Semper Fi Home Inspection App

User Guide

App version 2.9.51 (build 140) · September 2026

Every screen in this guide is the real app. The company, inspector, clients and properties shown are invented for the guide.

Semper Fi Home Inspections · Temecula, California
app.semperfiservicesolutions.com · Google Play

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CHAPTER 1

Getting the app

The app runs on Android phones and tablets, and in any web browser on an iPhone, iPad, Mac or PC. It is one account and one set of inspections wherever you open it - start a job on the phone, finish the report on the computer.

Android - install from Google Play

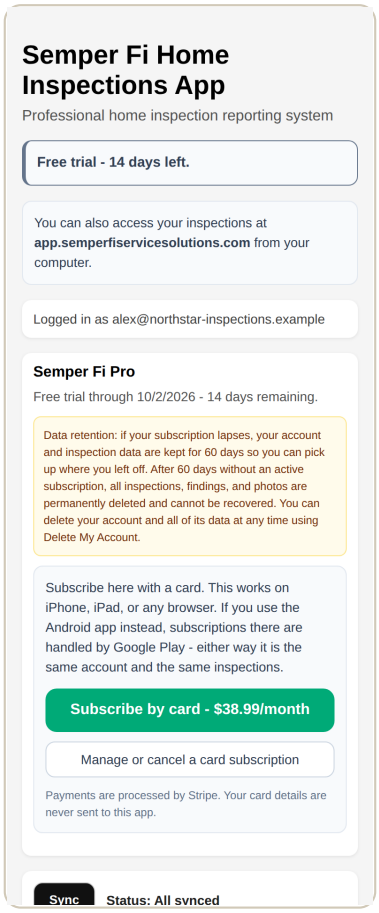
1. Open Google Play on the phone and search for **Semper Fi Home Inspection**, or open the link below.
2. Tap **Install**. The app is about 5 MB.
3. Open it and create your account (next chapter). The Android app is the one to use on site: it works with no signal and keeps a copy of every photograph in your phone's gallery under *Pictures / Semper Fi Inspections*.

→ Get it on Google Play https://play.google.com/store/apps/details?id=com.semperfihomeinspection.app

iPhone, iPad, Mac or PC - use it in the browser

Go to **app.semperfiservicesolutions.com**. Nothing to install. On an iPhone or iPad you can add it to the Home Screen so it opens full screen and works offline like the Android app:

1. Open **app.semperfiservicesolutions.com** in Safari.
2. Tap the **Share** button - the square with an arrow pointing up.
3. Scroll down and tap **Add to Home Screen**.
4. Tap **Add**. It now opens from your Home Screen like any other app.



The in-app instructions for adding the app to an iPhone Home Screen (reached from the login screen).

→ Open the app in your browser https://app.semperfiservicesolutions.com

→ Video: adding the app to an iPhone (English) https://youtu.be/QxqIdDFskeM

→ Video: adding the app to an iPhone (Spanish) https://youtu.be/nZOZRo5uUek

→ All walkthrough videos on YouTube https://www.youtube.com/playlist?list=PLJrRhVC1CiUU

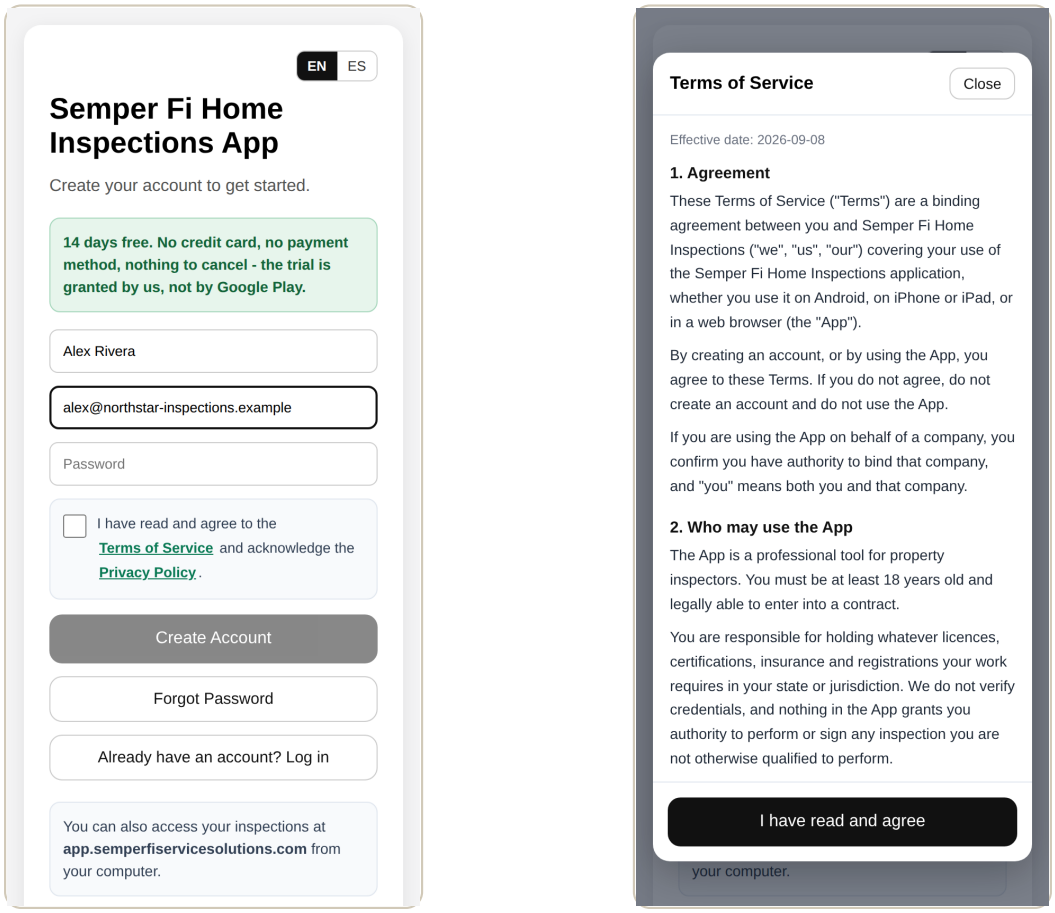
The app is available in English and Spanish. Tap **EN** or **ES** at the top of the login screen, or in the walkthroughs, to switch. Home and commercial reports print in either language; the Texas, Florida and REAC forms print in English with a supplemental report in Spanish.

CHAPTER 2

Your account

Creating an account

1. On the login screen tap **Need an account? Sign up**.
2. Enter your full name, the email address you want to log in with, and a password. The email must be one you can receive mail at - it is how you reset a forgotten password.
3. Tap **Terms of Service** to read them inside the app. The button at the end of the text ticks the box for you. **Privacy Policy** opens our website in your browser.
4. Tick the box and tap **Create Account**.

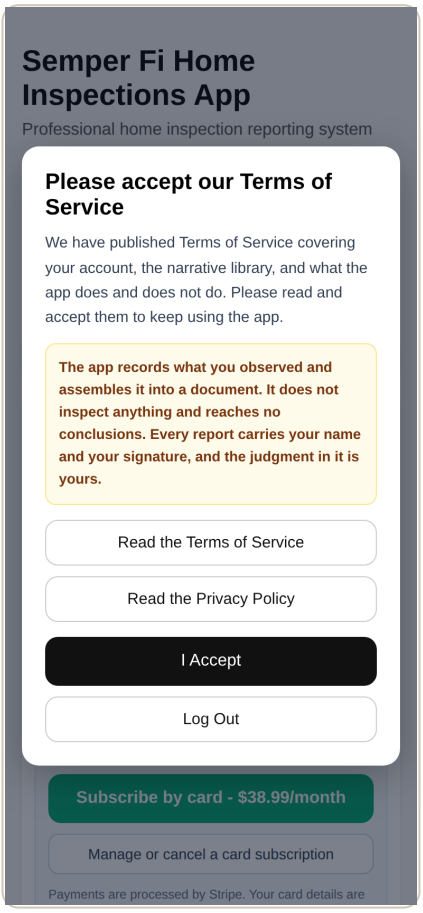


The sign-up form, and the Terms of Service opened from it.

The trial is 14 days, granted by us the moment the account is created. No card, no payment method, nothing to cancel. InterNACHI members get 30 days by entering their member number on the sign-up form (open the InterNACHI offer page first so the field appears).

First login

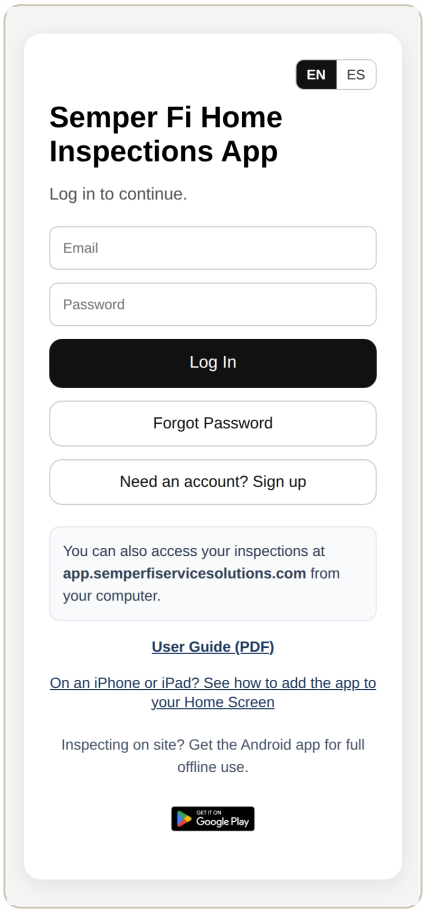
The first time you log in, the full Terms of Service appear over the screen. Read them and tap **I Accept**. This happens once per account (and again only if the terms are revised). The same screen offers **Read the Privacy Policy** and **Log Out**.



The acceptance screen on first login.

Logging in, and a forgotten password

Enter your email and password and tap **Log In**. If you have forgotten the password, tap **Forgot Password**: a reset link is emailed to the address on the account. The link needs a connection and expires, so open it soon after it arrives.



The login screen. The language switch (EN / ES) is top right; the Google Play badge and the iPhone instructions are at the bottom.

Subscription, trial and what happens after

The home screen shows how many trial days remain. When the trial ends the app asks you to subscribe. **Inspector plan - $38.99 per month**: home, commercial, Texas TREC and both Florida forms, unlimited inspections and reports, English and Spanish, cancel any time. On Android the subscription is handled by Google Play; on iPhone, iPad, Mac or PC tap **Subscribe by card** on the home screen and pay through Stripe - your card details never touch this app. Either way it is the same account and the same inspections.

The **REAC NSPIRE plan - $199.99 per month** adds the REAC NSPIRE pre-inspection module (Chapter 13) and includes everything in the Inspector plan. It is purchased in the browser at app.semperfiservicesolutions.com and then works on Android too.

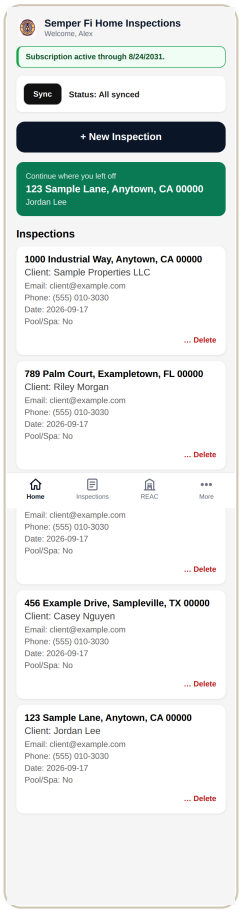
Data retention. If your subscription lapses, your account and inspection data are kept for 60 days so you can pick up where you left off. After 60 days without an active subscription, all inspections, findings and photos are permanently deleted. You can delete your account and all of its data at any time with **Delete My Account** on the home screen - the app asks you to confirm, and warns that it is permanent.

CHAPTER 3

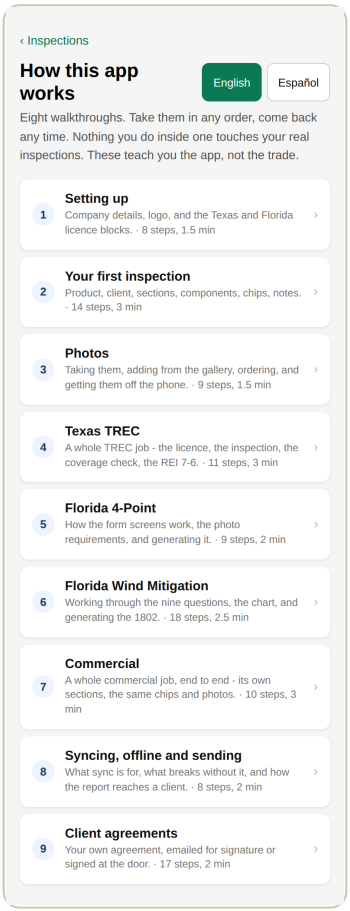
The home screen

Everything starts here. From top to bottom:

- **Trial / subscription card** - days remaining, the subscribe button, and the data-retention notice.
- **Sync** - sends everything recorded on this device to the server and pulls down what changed elsewhere. *Status* tells you whether anything is still waiting. Chapter 14 explains why this matters before you generate a document.
- **New Inspection** - opens the form for a new job (Chapter 5).
- **Company Profile** - your letterhead, logo, licences and client agreements (Chapter 4).
- **Narrative Library** - the written observations the app offers you as chips (Chapter 7).
- **REAC NSPIRE** - the pre-REAC module (Chapter 13). Marked *ADD-ON* until the plan is on the account.
- **How this app works** - nine guided walkthroughs inside the app, in both languages, with simulated screens you can tap.
- **Log Out** and **Delete My Account**.
- **Saved Inspections** - every job on the account, newest first. A green *Continue where you left off* card appears above it once you have started one.



The home screen of a new account.



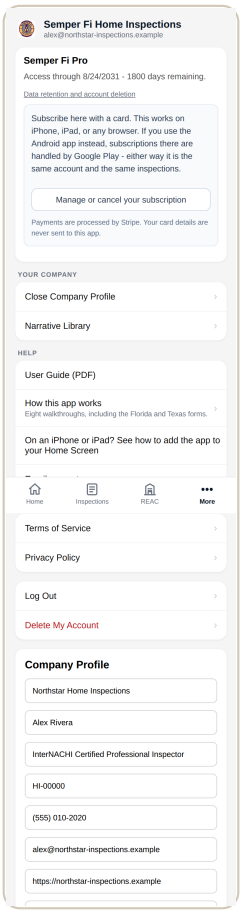
The nine in-app walkthroughs. Nothing you do inside one touches your real inspections.

CHAPTER 4

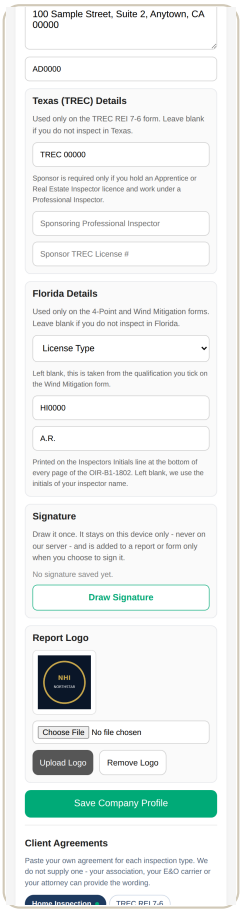
Company profile, logo and licences

Everything you type here prints at the top of every report you ever send. Fill it in once, before your first job.

1. Tap **More** at the bottom right, then **Company Profile**.
2. **Company Name, Inspector Name, Inspector Certification, License, Phone, Email, Website** - this is the letterhead a client reads before they read a word of the report.
3. **Mailing address** and **REAC inspector ID** print on the REAC report cover only.
4. **Texas (TREC) Details** - your TREC licence number, and your sponsor's name and licence if you hold an Apprentice or Real Estate Inspector licence. Used only on the REI 7-6. Leave blank if you do not inspect in Texas.
5. **Florida Details** - licence type, licence number and your initials. Used only on the 4-Point and Wind Mitigation forms. Leave blank if you do not inspect in Florida.
6. **Logo** - tap **Choose file**, pick your logo (PNG or JPEG), then tap **Upload Logo**. It prints on the report cover.
7. Tap **Save Company Profile**. The panel closes and *Company profile saved* appears.



The profile filled in for the invented company used throughout this guide.



Further down the same panel: the Texas and Florida licence blocks.

> The Texas and Florida blocks are attestations. The app fills in what you typed; it never decides whether you are qualified to sign a state form.

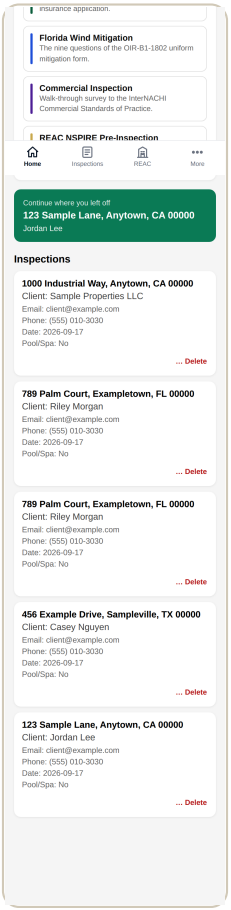
CHAPTER 5

A home inspection, step by step

This chapter follows one job from the New Inspection form to the finished PDF. Every other inspection type uses the same screens with a different section list, so read this one first.

1. Create the inspection

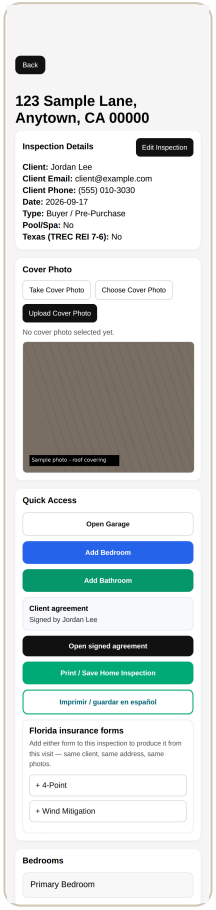
1. Tap **New Inspection** on the home screen.
2. Under **What are you inspecting?** pick the product - here, **Home Inspection**. The choice decides the section list, the checklist and which documents the job can produce. It can be changed later.
3. Client name, email and phone; the property address; optionally the client's current address, inspection time and fee.
4. **Inspection Date** is required. **Type of Inspection** (Buyer / Pre-Purchase, Pre-Listing, and so on) prints on the cover. Tick **Has Pool / Spa** to add that section.
5. Tap **Save Inspection**. The job is saved on the device immediately - no signal needed - and the inspection screen opens.



The New Inspection form, filled in.

2. The inspection screen

The top card shows the details (tap **Edit Inspection** to change them). Below it: the **Cover Photo** (take one, choose one from the gallery, or upload a file - then tap **Upload Cover Photo**); **Quick Access** with the buttons you use most; then the sections grouped as Exterior / Structure, Interior Living Areas, Systems / Utility Areas, and the Bedrooms and Bathrooms you add.

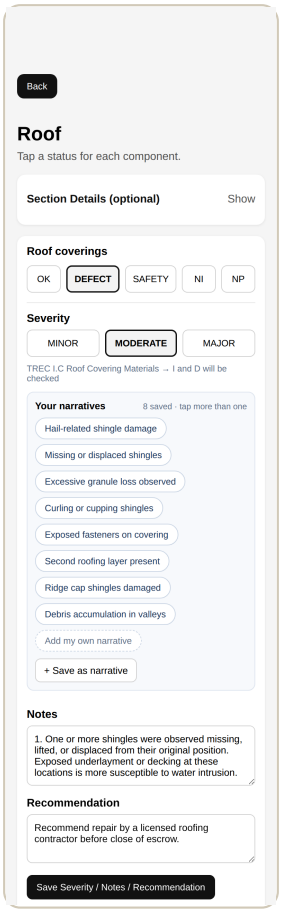


The inspection screen just after saving. The yellow line says one change has not reached the server yet.

Add Bedroom and **Add Bathroom** ask for a name ("Primary Bedroom", "Hall Bathroom") and add a room with its own component list. Add as many as the house has.

3. Work a section

1. Tap a section - **Roof**, say. Each component in it has five statuses: **OK**, **DEFECT**, **SAFETY**, **NI** (not inspected) and **NP** (not present). Tap one for every component. Every tap saves on the device as you go.
2. **Section Details (optional)** at the top holds section-level fields (materials, viewed from, and so on) that print above the components.

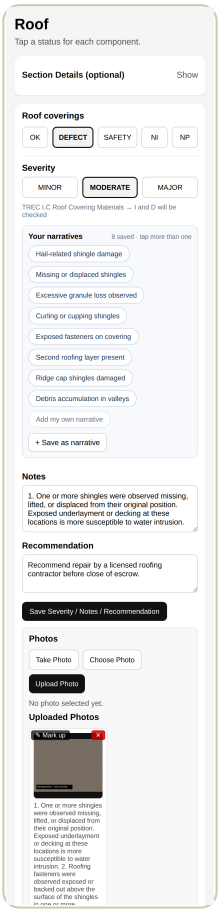


The Roof section before anything is marked.

4. Record a defect

Tap **DEFECT** (or **SAFETY**) and the finding panel opens under the component:

1. **Severity** - MINOR, MODERATE or MAJOR.
2. **Your narratives** - the library's written observations for this component, as chips. Tap one or more; each drops its text into **Notes** and its recommendation into **Recommendation**. **Add my own narrative** saves a new one for next time.
3. Type anything else in **Notes** and **Recommendation**, then tap **Save Severity / Notes / Recommendation**.
4. **Photos** - **Take Photo** opens the camera, **Choose Photo** opens the gallery. Then tap **Upload Photo**. The photograph prints beside this finding. Chapter 6 covers markup and ordering.
5. On a TREC job the grey line under the severity ("TREC I.C Roof Covering Materials → I and D will be checked") tells you which box on the state form this component fills.



A MODERATE defect on the roof covering: two narrative chips selected, notes and recommendation filled, and a photograph uploaded.

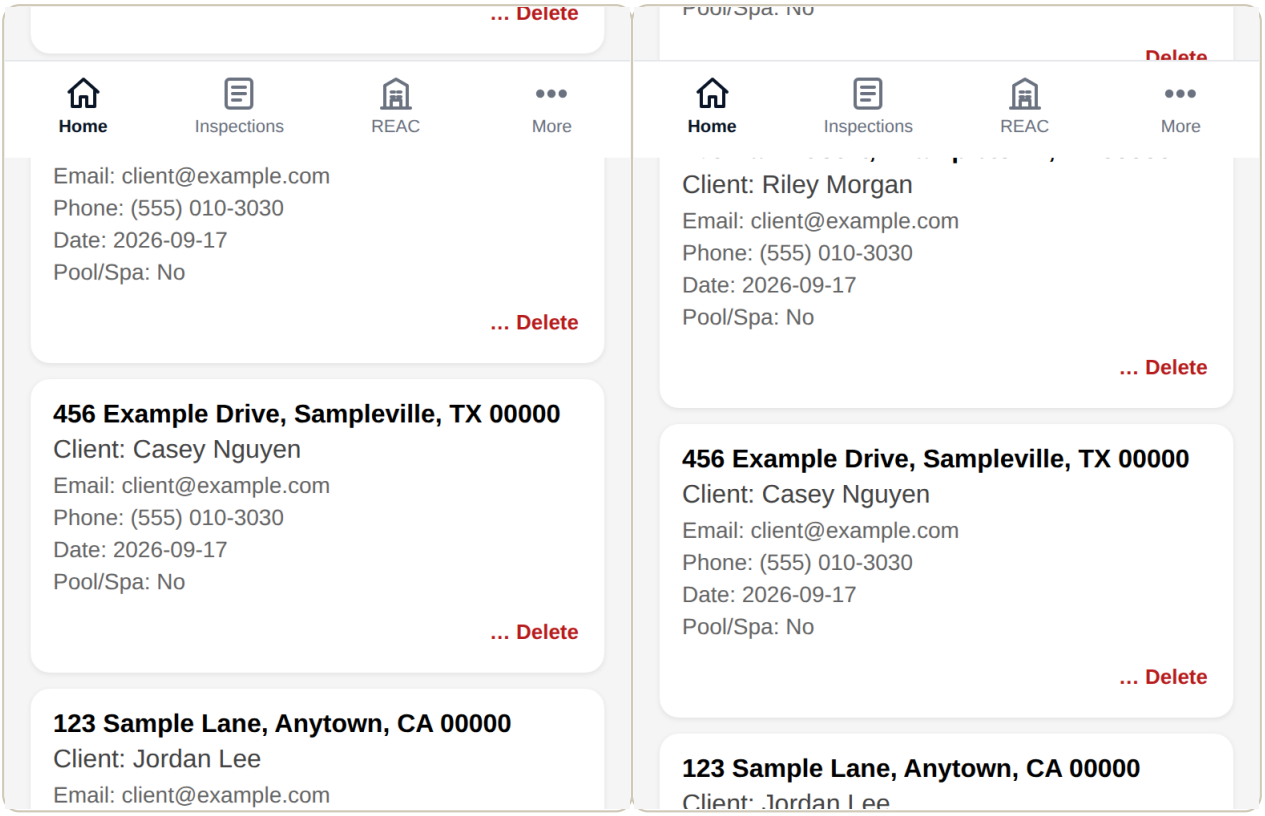
A SAFETY finding in a bedroom, recorded the same way.

Tap **Back** to return to the inspection screen and open the next section. The section list does not have to be done in order.

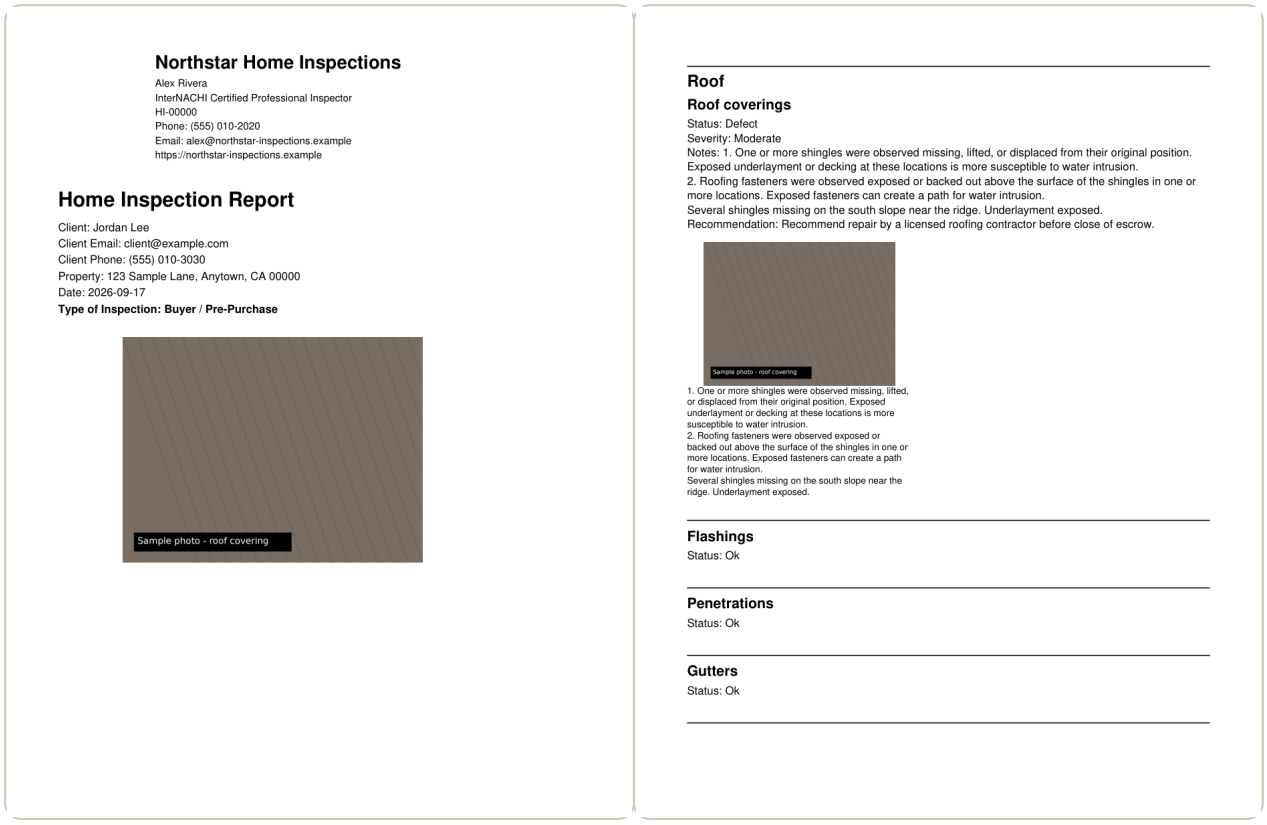
5. Sync, then generate the report

Reports are built on the server from what it has received. Anything still waiting on the device prints blank - no error, just a report missing the last hour. So:

1. With a signal, tap **Sync** on the home screen and wait for *Status: All synced*. The yellow "Not synced yet" line on the inspection screen disappears.
2. Open the inspection and tap **Print / Save Home Inspection**. If you have a saved signature you can sign the report; otherwise tap **Generate Without Signing**.
3. The PDF downloads (on Android it opens in your viewer and lands in Downloads). **Imprimir / guardar en español** produces the Spanish version of the same report.



Before and after Sync: 19 items waiting, then All synced.



The generated report: cover with letterhead, cover photo and client details; then each section with its findings, notes, recommendations and photographs.

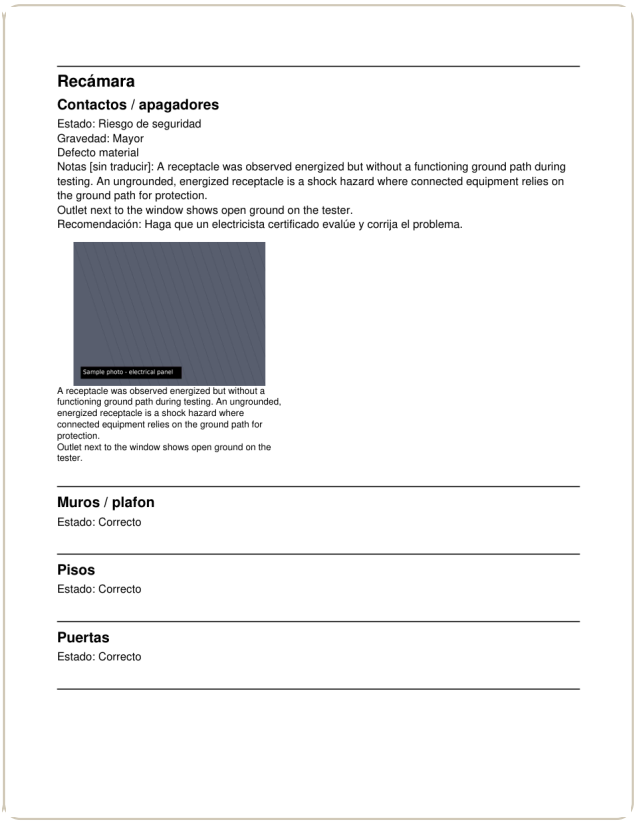


Northstar Home Inspections
Alex Rivera
InterNACHI Certified Professional Inspector
HI-00000
Phone: (555) 010-2020
Email: alex@northstar-inspections.example
https://northstar-inspections.example

Reporte de inspección de vivienda

Cliente: Jordan Lee
Correo del cliente: client@example.com
Teléfono del cliente: (555) 010-3030
Inmueble: 123 Sample Lane, Anytown, CA 00000
Fecha: 2026-09-17
Tipo de inspección: Buyer / Pre-Purchase

Sample photo - roof covering



Recámara

Contactos / apagadores

Estado: Riesgo de seguridad
Gravedad: Mayor
Defecto material
Notas [sin traducir]: A receptacle was observed energized but without a functioning ground path during testing. An ungrounded, energized receptacle is a shock hazard where connected equipment relies on the ground path for protection.
Outlet next to the window shows open ground on the tester.
Recomendación: Haga que un electricista certificado evalúe y corrija el problema.

Sample photo - electrical panel

A receptacle was observed energized but without a functioning ground path during testing. An ungrounded, energized receptacle is a shock hazard where connected equipment relies on the ground path for protection.
Outlet next to the window shows open ground on the tester.

Muros / plafon

Estado: Correcto

Pisos

Estado: Correcto

Puertas

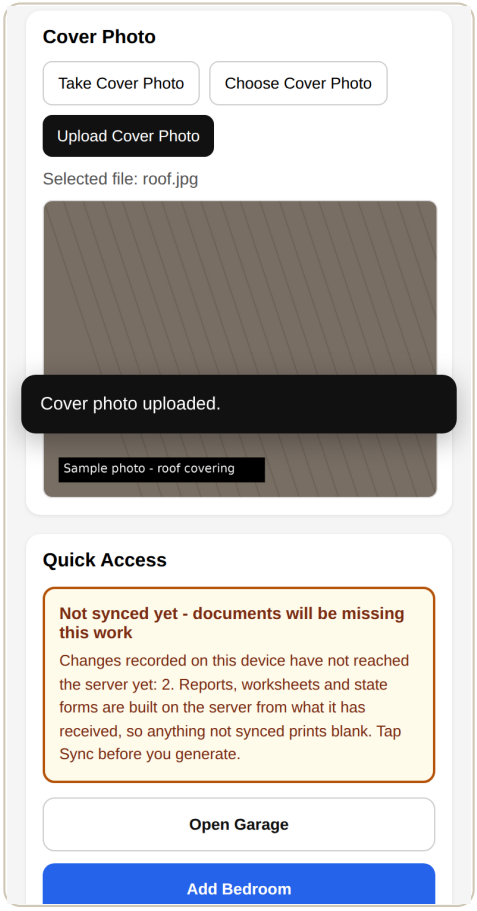
Estado: Correcto

The same job printed with Imprimir / guardar en español.

CHAPTER 6

Photographs

- **Where they go.** Every finding, the cover, each Florida photo set and each REAC deficiency has its own photo controls. A photograph belongs to the thing it was taken under and prints beside it.
- **Take Photo** opens the camera; **Choose Photo** opens the gallery; on a computer, **Upload Photo** lets you pick a file. iPhone HEIC files are accepted.
- **Markup.** After a photo is added, tap it to draw arrows and circles and add a note; the marked-up copy is what prints.
- **Order.** Photographs print in the order shown under the finding; use the arrows to reorder. **Remove** takes one off the finding.
- **No signal.** Photographs are stored on the device and go up on the next sync. On Android a copy is also written to the phone gallery under *Pictures / Semper Fi Inspections*, so nothing is lost if the app is uninstalled.
- **Storage full.** The app refuses the photo and tells you, rather than deleting anything.



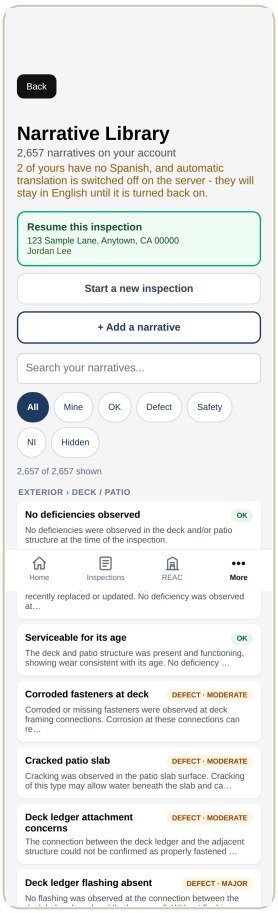
The cover photo block on the inspection screen.

CHAPTER 7

The narrative library

The app ships with 2,657 written observations covering every section and component, in English and Spanish. They appear as chips on every finding panel, filtered to the component you are on. You never have to use them - and anything you write yourself is saved and offered next time.

1. Tap **Narrative Library** on the home screen. Filter by **All**, **Mine**, status (OK / Defect / Safety / NI) or **Hidden**.
2. **+ Add a narrative**: choose the section, component, status and severity, give it a short chip label, write the observation (goes in Notes) and the recommendation, and tap **Save to library**.
3. Open any narrative to edit it, **hide** it so it stops appearing as a chip (reports that already used it are unchanged), or **delete** one of your own.



The library, with the filters and the first entries.

> The library is cached on the device, so the chips work with no signal. Edits made offline are sent on the next sync.

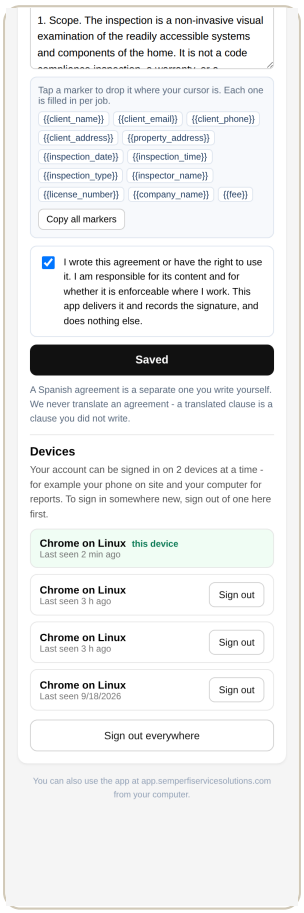
CHAPTER 8

Client agreements

You paste your own agreement wording once - one per inspection type, and a separate Spanish one if you want it. We supply no template and never edit or translate what you wrote. The app delivers it, records the signature, and emails the signed PDF to both of you.

Set up the wording

1. Open **Company Profile** and scroll to **Client Agreements**. Pick the inspection type and **English version** or **Spanish version**.
2. Type a **Document title** and paste the **Agreement wording**.
3. Tap a **marker** to drop it where the cursor is: *{{client_name}}*, *{{property_address}}*, *{{inspection_date}}*, *{{fee}}*, *{{company_name}}*, *{{inspector_name}}*, *{{license_number}}* and so on. Each is filled in per job.
4. Tick **I wrote this agreement or have the right to use it** and tap **Save agreement**.

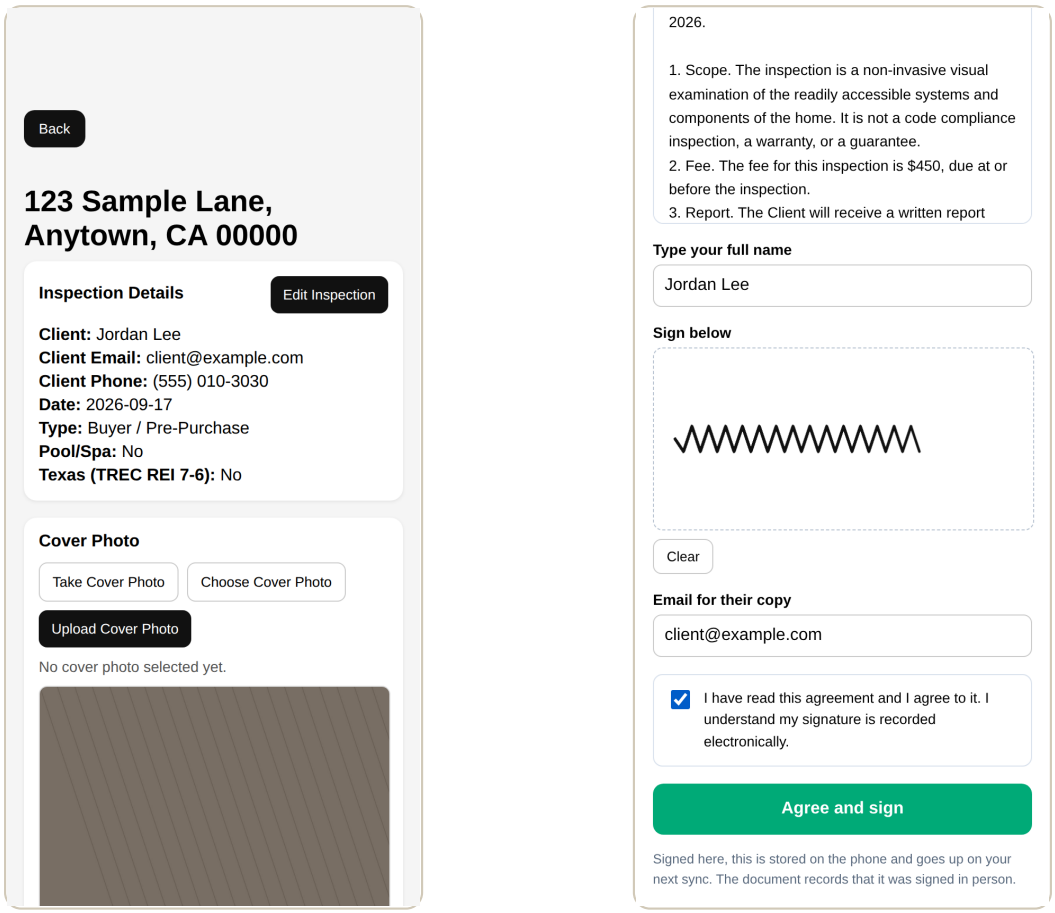


The agreements editor with sample wording and the marker chips.

Send it, or sign at the door

On the inspection screen, under Quick Access: **Email the agreement** sends the client a link to read and sign on their own phone (sync the inspection first). **Sign at the door** opens the agreement on your phone - hand it to the client, they type their name, sign with a finger, tick

the acknowledgement and tap **Agree and sign**. That works with no signal; the signature goes up on your next sync and the signed PDF is emailed to both of you.

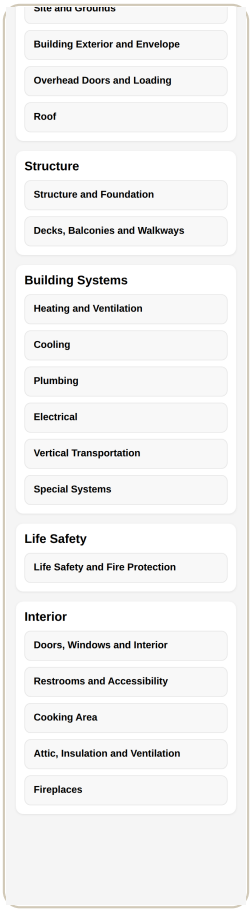


Sign at the door: the agreement with the job's details filled in, then signed by the client.

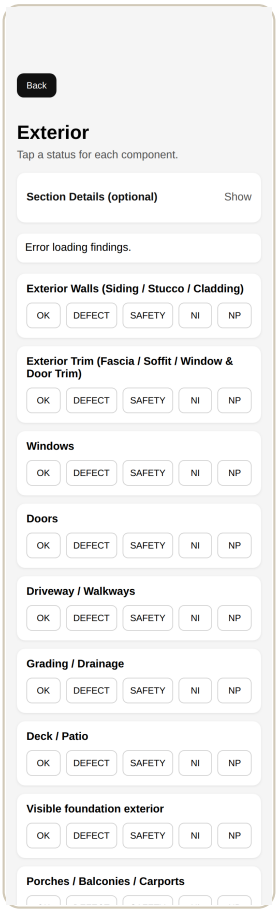
CHAPTER 9

Commercial inspection

Pick **Commercial** on the New Inspection form. It runs exactly like a home inspection - statuses, severity, narratives, notes, photographs, sync, report - with its own section list following the InterNACHI-CCPIA Commercial Standards of Practice: Site and Grounds, Building Exterior and Envelope, Overhead Doors and Loading, Roof, Structure and Foundation, Decks / Balconies / Walkways, Heating and Ventilation, Cooling, Plumbing, Electrical, Vertical Transportation, Special Systems, Life Safety and Fire Protection, Doors / Windows / Interior, Restrooms and Accessibility, Cooking Area, Attic / Insulation / Ventilation, Fireplaces.



A commercial job: the section groups Site / Exterior, Structure, Building Systems, Life Safety and Interior.



The commercial Roof section has its own components.

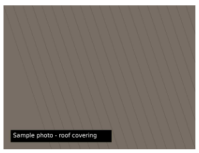
Northstar Home Inspections
Alex Rivera
InterNACHI Certified Professional Inspector
HI-00000
Phone: (555) 010-2020
Email: alex@northstar-inspections.example
https://northstar-inspections.example

Commercial Property Inspection Report

Client: Sample Properties LLC
Client Email: client@example.com
Client Phone: (555) 010-3030
Property: 1000 Industrial Way, Anytown, CA 00000
Date: 2026-09-17
Type of Inspection: Buyer / Pre-Purchase

Roof

Roof covering
Status: Defect
Severity: Major
Recommendation: Have a commercial roofing contractor evaluate and price repairs before purchase.



Exposed membrane
Status: Ok

Slopes and drainage design
Status: Ok

Ponding
Status: Ok

Roof drains and scuppers
Status: Ok

Overflow drains
Status: Ok

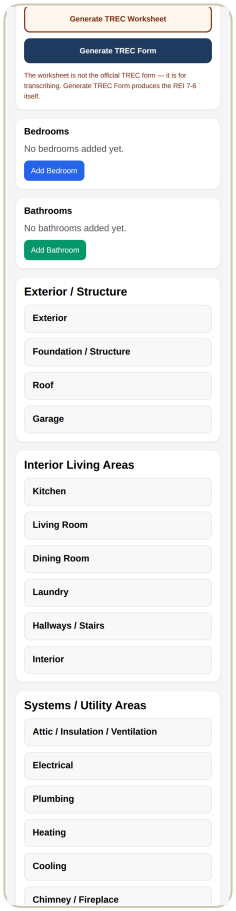
Print / Save Commercial Report produces the commercial report.

CHAPTER 10

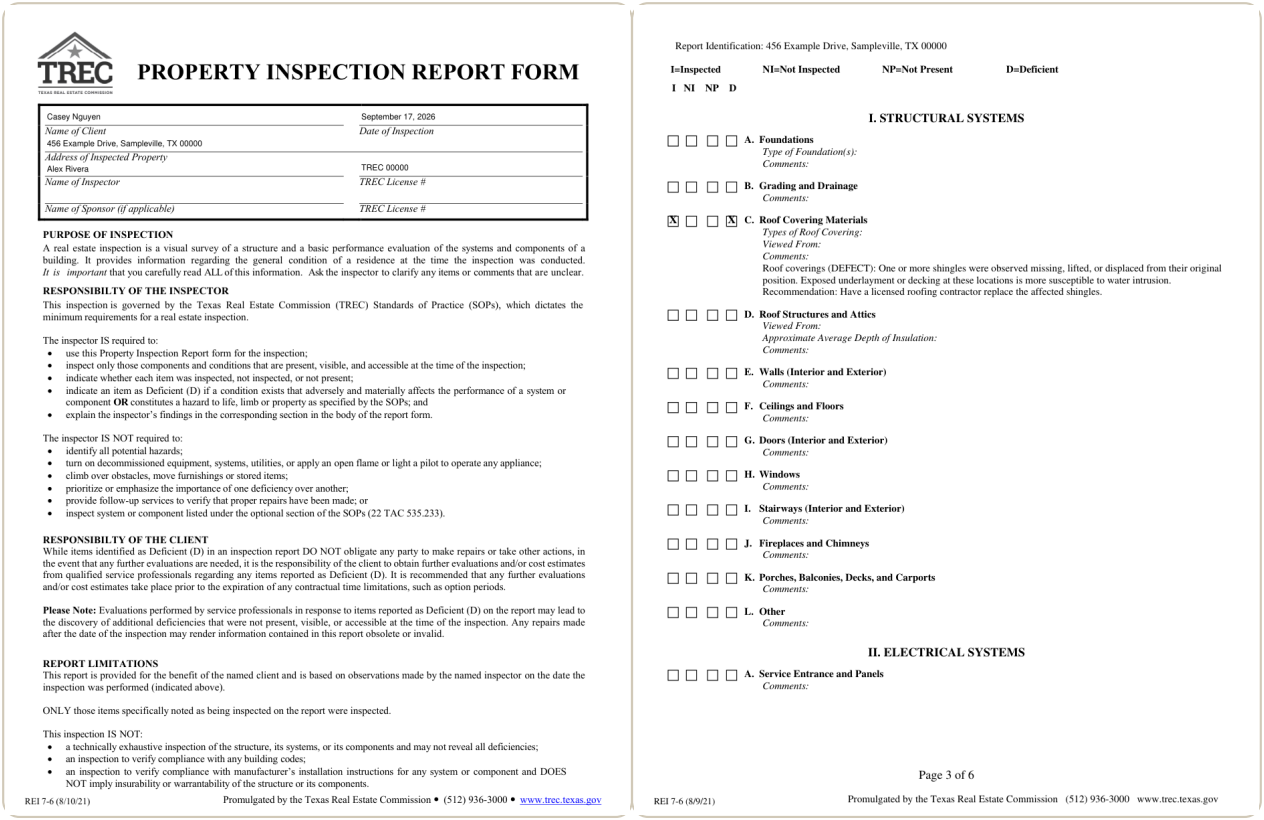
Texas TREC (REI 7-6)

Pick **Texas TREC** on the New Inspection form (or tick *Texas (TREC REI 7-6)* on a home inspection). You get the full home inspection plus two extra documents: the **TREC Worksheet** and the promulgated **REI 7-6** form, which fills itself in from what you mark - each component's grey line tells you which TREC item it feeds.

1. Make sure your TREC licence (and sponsor, if any) is in Company Profile. It prints on the form.
2. Work the sections as in Chapter 5.
3. Sync, then tap **Generate TREC Form**. The app first runs a **coverage check**: it lists every TREC item with nothing recorded and offers **Go fix it** for each. Nothing is generated until you choose to.
4. **Generate TREC Worksheet** gives you the item-by-item worksheet; **Generate TREC Form** gives you the REI 7-6 itself.



The coverage check: 1 of 41 items answered on this sample job, and the list of what is missing.



PROPERTY INSPECTION REPORT FORM

Casey Nguyen	September 17, 2026
Name of Client	*Date of Inspection*
456 Example Drive, Sampleville, TX 00000	
Address of Inspected Property	
Alex Rivera	TREC 00000
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.

RESPONSIBILTY 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).

RESPONSIBILTY 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.

REI 7-6 (8/10/21) Promulgated by the Texas Real Estate Commission • (512) 936-3000 • www.trec.texas.gov

Report Identification: 456 Example Drive, Sampleville, TX 00000

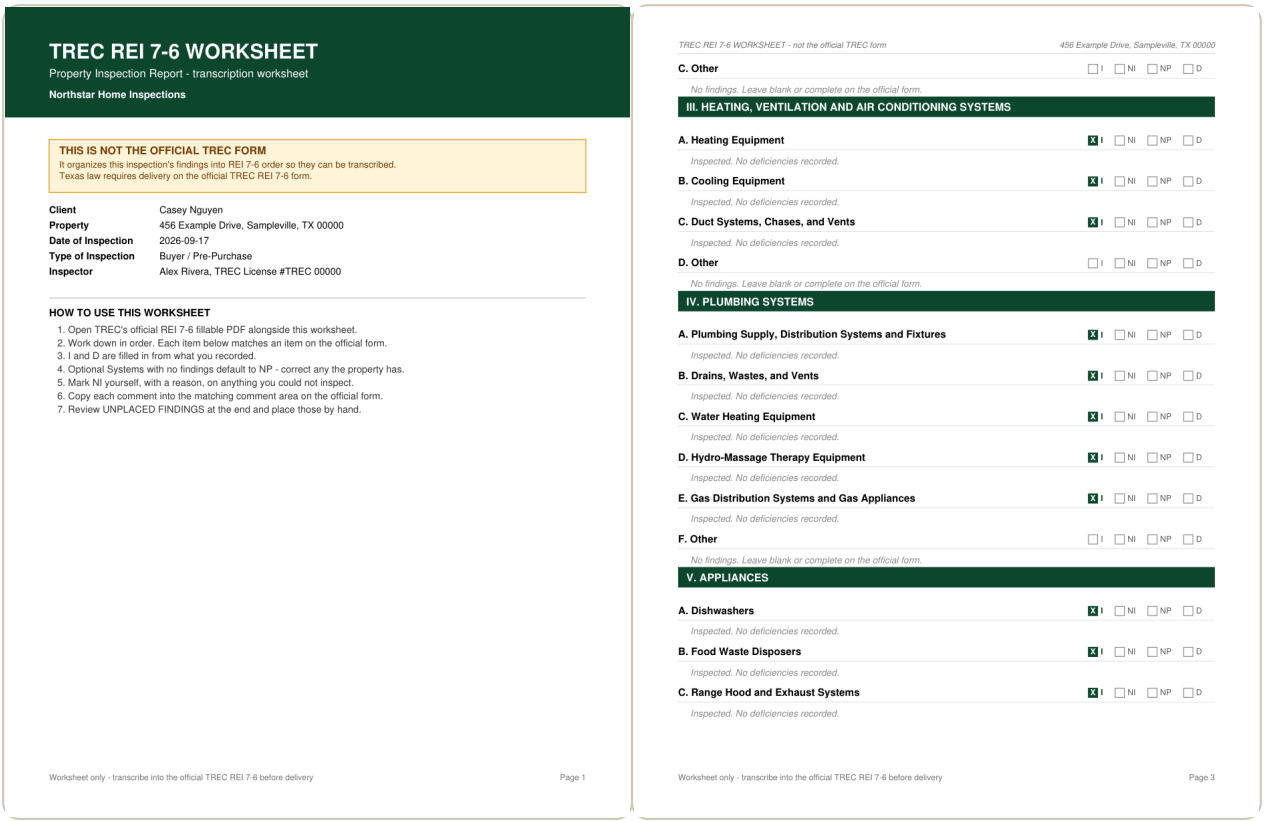
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	
				I. STRUCTURAL SYSTEMS
☐	☐	☐	☐	**A. Foundations** *Type of Foundation(s):* *Comments:*
☐	☐	☐	☐	**B. Grading and Drainage** *Comments:*
☒	☐	☐	☒	**C. Roof Covering Materials** *Types of Roof Covering:* *Viewed From:* *Comments:* Roof coverings (DEFECT): One or more shingles were observed missing, lifted, or displaced from their original position. Exposed underlayment or decking at these locations is more susceptible to water intrusion. Recommendation: Have a licensed roofing contractor replace the affected shingles.
☐	☐	☐	☐	**D. Roof Structures and Attics** *Viewed From:* *Approximate Average Depth of Insulation:* *Comments:*
☐	☐	☐	☐	**E. Walls (Interior and Exterior)** *Comments:*
☐	☐	☐	☐	**F. Ceilings and Floors** *Comments:*
☐	☐	☐	☐	**G. Doors (Interior and Exterior)** *Comments:*
☐	☐	☐	☐	**H. Windows** *Comments:*
☐	☐	☐	☐	**I. Stairways (Interior and Exterior)** *Comments:*
☐	☐	☐	☐	**J. Fireplaces and Chimneys** *Comments:*
☐	☐	☐	☐	**K. Porches, Balconies, Decks, and Carports** *Comments:*
☐	☐	☐	☐	**L. Other** *Comments:*
				II. ELECTRICAL SYSTEMS
☐	☐	☐	☐	**A. Service Entrance and Panels** *Comments:*

Page 3 of 6

REI 7-6 (8/9/21) Promulgated by the Texas Real Estate Commission (512) 936-3000 www.trec.texas.gov

The REI 7-6: page 1 with the property, client and inspector, and page 3 with I.C Roof Covering Materials marked Inspected and Deficient from the roof finding.



TREC REI 7-6 WORKSHEET

Property Inspection Report - transcription worksheet

Northstar Home Inspections

THIS IS NOT THE OFFICIAL TREC FORM

It organizes this inspection's findings into REI 7-6 order so they can be transcribed.
Texas law requires delivery on the official TREC REI 7-6 form.

Client	Casey Nguyen
Property	456 Example Drive, Sampleville, TX 00000
Date of Inspection	2026-09-17
Type of Inspection	Buyer / Pre-Purchase
Inspector	Alex Rivera, TREC License #TREC 00000

HOW TO USE THIS WORKSHEET

1. Open TREC's official REI 7-6 fillable PDF alongside this worksheet.
2. Work down in order. Each item below matches an item on the official form.
3. I and D are filled in from what you recorded.
4. Optional Systems with no findings default to NP - correct any the property has.
5. Mark NI yourself, with a reason, on anything you could not inspect.
6. Copy each comment into the matching comment area on the official form.
7. Review UNPLACED FINDINGS at the end and place those by hand.

Worksheet only - transcribe into the official TREC REI 7-6 before delivery — Page 1

TREC REI 7-6 WORKSHEET - not the official TREC form — *456 Example Drive, Sampleville, TX 00000*

C. Other — ☐ I ☐ NI ☐ NP ☐ D

No findings. Leave blank or complete on the official form.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment — ☒ I ☐ NI ☐ NP ☐ D

Inspected. No deficiencies recorded.

B. Cooling Equipment — ☒ I ☐ NI ☐ NP ☐ D

Inspected. No deficiencies recorded.

C. Duct Systems, Chases, and Vents — ☒ I ☐ NI ☐ NP ☐ D

Inspected. No deficiencies recorded.

D. Other — ☐ I ☐ NI ☐ NP ☐ D

No findings. Leave blank or complete on the official form.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures — ☒ I ☐ NI ☐ NP ☐ D

Inspected. No deficiencies recorded.

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

Inspected. No deficiencies recorded.

C. Water Heating Equipment — ☒ I ☐ NI ☐ NP ☐ D

Inspected. No deficiencies recorded.

D. Hydro-Massage Therapy Equipment — ☒ I ☐ NI ☐ NP ☐ D

Inspected. No deficiencies recorded.

E. Gas Distribution Systems and Gas Appliances — ☒ I ☐ NI ☐ NP ☐ D

Inspected. No deficiencies recorded.

F. Other — ☐ I ☐ NI ☐ NP ☐ D

No findings. Leave blank or complete on the official form.

V. APPLIANCES

A. Dishwashers — ☒ I ☐ NI ☐ NP ☐ D

Inspected. No deficiencies recorded.

B. Food Waste Disposers — ☒ I ☐ NI ☐ NP ☐ D

Inspected. No deficiencies recorded.

C. Range Hood and Exhaust Systems — ☒ I ☐ NI ☐ NP ☐ D

Inspected. No deficiencies recorded.

Worksheet only - transcribe into the official TREC REI 7-6 before delivery — Page 3

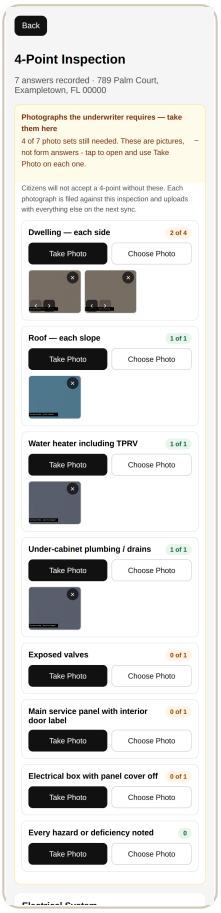
The TREC worksheet.

CHAPTER 11

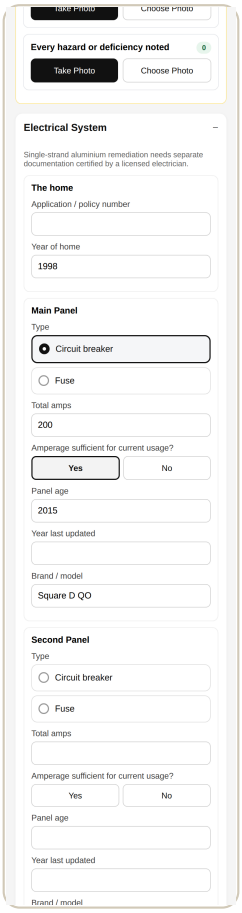
Florida 4-Point

Pick **Florida 4-Point** on the New Inspection form, or add the form to an existing home inspection with **+ 4-Point** under *Florida insurance forms* - same client, same address, same photos. The inspection screen shows where each form section's answers live, and two buttons: **Open 4-Point Questions** and **Generate 4-Point Form**.

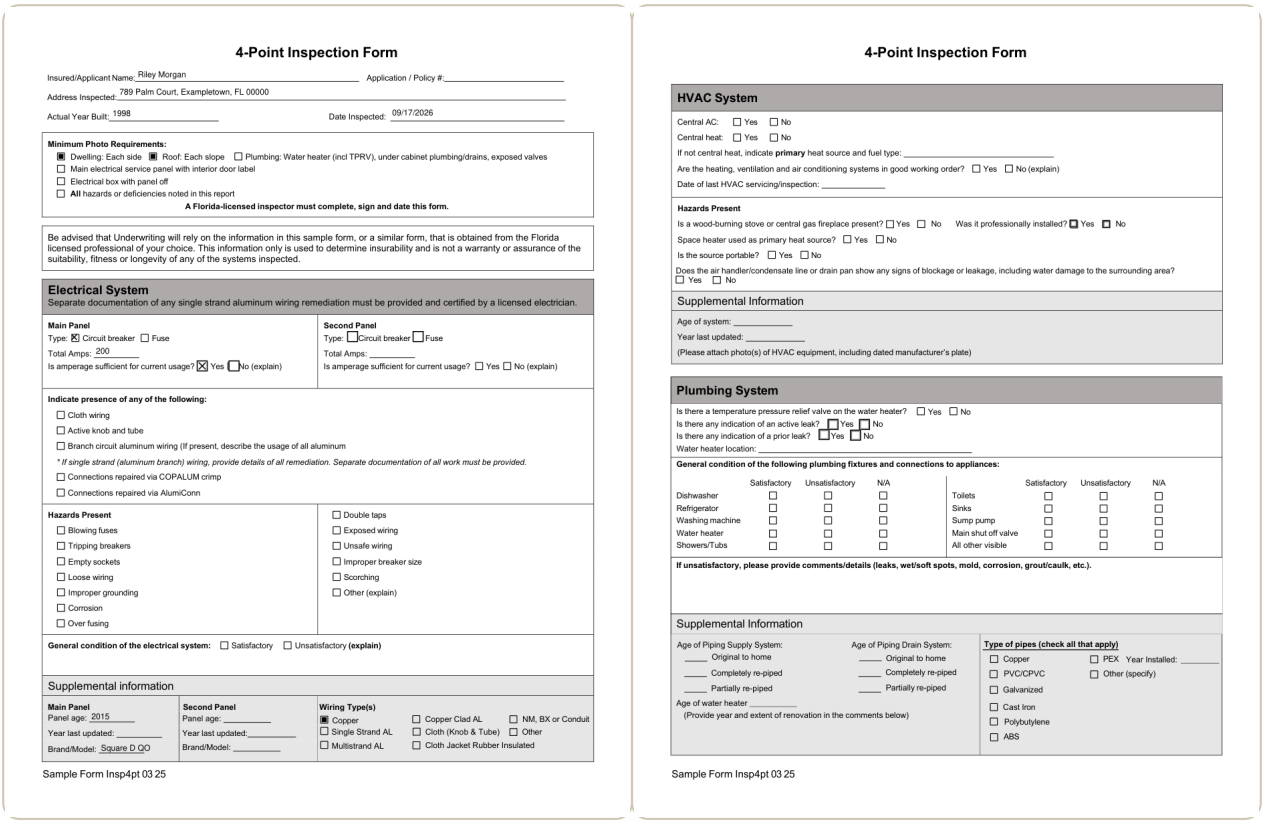
1. Tap **Open 4-Point Questions**. The top block is **Photographs the underwriter requires** - seven photo sets (dwelling each side, roof each slope, water heater with TPRV, under-cabinet plumbing, exposed valves, main panel with door label, panel with cover off, plus every hazard). These are pictures, not answers: tap **Take Photo** on each.
2. Then the four systems - **Electrical**, **HVAC**, **Plumbing**, **Roof** - as tap-to-answer fields: panel type, amps, wiring types, hazards present, and so on. Every answer saves as you go, with no signal needed.
3. Sync, then tap **Generate 4-Point Form**. If photo sets are still missing the app tells you how many before it generates.



The 4-Point questions screen: the required photo sets, then the Electrical System.



Answering the electrical block - tap the option that matches what you found.



4-Point Inspection Form

Insured/Applicant Name: Riley Morgan Application / Policy #: _____

Address Inspected: 789 Palm Court, Exampletown, FL 00000

Actual Year Built: 1998 Date Inspected: 09/17/2026

Minimum Photo Requirements:

- [x] Dwelling: Each side [x] Roof: Each slope [ ] Plumbing: Water heater (incl TPRV), under cabinet plumbing/drains, exposed valves
- [ ] Main electrical service panel with interior door label
- [ ] Electrical box with panel off
- [ ] **All** hazards or deficiencies noted in this report

A Florida-licensed inspector must complete, sign and date this form.

Be advised that Underwriting will rely on the information in this sample form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.

Electrical System

Separate documentation of any single strand aluminum wiring remediation must be provided and certified by a licensed electrician.

Main Panel
Type: [x] Circuit breaker [ ] Fuse
Total Amps: 200
Is amperage sufficient for current usage? [x] Yes [ ] No (explain)

Second Panel
Type: [ ] Circuit breaker [ ] Fuse
Total Amps: _____
Is amperage sufficient for current usage? [ ] Yes [ ] No (explain)

Indicate presence of any of the following:

- [ ] Cloth wiring
- [ ] Active knob and tube
- [ ] Branch circuit aluminum wiring (If present, describe the usage of all aluminum
- ** If single strand (aluminum branch) wiring, provide details of all remediation. Separate documentation of all work must be provided.*
- [ ] Connections repaired via COPALUM crimp
- [ ] Connections repaired via Alumi/Conn

Hazards Present

- [ ] Blowing fuses
- [ ] Tripping breakers
- [ ] Empty sockets
- [ ] Loose wiring
- [ ] Improper grounding
- [ ] Corrosion
- [ ] Over fusing
- [ ] Double taps
- [ ] Exposed wiring
- [ ] Unsafe wiring
- [ ] Improper breaker size
- [ ] Scorching
- [ ] Other (explain)

General condition of the electrical system: [ ] Satisfactory [ ] Unsatisfactory **(explain)**

Supplemental information

Main Panel
Panel age: 2015
Year last updated: _____
Brand/Model: Square D QO

Second Panel
Panel age: _____
Year last updated: _____
Brand/Model: _____

Wiring Type(s)

- [x] Copper
- [ ] Copper Clad AL
- [ ] NM, BX or Conduit
- [ ] Single Strand AL
- [ ] Cloth (Knob & Tube)
- [ ] Other
- [ ] Multistrand AL
- [ ] Cloth Jacket Rubber Insulated

Sample Form Insp4pt 03 25

4-Point Inspection Form

HVAC System

Central AC: [ ] Yes [ ] No
Central heat: [ ] Yes [ ] No
If not central heat, indicate **primary** heat source and fuel type: _____
Are the heating, ventilation and air conditioning systems in good working order? [ ] Yes [ ] No (explain)
Date of last HVAC servicing/inspection: _____

Hazards Present

Is a wood-burning stove or central gas fireplace present? [ ] Yes [ ] No Was it professionally installed? [x] Yes [ ] No
Space heater used as primary heat source? [ ] Yes [ ] No
Is the source portable? [ ] Yes [ ] No
Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area? [ ] Yes [ ] No

Supplemental Information

Age of system: _____
Year last updated: _____
(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

Plumbing System

Is there a temperature pressure relief valve on the water heater? [ ] Yes [ ] No
Is there any indication of an active leak? [ ] Yes [ ] No
Is there any indication of a prior leak? [ ] Yes [ ] No
Water heater location: _____

General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	[ ]	[ ]	[ ]	Toilets	[ ]	[ ]	[ ]
Refrigerator	[ ]	[ ]	[ ]	Sinks	[ ]	[ ]	[ ]
Washing machine	[ ]	[ ]	[ ]	Sump pump	[ ]	[ ]	[ ]
Water heater	[ ]	[ ]	[ ]	Main shut off valve	[ ]	[ ]	[ ]
Showers/Tubs	[ ]	[ ]	[ ]	All other visible	[ ]	[ ]	[ ]

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

Supplemental Information

Age of Piping Supply System:
_____ Original to home
_____ Completely re-piped
_____ Partially re-piped

Age of Piping Drain System:
_____ Original to home
_____ Completely re-piped
_____ Partially re-piped

Age of water heater _____
(Provide year and extent of renovation in the comments below)

Type of pipes (check all that apply)

- [ ] Copper
- [ ] PEX Year Installed: _____
- [ ] PVC/CPVC
- [ ] Other (specify)
- [ ] Galvanized
- [ ] Cast Iron
- [ ] Polybutylene
- [ ] ABS

Sample Form Insp4pt 03 25

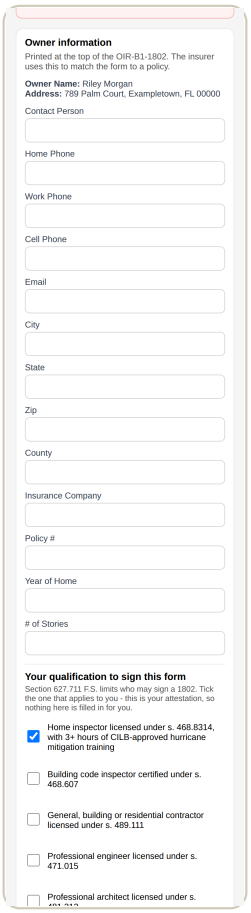
The generated Citizens 4-Point form.

CHAPTER 12

Florida Wind Mitigation (OIR-B1-1802)

Pick **Florida Wind Mitigation** on the New Inspection form, or add it with **+ Wind Mitigation**. Tap **Open Wind Mitigation Questions**.

1. **Owner information** is taken from the inspection (owner name, address); add county, insurance company, policy number, year of home and number of stories.
2. **Your qualification to sign this form** - tick the one that applies. Section 627.711 F.S. limits who may sign a 1802; this is your attestation and nothing here is filled in for you.
3. The nine questions - 1 Building Code, 2 Region, 3 Roof Slope, 4 Roof Covering (with 4.2 Product Approval), 5 Roof Deck Attachment, 6 Roof to Wall Attachment, 7 Roof Geometry, 8 Sealed Roof Deck, 9 Opening Protection. Tap **+** to open one and pick the option that matches; the wording is the form's own.
4. Sync, then tap **Generate OIR-B1-1802**.



The wind mitigation questions with three of them opened.

Uniform Mitigation Verification Inspection Form

Maintain a copy of this form and any documentation provided with the insurance policy.

Inspection Date: 09/17/2026		
Owner Information:		
Owner Name: Riley Morgan		Contact Person:
Address: 789 Palm Court		Home Phone:
City: Exampletown, FL	Zip: 00000	Work Phone:
County:		Cell Phone: (555) 010-3030
Insurance Company:		Policy #:
Year of Home:	# of Stories:	Email: client@example.com

NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photograph or document providing proof must accompany this form to validate each attribute marked in questions 2 through 9. A FORTIFIED Home® □ Roof, □ Silver, or □ Gold Certificate may be used to validate the attributes marked in questions 4 through 6, and questions 8 through 9 (check type of certificate and attach photocopy). The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.

1. Building Code: What version of the Florida Building Code "FBC" (FBC 2001 & 2004 OR FBC 2007 or later) OR for homes located in the High-Velocity Hurricane Zone ("HVHZ") (Miami-Dade or Broward counties), South Florida Building Code (SFBC-94) was in force at the time of original permit application?
□ A. Code in force at time of permit application was the FBC 2001 & 2004: Year Built _____. For homes built in 2002/2003, provide a permit application with a date after 3/1/2002: Building Permit Application Date (MM/DD/YYYY) ____/____/_____.
□ B. Code in force at time of permit application was the FBC 2007 and later: Year Built _____. For homes built in 2007/2008, provide a permit application with a date after 12/8/2006: Building Permit Application Date (MM/DD/YYYY) ____/____/_____.
□ C. For the HVHZ Only: Code in force at time of permit application was the SFBC-94: Year Built _____. For homes built in 1994, 1995, and 1996, provide a permit application with a date after 9/1/1994: Building Permit Application Date (MM/DD/YYYY) ___/___/_____.
□ D. Unknown or does not meet the requirements of Answer "A" or "B" or "C".

2. Region: Location based on design windspeed. See ASCE 7-22 (700-year MRI) Risk Category 2 (www.ascehazardtool.org).
□ HVHZ □ Region 1 (≥ 140 mph) □ Region 2 (130 mph – 139 mph) □ Region 3 (< 130 mph)

3. Roof Slope: For single-family homes with multiple slopes, indicate the slope that is at least two thirds of the main roof area when determining greater than or equal to 6:12, OR less than 6:12.
□ Greater than or equal to (≥ 6:12) □ Less than (< 6:12).

4. Roof Covering: Select all roof covering types in use. Provide the permit application date OR FBC/MDC Product Approval number AND Year of Original Installation/Replacement OR indicate that no information was available to verify compliance for each roof covering identified.

4.1 Roof Covering Type:	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	No Information Provided for Compliance
□ Asphalt/Fiberglass Shingle	___/___/___			□
□ Concrete/Clay Tile	___/___/___			□
□ Synthetic/Composite Tile	___/___/___			□
□ Metal	___/___/___			□
□ Built Up	___/___/___			□
□ Membrane	___/___/___			□
□ Other _____	___/___/___			□

Inspectors Initials ___A.R.___ **Property Address**_789 Palm Court, Exampletown, FL 00000

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form. Some items listed may not qualify for a discount.**

Uniform Mitigation Verification Inspection Form

Maintain a copy of this form and any documentation provided with the insurance policy.

4.2 Product Approval Listing
□ A. All roof coverings listed above meet the FBC with a FBC or Miami-Dade Product Approval listing current at the time of installation OR have a roofing permit application date on or after 3/1/02 OR the roof is original and built in 2004 or later.
□ B. All roof coverings have a Miami-Dade Product Approval listing current at time of installation OR (for the HVHZ only) a roofing permit application after 9/1/1994 and before 3/1/2002 OR the roof is original and built in 1997 or later.
□ C. One or more roof coverings do not meet the requirements of Answer "A" or "B."
□ D. No roof coverings meet the requirements of Answer "A" or "B."

5. Roof Deck Attachment: What is the **WEAKEST** form of roof deck attachment?
□ A. Plywood/Oriented strand board (OSB) roof sheathing with minimum thickness of 7/16" attached to the roof truss/rafter (spaced a maximum of 24" o.c.) by staples or 6d nails spaced at 6" along the edge and 12" in the field. **OR** Batten decking supporting wood shakes or wood shingles (max 24" truss/rafter spacing). **OR** Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that has an equivalent mean ultimate uplift resistance of at least 55 psf, but less than that required for Options B or C below. (NOTE: If the nailing or rafter spacing is greater than specified above, or the roof decking is less than specified above, select Answer F. Other.)
□ B. Plywood/OSB roof sheathing with a minimum thickness of 7/16" attached to the roof truss/rafter (spaced a maximum of 24" o.c.) by 8d common nails spaced a maximum of 12" in the field. **OR** Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent or greater resistance than 8d nails spaced a maximum of 12" in the field (max 24" truss/rafter spacing) or has a mean ultimate uplift resistance of at least 103 psf.
□ C. Plywood/OSB roof sheathing with a minimum thickness of 7/16" attached to the roof truss/rafter (spaced a maximum of 24" o.c.) by 8d common nails spaced a maximum of 6" in the field. **OR** Dimensional lumber/Tongue & Groove decking with a minimum of 2 nails per board (or 1 nail per board if each board is equal to or less than 6" in width). **OR** Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent or greater resistance than 8d common nails spaced a maximum of 6" in the field (max 24" truss/rafter spacing) or has a mean ultimate uplift resistance of at least 182 psf.
□ D. Reinforced Concrete Roof Deck.
□ E. Spray foam products with an uplift resistance of 110 PSF (FOS 1.5). (Spray foam must be installed along rafter deck intersections, all panel joints, etc.).
□ F. Other: _____
□ G. Unknown or unidentified.
□ H. No attic access.

6. Roof to Wall Attachment: What is the **WEAKEST** roof to wall connection? (Do not include attachment of hip/valley jacks within five (5) feet of the inside or outside corner of the roof in determination of WEAKEST type).

□ A. Toenails:
□ Truss/rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the top plate of the wall, **OR**
□ Metal connectors or structural fasteners that are not installed as intended do not meet the minimal conditions or requirements of B, C, or D, **OR**
□ Other connection method documented to provide a substantiated wind allowable uplift capacity of 185 lbs. or greater.

Minimal conditions to qualify for categories B, C, or D. All verified connections are either: (Note: All retrofit connectors, or structural fasteners, must meet option 3).

□ 1. Metal connectors secured to truss/rafter with a minimum of three (3) nails, and attached to the side and/or bottom of the wall framing top plate, or embedded into the bond beam, with less than ½" gap from the blocking or truss/rafter, and blocked no more than 1 ½" from the truss/rater, and free of visible severe corrosion, **OR**
□ 2. Metal connectors consisting of a single strap that wraps over the truss/rafter, are secured to the side of the wall and/or bottom of the top plate with a minimum of three nails on each side and free of visible severe corrosion, **OR**
□ 3. Purpose-made metal connector(s) or structural fastener(s) installed per the manufacturer's installation specifications to meet the substantiated wind allowable capacity detailed below.

Inspectors Initials ___A.R.___ **Property Address**_789 Palm Court, Exampletown, FL 00000

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form. Some items listed may not qualify for a discount.**

The generated OIR-B1-1802 with the owner block, address and inspector initials filled in.

CHAPTER 13

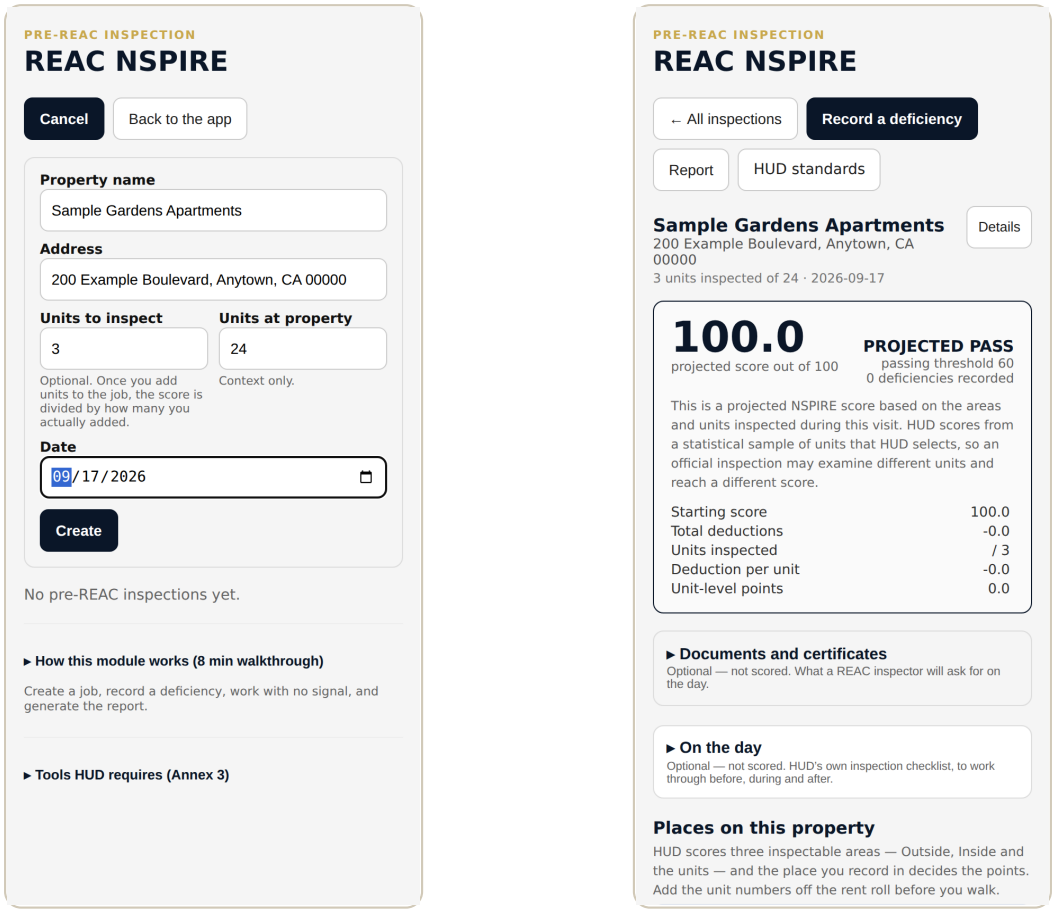
REAC NSPIRE pre-inspection module

For housing authorities, Section 8 landlords, multifamily owners and the inspectors they hire: walk a property the way HUD will, before HUD does. The module records deficiencies against HUD's NSPIRE standards - all 63 of them, with HUD's own severities, points and correction timeframes - and shows a projected score using HUD's arithmetic. It works with no signal.

> An independent pre-inspection prepared for the property owner. Not a HUD inspection. Not affiliated with HUD, REAC, or any HUD contractor. HUD scores from a statistical sample of units that HUD selects, so an official inspection may examine different units and reach a different score.

1. Open the module and create a job

1. Tap **REAC NSPIRE** on the home screen. The first time, with a signal, wait until the red banner is gone - that is HUD's standards being stored on the device.
2. Tap **New pre-REAC inspection**: property name, address, units to inspect (optional - once you add units the score is divided by how many you actually added), units at the property, date. Tap **Create**. The job is written to the device first and created on the server when it syncs, so it works with no signal.

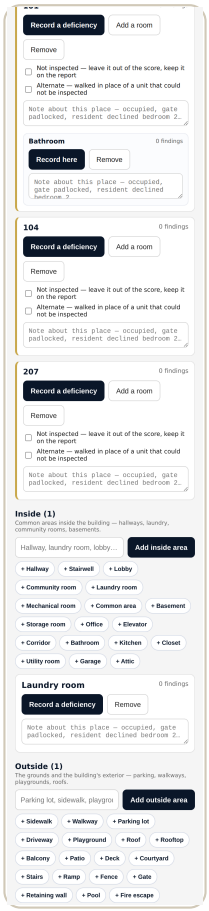


The new-job form, and the job just created: a score card reading 100.0, PROJECTED PASS, and the three inspectable areas below.

2. Units, rooms, inside and outside areas

HUD scores three inspectable areas - **Unit**, **Inside** (common areas inside the building) and **Outside** (grounds and exterior) - and the place you record in decides the points. Add the unit numbers off the rent roll before you walk:

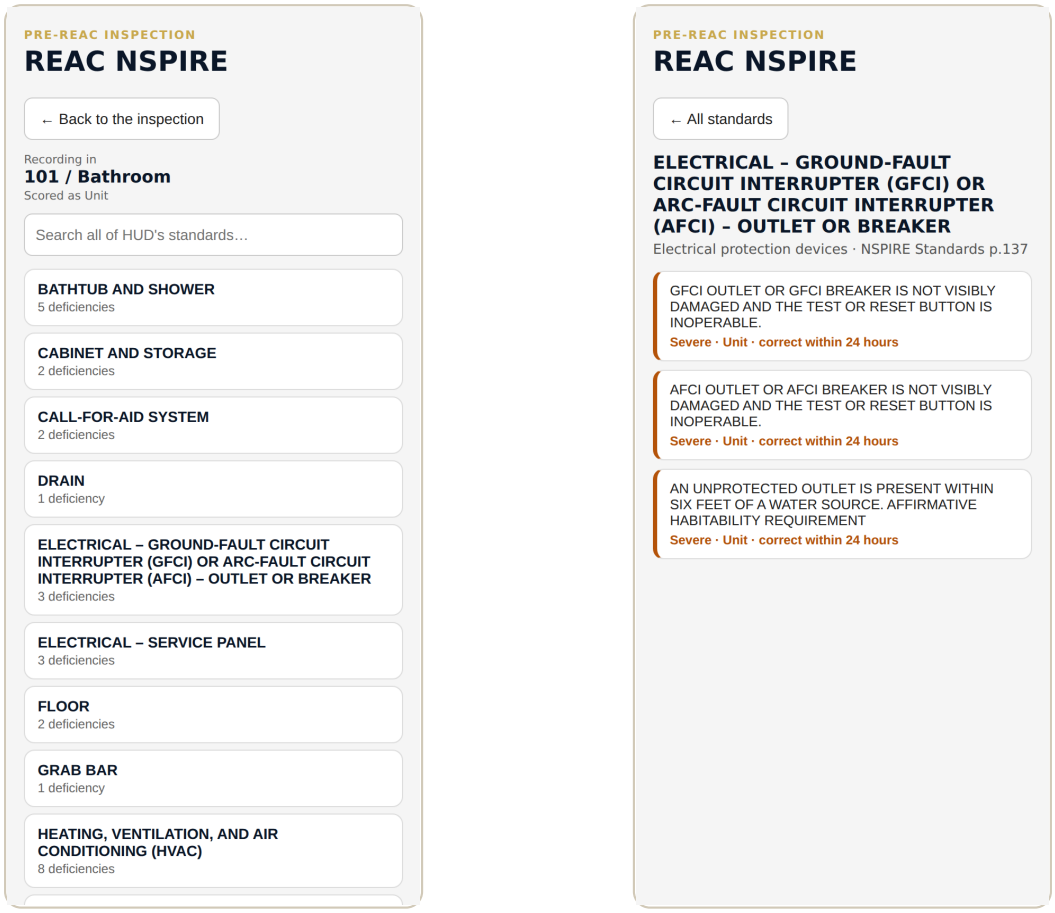
1. **Units** - type one unit number exactly as the rent roll writes it (12A, B-204, PH2) and tap **Add unit**. One at a time, no limit. The number of units in the list is what the score is divided by - counted, never typed.
2. **Add a room** under a unit - Bathroom, Kitchen, Bedroom, and so on. A room is not a fourth area; everything in it is still a Unit finding at Unit points. It changes the report heading ("Unit 101 › Bathroom") and, more importantly, the picker.
3. **Inside** and **Outside** - tap a chip (Hallway, Laundry room, Parking lot, Playground...) or type your own name. The chip names are HUD's own wording.
4. Every unit and area carries its own **note** ("occupied, resident declined bedroom 2", "gate padlocked, perimeter only") that prints under its heading.



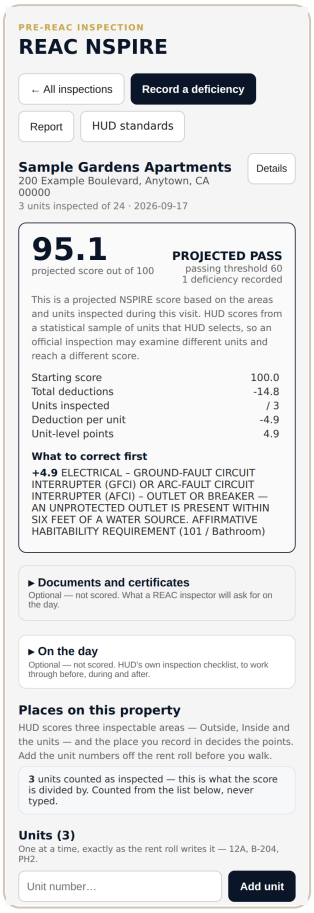
Three units, a bathroom under 101, a laundry room inside and a parking lot outside. "3 units counted as inspected - this is what the score is divided by."

3. Record a deficiency

1. Stand in the place and tap **Record here** on the room (or **Record a deficiency** on the unit or area). The picker opens already knowing the place - "Recording in 101 / Bathroom, scored as Unit" - so the inspectable area is never a choice a tired thumb can get wrong.
2. The list is **short**: only the standards HUD names for that kind of place (a bathroom: 15 standards). Everything else is **folded** behind one button - "101 more that apply anywhere in the Unit - show them" - never hidden. Typing in the search box unfolds them.
3. Tap a standard, then the deficiency. Each shows HUD's severity, the area, and the correction timeframe ("Severe · Unit · correct within 24 hours").
4. Add a note and photographs, then tap **Record this deficiency** (the button counts the photographs you attached). Deficiency photographs are also saved to the phone gallery.



The short list for a bathroom, and the GFCI standard opened with its three deficiencies.



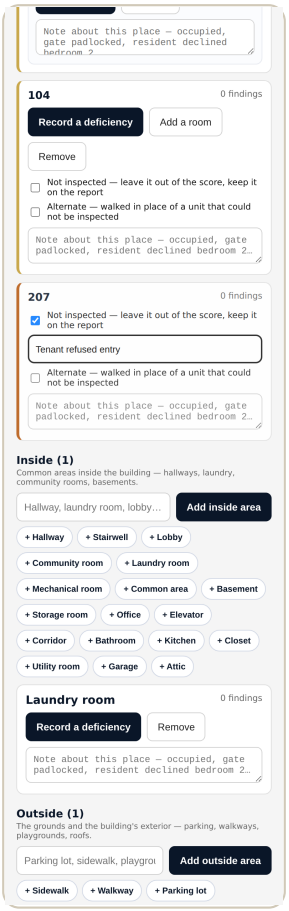
After recording one Severe unit deficiency: 14.8 points divided by 3 units = 4.9 off, projected score 95.1, and "What to correct first".

4. The score

The score card follows HUD's formula: each deficiency's points (Life-Threatening 49.6 / 54.5 / 60.0, Severe 12.2 / 13.4 / 14.8, Moderate 4.5 / 5.0 / 5.5, Low 2.0 / 2.2 / 2.4 for Outside / Inside / Unit) are divided by the number of units inspected and taken off 100. The same deficiency recorded twice in the same place is charged once. A unit-level total of 30 points or more after the division is a projected fail regardless of the total, exactly as HUD applies it. The score is computed on the server; with no signal the card shows the last server score marked stale, with the count of deficiencies recorded since.

5. Units that could not be inspected

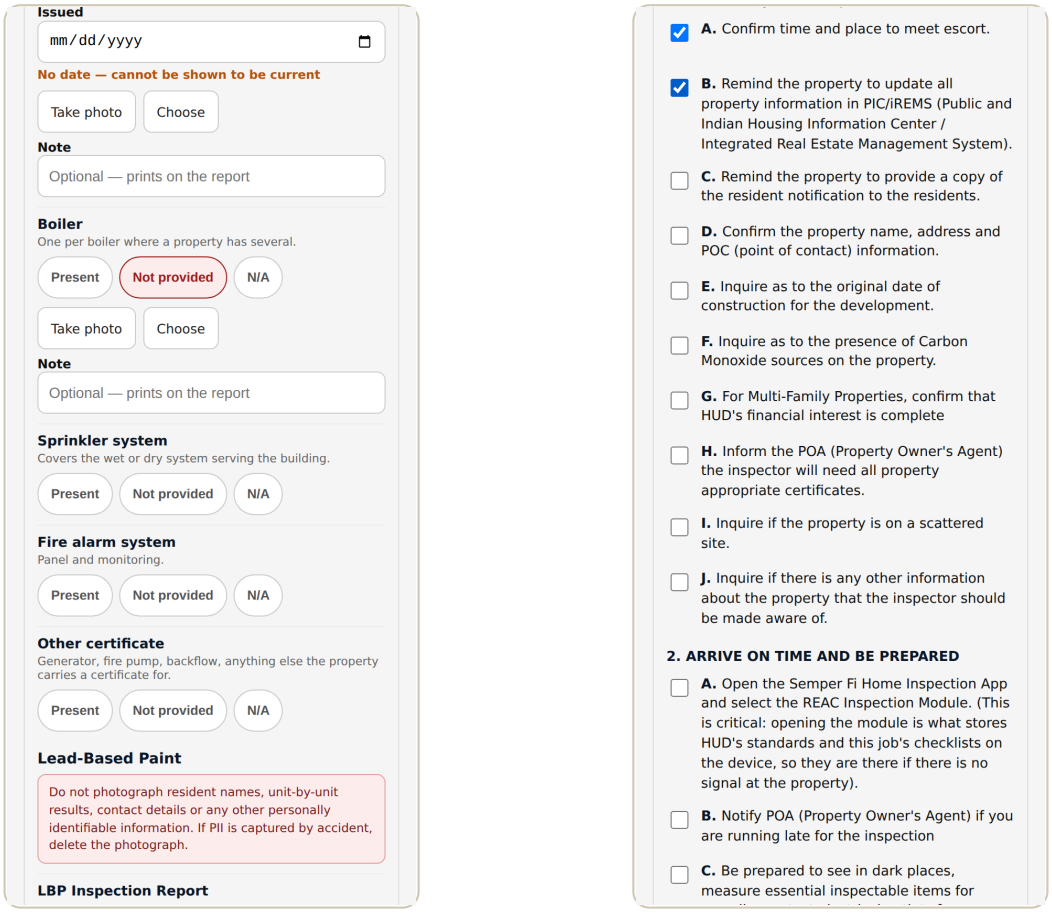
Tick **Not inspected** under a unit and type why ("tenant refused entry"). It stays on the job and prints with its reason, and drops out of the divisor. The unit you walked in its place is added normally and ticked **Alternate**, naming the unit it replaced. **Remove** is only for a unit typed in by mistake - it warns you if findings or photographs would go with it.



Unit 207 marked not inspected with its reason; the score is now divided by 2.

6. Documents and certificates, and On the day

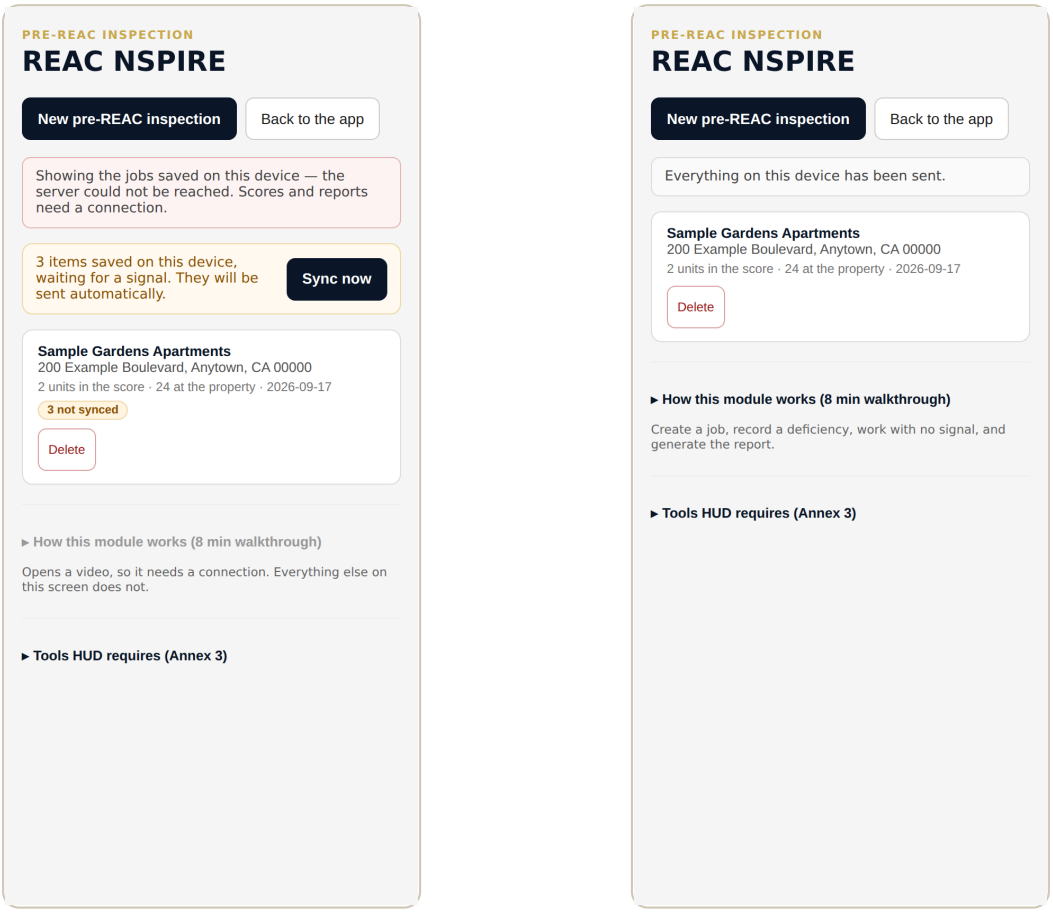
Two optional, unscored checklists on the job. **Documents and certificates** is what a REAC inspector will ask for on the day - elevator, boiler, fire alarm, lead-based paint and the rest. Mark each **Present**, **Not provided** or **N/A**, add a note and a photograph of the document. Every answer saves the moment you tap it; **Send now** sends what is waiting, and the line at the bottom of the panel tells you what has been sent. **On the day** is HUD's own inspection checklist - before, during and after - as tick boxes you work through over the days before the inspection.



The documents checklist with two answers, and HUD's day-of checklist.

7. No signal

Everything above works in a basement or a boiler room. The job list shows "N items saved on this device, waiting for a signal - they will be sent automatically" and each job shows its unsent count. When the signal returns the module sends them itself; **Sync now** forces it. Scores and reports need a connection.



The job list with 3 items waiting for a signal, and after the signal returned.

8. The report

With a signal, tap **Report**. The PDF is named *pre-reac-(property)-(date).pdf*. It prints the cover with your letterhead and the HUD line, the projected score with its arithmetic and the units line, then the units first, then Inside, then Outside, each finding under its place with its photographs under it, the not-inspected units with their reasons, the two checklists, and a fix-this-first list.

Northstar Home Inspections

HUD REAC PRE-INSPECTION

An independent pre-inspection prepared for the property owner. Not a HUD inspection. Not affiliated with HUD, REAC, or any HUD contractor.

Sample Gardens Apartments

200 Example Boulevard, Anytown, CA 00000

Inspected	September 17, 2026
Units inspected	2
Units at property	24

PREPARED BY

Inspector	Alex Rivera
Certification	InterNACHI Certified Professional Inspector
License	HI-00000
REAC inspector ID	AD0000
Address	100 Sample Street, Suite 2, Anytown, CA 00000
Phone	(555) 010-2020
Email	alex@northstar-inspections.example
Website	https://northstar-inspections.example

PRE-REAC INSPECTION

Sample Gardens Apartments

200 Example Boulevard, Anytown, CA 00000

Inspected	September 17, 2026
Units inspected	2
Units at property	24

87.6
projected score out of 100

PROJECTED PASS
passing threshold 60
4 deficiencies recorded

This is a projected NSPIRE score based on the areas and units inspected during this visit. HUD scores from a statistical sample of units that HUD selects, so an official inspection may examine different units and reach a different score.

How this score was calculated

Every property begins at 100 points. Each deficiency deducts points according to its severity and the area it was found in. The total is divided by the number of units inspected.

Starting score	100.0
Total deductions	-24.8
Units inspected	/ 2
Deduction per unit	-12.4
Projected score	**87.6**

Points deducted by area

Outside	4.5
Inside	0.0
Unit	20.3

Unit-level deficiencies deduct 10.2 points from the score (20.3 points recorded across 2 units inspected). HUD fails a property outright when this deduction reaches 30, whatever the overall score.

How the deficiencies were recorded

These are HUD's own rules for how an inspector records what they find, from the Protocol Guide its inspectors work to. They govern the RECORD, not whether something is a deficiency - a clean check here does not mean a clean inspection.

Source: HUD NSPIRE Inspection Protocol & Guidance, August 2024 Version 1.0, Section 5.3 (pages 12-13)

4 items to correct before the inspection.

ADDRESS AND SIGNAGE #1 - Outside - Parking lot / Parking lot: recorded 2 times
ADDRESS, SIGNAGE, OR BUILDING IDENTIFICATION CODES ARE BROKEN, ILLEGIBLE, OR NOT VISIBLE.
Keep one entry and note "2 observations" in its comment. HUD records repeated counts of one defect once.
HUD: Multiple counts of the same deficiency on an inspectable item shall be recorded once, and the number of observations shall be noted in the comments (e.g., 5 holes in the same door is recorded as one deficiency with comments noting "5 holes").

The REAC pre-inspection report: cover and score page.

ADDRESS AND SIGNAGE #1 - Outside - Parking lot / Parking lot: missing image, comment
ADDRESS, SIGNAGE, OR BUILDING IDENTIFICATION CODES ARE BROKEN, ILLEGIBLE, OR NOT VISIBLE.
Add the image and comment before the inspection.

ADDRESS AND SIGNAGE #1 - Outside - Parking lot / Parking lot: missing image, comment
ADDRESS, SIGNAGE, OR BUILDING IDENTIFICATION CODES ARE BROKEN, ILLEGIBLE, OR NOT VISIBLE.
Add the image and comment before the inspection.

SINK #1 - Unit - 101 / 101: missing comment
SINK OR SINK COMPONENT IS DAMAGED OR MISSING AND THE SINK IS NOT FUNCTIONALLY ADEQUATE.
Add the comment before the inspection.

HUD: Every deficiency recorded requires an image (or picture), comment, and room (or location).

HUD's rule on repeated defects is scoped to one inspectable item and the Protocol Guide does not say whether the same defect in two different rooms of one unit is one entry or two. Findings that differ by room are left alone here rather than guessed at.

Documents and certificates

Documents and certificates are not scored deficiencies. They are listed because a REAC inspector will ask for them, and a property that cannot produce one on the day loses time it does not have.

Certificates

Elevator — **Present - undated**
No issue date recorded - cannot be shown to be current.

Boiler — **Not provided**

Before a REAC inspection
Not provided on the day: Boiler
Present but undated: Elevator

What to correct first

Ordered by the points each correction returns to the score, then by how quickly HUD requires it done.

+7.4 ELECTRICAL – GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) OR ARC-FAULT CIRCUIT INTERRUPTER (AFCI) – OUTLET OR BREAKER - An unprotected outlet is present within six feet of a water source. Affirmative habitability requirement (101 / Bathroom)
Severe · Unit · correct within 24 hours

+2.8 SINK - Sink or sink component is damaged or missing and the sink is not functionally adequate. (101)
Moderate · Unit · correct within 30 days

+2.3 ADDRESS AND SIGNAGE - Address, signage, or building identification codes are broken, illegible, or not visible. (Parking lot)
Moderate · Outside · correct within 30 days

Findings by place

The deficiency, the criteria that establishes it, the severity and the correction window below are HUD's own text, from the NSPIRE Standards with the page noted. The corrective measure is this inspector's recommendation - HUD's standards define what is deficient and do not prescribe repairs.

Everything found in one place is printed together, so each block below is one work order. The units come first, then the common areas inside the building, then outside.

Units

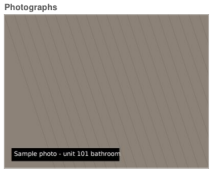
101

1. SINK - Sink or sink component is damaged or missing and the sink is not functionally adequate.
Moderate · Unit · 101 · correct within 30 days · NSPIRE Standards p.367

Why it is deficient
Sink or sink component is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but now not present or is incomplete) and the sink is not functionally adequate.

Corrective measure
Repair or replace the damaged sink or sink component.

Photographs



101 / Bathroom

2. ELECTRICAL – GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) OR ARC-FAULT CIRCUIT INTERRUPTER (AFCI) – OUTLET OR BREAKER - An unprotected outlet is present within six feet of a water source. Affirmative habitability requirement
Severe · Unit · 101 / Bathroom · correct within 24 hours · NSPIRE Standards p.144

Why it is deficient
Outlet is present within six feet of a water source (i.e., sink, bathtub, shower, water faucet, toilet) that is located in the same room. AND Outlet is not GFCI protected.

Corrective measure
Have a licensed electrician provide GFCI protection at that location, either by fitting a GFCI receptacle or by protecting the circuit at the breaker.

Photographs

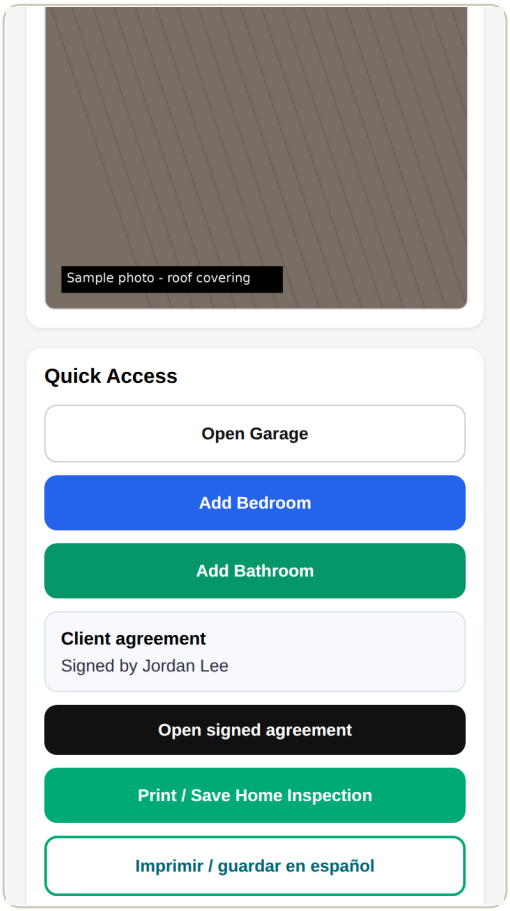


Findings by unit, inside and outside, with photographs under each.

CHAPTER 14

Syncing, working offline, and sending

- **Everything you record lives on the device first.** Creating a job, marking a status, writing a note, taking a photograph - none of it needs a signal.
- **Sync** on the home screen sends it all to the server and pulls down anything changed on another device. *Status: All synced* means nothing is waiting. The inspection screen shows a yellow "Not synced yet" line, with the count, until it is.
- **Documents are built on the server.** Reports, worksheets and state forms print from what the server has. Sync before you generate; if you tap Generate with work still waiting, the app says so and asks before going ahead.
- **Sending.** The generated PDF downloads to the device; share it from there by email or any app. Client agreements are emailed by the app itself once signed.
- **Two devices.** Sync on the phone, then open the same account on the computer and sync again: the job, its findings and photographs are there.



The inspection screen's warning while work is still on the device.

CHAPTER 15

Support and links

Questions, problems, or a feature you need: email **support@semperfiservicesolutions.com**. Include your login email and, for a report problem, the property address.

→ Email support support@semperfiservicesolutions.com

→ The app in your browser - app.semperfiservicesolutions.com
https://app.semperfiservicesolutions.com

→ Google Play listing https://play.google.com/store/apps/details?id=com.semperfihomeinspection.app

→ Software page, pricing and videos https://www.californiabuildinginspections.com/inspection-software

→ Walkthrough videos playlist https://www.youtube.com/playlist?list=PLJrRhVC1CiUU

→ Privacy policy https://www.semperfiservicesolutions.com/privacypolicy

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