingles, excessive scarring

3. New Build- Exposed Nail Heads

Recommendations

Recommended Service: Builder

Exposed nail heads were observed at the time of the inspection. Nails heads should be properly covered/ sealed to protect from moisture intrusion.

The inspector recommends speaking to the builder for further evaluation and correction by a roofing contractor.



Roof, ridge cap, exposed nails

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4. New Build- Shingles- Loose

Recommendations

Recommended Service: Builder

Loose/ uplifted shingles were observed in one or more areas of the roof at the time of the inspection.

The inspector recommends speaking to the builder for further evaluation and correction to protect from wind driven rain and moisture accumulation under the loose shingles.



Roof, shingles. loose/ uplifted



Roof, shingles. loose/ uplifted



Roof, shingles. loose/ uplifted



Roof, shingles. loose/ uplifted

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☒ ☐ ☐ ☒ D. Roof Structures and Attics

Method Used to Observe Attic: Walked Accessible Areas

Approximate Average Depth of Insulation:

About 12 inches

Attic Info: Half Sized Door, Pull- Down Stairs

Roof Structure Type: Dimensional Lumber

Comments:

1. New Build- Attic- Structural Members- Separation at Connections

 Recommendations

Recommended Service: Structural Engineer

Evidence of movement in structural members was observed at the time of the inspection. The inspector is unable to determine when the movement occurred. The evidence of movement observed is listed but not limited to the following: (1) Twisting or rotating of structural members. (2) Separation at structural members connections. (3) Splitting of wood structural members.

The inspector recommends further evaluation by a structural engineer to determine the severity.

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Attic, structural members, separation at connections



Attic, structural members, separation at connections



Attic, structural members, separation at connections



Attic, structural members, separation at connections



Attic, structural members, separation at connections



Attic, structural members, separation at connections

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Attic, structural members, twisting & wood splitting



Attic, structural members, twisting & wood splitting

2. New Build- Fascia Board- Damaged

➡ Recommendations

Recommended Service: Roofing Professional

One or more damaged fascia boards were observed at the time of the inspection.

The inspector recommends speaking to the builder for replacement by a qualified contractor.



Front of home, fascia board, damaged/ hole



Front of home, fascia board, damaged/ hole

3. New Build- Roof Decking- Waved/ Unlevel

I=Inspected

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 Recommendations

Recommended Service: Roofing Professional

Waved/ uneven roof decking was observed at the time of the inspection.



Front of home, roof decking,
uneven

4. New Build- Fascia Board- Nail Pops

 Recommendations

Recommended Service: Roofing Professional

Location: All sides of home

Nail pops and exposed nails were observed in one or more fascia boards at the time of the inspection. In the inspector's opinion, nail pops may be an indicator of over-driven or under-driven nails and may decrease the service life of the fascia board.

The inspector recommends speaking to the builder for replacement by a qualified contractor.

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Back of home, fascia boards, nails pops & exposed nails



Back of home, fascia boards, nails pops & exposed nails

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

Siding Material: Brick veneer, Cement- Fiber, Stucco

Wall Structure: Dimensional lumber

Comments:

Stucco Siding – Further Testing Recommended:

Stucco siding was observed at the time of the inspection. Standard visual inspection methods are limited with stucco cladding, and concealed moisture intrusion or installation deficiencies may not be visible at the surface.

The inspector recommends a specialized stucco siding test by a qualified stucco or moisture intrusion professional for further evaluation.

1. New Build- Stone/ Brick Siding- Mortar Joints- Gaps

 **Recommendations**

Recommended Service: Builder

Gaps were observed in one or more areas of the brick and stone sidings mortar joints at the time of the inspection. In the inspectors opinion, this is not standard for a home this age and may decrease the service life of the siding materials over an extended period of time. This is for your information.

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The inspector recommends speaking with the builder to have a qualified siding contractor further evaluate the siding and make corrections where needed to protect from moisture intrusion.



Front of home, brick mortar, gaps Front of home, brick mortar, gaps

2. New Build- Brick Siding- Spalling

 [Maintenance Items](#)

Recommended Service: Monitor

Spalling was observed on the brick siding in one or more locations at the time of the inspection. Spalling can occur if an excess amount of moisture vapor wicks through the brick siding over an extended period of time.

The inspector recommends monitoring as part of routine maintenance. If you notice new or worsening spalling the inspector recommends speaking to the builder for further evaluation by a brick siding specialist to determine if immediate action is required.

I=Inspected

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Right of home, brick siding,
spalling



Right of home, brick siding,
spalling

3. New Build- Stone/ Brick Siding- Mortar Joint Crack

➡ Recommendations

Recommended Service: Builder

Cracks were observed in one or more areas of the brick sidings mortar joints at the time of the inspection. In the inspectors opinion, this is not standard for a home this age and may decrease the service life of the siding materials over an extended period of time. These areas are also more prone to moisture intrusion. This is for your information.

The inspector recommends speaking with the builder to have a qualified siding contractor further evaluate the siding and make corrections where needed to protect from moisture intrusion.

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Back of home, brick siding, mortar joint cracked



Back of home, brick siding, mortar joint cracked

4. New Build- Stucco Siding- Covered Weep Holes

🚫 Recommendations

Recommended Service: Builder

Covered weep holes were observed at the stucco siding at the time of the inspection. Weep holes are intended to allow incidental moisture to drain from behind the stucco system. When these openings are blocked or covered, moisture can become trapped, which may lead to concealed water intrusion, material deterioration, and related damage over time.

The inspector recommends correction by the builder or a qualified contractor to expose and restore the weep holes to proper function and to verify the stucco drainage details were installed correctly.



Stucco siding, weep holes, covered



Stucco siding, weep holes, covered

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5. New Build- Garage Door Header Trim- Caulk Separation

Recommendations

Recommended Service: Builder

Separation was observed in the caulk/ sealant between the garage door header trim and the lintel at the time of the inspection. The inspector recommends speaking to the builder for further evaluation and correction to protect form moisture intrusion and damage over time.



Garage door header trim and lintel,
caulk/ sealant separated

☒ ☐ ☐ ☒ F. Ceilings and Floors

Ceiling Structure: Not visible

Comments:

1. New Build- Ceiling- Nail Pops

Recommendations

Recommended Service: Builder

Location: 2nd story guest bathroom

Multiple nail pops were observed in the ceiling in one or more rooms at the time of the inspection. In the inspector's opinion, nail pops may be an indicator of over-driven or under-driven nails and may decrease the service life of the drywall. This is for your information. The inspector recommends monitoring these nail pops for signs of worsening.

I=Inspected

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If you are concerned the inspector recommends speaking to the builder for further evaluation and repair/ replacement by a professional contractor.



2nd story, bathroom ceiling, nail pop



2nd story, bathroom ceiling, nail pop

2. Garage Floor- Minor Cracks W/ Minor Concern

➡ Recommendations

Recommended Service: Builder

Location: Garage

Minor cracks were observed in the garage slab at the time of the inspection. In the inspectors opinion, one of the cracks was concerning due to its location (being in the thicker portion of the slab rather than the thinner garage portion of the slab). This is for your information.

The inspector recommends monitoring the cracks for signs of movement (in width or displacement). If you notice the crack become wider than 5/8th of an inch, OR if you are concerned the inspector recommends speaking to the builder for further evaluation by a structural engineer to determine the cause and best course of action.

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Garage, slab, minor crack



Garage, slab, minor crack



Garage, slab, minor crack

3. Loose/ Squeaky Subfloor

 [Maintenance Items](#)

Recommended Service: Handyman/Diy

Location: 2nd story common area

Loose/squeaky subfloor was observed in multiple locations at the time of the inspection. In the inspector's opinion this was a minor concern at the time of the inspection. This is for your information.

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

Comments:

☒ ☐ ☐ ☒ H. Windows

Window Types: Double Pane

Comments:

1. Cracked

 [Recommendations](#)

Recommended Service: Window Contractor

Location: Living room

One or more cracked windows were observed at the time of the inspection.

The inspector recommends replacement by a professional window contractor.

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Living room, window, cracked



Living room, window, cracked

2. New Build- Sealant/ Caulk Separation

➡ Recommendations

Recommended Service: Builder

Deteriorated caulk/ sealant was observed at one or more windows at the time of the inspection. Caulk/ sealant is not a permanent seal.

The inspector recommends checking all exterior and interior locations with sealant/ caulk at least once a year as part of routine maintenance to protect from moisture intrusion.



Back of home, windows, caulk/ sealant, deteriorated



Back of home, windows, caulk/ sealant, deteriorated



Back of home, windows, caulk/ sealant, deteriorated

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

Comments:

☐ ☐ ☒ ☐ J. Fireplaces and Chimneys

Operable Fireplaces: None

Chimney (Exterior): N/A

Number of Woodstoves: None

Types of Fireplaces: None

Comments:

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

Comments:

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Electrical Service Conductors: Below ground (Lateral Service)

Panel Capacity: 150 AMP

Electric Panel Manufacturer: SQUARE D

Panel Type: Surge Protector, Circuit Breakers, GFCI Breakers (Ground Fault Circuit Interrupter), AFCI Breakers (Arc- Fault Circuit Interrupter)

Comments:

Service Cable Wire Type: Solid Aluminum

1. Exposed Solid Aluminum Service Cables

Recommendations

Recommended Service: Electrical Contractor

Location: Subpanel

Exposed solid aluminum wiring was observed at the main service lugs at the time of the inspection. Solid aluminum wiring should not be exposed due to its high potential for corrosion and should have anti-corrosive sealant or cap for protection. This is for

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your information.

The inspector recommends further evaluation and correction by a qualified electrician.



Sub panel, solid aluminum cables,
exposed

2. Circuit Breakers Double Tapped Neutrals- Square D- New Build

➡ Recommendations

Recommended Service: Builder

Location: Subpanel

Double- tapped neutrals at multiple circuit breakers were observed at the time of the inspection. Some Square-D enclosures are rated for double tapped neutrals. However, the inspector could not confirm due to the labels being inaccessible at the time of the inspection. This is for your information.

The inspector recommends speaking to the builder for further evaluation and verification by a qualified electrician.

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Sub panelboard, circuit breakers,
double tapped neutrals

3. New Build- Sub Panel- Neutral Bus Bar- Double Tapped

❗ Safety Concerns

Recommended Service: Electrical Contractor

Double taps were observed at the neutral bus bar in the sub panel board at the time of the inspection. This may cause overheating.

The inspector recommends further evaluation by licensed electrician to determine if the enclosure allows double taps at the neutral bus bar.



Sub panelboard, neutral bus bar,
double tapped

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

Type of Wiring: Copper

Wiring Methods: Romex

Comments:

The inspector recommends all smoke and carbon monoxide detectors/ alarms be tested upon moving into home. This is for your information.

Dryer Outlet Rating: 240 Volts



1. New Build- Interior Outlet- No Power

⊖ Recommendations

Recommended Service: Electrical Contractor

Location: Kitchen (under sink)

When tested, no power was observed at one or more interior outlets at the time of the inspection. All breakers at the main and sub panel were on at the time of the inspection. This is for your information.

The inspector recommends speaking to the builder for further evaluation and correction by a qualified electrician.

2. New Build- Exterior Outlet- Loose & Conduit Open

⊖ Recommendations

Recommended Service: Electrical Contractor

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Location: Left side of home

One or more loose exterior outlets were observed at the time of the inspection. There was also disconnected conduit at these outlets at the time of the inspection. All exterior electrical must be enclosed in the appropriate conduit to protect from the exterior elements. This is for your information.

The inspector recommends a qualified professional correct the outlets.



Left of home, electrical conduit, loose



Left of home, electrical conduit, loose

3. New Build- Exterior- Grounding Connector Exposed

➡ Recommendations

Recommended Service: Builder

An exposed exterior grounding connector device was observed at the time of the inspection. These are typically located in an enclosure to protect from the outdoor elements. This is for your information.

The inspector recommends speaking to the builder for further evaluation by a qualified electrician to verify proper install and make corrections if needed to protection from physical damage.

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Left of home, grounding rod & wire connection, exposed

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ A. Heating Equipment

Type of Systems (Heating): Central- Split System

Energy Sources: Gas

Sufficient Temp. Change:

The HVAC supply and return vents were tested with a thermo- gun to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees Fahrenheit, which indicates that the unit is heating as intended.

The heat systems 2nd story temperature reading taken at the time of the inspection indicated a sufficient temperature difference at the time of the inspection. This is for your information.

However, the first story heat provided a low sufficient temperature reading at the time of the inspection. If you are concerned, the inspector recommends further evaluation by a qualified HVAC technician. This is for your information.

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2nd story, HVAC return air vent,
temperature reading



2nd story, HVAC supply air vent,
temperature reading

Heat System Brand: LENNOX

Number of Heat Systems (excluding wood): One

Comments:

Manufacture Date: Not Visible

☒ ☐ ☐ ☐ B. Cooling Equipment

Type of Systems: Central Air Conditioner

Sufficient A/C Temp. Difference:

The A/C supply and return vents were tested with a thermo- gun to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees Fahrenheit, which indicates that the unit is cooling as intended. The A/C temperature reading taken at the time of the inspection indicated a sufficient temperature difference at the time of the inspection.

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Common area, HVAC return air vent, temperature reading



Common area, HVAC supply air vent, temperature reading

Cooling Equipment Energy Source: Electricity

Central Air Brand: LENNOX

Number of AC Only Units: One

Comments:

Manufacture Date: 2025

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

Ductwork: Insulated

Filter Type: Located at attic unit

Comments:

1. Condensation on Attic Unit- New Build

➡ Recommendations

Recommended Service: Builder

Condensation was observed on the HVAC unit in the attic at the time of the inspection. Moisture stains were also observed on this unit at the time of the inspection. This is for your information.

The inspector recommends speaking to the builder for further evaluation and

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correction by a qualified HVAC technician.



Attic, HVAC unit, condensation



Attic, HVAC unit, openings & condensation



Attic, HVAC unit, openings & condensation



Attic, HVAC unit, condensation

2. Flex Drain Pipe Material at HVAC Unit- New Build

Recommendations

Recommended Service: Builder

Flex drain pipe material was observed installed at the HVAC unit in the attic at the time of the inspection. In the inspector's opinion, this is not common installation methods. The inspector recommends speaking to the builder to verify the HVAC unit is properly installed according to manufacturer and building codes.

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Attic, furnace, flex pipe

☒ ☐ ☐ ☒ D. Other

Comments:

1. Moisture Stains, Rust, & Corrosion in Drip Pan

 [Maintenance Items](#)

Recommended Service: Monitor

Moisture stains and corrosion were observed in one or more drip pans located in the attic at the time of the inspection. No active leaking was observed in these locations at the time of the inspection. This is for your information.

The inspector recommends monitoring as part of routine maintenance.

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Attic, HVAC unit, drip pan,
moisture stains

IV. PLUMBING SYSTEMS

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

Location of Water Meter: Front Right Side of Home

Location of Main Water Supply Valve: Garage



Static Water Pressure Reading:

About 65 psi

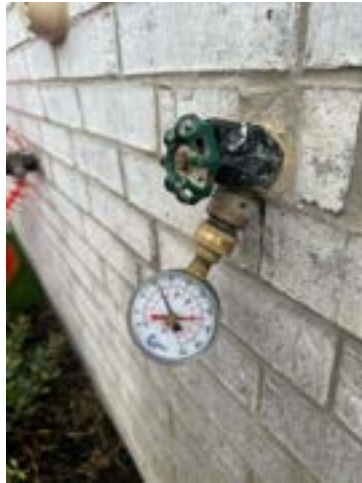
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Type of Supply Piping Material: PEX

Plumbing Water Distribution (inside home): PEX

Plumbing Water Supply (into home): PVC

Water Source: Public

Comments:

1. New Build- Supply Fixtures- Caulk/ Sealant Separation

➡ Recommendations

Recommended Service: Builder

Location: 1st story hallway bathroom

Separation of the caulk/ sealant was observed at one or more bathroom supply fixtures at the time of the inspection.

The inspector recommends speaking to the builder to have a qualified professional apply a new layer of caulk/sealant in these areas as part of routine maintenance, to protect from moisture intrusion.

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

Plumbing Waste: PVC

Comments:

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D=Deficient

I	NI	NP	D
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Type of Drain Piping Material: PVC

☒ ☐ ☐ ☐ C. Water Heating Equipment

Water Heater Energy Sources: Gas

Water Heater Location: Garage

Water Heater Manufacturer: RHEEM

Comments:

Capacity: Tankless

Tankless- Routine Flush/ Clean:

The inspector recommends having a qualified plumber flush/ clean the tankless water heater as least once a year as part of routine maintenance. This is for your information.

☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment

Comments:

☒ ☐ ☐ ☐ E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Left Side of Home

Type of Gas Distribution Piping Material: Black Steel

Comments:

1. New Build- Gas Supply Connection- Non Standard

 Recommendations

Recommended Service: Builder

Location: Attic

Potential improper sizing of the gas supply flex pipe was observed at the furnace unit at the time of the inspection. The inspector recommends speaking to the builder for further evaluation by a qualified professional to determine if the proper size is installed.

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I	NI	NP	D
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Attic, furnace gas supply, pipe size

☒ ☐ ☐ ☒ F. Other

Comments:

Moisture Stains:

Moisture stains were observed at the under- sink cabinet at the time of the inspection.

No active leaks were observed in this area at the time of the inspection. The inspector is unable to determine the cause or when this occurred. This is for your information.



2nd story, sink cabinet, moisture stains, no active leaks

1. New Build- Bathroom- Sewage Smell

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I	NI	NP	D
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🚫 Recommendations

Recommended Service: Builder

Location: Laundry room

A sewage smell was observed in one or more bathrooms at the time of the inspection. The inspector was unable to determine the cause. This is for your information. The inspector recommends speaking to the builder for further evaluation and correction.

2. New Build- Bathroom Tile Mortar- Separated

🚫 Recommendations

Recommended Service: Handyman/Diy

Location: 1st story guest bathroom Master bathroom

A minor separation was observed in the bathroom shower tile wall's mortar at the time of the inspection. In the inspectors opinion, these areas are more prone to moisture intrusion. There should be no separation or openings in the mortar or areas with sealant/ caulk. This is for your information.

The inspector recommends applying new mortar to protect from moisture intrusion.



Master bathroom, window above shower, mortar separated



Master bathroom, window above shower, mortar separated



Master bathroom, window above shower, mortar separated

V. APPLIANCES

☒ ☒ ☐ ☐ A. Dishwashers

Dishwasher Brand: WHIRLPOOL

Comments:

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I	NI	NP	D
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1. No Power

The dishwasher did not turn on at the time of the inspection. As a result the inspector was unable to operate the dishwasher. This is for your information.

☒ ☐ ☐ ☐ B. Food Waste Disposers

Disposer Brand: IN SINKERATOR

Comments:

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Exhaust/ Range Hood Brand: WHIRLPOOL

Comments:

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

Comments:

Range/ Oven Brand: WHIRLPOOL

☒ ☐ ☐ ☐ E. Microwave Ovens

Built in Microwave: WHIRLPOOL

Comments:

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

Comments:

☒ ☐ ☐ ☐ G. Garage Door Operators

Garage Door Type: One Automatic

Auto-opener Manufacturer: LIFT- MASTER

Comments:

Garage Door Material: Metal

☒ ☒ ☐ ☐ H. Dryer Exhaust Systems

Comments:

1. No Dryer Installed

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I	NI	NP	D
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No dryer was installed at the time of the inspection. As a result, the inspector could not test for proper louver vent functionality at the termination vent. This is for your information.