



SOLID ROCK
HOME INSPECTIONS

SOLID ROCK HOME INSPECTIONS

support@solidrockhomeinspections.com

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HOME INSPECTION REPORT (TREC REI 7-6)

101 Monarch Lane
Austin, TX 78737



Inspector

Eric Rossol

TREC 23430 / MAT 1491

support@solidrockhomeinspections.com



Agent

Alexia Dauterive

Realty Austin - Compass

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PROPERTY INSPECTION REPORT FORM

Greg and Kathy Pyka

Name of Client

06/29/2026 2:30 pm

Date of Inspection

101 Monarch Lane, Austin, TX 78737

Address of Inspected Property

Eric Rossol

Name of Inspector

TREC 23430 / MAT 1491

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

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

I	NI	NP	D
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INFORMATION

In Attendance: Inspector Only

Occupancy: Vacant, Utilities On

Type of Building: Single Family

Temperature (approximate): 96 degrees Degrees

Weather Conditions: Clear, Hot

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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundations

About Foundations: There are two common foundation types, concrete slab and pier and beam. Foundations are designed to provide a base for the framing and structural components of a home. A majority of the foundation's components are not visually accessible. Inspectors opinions are limited to the visible interior and exterior structural components. Imperfections can be obstructed or hidden behind wall and floor coverings, behind walls, landscaping and other items. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed engineer or qualified professional.

Type of Foundation(s): Slab on grade foundation

Zip Level Foundation Elevation Readings:



Front left corner



Front center



Front right corner measurement not taken due to the slope of the garage



Mid left side



Center Point



Mid right side



Back left corner



Back center



Back right corner

Performing As Intended: Performance of foundation: It is the professional opinion of the inspector that the foundation appeared to be performing as intended at the time of the inspection.

Zip Level Performing : Foundation elevations were measured throughout the home using a Zip Level. Point zero was set at the center of the home and measured through each side of the residence (only interior, excluding the garage). Variances detected in a slab can indicate possible signs of settlement. Based on these readings, the foundation appeared to be performing as intended at the time of the inspection.

Comments:

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☒ ☐ ☐ ☒ **B. Grading and Drainage**

About Grading and Drainage: Proper grading and drainage away from the structure is vital to the performance of the foundation. Water intrusion can cause wood rot, attract insects and encourage growth of organic substances. As a general rule, the ground should slope away from the home 6" within the first 10'. Grading and drainage is inspected visually around the perimeter of the home. Floodplain research and soil/topographical studies are not performed as a part of the inspection. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Comments:

Underground Drainage Observed: Underground drainage was noted at the time of inspection. This is not tested as it is beyond the scope of this inspection.



Pyka: Gutters were cleaned by Proverbs 3:5 on 6-30-2026.

1: Debris In Gutters

[Maintenance Item](#)

Gutters were filled with debris/foilage at multiple locations. These gutters should be cleaned to allow for proper drainage.

Recommendation: Contact a qualified professional.



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I	NI	NP	D

2: Missing Splash Blocks Maintenance Item

The gutter downspouts are missing splash blocks at multiple locations. These should be added to prevent soil erosion.

Recommendation: Recommended DIY Project

Pyka: Homeowner added splash blocks on 7-3-2026.

**3: Gutter elbow redirect** Recommendation

The elbow downspout at the front left side of the home and should be replaced to direct water runoff away from structure.

Recommendation: Contact a qualified gutter contractor

Pyka: Homeowner modified the elbow on 7-3-2026.


☒ ☐ ☐ ☒ **C. Roof Covering Materials**

About Roof Coverings: The roof is constructed with different materials and layers that come together to keep water from penetrating the structure. These systems include the outer roof covering materials, underlayment, flashings and roof decking. The roof is inspected visually and is limited to what can be seen at all accessible locations throughout the roof and attic space. Many elements of the roof are hidden and there is no guarantee that all damage, installation defects, and leaks can be visually detected. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Types of Roof Covering: Composition shingle

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

I	NI	NP	D
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Viewed From: Walking on roof



View of the front right side roof covering



View of the back right side roof covering



View of the back right side roof covering



View of the back left side covering



View of the front left corner roof covering above the front porch



View of the upper front left corner roof covering

Comments:

Unable To Walk the Roof/Height:

Unable to walk the roof covering materials due to the height of the eaves present.



Unable to Walk the Roof/Steep Pitch:

Unable to walk the roof covering materials due to the steep pitch present.



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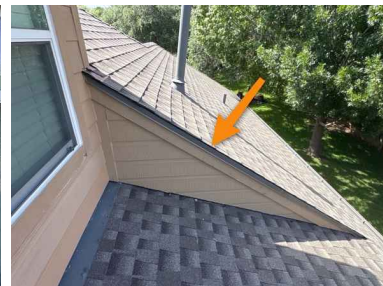
I	NI	NP	D

1: Missing Starter Course/Double Layer**➡Recommendation**

The first row of shingles was not properly sealed and appeared to be double layered at the upper right side of the home. Recommend further evaluation by a roofing professional to check all areas of the roof

Recommendation: Contact a qualified roofing professional.

Pyka: LoveRain inspected on 7-1-2026 and noted the starter course is present and is correctly installed along the eaves and rakes.

**2: Insufficient Ventilation****➡Recommendation**

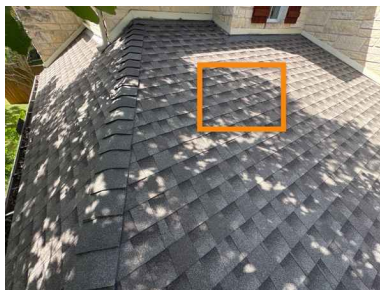
Insufficient ventilation was present for the roof covering at the back left corner and front left corners of the home. Ventilation is an essential component in maintaining attic temperature as well as ensuring the maximum life of the roofing materials.

Recommendation: Contact a qualified roofing professional.

Pyka: LoveRain inspected on 7-1-2026 and noted the vents were replaced in accordance with the original build as it was adequate and there were no signs of issues.



Back left corner



Front left corner

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I	NI	NP	D
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3: Lifted Flashing

👉Recommendation

Flashing was not properly secured at the back left corner roof covering. This can allow water penetration under flashing, which should be flush with roof covering.

Recommendation: Contact a qualified roofing professional.



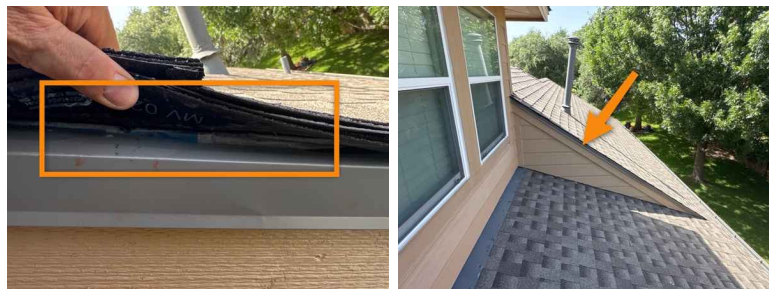
Pyka: Lifted flashing was sealed with screws by LoveRain on 7-6-2026.

4: Exposed Decking

👉Recommendation

Exposed decking was observed at the roof intersections at the right side of the home due to gaps in the drip edge/trim/siding. This condition is conducive to moisture/pest intrusion.

Recommendation: Contact a qualified roofing professional.



Pyka: LoveRain inspected on 7-1-2026 and noted decking is covered by synthetic underlayment drip edge, starter and shingles and covered by a full warranty back by LoveRain Roof Company.

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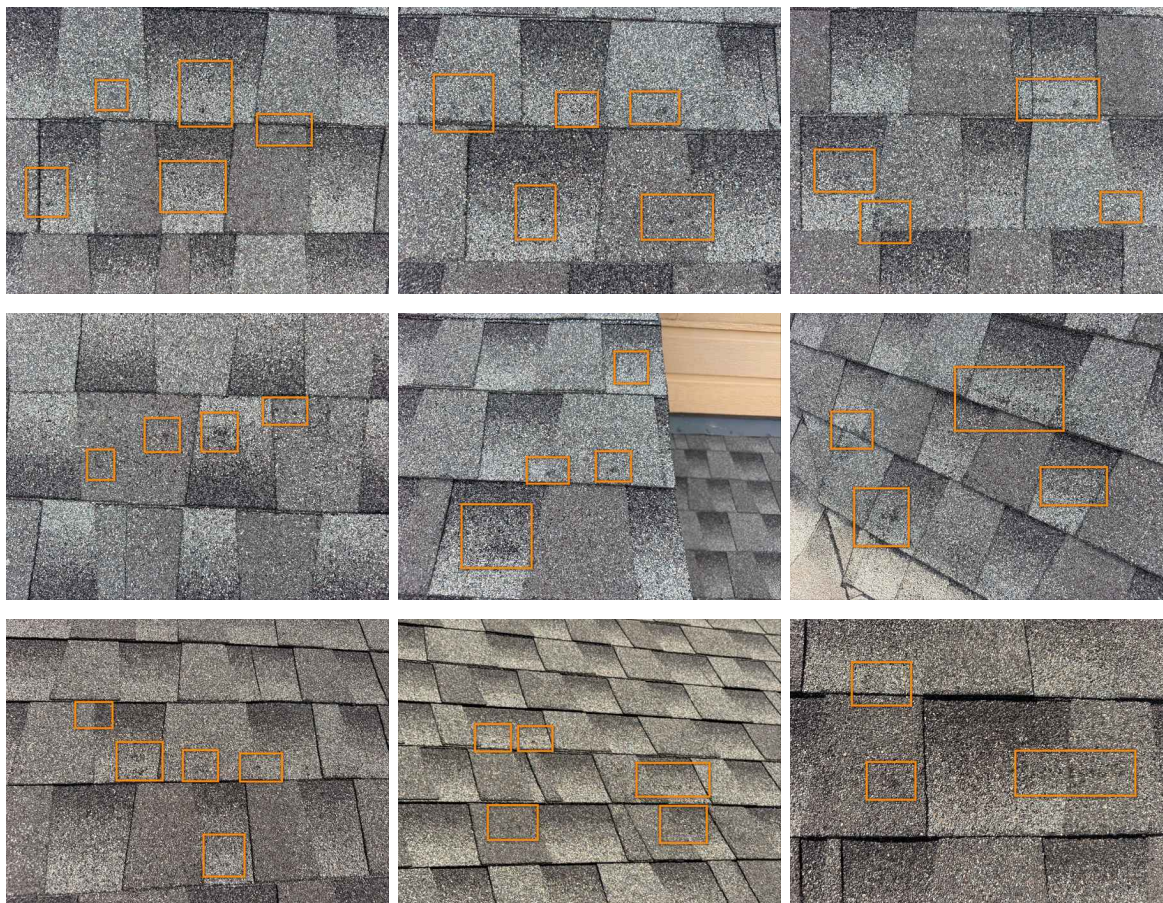
I	NI	NP	D

5: Scarring/Possible Impact Type Damage**Recommendation**

Scarring or possible impact or weather damage was present in multiple locations throughout the roof covering. Recommend further evaluation by a roofing professional.

Recommendation: Contact a qualified roofing professional.

Pyka: LoveRain inspected on 7-1-2026 and noted blemishes occur on every roof and do not compromise the function of the roof system. LoveRain roofs are fully warranted should there be any issues.



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D. Roof Structure and Attics

About the Roof Structure: The insulation depth in the attic of a residence is an essential element to creating an energy-efficient dwelling. The depth and materials of the insulation will determine the R-Value. Sufficient air flow throughout the attic space is also required. The overall attic venting ratio should be at least 1/150th of the total attic space, however, no measurements are taken as a part of the inspection. Many elements of the roof structure and attic space are hidden or inaccessible. Inspectors will visibly inspect all components and structures that are accessible by a platform or walkway. There is no guarantee that all damage, installation defects and water leaks can be visually detected during an inspection. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Viewed From: Attic

Approximate Average Depth of Insulation:: Insulation depth is between 13 - 14 inches

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I	NI	NP	D
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Adequate Insulation Present (R-30): Adequate viewable insulation is present in the attic space per today's standards. (R-30)



Comments:

Limited View: The inspector could not access or view all areas of the attic due to a limited/absent walkway.

Framed in attic hatch :

The framed-in attic access in the upstairs back guest bathroom was not removed at the time of the inspection. This attic enclosure could not be viewed.



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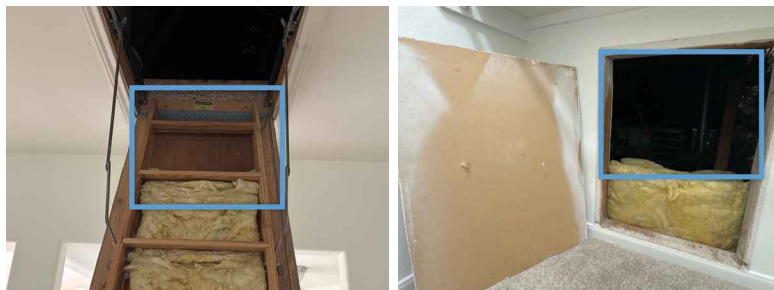
1: Missing Insulation On The Attic Hatch

Maintenance Item

The attic access stairway/hatch above a conditioned space was not properly insulated. This access point should be properly insulated on top of the hatch to ensure proper R-value at this location.

Recommendation: Recommended DIY Project

Pyka: Homeowner added insulation on 7-3-2026.

**2: Missing Polyseal Around Hatch**

Maintenance Item

Pyka: Homeowner added poly seal foam on 7-3-2026.

Poly seal spray foam was missing around the perimeter of the attic access hatch/stairway.

Recommendation: Contact a qualified professional.


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

About Interior and Exterior Walls:

Interior and exterior walls are visually inspected for moisture penetration and general structural performance. Condition of wall finishes and cosmetic imperfections that do not indicate a more serious problem are not noted within the inspection report. Any systems enclosed within the walls that are not visible cannot be inspected. Texas law does not allow a licensed professional home inspector to positively identify and/or report the presence of mold or other environmental factors without lab testing by a licensed professional. This inspection is not a pest or wood-destroying insect (WDI) inspection. The inspector does not assume any responsibility for damage to the dwelling caused by pests or insects. If the home is occupied any personal items such as fixtures, furniture and decor will not be moved to evaluate these areas. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional. Note: photos are merely examples and do not indicate that each deficiency identified is only limited to these areas.

Walls Material (Exterior): Fiber Cement, Wood, Stone

Walls Material (Interior): Drywall

Comments:

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

I	NI	NP	D
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1: Improperly Sealed Garage Trim

 Maintenance Item

The sealant around all exterior garage trim should be improved to prevent water intrusion.

Recommendation: Contact a handyman or DIY project

Pyka: Contractor, Joe Gonzales, added sealant on 7-6-2026.



2: Improperly Sealed Windows

 Maintenance Item

All exterior windows should be sealed throughout the home to prevent pest/moisture intrusion.

Recommendation: Contact a handyman or DIY project

Pyka: Contractor, Joe Gonzales, added sealant on 7-6-2026.



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I	NI	NP	D

3: Rusted Lintels

🔧 Maintenance Item

Rusted/exposed lintels were present. Recommend ensuring that the lintels are properly painted to prevent to rust.

Recommendation: Contact a handyman or DIY project

Pyka: Contractor,
Joe Gonzales, painted
lintels on
7-6-2026.

**4: Trim / Mortar Joint Cracks**

🔧 Recommendation

Multiple gaps were observed between trim materials and mortar joints at multiple locations. These joints should be sealed between all exterior siding materials to prevent water/pest intrusion.

Recommendation: Contact a qualified siding specialist.

Pyka: Contractor,
Joe Gonzales, added
sealant on 7-6-2026.



Back left corner

Front side

5: Wood Rot / Water Damage

🔧 Recommendation

Wood deterioration/rot was observed at siding/trim at multiple locations at the second story windows

Recommendation: Contact a qualified professional.

Pyka: Contractor,
Joe Gonzales,
replaced trim and
painted trim on
7-6-2026.



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I	NI	NP	D
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6: Missing Weep Holes**🔧 Recommendation**

Pyka: After careful consideration, property owner elects to not proceed with recommendation.

Missing/blocked weep holes for the exterior masonry siding materials observed at the back patio. The drying potential for non-structural brick is limited. Weep holes should be present no more than 33" apart on-center around the perimeter of the residence.

Recommendation: Contact a qualified siding specialist.

**7: Trees / Vegetation In Contact With Siding****🔧 Maintenance Item**

Pyka: After careful consideration, property owner elects to not proceed with recommendation.

Trees/vegetation were observed in direct contact with siding materials at the back side of the home. Live vegetation should be trimmed back at least 12" to prevent damage to siding materials and avoid pest intrusion.

Recommendation: Recommended DIY Project



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I	NI	NP	D

8: Gaps In Grout/Sealant Joints**➔Recommendation**

Gaps were present to the grout/sealant joints located in the bathtub/shower enclosure at the upstairs back side guest bathroom

Recommendation: Contact a qualified tile contractor

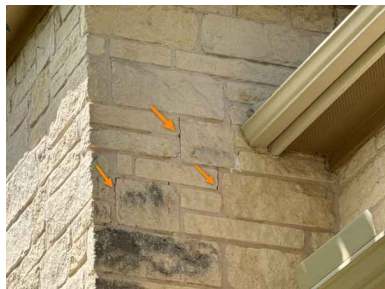
Pyka: Contractor, Joe Gonzales, addressed grout/sealant on 7-9-2026.

**9: Mortar Joint Cracks****➔Recommendation**

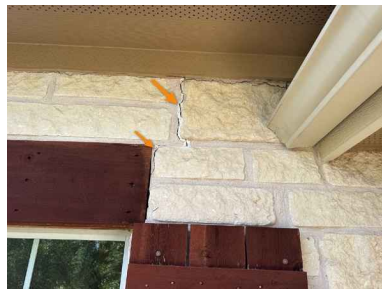
Pyka: Contractor, Joe Gonzales, addressed cracking on 7-6-2026.

Cracking was observed in the mortar joints. This is common with weathering/settling over time.

Recommendation: Contact a qualified professional.



Left side of the home



Upper front side of the home

10: Cracks above garage**➔Recommendation**

Pyka: Contractor, Joe Gonzales, addressed mortar joints on 7-6-2026.

Cracks/gaps were observed in the mortar joints of the brick/stone siding at multiple locations at the front of the home above the garage. Recommend further evaluation by a professional mason to repoint the mortar joints



☒ ☐ ☐ ☒ **F. Ceilings and Floors**

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I	NI	NP	D

About Ceilings and Floors: Ceilings and floors are visually inspected for moisture penetration and general structural performance. Condition of surface finishes and cosmetic imperfections that do not indicate a more serious problem are not noted in the inspection report. Any area that is enclosed, inaccessible, or not visible cannot be inspected. If the home is occupied any personal items such as fixtures, furniture and decor will not be moved to evaluate these areas. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Ceiling & Floor Material: Flooring material is carpet, Flooring material is tile, Flooring material is laminate/linoleum, Ceiling material is drywall

Comments:

1: Deteriorated Flex Joints

🔴Recommendation

Deteriorated flex joints or gaps were present to the exterior driveway and/or walkway.

Recommendation: Contact a qualified driveway contractor.

Pyka: Homeowner added flex joints on 7-5-2026.



2: Thermal Imaging (Missing / Deficient Insulation)

🔴Recommendation

Thermal imaging scan: Evidence of missing/deficient insulation observed in the downstairs living room.

Recommendation: Contact a qualified insulation contractor.

Pyka: After careful consideration, property owner elects to not proceed with recommendation.



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I	NI	NP	D

3: Damaged/Faded Flooring**Recommendation**

Damaged/Faded flooring material was observed at multiple locations throughout the downstairs of the home

Recommendation: Contact a qualified flooring contractor

Pyka: After consulting with numerous vendors, home owner elects to not make repairs. The oil based floors have been faded by rug placement and cannot be stained to match. The scratches on the floor are not repairable.


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

About Doors: Interior and exterior doors are inspected for functionality. Doors should open and close properly, and locks and latches should function as intended. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

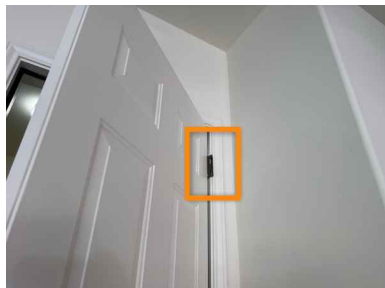
Comments:

1: Missing Self Closing Hinges**Recommendation**

Retracting hinges do not close the garage entry door.

Recommendation: Contact a handyman or DIY project

Pyka: After careful consideration, property owner elects to not proceed with recommendation.



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I	NI	NP	D
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2: Deadbolt Not Operating Properly

Maintenance Item

The deadbolt is difficult to operate at front entry door. Adjustment is advised for proper functionality.

Recommendation: Contact a qualified handyman.

Pyka: Contractor, Joe Gonzales, addressed on 7-8-2026.



Front entry door

3: Door Latch To Strike Plate

Recommendation

The door latch does not properly meet the strike plate using normal force at the primary bathroom closet

Recommendation: Contact a qualified professional.

Pyka: Homeowner addressed on 7-9-2026.



Primary bathroom closet

4: Sides of the Door Rubs

Recommendation

The sides of the door sticks/rubs against the trim/frame at the primary bathroom closet door. As a result, the door does not freely open/close.

Recommendation: Contact a qualified professional.

Pyka: Homeowner addressed on 7-9-2026.



Primary bathroom

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NP=Not Present

D=Deficient

I	NI	NP	D

5: Top Latch Defective

Maintenance Item

The top latches are not functioning properly at the double doors at the downstairs front office

Recommendation: Contact a qualified professional.

Pyka: Homeowner addressed on 7-3-2026.



Downstairs front office

☒ ☐ ☐ ☒ **H. Windows**

About Windows: Accessible windows are inspected for general functionality. Windows that are obstructed by personal belongings or furniture will not be evaluated during the inspection. Windows are examined for broken seals/glazing strips as well as the presence of tempered glass in all required locations. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Window Types: Standard sliding windows, Fixed windows

Comments:

1: Damaged Screens

Maintenance Item

Damaged/missing window screen(s) were observed.

Recommendation: Contact a qualified professional.

Pyka: After careful consideration, property owner elects to not proceed with recommendation.



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2: Track**Recommendation**

The window tracks were damaged at the downstairs front office

Recommendation: Contact a qualified window repair/installation contractor.

Pyka: After careful consideration, property owner elects to not proceed with recommendation as window is operational.

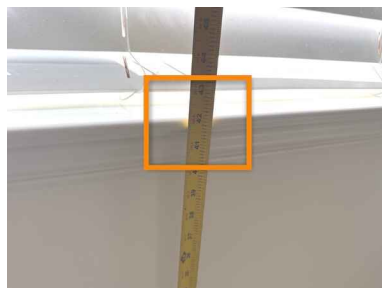


Downstairs front office

3: Egress height**Recommendation**

The windows for the upstairs back middle guest bedroom exceeded height restrictions for emergency egress. Per current standards, the window sill should not exceed 44" in height above the floor

Pyka: The window height was in compliance when the home was built in 2003. Property owner elects to not proceed with recommendation.



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

About Stairways: Interior and exterior stairways are inspected for functionality and compliance with common building practices/codes. Safety concerns regarding risers, steps and rails are noted within this section of the inspection report. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

No Deficiencies Observed : The stairway(s) were inspected and no deficiencies were noted at the time of the inspection.

See Porches section regarding exterior stairway deficiencies :

Comments:

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

About Chimneys and Fireplaces: Visible and accessible portions of the chimney and fireplace are evaluated at the time of the inspection. Drafting capability of the chimney is not measured or tested. We always recommend a complete examination and cleaning (if necessary) by a qualified and licensed professional prior to using the fireplace or any of its accessories. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

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I	NI	NP	D

Fireplace Location(s):

Living room fireplace

Fireplace Type: Gas Fueled*Gas Verified :* The gas-fueled fireplace was inspected. Gas service at the supply line was verified at the time of the inspection. No deficiencies were noted at the time of the inspection.*No Defeciciencies Observed :* The fireplace was inspected. No deficiencies were noted at the time of the inspection.*Comments:**Glass Enclosure Present :* A glass enclosure is present in front of the firebox. The space behind the glass (flue, firebox, etc.) were not inspected beyond what was accessible.
☒ ☐ ☐ ☒ **K. Porches, Balconies, Decks, and Carports**
About Porches: Balconies, Decks and Carports: All porches, balconies, decks and/or carports attached to the main structure are included as part of the inspection report. Detached structures and outbuildings are not included within this report section, and may be omitted entirely. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.*Comments:***1: Seal trim**

Maintenance Item

Recommendation: Improving the sealant to the trim materials at the exterior patio can prevent wood rot between framing/decking.

Recommendation: Recommended DIY Project

Pyka: Contractor,
Joe Gonzales,
addressed sealant on
7-6-2026.



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

I	NI	NP	D
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2: Loose Guard Rail/Hand Rail

🔴Recommendation

Loose guard rail/hand rail observed at the front porch steps. Recommend repairing to prevent damage or personal injury

Recommendation: Contact a qualified carpenter.

Pyka: Contractor,
Joe Gonzales,
addressed on
7-8-2026.



☒ ☐ ☐ ☐ L. Other

Comments:

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D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

About Electric Panels: Visible and accessible portions of the electrical service system are included in the inspection report. Inspectors will attempt to remove the panel cover when deemed safe by the inspector to do so. Many components of the electrical system are not accessible, as they are hidden behind walls or obstructions throughout the residence. The inspector does not verify the effectiveness or performance of any overcurrent devices/breakers. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed electrician.

Main Panel and Subpanel Locations: Main service panel located in the backyard, Exterior electrical panel located at the left side of the home, Subpanel is located in the garage

Wiring Type and Amp Ratings of Fuses: Copper wiring present, Aluminum wiring present, 125 amp service

Main Service Panel Dead Front Removed:

The dead front was removed from the main service panel.



Main service panel in the backyard

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

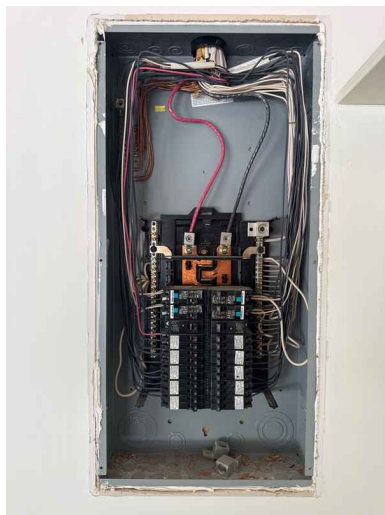
I	NI	NP	D
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Exterior electrical panel dead front removed :
The dead front was removed from the exterior electrical panel.



Exterior electrical panel at the left side of the home

Sub Panel Dead Front Removed : The dead front was removed from the sub feed panel.



Subpanel in the garage

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

Thermal Image of Main Service Panel Good :

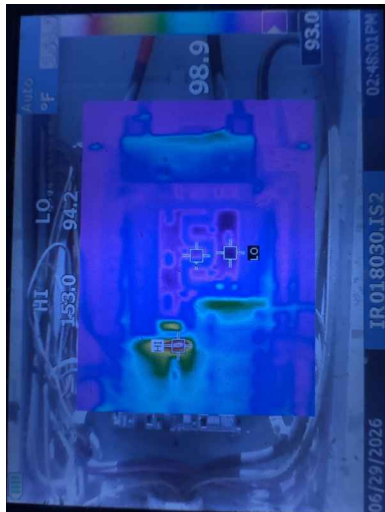
Thermal image of the main service panel with the dead front removed. Normal temperatures observed



Thermal limit of the main service panel
in the backyard

Thermal Image of Exterior Electrical Panel Good :

Thermal image of the exterior electrical panel with the dead front removed. Normal temperatures observed



Thermal image of the exterior electrical
panel at the left side of the home

I=Inspected

NI=Not Inspected

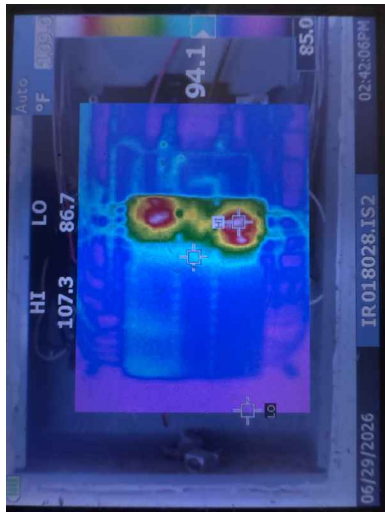
NP=Not Present

D=Deficient

I	NI	NP	D

Thermal Sub Panel Good:

Thermal image of the subfeed panel with the dead front removed. Normal temperatures observed



Thermal image of the subpanel in the garage

Comments:

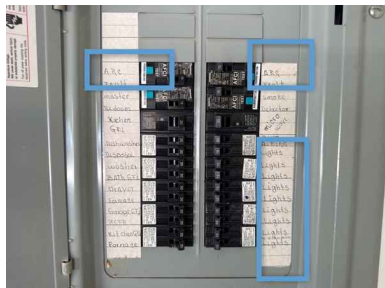
Pyka: ATX Electrical Services performed work at the house on 7/6/2026 and noted that the breakers are not specifically labeled but have general labels.

1: Breakers Not Labeled - Sub Panel

[Maintenance Item](#)

The breakers at the subfeed panel were not fully/properly labeled.

Recommendation: Recommended DIY Project



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

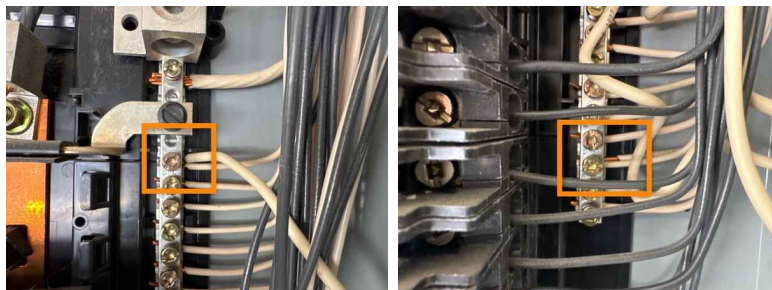
Pyka: Completed by ATX Electrical Services on 7/6/2026 with notation all neutral double taps were removed and placed under individual lugs. Additional ground buss placed for ground double taps ND placed under individual lugs.

2: Double Tapped Neutral - Sub Panel

🔴Recommendation

Double taps were observed to the neutral bus at the subpanel. This configuration is improper, as it can cause electrical arcing or overheating. Recommend further evaluation by a licensed electrician.

Recommendation: Contact a qualified electrical contractor.



Pyka: Completed by ATX Electrical Services on 7/6/2026 with notation KO seal placed on 1 1/2 opening on main panel service.

3: Open Knockouts - Side Of Panel

🔴Recommendation

Open knockout hole was present at the right side of the main service panel in the back yard. Recommend sealant to prevent pest intrusion.

Recommendation: Contact a qualified electrical contractor.



Pyka: ATX Electrical Services performed work on 7/6/2026 and noted 125 AMP breaker feeds the system and would not overload 150 AMP conductors on feeders.

4: Breaker and wire gauge are not matched

🔴Recommendation

The breakers were undersized/oversized for the gauge of wire used at the breakers in the backyard main service panel and left side exterior electrical panel. The main service feed is 125 Amps while the breaker to the exterior electrical panel is 150 Amps. This configuration may cause the breakers to overheat. Recommend replacement of the breaker by a licensed electrician.



Main service panel in the backyard

Exterior electrical panel at the left side of the home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

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

About Branch Circuits: Connected Devices and Fixtures: The electrical system includes components such as wiring, switches, outlets and fixtures throughout the home. Much of the electrical system is not accessible, as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. GFCI and AFCI protection devices are inspected and reported by the inspector. Though general locations and power sources for smoke alarms are noted, their effectiveness or suitability for the hearing impaired are not verified. Low voltage systems are not included in the inspection. Outlets that are not accessible due to furniture and personal items were not tested at the time of the inspection. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed electrician.

Type of Wiring: Copper wiring present, 60 amp subfeed panel

Exterior GFCI Outlet(s) Reset Location: Garage

Garage GFCI Outlet(s) Reset Location: Garage

Kitchen GFCI Outlet(s) Reset Location: Kitchen

Bathroom(s) GFCI Outlet(s) Reset Location: Upstairs right side guest bathroom

Laundry Room GFCI Outlet(s) Reset Location: N/A

Bar Area GFCI Outlet(s) Reset Location: N/A

Hydro-tub GFCI Outlet(s) Reset Location: N/A

Comments:

1: Missing GFCI Protection

🔴Recommendation

Missing GFCI protection for multiple garage, laundry room outlet(s).

Recommendation: Contact a qualified electrical contractor.

2: Missing Arc Fault (Except Bedrooms / Smoke Detectors)

🔴Recommendation

Missing arc fault circuit protection (AFCI) was noted in all required locations except sleeping rooms and/or smoke detectors. Current NEC standards require arc fault circuit interrupters at all branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms/areas.

Recommendation: Contact a qualified electrical contractor.

3: Missing Light Bulb Protection

🔧Maintenance Item

Overhead light bulb protection was missing at the attic

Recommendation: Contact a handyman or DIY project

4: Missing CO Detectors

🚨Major Deficiency or Safety Hazard

The residence lacked the presence of carbon monoxide detection throughout the home. CO detection is required outside of each sleeping area in the immediate vicinity of the bedrooms whenever fuel-fired appliances/fireplaces are present, and/or when an attached garage(s) is present.

Recommendation: Contact a qualified electrical contractor.

Pyka: Addressed by ATX Electrical Services on 7/6/2026. Two additional CFCI circuits placed in garage to restore GFCI Circuit protection. ATX noted laundry room CFCI Circuit protection not required in NEC Code Cycle.

Pyka: ATX Electrical Services performed work on 7/6/2026 and noted NEC 2002 Code Cycle only required AFCI protection in bedrooms.

Pyka: Addressed by ATX Electrical Services on 7/6/2026. NEC Compliant Lamp Protection installed in attic.

Pyka: Homeowner has purchased two CO Detectors and left them in the home.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

Pyka: ATX Electrical Services performed work on 7/6/2026 and noted tamper resistant receptacle not required until NEC 2008 Code Cycle.

5: Receptacles Not Tamper Resistant**Recommendation**

Receptacles were observed less than five and a half feet above the floor that were not tamper resistant.

Recommendation: Contact a qualified professional.

Pyka: ATX Electrical Services performed work on 7/6/2026 and all receptacles in the home were checked and adjusted accordingly.

6: Loose Outlets**Recommendation**

Outlets were observed to be loose at the wall in multiple locations throughout the home.

Recommendation: Contact a qualified professional.

7: Open Neutral Outlet**Recommendation**

The wall outlet in the center garage was observed to have an open neutral (improperly wired).

Recommendation: Contact a qualified electrical contractor.



☐ ☒ ☒ ☐ **C. Other**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ A. Heating Equipment

About Heating Equipment: The heating system is designed to heat and circulate the inside air throughout the home. The inspector will operate/test the heating equipment when it is deemed safe to do so. Inspectors visually inspect the heating unit for general operation and safety issues. Inspectors are not authorized to disassemble heating system components as a part of the home inspection. Inspectors do not verify compatibility of components, accuracy of the thermostat, integrity of the heat exchanger, sizing/tonnage, or uniformity of the air supply. In order to maximize the efficiency of a heating system, it is advisable to have them serviced annually. Inspectors will not operate a heat pump or electric heating system if the exterior temperature is above 70 degrees, as this can damage the unit and is not recommended. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed HVAC professional.

Brand: Rheem

Type of Systems: The home has two split systems

Manufactured Date(s):

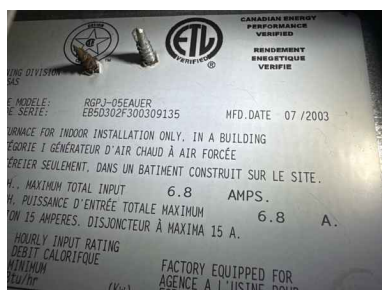
Manufactured Date(s):2003

Energy Sources: Both furnaces are gas powered.

Furnace Data Plate multiple :



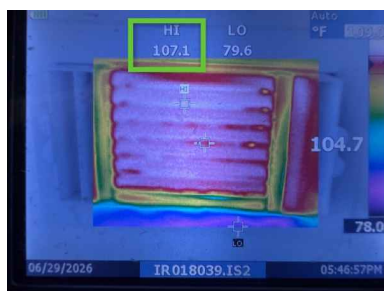
Data plate information for the downstairs furnace



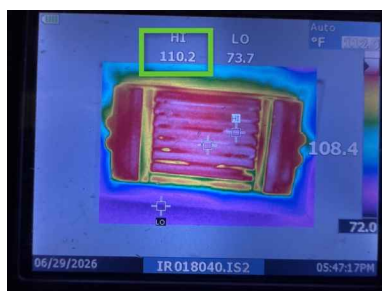
Data plate information for the upstairs furnace

Adequate Warm Air Upstairs :

Adequate warm air was noted throughout the upstairs of the home only between 107-110 degrees



107-110 degrees



107-110 degrees

Comments:

I=Inspected

NI=Not Inspected

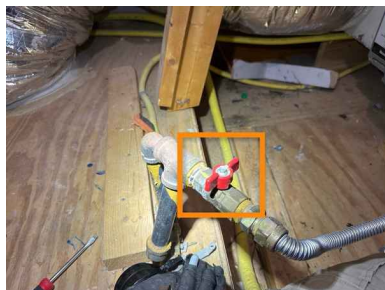
NP=Not Present

D=Deficient

I	NI	NP	D

Gas Off:

Limitation: Gas service was not active at the downstairs furnace at the time of the inspection. Unable to test heating equipment functionality.



Downstairs unit

Pyka: Hank's AC and Heating reconnected the flow pipe on 7/3/2026 and turned the gas on.

1: Furnace flow not connected**▲Major Deficiency or Safety Hazard**

The furnace flow at the downstairs furnace in the attic was not properly connected. Recommend further evaluation by an HVAC professional to prevent damage or personal injury due to dangerous gases.

Recommendation: Contact a qualified HVAC professional.



Downstairs unit

☒ ☐ ☐ ☒ **B. Cooling Equipment**

About Cooling Equipment: The cooling equipment is designed to cool and circulate the inside air throughout the home. The inspector will operate the cooling equipment if the outside temperature is above 60 degrees and has deemed it safe to do so. Inspectors visually inspect the cooling equipment for general operation and safety issues. Inspectors are not authorized to disassemble cooling components as a part of the home inspection. Inspectors do not verify compatibility of components, accuracy of the thermostat, sizing/tonnage, or the uniformity of the air supply. In order to maximize the efficiency of a cooling system, it is advisable to have them serviced annually. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed HVAC professional.

Brand: Rheem

Type of Systems: The home has two split systems, Refrigerant: R-410A

Manufacture Date(s):

Condenser Unit(s): 2020,2021

Air Handler(s): 2024,2021

I=Inspected

NI=Not Inspected

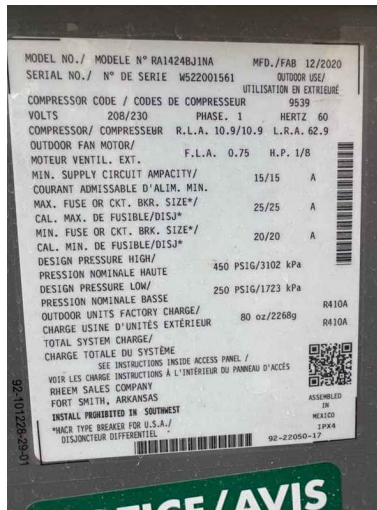
NP=Not Present

D=Deficient

I NI NP D

Condenser Unit Data Plates Multiple:

Data plate information for the downstairs exterior AC unit



Data plate information for the upstairs exterior AC unit

Air Handler Data Plates Multiple:

Data plate information for the downstairs air handler



Data plate information for the upstairs air handler

I=Inspected

NI=Not Inspected

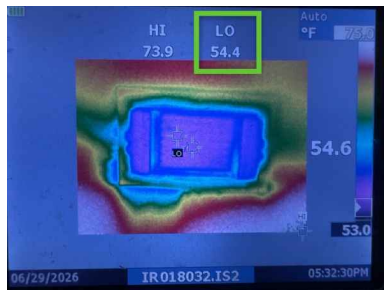
NP=Not Present

D=Deficient

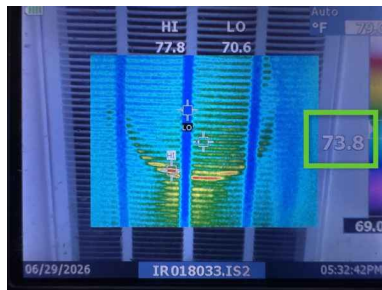
I	NI	NP	D
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Adequate Differential:

Differential tested: Supply = 54-64 degrees// Return = 74 degrees. (Standard range is 15 - 22 degrees for the cooling equipment.)



54-64 degrees at the supply vents



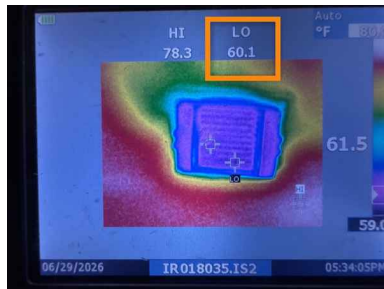
74 degrees at the return vents

Pyka: Hank's A/C & Heating serviced on 7-3-2026 and determined within tolerance.

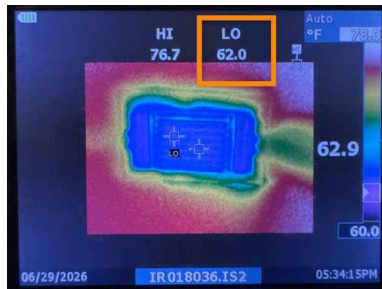
*Comments:***1: Inadequate/Inconsistent Temperature****➡Recommendation**

Inadequate/incon cool air was present throughout the primary bedroom/bathroom and upstairs of the home. With the thermostat set to 65 degrees, cool air was detected between 60-64 degrees through the registers. (Standard variance is 15-22 degrees between the supplies and the return.) Recommend further evaluation by a licensed HVAC professional. Both thermostats were set and verified on the same setting.

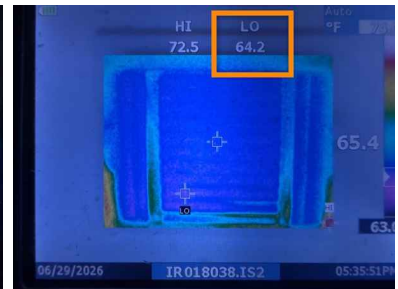
Recommendation: Contact a qualified HVAC professional.



60-64 degrees



60-64 degrees



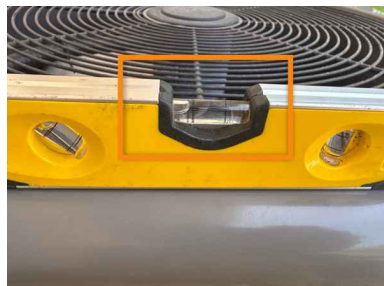
60-64 degrees

2: Condenser Unlevel**➡Recommendation**

Pyka: Minor adjustment made to base of condensor on 7-3-2026.

The exterior downstairs condenser unit appeared to be unlevel at the time of the inspection.

Recommendation: Contact a qualified HVAC professional.



Downstairs unit

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

3: Air Leak**➡Recommendation**

Air loss was detected at the air handlers. Recommend sealing the system to ensure maximum performance.

Recommendation: Contact a qualified HVAC professional.

Pyka: The air leak was sealed with mastic foil tape by Hank's AC & Heating on 7-3-2026.



Downstairs unit



Upstairs unit

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

About Ductwork: The visible ductwork and air flow presence is verified at every accessible supply register throughout the residence. Any deficiencies which can be identified in the duct system, chases or vents will be documented in the report. A home inspection is not a mold or air quality assessment. Texas law does not allow a home inspector to positively identify or report the presence of mold without lab testing by a licensed professional. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed HVAC professional.

Filter Location(s): At the air handler(s)



Downstairs unit



Upstairs unit

Performing:

The temperature of warm air detected was consistent at all interior registers throughout the upstairs of the home.

*Comments:***1: Inconsistent Temperature****➡Recommendation**

Inconsistent cool air temperatures were observed between the registers throughout the home. Recommend further evaluation by an HVAC specialist to ensure the system is properly balanced.

Recommendation: Contact a qualified HVAC professional.

Pyka: Hank's A/C & Heating inspected on 7-3-2026 and determined pressures are good 135, 390.

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

I	NI	NP	D
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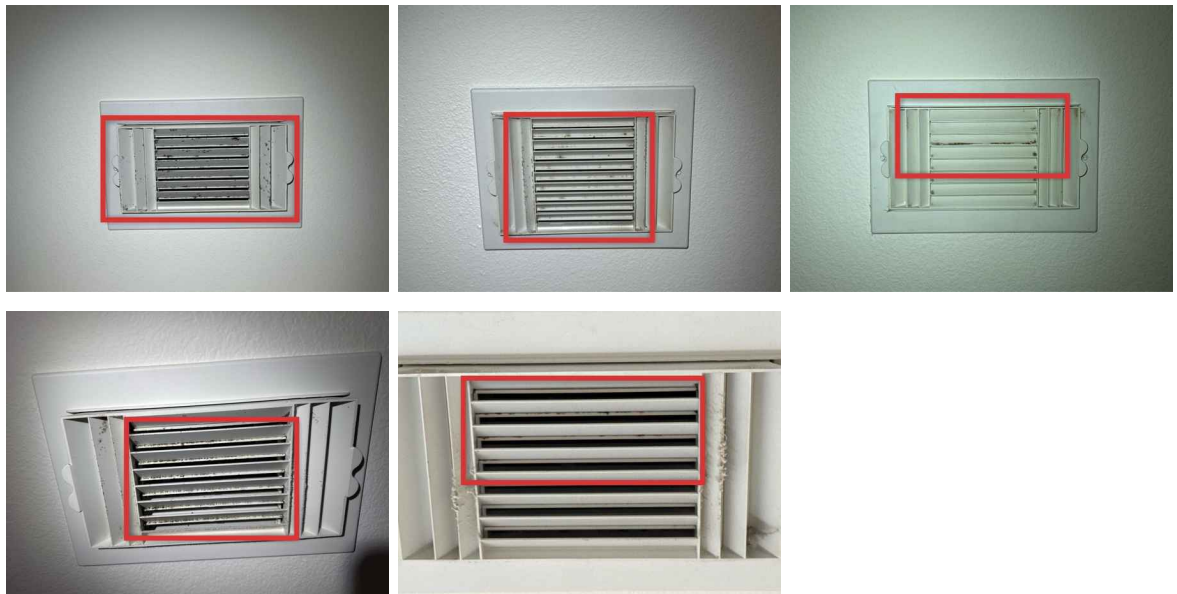
2: Possible Microbial Growth Vents

▲Major Deficiency or Safety Hazard

Pyka: Coit cleaned the HVAC supply lines on 7-2-2026. All vent covers were replaced.

Possible microbial growth was observed at multiple air supply vents throughout the home. Recommend further evaluation by a licensed mold professional.

Recommendation: Contact a qualified HVAC professional.



☐ ☒ ☒ ☐ D. Other
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

About Plumbing Supply Systems: The plumbing supply system of a home includes the shutoff valve, water supply lines and fixtures. Much of the plumbing system is not accessible as it is hidden behind walls or other obstructions throughout the home. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector does not operate any shutoff valves and is not required to inspect (beyond a visual inspection) other mechanical systems such as filter systems, fire sprinklers and backflow devices. The inspector is not authorized to turn on any supply valves that are shut off at the time of the inspection. Potability and/or water quality is not assessed as part of a home inspection. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed plumbing professional.

Location of water meter: Front yard



Water meter

Location of PRV (pressure regulating valve): Front yard



PRV

Location of main water supply valve: Front yard



Main water shut off valve

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

Static water pressure reading: 78 PSI PSI



78 PSI

Type of supply piping material: Copper

Comments:

Pyka: Pressure Reducing Valve and Valve Box replaced by The Good Plumber on 7-2-2026.

1: Micrometer activity

🔴Recommendation

Observed activity at the micro-meter of the water meter in the front yard. This could be an indication of a possible water leak at an exterior hose bib, faucet inside the home, or a toilet tank could be constantly filling. Recommend further evaluation by a licensed plumber

Recommendation: Contact a qualified plumbing contractor.



Pyka: This was unburied during PRV replacement by The Good Plumber on 7-2-2026.

2: Main Shut Off Valve Buried

🔧Maintenance Item

The main shut-off valve was buried under soil/debris at the time of the inspection. This fixture should be kept clear of soil and debris to allow ease of access in the event of a water leak.

Recommendation: Contact a handyman or DIY project



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

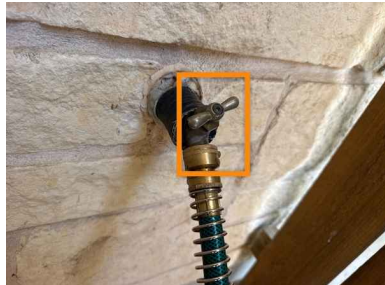
Pyka: Repaired by The Good Plumber on 7-1-2026.

3: Hose Bib Leak

👉Recommendation

The exterior hose bib leaks during operation at the right side of the home

Recommendation: Contact a qualified plumbing contractor.



Right side of the home

4: Fixtures Loose

👉Recommendation

Pyka: Repaired by The Good Plumber on 7-2-2026.

The plumbing fixture(s) was noted as loose or not properly secured at the primary bathroom tub. Recommend repairs by a licensed plumber to prevent leaks.

Recommendation: Contact a qualified plumbing contractor.

**5: Running Toilet**

👉Recommendation

Pyka: The Good Plumber repaired the toilet on 7-2-2026.

The water supply was observed to be constantly running at the toilet in the upstairs back guest bathroom. This may indicate a problem with the refill system.

Recommendation: Contact a qualified professional.



Upstairs backside guest bathroom toilet

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒
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☐
☒
B. Drains, Wastes, and Vents

About Drains and Waste Vents: The inspection of the plumbing drainage system includes basins which hold water, drain stops, sink overflow drains, visual drain pipes and accessible clean-outs throughout the residence. Much of the plumbing drain line system is not accessible and is hidden behind walls and other obstructions throughout the home. Functionality of floor drains can only be assessed by running plumbing supplies within the corresponding wet areas. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed plumbing professional.

Sinks & Tubs:

All sinks throughout the home were filled and drained, tubs were partially filled. (Unless otherwise noted) This applies maximum pressure to the drain lines. Note: Bathtub overflows are not tested as part of this inspection.



Toilets Performing: Toilets were inspected and operated throughout the home. No deficiencies were observed.

Type of drain piping material: PVC

Comments:

1: Toilet Tank Loose

Recommendation

The toilet tank was not properly secured at the downstairs guest half bathroom. Repairs by a licensed plumber are advised to prevent leaks/damage.

Recommendation: Contact a qualified plumbing contractor.



Downstairs guest half bathroom toilet

Pyka: The Good
Plumber
addressed on 7-1-2026.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

2: Drain Stop Missing**Recommendation**

Missing drain stop was noted at the upstairs backside guest bathroom tub

Pyka: The Good Plumber repaired on 7-2-2026.

Recommendation: Contact a qualified plumbing contractor.



Upstairs, backside, guest bathroom tub

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

About Water Heaters: Water heaters are designed to heat water throughout designated fixture supplies throughout the home. This report includes the energy source and capacity of the water heating unit (if available or listed). General installation and safety issues are assessed by the inspector. Annual maintenance should be performed to residential water heaters to ensure the maximum life of the unit. Water heaters should be equipped with a temperature and pressure relief valve. This is designed to relieve pressure in the tank when the force or temperature exceeds the unit's capacity. This component is not tested as a part of the inspection as any failure may result in unforeseen damage to persons or property. Inspectors are not required to determine the efficiency or adequacy of the unit. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed plumbing professional.

Energy Sources: Gas Fueled

Capacity: Both unit capacities are 40 gallons + expansion tank(s)

Location: Attic



View of the water heaters in the attic

Year Manufactured:

Manufactured Date(s): 2023, 2022

Water Heater Brand: State

I=Inspected

NI=Not Inspected

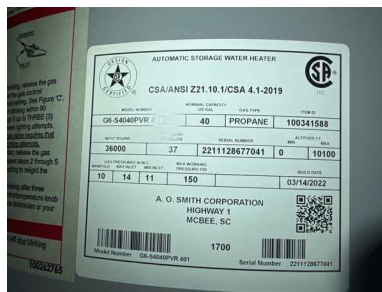
NP=Not Present

D=Deficient

I NI NP D

Water Heater Data Plate multiple :

Data plate information for the left side water heater



Data plate information for the right side water heater

Comments:

Pyka: The Good Plumber addressed on 7-2-2026. *TPRV Not Tested:* Limitation: The temperature and pressure relief valve was not manually tested at the time of the inspection to avoid the possibility of causing damage to persons and/or property.

1: Excessive Temperature**🔴Recommendation**

Excessive hot water temperatures (over 120 degrees) were observed throughout the home at 145 degrees. Excessive temperature increases scalding risk. Recommend further evaluation.

Recommendation: Contact a qualified plumbing contractor.



145 degrees

2: Draft Hood Loose**🔴Major Deficiency or Safety Hazard**

The draft hoods at the top of the two water heaters for the exhaust vents were loose, not installed properly or not connected to the top of the water heaters. Recommend further evaluation by licensed plumber to ensure that all harmful gases are expunged properly to the exterior of the home.

Recommendation: Contact a qualified plumbing contractor.



Pyka: The Good Plumber reinstalled the venting on 7-2-2026.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

☐ ☒ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:
☒ ☐ ☐ ☒ **E. Gas Distribution Systems and Gas Appliances**

About Gas Distribution Systems: The gas distribution system is a pipeline system (gas lines) for the transport of gas fuels throughout the home and their distribution among gas-fueled appliances. Much of the gas distribution system is not accessible as it is hidden behind walls or other obstructions throughout the home. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector does not operate any shutoff valves and is not required to inspect (beyond a visual inspection) other mechanical systems. The inspector is not authorized to turn on any supply valves that are shut off at the time of the inspection. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Location of gas meter: Exterior left side of home



Pyka: ATX Electrical Services reviewed on 7/9/2026 and determined there is bonding. The Black Gas Pipe at the gas meter OHMS out to ground buss on the main electrical panel. It appears that the gas system is bonded to the cold water pipe due to ground clamp on cold water pipe.

Type of gas distribution piping material: Steel, CSST

*Comments:***1: CSST w/ No Bonding****Recommendation**

The exterior gas meter does not appear to be bonded. Recommend further evaluation by a licensed electrician. The electrical bonding connection between the gas lines and the electrical system could not be verified/observed. Lack of electrical bonding may increase the potential for lightning strikes to cause electrical arcing at the CSST lines, resulting in gas leak or fire. For safety, it is recommended that this installation be further investigated by a licensed electrician. Please www.CSSTSafety.com for more information.

Recommendation: Contact a qualified plumbing contractor.


☐ ☒ ☒ ☐ **F. Other**
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwashers

About Dishwashers: Dishwashers are operated in 'normal' mode and tested for basic functionality and proper installation. Inspectors are not required to report on the effectiveness of the unit or on its ability to properly clean/sanitize dishes and flatware. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Standard kick plate removed :

The dishwasher was operated in 'Normal' mode and the unit performed as intended. The kickplate was removed at the front of the unit to inspect for leaks.



Comments:

☒ ☐ ☐ ☐ B. Food Waste Disposers

About Disposals: Disposal systems are tested for basic functionality, deficiencies in mounting, missing or damaged components and the presence of any active water leaks. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Performing: The unit was operated and appeared functional at time of the inspection.

Comments:

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

About Range Hoods: Range hood and exhaust systems are tested for basic functionality, deficiencies in mounting, missing or damaged components and proper termination based on the systems configuration. Aspects of the duct system may not be visible or accessible and are often hidden behind walls and other obstructions throughout the home. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Range Hood Type: Down vent (vents to the exterior)

Performing: Range hood light fixture and all fan speeds were tested (the unit appeared to be functional at the time of the inspection).

Comments:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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About Ranges: Cooktops and Ovens: Cooktops and ovens are tested for basic functionality, deficiencies in mounting, missing or damaged components and thermostat accuracy. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Cooktops Fuel Source: Propane Gas

Oven(s) Fuel Source: Electric

Gas Shutoff Location: Cabinet directly below the stove top/range

Cooktops Performing: All heating elements/burners operated when tested.



Oven Performing: The oven operated as intended when tested. The unit was tested at 350 degrees. (Allowable temperature range is 325-375 degrees)



Comments:

☒ ☐ ☐ ☒ **E. Microwave Ovens**

About Microwaves: Microwave ovens are tested using an LED indicator light for basic performance/functionality. Inspectors are unable to evaluate the presence of any microwave radiation leaks from the unit. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

Performing:

The unit was tested using an LED microwave indicator. No deficiencies are present to report regarding functionality

*Comments:***1: Level** **Maintenance Item**

The microwave was not level or not mounted properly. The microwave door closes by itself. Recommend adjustment to prevent damage or personal injury

Recommendation: Contact a qualified appliance repair professional.

Pyka: After careful consideration, property owner elects to not proceed with recommendation.


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

About Exhaust Fans: Range hood and exhaust systems are tested for basic functionality, deficiencies in mounting, missing or damaged components and proper duct termination. Aspects of the duct system may not be visible or accessible and are often hidden behind walls and other obstructions throughout the home. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Performing: All exhaust fans and/or bathroom heaters were operated and no deficiencies were noted.

Comments:

☒ ☐ ☐ ☒ **G. Garage Door Operators**

About Garage Doors: Garage door operators are tested for basic functionality, deficiencies in mounting, missing or damaged components and proper installation of photoelectric sensors. The inspector will not move or relocate any personal items to access the door operator. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Garage Door Type: One 16' steel sectional door, One 8' steel sectional door

Performing: The overhead garage door(s) operated normally when tested. No deficiencies were observed regarding operation.

Reverse Sensors Performing: The reverse sensors were tested for the overhead garage door and performed as intended.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D

*Comments:***1: Panel Damage**

🔧 Recommendation

Damage was observed to the 8 foot garage door metal sectional panel.

Recommendation: Contact a qualified garage door contractor.

Pyka: James Edwards Garage Doors and Repairs inspected on 7-1-2026 and noted individual panel can not be purchased to match the existing panel. Homeowner declines to make the repair as the garage door is operational.

**2: Light Out**

🔧 Maintenance Item

The light fixture for the 16 foot overhead garage door opener was not functional at the time of the inspection. Possible burnt out bulb(s) noted.

Recommendation: Contact a handyman or DIY project

Pyka: Homeowner replaced the light fixture on 7-6-2026.

**3: Lock Present**

🔧 Recommendation

An operable lock was present to the two overhead garage doors and should be permanently locked open or removed to prevent damage to garage door components.

Recommendation: Contact a qualified garage door contractor.

Pyka: James Edwards Garage Doors and Repairs inspected on 7-1-2026 and noted both doors are already in the locked position.



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NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

Pyka: James Edwards Garage Doors and Repairs has been hired to replace both gaskets. He attempted the repair on 7-8-2026, but had the incorrect gasket. As of 7-9-2026 he is awaiting the new replacement gasket.

4: Loose/damaged gaskets**🔴Recommendation**

The bottom gasket at the garage doors were loose/damaged at multiple locations.

Recommendation: Contact a qualified garage door contractor.


☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Pyka: Coit cleaned the dryer vent on 7-2-2026.

About Dryer Vents: Dryer exhaust systems are a critical component in venting hot air from the dryer during operation of the appliance. Inspectors will verify proper materials, termination to the exterior and the presence of an approved vent cover. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Location of the Dryer Vent Wall:

Dryer vent located at the exterior front side of the home



Dryer Vent

Comments:

1: Lint at exterior**🔴Recommendation**

Excessive lint build-up was noted at the exterior vent cover. Recommend cleaning the dryer vent duct line.

☐ ☒ ☒ ☐ **I. Other**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒ A. Landscape Irrigation (Sprinkler) Systems

About Irrigation Systems: Irrigation systems are evaluated for functionality and each zone in the system will be tested. The inspector will not verify adequate coverage or the functionality of the required rain sensor. Many aspects of the irrigation system are installed below grade. The inspector will not dig up any lines or valves during the inspection process. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Comments:

1: Sitemap Missing

[Maintenance Item](#)

An irrigation layout map should be added for the sprinkler system.

Recommendation: Contact a qualified professional.



Pyka: Homeowner has documentation in the irrigation controller manual that provides the station layout map. The manual is located in garage cabinet. Addressed on 7-3-2026.

2: Overspray

[Recommendation](#)

Significant over-spray was observed at multiple locations

Recommendation: Contact a qualified professional.



Zone 1 in the front right yard



Zone 1 in the front right yard



Zone 3 in the front yard



Zone 3 in the front yard



Zone 4 in the left side yard



Zone 12 In the right backyard

Pyka: RaynMaker inspected the system on 6-30-2026 and adjusted the rotors in the front yard. Vendor noted there is really good/strong water flow/pressure in the system and some of the rotors will not adjust down any further. When adjusted down (distance), rotors will throw more water to the sides, so there is a fine balance between covering the turfgrass and not getting water in the street. Plus, with such strong pressure, there is a small amount of "misting" that will occur. It is within acceptable limits. Replaced 2 rotors in the front yard. Overspray in the backyard: It's apparent the sidewalk was put in long after the sprinkler system. Redesign of the system in that area is not cost effective or practical. Any runoff from the sidewalk merely goes into the surrounding turfgrass and topsoil.

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D=Deficient

I	NI	NP	D

Pyka: RaynMaker inspected the system on 6-30-2026. RaynMaker notes the inspector report said the isolation/shutoff valve is required. Per RaynMaker, this is not necessarily true. The 'rule' regarding the isolation/shutoff valve on the inlet side of the backflow prevention assembly took effect around 2010. All system installations done prior are grandfathered. There is an isolation/shutoff ball valve to the sprinkler system. It is between the double-check assembly and the water meter, located in a 6" valve box with a green lid.

Pyka: The system purchased by the home owner did not have a rain sensor on the system. After careful consideration, property owner elects to not proceed with recommendation to now add one.

3: Isolation valve not present/buried

🟡Recommendation

The main shut-off valve for the irrigation system was either not present or buried under soil at the time of the inspection. This fixture is required and should be kept clear of soil and debris to allow ease of access in the event of a water leak.

Recommendation: Contact a qualified landscaping contractor



4: No Rain Gauge

🟡Recommendation

Unable to locate the required rain gauge sensor for the irrigation system. Recommend further evaluation to ensure this device is installed and functioning properly



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

Type of Construction: N/A

Comments:

☐ ☒ ☒ ☐ C. Outbuildings

Comments:

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

Type of Pump: N/A

Type of Storage Equipment: N/A

☐ ☒ ☒ ☐ E. Private Sewage Disposal Systems

Type of System: N/A

Location of Drain Field: N/A

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

I	NI	NP	D
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F. Other Built-in Appliances
Comments:

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☒
☒
☐
G. Other
Comments: