

SIGNATURE INSPECTIONS LLC.

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This Professional Inspection Report Has Been Prepared Exclusively For:

Sample Report

832 276 6896

Inspector: Randy Irwin TREC # 5957



PROPERTY INSPECTION REPORT FORM

Sample Report

Name of Client

Date of Inspection

Address of Inspected Property

Randy Irwin

5957

Name of Inspector

TREC License #

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

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

Property inspected was: Vacant	Parties present at inspection:
Arrived:	Departed :
House information: Approx. Sq. Ft 3517	Approx. Yr Built

Page 3 of 23

Prepared exclusively for **Sample Report** • by **Randy Irwin** TREC#5957

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REI 7-6 (8/9/21)

Promulgated by the Texas Real Estate Commission • (512) 936-3000 • www.trec.texas.gov

Check Boxes:

Home Inspectors are regulated by the Texas Real Estate Commission Standards of Practice which dictate which systems must be inspected, the minimum standards of for the inspection, and allowable inspector limitations such as inspectors are not required to walk a roof if, in their opinion, it is not safe to do so. In the report, each system or unit has four checkboxes.

The following is an explanation of these checkboxes.

I - Inspected

NI - Not Inspected or partially inspected which may occur when full access to the system or unit is not available. For example, an inspector may not be able to inspect an entire roof because of a large amount of debris, snow, or height.

NP - System or unit is not present

D - system or unit has a deficiency. This does not necessarily mean the system or unit is deficient. For example, an AC unit may have a deficiency of dirty air filters. It does not mean the AC unit is deficient and needs to be replaced. Every system or unit should be marked either I or NI.

I & D - system or unit was inspected and deficiencies found. If D is not checked, no deficiencies were found.

NI & NP - system or unit was not inspected because it was not present. NP by itself is also sufficient and means the same thing.

NI & D - system or unit was not inspected and deficiencies exist. For example, the inspector was able to inspect a portion of the roof and found deficiencies, but he was not able to inspect the entire roof.

NI & NP & D - system or unit was not inspected because it was not present, and a deficiency exists. For example, the deficiency could be smoke detectors, which are required, are not installed.

New homes/Remodeled : Homes that have been recently constructed, remodeled or painted may prevent the inspector from identifying preexisting issues. Some issues may not become present until routine operation.

Homes vacant : Homes that have been vacant for an extended period of time may have newfound issues that may become noticed after move in and systems are routinely operated.

Due to the lack of routine operations some issues may not be detectable at time of inspections.

Recent utilities turned on.: If Utilities have recently been turned on, this may prevent identification of small plumbing/gas leaks

Weather Condition at Time of Inspection

Weather Condition during inspection: Partly Cloudy

Outside temperature at Arrival:

Cost of inspection services:

[Complaint Form 203-6-17_3.pdf](#)

Outside temperature at Departure:

paid at: Time of Inspection

[Consumer Notice](#)

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify SIGNATURE INSPECTIONS in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to SIGNATURE INSPECTIONS for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date.

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: Randy Irwin TREC # 5957

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

A. Foundations

Type of Foundation(s): Pier & Beam / Slab on Ground Combination

Comments:

(If all crawl space areas are not inspected, provide an explanation.)

Crawl Space inspected from: Limited Interior areas of Crawl Space

(An opinion on performance is mandatory):

Performance Opinion:

Evidence of structural movement or settlement was observed. It does not appear to be major, as the foundation appears to be supporting the structure at this time.:

Various conditions and adverse factors are able to affect structures, with differential movement likely to occur over time.

The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

Water was observed entering the crawl space through the vents from the sprinkler system on the rear of the house.

You may want to consider readjusting sprinkler heads.

What appeared to be moisture stains were observed on the bottom of the framing in the crawl space.

The stains were dry at the time of inspection, the source of the stains is unknown and should be identified and repaired if needed.

A high foliage and soil area was observed in the front, and rear flower beds. High soil areas are a conducive condition for undetected insect entry.

A Corner pop was observed on the left rear foundation corner. These do not normally present a structural support problem but can be location(s) of undetected insect entry. Be sure to advise your pest control professional of the presence and location(s) of large corner spald(s).



Water from sprinkler system



moisture stains


☒ ☐ ☐ ☐

B. Grading and Drainage

Comments:

Drainage: appears to be adequate.

Evidence of previous water ponding on both sides of the structure by the fence and gate, and at the left rear corner of the structure were observed monitoring the areas to determine if repairs are needed is recommended.

The grade away from foundation walls shall fall a minimum of 6 inches within the first 10 feet

I=Inspected

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I NI NP D



Possible ponding area

☒ ☐ ☐ ☒
C. Roof Covering Materials

Type(s) of Roof Covering: Composition Roofing Material
Viewed From: From ground/binoculars and drone.

Comments:

Condition: What appears to be normal wear and tear for roofs age was observed

Note: This inspection does not warrant against future roof leaks.

Tree limbs were observed touching the roof surface, the tree limbs should be trimmed off of the roof to prevent damaging the shingles.

A splash block is missing on the front right corner of the house, the splash blocks help prevent soil erosion next to the foundation.

Raised roof line flashing was observed on the roof above the right side of the garage door, a repair is needed.



Trim trees



raised roofline flashing



no splash block

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

**D. Roof Structure and Attics**

Viewed From: Walked deck or safe area

Comments:

Approximate Average Thickness of Attic Insulation: 12" to 16"**Approximate Average Thickness of Vertical Insulation: Not able to determine****Attic Ventilation Type: Ridge vents and Soffit vents**Attic

Attic Insulation: Loose fill

Roof

Ventilation observed: Yes

Condition: Ventilation appears to be adequate

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

Comments:

Interior Wall:

Areas of the interior of this structure appear to have been freshly painted. True condition of surface exterior may be concealed at this time. It is beyond the scope of this inspection to determine the conditions below the surface of the paint. There is an unidentified stain at the top of the wall above the cabinet in the downstairs hall bathroom.

The source of the stain is unknown and should be identified and repaired if needed.

Sheetrock seams in the garage have not been properly taped and floated and a trap cap is not properly secured to the wall.



Unidentified stain



sheetrock not taped and floated



trap cap not secured to wall

Exterior Wall

Prevalent exterior siding: Brick Veneer, and Stone Masonry Veneer.

A slight stone mortar separation was noted above the garage door. Typical observation for a structure this age.

The fascia board is too short on the front of the house above the right side of the garage door.

What appears to be evidence of a previous Hardy board repair was observed above the Ridge on the back porch roof.

I=Inspected

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I NI NP D



Previous repair ????



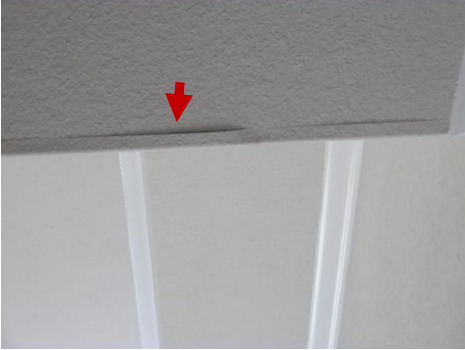
Fascia board too short



typical settling

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☐
☒
F. Ceilings and Floors*Comments:***Ceilings:**

What appears to be a typical bull nose corner bead settling seam was observed on the hall ceiling to the dining room.



Bull nose settling

Floors: Vinyl flooring, and ceramic type tile.

NOTE: There is no quarter round on the flooring at the base Molding on the first floor.

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G. Doors (Interior and Exterior)*Comments:*

Interior:

Only a representative number (random sampling) of doors are checked for condition and proper operation. No obstructed and/or locked doors were operated.

The paint is damaged on the upstairs left bedroom door.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Damaged paint

Exterior:

BUYERS SHOULD HAVE ALL LOCKS CHANGED/RE-KEYED FOR SAFETY/SECURITY CONCERNS AFTER CLOSING BUT PRIOR TO MOVE-IN

Garage Door:

There is no caulk in the gap between the garage side door trims and the stone sheathing. Caulking, and sealing the gap is recommended to prevent the possibility of moisture, and insect penetration. The weather strip has come loose on the bottom right side of the garage door.



Gap is not caulked and sealed

loose weather strip

☒ ☐ ☐ ☐
H. Windows

Comments:

Evidence of water penetration: Not at this time

Only a representative number (random sampling) of windows are checked. No obstructed or locked windows were checked.

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

Comments:

The bottom of the wood carriage is in direct contact with the soil on the back porch stairs.

This is a conducive condition that could attract wood destroying insects, and premature deterioration of the material.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Wood to soil contact

☒ ☐ ☐ ☐
J. Fireplace and Chimneys*Comments:*

Type of fireplace Metal prefab with inserts

Fuel Source: Gas

Damper: Direct vent type

Firebox: no problem noted at the time of inspection.

Chimney: no problem noted at the time of inspection.
☒ ☐ ☐ ☐
K. Porches, Balconies, Decks, and Carports*Comments:*

Note: Structural load capabilities were not inspected.

☒ ☐ ☐ ☒
L. Other*Comments:*

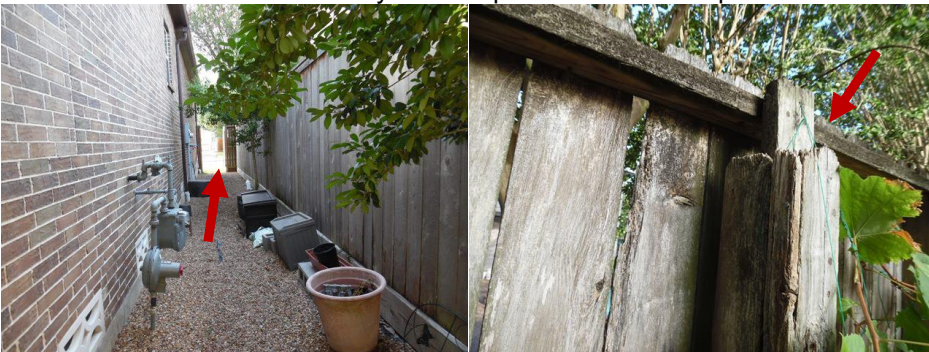
A swimming pool is in the back yard, A child safety gate latch is required.

No child Safety gate latch (self-closing and locking gate closer) was observed on the gate.

Several areas of the fence in the backyard or either damaged, or leaning

Repairs are recommended for the fence in the backyard.

This is a visual inspection only. It is not intended or implied to be an all-inclusive inspection of all the repairs needed on this structure. It is only a visual representation of items accessible and visible at the time of inspection. If any item / section in the report is checked "D" for deficiency the appropriate licensed contractor for that system should be contacted for further evaluation of that entire system for possible needed repairs and or current conditions.



No child Safety latch on gate

damaged fence

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I NI NP D

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Main Panel : 200-amp main breaker located on the left side of the house.

Sub panel : Cutler hammer panel. location: Garage

Panel Condition: Acceptable; Functional

Type of wiring: aluminum from meter to main breaker (typical)

ARC Fault (Refer to OP-I form) ARC Outlet location(s): Present in the required locations

Grounding Electrode present: NOT VISIBLE

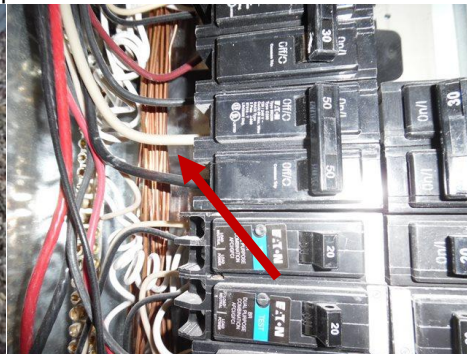
Note: All systems in the house could not be verified for bonding.

The ground rod connection is below grade level, raising the connection above the soil is recommended to prevent rust and corrosion on the connection.

White wires are known to be identified as neutrals. The white wire on A 2 pole breaker for a 220-volt circuit should be color coded as a hot wire with black or red tape.



Ground rod connection below grade



put black tape on white wire

☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Receptacle Type: 3 prong

Ground Fault Circuit Interrupter (GFCI) (Refer to OP-I form)

GFCI Outlet location(s): Bathroom, Kitchen, Laundry, Garage, and Exterior:

GFCI Reset Location(s): The Electrical Panel in the garage.

The light fixture in the closet in the first-floor front right bedroom is missing.



Light fixture is missing

☐ ☒ ☐ ☐

C. Other

Comments:

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D=Deficient

I NI NP D

III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment

Type of Systems: Forced Air System

Energy Sources: Gas

Comments:

Units 1:

Model # :TUD1C100A9H51BC

Manufacturing Date: 11/2018

Thermostat Location: Outside master bedroom, and Upstairs hallway

Condition: Functional at the time of inspection.

Filter Type: Media (two media filters are present) Only one is needed.

Condition: Acceptable; Recommend replacing filters upon moving in.

Size: 20x25x4, and 16x25x4

Additional Notes:

What appears to be csst type tubing was observed connecting the iron gas line to the unit, proper bonding could not be verified. (CSST) tubing is known to be controversial. You should consult with a licensed plumber and or electrician to confirm a proper installation and bonding of the tubing.

The heating system operated correctly at the time of inspection.

Note: Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. disassembly of the unit is beyond the scope of this inspection.

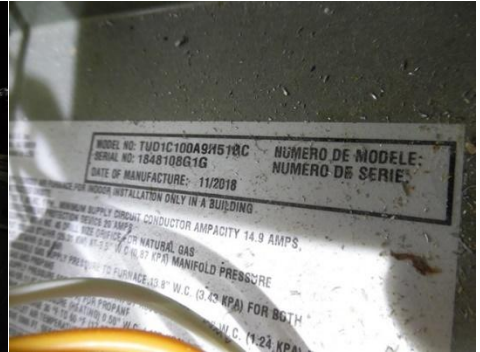
Consulting with a licensed HVAC contractor for a full annual servicing, cleaning, and evaluation of the entire HVAC system before you close on the property is recommended.



Combustion chamber



two media filters



manufacturers nameplate

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**B. Cooling Equipment***Type of System: Central A/C**Comments:*

Units 1:

Condenser observations (exterior unit)

Model # : 4TTR6061C1000AA

Manufacturing Date: 6/2019



Condenser



Manufacturers nameplate

Evaporator coil observations

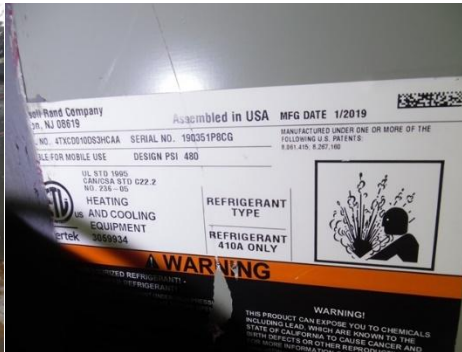
Model # : 4TXCD010DS3HCAA

Manufacturing Date: 1/2019

Location: Attic



evaporator coil



manufacturers nameplate

AIR TEMPERATURE DIFFERENTIAL

Supply air temperature 49 degrees

Return air temperature 62 degrees

High/low differential (Temperature differential should fall between 15- & 20-degrees F for proper cooling)

Consulting with a licensed HVAC contractor for a full servicing evaluation of the entire HVAC system before you close on the property is recommended.

Average life span of an A/C system in this area is between 10 - 12 years under normal conditions. (Slightly shorter for heat pumps) The purchase of a mechanical warranty package should be considered at this time. Check with your Realtor for additional information.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

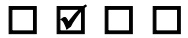
DUCT WORK TYPE: fiberglass duct board, and or flexible type ducts were primarily used for distribution / return systems throughout.

Areas of the duct work are touching each other. This may cause a condensation issue. Separating the duct work or insulating the duct work from each other is recommended.

FILTER OBSERVATIONS: System filters should either be cleaned o changed out at least monthly, or per manufacturer's specifications for maximum system efficiency and or protection.



Ducts touching

**D. Other***Comments:*

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEM



A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard

Location of main water supply valve: The front right side of the structure.

Static water pressure reading: 30 psi

This is a low pressure .

Typical water pressure for a residential structure is normally between 40 and 65 PSI.

Type of supply piping material: PEX

Comments:

Note: Water pressure reported was a cursory test, the pressure can vary throughout the day.

Anti Siphon / Back Flow / Air Gap(s): Missing on some outside faucets

Fixture Shut Off Valves: Accessible; Functional.



Low water pressure



no anti siphon device

Kitchen Sink: Checked and Tested

The water temperature at the kitchen sink measured 135 degrees.

A typical temperature setting on the water heater is 120 degrees.



Kitchen sink water temperature

Primary Bathroom

Bath Sinks: both sink stoppers did not seal properly to hold water.

Bathtubs: No problem observed at the time of inspection.

Shower: The shower head hose connection leaks when in use.

Commodes: No problem observed at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Hose connection leaks



stopper did not seal

First Floor Bathroom

Bath Sinks: No problem observed at the time of inspection.

Bathtubs: No problem observed at the time of inspection.

Shower: No problem observed at the time of inspection.

Commodes: No problem observed at the time of inspection.

Second Floor bathroom:

Bath Sinks: a bubbling noise was heard from the sink drain when the air conditioner was running. This would suggest the P trap in the evaporator coil primary drain line is dry.

Bathtubs: The stopper is not installed

Shower: No problem observed at the time of inspection.

Commodes: No problem observed at the time of inspection.

Outside Faucets:

No anti-siphon protection was observed on right rear corner exterior hose bibs/faucets. This is a basic safety attachment to the end of faucets that will protect from a cross connection or back-flow of water into the house.



Same faucet no anti siphon device

☒ ☐ ☐ ☐
B. Drain, Wastes and Vents

Comments:

Type of drain piping material: PVC

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

I NI NP D

☑ ☐ ☐ ☑

C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 Gallons

Comments:

(Refer to OP-I form)

Units 2:

Location: Attic

Safety Pan and Drain Installed: Yes

Corrosion at supply connections: Yes

Main water valve is rusted and corroded on the right unit.

Temperature & Relief Valve (TPR): Not operated: could cause damage &/or not reset.

Gas Unit:

Gas Shut Off Valve: Accessible

Branch Line: Black iron

Improper venting: Not at this time

Note: Gas fired water heaters cannot be thoroughly inspected for deficiencies without disassembly. disassembly of the unit is beyond the scope of this inspection.



Two water heaters



Manufacturers nameplate



rusted and corroded water valve

☑ ☐ ☐ ☑

D. Hydro-Massage Therapy Equipment

Comments:

GFCI condition: Functional

GFCI Reset Location: Primary closet

Underside of tub readily accessible: No

There is a trap area present for the tub plumbing at the faucet.

There is no trap access to the jacuzzi pump or motor as required, the pump and motor should be readily accessible for servicing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



No pump and motor access



trap for plumbing

☒ ☐ ☐ ☐**E. Gas Distribution System and Gas Appliances***Comments:**Location of gas meter: The left side of the structure.**Type of gas distribution piping material: Black Iron**Bonding on the gas lines was observed.*☐ ☒ ☐ ☐**F. Other***Comments:*

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES☒ ☐ ☐ ☐**A. Dishwashers***Comments:*

Checked and tested

☒ ☐ ☐ ☐**B. Food Waste Disposers***Comments:*

Checked and tested

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

Checked and tested,

Vented type

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

Type of Range/Cooktop: Gas

Type of Oven: Electric

Gas Shut Off Valve: Accessible

Branch Line: Black iron

Cooktop: Checked and tested.

Two Ovens: Checked and tested.

High/low differential

Oven 1: Thermostat set at 350°F

Achieved: 345°F

Oven 2: Thermostat set at 300°F

Achieved: 300°F

☒ ☐ ☐ ☐**E. Microwave Ovens***Comments:*

A container of water was placed in the microwave. After 30 seconds the water was hot.

No problem observed at the time of inspection

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

Checked and Tested

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**G. Garage Door Operators***Comments:*

Auto reverse test acceptable: Yes

Electric eye reverse test acceptable: Yes

The door opener is powered with an extension cord power strip.

Extension cords are not an approved source of permanent power.



Extension cord power strip

**H. Dryer Exhaust Systems***Comments:**No problem noted at the time of inspection***I. Other***Comments:**The aerator screen is missing on the outside kitchen sink faucet.**This inspector could not get the gas grill to light.**The igniter clicking could be heard, and gas could be smelled, but the unit did not light.*

Aerator screen missing



grill did not light

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Timer observations:

Rain Bird 8 zone timer

The zones are not labeled on the timer

VALVE OBSERVATIONS:

Sprinkler heads were checked in manual mode only.

AIR BRAKE OBSERVATIONS.:

No problem noted at the time of inspection.

SPRINKLER HEAD OBSERVATIONS:

The following is an observation of the timer and system in manual mode only head counts in each zone are approximate.

ZONE 1. The front Flower beds approximately 8 heads observed.

ZONE 2. The front yard right side of driveway approximately 6 heads observed.

ZONE 3. The front yard right side approximately 6 rotating heads observed.

ZONE 4. The garden area right side of pool approximately 6 heads observed.

ZONE 5 The back yard right side approximately 8 heads observed.

ZONE 6 The left rear corner of the house approximately 3 heads observed.

ZONE 7 The left side of the driveway approximately 6 heads observed.

ZONE 8 The left rear corner of the back yard approximately 5 heads observed.



No sprinkler heads observed



head bubbling from underground



sprinkler head shooting straight up

☐ ☒ ☐ ☐

B. Swimming Pools, Spas, Hot Tubs and Equipment

Type of Construction:

Comments:

☐ Single Main Drain (potential entrapment hazard)

☐ GFCI Device Required (protect Pool/Spa light and other outlets)

☐ ☒ ☐ ☐

C. Outbuildings

Comments:

☐ Improper sensor height (more than six inches above garage floor)

☐ ☐ ☒ ☐

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

Page 22 of 23

Prepared exclusively for **Sample Report** • by **Randy Irwin** TREC#5957

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*Type of Pump:**Type of Storage Equipment:**Comments:*

Location of Well:

System tested: minutes

Type of Well:

Coliform test performed by []

☐ Drip leg missing on gas heater☐ ☐ ☒ ☐**E. Private Sewage Disposal Systems***Type of System:**Location of Drain Field:**Comments:*

System presently in use:

☐ ☐ ☒ ☐**F. Other Built-in Appliances***Comments:*☐ ☒ ☐ ☐**G. Other:***Comments:*