



Confidential Inspection Report



Residential Property Inspection|TX Report

PREPARED EXCLUSIVELY FOR

Sam Houston

LOCATED AT:

3402 Cameo Drive, Houston, TX 77080

INSPECTED ON:

07/08/2026

Inspected and Prepared By: Steve Johnson,

2575 Eastern Blvd. Suite 210 York, PA 17402

Phone: (717) 965-6535 Email: database@gmail.com





PROPERTY INSPECTION REPORT FORM

Sam	07-07-2026
<i>Name of Client</i>	<i>Date of Inspection</i>
3402 Cameo Drive, Houston, TX 77080	
<i>Address of Inspected Property</i>	
Steve Johnson	TREC #12345
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Start Time	07/07/2026 9:00AM
End Time	07/07/2026 11:00AM
Present For Inspection	Client, Clients Agent
Present For Inspection Other	-
Air Temperature (Degrees F)	90
Weather Conditions	Sunshine, No Rain Last 2 Days
Ground Conditions	Dry
Structure Type/Structure Inspected	Single Family
Structure Type/Structure Inspected Other	-
Structure Style	Ranch
Structure Style Other	-
Year Built	1959
Structure Age	67
Occupancy	Occupied
Utilities Water	On
Utilities Electric	On
Utilities Natural Gas	On
Utilities Liquefied Petroleum Gas (LPG or LP Gas) Tank	-
Utilities Oil Tank	-

SUMMARY OF SIGNIFICANT FINDINGS

CAUTION: THE ENTIRE REPORT MUST BE REVIEWED

(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

TREC REI 7-6 STRUCTURAL SYSTEMS I

Structure

Stairway Handrail(s)

Handrail(s) Not Installed

If the stairway is less than 44 inches wide and is enclosed on both sides, only one handrail is required, and if one side is open, only a railing on the open side is required. If both sides are open, standard railing components are required on both sides.

Location: Basement



RECOMMENDATION:

This condition presents a potential safety concern and should be addressed by a qualified specialist.

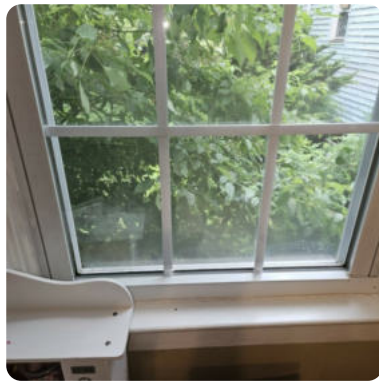
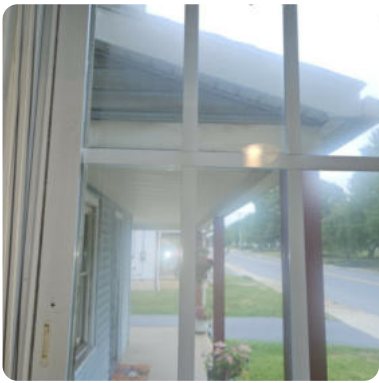
TREC REI 7-6 STRUCTURAL SYSTEMS II

Interior Windows

IGU (Insulated Glass Unit) Failure Observed

Although double-paned & triple-paned windows appear to be stable, they actually experience a daily cycle of expansion and contraction caused by thermal pumping. Sunlight heats the airspace between the panes and causes the gas there to heat up and expand, pressurizing the space between the panes. At night, the window cools and the space between the panes contracts. This motion acts like the bellows of a forge and is called thermal pumping. Over time, the constant pressure fluctuations caused by thermal pumping will stress the seal. Eventually, the seal will develop small fractures that will slowly grow in size, allowing increasing amounts of infiltration and exfiltration of air from the space between the panes.

Location: Family Room, Dining Room, Laundry



RECOMMENDATION:

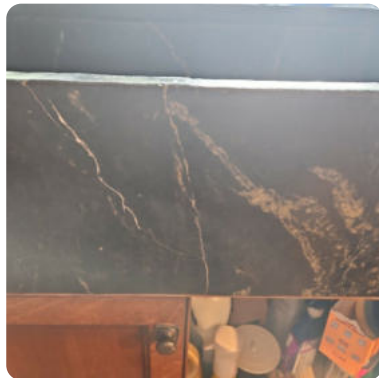
Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

TREC REI 7-6 PLUMBING SYSTEMS I

Kitchen

Sink General Condition

Sink Damage Observed



RECOMMENDATION:

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Inspectors Signature: *Steve Johnson* Date: 07/08/2026

THE ENTIRE REPORT SHOULD BE REVIEWED

(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Types of Foundation(s): Full Basement

Comments:

Foundation Types

- Utility Basement

Inspection Method

- Entered Area

Type : Inspection Limitations

Portions of the structure and related components were not fully visible or accessible at the time of the inspection due to conditions such as limited access, obstructions, or construction design. As a result, a complete evaluation may not have been possible.

Foundation Material

Satisfactory

Type : Concrete Blocks (CMUs)

Individual concrete masonry units (CMUs) are laid and mortared together to form the wall.

Exterior Wall/Frame (The exterior wall/frame refers to the part of the structure that is supported by the foundation.)

Satisfactory

Type : Wood Frame

A wood-frame exterior wall is a type of construction in which a building's outer wall is built using a skeleton of wooden components called studs. This framework provides structural support and is covered with sheathing, insulation, and an exterior finish.

Floor Joists

Satisfactory

Type : Dimensional Lumber

Dimensional lumber is a finished product, cut and milled to specific, consistent dimensions and ready for use in projects.



I=Inspected

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I NI NP D

Beams

Satisfactory

Type : Dimensional Lumber

Dimensional lumber is a finished product, cut and milled to specific, consistent dimensions and ready for use in projects

Columns

Satisfactory

Type : Steel

A steel column is a vertical structural component, typically made from rolled or fabricated steel sections, that supports compressive loads from a structure and transfers them to the foundation.

Subfloor (Floor Sheathing) Above The Joists**The Subfloor (Floor Sheathing) Was Not Visible For Inspection**

Due to the presence of insulation, a fixed ceiling, and/or a suspended ceiling, the subfloor was not inspected.

Insulation

Satisfactory

Ventilation

Satisfactory

Floor

Satisfactory

Stairway

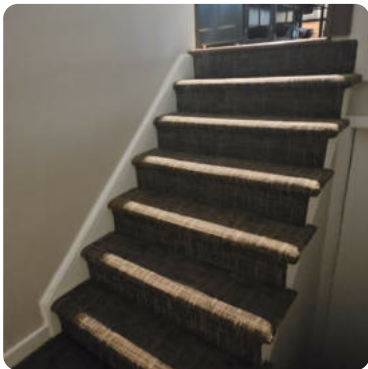
Satisfactory

Stairway Handrail(s)**Handrail(s) Not Installed**

If the stairway is less than 44 inches wide and is enclosed on both sides, only one handrail is required, and if one side is open, only a railing on the open side is required. If both sides are open, standard railing components are required on both sides.

Location: Basement

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RECOMMENDATION

This condition presents a potential safety concern and should be addressed by a qualified specialist.

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B. Grading and Drainage

Comments:

Driveway

Satisfactory

Type : Asphalt

Asphalt is a combination of rocks, sand and black sticky asphalt cement that serves as the glue to bind the pavement. It is durable, long lasting, and easy to maintain.



Walkway

Satisfactory

Type : Concrete

Concrete walkways will usually crack somewhat, but if adequately thick, supported on an adequate gravel base and use of control and expansion joints, may last for decades. Do not spread salt on concrete surface as it will likely deteriorate the surface.

Grading and Landscape

Satisfactory

- Flat Site

I=Inspected

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I NI NP D

Gutters & Downspouts

Satisfactory

☒ ☐ ☐ ☐**C. Roof Covering Materials***Types of Roof Covering:* Asphalt Composition Shingles*Viewed From:* Walked The Roof*Inspection Method* Walked The Roof*Comments:***Roof Location**

Primary

Roof Style**Type : Hip/Hip-Roof/Hipped**

A hip roof is a common roof structure where all sides slope downwards from the ridge to the walls. There are no gable end walls or other vertical sides. There are many designs of roof that take their cues from a hip roof such as a Dutch Roof, Half Hipped, or a Pyramid Hip.

Roof Materials**Type : Asphalt Composition Shingles**

Asphalt Shingles are currently the most popular roofing material used and come in a variety of shapes, sizes and weights. The shingles consist of a fiberglass mat, or an organic felt paper mat that is coated/ saturated with a waterproof layer of asphalt and topped with ceramic/ mineral granules. There are three main types currently used- Strip or 3-Tab asphalt shingles, Dimensional/ Architectural/ Laminate asphalt shingles, or Luxury shingles. Strip or 3-Tab shingles are identified by their tabs with notches between the tabs also called eyes. They are lightweight with an average life of 20 years. Dimensional shingles are layers of shingles laminated together creating a dimensional look, also called architectural or laminated shingles. The multi layers make them more durable and average life is around 30 years. Luxury asphalt shingles are thicker and more dimensional. They are designed to mimic slate and wood shingle/ shake roofs. They are a heavier weight and often require more support beneath, but the benefit is an average life of 50 years. Life expectancies can vary depending on region of the country, installation and weather. Typical issues include granular loss, curling, lifting, cracking and extruding fasteners.

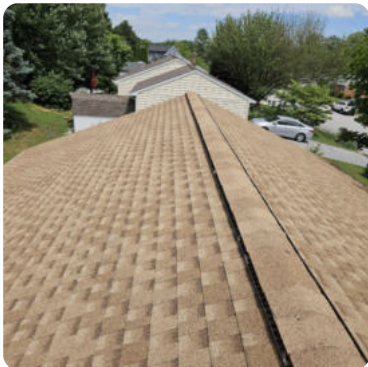
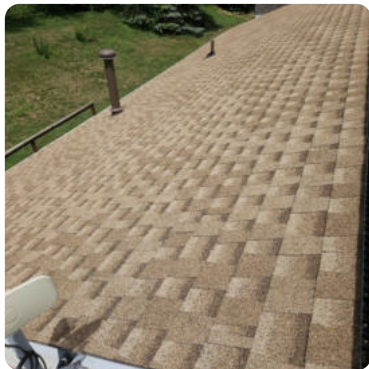
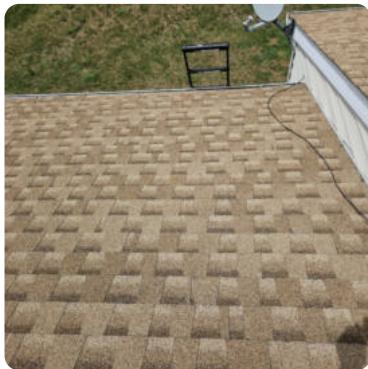
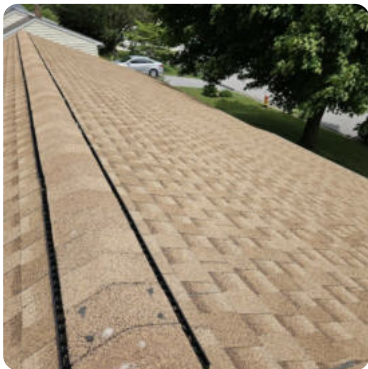
Of Roof Material Layers

1

Asphalt Composition Shingles

Satisfactory

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I	NI	NP	D



Flashing Types

Type : Penetration Flashing

Penetration refersto any hole that is made through your roof that is made to install a piece of equipment. Common sources of roof penetration include air, combustion or plumbing vents, skylights, chimneys and AC units. Penetration flashing is installed to keep moisture from getting into the building cavity.

Type : Drip Edge Flashing

Drip edge flashing is installed along the edges of a roof to help direct water away from the roof structure and into the gutter system. Typically manufactured from metal, it helps protect roof decking, fascia boards, and other components from moisture-related damage. Common concerns include missing, damaged, improperly installed, or deteriorated drip edge flashing, which can contribute to water intrusion, wood deterioration, and pest entry. Proper installation and maintenance help protect the roof system and exterior components.

Penetration Flashing

Satisfactory

Drip Edge Flashing

Satisfactory

Gutters & Downspouts

Satisfactory

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D. Roof Structure and Attics
Viewed From: Viewed Attic From Access Opening (Entire Body Entry)

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I	NI	NP	D

Approximate Average Depth of Insulation: (In Inches) 5-8
Comments:

Attic Access Location

- Garage Ceiling

Roof Framing Type (This is the framework that supports the roof's weight and provides the structure for the roof covering. Key components include rafters, trusses, and ridge boards)

Satisfactory

Type : Engineered Trusses

A roof truss isa pre-fabricated, triangular structural framework of timbers designed to support a roof, bridging the space above a room and tying the walls together.

Roof Vent Types

Satisfactory

Type : Ridge Vents

A ridge vent isa ventilation opening at the top of a sloped roof that allows hot air to escape.Ridge vents are a common way to ventilate attics and roofs.

Type : Soffit Vents

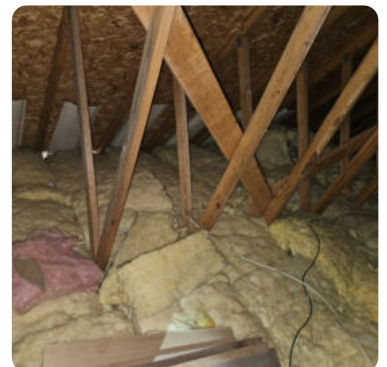
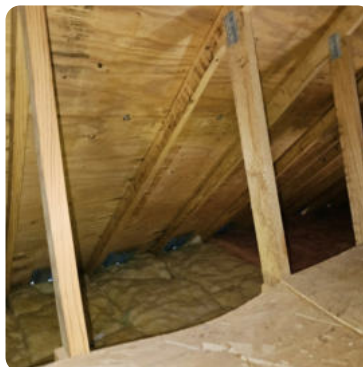
A soffit vent isa perforated opening installed in the underside of a roof's eaves (or soffit area) to allow air to flow into and out of the attic, aiding in proper ventilation and preventing heat buildup, moisture issues, and potential roof damage.

Attic Ventilation

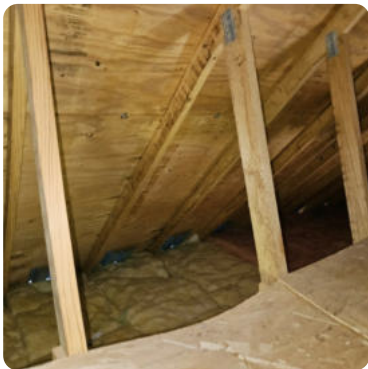
Satisfactory

Attic General Conditions

Satisfactory



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I	NI	NP	D			



Attic Insulation Type

Satisfactory

Type : Fiberglass

Fiberglass insulation is made of meltedglass fibers. Fiberglass insulation is ypically a lighter, fluffy material, often pink or white in color.

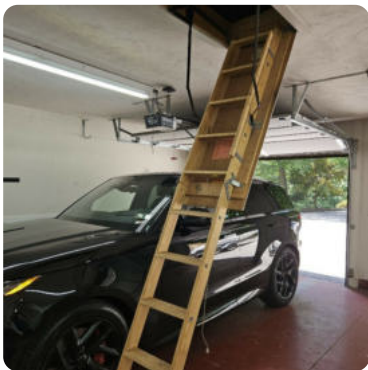
Attic Insulation Installation Method

Type : Batt

These are pre-cut sections of insulation that are usually fiberglass, although cellulose, mineral wool, natural fibers and plastic versions are also available. Best for unfinished walls, floors and ceilings.

Attic Pull Down Steps

Satisfactory



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E. Walls (Interior and Exterior)

Comments:

Interior Walls

Satisfactory

- Drywall

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I	NI	NP	D

Wall Coverings Type

Type : Brick

Bricks can come in a variety of shapes, sizes, materials and finishes. Some bricks in older buildings are both visible siding and part of the structure. Some bricks in newer buildings are a siding over the structure of the building. There are even veneer bricks used over building structures; a thinner style that come as individual or as part of panels that interlock during install to create a finished wall. Regular maintenance and inspection suggested monitoring the mortar joints, any cracking or loose bricks.

Wall Coverings Brick

Satisfactory

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F. Ceilings and Floors

Comments:

Ceilings

Satisfactory

- Drywall

Dwelling-Garage Fire Separation

Satisfactory

Interior Floors

Satisfactory

- Carpet

Type : Laminate and/or Vinyl

When it comes to flooring, it's easy to confuse laminate and vinyl. They're both great look-alike alternatives to more expensive materials such as hardwood, tile and stone—but they're not interchangeable. While vinyl is composed of sheets of plastic (ie: acrylic, PVC, and other synthetic polymers) pressed together, laminate is made up of multiple layers that include a particleboard center, a high-resolution image, and a clear, protective top sheet.

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G. Doors (Interior and Exterior)

Comments:

Interior Door(s)

Functional

Exterior Door(s)

Satisfactory

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D=Deficient

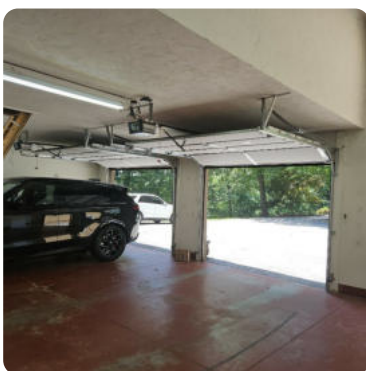
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Overhead Door(s) Type & General Condition

Functional

Type : Sectional

Sectional garage doors are made up of panel sections that are connected with hinges. As the door opens and closes, wheels at the edge of each panel roll inside a vertical track on each side of the door opening. The hinges between each panel section bend over a curved portion of the track. This feature allows the door to sit parallel to the ceiling when completely open or in line with the walls when completely closed. A pair of high-tension springs above the opening are attached to cables that operate the door and hold it from drifting down when only partially open. These doors are typically made from steel, are low maintenance, and can be customized to include window inserts, hardware, textures, and colors. They come in both insulated and non-insulated models.



Garage-To-Dwelling Entry Door

Functional

Side/Rear Entry Door

Functional

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H. Windows

Comments:

Exterior Windows

Satisfactory

Interior Windows

Functional

Type : Casement

Casement windows are hinged at the side and open inward and outward. Generally, there is handle or in some instances a guide bar at the bottom of the window to open and close it. Casement windows can be constructed out of aluminum, steel, wood or vinyl.

Type : Dual-Pane

Dual-pane windows consist of two pieces of glass with air or gas between the two panes to create a sealed insulating glass unit. The R-value of a dual-pane window is about 2.5 to 3.

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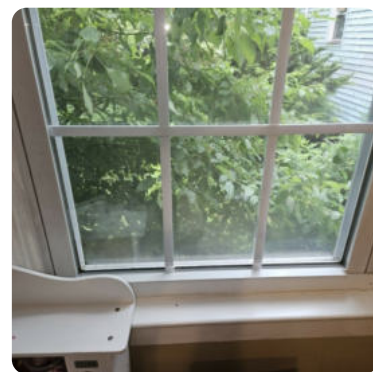
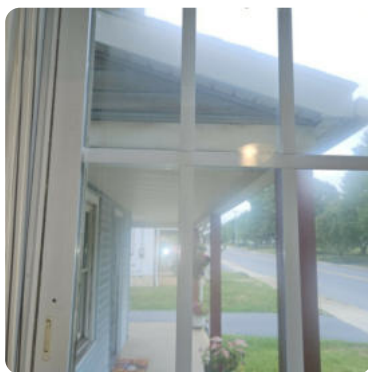
D=Deficient

I NI NP D

IGU (Insulated Glass Unit) Failure Observed

Although double-paned & triple-paned windows appear to be stable, they actually experience a daily cycle of expansion and contraction caused by thermal pumping. Sunlight heats the airspace between the panes and causes the gas there to heat up and expand, pressurizing the space between the panes. At night, the window cools and the space between the panes contracts. This motion acts like the bellows of a forge and is called thermal pumping. Over time, the constant pressure fluctuations caused by thermal pumping will stress the seal. Eventually, the seal will develop small fractures that will slowly grow in size, allowing increasing amounts of infiltration and exfiltration of air from the space between the panes.

Location: Family Room, Dining Room, Laundry



RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

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I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Comments:

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K. Porches, Balconies, Decks, and Carports

Comments:

I=Inspected

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I NI NP D

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Service Entrance

Type : Underground

An underground service connection is called a Service Lateral. The primary power lines pass through the conduit to the pad transformer input. The secondary power lines connect the transformer output to the electrical service meter. The service lateral is outside the scope of the inspection.

Service Entrance Conductors (SEC) and/or Conduit

Satisfactory

Service Meter

Satisfactory



Service Main Disconnect

Satisfactory

- Part Of Main Service Panel

Service Amperage & Voltage

- 200 Amps
- 120/240 Volt Single-Phase

Electrical Service Main Panel Main Panel Location

Basement

Brand/Model

- Siemens

Type

- Circuit Breaker

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Total Amps

Type : 200

Grounding

Satisfactory

Condition

Satisfactory



Circuit Breaker & Wiring Condition

Satisfactory



Electrical Service Sub-Panel Subpanel Location

Basement

Brand/Model

• Square D

Type

• Circuit Breaker

Total Amps

Type : 100

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D=Deficient

I	NI	NP	D
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Condition

Satisfactory

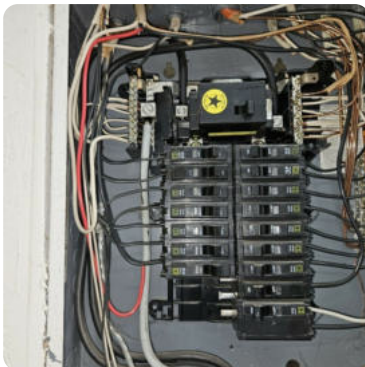


Grounding

Satisfactory

Circuit Breaker & Wiring Condition

Satisfactory



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring Main Panel Branch Circuit:

- Copper

Comments:

Main Panel Circuit Breaker & Wiring Condition

Satisfactory

Subpanel Circuit Breaker & Wiring Condition

Satisfactory

Lighting, Fan(s) & Fixtures

Functional

Whole House Electrical Generator Installed (Outside the scope of this inspection)

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



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I	NI	NP	D

III. HEATING VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Types of Systems: Forced Air Furnace
Energy Sources: Natural Gas
Comments:

Heating Unit Location

Basement

Heating Type

Type : Forced Air

A forced warm air furnace may use gas, oil, coal, propane, or electrical coils as fuel. A warm air furnace usually a has a thermostat to control temperature, a fan and limit control to regulate the blower cycle. When heat produced by the fuel warms the heat exchanger to remove any cold air in the furnace, the fan and limit control on a pre-set temperature allows the blower to start. When the house has reached the setting on the thermostat, the fan and limit control allow the fan to run long after the flame or electric coils have turned off to remove all the heat in the heat exchanger. A pre set temperature in the fan control turns the fan off before the air gets too cold. This cycle is repeated whenever the room temperature falls below the thermostat setting.

System Brand

Type : Carrier/Bryant

Thermostat

Functional



General Conditions

Functional

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Controls & Regulators

Functional

Air Handler Unit

Functional

Service Switch

Functional

Burners

Functional

Venting

Satisfactory

Combustion Air

Satisfactory

Air Filter

Satisfactory



Condensate System

Satisfactory

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

Distribution

Satisfactory

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEMS

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

Location of water meter: Basement

Location of main water supply valve: Basement

Type of supply piping material: Cross-Linked Polyethylene (PEX)

Comments:

Water Supply Source

• Public

Main Water Supply Pipe & Shut Off Valve

Satisfactory

Type : Copper

From the 1930's thru today copper piping has been installed at house service mains. Copper piping is distinguished by its dark brown color and soldered fittings. The common sizes for water entry are 3/4 inch and 1 inch.

Water Supply Piping

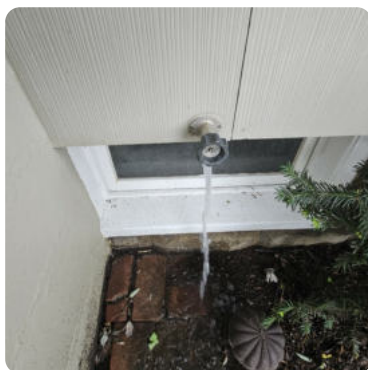
Satisfactory

Type : Cross-Linked Polyethylene (PEX)

PEX is a flexible plastic material made from medium- or high-density polyethylene. PEX piping has been used in hot and cold water distribution systems and for hydronic radiant heating in Europe for decades. Introduced into the U.S. in the 1980s, PEX is the most widely used flexible piping for plumbing and radiant floor heating applications. Due to its flexibility, it's often a popular choice for remodels because it can be easily snaked through the walls. PEX tubing is recognized as acceptable for water distribution piping in all major model plumbing codes.

Hose Bib/Sillcock

Functional

**Bathroom Location**

Primary, Bedroom

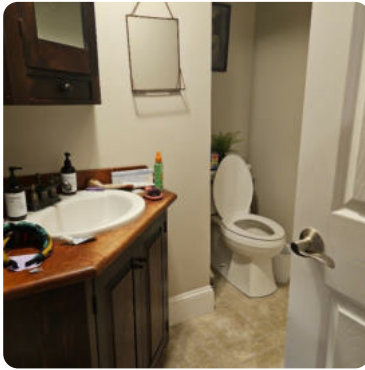
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Toilet

Functional

Sink

Functional

Shower

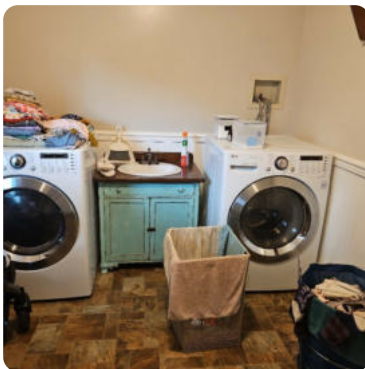
Functional

Bathtub

Functional

Laundry Location

1st Floor



Supply Pipe(s)

Satisfactory

Kitchen Location

1st Floor

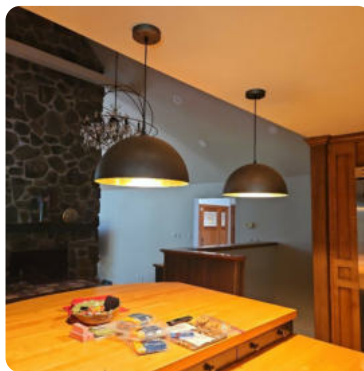
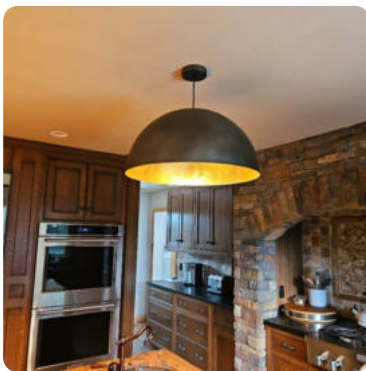
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Sink General Condition

Sink Damage Observed



RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Sink Faucet

Functional

Sink Supply Pipes

Satisfactory

☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents

Type of drain piping material: Poly Vinyl Chloride (PVC)

Comments:

Sewage Disposal Source

• Public

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

DWV (Drain-Waste-Vent) Piping

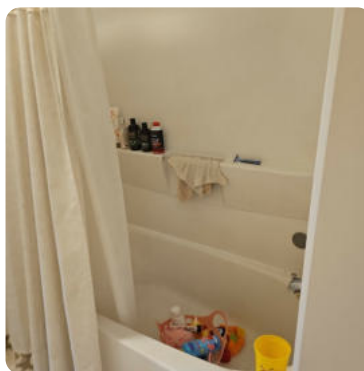
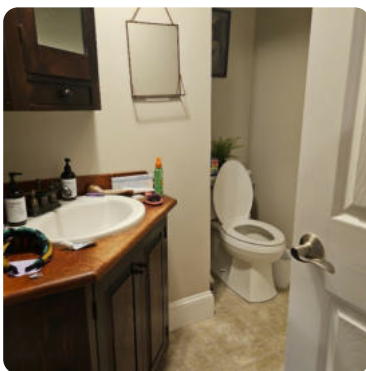
Satisfactory

Type : Poly Vinyl Chloride (PVC)

From the 1950's through today PVC piping has been installed in houses for waste and vent pipe systems. PVC is distinguished by its white color. PVC piping has the distinct advantage of not corroding and have smooth interior surfaces.

Bathroom Location

Primary, Bedroom

**Toilet**

Functional

Sink

Functional

Shower

Functional

Bathtub

Functional

Laundry Location

1st Floor

Waste Pipe(s)

Satisfactory

Kitchen Location

1st Floor

Sink Waste Pipes

Satisfactory

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐

C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 50 gallons

Comments:

Domestic Hot Water (DHW) DHW (Domestic Hot Water) Location

Basement

DHW Type

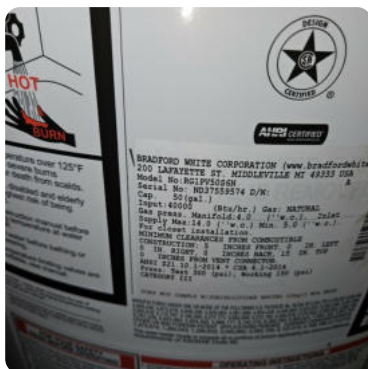
Type : Conventional Storage Tank

This style of water heater features a tank that holds water to be heated. This means that the capacity of the tank determines how much hot water you have available at once. The tank is insulated so that when the water heats up, it remains warm until it is needed.

DHW Brand

Type : Bradford White

DHW Model # and/or Serial



DHW General Conditions

Functional



DHW Supply Piping

Satisfactory

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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DHW Controls

Functional

DHW Valves

Functional

DHW TPR Discharge Pipe

Satisfactory

DHW Combustion Air

Satisfactory

DHW Thermal Expansion Tank

Satisfactory



☐ ☐ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments:

☒ ☐ ☐ ☐

E. Gas Distribution Systems and Gas Appliances

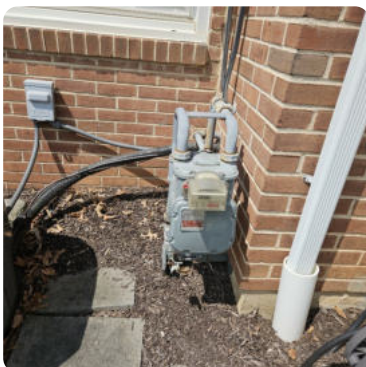
Location of gas meter: Exterior

Type of gas distribution piping material: Black Iron Steel (Galvanized or Steel)

Comments:

NG (Natural Gas)

Exterior



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

☒ ☐ ☐ ☐

A. Dishwashers

Comments:

Dishwasher

Functional



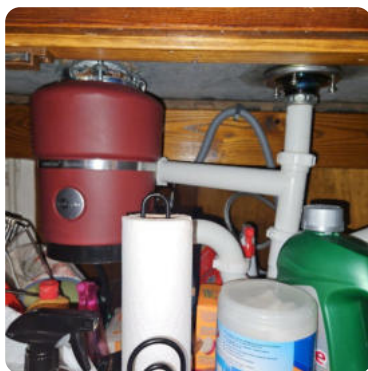
☒ ☐ ☐ ☐

B. Food Waste Disposers

Comments:

Food Waste Disposers

Functional



☒ ☐ ☐ ☐

C. Range Hood and Exhaust Systems

Comments:

Range Hood and Exhaust Systems

Functional

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

Cooktop Energy Source

Type : Natural Gas

Cooktop General Condition

Functional

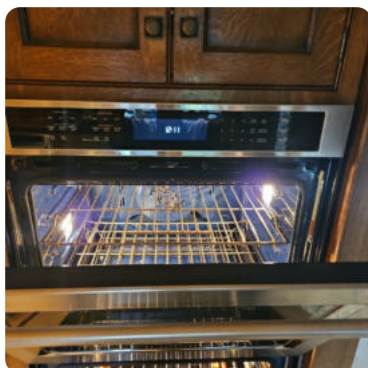


Range Energy Source

Type : Electricity

Range General Condition

Functional



☐ ☐ ☒ ☐

E. Microwave Ovens

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

Comments:

☒ ☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Mechanical Exhaust Vents

Functional

☒ ☐ ☐ ☐

G. Garage Door Operators

Comments:

Overhead Door(s) Operators

Functional

Overhead Door(s) Safety Reverse System

Functional

Type : Automatic Reverse Mechanism Installed

In 1982, ANSI created a voluntary industry standard (ANSI-UL 325-1982) which requires automatic reversing mechanisms on garage door openers sold in the US.

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H. Dryer Exhaust Systems

Comments:

Dryer Exhaust Duct

Satisfactory

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

☐ ☐ ☒ ☐

A. Landscape Irrigation (Sprinkler Systems)

Comments:

☐ ☐ ☒ ☐

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

☐ ☐ ☒ ☐

C. Outbuildings

Comments:

☐ ☐ ☒ ☐

E. Private Sewage Disposal Systems

Comments:

☐ ☐ ☒ ☐

F. Other Built-in Appliances

Comments: