



Minatrea Inspection

Proudly serving Seguin, New Braunfels, San Marcos, Kyle, and surrounding communities.



INSPECTION REPORT

7107 Teaberry Dr

Austin TX 78745



INSPECTED BY

**Robert
Minatrea**

CLIENT



INSPECTED

August 6, 2026



PROPERTY INSPECTION REPORT FORM

	08/06/2026
<i>Name of Client</i>	<i>Date of Inspection</i>
7107 Teaberry Dr, Austin TX 78745	
<i>Address of Inspected Property</i>	
Robert Minatrea	27206
<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

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UNDERSTANDING YOUR REPORT

Informational

Informational -- noted for your awareness as part of the overall property condition.

Limitation

Limited -- access, visibility, or conditions at the time of inspection prevented a full evaluation of this item.

Deficient

We recommend repair or further evaluation by a qualified professional to address this deficiency.

Maintenance

as intended but would benefit from routine upkeep to help prevent future deficiencies. Maintenance recommended -- routine upkeep by a qualified professional will help prevent this item from becoming a larger issue.

INFORMATION

General

In Attendance: **Inspector Only, Buyer**

Occupancy: **Furnished, Vacant**

Type of Building: **Single Family**

Weather Conditions: **Clear**

The home faces: **West**

Temperature (approximate): **83**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. Structural Systems

☒ ☐ ☐ ☒

A. Foundations

Type of Foundation(s): **Slab on Grade**

Comments:

Informational Foundation Performance -- Adequate

No visual indications of adverse foundation performance were observed at the time of inspection. Doors and windows operate normally, floors appear level, and no significant cracking or separation was observed.

Deficient Foundation Cracking

Cracking observed in foundation walls or slab. Narrow vertical or diagonal cracks are typically shrinkage or minor settlement. Horizontal cracks, stair-step cracks in block walls, and displaced cracks suggest movement and warrant engineer review. Photograph and measure to track any progression.


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B. Grading and Drainage

Comments:

Deficient Driveway Cracking or Heaving

Driveway

Driveway surface shows significant cracking, heaving, or settling. While primarily cosmetic, severe cracking near the garage can direct water toward the foundation. Seal cracks and monitor; plan for resurfacing or replacement.



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Deficient Trip Hazards at Hardscape

Displaced sections of driveway, walkway, or patio create trip hazards. Options include mud-jacking, grinding, or panel replacement.



Deficient Vegetation Affecting Structure

Vegetation is in contact with the exterior cladding, or tree branches overhang or abrade the roof. This traps moisture, conceals pest activity, and damages finishes. Maintain at least 12 inches of clearance at siding and 6 feet above the roof.



Deficient Grading Directs Water Toward Home

[Backyard](#)

Ground surface slopes toward the foundation in one or more locations. Persistent water contact is the leading cause of foundation moisture, wall cracking, and slab movement. Regrade to achieve a minimum 6 inches of drop over the first 10 feet from the structure.



[Backyard](#)

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I NI NP D

Deficient

Open Hole in Yard

Backyard

An open hole was observed in the backyard, presenting a potential tripping hazard and safety risk. Recommend filling and properly leveling the affected area.



Deficient

Grade Higher Than Back Porch

Patio / deck

The back porch surface is lower than the surrounding grade, creating a potential for water to pool against the foundation. Ground levels should be regraded or alternative drainage installed to direct water away from the structure and prevent potential moisture intrusion.


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C. Roof Covering Materials

Type of Roof Covering: **Composition Shingle**

Viewed From: **Drone**

Comments:

Limitation

Roof Access Limitation

The inspector did not walk the roof surface due to roof pitch, wet or icy conditions, fragile material, or structural concern. The visual assessment was made from ground level and accessible vantage points. Limitations apply to this section.

Deficient

Flashing at Sidewall or Kickout

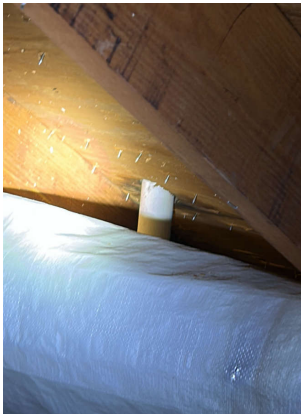
Kickout flashing is absent or improper where the roof meets a sidewall. Without a kickout flashing, water running down the wall is directed behind the cladding rather than into the gutter. Recommend installation.

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



Deficient Evidence of Water Penetration

Evidence of water penetration at the roof covering, flashing, skylights, or other penetrations is reported. Staining at ceilings below or in the attic, damaged decking, or active leakage are indicators.



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D. Roof Structures and Attics

Viewed From: **Traversed Attic**

Attic Insulation Type: **Batt Fiberglass, Blown Fiberglass**

Approximate Average Depth of Insulation (inches): **6-8" in lower attic, 2-4" in upper attic**

Comments:

Deficient Gable-End Vent Condition

Right Side of House

Gable-end vents are damaged, screened with inadequate mesh, or improperly installed. Damaged vents allow pest entry and moisture intrusion. Repair or replace with louvered, screened vents.

I=Inspected

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I	NI	NP	D
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Deficient Missing Insulation

Attic

Insulation is absent or missing in areas of the attic. Gaps reduce thermal performance and may indicate prior water damage or pest activity. Add insulation to meet current energy standards.



Deficient Water Stains Under Condensate Line

Attic

Water stains were observed in the attic beneath the HVAC condensate line. This condition indicates past or active leakage or condensate overflow. Recommend evaluation and necessary repairs by a qualified HVAC technician to ensure proper drainage and prevent moisture damage.



Deficient Attic Access Ladders and Openings

Attic

Deficiencies observed in attic access ladders or openings. Issues include damaged hardware, inadequate clearance, or missing insulation at the hatch. Repair or replace to ensure safe, weathertight attic access.

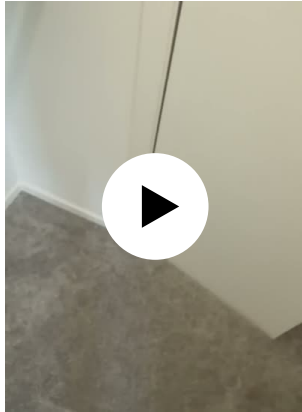
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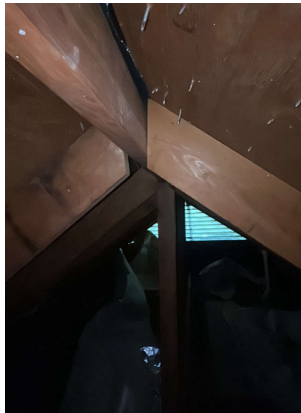
D=Deficient

I NI NP D



Deficient **Undersized Ridge Beam**

The ridge beam (or ridge board) is smaller in depth than the connecting rafter framing members. The ridge component should be at least equal to the full depth of the cut ends of the rafters to ensure adequate bearing and structural support. Recommend evaluation and necessary repairs by a qualified framing contractor.



Deficient **Attic Insulation R-Value**

Attic

Attic insulation depth appears less than recommended for this climate zone. Current Department of Energy recommendations for Central Texas (Climate Zone 3) are R-38 to R-60. Recommend adding blown-in insulation to bring levels up to standard.



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I NI NP D

Deficient Rafters Separated from Ridge Board

Rafter boards were observed separated or not in full contact with the ridge board. Proper connection between rafters and the ridge board is necessary to ensure framing stability and structural support. Recommend evaluation and repair by a qualified structural contractor or engineer.


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E. Walls (Interior and Exterior)

Exterior Cladding Type: **Composite, Stone Veneer**

Interior Wall Finish: **Drywall**

Comments:

Informational Evidence of Previous Siding Repair
[Backyard](#)

Evidence of previous repairs was observed on the exterior siding at the backyard. Monitor the area for any signs of future moisture intrusion or deterioration, and consult with the seller for documentation regarding the repair history.

**Deficient Missing Frieze Board Sealant**

Sealant is missing behind the frieze board along the exterior trim. Sealant should be applied to prevent moisture intrusion and protect the underlying structure from water damage.

I=Inspected

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I	NI	NP	D
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Deficient Fascia Board Sealant Separation

Sealant separation was observed at the fascia board on the front left exterior of the home. Damaged or separated sealants can allow water infiltration and localized deterioration behind the exterior trim. Recommend resealing the affected fascia joint to maintain a weather-tight exterior envelope.



Deficient Exterior Caulking Deficiencies

Front Windows

Caulking at exterior penetrations, trim joints, or between dissimilar materials is cracked, missing, or failed. Caulk failures allow water and air intrusion. Remove failed caulk and replace with a paintable siliconized acrylic or urethane product.



Front Windows



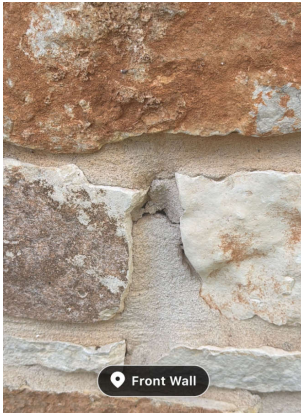
Front Windows

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

Deficient Brick Mortar Joint Deficiencies

Front Wall

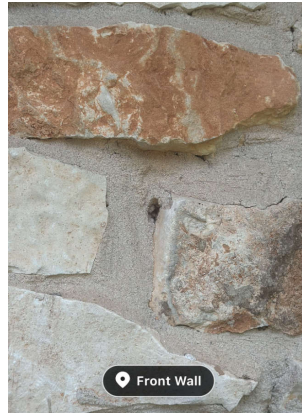
Brick mortar joints are cracked, eroded (tuck-pointing needed), or missing in areas. Deteriorated mortar allows water to migrate into the wall cavity. Tuck-point all affected joints with type S or N mortar as appropriate.



Front Wall



Front Wall



Front Wall

Deficient Trim, Soffit, and Fascia Defects

Multiple Locations

Defects observed in trim, soffit, or fascia: damage, rot, loose fastening, water staining at eaves, missing trim, open penetrations allowing pest entry, or paint failure.



Front Wall



Back Right of House

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F. Ceilings and Floors

Ceiling Finish: **Drywall**

Flooring Type: **Laminate, Carpet**

Comments:

Deficient Ceiling Water Stain

Dining room

Moisture and water staining were observed on the ceiling beneath the HVAC equipment. Staining indicates a past or present leak, likely related to HVAC condensate discharge or plumbing lines above. Recommend identifying and correcting the source of moisture and repairing or replacing damaged ceiling materials as needed.

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



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G. Doors (Interior and Exterior)

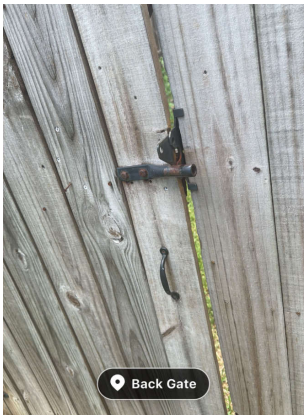
Entry Door Material: Steel

Comments:

Deficient Back Gate Binds

Back Gate

The back gate was observed to be difficult to open and binds during operation. Repair or adjustment is recommended to restore smooth and proper movement.



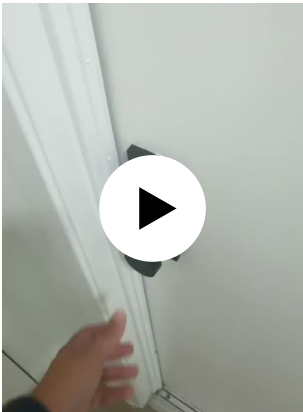
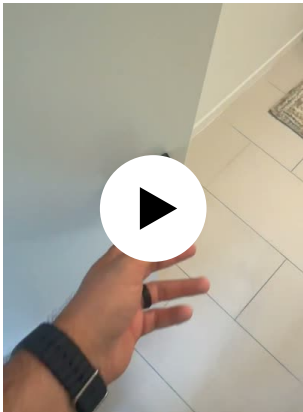
Back Gate

Deficient Interior Door Defects

Multiple Locations

Defects observed at interior doors: does not latch, sticking, loose hinges, missing or damaged hardware, gaps around frame, damaged hollow-core slab, binding pocket doors, or bi-fold doors off track. Persistent sticking across multiple doors can reflect foundation movement.

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

Exterior Door Defects

Back Door

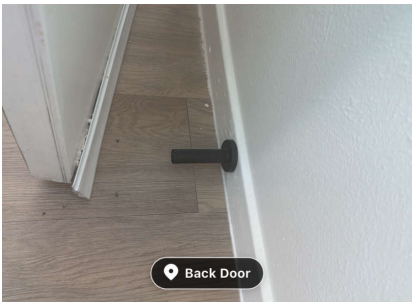
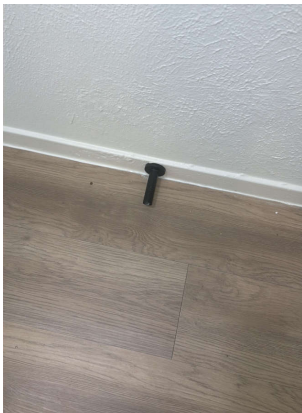
Defects observed at exterior doors: does not close or latch, damaged or missing hardware, loose hinges, worn or missing weatherstripping, paint failure, damaged glazing, failed patio door insulating glass seal, damaged threshold, or inoperable deadbolt.



Deficient

Damaged Doorstops

Damaged or missing doorstops were observed. Doorstops should be repaired or replaced to prevent impact damage to adjacent drywall and door hardware.



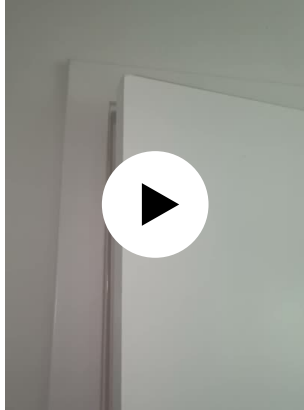
Deficient

Door Binding or Out of Square

Second Story Right Bedroom

One or more doors bind, stick, or fail to latch when closed. Binding doors can indicate foundation movement, framing settlement, or swollen framing. Note location and monitor for changes.

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



Deficient Bathroom Door Off Track

Second Story Right Bedroom

The interior door for the second story right bedroom bathroom is off its track, preventing proper operation. Repair or adjust the door hardware and re-align the door on its track to ensure smooth opening and closing.



Deficient Pocket Door Hard to Operate

The pocket door to the bathroom in the second-story left bedroom is difficult to operate. The rollers and track should be repaired or adjusted to ensure smooth operation.

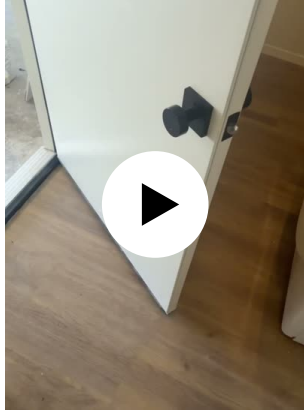


Deficient Garage Door Not Self-Closing Completely

Garage

The self-closing door between the living space and the garage does not close fully to engage the latch. Self-closing doors are required to prevent fire and fumes from entering the living area. The hinges or spring mechanism should be adjusted or repaired so the door closes and latches automatically.

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



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H. Windows

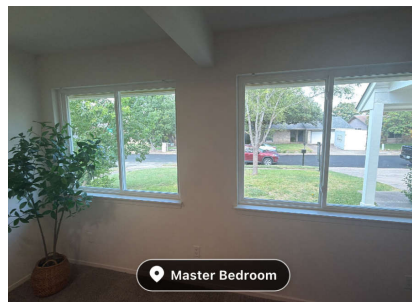
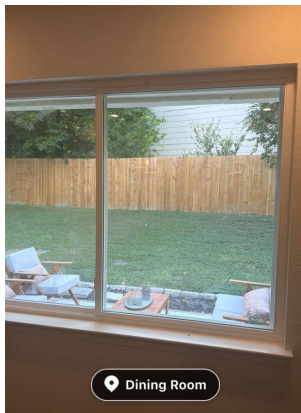
Window Style: Single-Hung, Double Pane

Comments:

Deficient Window Screen Condition

Multiple Locations

Window screens are torn, missing, or damaged. Damaged screens allow insects to enter. Replace or repair screens.



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I. Stairways (Interior and Exterior)

Comments:

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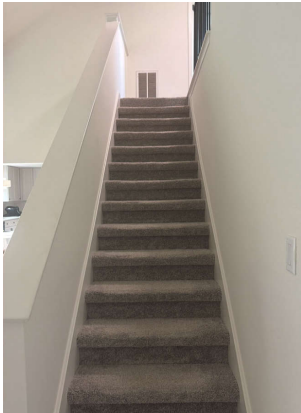
D=Deficient

I	NI	NP	D
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Deficient

Handrail Defects

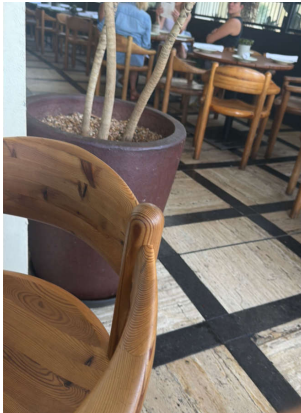
Concerns include: no handrail, handrail too low or high, loose, non-graspable profile, or discontinuous.



Deficient

Handrail Defects

Concerns include: no handrail, handrail too low or high, loose, non-graspable profile, or discontinuous.



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J. Fireplaces and Chimneys

Fireplace Type: **Wood-Burning -- Insert**



Comments:

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

Deficient Firebox and Hearth Defects

Defects observed in the firebox or hearth: cracked firebrick, damaged mortar joints, damper inoperable or missing, hearth extension too short, combustibles too close, no spark screen or glass doors, or unsecured gas log set.



Deficient Damper Missing or Non-Functional

Fireplace damper is absent or does not open and close fully. A non-functioning damper wastes conditioned air when the fireplace is not in use and can allow rain and animals to enter. Repair or replace the damper.

Deficient Gas Line Stubbed Inside Wood-Burning Fireplace

A new wood-burning fireplace has been installed over an older gas fireplace location, and an active gas line remains stubbed up inside the new wood-burning firebox. Having an open gas line inside a wood-burning appliance presents a serious safety hazard. A licensed plumber or qualified fireplace technician should be retained to properly remove, cap, or relocate the gas supply line outside the firebox in accordance with current safety standards.

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K. Porches, Balconies, Decks, and Carports

Deck/Porch Material: Concrete

Comments:

Deficient Porch Concrete Cracking

[Back Porch](#)

Cracking was observed in the concrete surface of the back porch. Seal cracks to prevent moisture intrusion and further deterioration, and monitor the area for progressive movement.



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L. Other

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D=Deficient

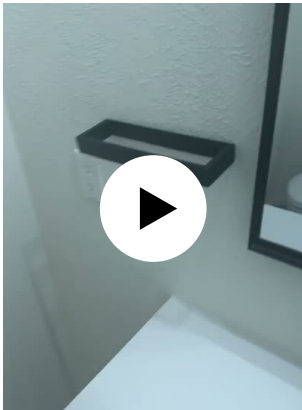
I	NI	NP	D

*Comments:***Deficient Loose Cabinet Handle** Second Floor Shared Bathroom

The cabinet handle in the second floor shared bathroom is loose. Tighten or repair the hardware as necessary to ensure proper function and prevent damage to the cabinet door/drawer.

**Deficient Half Bath Hardware Defect** Half Bath

Deficiencies were observed with the hardware in the half bath. Repair or replace the affected hardware as necessary to ensure proper operation and securing.



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I	NI	NP	D

II. Electrical Systems

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A. Service Entrance and Panels

Service Type: **Underground**

Service Amperage: **Unknown**

Service Voltage: **120/240V Single Phase**

Main Panel Location: **Exterior Wall, Backyard**



Comments:

Deficient HVAC Disconnect Fuse Oversized

The fused electrical disconnect for the outdoor HVAC condensing unit contains fuses that exceed the maximum overcurrent protection rating specified on the equipment nameplate. Oversized fuses create a fire hazard and may fail to protect the equipment during an electrical fault. Recommend evaluation and replacement with properly sized fuses by a licensed electrician.

Deficient AC Disconnect Not Sealed to Wall

The air conditioning disconnect box is not sealed to the exterior wall. Unsealed penetrations can allow moisture intrusion behind the disconnect box into the wall cavity. Seal the perimeter of the disconnect box where it meets the exterior wall surface with appropriate sealant.

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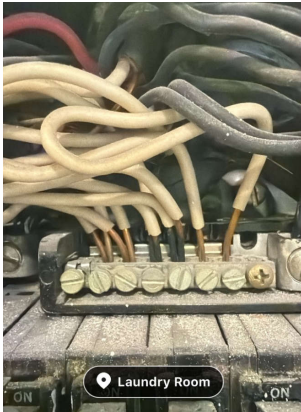
I	NI	NP	D
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Deficient Double-Tapped Breaker

Laundry Room

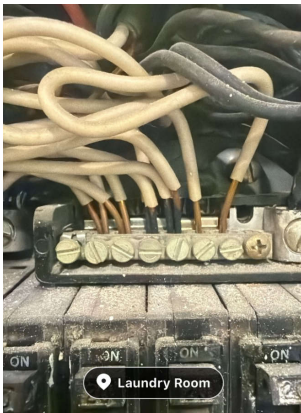
Two conductors are connected to a single-pole breaker not rated or designed for two conductors. Double-tapping can cause loose connections and heat buildup. Each circuit should terminate at its own breaker, or a tandem breaker rated for two conductors should be installed.



Deficient Panel Interior Defects

Laundry Room

Defects observed in the panel interior: missing dead-front cover, missing knockouts, double-tapped breakers, oversized breakers (overfused), undersized wire for breaker, exposed neutrals on the ground bar, neutral-ground bond in a subpanel, no main disconnect, missing circuit labeling, internal corrosion, scorching, or missing breaker blanks.



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I NI NP D

Deficient Loose Electrical Panel Backing

Garage

The backing on the interior garage electrical panel was observed to be loose. This condition should be evaluated and repaired by a qualified electrician to ensure proper securing and safe operation.


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

Type of Wiring: **Copper, Aluminum**

Comments:

Informational Whole-Home Surge Protector

Whole-home surge protection device is absent or not observed. A panel-mounted SPD protects all circuits from utility-side transient voltage. Recommend installation by a licensed electrician.

Informational Dedicated Circuit for Major Appliances

Kitchen

Verify that major appliances (refrigerator, dishwasher, microwave, washing machine) each have a dedicated circuit. Shared circuits can trip breakers and reduce appliance longevity.

Deficient Missing Receptacle at Front Porch

Front Porch

No electrical receptacle was observed at the front porch. Standard home construction practices require at least one accessible exterior receptacle at the front and rear of the home. Recommend consulting with a licensed electrician to evaluate and install a GFCI-protected exterior receptacle as needed.

Deficient Main Service Panel Unlabeled

The main service panel breaker directory is missing, incomplete, or illegible. Proper labeling is necessary to allow safe and prompt isolation of individual circuits during maintenance or emergencies. Recommend having a qualified electrician properly identify and label all circuits.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Deficient GFCI Missing -- Exterior Backyard

GFCI protection is absent at one or more exterior receptacles. All outdoor receptacles require GFCI protection. Recommend installation by a licensed electrician.

**Deficient Exterior Outlet -- Missing Weatherproof Cover** Backyard

Exterior outlet lacks an in-use (bubble) weatherproof cover. Standard flip-covers are not rated for in-use protection. Replace with an in-use cover to protect connected cords.

**Deficient Electrical Panel Label Accuracy**

Electrical panel breaker labels are incomplete, missing, or illegible. Accurate labeling allows safe isolation of circuits during maintenance. Recommend labeling all circuits with a licensed electrician.



I=Inspected

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D=Deficient

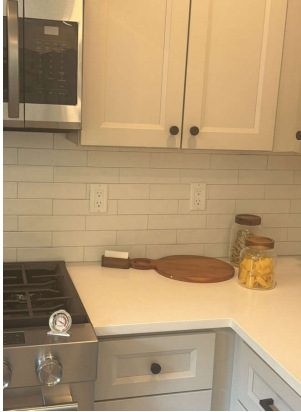
I NI NP D

Deficient Missing or Defective AFCI Protection

AFCIs prevent arc-fault-induced fires. Modern code requires AFCI protection in bedrooms, living areas, and most 15/20 A branch circuits.

Deficient Bathroom -- No GFCI Receptacle

No GFCI-protected receptacle is present in the bathroom. A single GFCI outlet can protect all bathroom circuits if wired correctly. Install GFCI protection by a licensed electrician.

**Deficient Receptacle Connected to Bath GFCI**

Kitchen

The kitchen receptacle is wired to the bathroom GFCI circuit. While GFCI protection is provided, branch circuits servicing bathrooms should be dedicated and not shared with kitchen outlets to prevent nuisance tripping and adhere to standard wiring practices. Recommend evaluation and correction by a qualified licensed electrician.

**Deficient Garbage Disposal Missing GFCI Protection**

The garbage disposal is connected to an outlet that lacks GFCI protection. Receptacles serving kitchen counters or appliances near water sources should be GFCI-protected for safety. Have a licensed electrician install GFCI protection for this circuit.

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



Deficient Exposed Light Fixture in Attic Attic

Exposed light bulbs or unshielded light fixtures were observed in the attic. Unprotected light fixtures pose an impact hazard and can create a potential fire risk if flammable materials come into contact with the hot bulb. It is recommended to install suitable protective guards or safety-rated light fixtures.



Deficient Uncovered Bulb in Closet Second Story Linen Closet

An uncovered light bulb was observed inside the second-story linen closet. Open or exposed light bulbs in closets present a fire hazard if combustible materials come into contact with the hot bulb. It is recommended to install a proper globe, shade, or enclosed fixture for safety.



Deficient CO Detector -- Missing Second Floor

Carbon monoxide detectors are absent. CO detectors are required within 15 feet of all sleeping rooms in homes with fuel-burning appliances or attached garages. Install UL-listed CO detectors.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Deficient Smoke Detector -- Missing or Not Operational

Master Bedroom

Smoke detectors are absent or did not function when tested. Smoke detectors are required on each level, inside each sleeping room, and outside each separate sleeping area. Install or replace per current code and test monthly.

Deficient Missing or Defective GFCI Protection

GFCIs are required at kitchen counter receptacles, bathrooms, garage, exterior, unfinished basement, laundry, within 6 feet of sinks, and pool/spa equipment. A licensed electrician can retrofit at modest cost.

Deficient GFCI Missing -- Garage

Garage

GFCI protection is absent at garage receptacles. All garage receptacles require GFCI protection. Recommend installation by a licensed electrician.

Maintenance Missing Exterior Light Bulbs

Outdoor light bulbs are missing from exterior light fixtures on the left side of the house. Recommend installing replacement light bulbs as needed for proper illumination and safety.



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C. Other

Comments:

Deficient Frayed Ground Wires

Frayed ground wires were observed during the inspection. Damaged or frayed grounding conductors can compromise the safety and effectiveness of the electrical grounding system. A qualified licensed electrician should evaluate and repair as necessary.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

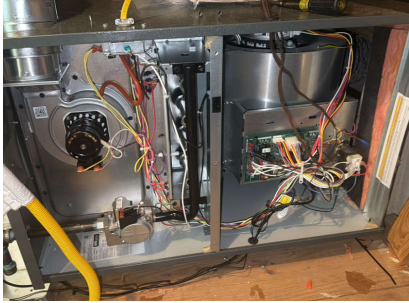
I NI NP D

III. Heating, Ventilation and Air Conditioning

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A. Heating Equipment

Type of Systems: Heat Pump -- Air Source



Energy Sources: Natural Gas

Comments:

Informational Heat Pump Air Handler: U.S. ALUMACOIL CHPTA4830C3AA

Brand: U.S. ALUMACOIL

Model Number: CHPTA4830C3AA

Serial Number: 2606024958

Manufacturing Date: 06/2026

Recalls: Goodman evaporator coil drain pans were subject to CPSC safety recalls in 2021 (expanded in 2024) due to plastic drain pans melting and posing a fire hazard when installed with gas furnaces in up-flow configuration. That recall affected units produced between January 2019 and November 2021 (serial prefixes 1901 through 2101). This unit was manufactured in June 2026 and is not affected.

Volts: 24 ~

Hertz: 60

Refrigerant: R-32

Max Outlet Temp: 200°F [93.3°C]

Max Allowable Pressure: MPa (PSIG) 4.62 (670)



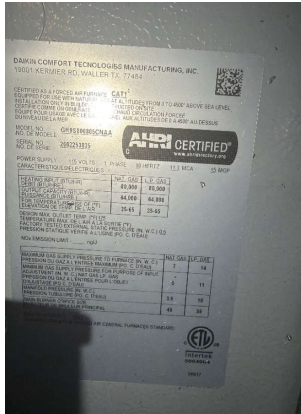
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Informational Furnace: Daikin GR9S800805CNAA**Manufacturer:** DAIKIN COMFORT TECHNOLOGIES MANUFACTURING, INC.**Model Number:** GR9S800805CNAA**Serial Number:** 2602253835**Manufacturing Date:** 02/2026**Recalls:** --**Power Supply:** 115 VOLTS**Phase:** 1 PHASE**Hertz:** 60 HERTZ**MCA:** 11.3 MCA**MOP:** 15 MOP**Heating Input (BTU/HR):** 80,000**Output Capacity (BTU/HR):** 64,000**Informational** Furnace Heating Operation

The furnace was tested and observed to be operating normally at the time of inspection.


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B. Cooling Equipment**Type of Systems:** Central AC -- Split System**Refrigerant Type:** R-32**Comments:**

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

Informational

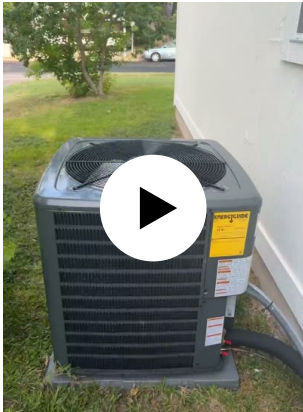
Daikin Condenser GLXS4BA4810AA
Brand: **DAIKIN**
Model Number: **GLXS4BA4810AA**
Serial Number: **2603082503**
Manufacturing Date: **03/2026**
Recalls: --
A.C. VOLTS: **208/230**
PHASE: **1**
HERTZ: **60**
MAX FUSE AMPS OR MAX CIRCUIT BREAKER: **40**
MIN CIRCUIT AMPS: **25.2**
COMPRESSOR RLA: **19.4**
COMPRESSOR LRA: **127.7**
REFRIGERANT TYPE: **R-32**
FACTORY CHARGE OZ: **91**
FACTORY CHARGE KG: **2.58**
MAXIMUM ALLOWABLE PRESSURE PSIG: **670**
MAXIMUM ALLOWABLE PRESSURE [MPa]: **4.62**
FAN MOTOR FLA: **0.95**
FAN MOTOR HP: **1/6**
IP RATING: **IPX4**
PART NO.: **SR3R01487**



Informational

Condenser Unit Functional

The cooling system condenser unit was inspected and appeared to function properly at the time of inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Deficient HVAC Temperature Split Exceeds Range

The air temperature differential between the return and supply plenums exceeded 22 degrees Fahrenheit. A high temperature split can indicate reduced airflow, dirty filters, or system performance issues. Recommend evaluation and servicing by a licensed HVAC contractor.


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C. Duct Systems, Chases, and Vents

Duct Material: Insulated Flex Duct

Comments:

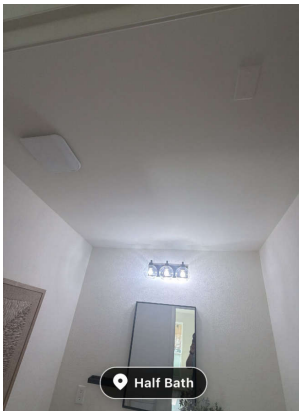
Informational Mylar AC Ducts Present

Mylar flexible air conditioning ducts were observed within the HVAC duct system. Ensure all flexible ductwork is properly supported, unkinked, and free of damage to maintain proper airflow and energy efficiency.

Deficient Missing HVAC Supply Vent

Half Bath

The half bath lacks a heating and cooling supply vent. Recommend evaluating options to extend ductwork and install a supply vent to properly condition the space.

**Deficient Missing HVAC Supply Vent**

Laundry Room

The laundry room does not have an air-conditioning supply vent installed. Recommend consulting a qualified HVAC technician to evaluate and install adequate supply air register(s) for proper climate control and airflow.

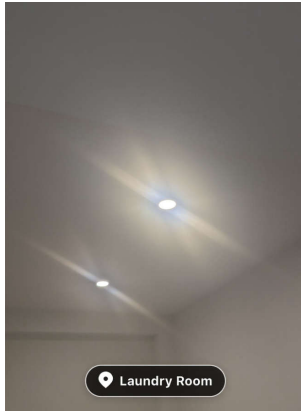
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Deficient Supply Plenum Condensate Accumulation

Condensation was observed on top of the HVAC supply plenum, caused by loose or deteriorating sealant allowing air leakage. Recommend repairing and resealing the supply plenum connections to prevent moisture buildup and potential water damage.



Deficient Air Handler Cabinet Air Leaks

The air handler cabinet was observed to be improperly sealed. Unsealed air handlers can draw in unconditioned air from unconditioned spaces (such as the attic or garage) or lose conditioned air, reducing efficiency and air quality. Recommend sealing all seams, joints, and penetrations at the air handler cabinet with approved mastic or foil tape by a qualified HVAC technician.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. Plumbing Systems

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of Main Water Supply Valve: Exterior -- Front



Type of Supply Piping Material: Copper, PEX

Water Supply Source: Municipal / Public

Location of Water Meter: Front left of house next to sidewalk



Static Water Pressure Reading (PSI): 80-85



Comments:

I=Inspected

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NP=Not Present

D=Deficient

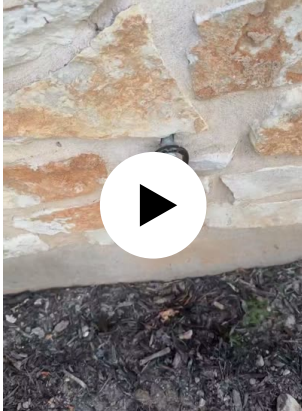
I NI NP D

Deficient Lack of Pressure-Reducing Valve (Over 80 PSI)

Static water pressure exceeds 80 PSI and no pressure-reducing valve (PRV) is present. High pressure damages fixtures, supply lines, and appliances. Recommend installation of a PRV by a licensed plumber.

Deficient Unsecured Outdoor Spigot

The outdoor water spigot is loose or not properly secured to the exterior wall. This condition can cause strain on the supply line and lead to leaks over time. Secure the spigot properly to the exterior wall structure.

**Deficient Missing Backflow Protection on Outdoor Spigots**

Backflow prevention devices (vacuum breakers) were not installed on the outdoor hose bibbs/spigots. It is recommended to install anti-siphon vacuum breakers on all exterior spigots to prevent potential cross-contamination of the potable water supply.

**Deficient Exterior Hose Bib Leak**[Backyard](#)

The exterior spigot located in the backyard was observed to be leaking. Leakage at outdoor plumbing fixtures can lead to water waste and potential erosion or moisture issues near the structure. A qualified plumber should evaluate and repair or replace the spigot as needed.

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



Deficient Loose Kitchen Faucet

Kitchen

The kitchen faucet is loose at its mounting base. Recommend securing the faucet fixture to the countertop or sink to prevent movement and potential leaks.



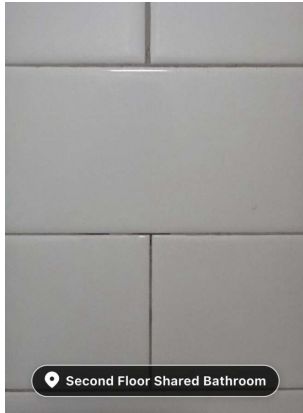
Deficient Tub or Shower Caulking Failed

Multiple Locations

Caulking at tub or shower tile perimeter is cracked, missing, or moldy. Failed caulk allows water to enter the wall cavity and damage framing. Remove old caulk and apply new 100% silicone caulk.



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



Deficient Shower Drain Screen Missing

The shower drain is missing its screen basket/strainer. A missing screen allows debris and hair to enter the drain lines, increasing the risk of clogs. An appropriate drain cover or strainer basket should be installed.



Deficient Shower Enclosure Leaking

Master Bathroom

The shower enclosure in the master bathroom was observed to be leaking. Recommend repair by a qualified professional to prevent concealed water damage to adjacent materials.



Deficient Missing Backsplash Sealant

Master Bathroom

Sealant is missing along the backsplash in the master bathroom. Missing sealant can allow water to penetrate behind the vanity, potentially leading to moisture damage to the wall and cabinetry. Recommend applying a high-grade silicone sealant along all backsplash seams to prevent water intrusion.

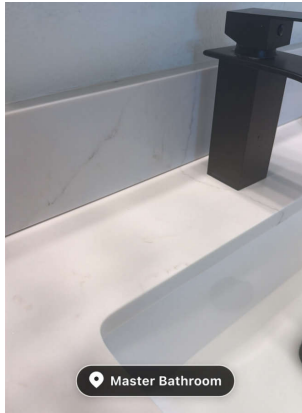
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Deficient Mechanical Drain Stops

Multiple Locations

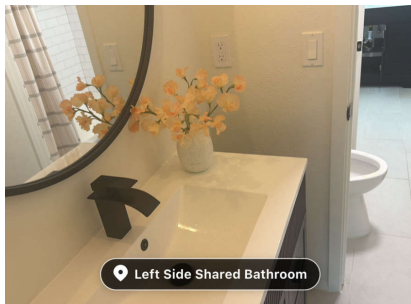
Mechanical drain stops are deficient or not functioning as intended. Repair or replace the drain stop mechanism.



Deficient Hot and Cold Faucet Orientation (Reversed)

Left Side Shared Bathroom

Hot and cold supply connections are reversed at one or more fixtures. Standard orientation is hot on left, cold on right. Reversed orientation causes confusion and potential scalding. Recommend correction.



Deficient Faucet Missing Cold Water Flow

Second Floor Shared Bathroom

The right faucet in the second-story shared bathroom has no cold water flow when turned on. Recommend evaluation and repair by a licensed plumber.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D


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B. Drains, Wastes, and Vents*Type of Drain Piping Material:* **PVC***Comments:*
☒ ☐ ☐ ☒
C. Water Heating Equipment*Energy Sources:* **Natural Gas***Water Heater Type:* **Tankless -- Gas***Comments:***Informational Water Heater: ECO200XELN-3***Brand:* **Rheem***Model Number:* **ECO200XELN-3***Serial Number:* **W402444792***Manufacturing Date:* **10/2024***Recalls:* **--**

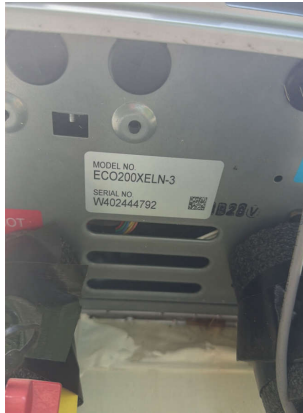
I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Informational

Tankless Water Heater Thermostat Location

Half Bath

The thermostat/controller for the tankless water heater is located in the half bath.



Deficient

Missing TPR Discharge / Termination

The discharge must terminate within 6 inches of the floor (or to the exterior), be the same diameter as the valve outlet, and have no valves or fittings that could restrict flow.



Deficient

Unsealed Water Heater Electrical Panel

The exterior water heater electrical panel is not properly sealed to the exterior wall. Recommend sealing around the enclosure perimeter where it meets the wall to prevent moisture intrusion.

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



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D. Hydro-Massage Therapy Equipment

Comments:

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E. Gas Distribution Systems and Gas Appliances

Type of Gas Distribution Piping Material: **Black Iron / Steel**

Fuel Gas Type: **Natural Gas**

Main Gas Shut-off Location: **Not Located**

Location of Gas Meter: **Left side of house**



Comments:

Deficient Gas Meter Not Bonded

The gas meter piping is not properly bonded. Unbonded metal gas piping can present a safety hazard from stray electrical current or indirect lightning strikes. Recommend evaluation and correction by a licensed electrician.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. Appliances

☒ ☐ ☐ ☒

B. Food Waste Disposers

Comments:

Deficient Missing GFCI Protection for Disposal

The food waste disposer (garbage disposal) is not GFCI protected as recommended/required. Recommend installation of GFCI protection for the disposal circuit by a licensed electrician.


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A. Dishwashers

Comments:

Deficient Unsecured Dishwasher

The dishwasher is not properly secured to the surrounding cabinetry or countertop. Secure the unit in accordance with manufacturer guidelines to prevent movement during operation.



Deficient Missing Air Gap / High Loop

The drain line must have either an air gap fitting or a properly secured high-loop to prevent waste water back-siphoning into the dishwasher.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Deficient Missing GFCI Protection - Dishwasher

The dishwasher outlet or circuit lacks GFCI (Ground Fault Circuit Interrupter) protection. Current safety standards require GFCI protection for dishwasher circuits to mitigate electrical shock hazards. Recommend installation of GFCI protection by a licensed electrician.

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C. Range Hood and Exhaust Systems

Exhaust Configuration: **Recirculating / Ductless**

Comments:

☒ ☐ ☐ ☒

D. Ranges, Cooktops, and Ovens

Range/Cooktop Fuel: **Gas**



Comments:

Informational Gas Shut-Off Valve Present

A dedicated gas shut-off valve is present and accessible for the range.

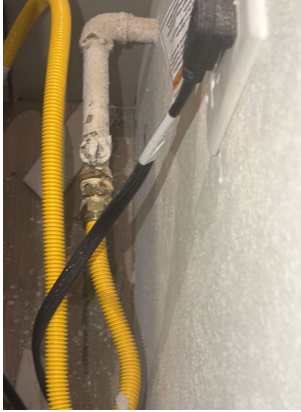
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Informational **Oven Heating Operational**

The oven heating elements were tested and determined to be operating adequately at the time of inspection.



Deficient **Range Not Anti-Tip Anchored**

The range is not secured with an anti-tip bracket. An unsecured range can tip forward when weight is applied to an open door, causing burns or injury. Install an anti-tip bracket per manufacturer instructions.

Deficient **Damaged Range Shut-Off Valve**

The shut-off valve for the range was observed to be damaged. A properly functioning shut-off valve is necessary to safely isolate the appliance in the event of an emergency or maintenance. Repair or replacement by a qualified professional is recommended.

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E. Microwave Ovens

Comments:

☒ ☐ ☐ ☒

F. Mechanical Exhaust Vents and Bathroom Heaters

Bathroom Exhaust Configuration: **Master Bath Vented to Exterior , Half Bath No Vent, Second Story Bathroom Window**

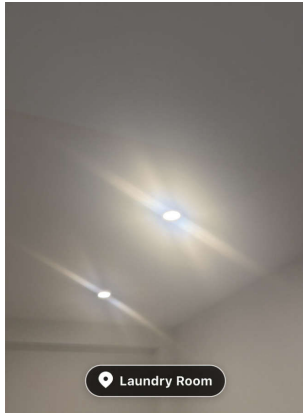
Comments:

Deficient **Missing Laundry Room Exhaust Vent**

Laundry Room

The laundry room lacks a mechanical exhaust ventilation system. Inadequate ventilation in laundry areas can trap high levels of moisture, increasing the risk of mold growth and structural dampness. It is recommended to install an exhaust vent terminating to the exterior.

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



Deficient Bath Exhaust Defects

Bath exhaust fan defects observed: fan is missing, inoperable, or vents into the attic. Attic termination deposits moisture that damages framing and promotes mold. Repair or replace the fan and extend the duct to terminate outside.

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G. Garage Door Operators

Opener Type: Manual Only

Comments:

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H. Dryer Exhaust Systems

Duct Material: Rigid Metal



Comments:

SUMMARY OF FINDINGS

I. Structural Systems

A. Foundations

Deficient Foundation Cracking

Cracking observed in foundation walls or slab. Narrow vertical or diagonal cracks are typically shrinkage or minor settlement. Horizontal cracks, stair-step cracks in block walls, and displaced cracks suggest movement and warrant engineer review. Photograph and measure to track any progression.

[Go to note](#)

B. Grading and Drainage

Deficient Trip Hazards at Hardscape

Displaced sections of driveway, walkway, or patio create trip hazards. Options include mud-jacking, grinding, or panel replacement.

[Go to note](#)

Deficient Vegetation Affecting Structure

Vegetation is in contact with the exterior cladding, or tree branches overhang or abrade the roof. This traps moisture, conceals pest activity, and damages finishes. Maintain at least 12 inches of clearance at siding and 6 feet above the roof.

[Go to note](#)

Deficient Grading Directs Water Toward Home

Ground surface slopes toward the foundation in one or more locations. Persistent water contact is the leading cause of foundation moisture, wall cracking, and slab movement. Regrade to achieve a minimum 6 inches of drop over the first 10 feet from the structure.

[Go to note](#)

 Backyard

Deficient Open Hole in Yard

An open hole was observed in the backyard, presenting a potential tripping hazard and safety risk. Recommend filling and properly leveling the affected area.

[Go to note](#)

 Backyard

Deficient Grade Higher Than Back Porch

The back porch surface is lower than the surrounding grade, creating a potential for water to pool against the foundation. Ground levels should be regraded or alternative drainage installed to direct water away from the structure and prevent potential moisture intrusion.

[Go to note](#)

 Patio / deck

C. Roof Covering Materials

Deficient Flashing at Sidewall or Kickout

Kickout flashing is absent or improper where the roof meets a sidewall. Without a kickout flashing, water running down the wall is directed behind the cladding rather than into the gutter. Recommend installation.

[Go to note](#)

Deficient Evidence of Water Penetration

Evidence of water penetration at the roof covering, flashing, skylights, or other penetrations is reported. Staining at ceilings below or in the attic, damaged decking, or active leakage are indicators.

[Go to note](#)

D. Roof Structures and Attics

Deficient Gable-End Vent Condition

 Right Side of House

Gable-end vents are damaged, screened with inadequate mesh, or improperly installed. Damaged vents allow pest entry and moisture intrusion. Repair or replace with louvered, screened vents.

[Go to note](#)

Deficient Missing Insulation

 Attic

Insulation is absent or missing in areas of the attic. Gaps reduce thermal performance and may indicate prior water damage or pest activity. Add insulation to meet current energy standards.

[Go to note](#)

Deficient Water Stains Under Condensate Line

 Attic

Water stains were observed in the attic beneath the HVAC condensate line. This condition indicates past or active leakage or condensate overflow. Recommend evaluation and necessary repairs by a qualified HVAC technician to ensure proper drainage and prevent moisture damage.

[Go to note](#)

Deficient Attic Access Ladders and Openings

 Attic

Deficiencies observed in attic access ladders or openings. Issues include damaged hardware, inadequate clearance, or missing insulation at the hatch. Repair or replace to ensure safe, weathertight attic access.

[Go to note](#)

Deficient Undersized Ridge Beam

The ridge beam (or ridge board) is smaller in depth than the connecting rafter framing members. The ridge component should be at least equal to the full depth of the cut ends of the rafters to ensure adequate bearing and structural support. Recommend evaluation and necessary repairs by a qualified framing contractor.

[Go to note](#)

Deficient Rafters Separated from Ridge Board

Rafter boards were observed separated or not in full contact with the ridge board. Proper connection between rafters and the ridge board is necessary to ensure framing stability and structural support. Recommend evaluation and repair by a qualified structural contractor or engineer.

[Go to note](#)

E. Walls (Interior and Exterior)

Deficient Missing Frieze Board Sealant

Sealant is missing behind the frieze board along the exterior trim. Sealant should be applied to prevent moisture intrusion and protect the underlying structure from water damage.

[Go to note](#)

Deficient Exterior Caulking Deficiencies

Front Windows

Caulking at exterior penetrations, trim joints, or between dissimilar materials is cracked, missing, or failed. Caulk failures allow water and air intrusion. Remove failed caulk and replace with a paintable siliconized acrylic or urethane product.

[Go to note](#)

Deficient Brick Mortar Joint Deficiencies

Front Wall

Brick mortar joints are cracked, eroded (tuck-pointing needed), or missing in areas. Deteriorated mortar allows water to migrate into the wall cavity. Tuck-point all affected joints with type S or N mortar as appropriate.

[Go to note](#)

Deficient Trim, Soffit, and Fascia Defects

Multiple Locations

Defects observed in trim, soffit, or fascia: damage, rot, loose fastening, water staining at eaves, missing trim, open penetrations allowing pest entry, or paint failure.

[Go to note](#)

F. Ceilings and Floors**Deficient Ceiling Water Stain**

Dining room

Moisture and water staining were observed on the ceiling beneath the HVAC equipment. Staining indicates a past or present leak, likely related to HVAC condensate discharge or plumbing lines above. Recommend identifying and correcting the source of moisture and repairing or replacing damaged ceiling materials as needed.

[Go to note](#)

G. Doors (Interior and Exterior)**Deficient Back Gate Binds**

Back Gate

The back gate was observed to be difficult to open and binds during operation. Repair or adjustment is recommended to restore smooth and proper movement.

[Go to note](#)

Deficient Interior Door Defects

Multiple Locations

Defects observed at interior doors: does not latch, sticking, loose hinges, missing or damaged hardware, gaps around frame, damaged hollow-core slab, binding pocket doors, or bi-fold doors off track. Persistent sticking across multiple doors can reflect foundation movement.

[Go to note](#)

Deficient Exterior Door Defects

Back Door

Defects observed at exterior doors: does not close or latch, damaged or missing hardware, loose hinges, worn or missing weatherstripping, paint failure, damaged glazing, failed patio door insulating glass seal, damaged threshold, or inoperable deadbolt.

[Go to note](#)

Deficient Door Binding or Out of Square

Second Story Right Bedroom

One or more doors bind, stick, or fail to latch when closed. Binding doors can indicate foundation movement, framing settlement, or swollen framing. Note location and monitor for changes.

[Go to note](#)

Deficient Bathroom Door Off Track Second Story Right Bedroom

The interior door for the second story right bedroom bathroom is off its track, preventing proper operation. Repair or adjust the door hardware and re-align the door on its track to ensure smooth opening and closing.

[Go to note](#)**Deficient Garage Door Not Self-Closing Completely** Garage

The self-closing door between the living space and the garage does not close fully to engage the latch. Self-closing doors are required to prevent fire and fumes from entering the living area. The hinges or spring mechanism should be adjusted or repaired so the door closes and latches automatically.

[Go to note](#)**I. Stairways (Interior and Exterior)****Deficient Handrail Defects**

Concerns include: no handrail, handrail too low or high, loose, non-graspable profile, or discontinuous.

[Go to note](#)**Deficient Handrail Defects**

Concerns include: no handrail, handrail too low or high, loose, non-graspable profile, or discontinuous.

[Go to note](#)**J. Fireplaces and Chimneys****Deficient Firebox and Hearth Defects**

Defects observed in the firebox or hearth: cracked firebrick, damaged mortar joints, damper inoperable or missing, hearth extension too short, combustibles too close, no spark screen or glass doors, or unsecured gas log set.

[Go to note](#)**Deficient Damper Missing or Non-Functional**

Fireplace damper is absent or does not open and close fully. A non-functioning damper wastes conditioned air when the fireplace is not in use and can allow rain and animals to enter. Repair or replace the damper.

[Go to note](#)**Deficient Gas Line Stubbed Inside Wood-Burning Fireplace**

A new wood-burning fireplace has been installed over an older gas fireplace location, and an active gas line remains stubbed up inside the new wood-burning firebox. Having an open gas line inside a wood-burning appliance presents a serious safety hazard. A licensed plumber or qualified fireplace technician should be retained to properly remove, cap, or relocate the gas supply line outside the firebox in accordance with current safety standards.

[Go to note](#)**K. Porches, Balconies, Decks, and Carports****Deficient Porch Concrete Cracking** Back Porch

Cracking was observed in the concrete surface of the back porch. Seal cracks to prevent moisture intrusion and further deterioration, and monitor the area for progressive movement.

[Go to note](#)**L. Other**

Deficient Half Bath Hardware Defect Half Bath

Deficiencies were observed with the hardware in the half bath. Repair or replace the affected hardware as necessary to ensure proper operation and securing.

[Go to note](#)

II. Electrical Systems

A. Service Entrance and Panels

Deficient HVAC Disconnect Fuse Oversized

The fused electrical disconnect for the outdoor HVAC condensing unit contains fuses that exceed the maximum overcurrent protection rating specified on the equipment nameplate. Oversized fuses create a fire hazard and may fail to protect the equipment during an electrical fault. Recommend evaluation and replacement with properly sized fuses by a licensed electrician.

[Go to note](#)

Deficient AC Disconnect Not Sealed to Wall

The air conditioning disconnect box is not sealed to the exterior wall. Unsealed penetrations can allow moisture intrusion behind the disconnect box into the wall cavity. Seal the perimeter of the disconnect box where it meets the exterior wall surface with appropriate sealant.

[Go to note](#)

Deficient Double-Tapped Breaker Laundry Room

Two conductors are connected to a single-pole breaker not rated or designed for two conductors. Double-tapping can cause loose connections and heat buildup. Each circuit should terminate at its own breaker, or a tandem breaker rated for two conductors should be installed.

[Go to note](#)

Deficient Panel Interior Defects Laundry Room

Defects observed in the panel interior: missing dead-front cover, missing knockouts, double-tapped breakers, oversized breakers (overfused), undersized wire for breaker, exposed neutrals on the ground bar, neutral-ground bond in a subpanel, no main disconnect, missing circuit labeling, internal corrosion, scorching, or missing breaker blanks.

[Go to note](#)

Deficient Loose Electrical Panel Backing Garage

The backing on the interior garage electrical panel was observed to be loose. This condition should be evaluated and repaired by a qualified electrician to ensure proper securing and safe operation.

[Go to note](#)

B. Branch Circuits, Connected Devices, and Fixtures

Deficient Missing Receptacle at Front Porch Front Porch

No electrical receptacle was observed at the front porch. Standard home construction practices require at least one accessible exterior receptacle at the front and rear of the home. Recommend consulting with a licensed electrician to evaluate and install a GFCI-protected exterior receptacle as needed.

[Go to note](#)

Deficient Main Service Panel Unlabeled

The main service panel breaker directory is missing, incomplete, or illegible. Proper labeling is necessary to allow safe and prompt isolation of individual circuits during maintenance or emergencies. Recommend having a qualified electrician properly identify and label all circuits.

[Go to note](#)

Deficient GFCI Missing -- Exterior

GFCI protection is absent at one or more exterior receptacles. All outdoor receptacles require GFCI protection. Recommend installation by a licensed electrician.

[Go to note](#)

 Backyard

Deficient Exterior Outlet -- Missing Weatherproof Cover

Exterior outlet lacks an in-use (bubble) weatherproof cover. Standard flip-covers are not rated for in-use protection. Replace with an in-use cover to protect connected cords.

[Go to note](#)

 Backyard

Deficient Electrical Panel Label Accuracy

Electrical panel breaker labels are incomplete, missing, or illegible. Accurate labeling allows safe isolation of circuits during maintenance. Recommend labeling all circuits with a licensed electrician.

[Go to note](#)

Deficient Missing or Defective AFCI Protection

AFCIs prevent arc-fault-induced fires. Modern code requires AFCI protection in bedrooms, living areas, and most 15/20 A branch circuits.

[Go to note](#)

Deficient Bathroom -- No GFCI Receptacle

No GFCI-protected receptacle is present in the bathroom. A single GFCI outlet can protect all bathroom circuits if wired correctly. Install GFCI protection by a licensed electrician.

[Go to note](#)

Deficient Receptacle Connected to Bath GFCI

The kitchen receptacle is wired to the bathroom GFCI circuit. While GFCI protection is provided, branch circuits servicing bathrooms should be dedicated and not shared with kitchen outlets to prevent nuisance tripping and adhere to standard wiring practices. Recommend evaluation and correction by a qualified licensed electrician.

[Go to note](#)

 Kitchen

Deficient Garbage Disposal Missing GFCI Protection

The garbage disposal is connected to an outlet that lacks GFCI protection. Receptacles serving kitchen counters or appliances near water sources should be GFCI-protected for safety. Have a licensed electrician install GFCI protection for this circuit.

[Go to note](#)

Deficient Exposed Light Fixture in Attic

Exposed light bulbs or unshielded light fixtures were observed in the attic. Unprotected light fixtures pose an impact hazard and can create a potential fire risk if flammable materials come into contact with the hot bulb. It is recommended to install suitable protective guards or safety-rated light fixtures.

[Go to note](#)

 Attic

Deficient Uncovered Bulb in Closet Second Story Linen Closet

An uncovered light bulb was observed inside the second-story linen closet. Open or exposed light bulbs in closets present a fire hazard if combustible materials come into contact with the hot bulb. It is recommended to install a proper globe, shade, or enclosed fixture for safety.

[Go to note](#)**Deficient CO Detector -- Missing** Second Floor

Carbon monoxide detectors are absent. CO detectors are required within 15 feet of all sleeping rooms in homes with fuel-burning appliances or attached garages. Install UL-listed CO detectors.

[Go to note](#)**Deficient Smoke Detector -- Missing or Not Operational** Master Bedroom

Smoke detectors are absent or did not function when tested. Smoke detectors are required on each level, inside each sleeping room, and outside each separate sleeping area. Install or replace per current code and test monthly.

[Go to note](#)**Deficient Missing or Defective GFCI Protection**

GFCIs are required at kitchen counter receptacles, bathrooms, garage, exterior, unfinished basement, laundry, within 6 feet of sinks, and pool/spa equipment. A licensed electrician can retrofit at modest cost.

[Go to note](#)**Deficient GFCI Missing -- Garage** Garage

GFCI protection is absent at garage receptacles. All garage receptacles require GFCI protection. Recommend installation by a licensed electrician.

[Go to note](#)

C. Other

Deficient Frayed Ground Wires

Frayed ground wires were observed during the inspection. Damaged or frayed grounding conductors can compromise the safety and effectiveness of the electrical grounding system. A qualified licensed electrician should evaluate and repair as necessary.

[Go to note](#)

III. Heating, Ventilation and Air Conditioning

B. Cooling Equipment

Deficient HVAC Temperature Split Exceeds Range

The air temperature differential between the return and supply plenums exceeded 22 degrees Fahrenheit. A high temperature split can indicate reduced airflow, dirty filters, or system performance issues. Recommend evaluation and servicing by a licensed HVAC contractor.

[Go to note](#)

C. Duct Systems, Chases, and Vents

Deficient Missing HVAC Supply Vent Laundry Room

The laundry room does not have an air-conditioning supply vent installed. Recommend consulting a qualified HVAC technician to evaluate and install adequate supply air register(s) for proper climate control and airflow.

[Go to note](#)

Deficient **Supply Plenum Condensate Accumulation**

Condensation was observed on top of the HVAC supply plenum, caused by loose or deteriorating sealant allowing air leakage. Recommend repairing and resealing the supply plenum connections to prevent moisture buildup and potential water damage.

[Go to note](#)

Deficient **Air Handler Cabinet Air Leaks**

The air handler cabinet was observed to be improperly sealed. Unsealed air handlers can draw in unconditioned air from unconditioned spaces (such as the attic or garage) or lose conditioned air, reducing efficiency and air quality. Recommend sealing all seams, joints, and penetrations at the air handler cabinet with approved mastic or foil tape by a qualified HVAC technician.

[Go to note](#)

IV. Plumbing Systems

A. Plumbing Supply, Distribution Systems and Fixtures

Deficient **Lack of Pressure-Reducing Valve (Over 80 PSI)**

Static water pressure exceeds 80 PSI and no pressure-reducing valve (PRV) is present. High pressure damages fixtures, supply lines, and appliances. Recommend installation of a PRV by a licensed plumber.

[Go to note](#)

Deficient **Unsecured Outdoor Spigot**

The outdoor water spigot is loose or not properly secured to the exterior wall. This condition can cause strain on the supply line and lead to leaks over time. Secure the spigot properly to the exterior wall structure.

[Go to note](#)

Deficient **Missing Backflow Protection on Outdoor Spigots**

Backflow prevention devices (vacuum breakers) were not installed on the outdoor hose bibbs/spigots. It is recommended to install anti-siphon vacuum breakers on all exterior spigots to prevent potential cross-contamination of the potable water supply.

[Go to note](#)

Deficient **Exterior Hose Bib Leak**

The exterior spigot located in the backyard was observed to be leaking. Leakage at outdoor plumbing fixtures can lead to water waste and potential erosion or moisture issues near the structure. A qualified plumber should evaluate and repair or replace the spigot as needed.

[Go to note](#)

 Backyard

Deficient **Loose Kitchen Faucet**

The kitchen faucet is loose at its mounting base. Recommend securing the faucet fixture to the countertop or sink to prevent movement and potential leaks.

[Go to note](#)

 Kitchen

Deficient **Tub or Shower Caulking Failed**

Caulking at tub or shower tile perimeter is cracked, missing, or moldy. Failed caulk allows water to enter the wall cavity and damage framing. Remove old caulk and apply new 100% silicone caulk.

[Go to note](#)

 Multiple Locations

Deficient **Shower Drain Screen Missing**

The shower drain is missing its screen basket/strainer. A missing screen allows debris and hair to enter the drain lines, increasing the risk of clogs. An appropriate drain cover or strainer basket should be installed.

[Go to note](#)

Deficient **Shower Enclosure Leaking**

 Master Bathroom

The shower enclosure in the master bathroom was observed to be leaking. Recommend repair by a qualified professional to prevent concealed water damage to adjacent materials.

[Go to note](#)

Deficient **Mechanical Drain Stops**

 Multiple Locations

Mechanical drain stops are deficient or not functioning as intended. Repair or replace the drain stop mechanism.

[Go to note](#)

Deficient **Hot and Cold Faucet Orientation (Reversed)**

 Left Side Shared Bathroom

Hot and cold supply connections are reversed at one or more fixtures. Standard orientation is hot on left, cold on right. Reversed orientation causes confusion and potential scalding. Recommend correction.

[Go to note](#)

Deficient **Faucet Missing Cold Water Flow**

 Second Floor Shared Bathroom

The right faucet in the second-story shared bathroom has no cold water flow when turned on. Recommend evaluation and repair by a licensed plumber.

[Go to note](#)

C. Water Heating Equipment

Deficient **Missing TPR Discharge / Termination**

The discharge must terminate within 6 inches of the floor (or to the exterior), be the same diameter as the valve outlet, and have no valves or fittings that could restrict flow.

[Go to note](#)

Deficient **Unsealed Water Heater Electrical Panel**

The exterior water heater electrical panel is not properly sealed to the exterior wall. Recommend sealing around the enclosure perimeter where it meets the wall to prevent moisture intrusion.

[Go to note](#)

E. Gas Distribution Systems and Gas Appliances

Deficient **Gas Meter Not Bonded**

The gas meter piping is not properly bonded. Unbonded metal gas piping can present a safety hazard from stray electrical current or indirect lightning strikes. Recommend evaluation and correction by a licensed electrician.

[Go to note](#)

V. Appliances

B. Food Waste Disposers

Deficient **Missing GFCI Protection for Disposal**

The food waste disposer (garbage disposal) is not GFCI protected as recommended/required. Recommend installation of GFCI protection for the disposal circuit by a licensed electrician.

[Go to note](#)

A. Dishwashers

Deficient **Unsecured Dishwasher**

The dishwasher is not properly secured to the surrounding cabinetry or countertop. Secure the unit in accordance with manufacturer guidelines to prevent movement during operation.

[Go to note](#)

Deficient **Missing Air Gap / High Loop**

The drain line must have either an air gap fitting or a properly secured high-loop to prevent waste water back-siphoning into the dishwasher.

[Go to note](#)

Deficient **Missing GFCI Protection - Dishwasher**

The dishwasher outlet or circuit lacks GFCI (Ground Fault Circuit Interrupter) protection. Current safety standards require GFCI protection for dishwasher circuits to mitigate electrical shock hazards. Recommend installation of GFCI protection by a licensed electrician.

[Go to note](#)

D. Ranges, Cooktops, and Ovens

Deficient **Range Not Anti-Tip Anchored**

The range is not secured with an anti-tip bracket. An unsecured range can tip forward when weight is applied to an open door, causing burns or injury. Install an anti-tip bracket per manufacturer instructions.

[Go to note](#)

Deficient **Damaged Range Shut-Off Valve**

The shut-off valve for the range was observed to be damaged. A properly functioning shut-off valve is necessary to safely isolate the appliance in the event of an emergency or maintenance. Repair or replacement by a qualified professional is recommended.

[Go to note](#)

F. Mechanical Exhaust Vents and Bathroom Heaters

Deficient **Missing Laundry Room Exhaust Vent**

 Laundry Room

The laundry room lacks a mechanical exhaust ventilation system. Inadequate ventilation in laundry areas can trap high levels of moisture, increasing the risk of mold growth and structural dampness. It is recommended to install an exhaust vent terminating to the exterior.

[Go to note](#)

Deficient **Bath Exhaust Defects**

Bath exhaust fan defects observed: fan is missing, inoperable, or vents into the attic. Attic termination deposits moisture that damages framing and promotes mold. Repair or replace the fan and extend the duct to terminate outside.

[Go to note](#)