



TRUFOCUS HOME INSPECTIONS

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<https://trufocusinspections.com>



RESIDENTIAL INSPECTION REPORT COPY COPY

1234 Main St
Paris, TX 75460



Inspector

Jason Swindle

TREC License #26139-PI

(903) 249-2766

TruFocusInspections@gmail.com



Agent

Agent Sample



PROPERTY INSPECTION REPORT FORM

Joe Sample

Name of Client

1234 Main St, Paris, TX 75460

Address of Inspected Property

Jason Swindle

Name of Inspector

Name of Sponsor (if applicable)

08/27/2026 9:00 am

Date of Inspection

TREC License #26139-PI

TREC License #

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: None

Type of Building: Single Family

Occupancy: Occupied

Time (approximate): 9:00am

Temperature (approximate): 85-95 Fahrenheit (F)

Weather Conditions: Dry, Partly Cloudy

Additional Information:

This report is paid for and prepared for the personal, private, and exclusive use of Joe Sample. This is a copyrighted report and is not valid without the signed inspection agreement attached. This report is not transferable from the client named above.

Photographs included in this report are provided to help illustrate certain conditions and may not depict every location where a similar condition was observed. When multiple similar deficiencies are present, terms such as "various" or "throughout" may be used rather than documenting every individual occurrence. The written report should be reviewed in its entirety and not interpreted solely from the photographs.

Regardless of the recommendation provided, evaluation or correction by a qualified or licensed professional may be appropriate depending on the nature or extent of the condition, particularly when the client is uncertain about the appropriate corrective action.

It is recommended that the buyer perform a final walk-through of the property prior to closing to identify any conditions that may have changed since the inspection.

The inspection represents conditions observed during a limited period on the day of inspection and may not reflect conditions that occur during normal, prolonged, or full-load use of the home and its systems. The inspection is limited to visible and accessible conditions; components concealed behind walls, beneath slabs, or otherwise inaccessible cannot be evaluated.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. **A real estate inspection is not a technically exhaustive survey of the home and its systems. It is a limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures.** The purpose of the inspection is to provide the client with information regarding the general condition of the residence **at the time of inspection**. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

This inspection report is prepared for the purpose of assisting the client in forming their own opinion regarding the condition of the property and the feasibility of its purchase. The inspection and report do not constitute a warranty or guarantee that all defects or conditions will be identified. If you have questions or need clarification regarding any findings, please contact us prior to the expiration of applicable time limitations, such as the option period.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS, and INSPECTION AGREEMENT included in this inspection report (see final section of this report for details regarding limitations and exclusions).

This report contains technical information and should be reviewed in its entirety. Any verbal discussion or summary provided by the inspector is intended to supplement, not replace, the written report. If you have questions about any finding, limitation, or recommendation, please contact your inspector for clarification.

This inspection is not performed for the purpose of determining the insurability or warrantability of the property and may not conform to Texas Department of Insurance guidelines for property insurability. This report is not intended for use by a property or home warranty company.

Determining appliance or equipment age is beyond the scope of the Standards of Practice. Any age information provided is for informational purposes only and may be estimated from available manufacturer or reference information. No guarantee is made regarding its accuracy. Age is typically noted when equipment appears to be approaching or beyond its expected service life.

Understanding This Report

TREC Standards of Practice apply to inspected properties regardless of the home's age. As a result, this report may identify multiple items as Deficient, including conditions that may have been common or acceptable when the home was originally constructed.

A Deficient designation does not, by itself, indicate the severity, urgency, or cost of addressing a condition. Deficiencies can range from relatively minor items to conditions involving safety concerns, significant repairs, or further evaluation by a qualified professional. Please review the individual comments and recommendations to understand the nature and significance of each finding.

If you have questions about any finding or recommendation in this report, please contact your inspector for clarification.

Comment Key - Definitions

Informational Items – Observations provided for the client's information that are not identified as deficiencies. These may include equipment information, maintenance considerations, locations of components, or other conditions the inspector believes may be useful to the client.

Limitations – Conditions that restricted or prevented inspection of a component or area. Limitations should be reviewed because concealed or inaccessible conditions may not have been evaluated.

Deficient Items – Items or components observed to have a deficiency at the time of inspection. A Deficient designation does not necessarily indicate the severity, urgency, or cost of correction. Some deficiencies may involve routine maintenance or relatively simple corrections, while others may involve safety concerns, significant repairs, or further evaluation by a qualified professional.

Recommendations are provided to help the client understand an appropriate course of action. The recommendation “Improve” may include correction, repair, adjustment, maintenance, or replacement as appropriate for the condition. “Improve” should not be interpreted as indicating that the condition is merely cosmetic or optional. When a specific qualified or licensed professional is recommended, this will generally be identified in the individual comment.

Deficiencies are not ranked by severity. Clients should review all items identified as deficient, consider the information provided in each narrative, and determine which conditions they wish to have further evaluated or addressed.

The decision regarding what to repair, when to repair it, and how to proceed with the transaction belongs to the parties involved. Neither party is required to make repairs solely because an item is identified as deficient in this report. If

clarification is needed regarding a finding or recommendation, please contact your inspector.

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I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Comments:

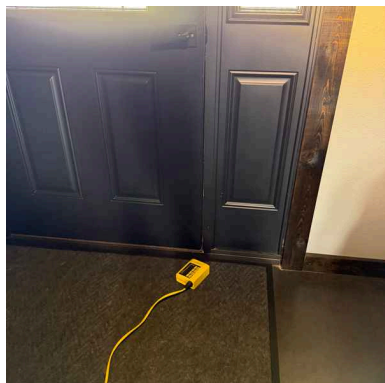
Floor elevation measurements indicated approximately 1½ inches of variation across the structure at accessible areas measured. No significant visible evidence of structural movement or distress was observed in association with the measurements; the foundation appeared to be performing as intended at the time of inspection. No immediate corrective action is indicated. Monitor for significant changes or developing signs of movement. If concerns remain, further consultation may be obtained from a qualified foundation specialist.

Type of Foundation(s): Slab on Grade

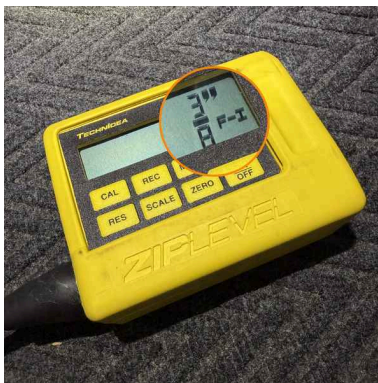
Foundation/Elevation Measurement:

Measuring from the Front Door to the Back Door, there is a 3/8-inch difference in elevation.

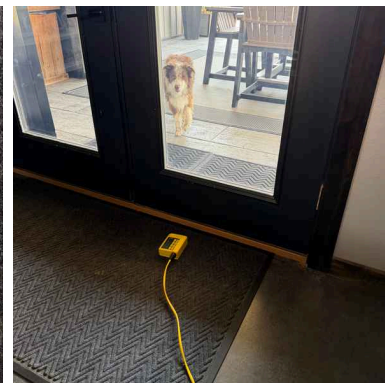
Measuring from the Laundry Room to the Primary Bedroom, there is a difference of 1 1/2-inches in elevation.



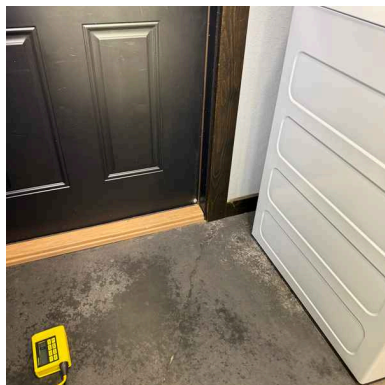
Front Door



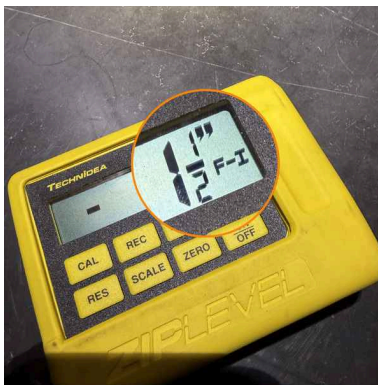
Back Door



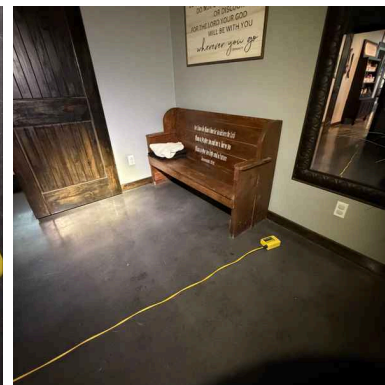
Back Door



Laundry Room



Primary Bedroom



Primary Bedroom

General Limitations:

Floor coverings, stored items, furnishings, high soil levels, vegetation, and other obstructions may limit visibility of the foundation and related components. Concealed foundation components, including footings, reinforcement, and other below-grade or inaccessible components, are not evaluated as part of this inspection. Crawlspace or other areas with less than 18 inches of headroom, or with access openings less than 24 inches wide by 18 inches high, are not required to be entered. The inspector will also not traverse areas where HVAC ductwork, electrical wiring, gas lines, low clearance, or other conditions make access unsafe or impractical.

Foundation observations represent conditions visible and accessible at the time of inspection and are based on general observations and, when applicable, elevation measurements obtained using a ZipLevel. Elevation measurements are

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I	NI	NP	D

relative measurements of accessible floor surfaces and do not establish original construction elevations or, by themselves, determine the cause or significance of observed elevation differences. These measurements and observations cannot determine whether a foundation is actively moving, establish its historical performance, verify previous repairs, or predict future movement or failure. Historical information regarding the structural performance of the property may not be known or available to the inspector.

The inspector is not acting as a structural engineer, and this inspection is not an engineering analysis or structural certification. Opinions expressed in this report describe the apparent condition of the structure at the time of inspection. If conditions of concern are identified, or if a more comprehensive evaluation is desired, further evaluation by a qualified foundation professional or structural engineer may be appropriate.

1: Minor Concrete Floor Cracking

Minor cracking was observed at areas of the interior concrete floor. This type of non-displaced cracking is common in concrete slabs, and no significant displacement was observed at the areas viewed.

Recommendation: Monitor for significant widening, displacement, or other notable changes.



Garage



Kitchen



Living Room

☒ ☐ ☐ ☐ B. Grading and Drainage

Comments:

General Limitations:

The inspection of grading and drainage is limited to visible and accessible conditions at the time of inspection and does not predict future drainage performance. The inspection does not include invasive evaluation or testing and does not determine soil composition, subsurface conditions, or the presence, condition, or effectiveness of underground drainage components such as French drains, buried drainage piping, or similar systems. Drainage conditions may vary with rainfall, seasonal conditions, landscaping changes, irrigation, and other factors not present at the time of inspection. Vegetation, mulch, stored items, debris, and other obstructions may conceal conditions or limit evaluation. Retaining walls, erosion-control systems, flatwork such as driveways and sidewalks, and detention or retention ponds are not evaluated except as they relate to observable site drainage or foundation performance.

☒ ☐ ☐ ☒ C. Roof Covering Materials

Viewed From: Aerial Drone

Types of Roof Covering: Metal

Flashing Material: Metal

Comments:

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I	NI	NP	D

Limitations: Lack of Access (Too High/Steep) -

The roof covering was not walked due to its height and lack of safe access. A drone was used to observe accessible and visible roof areas; conditions concealed or not visible from the drone or other accessible vantage points could not be evaluated.

Not Included as Part of Inspection:

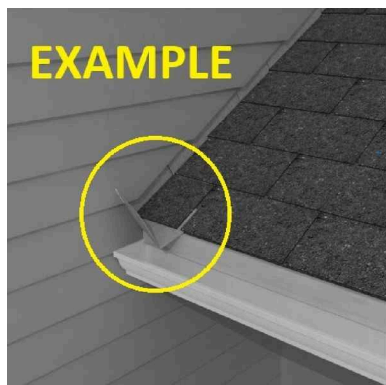
Antennas, identification of latent hail damage, determination of the remaining life expectancy of roof covering, and/or determination of the number of roof covering materials.

General Limitations:

The roof inspection is limited to visible and accessible components observed from the ground, ladder, roof surface, or other available vantage points when safely accessible. The inspection does not include water testing, removal of roofing materials, or evaluation of concealed components. The inspector does not determine the exact remaining service life of the roofing system or verify concealed installation details such as underlayment, fastening methods, or the number of roof covering layers. Inspection methods and visibility may be limited by roof height, slope, surface condition, weather, moisture, vegetation, debris, or other conditions that make access unsafe or restrict observation. Areas that are not readily accessible, including the interiors of vents, flues, and chimneys, are not evaluated. Antennas and similar attachments are not inspected. The inspection may identify visible evidence consistent with storm or impact damage but does not determine the presence or extent of latent hail damage or provide an insurability determination.

1: Kick-Out / Diverter Flashing Missing

Kick-out/diverter flashing was not observed at the lower termination of the roof-to-wall flashing. Water runoff may be directed against or behind the adjacent wall/structure, increasing the potential for moisture intrusion or deterioration.

Recommendation: Improve

North, Porch Cover



North, Porch Cover

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

Viewed From: Walking the Attic

Approximate Average Depth of Insulation: Spray foam - approximately 6 inches

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**General Limitations:**

Attic inspections are limited to visible and safely accessible components. Insulation, stored items, HVAC equipment and ductwork, electrical wiring, plumbing, framing, limited headroom, and other obstructions may conceal conditions or restrict access. Insulation commonly covers portions of the ceiling structure and other components by design, and concealed areas cannot be fully evaluated. Attics or unfinished spaces with access openings less than 24 inches by 30 inches, or with less than 30 inches of headroom, are not required to be entered. The inspector will also not traverse areas where HVAC ductwork, electrical wiring, gas lines, low clearance, unstable or unsupported surfaces, or other conditions make access unsafe or impractical. Some portions of an attic may therefore remain inaccessible or concealed. The attic and roof structure inspection is a visual evaluation and does not constitute a structural engineering analysis or determination. Conditions concealed by insulation, finishes, stored items, or other obstructions are not evaluated.

1: Opening at Attic Wall Penetration

An opening was observed around the duct penetration through the attic wall. The gap may allow uncontrolled air movement and reduce the effectiveness of the building envelope.

Recommendation: Improve



Attic, East Wall

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

Comments:

General Limitations:

The inspection of interior and exterior walls is limited to visible and accessible surfaces at the time of inspection. Furniture, appliances, stored items, vehicles, vegetation, and other obstructions are not moved and may conceal conditions. New or existing finishes, paint, trim, siding, and other coverings may also conceal evidence of defects or previous repairs. The inspection does not include concealed components such as framing, insulation, plumbing, electrical systems, sheathing, flashing, or moisture/weather barriers. Cosmetic conditions such as minor surface imperfections, paint defects, or small cracks may not be reported unless they appear significant or may indicate an underlying condition.

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I	NI	NP	D
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1: Trees and/or Shrubs too Close to Structure

Vegetation is growing too close to the home's exterior. This can trap moisture against the siding, damage materials, and provide a pathway for pests.

Recommendation: Improve



West

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

General Limitations:

The inspection of ceilings and floors is limited to visible and accessible areas at the time of inspection. Furnishings, stored items, rugs, floor coverings, insulation, ceiling coverings, decorative finishes, and other obstructions may conceal conditions and are not moved or removed. Invasive procedures are not performed to evaluate concealed structural components or hidden moisture conditions. Visible staining may be reported, but the inspection cannot determine whether staining represents active or previous moisture intrusion without additional evaluation or testing. The inspection does not determine the presence of mold, asbestos, or other environmental hazards. Decorative finishes, texture variations, and minor cosmetic defects may not be reported unless they appear significant or may indicate an underlying condition.

Floor coverings and finishes are not evaluated for cosmetic condition, normal wear, staining, minor damage, or appearance. Observable flooring conditions may be reported when they create a potential safety or trip hazard, affect normal use, or may indicate an underlying condition.

1: Irregular Ceiling Finish

An irregular ring/outline was observed in the ceiling finish. No obvious moisture staining was visible at the time of inspection; the condition appears primarily cosmetic based on the visible evidence.

Recommendation: Monitor

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I	NI	NP	D



2nd Floor, North Bedroom

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

Comments:

General Limitations:

The inspection of doors is limited to visible and accessible components at the time of inspection. Hardware, trim, coverings, and other components are not removed, and concealed framing, internal mechanisms, and other inaccessible components are not evaluated. Furniture, stored items, weather conditions, or restricted access may limit inspection. Minor scratches, scuffs, finish wear, and other cosmetic conditions may not be reported unless they affect normal operation or indicate an underlying condition. Visible weatherstripping may be observed, but its effectiveness in preventing air or water infiltration is not determined. Security systems, smart locks, sensors, and other electronic or specialized security features are not evaluated.

1: Hinges Loose

Loose hinges can cause door to stick or eventually fall out of place.

Recommendation: Improve



Laundry Room

2: Damaged Garage Door Bottom Seal

The bottom weather seal on the garage door is damaged and does not provide a continuous seal along the bottom of the door. This condition can allow air, dust, moisture, and pests to enter the garage.

Recommendation: Improve

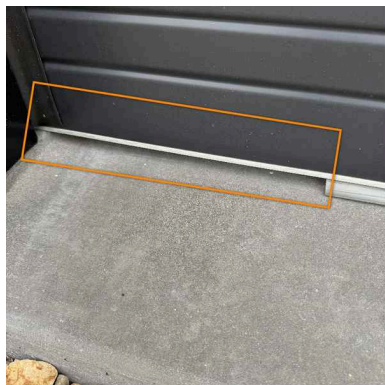
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East

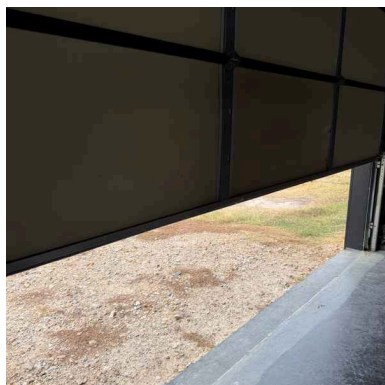


South

3: Manual Overhead Door Operation

Both manually operated overhead doors were observed to lower freely when released and did not remain in position. This may make the doors more difficult to control during normal operation and could present a safety concern.

Recommendation: Have both doors evaluated and repaired/adjusted as needed by a qualified overhead-door technician before regular use.



☒ ☐ ☐ ☒ **H. Windows**

Comments:

General Limitations:

The inspection of windows is limited to visible and accessible components at the time of inspection. Screens, blinds, curtains, window treatments, and other coverings are not removed. Furniture, stored items, security devices, or other obstructions may restrict access or visibility and limit evaluation. Windows are operated using normal controls when accessible and practical. Storm windows and specialized window systems may not be operated or evaluated. The inspection does not determine energy efficiency or verify the integrity of insulated-glass seals. Visible condensation or fogging between panes may indicate seal failure; however, evidence of failed seals may not be visible at the time of inspection due to temperature, humidity, lighting, tinting, films, or other conditions. Security features, specialized coatings, and window films are not evaluated for performance.

1: Missing Screen(s)

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Window was observed without a screen. Missing screens can allow insects or debris to enter when the window is open and reduce normal usability. This is a common maintenance item but affects occupant comfort.

Recommendation: Improve/Install



South

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

Comments:

General Limitations:

The inspection of stairways is limited to visible and accessible components at the time of inspection. Concealed structural components, fasteners, framing, and connections are not evaluated, and load testing is not performed. Floor coverings, finishes, stored items, and other obstructions may conceal conditions or limit evaluation. Stairs, handrails, guardrails, and balusters are evaluated for visible deficiencies and general safety concerns. Measurements may be taken when conditions appear questionable; however, the inspection is not a code-compliance evaluation and does not determine compliance with all current or previous building standards.

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

Comments:

Gas Logs: Propane -

The gas log set was operated using normal controls and produced a flame at the time of inspection. The inspection was limited to readily accessible and visible components and does not include determining combustion efficiency or concealed conditions.



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General Limitations:

The inspection of fireplaces, chimneys, and flues is limited to visible and accessible components. The inspection does not verify the integrity or condition of concealed portions of the flue or chimney, include a chimney smoke test, or determine draft adequacy. Interiors of flues and chimneys that are not readily visible or accessible are not fully evaluated. Further evaluation, cleaning, or inspection by a qualified chimney professional may be appropriate when concerns are observed, when the service or cleaning history is unknown, or when a more comprehensive evaluation of the chimney or flue is desired.

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**
Comments:**General Limitations:**

The inspection of porches, balconies, decks, and carports is limited to visible and accessible components at the time of inspection. Structural load capacities are not calculated or determined. The inspection does not include load testing, invasive procedures, or dismantling to evaluate concealed framing, fasteners, connections, or other structural components. Furniture, stored items, vegetation, finishes, and other obstructions may conceal conditions or limit evaluation. Areas with less than 18 inches of headroom, or with access openings less than 24 inches wide by 18 inches high, are not required to be entered. Other areas that cannot be safely or reasonably accessed are not traversed. The inspection does not determine compliance with all current or previous building standards, verify the performance of concealed waterproofing systems, or determine remaining material service life. Observable conditions involving drainage, slope, deterioration, attachment, or other potential safety or structural concerns may be reported.

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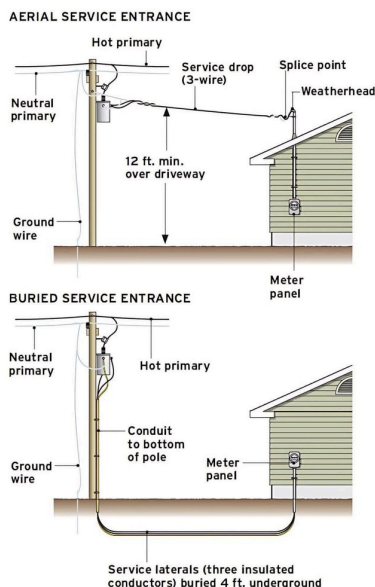
I	NI	NP	D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Comments:

Service Entrance Type: Lateral (Underground)



Electrical Service Configuration – Limited Verification:

The electrical system included multiple distribution panels, and the service/distribution arrangement could not be fully verified during the visual inspection. As a result, the appropriateness of neutral and grounding conductor bonding at the interior panel could not be conclusively determined. Consider having a qualified electrician verify the service/distribution and grounding/bonding configuration if concerns are present.

General Limitations:

The inspection of the electrical service entrance, service equipment, and panels is limited to visible and safely accessible components at the time of inspection. Panel covers or dead fronts are not removed when the inspector determines that removal may present a safety hazard or risk of damage. Components concealed within walls, underground, covered by insulation or stored items, or otherwise not readily accessible are not evaluated. The inspection does not include electrical load or voltage-drop calculations or determine the present or future adequacy of the electrical service or system capacity. Grounding and bonding are evaluated based on visible and accessible components; concealed portions of these systems and their continuity or effectiveness cannot be fully verified. Circuit and overcurrent-device labeling is not verified for accuracy, and overcurrent devices are not tested for calibration or effectiveness. Rust, corrosion, debris, restricted access, or other conditions may limit evaluation of panel components.

1: AFCI Protection (Breakers) - Missing

AFCI devices help to protect against fire by utilizing advanced technology to continuously monitor the electrical current in a circuit by looking for unwanted arcing signatures and then de-energizing the electricity when dangerous arcing signatures are detected. In short, AFCI protection is about fire prevention. *AFCI protection is a newer requirement and is likely to be missing in many pre-existing homes. It is required in: kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and laundry areas.*

Recommendation: Improve/Install

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I	NI	NP	D



2: Panel Missing Labels

The electrical panel and breakers were missing labels or were labeled incorrectly, making it difficult to identify circuits. This can delay emergency shutoffs and complicate future repairs.

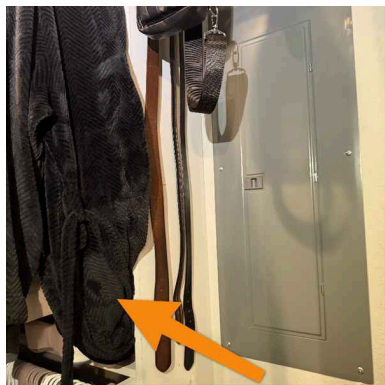
Recommendation: Improve



3: Panel Located in Clothes Closet

The electrical panel is installed within a clothes closet. This location may limit ready access to the panel and places stored combustible materials near electrical equipment.

Recommendation: Monitor, keep the panel readily accessible and maintain clear space around the electrical equipment. Consider relocation if modifications to the area are planned or if otherwise practical.



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I	NI	NP	D

Primary Bedroom Closet

☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**
*Comments:**Type of Wiring:* NM Cable, Copper*Stairway Lighting – Unable to Verify Operation:*

The stairway lighting was reported to be controlled by a photocell and could not be activated under the lighting conditions present during the inspection. Proper operation of the stairway lighting could therefore not be verified.

General Limitations:

The inspection of branch circuits, connected devices, and fixtures is limited to visible and accessible components at the time of inspection. Furniture, appliances, stored items, insulation, finishes, and other obstructions may prevent access to receptacles, switches, fixtures, wiring, or other components. Concealed wiring within walls, ceilings, floors, underground areas, or other inaccessible locations is not evaluated.

The inspection does not include circuit tracing, voltage-drop or load calculations, inspection of low-voltage wiring or systems, or disassembly of appliances, fixtures, or other equipment. Permanently installed lighting fixtures are evaluated using normal controls when accessible; bulb condition, compatibility, or remaining service life is not determined.

GFCI and AFCI protection is evaluated as required by the applicable Standards of Practice when accessible and when testing can be performed without creating an unreasonable risk of damage or disruption. AFCI devices may not be tested when the property is occupied or when testing could result in damage. Smoke and carbon monoxide alarms are evaluated within the scope of the inspection; the inspection does not determine alarm effectiveness, suitability for hearing-impaired occupants, interconnectivity, or operation of monitored or code-dependent features.

1: GFCI Protection Needed

One or more electrical outlets were observed without Ground-Fault Circuit Interrupter (GFCI) protection in areas where water may be present (bathrooms, garages, outdoors, crawl spaces, basements, kitchen countertops, laundry areas, indoor damp and wet locations, kitchen dishwashers, and electrically heated floors, and receptacles located within six feet of the outside edge of a sink, shower or bathtub). GFCI protection is designed to quickly shut off power if a ground fault occurs, which reduces the risk of electric shock. Without this protection, occupants may be exposed to an increased safety hazard.

Recommendation: Improve/Install

Patio, South



Patio, South



Garage (all)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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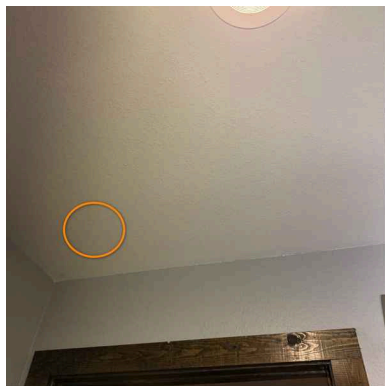


Laundry Room

2: Smoke Detector - Missing

Smoke detector was not present in one or more required locations at the time of inspection (*in each sleeping room; outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and in the living space of each story of the dwelling*). Smoke detectors provide early warning during a fire, which can reduce the risk of injury or property damage by allowing occupants more time to respond.

Recommendation: Improve/Install



Primary Bedroom/Kitchen

3: Carbon Monoxide Detector - Missing

Carbon monoxide detector is not present at time of inspection. Required (*outside each separate sleeping area in the immediate vicinity of the sleeping rooms*) when there are fuel fired appliances installed in the dwelling or an attached garage with an opening into the dwelling. Carbon monoxide is a colorless, odorless gas, and detectors provide an early warning that can help reduce the risk of injury or death.

Recommendation: Improve/Install

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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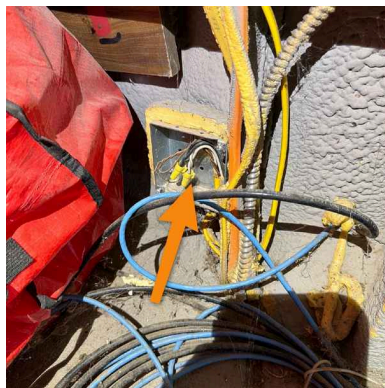


Primary Bedroom/Kitchen

4: Open Junction Box

Uncovered electrical junction box exposes wiring, increasing risk of accidental contact, shock, or damage to conductors.

Recommendation: Improve



Garage (above laundry)

5: Cover Plate Missing

An electrical cover plate is missing, leaving wiring exposed. This creates a potential shock hazard and reduces electrical system safety.

Recommendation: Improve

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

I	NI	NP	D
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Attic

6: Receptacle – Rough Wall Opening / Incomplete Seal

The wall material around the receptacle was irregularly cut, with gaps visible around the electrical box/cover. The opening may allow air, moisture, pests, or debris to enter the wall cavity.

Recommendation: Improve



Patio, South



Porch, North

☐ ☐ ☐ ☐ **C. Other**
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

Comments:

Type of System / Energy Source 2: Central Heat, Propane

Temperature Differential:

There was a temperature difference of 31.4 degrees measuring between the return and supply ducts, achieving a temperature of 100.8 degrees.



General Limitations:

The inspection of heating equipment is limited to visible and safely accessible components at the time of inspection. Equipment is operated using normal controls when conditions permit. The inspector does not dismantle equipment or evaluate concealed or sealed internal components, including the interior of heat exchangers. The integrity of heat exchangers is not determined.

The inspection does not include load calculations, efficiency testing, determination of system capacity or adequacy, verification of equipment or component compatibility, or thermostat calibration. Digital thermostat programming, setback features, multi-stage controls, sequencers, and other specialized control functions are not evaluated. Performance observations are based on conditions present at the time of inspection and may be limited by weather or operating conditions.

Decommissioned equipment and specialized or supplemental systems such as humidifiers, dehumidifiers, air purifiers, electronic air filters, wood-burning stoves, boilers, oil-fired equipment, radiant or steam heating systems, unvented gas-fired heating appliances, supplemental heaters, and similar equipment are not evaluated unless specifically stated in the report.

☒ ☐ ☐ ☒ B. Cooling Equipment

Comments:

Type of System / Energy Source: Central Air Conditioner, Electric

Temperature Differential:

There was a temperature difference of 21.3 degrees measuring between the return and supply ducts. This is within the acceptable range of 15 and 22 degrees and suggests normal operation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**General Limitations:**

The inspection of cooling equipment is limited to visible and safely accessible components at the time of inspection. Equipment is operated using normal controls when conditions permit. The inspector does not dismantle equipment or evaluate concealed or sealed internal components.

The inspection does not include refrigerant pressure or type testing, refrigerant leak testing, load calculations, efficiency testing, determination of system capacity or adequacy, verification of equipment or component compatibility, or determination of remaining service life. Thermostat calibration, balanced airflow, and duct leakage are not determined.

Digital thermostat programming, setback features, multi-stage controls, motorized dampers, electronic air filters, duct fans, dehumidifiers, air purifiers, heat-recovery equipment, and other specialized accessories or controls are not evaluated unless specifically stated in the report. Performance observations are based on conditions present at the time of inspection and may be limited by weather or operating conditions.

1: Dehumidifier Condensate Drainage

Moisture was present in the dehumidifier overflow pan, while the accessible portion of the primary condensate drain was dry. This suggests the condensate was not draining as intended and may result in overflow or moisture damage if not corrected.

Recommendation: Improve, have the dehumidifier condensate drainage system evaluated and corrected as needed by a qualified HVAC technician.



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

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

I	NI	NP	D
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General Limitations:

The inspection of duct systems is limited to visible and accessible components at the time of inspection. Ductwork concealed within walls, ceilings, floors, chases, insulation, or other inaccessible areas is not evaluated. The inspection does not include duct leakage or pressure testing, airflow balancing, or determination of system sizing, capacity, or efficiency. Visible ductwork, connections, insulation, supports, registers, and grilles are observed when accessible. The inspection cannot determine the condition or integrity of concealed portions of the duct system or identify all sources of air leakage, contamination, or airflow restriction.

☐ ☐ ☐ ☐ **D. Other**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Comments:

Location of Water Meter: Street, East



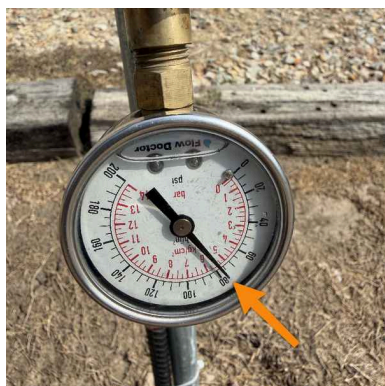
Location of Main Water Supply Valve : North

Type of Supply Piping Material: PEX

Type of Water System: Public

Static Water Pressure Reading: 75 PSI -

Normal residential water pressure typically ranges between 40 to 80 PSI (pounds per square inch). Below 40 PSI may result in weak flow at fixtures. Above 80 PSI can stress plumbing components and may lead to leaks or premature wear.



General Limitations:

The inspection of plumbing supply, distribution systems, and fixtures is limited to visible and accessible components at the time of inspection. Piping and components concealed within walls, floors, ceilings, insulation, underground areas, or other inaccessible locations are not evaluated. Shower pans, concealed plumbing behind tub and shower enclosures, and other hidden components cannot be fully evaluated. Plumbing systems or components that are winterized, shut down, disconnected, or otherwise not in service are not operated or evaluated for functionality, and the inspector does not activate utility service. Main, branch, and individual shutoff valves are not operated when doing so may cause leakage, damage, or disruption. Concealed bonding connections cannot be verified. The inspection does not determine water quality, potability, available volume, or the effectiveness of water treatment, filtration, backflow-prevention, or anti-siphon devices. Private water supplies, wells, pressure tanks, irrigation systems, fire sprinkler systems, and similar specialized systems are not evaluated unless specifically stated in the report.

1: Corrosion at Water Piping/Valve

I=Inspected

NI=Not Inspected

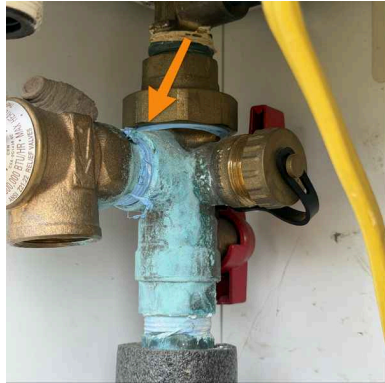
NP=Not Present

D=Deficient

I	NI	NP	D

Visible corrosion and mineral buildup were observed at the water piping/valve assembly. Continued deterioration may contribute to leakage or reduced service life of the components.

Recommendation: Improve



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

Comments:

Type of Waste System: Septic/Private Sewer

Type of Drain Piping Material: PVC

Limitation - Septic Systems:

Inspection of the septic system was limited to identifying the system type and the location of visible components. The visible/audible alarm and activation of the aeration sprinklers, where present and accessible, were tested. Further evaluation may be obtained from a qualified septic system inspector or licensed plumber.



Control Panel



Aerator



Tanks

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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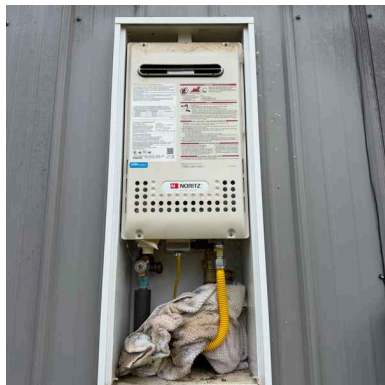
Aerator Sprinklers

General Limitations:

The inspection of drains, wastes, and vents is limited to visible and accessible components. Waste and vent piping concealed within walls, floors, ceilings, underground areas, or other inaccessible locations is not evaluated. Functional drainage is observed through normal operation of accessible plumbing fixtures and is not a substitute for comprehensive drain, sewer, or pressure testing. Partial obstructions, intermittent drainage problems, concealed leaks, or other conditions may not become apparent during the limited period of operation available during the inspection. Buried or inaccessible cleanouts are not located or evaluated. Bathtub overflows, clothes-washing-machine drains, floor drains, sump pumps, and waste-ejector pumps are not operated or evaluated except as specifically stated in the report. Private sewage disposal and septic systems are not comprehensively evaluated unless specifically stated in the report. Most components of these systems are buried or otherwise inaccessible and require specialized evaluation when additional information regarding their condition or performance is desired.

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

Capacity / Energy Source: Propane, On Demand

**Limitation - Rag/Cloth Present:**

A cloth/rag was present within the exterior tankless water heater cabinet (possibly to insulate water lines) and obscured portions of the piping and components, limiting visual inspection of these areas. The purpose of the material was not determined.

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D=Deficient

I	NI	NP	D
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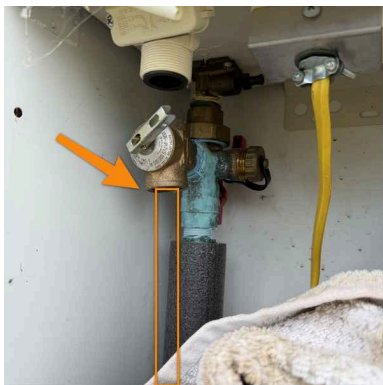
**General Limitations:**

The inspection of water heating equipment is limited to visible and safely accessible components. Equipment is operated using normal controls when conditions permit. Tanks, burners, heating elements, heat exchangers, and other concealed or sealed internal components are not dismantled or internally evaluated. The inspection does not determine remaining service life, efficiency, or adequacy of capacity under extended or unusually high demand. Water temperature observations represent conditions present at the time of inspection and do not verify thermostat calibration or temperature accuracy. Temperature and pressure relief (TPR) valves are not operated when doing so may present a risk of leakage, damage, or injury. Inspection of the TPR valve, discharge piping, drain pan, and associated drain piping is limited to visible conditions and does not verify their effectiveness or concealed termination. Solar and other specialized or auxiliary water-heating systems are not evaluated unless specifically stated in the report.

1: Pressure-Relief Valve Discharge Piping Missing

The pressure-relief valve at the exterior tankless water heater did not have discharge piping installed to direct discharge to a suitable location, as specified by the manufacturer's installation instructions. While the exterior cabinet provides some separation from normal occupied areas, hot-water discharge could still affect nearby components or persons accessing the cabinet.

Recommendation: Improve — consider having a qualified plumber install appropriate discharge piping.



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

Comments:

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

Comments:

Location of Gas Meter: Propane tank, Behind Structure

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Southeast



Type of Gas Distribution Piping Material: Copper, Steel Pipe

General Limitations:

The inspection of gas distribution systems and gas appliances is limited to visible and accessible piping, connections, and components. Concealed or underground gas piping and inaccessible connections are not evaluated. The inspection does not include pressure testing, comprehensive leak testing, or verification of the integrity of concealed portions of the gas distribution system.

Gas appliances are operated using normal controls when conditions permit and are not dismantled. Gas shutoff valves are not operated for testing purposes, gas service is not activated by the inspector, and pilot flames are not manually ignited. Concealed drip legs, bonding connections, sacrificial anodes, and other inaccessible components cannot be verified.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☒ A. Dishwashers

Comments:

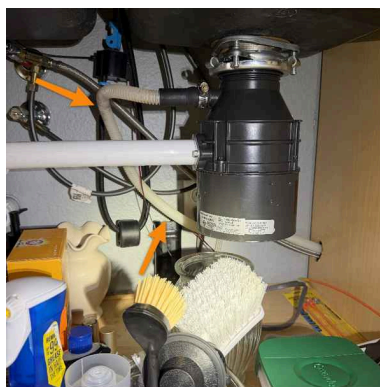
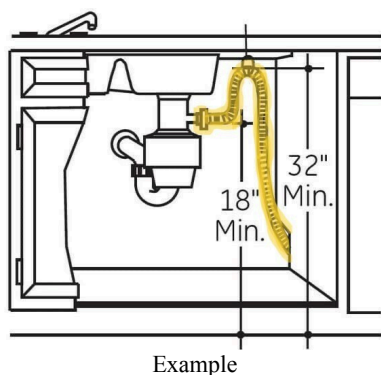
General Limitations:

The dishwasher is operated using normal controls when conditions permit. Internal or concealed components are not dismantled or evaluated, and the inspection does not determine cleaning effectiveness, drying performance, or operation through every available cycle or feature.

1: Missing High Loop

The dishwasher drain did not have a visible high loop, which is a form of backflow prevention. The discharge drain should be attached/oriented above the outlet to the drain. The dishwasher itself may have a high loop installed on the tub, but the inspector was unable to verify.

Recommendation: Improve



☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Comments:

General Limitations:

Range hoods and exhaust systems are operated using normal controls when accessible. Concealed ductwork is not evaluated, and the inspection does not verify the complete routing, length, airflow capacity, or effectiveness of concealed exhaust ducts.

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

Comments:

Observed oven temperature was within 25°F of the 350°F control setting during testing.

I=Inspected

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D=Deficient

I	NI	NP	D



Upper Oven



Lower Oven

**General Limitations:**

Ranges, cooktops, and ovens are operated using normal controls when conditions permit. Appliances are not dismantled, and self-cleaning functions, specialized cooking features, and every available operating mode are not tested. Observed oven temperature does not constitute calibration or verification of temperature accuracy.

☐ ☐ ☒ ☐ **E. Microwave Ovens**
Comments:**Table/Countertop (Not Installed):**

Table or countertop microwaves not permanently installed are considered personal property and not subject to inspection.

**General Limitations:**

Microwave ovens are operated using normal controls to determine basic heating function when conditions permit. The inspection does not include testing for microwave radiation leakage, verification of wattage or heating efficiency, or evaluation of every available feature or operating mode.

☒ ☐ ☐ ☒ **F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:**General Limitations:**

Mechanical exhaust fans and bathroom heaters are operated using normal controls when accessible. Concealed exhaust ductwork is not evaluated, and the inspection does not verify the complete routing, length, airflow capacity, or effectiveness of concealed venting systems.

1: Noisy Bathroom Vent Fan

The bathroom exhaust fan operated with excessive noise during testing. Excessive noise may indicate the fan is not operating as intended and could result in reduced ventilation performance or eventual failure.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Improve

2nd Floor, Bathroom

☒ ☐ ☐ ☐ **G. Garage Door Operators**

*Comments:**General Limitations:*

Garage door operators and accessible safety features are evaluated using normal operating controls in accordance with the applicable Standards of Practice. Internal components are not dismantled, and remote controls, programmable features, smart-home functions, battery backup systems, and other auxiliary features are not comprehensively evaluated.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

*Comments:**General Limitations:*

The inspection of dryer exhaust systems is limited to visible and accessible components. Concealed portions of exhaust ducts are not evaluated, and the inspection does not determine the complete routing, length, internal cleanliness, airflow capacity, or presence of concealed obstructions. The clothes dryer itself is not inspected or operated unless specifically stated in the report.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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GENERAL LIMITATIONS AND EXCLUSIONS

GENERAL EXCLUSIONS - TREC STANDARDS OF PRACTICE:

The inspector is **not** required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) **anything buried, hidden, latent, or concealed**;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall Chinese Drywall or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxins, pollutant, fungal presence or activity, or poison;

(iv) types of wood or preservative treatment and fastener compatibility; or

(v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or
- (vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

(F) designate conditions as safe;

(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;

(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;

(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;

(K) operate recirculation or sump pumps;

(L) remedy conditions preventing inspection of any item;

(M) apply open flame or light a pilot to operate any appliance;

(N) turn on decommissioned equipment, systems or utility services; or

(O) provide repair cost estimates, recommendations, or re-inspection services.

ADDITIONAL INSPECTION LIMITATIONS:

Interior Components: Cosmetic conditions and the condition of paints, stains, wall coverings, and other surface finishes are not evaluated unless they indicate or relate to an otherwise reportable condition. Awnings, blinds, shutters, security devices, and other non-structural accessories are not inspected. Locks are not required to be operated when keys are unavailable.

Appliances: Built-in appliances are inspected using normal operating controls and are not dismantled or subjected to extended, specialized, or diagnostic testing. The inspection is limited to visible and accessible components and does not determine remaining service life, efficiency, or performance under all operating conditions. Auxiliary, specialized, concealed, or inaccessible components are not evaluated unless specifically stated in the report. Freestanding clothes washers, clothes dryers, refrigerators,

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I	NI	NP	D
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and other appliances not included within the applicable Standards of Practice are not inspected unless specifically stated in the report.

Environmental and Pest Conditions: The inspection does not determine the presence or absence of termites or other wood-destroying insects, mold, asbestos, lead-based paint, or other environmental hazards. Evaluation of these conditions requires appropriate specialized inspection or testing.

Limitation - Trees / Shrubs Limited Inspection:

Trees and/or shrubs limit inspection of walls, foundations, and other areas that are concealed from view.

