



INSPECTED FOR

George Castanza
1585 Shrinkage Ave.
Haslet, TX 76052

April 28, 2025



PROPERTY INSPECTION REPORT FORM

George Castanza <i>Name of Client</i>	04/28/2025 <i>Date of Inspection</i>
1585 Shrinkage Ave., Haslet, TX 76052 <i>Address of Inspected Property</i>	
Ryan Cantrell <i>Name of Inspector</i>	21398 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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

Inspection Time In: **1:30 pm** Time Out: **3:45 pm** Property was: **Vacant**

Building Orientation (For Purpose Of This Report Front Faces): **West**

Weather Conditions During Inspection: **Cloudy Overcast**

Outside temperature during inspection: **70 to 80 Degrees Fahrenheit**

Parties present at inspection: **Buyer**

Year Build: **2025** Square Footage: **2000-2499**

Upon Arrival:

Water: ☒ On ☐ Off

Electric: ☐ On ☒ Off

Gas: ☐ On ☒ Off

Departure:

Water: ☒ On ☐ Off

Electric: ☐ On ☒ Off

Gas: ☐ On ☒ Off

Comments:

This report is for a pre-sheet rock/drywall construction (phase) inspection. Not all components promulgated by this form may be present and the inspector has made every attempt to report on the current state of the home in it's building progress on this date.

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REI 7-6 (8/9/21)

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THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY George Castanza. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE **INSPECTION AGREEMENT** INCLUDED IN THIS INSPECTION REPORT.

This inspection report is made for the sole purpose of assisting the purchaser to determine their own opinion moving forward in purchasing the inspected property and does not warrant or guarantee ***all*** defects to be found.

SCOPE: *A general home inspection is a visual observation of the condition of the property on a specific day without the use of specialized tools or prior knowledge of the dwelling, following the Texas standards of practice, outlined by TREC (Texas Real Estate Commission).*

The inspector cannot tell the future, nor predict future events that may occur once the client has taken occupancy of the home. The inspection is in essence, a snapshot in time, and we have attempted to uncover all possible deficiencies on this particular day. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods. This report contains technical information which we are happy to explain.

If you were not able to be present during this inspection, please call us to arrange for a consultation with your inspector by phone. If you choose ***not*** to consult with the inspector, TruVision Property Inspections PLLC cannot be held liable for your misunderstanding of the reports content.

This report is not intended to be used in determining ***insurability*** or ***warranty*** of the structure or other components of the home, and may/may not conform to the Texas Department of Insurance guidelines for property insurability. This is not an extensive code inspection based on specific jurisdictions or municipalities, however certain codes may be referenced or used in this report. This report is also not to be used by, or for any property and/or home warranty company.

The digital pictures in this report are a sample of the deficiencies / damages in place and should ***not*** be considered to show ***all*** of the deficiencies / damages found. There may be some damage and/or deficiencies not represented with digital imaging included. Please feel free to request any additional photos from your inspector that may not be included in this report.

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

Comments:

Foundation visibility: Unobstructed

Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to contain no significant unevenness after walking the first level floors.

Note: Homes built in North Texas less than 10 years old may be under builders warranty and inquiry should be made through seller as to any documents or transferable warranties that may exist through builder.

Note: Foundations in North Texas which are primarily on clay-based soil require adequate and evenly distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubs can cause foundational movement if growing too close to the structure. Water should not be permitted to erode the soil or pond/pool along side the foundation within the first 10 feet.

Additional Deficiencies and/or Comments:

- All form boards left in place along west and north sides of home need removed.
- Exposed post-tension cable end along south wall needs cut and sealed.



Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools such as a Zip-Level, therefore, the opinions expressed are one of apparent conditions and not of absolute fact, based on the date and time of this inspection. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a structural engineer of your choice. **The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.**

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B. Grading and Drainage

Comments:

General Observations:

- **Note:** Final grading not complete at time of inspection.

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Note: Drainage can sometimes be negatively affected by irrigation leaks below surface, recent rains, or over-watering of the lawn, which may be present at time of inspection. Observations are made visually without the use of specialized tools or prior knowledge of the property.

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C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt/Composite Shingles

Viewed From: Walked on Roof

Comments:

Roof Covering:

In the inspector's opinion, the overall condition of the roof covering material was LIKE NEW

- Portions of roof observed to be bruised/worn due to excessive foot traffic during installation.
- Corner of valley shingle along southeast side of roof not cut.
- Missing metal (assumed) roof covering at time of inspection along front of home.
- Shingles not laying flat or flush to decking along sidewall areas.



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Note: The Inspector is not a roofing contractor. When the Inspector is limited in the inspection in anyway, it is recommended that a qualified roofer/ company evaluate the roof covering as needed. Roofs are walked in a non-exhaustive manner at time of inspection.

Insurability: This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof. If covering is within a year old, recommend inquiring about manufactures or installers warranty.

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D. Roof Structures and Attics

Description of Roof Structure: Rafter Assembly

Comments:

- All components were found to be performing and in satisfactory condition on the day of the inspection.

Note: The inspector is not a structural engineer, and will not be able to determine weight/bearing load distribution regarding roof decking/coverings or additions that may have been added over time. The roof structure may not meet all modern or current framing standards, which may have not been required at time of inspection.

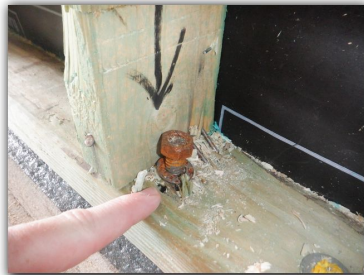
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E. Walls (Interior and Exterior)

Comments:

Interior Walls & Surfaces:

- Bowed stud members observed in single car garage area.
- Support studs off single car garage are not in contact with lower sill plate - and south side of opening, without sill support below. Recommend further evaluation and correction as needed.
- Lower supports below master bathroom window opening is not properly installed, large gaps between top of studs and sill plate observed.
- One or more studs cut short in need of shimming or re-cutting at doorways, observed in
- Split stud needs replaced in pantry (adjacent to master commode closet.
- Loose or un-secured nut to anchor bolt observed in garage along north wall.
- Damaged or split lower cripple studs below window openings observed in master bathroom and living room (south wall).



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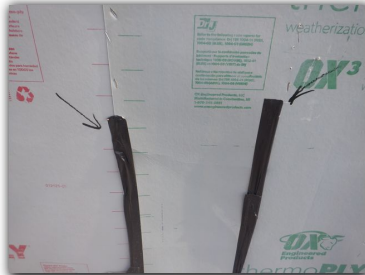
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Exterior Walls & Surfaces:

Description of Exterior Cladding: House Wrap

- Multiple areas of wall penetrations along south wall not properly sealed/taped (duct tape and Zip System tape (as observed around all other wall penetrations)).
- One or more damaged areas of house wrap need sealed.
- Improper sealant (duct tape) used along south wall outside of SW bedroom observed at house wrap.
- Improper installation of Zip System tape over back porch gas line.
- Areas of daylight observed inside home through house wrap need sealed.



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F. Ceilings and Floors

Comments:

Ceilings:

- Ensure all fastener openings at joist hangers have nails installed, missing in living room,
- Ceiling joist visibly tilted or leaning over front middle bedroom. Recommend blocking between ceiling joists to vertically align.

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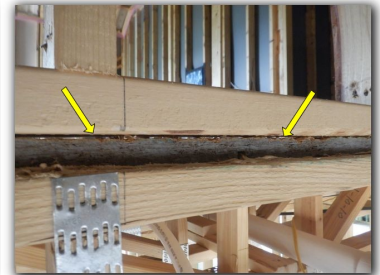
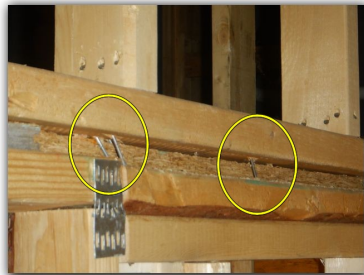
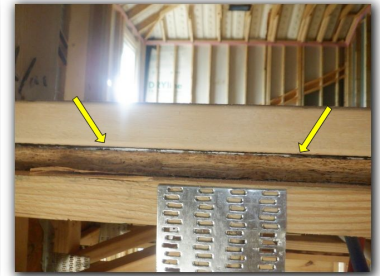
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Floors:

- Minor concrete divots in slab need filled before final flooring is installed.
- Nails not driven into upstairs sub-flooring pose trip hazard.
- Gap observed between upstairs railing lower sill plate and sub-flooring. Recommend correction as needed.
- **Note:** Moisture on sub-flooring upstairs observed at time of inspection.



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G. Doors (Interior and Exterior)

Comments:

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H. Windows

Comments:

Type: Gas/ Multi Pane

- **Note:** All accessible windows were inspected. Defective thermal paned (double paned) windows are not always visible. Dirt, haze, cloudy/rainy days or solar screens can obscure their condition on the day of inspection.

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I. Stairways (Interior and Exterior)

Comments:

- All components were found to be performing and in satisfactory condition on the day of the inspection.

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J. Fireplaces and Chimneys

Comments:

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K. Porches, Balconies, Decks, and Carports

Comments:

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L. Other

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

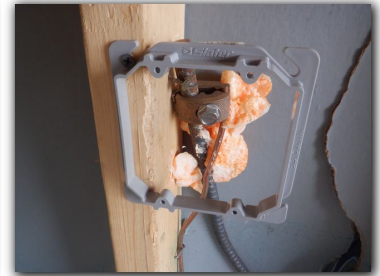
Grounding / Bonding:

Type of grounding for house: Ufer

- The ground wires are not connected back to panel at time of inspections, ground ufer located along west wall while panel is located opposite garage along north wall.

Distribution Wiring:

- All components were found to be performing and in satisfactory condition on the day of the inspection.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

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C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Comments:

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B. Cooling Equipment

Type of System:

Comments:

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C. Duct Systems, Chases, and Vents

Comments:

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IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Within 5-feet of Front Curb

Location of main water supply valve: Within 5-feet of Front Curb

Static water pressure reading: 90 to 100 psi (Standard range is 40-80 psi)

Type of supply piping material: Pex

Comments:

Water Supply & Exterior Faucets/Fixtures:

- The water pressure was observed to be above 80 psi at the time of this inspection. Under current plumbing standards the maximum water pressure should be 80 psi. This condition should be further evaluated and corrected as necessary. (this may decrease as homes in area become occupied)
- Note:** There is no visible water shut off in garage or laundry area at time of inspection. Recommend inquiring from builder as to future location of any water shut offs.



Kitchen & Bathrooms:

- All components were found to be performing and in satisfactory condition on the day of the inspection.

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B. Drains, Wastes, and Vents

Location of yard clean out: Front Yard

Exterior wall clean out present: Yes

Type of drain piping material: PVC

Comments:

Exterior Vents:

- Vents were observed by: Walked on Roof
- Missing vent boot over master bathroom and north slope needs installed to prevent water intrusion into attic and home.
- Exterior grade paint needed at low profile vents.
- Remove caps on vent stack pipes over master bathroom and SE corner of roof.

Kitchen & Bathroom Drains:

- All components were found to be performing and in satisfactory condition on the day of the inspection.

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C. Water Heating Equipment

Comments:

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D. Hydro-Massage Therapy Equipment

Comments:

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: North Wall

Type of gas distribution piping material: Black Iron

Comments:

- Improved strapping to gas line in kitchen for cook top needed.
- **Note:** No gas meter in place at time of inspection.



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F. Other

Comments:

V. APPLIANCES

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A. Dishwashers

Comments:

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B. Food Waste Disposers

Comments:

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C. Range Hood and Exhaust Systems

Comments:

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D. Ranges, Cooktops, and Ovens

Comments:

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E. Microwave Ovens

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Exhaust Termination: Exterior

- This component appears to be performing adequately at the time of this inspection.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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G. Garage Door Operators

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

Exhaust Termination: North Exterior Wall

- This component appears to be performing adequately at the time of this inspection.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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I. Other

Comments:

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REPORT SUMMARY

***The report summary follows the same order of the main body of the Property Inspection Report but is not necessarily a suggested priority repair list, or include all information contained in the report itself, which is left up to the sole discretion of the client.*

ROOF COVERING MATERIALS

- Portions of roof observed to be bruised/worn due to excessive foot traffic during installation.
- Corner of valley shingle along southeast side of roof not cut.
- Missing metal (assumed) roof covering at time of inspection along front of home.
- Shingles not laying flat or flush to decking along sidewall areas.

WALLS (INTERIOR)

- Bowed stud members observed in single car garage area.
- Support studs off single car garage are not in contact with lower sill plate - and south side of opening, without sill support below. Recommend further evaluation and correction as needed.
- Lower supports below master bathroom window opening is not properly installed, large gaps between top of studs and sill plate observed.
- One or more studs cut short in need of shimming or re-cutting at doorways, observed in
- Split stud needs replaced in pantry (adjacent to master commode closet).
- Loose or un-secured nut to anchor bolt observed in garage along north wall.
- Damaged or split lower cripple studs below window openings observed in master bathroom and living room (south wall).

WALLS (EXTERIOR)

- Multiple areas of wall penetrations along south wall not properly sealed/taped (duct tape and Zip System tape (as observed around all other wall penetrations).
- One or more damaged areas of house wrap need sealed.
- Improper sealant (duct tape) used along south wall outside of SW bedroom observed at house wrap.
- Improper installation of Zip System tape over back porch gas line.
- Areas of daylight observed inside home through house wrap need sealed.

CEILINGS

- Ensure all fastener openings at joist hangers have nails installed, missing in living room,
- Ceiling joist visibly tilted or leaning over front middle bedroom. Recommend blocking between ceiling joists to vertically align.

FLOORS

- Minor concrete divots in slab need filled before final flooring is installed.
- Nails not driven into upstairs sub-flooring pose trip hazard.
- Gap observed between upstairs railing lower sill plate and sub-flooring. Recommend correction as needed.
- **Note:** Moisture on sub-flooring upstairs observed at time of inspection.

SERVICE ENTRANCE & PANELS

- The ground wires are not connected back to panel at time of inspections, ground ufer located along west wall while panel is located opposite garage along north wall.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS & FIXTURES

- The water pressure was observed to be above 80 psi at the time of this inspection. Under current plumbing standards the maximum water pressure should be 80 psi. This condition should be further evaluated and corrected as necessary. (this may decrease as homes in area become occupied)

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- **Note:** There is no visible water shut off in garage or laundry area at time of inspection. Recommend inquiring from builder as to future location of any water shut offs.

DRAINS, WASTES, & VENTS

- Missing vent boot over master bathroom and north slope needs installed to prevent water intrusion into attic and home.
- Exterior grade paint needed at low profile vents.
- Remove caps on vent stack pipes over master bathroom and SE corner of roof.

GAS DISTRIBUTION SYSTEM

- Improved strapping to gas line in kitchen for cook top needed.