HomeTeam® INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT INSPECTIONS & FAST REPORTS

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WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

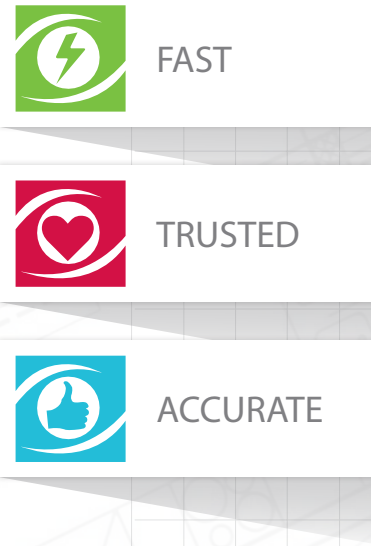
WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.



PROPERTY INSPECTION REPORT FORM

John Smith	6-11-2026
Name of Client	*Date of Inspection*
123 Sample Drive, Amarillo, TX 79124	
Address of Inspected Property	
Daniel Chavez (# 24045)	24045
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 dictate 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 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

Through this report, the terms "right" and "left" are used to describe the home as viewed facing the home from the street. The cosmetic condition of the paint, wall coverings, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection. The structure(s) may have been recently updated with paint, new flooring, or other updates that could hide or mask a possible defect that is not visible.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Real Estate Commission Standards Of Practice agreed upon in the Home Inspection Agreement.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included. The pictures are representative examples of the identified issue and are not meant to be an exhausting list of all instances.

Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items and should not be relied upon for such items. Identifying items included in manufacturer recalls is not within the scope of the inspection. It is recommended to refer to the owner's manual for any specific safety, servicing, or placement, and for other questions or concerns regarding the home appliances. The inspector does not refer to the owner's manuals but comments only on the general condition, safety, and functionality of the appliances. HomeTeam of Amarillo recommends following all recommended manufacturer instructions for all appliances.

The statements and information contained in the report represent the opinion of the inspector regarding the condition of the property's structural and mechanical systems.

Acceptance and/or use of this report implies acceptance of the Home Inspection Agreement and the terms stated therein. The above-named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is NOT transferable in any form. HomeTeam Inspection Service of Amarillo assumes no responsibility for the use or misinterpretation by third parties.

The condition of the premises may change after the date of inspection due to many factors, such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.

HomeTeam of Amarillo does not recommend or imply any defect or repairs to be completed by an unqualified individual. Because of the risk of bodily injury or further damage to the property, any and all repairs should be completed by a professional specific to that area or trade.

The inspection is a visual, non-destructive, and non-invasive inspection. Areas behind wall paneling, wallpaper, under carpets, insulated areas of the attic, and similar areas could not be viewed and not inspected. In addition, Multiple walls and floor surfaces, windows, receptacles, plumbing, and other areas may be inaccessible throughout the house and/or garage due to furniture placement, personal items, and/or storage. Inspectors do not move large appliances, furnishings, fragile items, or an excessive amount of personal belongings.

It is recommended that the client complete a thorough assessment of those areas that were not accessible and visible at the time of the inspection (furnishings, storage, clothing, appliances) during the final walkthrough prior to the closing.

Any requested repairs or recommendations noted in this report should be completed prior to the expiration of any contractual contingencies. This report is provided as a general assessment of the property's condition at the time of inspection and is not a guarantee of future performance.

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

I	NI	NP	D

123 Sample Drive, Amarillo, TX 79124



Conditions at the Time of Inspection:

Weather Conditions: Clear and Sunny
Temperature: 90 degrees F
Occupancy: New construction

Multiple wall and floor surfaces, windows, receptacles, plumbing, and other areas were inaccessible throughout the house and/or garage due to furniture placement and/or storage. It is recommended that those areas that were not accessible and/or visible at the time of the inspection (behind/under appliances and furnishing, storage areas) be inspected/observed by the buyer at the final walkthrough prior to the closing.

Recent updates to the interior and/or exterior of the home (paint, repair) may have masked some cracks or other indicators that could assist in determining deficient conditions.

The weather was dry at the time of the inspection, which can limit the ability to observe active leaks or other moisture-related issues. Conditions present during the inspection may not reflect performance during periods of rain or high moisture

Thermal imaging was used as a supplemental tool during the inspection to identify potential temperature anomalies that may suggest moisture intrusion, electrical hotspots, or insulation deficiencies. This technology does not provide definitive conclusions and is limited by environmental conditions, surface temperatures, and accessibility at the time of inspection. Thermal imaging is not a substitute for invasive testing or specialized evaluations, and findings should be verified by qualified professionals when necessary.

Others present at any time during the inspection: None

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I	NI	NP	D

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on grade

Comments:

The slab-on-grade foundation demonstrated stable performance consistent with new residential construction at the time of the inspection. The exposed portions of the slab show no evidence of structural distress, including heaving, settlement, or significant cracking. Floor elevations feel consistent throughout the interior, and there are no observable symptoms of foundation movement such as door misalignment, wall cracking, or separation at trim or finishes.

Portions of the exterior foundation show areas where repairs or patching have been completed. These appear to be surface-level corrections and do not presently indicate underlying structural concerns, though they should be monitored over time to ensure they remain intact and do not reopen.

At this stage, the foundation is performing within expected parameters for a new build. As with all slab-on-grade systems, ongoing observation is recommended as the structure acclimates and the surrounding soils undergo normal seasonal changes.



Repair / patching to foundation wall

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B. Grading and Drainage

Comments:

The grading around the home appears to be acceptable, with no apparent low or negatively sloped areas observed that would direct water toward the foundation. However, flower beds located near the foundation may impede proper drainage and could potentially trap water during periods of heavy rain. It is advisable to monitor these areas and consider modifications to promote water flow away from the structure. This assessment was conducted during a period of dry weather, which may limit the ability to fully evaluate drainage performance under wet conditions.

Observations:

The home was not equipped with a gutter system. A properly installed gutter system would collect and discharge water away from the foundation area. Without a gutter system, water may run off the roof and create a negative drainage that could collect water around the foundation.



Address and front door



Right side right side



Right side swale

I	NI	NP	D



Left side



Back of the home

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C. Roof Covering Materials

Viewed From: Roof surface (walked portions), edge of roof from a ladder, ground
Types of Roof Covering: Asphalt-fiberglass shingles
Comments:

The asphalt-fiberglass shingle roof had minimal granule loss and minimal damage. The roof covering appeared to be in adequate working condition at the time of the inspection.

Because of the roof pitch and windy conditions, the inspector was not able to safely walk the roof surface. The roof covering was viewed from the ground and the edge of the roof on a ladder.This limited vantage point restricts the ability to fully assess all roofing components, including areas not visible from the inspector's position. A more comprehensive evaluation is recommended by a qualified roofing contractor prior to the end of any inspection contingencies.



Drip edge



Back slope



Back slope



Right slope



Right slope



Right slope

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Front porch sidewall



Front dormer



Front dormer



Front slope



Left slope



Left slope

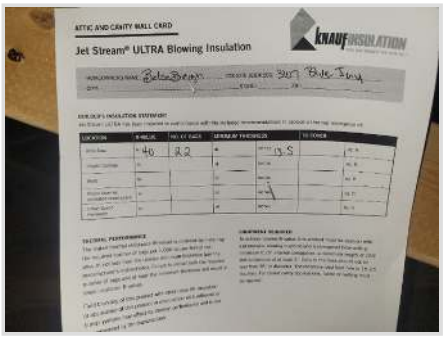
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D. Roof Structures and Attics

Viewed From: Inside attic (only from decked or walkable platforms)
Approximate Average Depth of Insulation: 12” - 14”
Comments:

The roof structure is constructed using a prefabricated roof-truss system. The majority of the attic space was not accessible for inspection due to the presence of truss webs, HVAC ductwork, insulation, and other obstructions that restricted safe movement. As a result, only the areas near the attic access point could be visually evaluated. Conditions in inaccessible portions of the attic could not be observed

Thermal imaging revealed several warmer areas along the ceiling, primarily near the exterior walls. These bright yellow signatures indicate elevated temperatures that may be consistent with missing or insufficient insulation in those sections.Further evaluation is recommended, and any necessary corrections should be made to ensure proper thermal performance and energy efficiency.



Building insulation statement



Attic / roof structure



Attic / roof structure

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

I	NI	NP	D



Attic / roof structure



Attic / roof structure



Insulation baffles installed



Attic / roof structure



Attic / roof structure



Attic / roof structure



Attic / roof structure



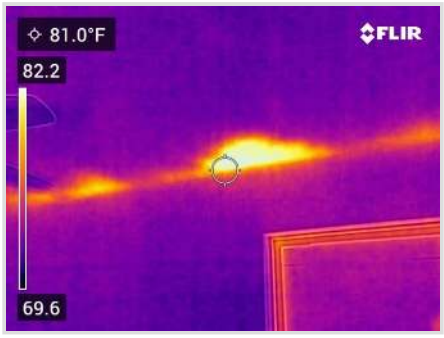
Attic / roof structure



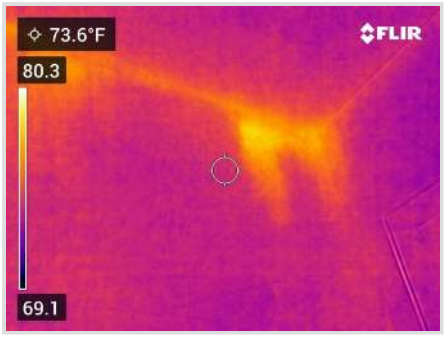
Front bedroom



Front bedroom



Right side bedroom



Entryway

I	NI	NP	D

E. Walls (Interior and Exterior)

Comments:

Weep holes are installed along the bottom row of the exterior brick veneer, approximately every three bricks. These small openings are intentionally designed to allow moisture that accumulates behind the brick veneer to escape, helping to prevent water damage and maintain the structural integrity of the wall system. It is important that these weep holes remain open and unobstructed to ensure proper drainage and ventilation.



Weep hole with expansion joint sealed



Weep holes

F. Ceilings and Floors

Comments:

Except for cosmetic items, there were no visible deficiencies to the ceiling or floor at the time of the inspection. (Water penetrations, foundation cracks, or other deficiencies may be located under floor coverings that were not visible at the time of the inspection)

G. Doors (Interior and Exterior)

Comments:

All interior and exterior doors were operated during the inspection and functioned as intended. Each door opened and closed smoothly, and all latch and lock mechanisms engaged properly.

H. Windows

Comments:

Accessible windows were inspected for functions such as open, close, and locking mechanisms. There were no functional deficiencies at the time of inspection.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

The fireplace is configured as a wood-burning unit, and no gas supply line or gas starter is present. As this is a new construction home and the fireplace has not been used, all components appear in new condition with no visible signs of prior operation. The damper and protective screen were tested and operated as intended at the time of inspection. Homeowners should follow manufacturer guidelines for initial use and ongoing maintenance to ensure proper performance and safety.

Defects:

The chimney did not have a cricket to help divert and keep water from collecting at the base of the chimney. Common industry standards call for a cricket to be installed on the backside of the chimney

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

I	NI	NP	D



Fireplace



Firebox



Chimney interior



Fireplace data tag



behind the chimney



Chimney

☐ ☐

K. Porches, Balconies, Decks and Carports

Comments:

Defects:

A slight opening was observed where the front porch post meets the brick. It is recommended that this area, along with any other exterior gaps, be properly sealed to help prevent moisture intrusion.



Opening front patio posts



Front porch

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L. Other

Comments:

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

The underground electrical service entered: an ABB; panel box located: on the left exterior wall; Main disconnect: 200 Amp Service conductor: Aluminum. Whole house surge protection device installed: Yes. Exterior service disconnect: Yes. Ground rod visible/located: Yes

An electrical distribution sub panel was located in the garage brand: an EATON Feeder conductor: Aluminum Space available for additional breakers: Yes



Electrical meter and service disconnect



Electrical meter and service disconnect



Surge protection



Ground rod



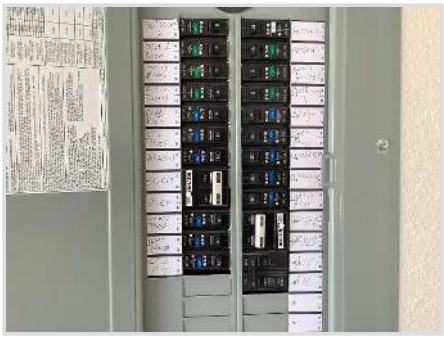
Service disconnect



Service conductors



Distribution panel



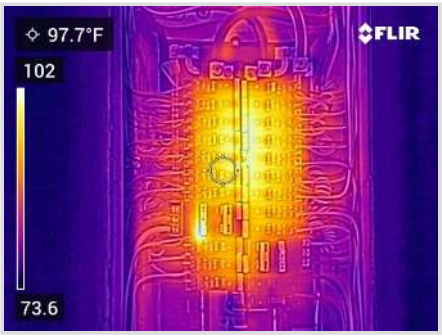
Distribution panel



Distribution panel

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

I	NI	NP	D



Distribution panel



Distribution panel

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Please note that some of the current safety standards that may be listed as deficiencies on the report may not have been in place at the time the home was built. Many homes constructed prior to the date of these standards may not be required to be updated. The current safety standards are listed here to provide the client with possible safety issues and to assist with future updating recommendations.

Although the smoke and carbon monoxide alarms were tested, it is highly recommended that the alarms are tested again prior to the occupancy of the home.

One or more of the smoke/carbon monoxide detectors were "chirping" at the time of the inspection, indicating a low battery.

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C. Other

Comments:

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Forced air split system (ducted)
Energy Sources: Gas
Comments:

The HVAC thermostat is located in a hallway; Brand: Ecobee; Type: Wi-Fi / Smart

- Air handler location: Garage
- Make: Goodman
- Year: 2025 (estimated, based off of the serial number)

The heating unit was functioning properly at the time of the inspection.

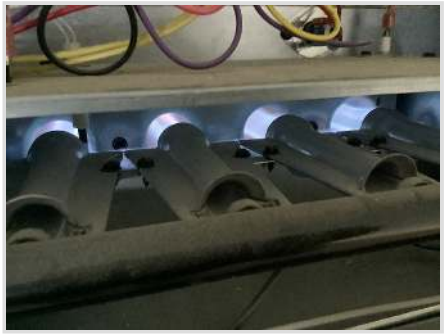


Thermostat


Air handler



Furnace


Furnace burners



Furnace data label



Heat return



Heat supply

☐ ☐ ☐

B. Cooling Equipment

Type of Systems: Split system (ducted)
Comments:

I	NI	NP	D

Condenser

- Make: Goodman
- Year: 2025 (estimated, based off of the serial number)
- Refrigerant: R-32

The cooling unit was functioning properly at the time of the inspection with a 15 - 22 degree temperature differential. The temperature was taken by an infrared thermometer at the HVAC return and supply ducts. Note: We were unable to view the evaporator coil

As an added layer of protection, a safety switch was installed on the condensate drain system or the secondary pan. These switches cut power off to the air handler in the event moisture is detected. The safety switch(es) were not tested.



Condenser



Condenser



Condenser data plate



Cool return



Cool supply



Safety switch on secondary condensate

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

I	NI	NP	D

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

Comments:

No visible deficiencies were noted in the accessible portions of the HVAC ductwork at the time of inspection. However, due to restricted visibility from the attic access point and the presence of attic insulation, a significant portion of the duct system could not be fully observed. This limitation may prevent identification of potential issues in concealed areas.



HVAC filter

☐ ☐ ☐ **D. Other**

Comments:

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

I	NI	NP	D

IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Front right corner of the property
Location of Main Water Supply Valve: At meter and in the mechanical closet in the garage
Static Water Pressure Reading: Approximately 50 psi
Type of supply piping material: Pex
Comments:

The visible piping, faucets, sinks, and tub/showers were examined using normal controls, and toilets examined for visible damage and being properly secured. Where visible, the plumbing distribution piping in this home consists of PEX. Note: The washing machine valves and drain were visually inspected (if accessible) however, they were not tested. The home may also contain other types of distribution or drain piping that may not be visible.

The water meter was observed for several minutes with no water running in the house. The meter dial showed no movement during the observation.



Water pressure


Location of the water meter and lawn irrigation backflow device


Water meter


Main water shut off

☐ ☐

B. Drains, Wastes, and Vents

Type of drain piping material: PVC
Comments:

The inspection of the home drain system applies only to the functionality and the visible components of the system. This inspection does not verify the materials, effectiveness, or condition of the underground piping systems. A sewer scope (recommended), done by a qualified licensed plumber, could help assist in providing more information about the underground systems.

Water was run into the sinks and tub(s) to analyze for proper drainage and leaks. Where visible, the plumbing drain piping in this home consists of PVC. Please note: The piping material listed is the visible drain piping. Other material types may be present that are not visible or underground.

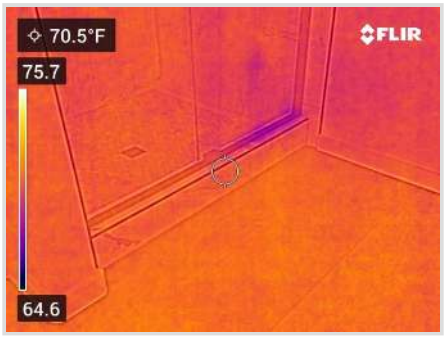
Cleanout located: yes, frontyard The cleanout cap was not removed
The cleanout was observed to have good water flow with no evidence of standing water at the time of inspection, indicating that the drainage system appeared to be functioning properly in this area. However, as the internal condition of the sewer line cannot be fully assessed through a visual inspection alone, a sewer scope evaluation by a qualified plumbing professional is recommended to further assess the overall condition of the sewer line.

Defects:

Standing water was observed filled to the top of the internal 2-inch inlet pipe within the indirect waste receptor (hub drain) serving the HVAC condensate and water heater pan discharge lines. The standing water at the inlet indicates a restriction, partial blockage, or improper slope in the downstream drainage system. Because the drain is slow-clearing, any sudden or heavy volume of water discharge poses an elevated risk of localized overflow and moisture damage to the surrounding area. A licensed plumbing professional should further evaluate the system, clear the drain line restriction, and ensure proper gravity drainage functionality.



Kitchen sink plumbing



Primary bathroom shower



Cleanouts



Cleanout interior



Mechanical closet drain pipe

☐ ☐ ☐

C. Water Heating Equipment

Energy Sources: Gas
Capacity: 50 gallons
Comments:

- Make: A.O. Smith
- Manufacture date: September / 2025
- Location: garage
- Hot water temperature: 121 - 130 degrees. Temperature taken from the kitchen sink.

Note: The temperature-pressure relief valve (TPR) on the water heater was not tested. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels. A complete inspection of the valve can be tested by a licensed plumber with periodic re-inspections.

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

I	NI	NP	D



Water heater



Water heater data label



Hot water temperature



Water heater pan



Water heater



Water heater



Water heater burner

☐ ☐ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

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

I	NI	NP	D

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Left exterior wall
Type of gas distribution piping material: Black iron
Comments:

The visible portions of the gas distribution piping were inspected for general condition and observable deficiencies. However, not all sections of the system were accessible for inspection due to concealment within walls, under insulation, underground, or other obstructed areas. The piping may include materials that were not visible at the time of inspection. A comprehensive evaluation, including a pressure test performed by a licensed plumber, is recommended to verify system integrity and ensure safe operation.



Gas meter



Gas appliances gas plumbing

F. Other

Comments:

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

I	NI	NP	D

V. APPLIANCES

☐ ☐ ☐ **A. Dishwashers**

Comments:

The dishwasher was operated in the normal setting and inspected to determine if the unit filled with water and properly drained upon the completion of the cycle. The dishwashing unit appeared to be functioning as intended.



Dishwasher



Dishwasher drained



Dishwasher

☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

The food waste disposer was found to be functioning properly at the time of the inspection. Size of the unit: 1/3 HP



Food waste disposal

☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

The range exhaust system was functioning as intended at the time of the inspection.



Range exhaust

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

I	NI	NP	D

☐ ☐ ☐

D. Ranges, Cooktops, and Ovens

Comments:

The home was equipped with 2 ovens. The ovens were set to bake at 350 degrees and a thermometer was placed inside the units to determine the accuracy of the unit setting. A variance of +/- 25 degrees is considered acceptable. The tested variance was 11-20 degrees for the top unit and 11-20 for the bottom unit.

The gas cooktop unit was performing as intended at the time of inspection.

The kitchen drawer located directly beneath the cooktop is making contact with the gas connector during normal operation. This interaction indicates insufficient clearance between the drawer assembly and the cooktop's gas supply line. Continued rubbing or pressure on the connector may lead to premature wear or potential damage, creating a safety concern. Adjustment of the drawer, rerouting of the connector, or installation of appropriate protection is recommended to ensure proper clearance and prevent future issues.



Double oven



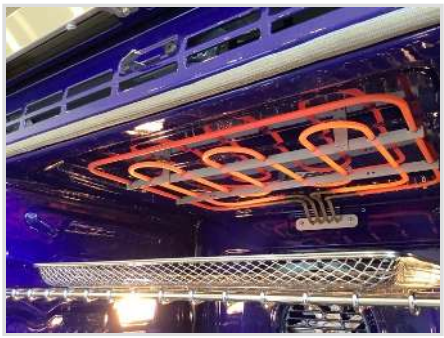
Upper oven



Lower oven



Upper broiler



Lower broiler



Cooktop



Gas piping to the cooktop



Cooktop gas connector

☐ ☐ ☐

E. Microwave Ovens

Comments:

The microwave unit was functioning as intended at the time of the inspection. The microwave was tested by inserting a cup of water and running the microwave for 30 seconds. The temperature of the water had increased.



Microwave



Microwave tested

☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The unit(s) were functioning properly at the time of the inspection and did appear to be terminating to the exterior of the home

☐ ☐

G. Garage Door Operators

Comments:

The garage door opener was functioning properly at the time of the inspection. The safety sensors and the auto-reverse system were tested

Defects:

The photoelectric reverse sensors were mounted higher than 6 inches from the garage floor.

Manual door lock(s) to the overhead garage door had not been disabled. Not disabling the door lock for the overhead door has the potential of operating the door opener while locked, which can lead to damaging the door and connected components.



Garage door operator



Garage door operator



Garage door sensors

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

I	NI	NP	D

☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

There were no visible deficiencies to the accessible and visible portions of the dryer exhaust system at the time of inspection.



Dryer vent



Utility area



Dryer receptacle

☐ ☐ **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**

Comments:

The inspection of the irrigation system consists primarily of the performance of the system as a whole. The automatic function of the controller, effective coverage of the sprinklers, underground leaks, and other components/ performance that may not be visible are not within the scope of this inspection.

The landscape irrigation system consists of a Hunter controller located in the garage. There are 6 zones. The sprinkler head system is a combination of fixed and rotary spray heads pop up sprinklers. The backflow preventer is located in the front right corner of the property.

Observations:

Dead patches of grass can be found throughout the lawn. It is unknown whether this is due to inadequate coverage, improper sprinkler layout, sprinklers not operating, insufficient watering, or other possible causes.



Lawn irrigation controller



Lawn irrigation controller


Backflow preventer


Zone 1


Zone 1


Zone 2


Zone 3


Zone 4


Zone 4

I	NI	NP	D


Zone 5


Zone 5


Zone 6

☐ ☐ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction:
Comments:

☐ ☐ ☐ **C. Outbuilding**
Comments:

☐ ☐ ☐ **D. Private Water Wells (A coliform analysis is recommended.)**
Type of Pump:
Type of Storage Equipment:
Comments:

☐ ☐ ☐ **E. Private Sewage Disposal Systems**
Type of System:
Location of Drain Field:
Comments:

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

☐ ☐ ☐ **G. Other**
Comments:

SUMMARY:

This summary provides a simplified overview of the results of the Thursday, June 11, 2026 inspection at 123 Sample Drive, Amarillo, TX 79124. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "defects". Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

I. STRUCTURAL SYSTEMS

J. Fireplaces and Chimneys

- A cricket was missing from the backside of the chimney

K. Porches, Balconies, Decks and Carports

- A slight opening was observed where the front porch post meets the brick.

IV.PLUMBING SYSTEM

B. Drains, Wastes, and Vents

- Standing water was found inside the 2-inch drain pipe that collects water from the HVAC condensate line and the water heater pan.