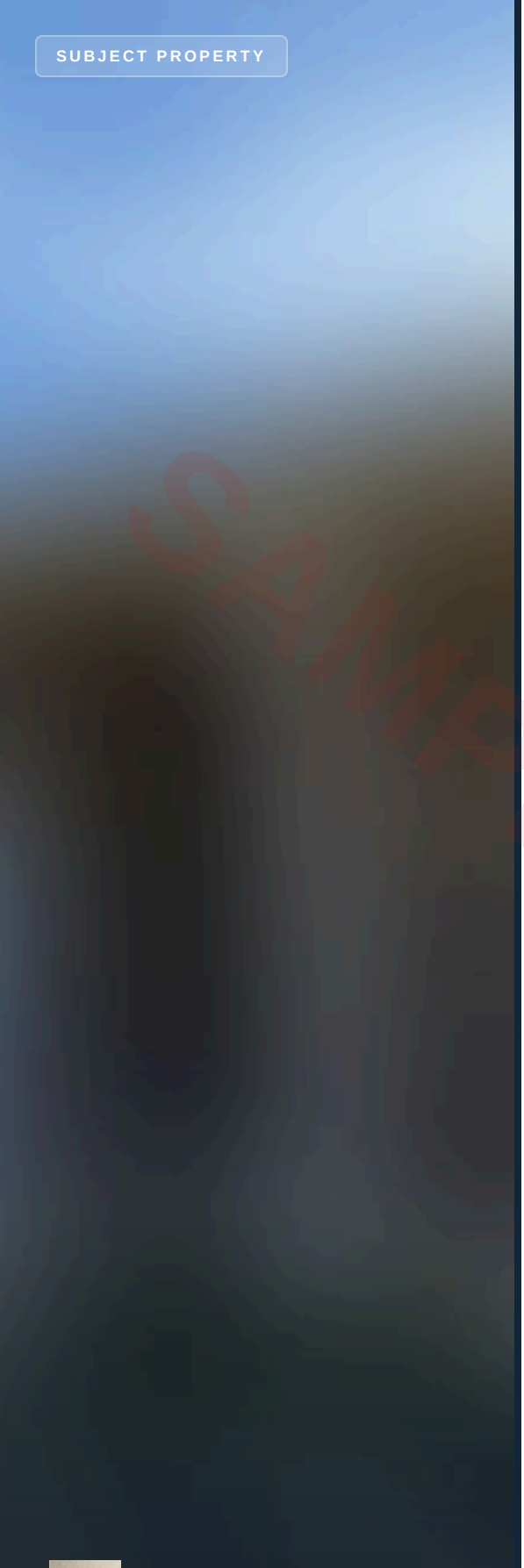

TEXAS PROPERTY INSPECTION REPORT

Sample Report

Texas

INSPECTION DATE
10/15/2026

INSPECTOR
Roman Naumov

TREC LICENSE
27220

REPORT NO.
SAMPLE

PREPARED FOR

Sample Client

Client



INSPECTOR
Roman Naumov
TREC #27220

SAMPLE REPORT

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PROPERTY INSPECTION REPORT FORM

Name of Client	*Date of Inspection*
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).

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.

SAMPLE REPORT

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

SAMPLE REPORT

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

Type of Foundation(s): Slab on Grade
Comments: Foundation type: concrete slab-on-grade.

In the inspector's opinion, the foundation appears to be performing its intended function at the time of inspection. No significant sloping floors, framing separations, masonry cracking, cracked windows or exposed reinforcement were observed.

Minor indicators of movement were noted. These include hairline cracks at the slab edge, hairline cracks at interior walls and ceilings, several doors that rub or do not latch, and uneven flooring in the dining room. These conditions are common in homes of this type and are often related to normal settlement and seasonal soil movement. A stress crack at the perimeter beam and a related crack across the garage slab are noted separately, with a recommendation for further evaluation.

Negative grading at the garage door and left side directs water toward the foundation. Correcting the drainage will help limit future soil movement. Recommend monitoring these areas over time and having a foundation specialist evaluate if cracks widen or doors become harder to operate.

This opinion is based on visual observations at the time of inspection. No engineering analysis or elevation measurements were performed.

I-A-1 **DEFICIENCY (D)**

Hairline cracks were observed in the visible slab edge in multiple locations. These are common with concrete curing and normal settlement.

Recommendation: Recommend sealing the cracks to limit moisture entry and monitoring for any widening.

I-A-2 **DEFICIENCY (D)**

Minor indicators of movement were noted, including doors that rub or do not latch and hairline cracks at interior walls and ceilings. These are common in homes and are not necessarily a sign of a structural problem, but they should be watched over time.

Recommendation: Recommend monitoring these areas. If cracks widen or doors become harder to operate, have the foundation evaluated by a qualified foundation specialist.

I-A-3 **DEFICIENCY (D)**

A stress crack was observed at the foundation perimeter beam. This type of crack can indicate some differential movement of the slab.

Recommendation: Recommend sealing the crack to limit moisture entry and having it evaluated by a qualified foundation specialist or structural engineer to determine whether any correction is needed.

RECORDED ON THE INSPECTION CHECKLIST AS DEFICIENT

Wall cracks or separations	**Present**
Floor cracks or separations	**Present**
Binding, out-of-square, or non-latching doors	**Present**
Ceiling cracks or separations	**Present**

SAMPLE REPORT

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

I	NI	NP	D





A. Foundations





Deficient — A. Foundations

SAMPLE REPORT

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

I	NI	NP	D





☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments: Gutters are not installed. Gutters are not required, but without them roof runoff falls directly along the foundation. Combined with the negative grading noted in this section, this can add to soil movement and water at the slab. Consider installing gutters with downspouts directed away from the foundation, especially above the garage door.

I-B-1 **DEFICIENCY (D)**

Negative grading (soil sloping toward the house) was observed around the garage door and along the left side of the home. This directs rainwater toward the foundation, which can contribute to soil movement and moisture entry at the slab.

Recommendation: Recommend regrading so the soil slopes away from the foundation, about 6 inches of fall over the first 10 feet where possible.

I-B-2 **DEFICIENCY (D)** *At the rear steps*

A soil depression was observed along the foundation at the corner by the rear steps. Low spots next to the slab collect rainwater, which can soak the soil at the foundation and contribute to soil movement.

Recommendation: Recommend filling the low area with soil and sloping it away from the foundation so water drains away from the slab.

RECORDED ON THE INSPECTION CHECKLIST AS DEFICIENT

Grade slopes away from foundation **Negative - Slopes Toward Foundation**

SAMPLE REPORT

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

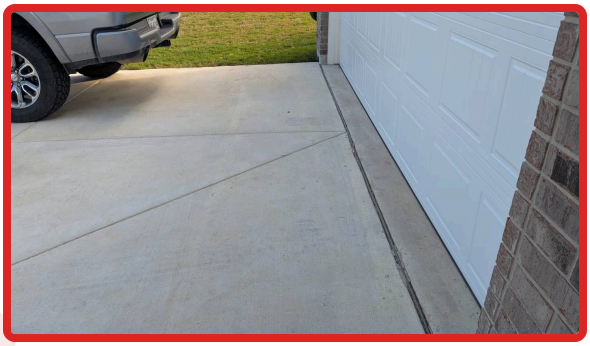
I	NI	NP	D





B. Grading and Drainage





Deficient — B. Grading and Drainage





At the rear steps

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

Types of Roof Covering: Asphalt Shingle
Viewed From: Walked
Comments:

SAMPLE REPORT

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

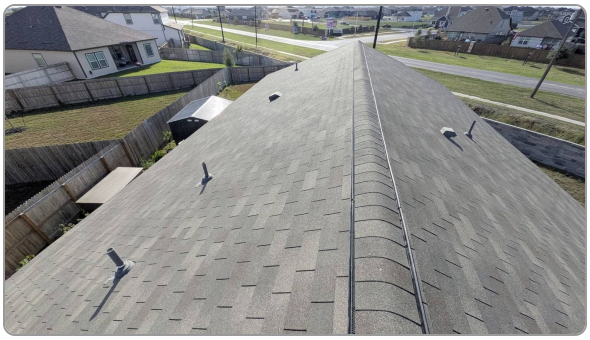
I	NI	NP	D

I-C-1 **DEFICIENCY (D)**

Exposed fastener heads were observed on the roof covering in multiple locations, some covered only with sealant. Sealant breaks down in the sun over time, which can allow water to enter at the nail and lead to leaks.

Recommendation: Recommend a qualified roofer properly seal or replace the affected shingles.





C. Roof Covering Materials













SAMPLE REPORT

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

I	NI	NP	D








Deficient — C. Roof Covering Materials

SAMPLE REPORT

☒ ☐ ☐ ☐ **D. Roof Structures and Attics**

Viewed From: Access hatch

Approximate Average Depth of Insulation: 10-12 inches

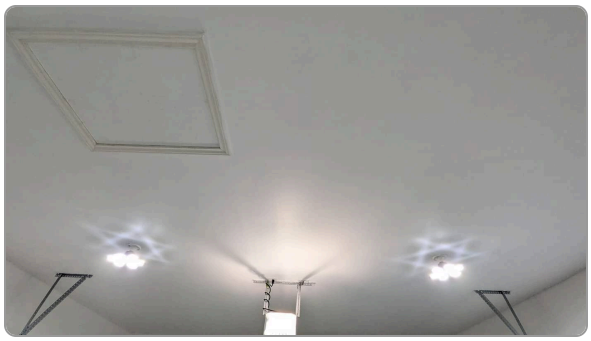
Comments: The attic was observed from the access hatch only and was not traversed. Insulation depth, framing layout and low clearance limited safe movement through the attic. Areas not visible from the hatch were not inspected.

Blown-in cellulose insulation was observed at an approximate depth of 10–12 inches near the attic access. Depth was measured from the hatch only and may vary in areas not visible.

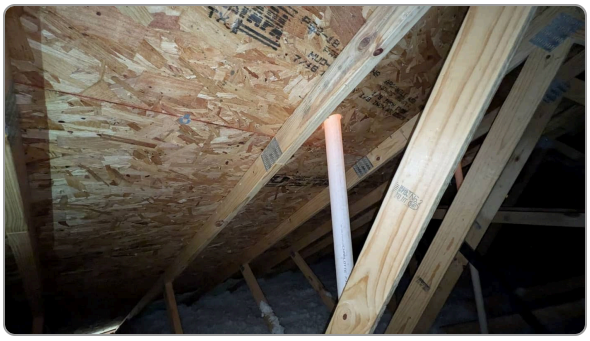
Visible roof framing, decking, and attic ventilation were observed from the access hatch, and no deficiencies were noted.

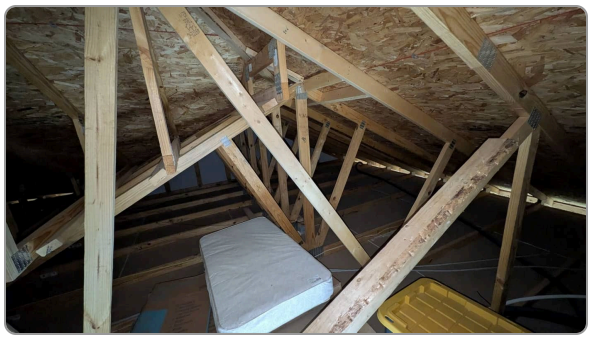
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D




D. Roof Structures and Attics

SAMPLE REPORT

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

Comments:

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

I	NI	NP	D

I-E-1 **DEFICIENCY (D)**

Separations at siding board joints and unsealed gaps at penetrations around windows were observed in multiple locations. Open joints and gaps can allow water and pests behind the siding, which can lead to moisture damage of the sheathing and framing over time.

Recommendation: Recommend sealing the open joints and penetrations with exterior-grade sealant and painting as needed.

I-E-2 **DEFICIENCY (D)**

Surface rust was observed on the steel lintel above an opening in the brick veneer. As rust builds, the steel expands and can crack the surrounding mortar and brick.

Recommendation: Recommend cleaning, priming and painting the lintel with a rust-inhibiting paint, and monitoring the brick above for cracking.

I-E-3 **DEFICIENCY (D)**

The wall plate at the exterior hose bib is not sealed to the siding. This gap can allow water and pests into the wall cavity.

Recommendation: Recommend sealing around the hose bib wall plate with exterior-grade sealant.

RECORDED ON THE INSPECTION CHECKLIST AS DEFICIENT

Cracks or separations affecting structural performance **Present**





E. Walls (Interior and Exterior)





SAMPLE REPORT

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

I	NI	NP	D





Deficient — E. Walls (Interior and Exterior)











☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

SAMPLE REPORT

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

I	NI	NP	D

I-F-1 **DEFICIENCY (D)** *Garage*

A crack was observed across the garage floor slab. It appears consistent with the stress crack observed at the exterior perimeter beam and with the hairline cracks at interior walls and ceilings, which suggests some differential movement of the slab rather than normal concrete shrinkage.

Recommendation: Recommend sealing the crack to limit moisture entry and including it in the foundation evaluation recommended under Foundations, along with monitoring for widening or vertical displacement.

I-F-2 **DEFICIENCY (D)**

The floor in the dining room has noticeable high and low spots (uneven floor). This may be from slab irregularity or minor movement and can affect flooring over time.

Recommendation: Recommend monitoring. If the unevenness increases or flooring begins to separate, have the foundation evaluated by a qualified foundation specialist.

I-F-3 **DEFICIENCY (D)** *Guest bathroom 2*

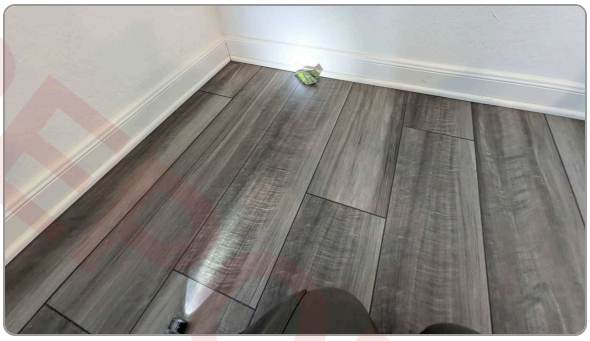
A hairline crack was observed on the ceiling in Guest Bathroom 2. Ceiling cracks can result from settlement and slab movement and are one of the movement indicators noted under Foundations.

Recommendation: Recommend monitoring the crack for widening or new cracking and repairing the drywall once any related foundation evaluation is complete.

RECORDED ON THE INSPECTION CHECKLIST AS DEFICIENT

Damage affecting structural performance	**Present**
Cracks or separations affecting structural performance	**Present**





F. Ceilings and Floors

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

Comments:

I-G-1 **DEFICIENCY (D)**

The self-closing hinges on the door between the garage and the house did not pull the door fully closed and latched. This door serves as a fire separation and should close and latch on its own to slow fire and vehicle fumes from entering the home.

Recommendation: Recommend adjusting or replacing the self-closing hinges so the door closes and latches on its own from any open position.

I-G-2 **DEFICIENCY (D)**

The closet door in Bedroom 3 does not latch when closed. This is typically caused by a misaligned latch and strike plate.

Recommendation: Recommend adjusting the strike plate or latch hardware.

SAMPLE REPORT

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

I	NI	NP	D

I-G-3 **DEFICIENCY (D)**

The Bathroom 3 door does not latch when closed, which affects privacy.

Recommendation: Recommend adjusting the strike plate or latch hardware.

I-G-4 **DEFICIENCY (D)**

The bathroom door is out of square and rubs the frame when closing. This is commonly caused by loose hinges or minor settlement and can wear the door and frame over time.

Recommendation: Recommend adjusting the hinges or trimming the door so it operates freely. See Foundations for related movement indicators.

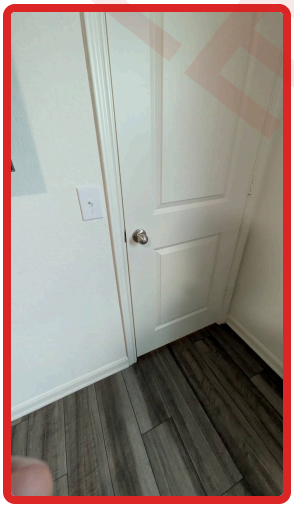
I-G-5 **DEFICIENCY (D)** *Garage overhead door*

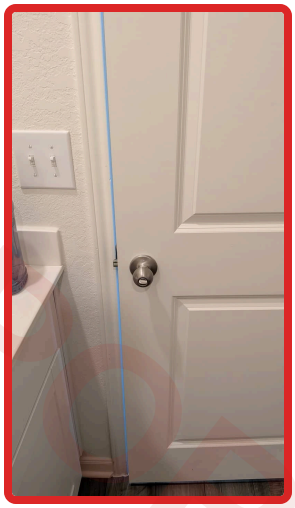
Daylight is visible between the garage overhead door and the side jamb, indicating the weatherstripping is not sealing. Gaps at the door allow water, dust, pests and outside air into the garage.

Recommendation: Recommend adjusting or replacing the weatherstripping along the garage door jambs so the door seals when closed.

RECORDED ON THE INSPECTION CHECKLIST AS DEFICIENT

Binding, sticking, or non-latching doors	**Present**
Doors operate properly	**No**





Deficient — G. Doors (Interior and Exterior)

SAMPLE REPORT

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

I	NI	NP	D





Garage overhead door

☒ ☐ ☐ ☒ **H. Windows**

Comments:

I-H-1 **DEFICIENCY (D)**

A failed seal (fogging between the panes) was observed at a window, indicating the insulated glass unit has lost its seal. A failed seal reduces the insulating value of the window and the fogging will not clear on its own.

Recommendation: Recommend replacing the insulated glass unit to correct the failed seal.

RECORDED ON THE INSPECTION CHECKLIST AS DEFICIENT

Thermal seal failures (fogging between panes) **Present**



Deficient — H. Windows

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

Comments:

Not Present — Reason: No stairways are present at this property.

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

Comments:

Not Present — Reason: No fireplace or chimney is present at this property.

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

Comments:

SAMPLE REPORT

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

I	NI	NP	D

I-K-1 **DEFICIENCY (D)** *Rear steps*

The wood stair stringers and the baseboard at the rear steps are in direct contact with the soil. Wood in contact with soil stays damp, which can lead to decay over time and gives wood-destroying insects such as termites a direct path into the wood.

Recommendation: Recommend providing separation between the wood and the soil, such as setting the stair base on a concrete pad or pavers, and having the area checked for wood-destroying insects.



Rear steps

☐ ☒ ☐ ☐ **L. Other**

Comments:

Not Inspected — Reason: Not inspected; outside the scope of this inspection.

II. ELECTRICAL SYSTEMS

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

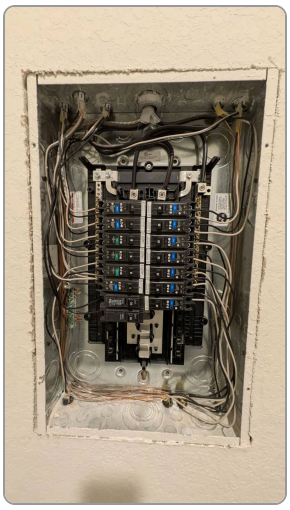
Comments: The main service panel and disconnect are located on the exterior wall next to the meter, with a 200-amp Eaton main breaker and a whole-house surge protector. A 60-amp Eaton subpanel is located inside the home. Branch circuit conductors are copper; the subpanel feeder conductors are aluminum. The panels were labeled, the dead front covers were removed for inspection, and the subpanel has separate neutral and ground bars. Combination AFCI/GFCI breakers protect the living areas. No deficiencies were observed at the time of inspection.

SAMPLE REPORT

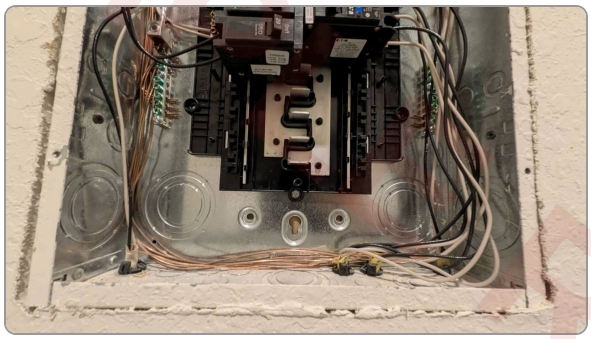
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D





A. Service Entrance and Panels









SAMPLE REPORT

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

I	NI	NP	D	
☒	☐	☐	☐	**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments: Some outlets in the garage, kitchen and bedrooms could not be tested because furniture, personal belongings or appliances in use blocked access. Untested outlets should be checked once the home is vacant.

I	NI	NP	D	
☐	☐	☒	☐	**C. Other**

Comments:

Not Present — Reason: Not present at this property.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I	NI	NP	D	
☒	☐	☐	☐	**A. Heating Equipment**

Type of Systems: Electric Forced Air

Energy Sources: Electric

Comments: An electric heat kit is installed in the air handler and is served by a 60-amp breaker. The heat kit nameplate was not accessible to confirm its rated maximum breaker size. Recommend an HVAC technician confirm the breaker and wire size match the heat kit rating during routine service.

Heating was operated by normal controls. Supply air measured 86.0°F against 68.5°F return air, a 17.5°F temperature rise, indicating the electric heat was operating at the time of inspection.





A. Heating Equipment

I	NI	NP	D	
☒	☐	☐	☒	**B. Cooling Equipment**

Type of Systems: Central Split

Comments:

III-B-1 **DEFICIENCY (D)** *Refrigerant lines at the air handler*

A gap in the insulation on the refrigerant suction line (the larger copper line) was observed at the air handler, with an open seam in the insulation below it. The exposed copper shows condensation and green surface corrosion. An uninsulated suction line sweats when the system runs, which can drip water onto the air handler platform and surrounding materials, and reduces cooling efficiency.

Recommendation: Recommend an HVAC technician close the gap and seal the seams with closed-cell pipe insulation and insulation tape, and clean any corrosion on the exposed line.

SAMPLE REPORT

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

I	NI	NP	D

III-B-2 **DEFICIENCY (D)** *Return grille and supply registers*

The temperature drop across the cooling system was below the typical range. Two tests measured a 9.0°F and 10.1°F difference between the return air (about 65°F) and the supply air (about 55–57°F); a properly operating system typically shows 14–22°F. A low temperature drop can indicate an issue such as low refrigerant charge, restricted airflow or a dirty coil, and can reduce cooling performance and efficiency. Readings were taken with an infrared thermometer at the grilles.

Recommendation: Recommend evaluation by a licensed HVAC technician to check refrigerant charge, airflow and coil condition and service the system as needed.

RECORDED ON THE INSPECTION CHECKLIST AS DEFICIENT

Differential within acceptable range (15-22°F) **No**





B. Cooling Equipment

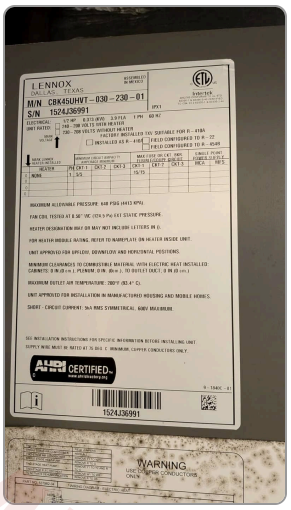




SAMPLE REPORT

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

I	NI	NP	D





Refrigerant lines at the air handler





Return grille and supply registers





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

Comments: Visible ductwork consists of flexible insulated ducts in the attic, observed from the attic access. Airflow was present at the accessible supply registers. No deficiencies were observed at the visible portions of the duct system at the time of inspection.

SAMPLE REPORT

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

I	NI	NP	D





C. Duct Systems, Chases, and Vents

☐ ☐ ☒ ☐ **D. Other**

Comments:

Not Present — Reason: Not present at this property.

IV. PLUMBING SYSTEMS

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

Location of water meter: Front at the curb
Location of main water supply valve: Front yard at the meter
Static water pressure reading: 55
Type of supply piping material: PEX
Comments:

IV-A-1 **DEFICIENCY (D)** *Bedroom 2 bathroom*

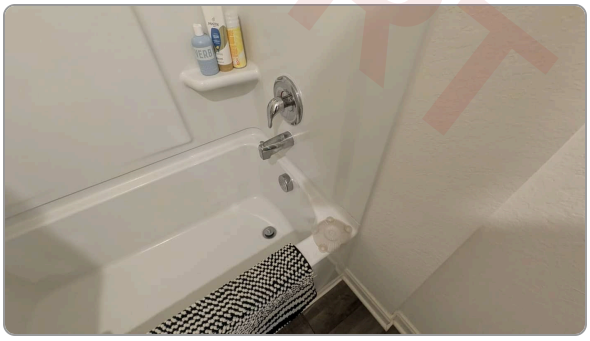
The toilet in the Bedroom 2 bathroom is loose at the floor. Movement can break the wax seal, which can allow water and sewer gas to leak at the base and damage the subfloor over time.

Recommendation: Recommend securing the toilet to the floor and replacing the wax seal if needed.

RECORDED ON THE INSPECTION CHECKLIST AS DEFICIENT

Toilets secure and properly sealed **No**





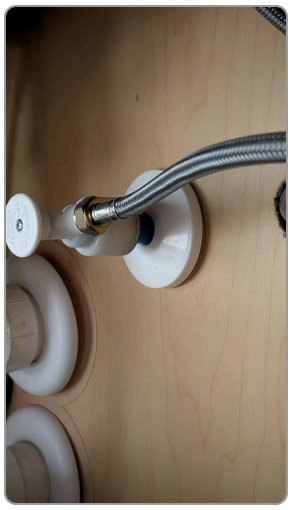
A. Plumbing Supply, Distribution Systems and Fixtures

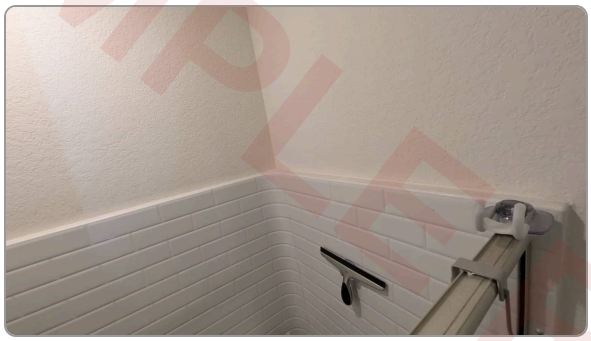
SAMPLE REPORT

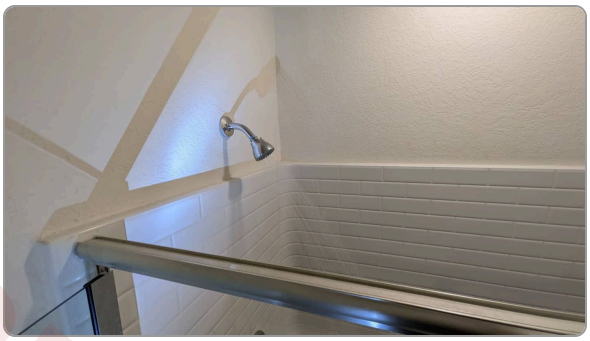
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

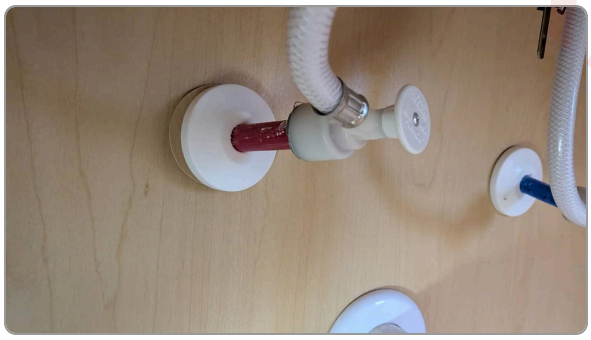
I	NI	NP	D















SAMPLE REPORT

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

I	NI	NP	D	

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

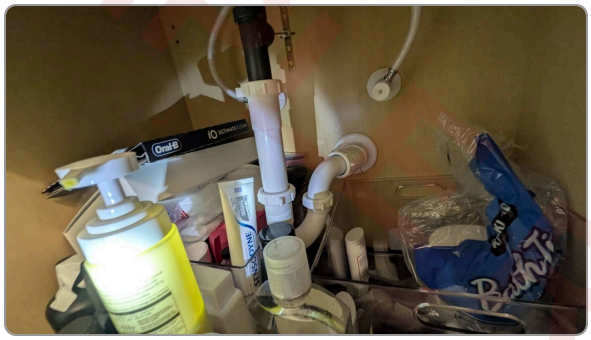
Type of drain piping material: PVC

Comments: Visible drain, waste and vent piping is PVC. Drains were operated at the accessible fixtures and drained at the time of inspection. No deficiencies were observed at the visible portions of the system.





B. Drains, Wastes, and Vents





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

Energy Sources: Electric

Capacity: 50

Comments: Data plate: A.O. Smith · Model ENT-50 130 · S/N 2443141122897 · Mfg 2024 · 50 gal · Electric · 4,500 W · 240 V

SAMPLE REPORT

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

I	NI	NP	D





C. Water Heating Equipment



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

Comments:

Not Present — Reason: No hydro-massage tub is present at this property.

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

Location of gas meter:

Type of gas distribution piping material:

Comments:

Not Present — Reason: No gas service or gas appliances are present at this property; the home is all-electric.

☐ ☐ ☒ ☐ **F. Other**

Comments:

Not Present — Reason: Not present at this property.

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Comments:

SAMPLE REPORT

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

I	NI	NP	D

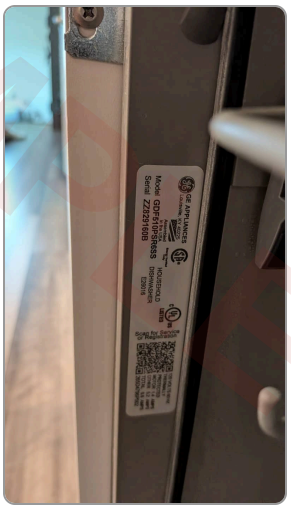
V-A-1 **DEFICIENCY (D)**

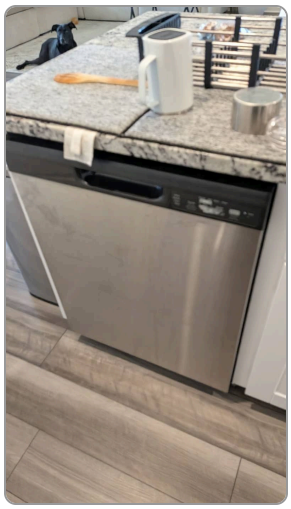
The dishwasher drain line high loop is not secured to the underside of the countertop, and the dishwasher itself is not secured to the countertop or cabinets. Without a secured high loop, wastewater from the sink can drain back into the dishwasher. An unsecured dishwasher can tip forward when the door is opened and loaded.

Recommendation: Recommend securing the drain line in a high loop at the underside of the countertop and anchoring the dishwasher to the countertop or cabinet sides.

RECORDED ON THE INSPECTION CHECKLIST AS DEFICIENT

Backflow prevention method	**None - Deficient**
Properly secured to countertop	**No**





A. Dishwashers



Deficient — A. Dishwashers

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

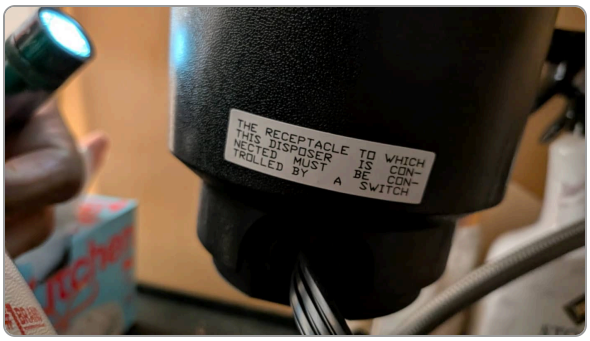
Comments:

SAMPLE REPORT

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

I	NI	NP	D





B. Food Waste Disposers

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

Comments:

V-C-1 **DEFICIENCY (D)**

The range hood (microwave) grease filter is dirty with grease buildup. A clogged filter reduces exhaust performance, and accumulated grease is a fire hazard near the cooktop.

Recommendation: Recommend cleaning or replacing the filter and cleaning it regularly.

RECORDED ON THE INSPECTION CHECKLIST AS DEFICIENT

Filter condition **Deficient**



C. Range Hood and Exhaust Systems

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

Comments:

SAMPLE REPORT

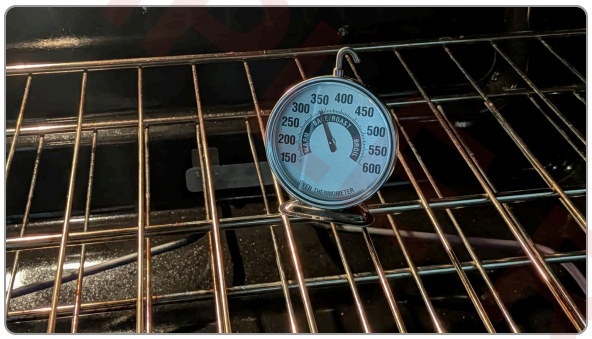
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D





D. Ranges, Cooktops, and Ovens

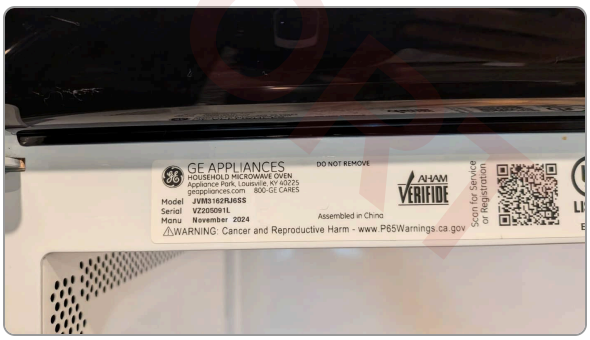




☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:





E. Microwave Ovens

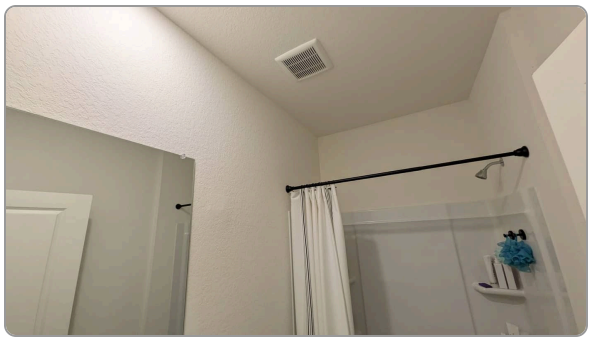
☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

SAMPLE REPORT

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

I	NI	NP	D



F. Mechanical Exhaust Vents and Bathroom Heaters

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:

V-G-1 **DEFICIENCY (D)**

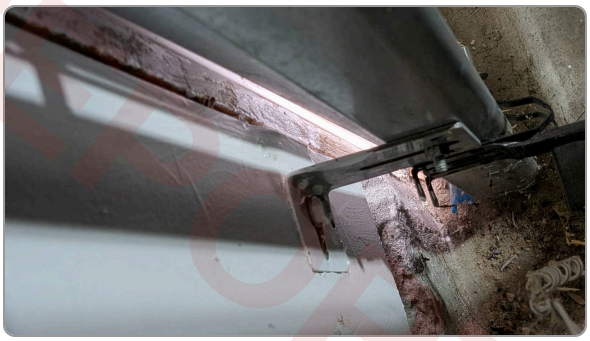
The garage door safety reverse sensors (photo eyes) are mounted approximately 8 inches above the floor, above the 6-inch maximum in the TREC Standards of Practice. At this height, the sensors may not detect a small child or pet under the closing door. This is a safety hazard.

Recommendation: Recommend lowering the sensors to 6 inches or less above the floor and retesting the auto-reverse function.

RECORDED ON THE INSPECTION CHECKLIST AS DEFICIENT

Photo-eyes installed at proper height (6" max) **No**





G. Garage Door Operators

SAMPLE REPORT

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

I	NI	NP	D



☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:

V-H-1 **DEFICIENCY (D)** *Roof*

The dryer exhaust appears to terminate at a roof vent cap that has a built-in grille (bird guard) over the outlet. Grilles and screens at a dryer vent termination collect lint, which restricts airflow, lets lint build up in the duct, and is a fire hazard. *Recommendation:* Recommend having a qualified contractor confirm the termination and replace the cap with a dryer-rated roof cap that has a backdraft damper and no screen or grille, and clean the dryer duct.



Roof

☐ ☒ ☐ ☐ **I. Other**

Comments:

Not Inspected — Reason: The refrigerator, washer and dryer are not within the scope of the TREC Standards of Practice and were not inspected.

VI. OPTIONAL SYSTEMS

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

Comments:

SAMPLE REPORT

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

I	NI	NP	D	

Not Inspected — Reason: Not inspected; outside the scope of this inspection.

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

Type of Construction:
Comments:

Not Present — Reason: No swimming pool or spa is present at this property.

☐ ☒ ☐ ☐ **C. Outbuildings**

Comments:

Not Inspected — Reason: A storage shed is present. Outbuildings are an optional inspection item and were not included in the scope of this inspection.

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

Type of Pump:
Type of Storage Equipment:
Comments:

Not Present — Reason: No private water well is present at this property.

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

Type of System:
Location of Drain Field:
Comments:

Not Present — Reason: No private sewage disposal system is present at this property.

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

Comments:

Not Present — Reason: No other built-in appliances are present at this property.

☐ ☐ ☒ ☐ **G. Other**

Comments:

Not Present — Reason: Not present at this property.

SAMPLE REPORT

INSPECTION SUMMARY

The items below were observed to be deficient or in need of attention at the time of inspection. Each item is numbered; the same number appears with the full comment in the body of this report.

NOTICE: This summary is provided for convenience only and is **NOT a substitute for reading the entire report**. The complete report — including all comments, photographs, limitations, and the information pages of the promulgated TREC form (REI 7-6) — must be read in full. Items not listed in this summary may still be important to you.

I. STRUCTURAL SYSTEMS

I-A-1 DEFICIENCY (D) **A. Foundations:** Hairline cracks were observed in the visible slab edge in multiple locations. These are common with concrete curing and normal settlement.

I-A-2 DEFICIENCY (D) **A. Foundations:** Minor indicators of movement were noted, including doors that rub or do not latch and hairline cracks at interior walls and ceilings. These are common in…

I-A-3 DEFICIENCY (D) **A. Foundations:** A stress crack was observed at the foundation perimeter beam. This type of crack can indicate some differential movement of the slab.

I-B-1 DEFICIENCY (D) **B. Grading and Drainage:** Negative grading (soil sloping toward the house) was observed around the garage door and along the left side of the home. This directs rainwater toward the…

I-B-2 DEFICIENCY (D) **B. Grading and Drainage — At the rear steps:** A soil depression was observed along the foundation at the corner by the rear steps. Low spots next to the slab collect rainwater, which can soak the soil at…

I-C-1 DEFICIENCY (D) **C. Roof Covering Materials:** Exposed fastener heads were observed on the roof covering in multiple locations, some covered only with sealant. Sealant breaks down in the sun over time…

I-E-1 DEFICIENCY (D) **E. Walls (Interior and Exterior):** Separations at siding board joints and unsealed gaps at penetrations around windows were observed in multiple locations. Open joints and gaps can allow water…

I-E-2 DEFICIENCY (D) **E. Walls (Interior and Exterior):** Surface rust was observed on the steel lintel above an opening in the brick veneer. As rust builds, the steel expands and can crack the surrounding mortar and…

I-E-3 DEFICIENCY (D) **E. Walls (Interior and Exterior):** The wall plate at the exterior hose bib is not sealed to the siding. This gap can allow water and pests into the wall cavity.

I-F-1 DEFICIENCY (D) **F. Ceilings and Floors — Garage:** A crack was observed across the garage floor slab. It appears consistent with the stress crack observed at the exterior perimeter beam and with the hairline…

I-F-2 DEFICIENCY (D) **F. Ceilings and Floors:** The floor in the dining room has noticeable high and low spots (uneven floor). This may be from slab irregularity or minor movement and can affect flooring…

I-F-3 DEFICIENCY (D) **F. Ceilings and Floors — Guest bathroom 2:** A hairline crack was observed on the ceiling in Guest Bathroom 2. Ceiling cracks can result from settlement and slab movement and are one of the movement…

I-G-1 DEFICIENCY (D) **G. Doors (Interior and Exterior):** The self-closing hinges on the door between the garage and the house did not pull the door fully closed and latched. This door serves as a fire separation and…

I-G-2 DEFICIENCY (D) **G. Doors (Interior and Exterior):** The closet door in Bedroom 3 does not latch when closed. This is typically caused by a misaligned latch and strike plate.

I-G-3 DEFICIENCY (D) **G. Doors (Interior and Exterior):** The Bathroom 3 door does not latch when closed, which affects privacy.

I-G-4 DEFICIENCY (D) **G. Doors (Interior and Exterior):** The bathroom door is out of square and rubs the frame when closing. This is commonly caused by loose hinges or minor settlement and can wear the door and…

I-G-5 DEFICIENCY (D) **G. Doors (Interior and Exterior) — Garage overhead door:** Daylight is visible between the garage overhead door and the side jamb, indicating the weatherstripping is not sealing. Gaps at the door allow water, dust…

I-H-1 DEFICIENCY (D) **H. Windows:** A failed seal (fogging between the panes) was observed at a window, indicating the insulated glass unit has lost its seal. A failed seal reduces the…

I-K-1 DEFICIENCY (D) **K. Porches, Balconies, Decks, and Carports — Rear steps:** The wood stair stringers and the baseboard at the rear steps are in direct contact with the soil. Wood in contact with soil stays damp, which can lead to…

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

III-B-1 DEFICIENCY (D) **B. Cooling Equipment — Refrigerant lines at the air handler:** A gap in the insulation on the refrigerant suction line (the larger copper line) was observed at the air handler, with an open seam in the insulation below…

III-B-2 DEFICIENCY (D) **B. Cooling Equipment — Return grille and supply registers:** The temperature drop across the cooling system was below the typical range. Two tests measured a 9.0°F and 10.1°F difference between the return air (about…

SAMPLE REPORT

IV. PLUMBING SYSTEMS

IV-A-1 DEFICIENCY (D) **A. Plumbing Supply, Distribution Systems and Fixtures — Bedroom 2 bathroom:** The toilet in the Bedroom 2 bathroom is loose at the floor. Movement can break the wax seal, which can allow water and sewer gas to leak at the base and…

V. APPLIANCES

V-A-1 DEFICIENCY (D) **A. Dishwashers:** The dishwasher drain line high loop is not secured to the underside of the countertop, and the dishwasher itself is not secured to the countertop or cabinets…

V-C-1 DEFICIENCY (D) **C. Range Hood and Exhaust Systems:** The range hood (microwave) grease filter is dirty with grease buildup. A clogged filter reduces exhaust performance, and accumulated grease is a fire hazard…

V-G-1 DEFICIENCY (D) **G. Garage Door Operators:** The garage door safety reverse sensors (photo eyes) are mounted approximately 8 inches above the floor, above the 6-inch maximum in the TREC Standards of…

V-H-1 DEFICIENCY (D) **H. Dryer Exhaust Systems — Roof:** The dryer exhaust appears to terminate at a roof vent cap that has a built-in grille (bird guard) over the outlet. Grilles and screens at a dryer vent termination collect lint, which restricts airflow, lets lint build up in...

APPLIANCE SAFETY RECALL CHECK

N/A — unable to analyze. No appliance make and model were recorded for this inspection, so no recall check could be made.

Recall status reflects manufacturer / CPSC data checked at the time of inspection and may change. Confirm current recall and remedy information directly with the manufacturer using the model and serial numbers above.

SAMPLE REPORT

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Details the inspector recorded on the inspection checklist. The REI 7-6 form has no line for these, so they are listed here. Any checklist answer recorded as a deficiency is reported in that item's *Comments* in the report above.

I. STRUCTURAL SYSTEMS

A. Foundations

FOUNDATION INFORMATION

Crawl Space Inspection Vantage Point	**N/A - No Crawl Space**	Foundation Material	**Poured Concrete**

B. Grading and Drainage

GUTTER AND DOWNSPOUT SYSTEM

Gutters present	**No**	Downspouts present	**No**
Downspout extensions present	**No**		

C. Roof Covering Materials

FLASHING AND PENETRATIONS

Drip edge present and performing	**Yes**

ROOF INFORMATION

Roof slope	**Moderate (4:12 - 6:12)**

SKYLIGHTS

Skylights present	**No**

D. Roof Structures and Attics

ATTIC VENTILATION

Ridge vent present	**Yes**	Gable vents present	**No**
Soffit vents present	**Yes**	Turbine vents present	**No**
Powered ventilators present	**No**	Attic ventilation performing	**Yes**

FRAMING AND DECKING

Roof framing type	**Trusses**

INSULATION

Insulation type	**Blown Cellulose**

ATTIC ACCESS AND INSPECTION

Access type	**Scuttle Hole**	Access location	**Garage**

E. Walls (Interior and Exterior)

EXTERIOR WALL CLADDING

Weep holes present and unobstructed (brick/stone)	**Present and Clear**	Exterior cladding type	**Fiber Cement (Hardie), Brick**

INTERIOR WALLS

Wall finish materials	**Drywall/Sheetrock**

TRIM AND FLASHING

Window/door flashing performing	**Yes**

F. Ceilings and Floors

INTERIOR FLOORS

Floor covering materials	**Concrete, Vinyl/LVP**

INTERIOR CEILINGS

Ceiling finish materials	**Drywall**

G. Doors (Interior and Exterior)

EXTERIOR DOORS

Storm doors present	**No**	Weather stripping present and effective	**Yes**
Exterior doors operate properly	**Yes**		

INTERIOR DOORS

Closet doors operate properly	**No**

GARAGE FIRE SEPARATION

Attic access/separation from garage proper	**No**	Firewall penetrations properly sealed	**Yes**
Garage-to-house door fire-rated (1-3/8" min solid wood or rated)	**Yes**	Self-closing device present	**Yes**

GARAGE DOORS

Bottom seal present and effective	**Yes**	Garage door type	**Sectional Roll-Up**
Garage door material	**Aluminum**	Garage door operates properly	**Yes**

H. Windows

WINDOW INFORMATION

Window types	**Double-Hung**	Glazing type	**Double Pane/Insulated**
Window frame material	**Vinyl**		

WINDOW OPERATION AND CONDITION

Window screens present	**All Present**	Windows operate properly	**Yes**

K. Porches, Balconies, Decks, and Carports

STRUCTURE INFORMATION

Deck/floor material	**Wood**	Types present	**Front Porch, Covered Patio**

ADDITIONAL CONCERNS

Proper slope for drainage	**No**	GFCI protection for outdoor outlets	**Yes**
Electrical components present	**Yes**		

CARPORT (IF PRESENT)

Carport present	**No**	Attachment to house (if attached)	**N/A - Freestanding**

STRUCTURAL COMPONENTS

Ledger board properly attached to house	**Not Visible**

STAIRS (IF PRESENT)

Handrail present (4+ risers)	**N/A - Less Than 4 Risers**	Stairs present	**No**

GUARDRAILS (REQUIRED 30"+ ABOVE GRADE)

Balusters securely attached	**Yes**	Guardrail height adequate (36" min)	**Yes**
Guardrails securely attached	**Yes**	Guardrails present where required	**Yes**

SAMPLE REPORT

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

OVERCURRENT PROTECTION

Overcurrent device type	**Circuit Breakers**

SERVICE ENTRANCE

Service type	**Underground Service**	Electric meter present	**Yes**
Service voltage	**120/240V Single Phase**	Service amperage	**200 Amp**

GROUNDING AND BONDING

Bonding properly installed	**Yes**	Grounding type	**Ground Rod**
Neutrals and grounds properly separated (sub-panels)	**Yes**		

MAIN PANEL

Circuit directory present and accurate	**Yes**	Panel location	**laundry room**
Main disconnect present	**Yes**	Panel accessible (3 ft clearance)	**Yes**
Dead front cover secure	**Yes**	Panel manufacturer	**Eaton**

B. Branch Circuits, Connected Devices, and Fixtures

GFCI PROTECTION

GFCI at garage receptacles	**Yes**	All GFCI devices tested and functioning	**Yes**
GFCI at kitchen countertop receptacles	**Yes**	GFCI at laundry area receptacles	**Yes**
GFCI at bathroom receptacles	**Yes**	GFCI at exterior receptacles	**Yes**
GFCI at pool/spa equipment	**N/A - No Pool/Spa**		

AFCI PROTECTION

AFCI protection for bedroom circuits	**Present**	AFCI protection for living areas	**Present**

SMOKE AND CO ALARMS

All alarms tested and functioning	**No**	Carbon monoxide alarm present (if fuel burning appliances)	**Present**
Smoke alarm on each level	**Yes**	Smoke alarm in each bedroom	**Yes**
Smoke alarm outside sleeping areas	**Yes**		

CONDUCTORS AND WIRING

Aluminum branch circuit wiring	**Present**

RECEPTACLES AND SWITCHES

Receptacles tested for proper polarity/grounding	**Yes**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

VENTING (GAS/OIL SYSTEMS)

Vent type	**N/A - Electric System**

HEATING SYSTEM INFORMATION

Approximate age (years)	**2**	Model number	**cbk45uhvt-030-230-01 (air handler with electric heat kit)**
Serial number	**1524j36991**	Equipment location	**hallway closet**
Manufacturer	**Lennox**		

HEATING OPERATION

Burner operation (gas systems)	**N/A - Electric System**	System operated	**Yes**
System responds to thermostat	**Yes**	System produces heat	**Yes**

B. Cooling Equipment

COOLING SYSTEM INFORMATION

Approximate age (years)	**2**	Model number	**Ml17xp1 030 230a01**
Serial number	**1924l40640**	Approximate tonnage	**2.5 Ton**
Condensing unit location	**left side**	Manufacturer	**Lennox**

TEMPERATURE DIFFERENTIAL (REQUIRED)

Return air temperature	**64.8**	Supply air temperature	**54.7**
Temperature differential	**10.1**		

CONDENSING UNIT

Unit level	**Yes**	Refrigerant lines insulated	**Yes**
Disconnect present at unit	**Yes**	Adequate clearance around unit	**Yes**

COOLING OPERATION

System operated	**Yes**

SAMPLE REPORT

C. Duct Systems, Chases, and Vents

AIR FILTERS

Filter size (if visible)	**18x30x1**	Filter present	**Yes**
Filter location	**return grille**	Filter condition	**Moderately Dirty**

CHASES AND PLENUMS

Chases properly sealed	**Yes**	Combustion air openings adequate (if applicable)	**N/A - No Combustion Equipment**
Plenum accessible for inspection	**No**		

DUCT CONDITION

Ducts properly supported	**Yes**	Duct connections secure	**Yes**

DUCT SYSTEM INFORMATION

Primary duct location	**Attic**	Duct material	**Flexible Duct**

RETURN AIR

Adequate return air	**Yes**	Return grilles clean	**Yes**

SUPPLY REGISTERS

Registers securely attached	**Yes**	Air flow present at all registers	**Yes**
Dampers/louvers operate	**Yes**		

DUCT INSULATION

Duct insulation present	**Yes**

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

WATER SUPPLY

Water source	**Public/Municipal**	Supply piping material	**PEX**
Water pressure (psi)	**55**	Main shutoff operable	**Yes**
Pressure reducing valve present	**No**		

PLUMBING FIXTURES

Faucets operate properly	**Yes**	All fixtures functional	**Yes**

B. Drains, Wastes, and Vents

WASTE/DRAIN SYSTEMS

Waste disposal type	**Public Sewer**	Cleanout(s) present	**Yes**

C. Water Heating Equipment

WATER HEATER INFORMATION

Approximate age (years)	**2**	Water heater type	**Electric Tank**
Model number	**ent-50 130**	Serial number	**2443141122897**
Location	**Garage**	Manufacturer	**a.o. smith**

INSTALLATION

Drain pan present (where required)	**N/A - Garage/Not Required**	Earthquake straps installed	**No**
Properly elevated in garage (18" min)	**Yes**	Pan drain line properly terminated	**Yes**

SAFETY COMPONENTS

TPR valve present	**Yes**	Gas shutoff valve present (gas units)	**N/A - Electric Unit**
TPR discharge pipe material	**CPVC**	TPR discharge pipe properly installed	**Yes**

VENTING (GAS UNITS)

Vent type	**N/A - Electric Unit**

V. APPLIANCES

A. Dishwashers

OPERATION

Fills with water	**Yes**	Drains properly	**Yes**
Dishwasher operates through cycle	**Yes**	Door seal intact	**Yes**
Door latch operates properly	**Yes**		

DISHWASHER INFORMATION

Model number	**gdf510psr6ss**	Serial number	**zz829160b**
Location	**Kitchen**	Manufacturer	**Ge**

SAMPLE REPORT

B. Food Waste Disposers

OPERATION

Grinds properly	**Yes**	Disposer operates	**Yes**

MOUNTING AND CONNECTIONS

Properly secured to sink	**Yes**	Drain connection secure	**Yes**

DISPOSER INFORMATION

Manufacturer	**Moen**

C. Range Hood and Exhaust Systems

RANGE HOOD INFORMATION

Hood type	**Recirculating (Non-Ducted)**

OPERATION

Fan operates on all speeds	**Yes**	Filter present	**Yes**
Light operates	**Yes**		

DUCT SYSTEM (IF DUCTED)

Duct material	**N/A - Recirculating**	Duct terminates to exterior	**N/A - Recirculating**

D. Ranges, Cooktops, and Ovens

OVEN OPERATION

Oven door operates and seals properly	**Yes**	Oven heats to temperature	**Yes**
Oven light operates	**Yes**	Self-clean function (if equipped)	**Not Tested (Per SOP)**
Broiler operates	**Yes**		

EQUIPMENT INFORMATION

Configuration	**Slide-In Range**	Model number	**grf400pv1ss**
Serial number	**aa036571q**	Fuel type	**Electric**
Manufacturer	**Ge**		

COOKTOP/BURNER OPERATION

Gas burners ignite properly (if gas)	**N/A - Electric**	Controls operate properly	**Yes**
All burners/elements operate	**Yes**		

SAFETY

Gas connection (if gas)	**N/A - Electric**	Anti-tip bracket installed	**Installed**

E. Microwave Ovens

OPERATION

Door operates and seals properly	**Yes**	Heats contents	**Yes**
Light operates	**Yes**	Microwave operates	**Yes**
Turntable operates (if equipped)	**Operates**		

MICROWAVE INFORMATION

Installation type	**Over-Range (Built-in)**	Model number	**jvm3162rj6ss**
Serial number	**vz205091l**	Manufacturer	**Ge**

EXHAUST (OVER-RANGE ONLY)

Exhaust fan operates	**Operates on All Speeds**	Exhaust type	**Recirculating**

F. Mechanical Exhaust Vents and Bathroom Heaters

OTHER EXHAUST LOCATIONS

Whole house fan (if present)	**N/A - Not Present**	Utility/laundry room exhaust fan	**Present and Operates**

BATHROOM HEATERS

Heater type	**N/A - None Present**	Bathroom heater(s) present	**No**
Heater operates	**N/A - None Present**		

BATHROOM EXHAUST FANS

All bathroom exhaust fans operate	**Yes**	Fans vent to exterior	**Vented to Exterior**

SAMPLE REPORT

G. Garage Door Operators

OPERATION

Door seals properly when closed	**No**	Door properly balanced (manual operation)	**No**
Operator opens and closes door	**Yes**		

DOOR HARDWARE

Tracks aligned and secure	**Yes**

GARAGE DOOR INFORMATION

Number of garage doors	**1**	Door material	**Aluminum**

SAFETY FEATURES (REQUIRED)

Photo-eye sensors present	**Yes**	Photo-eye sensors operate	**Yes**
Auto-reverse (pressure) operates	**Yes**		

OPERATOR INFORMATION

Operator manufacturer	**Chamberlain**

H. Dryer Exhaust Systems

DRYER EXHAUST INFORMATION

Dryer fuel type	**Electric**	Dryer location	**laundry room**

EXHAUST DUCT

Estimated duct length	**Medium Run (15-25ft)**	Exhaust duct material	**Rigid Metal (Proper)**
Duct connection at dryer	**Properly Connected**		

EXTERIOR TERMINATION

Exterior damper operates	**Unable to Verify**	Lint accumulation at termination	**Unable to determine**
Termination location	**Roof**	Exhaust terminates to exterior	**Yes**

SAMPLE REPORT