

Specere Plus

Property Inspection Report

Precision Property Inspection LLC



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Property Inspection Report

819 14TH ST SW
4065642112
ppimtlc@gmail.com

Property Type: Residential
Property Address: 123 Imaginary Lane
Client: J. Doe
Contact: —
Client Address: 511 4TH Ave S.
Client Phone: 555-555-5555
Client Email: drayganloki@gmail.com
Inspection Date: 2026-05-09
Inspector: Keith Johnson · Lic. HIP-INS-LIC-242

Summary

This dwelling has significant foundation issues, it is recommended that a licensed contractor be contacted.

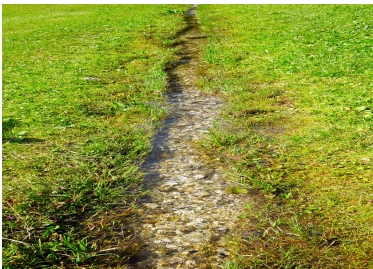
Exterior & Site

Grading & drainage

Minor defect

Cosmetic or low-impact issue. Recommended monitoring.
Water accumulation was observed in front yard.

Photo by boris misevic on Unsplash

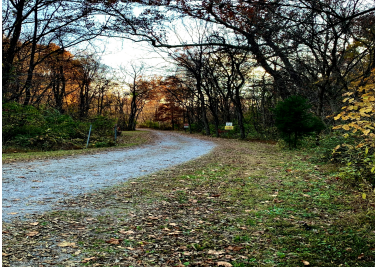


Driveway & walkways

No defect

Item inspected, no issues observed.

Photo by Adia Linkous on Unsplash



Landscaping near foundation

Item inspected, no issues observed.

No defect

Photo by Naoki Suzuki on Unsplash



Fences & gates

Cosmetic or low-impact issue. Recommended monitoring.
Damage on the Northside of yard was observed.

Minor defect



Roof

Roof covering

Item inspected, no issues observed.
The roofing material was asphalt shingles, no damage was observed.

No defect

Photo by Y M on Unsplash



Flashings & penetrations

Item inspected, no issues observed.

No defect

Photo by Kellen Riggan on Unsplash



Gutters & downspouts

Significant issue requiring repair within a reasonable timeframe.
Gutters of dwelling were clogged with debris.

Major defect

Photo by Grace Anne Bobadilla on Unsplash



Chimney & vents

Item inspected, no issues observed.

No defect

Photo by john xiao on Unsplash



Structure & Foundation

Foundation walls

Material defect

Critical safety or structural concern requiring immediate attention.

Foundation walls on the eastside of dwelling had significant cracks and visible water penetration.

Photo by Marija Zaric on Unsplash



Floor framing

No defect

Item inspected, no issues observed.

Wall framing

No defect

Item inspected, no issues observed.

Visible cracks or settlement

No defect

Item inspected, no issues observed.

Electrical

Main service panel

No defect

Item inspected, no issues observed.

200 amp service

Branch wiring

No defect

Item inspected, no issues observed.

Copper wiring with no visible defects

Outlets & switches (sample)

No defect

Item inspected, no issues observed.

GFCI / AFCI protection

No defect

Item inspected, no issues observed.

Plumbing

Water supply piping

No defect

Item inspected, no issues observed.

Water supply was a public source.

Drain, waste & vent

No defect

Item inspected, no issues observed.

Water heater

No defect

Item inspected, no issues observed.

50 gallon capacity

Fixtures & faucets

Item inspected, no issues observed.

No defect

HVAC

Heating system

Item inspected, no issues observed.

70000 BTU

No defect

Cooling system

Item inspected, no issues observed.

35000 BTU SEER13

No defect

Ductwork (visible)

Item inspected, no issues observed.

No defect

Thermostat operation

Item inspected, no issues observed.

Operated the heating and cooling systems with issue. Located on the North wall of the main floor living area.

No defect

Interior

Walls & ceilings

Item inspected, no issues observed.

No defect

Floors

Item inspected, no issues observed.

No defect

Doors & windows

Item inspected, no issues observed.

All exterior doors were observed to function at time of inspection.

No defect

Stairs & railings

Item was not observed, not applicable, or inaccessible at the time of inspection.

Not Observed/ N/A /Inaccessible

Kitchen & Appliances

Cabinets & counters

Item inspected, no issues observed.

No defect

Sink & faucet

Item inspected, no issues observed.

No defect

Range / oven

Item inspected, no issues observed.

No defect

Dishwasher

Item inspected, no issues observed.

No defect

Bathrooms

Tubs & showers

Item inspected, no issues observed.

No defect

Toilets

Item inspected, no issues observed.

No defect

Ventilation

Item inspected, no issues observed.

No defect

Caulking & grout

Item inspected, no issues observed.

No defect

Attic & Insulation

Insulation level

Item inspected, no issues observed.

No defect

Ventilation

Item inspected, no issues observed.

No defect

Vapor barrier

Item inspected, no issues observed.

No defect

Visible leaks

Item inspected, no issues observed.

No defect

Safety

Smoke detectors

Item inspected, no issues observed.

No defect

Carbon monoxide detectors

Item inspected, no issues observed.

No defect

Egress windows

Item inspected, no issues observed.

No defect

Handrails

Item inspected, no issues observed.

No defect