

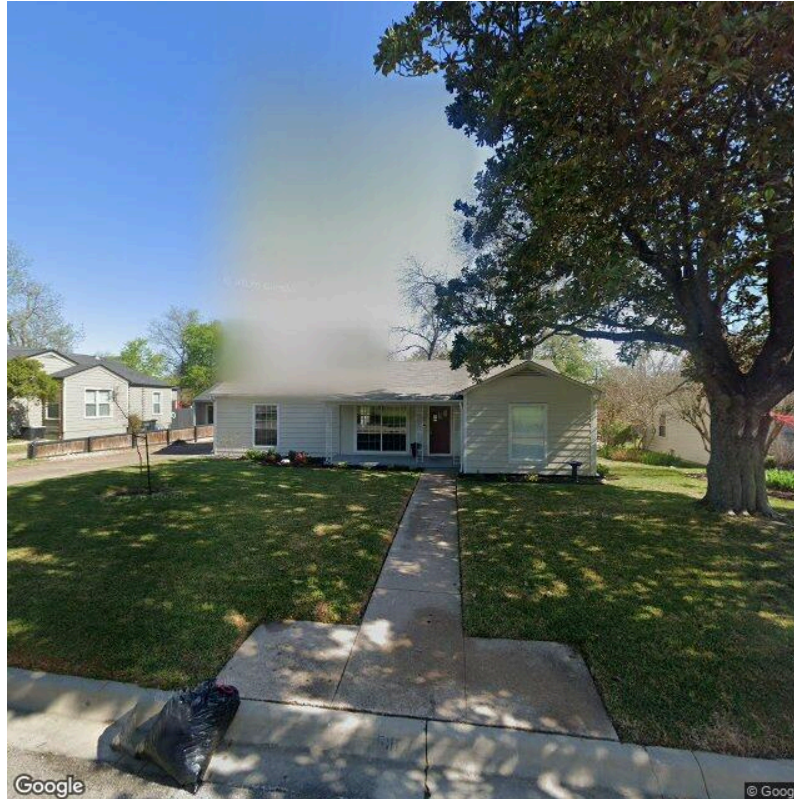


432 INSPECTIONS LLC

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TREC REI 7-6

1234 Main Street
Denver CO 80210

Buyer Name

10/14/2026 9:00AM



Inspector

Jinsi Shu

TREC License # 27272-PI

+14327777822

service@432inspect.com



Agent

Agent Name

555-555-5555

agent@spectora.com



PROPERTY INSPECTION REPORT FORM

Buyer Name <i>Name of Client</i>	10/14/2026 9:00AM <i>Date of Inspection</i>
Address of Inspected Property	
Jinsi Shu <i>Name of Inspector</i>	TREC License # 27272-PI <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Buyer, Owner

Occupancy: Furnished, Occupied

Style: Ranch

Temperature (approximate): 85 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Cloudy

Address Anonymization Disclaimer:

Note: The home address is automatically changed to a sample location to protect the homeowner's privacy, but this report follows all Texas Real Estate Commission (TREC) inspection standards.

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I. STRUCTURAL SYSTEMS

☒ ☒ ☐ ☐ A. Foundations

Type of Foundation(s): Crawl space/Pier and Beam

Comments:

Foundation Performance: The foundation was performing satisfactorily at the time of inspection, with no visible signs of significant structural deflection, unlevel floors, or active settlement distress observed in visible framing members.

Foundation Performance Satisfactory

Limited Crawlspace Access:

Crawlspace observation was performed strictly from the access hatch opening due to inadequate vertical clearance (less than 18 inches). Inaccessible sub-floor framing, foundation piers, under-slab plumbing, and soil moisture conditions could not be visually verified.

Crawlspace Access Hatch



☒ ☐ ☐ ☒ B. Grading and Drainage

Comments:

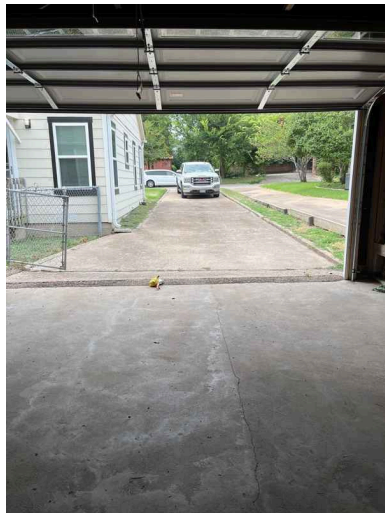
Description of overall grading and drainage: Drains from frontyard to street and from frontyard to backyard.

1: Negative Grading

🟡Recommendation

Perimeter & Garage Entry

Ground grade slopes toward the exterior foundation along the perimeter and toward the garage vehicle door rather than sloping away. Negative grading causes surface runoff to pool against the foundation walls, increasing the risk of structural settlement, slab movement, and water intrusion into the garage.



2: Standing Water

🔴Recommendation

East exterior wall

The primary HVAC condensate line discharges directly adjacent to the exterior foundation, resulting in persistent standing water and localized soil saturation. This promotes uneven foundation movement, wall moisture intrusion, and exterior cladding decay.



3: Clogged Gutter

🔴Recommendation

East and North

Gutters are heavily obstructed with tree debris. Clogged gutters prevent proper water drainage away from the foundation, which can lead to water damage, soil erosion and foundation issues. Regular cleaning and maintenance are needed to keep gutters functioning properly.

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4: Downspout is missing, damaged, disconnected, or has insufficient extension

🔴Recommendation

North Exterior

Downspout is missing, damaged, disconnected, or has insufficient extension to direct water away from the house. This allows water to pool near the foundation, potentially causing soil erosion, water intrusion, and foundation damage. Have a gutter contractor inspect and repair or replace the downspout system with proper extension to direct water at least 4-6 feet from the foundation.



- ☒ ☐ ☐ ☒ **C. Roof Covering Materials**
Types of Roof Covering: Asphalt shingle
Viewed From: Walk on roof

1: Damaged Roof Coverings

🔴Recommendation

Roof

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Asphalt shingles exhibit advanced weathering, surface cupping, and curling along multiple roof planes. Cupped and brittle shingles have lost adhesive seal integrity and are vulnerable to wind uplift and wind-driven rain penetration.



2: Popped/Exposed Nail in Roof Covering

🔴Recommendation

Roof

Unsealed, exposed, and backed-out nail heads were observed through shingle surfaces. Exposed fasteners create direct penetration points for water intrusion into the underlying roof decking.



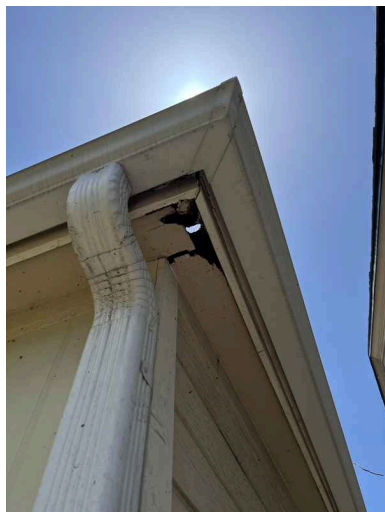
3: Damaged Roof Components

🔴Recommendation

Garage

Damage was observed to roof components including eaves, fascia, and soffit during inspection. Deteriorated or compromised roof trim can allow water infiltration into the structure, potentially causing rot, mold, and structural damage.

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4: Flashing Installation Deficiency

🔴Recommendation

Roof

Improper roof flashing installation was observed during inspection. Flashing defects—including incorrect type, improper installation, or missing components —allow water infiltration at roof penetrations and transitions. This can lead to water damage, rot, mold growth, and structural deterioration.



5: Soft, Sagging Deck Area

🔴Recommendation

Roof (Patio to Main Building Transition)

Localized roof sheathing is soft, depressed, and sagging underfoot at the roof transition between the patio and main structure. This condition indicates deteriorated or rotted sheathing boards resulting from chronic moisture intrusion



6: Debris Accumulation in Gutters and on Roof

Recommendation

North Exterior

Tree leaves were observed accumulated on the roof surface and inside the gutters during inspection. This debris prevents proper water drainage and can lead to water pooling, roof damage, and gutter deterioration over time. Regular cleaning of gutters and roof surfaces is necessary to maintain proper drainage and prevent moisture-related damage to the home's structure.



☒ ☒ ☐ ☒ D. Roof Structures and Attics

Attic Viewed From: Access opening/Hatch

Approximate Average Depth of Insulation: 10 inches

Comments:

Limited Attic Access:

The attic was only partially inspected due to the absence of walk-boards. Approximately 10% of the attic area was observed during inspection. The lack of safe walking surfaces restricts the ability to thoroughly evaluate insulation, ventilation, structural framing, and potential moisture issues throughout the entire attic space.

Attic

1: Roof Structural Deficiency

🔴Recommendation

Attic

Rafter purlin bracing is undersized and mechanically loose. Purlin braces must match rafter depth and be firmly seated to provide required midpoint load transfer to bearing walls.



2: Sagging/Damaged Roof Deck

🔴Recommendation

Attic

Damaged roof deck and noticeable deflection (sagging) was observed in the roof rafter framing and sheathing. Framing sag indicates undersized rafters, inadequate intermediate bracing, or compromised sheathing from prior leaks.



3: Evidence of Previous Water Penetration

🔴Recommendation

Attic

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Signs of past water intrusion and dried tar leakage were observed in the roof structure or attic area during inspection. Water stains, discoloration, or moisture damage indicate that water has penetrated the roof system at some point.



4: Evidence of Previous Water Penetration

🔴Recommendation

Soffit, North

Paint peeling and water penetration were observed at the soffit. This indicates moisture is bypassing the protective paint coating and entering the soffit structure, which can lead to wood rot, structural deterioration, and potential interior water damage.



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

Comments:

1: Potential Asbestos Siding Board

⚠️Safety Hazard

North, outside kitchen door to backyard

Siding board material exhibits physical characteristics consistent with asbestos, a hazardous substance commonly found in older building materials. The material should not be removed, repaired, or disturbed without professional assessment. Contact a qualified/licensed environmental professional to test the material and determine appropriate remediation or encapsulation options.



2: Missing or Damaged Siding Board

➡Recommendation

North, outside kitchen door

Exterior cladding has sections of missing siding, exposed underlayment, and widespread peeling/flaking paint. Unsealed wood and exposed substrates allow moisture penetration into the wall cavities, inviting concealed framing rot and insect entry.



3: Peeling Paint on Exterior Wall

➡Recommendation

South and East Exterior

Peeling paint observed on the exterior wall during inspection. This indicates paint failure, which exposes underlying surfaces to moisture and weathering. Paint should be scraped, sanded, and repainted to protect the

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wall surface from further deterioration.



4: Evidence of Water Intrusion

🔴 Recommendation

Garage exterior siding/door trim

Peeling paint and water penetration was observed. Wall structure showed signs of water intrusion, which could lead to more serious structural damage.



☒ ☐ ☐ ☐ **F. Ceilings and Floors**
Comments:

☒ ☒ ☐ ☒ **G. Doors (Interior and Exterior)**
Comments:

Door Inaccessible for Inspection:

Door on the right side of garage was locked or otherwise inaccessible during the inspection and could not be evaluated. This limits the ability to assess the door's condition, operation, and functionality.

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1: Missing Safety Glass

🔴Recommendation

Kitchen Door to Backyard

The exterior kitchen door features non-tempered, annealed glass panels. Glass installed within 24 inches of a door opening requires tempered safety glass to reduce the hazard of severe laceration upon accidental impact.



2: Improper Door Installation

🔴Recommendation

Living room door to backyard

The rear exterior door unit has loose framing members, gaps around the jamb, and unstable mounting. This allows drafts, water penetration, and compromised physical security.



☒ ☐ ☐ ☒ H. Windows

Comments:

1: Painted Shut

🔴 Recommendation

Garage

Window sashes are painted shut and cannot be opened. Windows must operate freely to allow ventilation and emergency egress where required.



2: Missing Window Drain Flapper

🔴 Recommendation

Multiple windows

Weep hole drainage covers/flappers are missing along the bottom track of multiple window frames. Missing flappers can lead to clogging and water accumulation inside the frame and wall cavity, and allow wind-driven rain and pests to enter the window track and adjacent wall framing.

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

Comments:

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

Comments:

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

Comments:

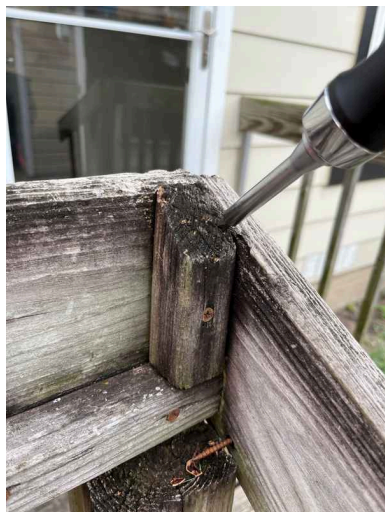
1: Deck - Rotted Boards

🔴 Recommendation

Backyard deck

Surface deck boards exhibit localized wood rot, soft spots, and elevated nail/screw heads. Rotted boards create a structural failure risk and trip hazard.

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2: Baluster Openings Exceed Safety Standard

🔴Recommendation

Backyard deck

Baluster openings measured greater than 4 inches, which exceeds the safety standard for preventing child fall and entrapment. Openings of this size pose a significant safety hazard, as a child's head or body could become trapped between balusters. Balusters should be modified or replaced to ensure spacing does not exceed 4 inches.



☐ ☐ ☐ ☐ L. Other
Comments:

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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Comments:

Main Disconnect and Service Panel Location: Location: North, Backyard The main electrical service disconnect and panel provide central control and protection for the home's electrical system. The service panel houses circuit breakers or fuses that distribute power throughout the house and protect circuits from overloads. The main disconnect allows for safe shutdown of all electrical power in the home for maintenance or emergencies.

1: Unsealed Main Disconnect

🔴Recommendation

Main Disconnect

Main disconnect/service panel box is not properly caulked or sealed, allowing debris accumulation between the disconnect and siding. This creates potential for water and moisture infiltration, which could compromise electrical safety and accelerate corrosion of components.



2: Panel Damaged

🔴Recommendation

Main Disconnect

The exterior main disconnect service panel box shows substantial surface rust, paint peeling, and metal degradation. Enclosure degradation compromises weather protection for internal live electrical components.

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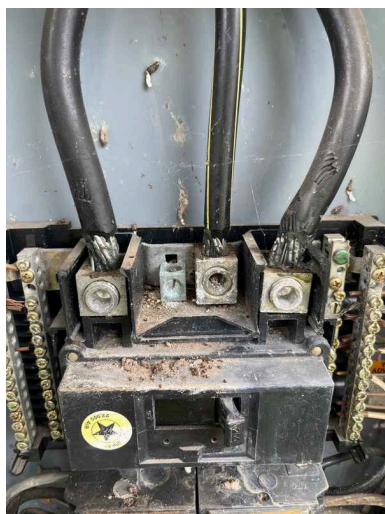


3: Corroded Conductor Terminal

➡Recommendation

Main Disconnect

Corrosion and oxidation observed on the conductor terminal in the electrical service entrance. Corroded connections generate elevated electrical resistance, causing overheating, arcing, and potential panel fire.



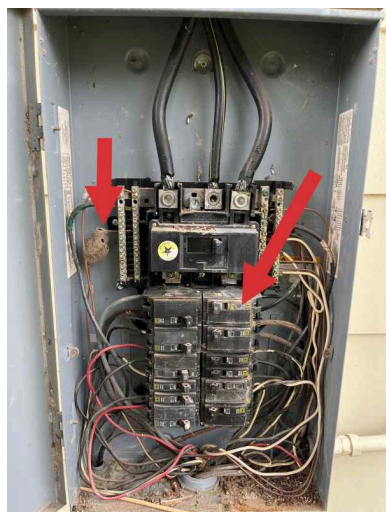
4: Improper Breakers and Animal Ingress

➡Recommendation

Main Disconnect

Improper breakers were installed in the electrical panel, and signs of animal/insect ingress were observed. Improper breakers create fire and shock hazards and may not provide adequate circuit protection. Animal/insect presence in the panel indicates compromised system integrity and potential safety hazards.

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

Type of Wiring: Copper

Comments:

GFCI Protection at Outlets: Ground Fault Circuit Interrupter (GFCI) protection is present at outlets in kitchen and bathroom areas. GFCI devices are designed to quickly shut off power when they detect a ground fault, providing enhanced protection against electrical shock in wet or damp environments where water exposure is likely.

1: Switches Adjacent to Tub/Shower

🚫 **Recommendation**

Bathroom

A standard toggle switch is installed within reach of the tub/shower basin. Operating a standard switch in a damp or wet zone increases the risk of shock. Recommend a licensed electrician evaluate and either relocate the switch or verify/install GFCI protection on the circuit.



2: Lack of GFCI Protection

🚫 **Recommendation**

Outlets located in the garage are standard convenience receptacles without Ground Fault Circuit Interrupter (GFCI) protection. Garages are damp environments requiring GFCI protection to mitigate shock hazards.

3: Missing AFCI Protection

🔴Recommendation

Branch Circuits

Branch circuits serving bedrooms and common living areas lack Arc-Fault Circuit-Interrupter (AFCI) protection. Modern standards require AFCI protection to detect dangerous low-level electrical arcing from damaged cords and wiring.

4: Exposed Ends & Splices

🔴Recommendation

Garage

An uncovered junction box with exposed electrical wire splices was observed in close proximity to the garage door track. Open splices present an immediate shock and electrocution hazard and risk mechanical damage from door operation.

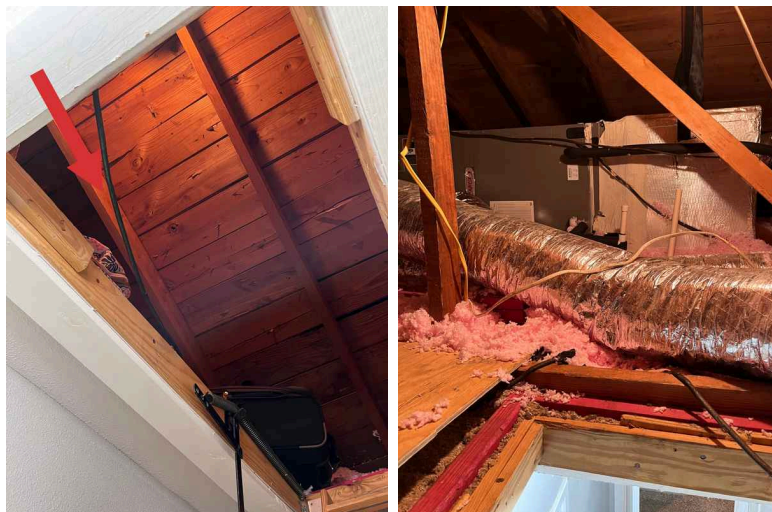


5: Unprotected Wiring In Attic

🔴Recommendation

Attic

Non-metallic (NM) cable is run loose across attic joists within 6 feet of the attic access hatch without protective guard strips or conduit, and is buried beneath loose insulation. Unprotected wiring near access hatches is vulnerable to foot traffic damage, crushing, and physical abrasion.



6: Insufficient Clearance

Recommendation

Master Closet

An electrical subpanel is located inside a clothes closet, lacking the required clear working space (minimum 30 inches wide by 36 inches deep). Panels are strictly prohibited in clothes closets due to the ignition risk of hanging fabrics and obstructed emergency access.



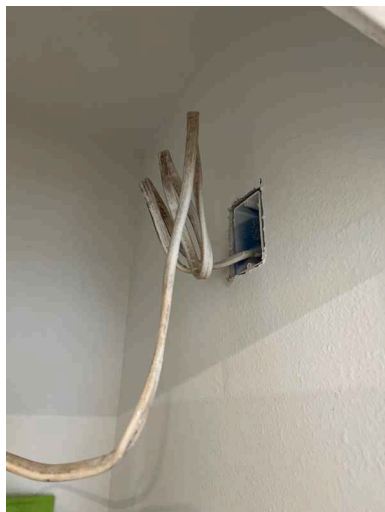
7: Uncovered Junction Box

Recommendation

Water heater chamber

Open junction box observed. Recommend concealing or replacing.

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8: Ungrounded Subpanel Wiring

🔴Recommendation

Master Closet

The subpanel distribution lacks an isolated equipment grounding conductor back to the main service. Without a dedicated low-resistance ground path, breaker trip response during a fault is compromised, posing severe shock hazards on downstream branch circuits.

9: Ungrounded 2-Prong Receptacle

🔴Recommendation

Laundry room, dining room

Ungrounded outlets lack a third prong connection and do not provide ground fault protection. Modern electrical standards recommend updating wiring to grounded circuits or installing GFCI (Ground Fault Circuit Interrupter) protection to reduce shock and fire hazards, particularly in wet areas and for high-powered appliances.



10: Damaged / Scorched Receptacle

🔴Recommendation

Living room

Evidence of previous overheating or burn marks observed at an outlet, conductor, or terminal during inspection. This indicates the electrical connection experienced excessive heat, which can result from loose connections, overloaded circuits, or arcing. Overheating poses a fire hazard and suggests the affected connection requires professional evaluation and repair to ensure safe operation.



11: Loose Receptacle

🔴Recommendation

Living room

An electrical outlet in the living room is hanging loose from the junction box. Loose receptacle connections generate excessive heat, arcing, and an imminent fire hazard.



☐ ☐ ☐ ☐ C. Other

Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ A. Heating Equipment

Heating System Type: Split System, Heat Pump - Common residential heating systems include central furnaces, split systems, heat pumps, and other configurations. Central systems distribute heated air throughout the home via ductwork, while split systems use individual units in different zones. Heat pumps provide both heating and cooling by transferring heat between indoor and outdoor environments. Understanding your system type helps determine maintenance needs, efficiency considerations, and compatibility with future upgrades.

Energy Sources: Electric

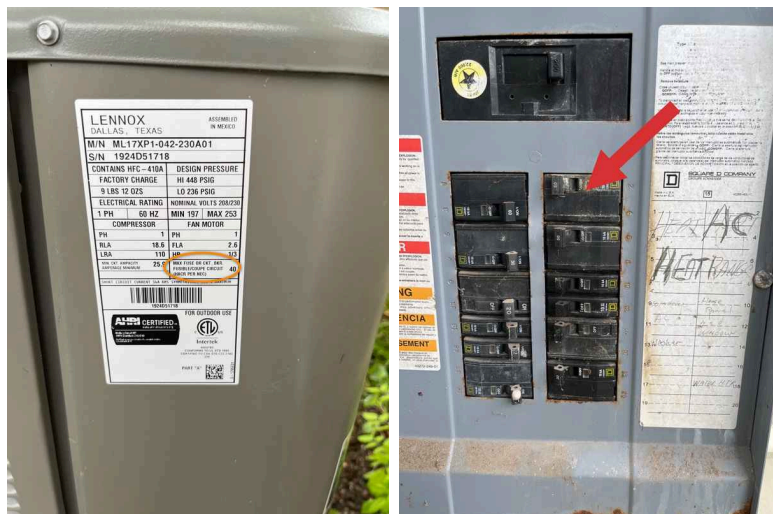
Comments:

1: Breaker Size Mismatch

➔Recommendation

Main Disconnect

The Lennox outdoor heat pump nameplate specifies a Maximum Overcurrent Protection Device (MOPD) of 40 Amps (Minimum Circuit Ampacity: 24.3A). The unit is currently connected to a 50-Amp circuit breaker in the service panel. An oversized breaker will fail to trip during compressor locked-rotor conditions, creating an acute equipment burn-out and fire hazard.



☒ ☐ ☐ ☒ B. Cooling Equipment

Type of Systems: Electric, Heat Pump

Comments:

Lennox 3.5ton Heat Pump unit, year of manufacture: 2024

Maximum Breaker Size: 40A

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1: Breaker Size Mismatch

➡Recommendation

Main Disconnect

The Lennox heat pump nameplate specifies a maximum overcurrent protection device (MOPD) of 40 Amps, but is supplied by a 50-Amp breaker in the main disconnect/service panel. An oversized breaker may fail to trip during an overload, creating equipment damage or a fire hazard.

Refer to the heating system section for photos.

2: Air Conditioning Temperature Differential Out of Range

➡Recommendation

AC Supply and Return

The cooling system recorded a temperature differential (Delta T) of 25°F between return air (81°F) and supply air (56°F). Standard cooling differential ranges between 15°F and 22°F. An elevated split indicates restricted airflow across the indoor evaporator coil (e.g., severely clogged air filter, dirty coil, or incorrect blower speed setting), which strains the compressor and risks evaporator coil freeze-up.



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

Comments:

Gable vent and Two turbine vents on the front and back roof separately. No soffit vent present. Adequacy of ventilation is not determined.

Limitation: Attic Vent Not Verified:

The attic ventilation system relies only on two passive roof turbines and gable louvers, with no continuous soffit intake vents observed. Due to the lack of access walk-boards in the attic, the vent and ductwork is not inspected.

Attic

☐ ☐ ☐ ☐ **D. Other**

Comments:

IV. PLUMBING SYSTEMS

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

Water Meter Location: Exterior - Front - The water meter is the device that measures and records the amount of water consumed at the property. It is typically located where the municipal water supply line enters the home, either in the basement, crawlspace, garage, or outside near the foundation, and serves as the point where water usage is monitored for billing purposes.



Main Water Supply Valve Location: Near Water Meter - The main water supply valve is the primary shut-off point for all water entering the home. Knowing its location allows homeowners to quickly stop water flow in emergencies such as burst pipes or major leaks, minimizing water damage and protecting the property.

Static Water Pressure Reading: 35 PSI

Supply Piping Material Type: Copper - Supply piping material refers to the type of tubing or pipe used to deliver water throughout the home's plumbing system. Common materials include copper, PVC, PEX, galvanized steel, and chlorinated polyvinyl chloride (CPVC). The material type affects water quality, durability, temperature tolerance, and maintenance requirements.

Comments:

1: Static Water Pressure Out of Range

🔴Recommendation

Exterior Hose Bib

Static water pressure measured 35 PSI at the exterior hose bib. Standard residential operating water pressure should range between 40 and 80 PSI. Low pressure results in weak fixture flow, poor appliance fill cycles, and indicates possible restriction at the main pressure regulating valve (PRV) or municipal meter.

2: Abandoned Hose Bibs Without Water Supply

🔴Recommendation

Garage, right side backyard

Hose bibs located in the garage and right side backyard are abandoned and have no active water supply. These non-functional fixtures should be evaluated to determine if they can be reconnected or properly capped off to prevent potential water waste and maintain system integrity.

☒ ☒ ☐ ☐ B. Drains, Wastes, and Vents

Drain Piping Material: PVC, Unknown - Drain piping carries wastewater from fixtures to the main sewer or septic system. Common materials include cast iron, PVC, ABS, copper, and galvanized steel, each with

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different lifespans, maintenance needs, and performance characteristics.

Comments:

Underground Drain Not Inspected: The underground drain system could not be inspected during the evaluation. Material composition and current condition remain unknown, limiting the assessment of this component.

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

Energy Sources: Electric

Capacity: 40 Gallons

Comments:

Temperature and Pressure Relief Valve Not Tested: Under the departure provisions of the Texas Real Estate Commission (TREC) Standards of Practice, the temperature and pressure relief (TPR) valve was not manually tested. In the inspector's professional judgment, operating the valve could cause property damage due to the valve failing to reseal, or presents a scalding hazard if discharge piping is compromised. Operational testing of the TPR valve should be performed by a licensed plumber.

1: Shut-off Valve on Hot Water Discharge Line

🔴Recommendation

Water Heater Chamber

An unapproved isolation shut-off valve is installed on the hot water outlet pipe directly exiting the water heater. Closing a valve on the hot water distribution line can trap expanding heated water and interfere with proper temperature-pressure relief, creating a dangerous system over-pressurization risk.



2: Missing Electrical Disconnect

🔴Recommendation

Water Heater Chamber

No dedicated electrical disconnect switch was present within reach of the electrical water heater. A local disconnect is required to ensure service technicians can safely de-energize the unit during maintenance.

3: Cross Contamination Hazard - Ice Maker Water Line

🔴Recommendation

Water Heater Chamber

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Ice maker line is tapped directly into the cold supply pipe, creating a cross contamination hazard. These connections lack proper backflow protection and are prone to leakage over time.

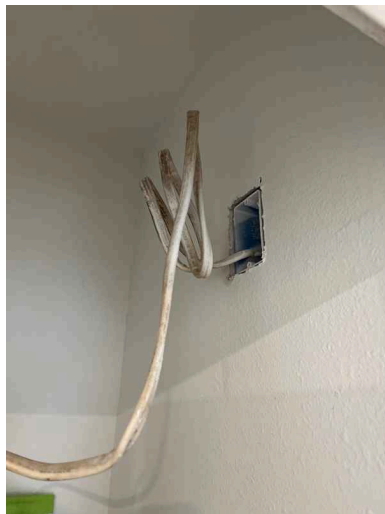


4: Unprotected Electrical Wire and Missing Electrical Box Cover

Recommendation

Water Heater Chamber

Non-Metallic (NM) cable entering the water heater top knockout lacks an approved cable clamp connector and conduit protection, and the wiring junction cover is missing. Bare conductors entering sharp knockout edges risk insulation chafing, short circuits, and occupant electrical shock.



☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:

☐ ☒ ☒ ☐ **E. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: N/A

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Type of Gas Distribution Piping Material: N/A

Comments:

Gas system not present:

No active gas service or gas meter is present at the property. Previous gas piping in the backyard appears to have been abandoned. Underground piping was not inspected during the evaluation. A licensed plumber should verify that any abandoned gas piping has been properly closed and capped to prevent safety hazards.

☐ ☐ ☐ ☐ **F. Other**

Comments:

V. APPLIANCES

☒ ☐ ☐ ☒ A. Dishwashers

Comments:

1: Insufficient High Loop Elevation

👉Recommendation

Kitchen

The dishwasher's high loop is not installed at a sufficient elevation anchored to the underside of the countertop. A high loop or air gap is necessary to prevent wastewater from siphoning back into the dishwasher, which can contaminate the fresh water supply and cause operational issues.



☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Comments:

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

Comments:

1: Missing Anti-Tip Device on Range

👉Recommendation

Kitchen

The free-standing range is not installed with an anti-tip device. Anti-tip devices are safety mechanisms designed to prevent ranges from tipping forward when downward force is applied to an open oven door, which poses a significant fall and burn hazard, particularly for children. The anti-tip bracket should be installed and secured to both the range and the wall or floor per manufacturer specifications.

☐ ☒ ☐ ☐ E. Microwave Ovens

Comments:

I	NI	NP	D
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Countertop Microwave Not Inspected: The countertop microwave was not included in this inspection. Only permanently installed appliances are part of the standard inspection scope. Countertop microwaves are typically considered portable appliances and remain the responsibility of the homeowner to evaluate.

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

Comments:

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

☐ ☐ ☐ ☐ **I. Other**

Comments:

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

- ☐ ☒ ☐ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

- ☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

- ☒ ☐ ☐ ☒ **C. Outbuildings**

Comments:

1: Loose Lumber Over Unfinished Ceiling

▲ **Safety Hazard**

Garage ceiling

Loose, unfastened lumber boards are resting across unfinished ceiling framing. These boards present an acute impact and fall hazard to occupants below.



2: Roof Structural Deficiency

● **Recommendation**

Garage

Garage ceiling joists are spaced wider than modern standards (exceeding 24 inches on center). While functional for holding rafter ties, this framing is not designed to support overhead storage or ceiling drywall loads. Further evaluation by a qualified framing contractor is recommended.

I	NI	NP	D
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3: Previous Water Penetration Signs

🔴Recommendation

Backyard shed

Signs of previous water penetration observed at the shed ceiling during inspection. This indicates past moisture exposure that may have caused or could cause structural damage, rot, or mold growth if the source is not identified and corrected.



4: Evidence of Structural Damage

🔴Recommendation

Garage

Rot and structural deterioration were observed at the bottom sill plate and base of the framing studs in the garage. Softened and degraded framing compromises load-bearing capacity and wall stability.

I	NI	NP	D
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5: Potential Pest Infestation

Recommendation

Evident insect galleries, channeling, and wood deterioration consistent with wood-destroying insect activity were observed in the exposed ceiling joists and framing. A licensed Wood Destroying Insect (WDI) inspector should evaluate the extent and type of infestation to determine appropriate treatment.



- ☐ ☐ ☒ ☐ **D. Private Water Wells (A coliform analysis is recommended.)**

Comments:

- ☐ ☐ ☒ ☐ **E. Private Sewage Disposal Systems**

Comments:

- ☐ ☒ ☐ ☐ **F. Other Built-in Appliances**

Comments:

- ☐ ☐ ☐ ☐ **G. Other**

Comments: