PROPERTY INSPECTION REPORT

Bryce A. Kibbey

Bryce Kibbey 26684
Gumshoe Property Inspection LLC

Prepared For: John Smith and Jane Smith
12345 Main St, Anytown, TX, 99999

Date of Inspection: 7/1/2025
Year Built: 2014 Size: 3400 sq ft
Weather: calm/clear

PROPERTY INSPECTION REPORT FORM

John Smith	7/1/2025
Name of Client	*Date of Inspection*
12345 Main St, Anytown, TX 99999	
Address of Inspected Property	
Bryce Kibbey	26684
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

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

RESPONSIBILTY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

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

Table Of Contents

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

A. Foundations

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Slab-on grade

Comments:

The concrete slab foundation appeared to be providing adequate support at the time of the inspection. Conditions can change in a home and foundation and future movement cannot be predicted. If concerns surface at any point in the future a structural professional or professional engineer should be called to further evaluate and make recommendations for repair(s) as needed.

There are one or more corner pops found on the corners of the homes foundation. While these are rarely a structural concern, repair is recommended. After repairs are made continue monitoring these areas and additional repairs undertaken as needed.

Example of a corner pop on the southwest corner of the homes foundation where repair is recommended.

Example of a corner pop on the south-central area of the homes foundation where repair is recommended.

Example of a corner pop on the south-central corner of the homes foundation where repair is recommended.

Example of a corner pop on the southeast corner of the homes foundation where repair is recommended.

Example of a corner pop on the northeast of the homes foundation where repair is recommended.

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

I	NI	NP	D

B. Grading and Drainage

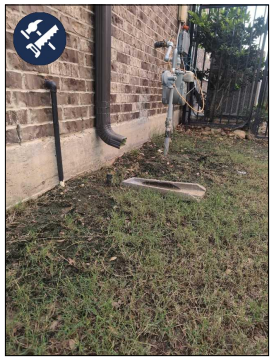
I	NI	NP	D
✔			✔

Comments:

The grading was performing as intended on the day of the inspection. Grading can settle over time so monitor and repair as needed. The ground should slope away from the house at the approximate rate of 6 inches for the first ten feet. Ideally, at least four (4) inches of clearance should be maintained between soil level and the top of the foundation walls.

There is one splashblock on the northwest side of the building that has settled with a negative pitch back towards the house. Additional soil and/or shoring should be installed under this block to restore proper pitch and divert water away from the foundation.

The guttering system is mounted on top of the drip edge. This condition could allow water behind the guttering and long term cause damage to the fascia board.



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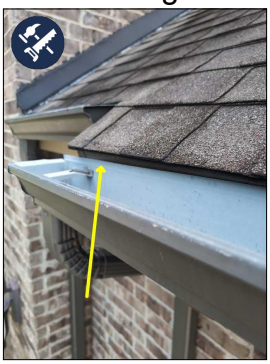


Front of house above garage the gutter system. Is installed over the drip edge. This can provide a pathway for water to get behind the gutter and cause damage and rotting of the fascia. Recommend further evaluation and repair by qualified roofer or gutter specialist.

C. Roof Covering Materials

I	NI	NP	D
✔			✔

Composition Asphalt Roofing Material

Comments:

The roof shingles appeared to be in the middle stages of the materials lifespan and performing as intended although there were concerns found on the roof or roofing materials. Comments and photos below are examples of concerns/damaged materials. Repairs to the areas of concerns are recommended to achieve the full life expectancy of the roofing system.

The following concerns were noted on the roof:
There are areas of visible mildew growth in the shadows of gables areas above the roof on the north side of the building above the garage Recommend application of roof cleaning compounds by roof cleaning specialist or homeowner.

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

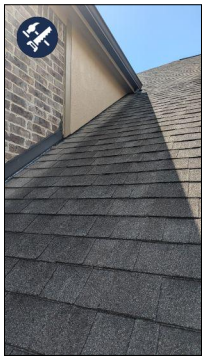
I	NI	NP	D

The roof appears to have possible hail damage and there are multiple areas with apparent impact spots. Further evaluation by a qualified roofing contractor is recommended and proceed as directed.

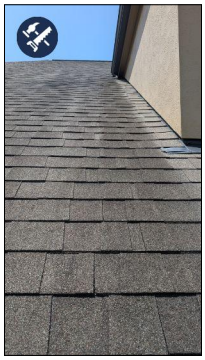
The roof appears to have possible hail damage and there are multiple areas with apparent impact spots. Further evaluation by a qualified roofing contractor is recommended and proceed as directed. South facing side of roof. Fiberglass base material is visible.

Possible hail damage. South facing side of roof. Fiberglass base material is visible.

Possible hail damage. South facing side of roof.



There is visible mildew growth on the Northside facing roof in areas shaded by gables. Recommend cleaning by homeowner or roof cleaning specialist.



There is visible mildew growth on the north facing roof in areas shaded by gables. Recommend cleaning by home.eowner or roof cleaning specialist.

The roof appears to have possible hail damage and there are multiple areas with apparent impact spots. Further evaluation by a qualified roofing contractor is recommended and proceed as directed.

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I	NI	NP	D

The roof appears to have possible hail damage and there are multiple areas with apparent impact spots. Further evaluation by a qualified roofing contractor is recommended and proceed as directed.

D. Roof Structure and Attics

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The attic was inspected from the interior of the attic. Every attempt was made to see the entire attic but many times there are limitations due to the obstruction such as framing members or ductwork in the inspectors line of vision.

8"- 11"

Comments:

The roof structure, insulation and ventilation appeared to be performing as intended on the day of the inspection.
The roof decking had a factory installed radiant barrier on the backside. This gives very limited view to the decking itself. While there was no evidence of water intrusion visible in the attic it should be understood that these types of barriers can hide some evidence of water intrusion going forward.

E. Walls (Interior and Exterior)

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The home has brick, stone and fiber cement wall cladding

Comments:

There are areas of mortar that has cracked, is missing or has gaps. Mortar improvements are recommended to prevent possible moisture penetration.

Exposed and popping nails on the cement board siding should be driven in and sealed. Repair is recommended.

There are a couple pieces of loose cement board siding. Repair is recommended.

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

I	NI	NP	D

There are a couple pieces of loose cement board siding. Repair is recommended. West side of building.

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There are a couple pieces of loose cement board siding. Repair is recommended. West side of building

Exposed and popping nails on the cement board siding should be driven in and sealed. Repair is recommended. West side of building

There are areas of mortar that has cracked, is missing or has gaps. Mortar improvements are recommended to prevent possible moisture penetration. West side of building.

F. Ceilings and Floors

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The ceiling is drywall and texture.

Comments:

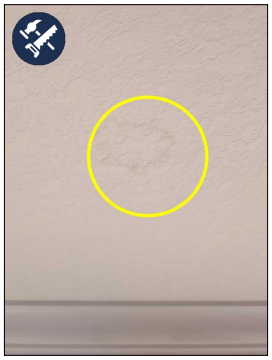
Ceiling and floors were inspected and appeared to be performing as intended on the day of the inspection. No deficiencies were noted.

A nail pop was found in the dining room ceiling. While these are generally cosmetic in nature, repair is recommended.

There is a 2" - 3" diameter water stain visible in the master bathroom ceiling. Testing with an IR thermal imaging camera and pinless moisture meter showed the area to be dry with no residual moisture. The homeowner informed that the water heaters were replaced "a couple of years ago" and that he believes a small amount of water may have spilled on to the ceiling drywall from above during this process. The water heater location in the attic is directly above this stain. Recommend paint repair by homeowner.

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

I	NI	NP	D



Master bathroom ceiling water stain.

Moisture meter showing 0% moisture reading over the water stain - master bathroom ceiling.

A nail pop was found in the dining room ceiling. While these are generally cosmetic in nature, repair is recommended.

G. Doors (Interior and Exterior)

I	NI	NP	D
✔			✔

Comments:

The exterior and interior doors were tested and found to be performing as intended on the day of the inspection.

The fire door between the garage and the home should have self closing hinges. Installing hinges at some point in the future is recommended.

H. Windows

I	NI	NP	D
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Windows are single hung type

Fixed pane windows

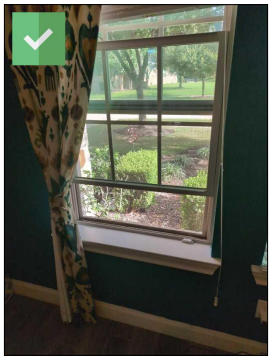
Comments:

A representative number of interior windows were operated and found to be performing as intended.

The screen on one of the upstairs bedrooms window has a hole that is in need of repair at some point in the future.

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

I	NI	NP	D



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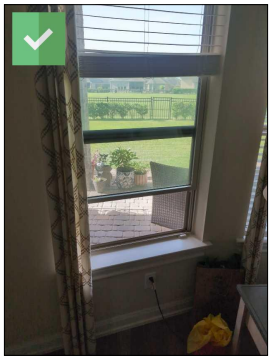

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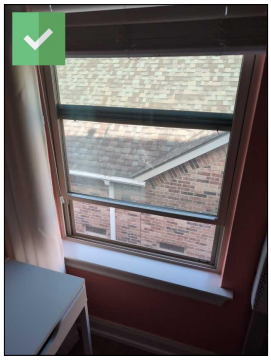

A representative number of interior windows were operated and found to be performing as intended.

The screen on one of the upstairs bedrooms window has a hole that is in need of repair at some point in the future.

I. Stairways (Interior and Exterior)

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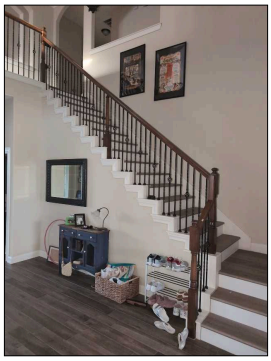
Comments:

The stairway and handrails were found to be performing as intended on the day of the inspection.



Perspective photo of the interior stairway.

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

I	NI	NP	D

J. Fireplaces and Chimneys

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Fireplace is located in the family room

The fireplace is a manufactured gas direct vent.

Comments:

The gas fireplace was not operated. The gas was turned off to the unit and the owner was not present. A visual only inspection was performed.

K. Porches, Balconies, Decks, and Carports

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Comments:

There were no deficiencies found on the front porch or rear covered patio.

There were no deficiencies found on the rear covered patio.

L. Other

	✔	✔	

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

I	NI	NP	D
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Main Panel Location: Garage

Service Wire Type: Aluminum

Service Size: 150 amps

Comments:

The main electrical panel was inspected and one deficiency was found requiring attention.

There is a wire connected to an over current protection device (breaker or fuse) that is undersized for the breaker in the main panel. This condition will not allow the over current protection device to trip and protect the electrical components. This is considered an unsafe condition and repair by a qualified electrician is recommended.
Breaker #15 - This is a 20 amp breaker that is connected to 14AWG copper branch wiring. A 20 amp breaker requires a minimum 12AWG copper branch wiring. This is a safety issue that should be corrected immediately by a qualified electrician.

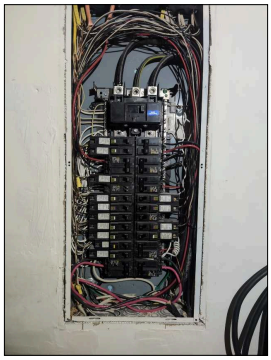
Departure- The AFCI and GFCI breakers were not tested due the home being occupied. Tripping these AFCI breakers could cause frustrations for the occupants. The Texas Standards of Practice specifically state that home inspectors are not required to test these devices when the home is occupied.

There is not a whole house surge protector present in the main panel. While this may not have been required when the panel was installed, it is recommended to upgrade at some point in the future.

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

I	NI	NP	D

Perspective photo of the main electrical panel.



Perspective photo of the main electrical panel.

Circuit breaker #15 - 20 amp breaker with 14 AWG branch circuit wiring connected. A 20 amp breaker requires a minimum 12AWG copper wire. This is an unsafe configuration that should be corrected by a qualified electrician.

B. Branch Circuits, Connected Devices, and Fixtures

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Copper

Non-metalic (Romex)

Comments:

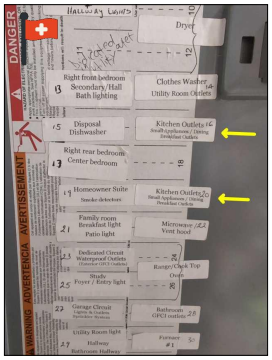
A representative number of fixtures and receptacles were tested and no defects were detected on the day of the inspection.

The Ring doorbell present performs it's Ring functions normally however it does not trigger the internal building doorbell. Recommend repair by handyman/homeowner.

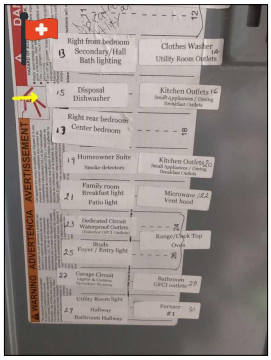
Arc-fault circuit interrupters recognize unintentional and possibly unsafe arcing conditions and it was noted that there was an absence of arc-fault protection in the home. For enhanced safety it is recommended that arc-fault circuit interrupters be installed in the appropriate locations.
Areas needing AFCI protection:
Breaker #14 - Clothes washer/Utility room.
Breaker #15 - Disposal/Dishwasher
Breaker #16 - Kitchen outlets
Breaker #20 - Kitchen outlets

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

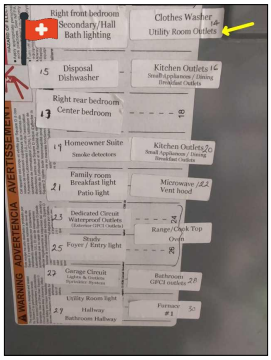
I	NI	NP	D



All receptacles/circuits serving the kitchen countertops should be upgraded to AFCI protected for enhanced safety.



The food waste disposer circuits/receptacles and Dishwasher receptacles should be upgraded to AFCI protection for enhanced safety.



All laundry room circuits/receptacles should be upgraded to AFCI protected for enhanced safety.

C. Other

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

I	NI	NP	D
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Brand: Trane
Model #: XV 80
Serial #: Unknown
Approximate Age: 11 years
Type of System: Forced air natural gas
The exact age of the furnace could not be determined. The Serial number label was obscured by paint.

Gas

Unit #1: Natural Gas

Comments:

The natural gas furnace was not tested due to the exterior temperature and the attic temperature.
A visual inspection only was performed.

B. Cooling Equipment

I	NI	NP	D
✔			✔

Comments:

The air conditioner unit was operated using normal operating controls and was performing as intended. No deficiencies were noted. The temperature differential test was performed and the temperature differential was found to be in the normal operating range of 15°-22° F.

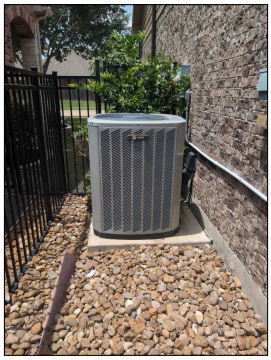
The condensate pan does not have a float switch installed. A float switch will act to shut off the AC unit before the condensate pan overflows. An overflowing condensate pan can cause wood, insulation, and drywall damage in the attic. Recommend installation of a condensate pan float switch by a qualified AC contractor.

The AC secondary drain line has a negative pitch back towards the pan. This can cause water to back up in the drain pan and eventually overflow. Recommend elevating drain pan to restore proper pitch to secondary drain line.

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

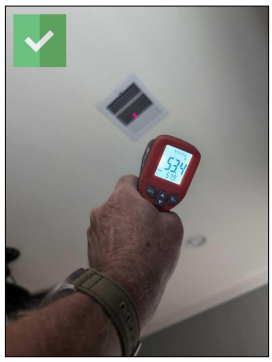
I	NI	NP	D

AC secondary drain line is back pitched towards pan. This can cause water to back up in the drain pan. Recommend elevate drain pan to restore positive pitch.

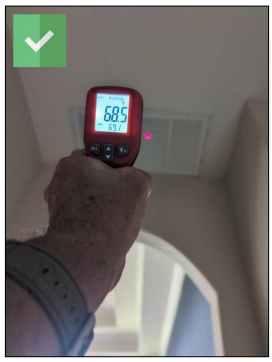


Perspective photo of the air conditioners condensing unit.

AC condenser manufacturers label



Perspective photo of the appropriate temperature differential for the HVAC system in the cooling mode.



Perspective photo of the appropriate temperature differential for the HVAC system in the cooling mode.

C. Duct Systems, Chases, and Vents

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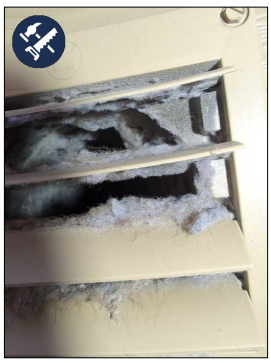
Comments:

No issues or concerns were noted with the ducts/vents on the day the inspection was performed.



View of dryer duct from the exterior. A duct cleaning is recommended.

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

I	NI	NP	D

D. Other

	✔	✔	

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution System and Fixtures

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Within 10-feet of Front Curb
The water meter was not viewable on the date of inspection due to it's enclosure being flooded from recent thunderstorms .

There is a homeowner main water shut off located in the garage.

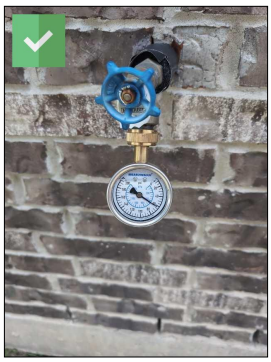
Comments:

The plumbing supply and fixtures were tested and found to be performing as intended on the day of the inspection although deficiencies were noted.

The following plumbing deficiencies were noted and repairs by a licensed plumber (in some cases a skilled individual) are recommended:
The hot and cold lines to the kitchen sink are reversed. This is considered a safety issue with single handle faucet valves. Recommend repair by a qualified plumber or homeowner.

Water meter location.

Main water shutoff in garage behind water softener system.



Water pressure is at 65 psi. Within limits.

Kitchen faucet handle in down position - cold water should flow (hot flows instead).

Kitchen faucett handle in up position - hot water should flow (cold flows instead).

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

I	NI	NP	D

B. Drains, Wastes, and Vents

I	NI	NP	D
✔			

Comments:

Type of Drain Piping Material: PVC

The drain, waste and vent system was tested for functional drainage and was found to be performing as intended. The fixtures drained in a reasonable amount of time and no other deficiencies or leaks were visible on the day of the inspection.

C. Water Heating Equipment

I	NI	NP	D
✔			

Unit #1
Brand: Rheem
Model: PROG40S
Serial: Q432326688
Approximate Age: 3 YRS
Energy Source: Gas

Unit #2
Brand: Rheem
Model: PROG40S
Serial: Q432326694
Approximate Age: 3 YRS
Energy Source: Gas

Unit #1: 40 Gallons

Unit #2: 40 Gallons

Comments:

The water temperature was tested and found to be at or near the recommended temperature range of 115°-120° F.

The water heater was inspected and found to be performing as intended on the day of the inspection. No deficiencies were noted.

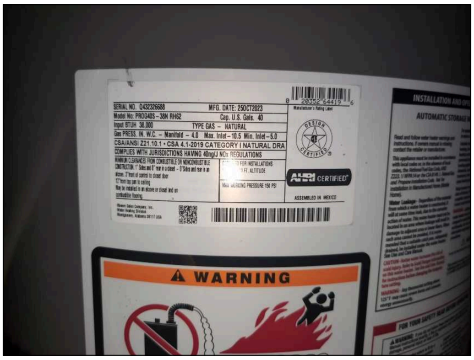
Additional information provided by the inspector:
The TPR valves were not operated on the water heaters. Because they are operated so infrequently in day to day use, when they do operate there is a possibility of the valve not re-seating properly when it is closed causing the valve to leak.

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

I	NI	NP	D

Kitchen faucet max hot water temp.

Perspective photo of the water heaters (Units #1 & #2).



Water heater 1 product label

Water heater 2 product label

D. Hydro-Massage Therapy Equipment

	✔	✔	

E. Gas Distribution Systems and Gas Appliances

✔			

The gas meter is located on the right side of the home (northwest side of building, next to garage).

Black pipe

Comments:

The gas lines were inspected and appeared to be performing as intended.

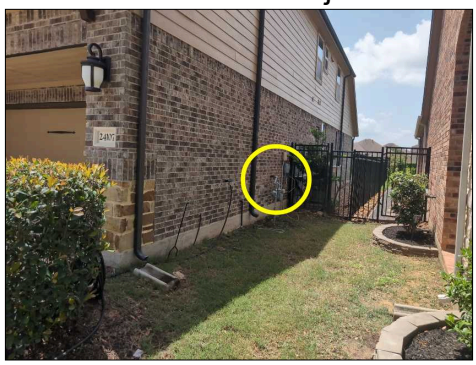
The gas shut off for the ovens was not found. Recommend that a gas shut off valve be installed by a licensed plumber near the range and readily accessible. Shutoff valve should be located within 6 ft. of the appliance.

The gas shut off for the range was found in the cabinets under the countertop to the left of the cooktop.

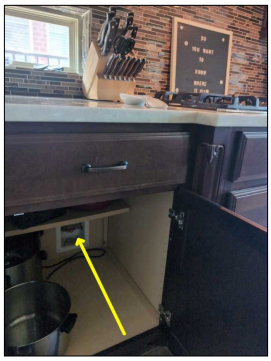
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

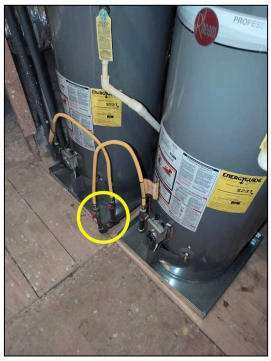
The gas shut off for the water heaters were found at the end of the gas supply line just before the transition to the flexible appliance connector.



Perspective photo of the gas meter



Perspective photo of location of cooktop gas shutoff



Perspective photo showing the gas shutoff valves for the water heaters.

F. Other

	✔	✔	

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

I	NI	NP	D

V. APPLIANCES

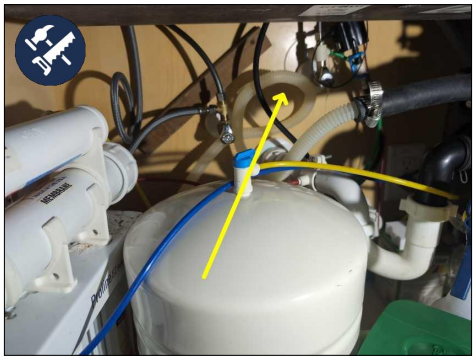
A. Dishwashers

I	NI	NP	D
✔			✔

Comments:

The dishwasher was operated and found to be performing as intended on the day of the inspection, but deficiencies were noted.

The high loop for the dishwasher should be mounted directly under the counter top in the sink base cabinet. The high loop was not mounted high enough. Some dishwashers have them build into the design, but that could not be verified. It is recommended to monitor for water in the bottom of the dishwasher and repair as needed.



The high loop for the dishwasher should be mounted directly under the counter top in the sink base cabinet. The high loop was not mounted high enough. Some dishwashers have them build into the design, but that could not be verified. It is recommended to monitor for water in the bottom of the dishwasher and repair as needed.

Perspective photo of the dishwasher.

B. Food Waste Disposers

I	NI	NP	D
✔			

Comments:

The food waste disposal was operated and found to be performing as intended on the day of the inspection. No deficiencies were found or noted.

C. Range Hood and Exhaust Systems

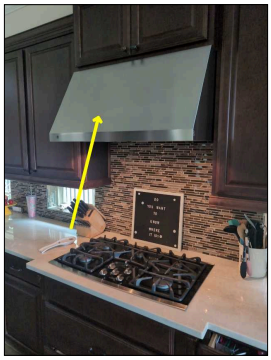
I	NI	NP	D
✔			

Comments:

The range hood is vented to the exterior. It was tested and found to be performing as intended on the day of the inspection. No deficiencies were noted.

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

I	NI	NP	D



Perspective photo of the range/cook top vent hood.

D. Ranges, Cooktops, and Ovens

✔			

Comments:

The cooktop, oven was operated and found to be performing as intended on the day of the inspection.

The door seal for the oven is loose, it did seal adequately and should be repaired.

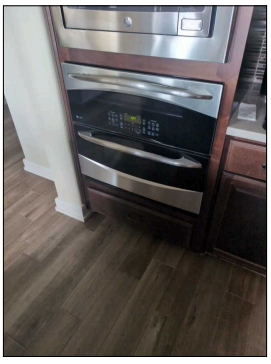
The gas shut off for the range/cooktop is located in the base cabinet on the left side of, below the range/cooktop.

Perspective photo of the cook top burners performing.

Perspective photo of the oven temperature tested and found to be within the appropriate temperature range.

Perspective photo of the oven temperature tested and found to be within the appropriate temperature range.

Loose oven seal upper oven.



Perspective photo of the ovens.

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

I	NI	NP	D

E. Microwave Ovens

I	NI	NP	D
✔			

Comments:

The microwave oven was tested and found to be performing as intended on the day of the Inspection. No other defects were noted.

Perspective photo of the microwave.

F. Mechanical Exhaust Vents and Bathroom Heaters

I	NI	NP	D
✔			

Comments:

The mechanical bathroom venting was tested and found to be performing as intended on the day of the inspection.

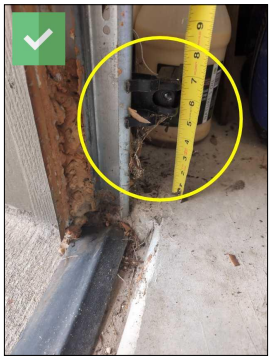
G. Garage Door Operator

I	NI	NP	D
✔			✔

Observations:

The garage door operator appeared to be performing as intended on the day of the inspection although deficiencies were noted.

The garage door opener for the garage door did not automatically reverse under resistance to closing. This poses a risk of injury, particularly to children and small animals. Repair may be as simple as adjusting the sensitivity control on the opener. This should be repaired to remedy safety concerns.



Garage door sensors at 6" above floor. Within limits.

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

I	NI	NP	D

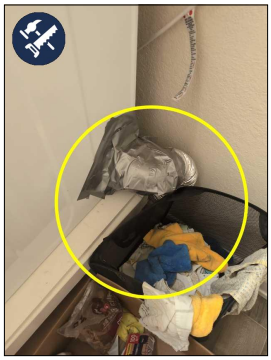
H. Dryer Exhaust Systems

I	NI	NP	D
✔			

Comments:

The dryer was not operated during the inspection. No visible issues were found with the dryer exhaust system on the day of the inspection.

The following items on the laundry dryer vent were found to be in need of repair/replacement by a qualified professional or skilled individual:
The flexible dryer vent connector to the dryer vent was secured to the dryer with duct tape. This should be removed and secured with foil HVAC tape.



Dryer flexible vent connector secured with duct tape. Remove/replace with foil HVAC tape.

I. Other

I	NI	NP	D
	✔	✔	

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

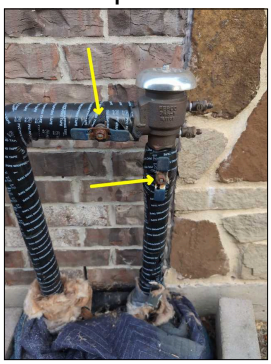
A. Landscape Irrigation (Sprinkler) Systems

I	NI	NP	D
✔			

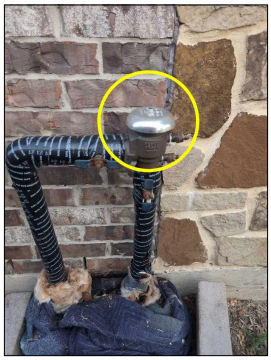
Comments:

The irrigation system was tested and found to be performing as intended on the day of the inspection. While the overall coverage appeared to be adequate this should be monitored and the sprinkler heads adjusted as needed.

Perspective photo of the irrigation systems rain/moisture sensor.



Perspective photo of the irrigation water shut off valve.



Perspective photo of the backflow prevention device.

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

I	NI	NP	D
	✔	✔	

C. Outbuildings

I	NI	NP	D
	✔	✔	

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

I	NI	NP	D
	✔	✔	

E. Private Sewage Disposal Systems

I	NI	NP	D
	✔	✔	

F. Other Built-in Appliances

I	NI	NP	D
	✔	✔	

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

I	NI	NP	D

G. Other

	✔	✔	