PRO-CERTIFIED HOME INSPECTION, PLLC
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RESIDENTIAL INSPECTION

[redacted]
Georgetown, TX 78633

Inspector
Trey Sturgis
Professional Home Inspector #24302
281-515-1303
trey@procertifiedhomeinspection.com

PROPERTY INSPECTION REPORT FORM

[redacted]	08/21/2026 9:00 am
Name of Client	*Date of Inspection*
[redacted] Georgetown, TX 78633	
Address of Inspected Property	
Trey Sturgis	Professional Home Inspector #24302
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which 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.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

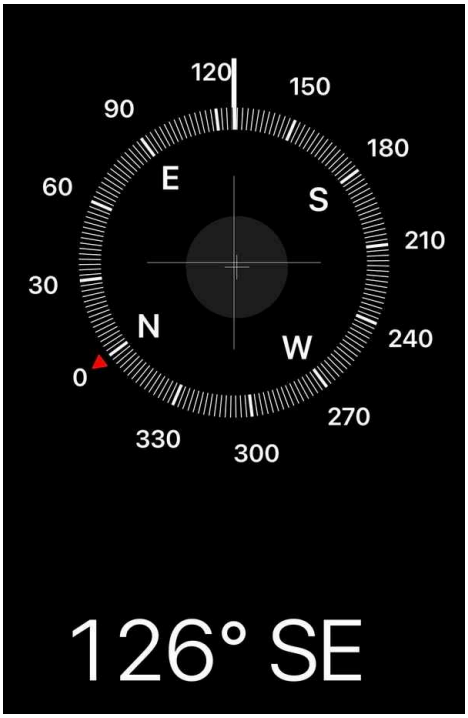
Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Temperature (Approximate): 80-90
Weather Conditions: Clear
Home Faces (Direction) and Exterior Photos : Southeast



In Attendance: Phone Review

Occupancy: Vacant

Type of Building: Detached, Single Family

Vacant Home Limitations:

The home was vacant/unoccupied at the time of inspection. Vacant and unoccupied homes present unique challenges for home inspection, especially the piping and wiring systems which have not be subject to regular use prior to the inspection. While these systems can be tested during inspection, this one-time test is quite different than regular use and it is difficult to know how these systems will respond to regular use after the inspection. For example plumbing traps may operate with no signs of leaks and then let go when being actively used for a few days. Shower pans may only leak when someone is standing in the shower and taking a shower. Seals for plumbing fixtures can dry up and leak when not in use. Sewer lines with roots may allow water flow, but then fail when waste and tissue are flushed. Please understand we try our best to look for past and existing problems to determine the reliability of these systems during inspection, our testing procedures are as comprehensive as possible but cannot predict the future performance of a fully occupied home.

Attic Space Inspected From Safe View Point:

The attic space is inspected from either the decked platform, which is safe to stand or walk on or the attic scuttle hatch. Inspectors do not crawl or walk on insulation or framing members because this is unsafe and can cause significant damage to ceiling coverings if someone misstepped. While we do our best to look for signs of rodent activity such as rodent droppings, rodent traps and trails in the insulation, it is beyond the scope of the TREC standards of practice to ensure the absence of rodents in the attic space.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Post Tension Cables

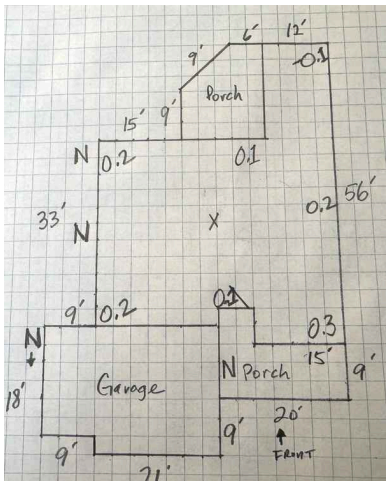
Foundation Performance: Performing as intended: In my opinion the foundation appeared to be providing adequate support for the home based on a limited visual observation at the time of the inspection. There were no major deflections in the foundation. The interior and exterior stress indicators showed little affects of movement and I perceived the foundation to contain no significant signs of movement. -
In my opinion, the foundation shows present and visible indicators of adverse performance, and further evaluation by a structural engineer or foundation specialist is recommended.

Post Tension Cables Description:
Post Tension Cable foundations is the term for a method of applying compression to the concrete after placement. The concrete is placed around a plastic or steel duct to follow the area where tension would occur in the concrete element. A set of tendons is fished through the duct and the concrete is placed. Once the concrete has reached its compressive strength the tendons are tensioned by the use of hydraulic jacks that pull against the concrete. When the tendons have stretched sufficiently, according to the design specifications, they are wedged in position and maintain tension once the jack has been removed. The duct is then covered with grout to protect the tendons from corrosion. This method is commonly used to create monolithic slabs for homes in locations where expansive soils create problems for the typical perimeter of the foundation. All stresses from expansion and contraction of the soil are taken into the entire tensioned slab, which supports the home without significant flexure.

Possible Signs of Structural Movement: Floors Not Level

Foundation Measurements:
Elevation measurements were taken using a digital level at the first floor. It should be noted that some foundations may be unlevel due to workmanship when the foundation was placed. The below measurements do not necessarily show the actual deflection from differential movement.

Foundation is performing within industry accepted standards. Maintaining soil moisture content near foundation, positive drainage away from foundation and having gutters that drain water away from the foundation is the best defense against future settlement.



☒ ☐ ☐ ☒ **B. Grading and Drainage**

I	NI	NP	D

Grading and Drainage:
The inspector will report drainage around the foundation that is not performing as intended. An area where the ground does not slope away from the foundation is to be considered improper drainage. 6 inches slope away from the foundation over 10 feet in distance is to be considered normal.

Gutters Present:
The home is equipped with roof gutters to help divert roof runoff away from the foundation. These are not required in every situation, but are recommended to divert roof runoff away from entry areas and mechanical equipment. This can help prevent roof drainage hitting the porch slab and splashing back onto the doors and wall coverings and help prevent moisture penetration in those areas. Additionally, roof gutters can help to manage soil moisture content near the foundation. This is important where expansive or collapsible clay soils exist. This is reflected in the 2012 International Residential Code as follows: R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an approved drainage system.

Extensive Drainage Systems Present:
These were pointed out to the buyer during the on site inspection, and include guttering and downspouts connected to below grade drains (and possibly French drains), concrete barriers in place around several perimeter locations, and retaining walls. Recommend further evaluation and ongoing maintenance to ensure that drains are free of debris and allowing for water to flow freely.

1: Damaged Gutters/Downspouts
Maintenance Item

The roof gutters/downspouts are dented and/or damaged at one or more locations. This can result in gutter overflow and/or improper drainage in those areas. Recommend repair or replacement as necessary.

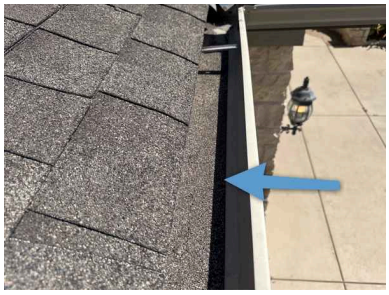
Recommendation: Contact a qualified gutter contractor

2: Shingle Granules in Gutters
Maintenance Item

Roof granules were observed in the roof gutters at one or more locations. This can restrict drainage and cause the gutters to rust. It is recommended the gutters be cleaned and adjusted as necessary to ensure proper drainage.

Recommendation: Contact a handyman or DIY project

I	NI	NP	D



3: Debris in Gutters
Maintenance Item
Debris was observed in the gutters at one or more locations. It is recommended to clean the gutters to allow water to flow freely to the downspouts.

Recommendation: Contact a qualified professional.

4: Possible Pooling Water
Maintenance Item
Observed one or more more areas of possible pooling water. Recommend installing soil or appropriate aggregate in these areas so that water does not pool next to the foundation and cause settling of the foundation.

Recommendation: Contact a qualified professional.

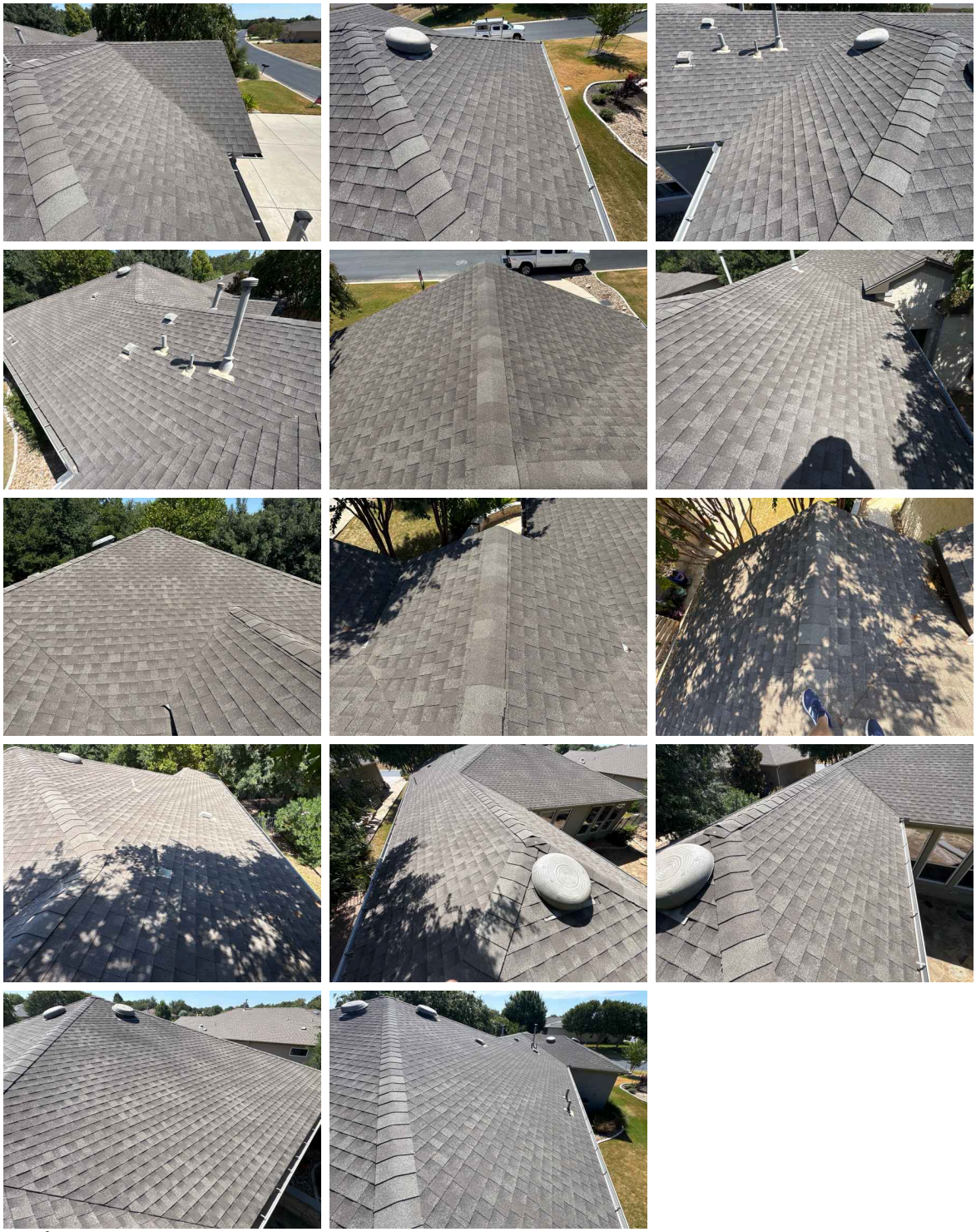
☒ ☐ ☐ ☒ **C. Roof Covering Materials**
Types of Roof Covering: Architectural, Composition -
Roll roofing was observed on the roof above the back porch only

Metal Drip Edge Present: Yes
Viewed From: Roof
Comments:
This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. The home inspector is not responsible for insurability of the roof covering materials and can not determine the exact age of the roof covering.

Condition of Roof Covering: Aged Condition, Minor Damage
Roof Condition Photos:

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

I	NI	NP	D



Roof Inspection Limitations:
The inspection of the roof covering can be limited due to weather, height of roof surface, slope of roof surface, and any other hazard where the inspector feels unsafe to walk the roof. When this situation occurs, the roof can be inspected either from a ladder at the edge of the roof, flying a drone or with binoculars from ground level.

Roof Limitations: None

I	NI	NP	D

1: Granule Loss
Recommendation

Loss of granules was observed at one or more locations. Roof granule loss due to normal aging occurs over the life of an asphalt shingle roof as weather and sun exposure cause the roof shingle to lose its flexibility, as the roof is exposed to changing temperatures, humidity, etc. This may indicate the roof covering is in the last half of its useful life.

Recommendation: Contact a qualified professional.

2: Impact Damage
Recommendation

Impact damage to the shingles was observed at one or more locations. The areas could be caused by hail or debris from nearby trees. In my opinion, the roof appears to be serviceable. However, even minimal and/or a small number of impacted shingles can affect the insurability of the roof, which cannot be guaranteed by the inspector. It is recommended the roof be inspected and repaired as necessary by a professional roofing contractor.

Recommendation: Contact a qualified roofing professional.

3: Exposed Fasteners
Maintenance Item

I	NI	NP	D

One or more areas of the roof coverings have fasteners that are not sealed. Seal to prevent moisture intrusion. Recommend repair by a qualified person.

Recommendation: Contact a qualified professional.

4: Flashing Fastner missing sealant
Maintenance Item
Observed one or more flashing fasteners that were missing sealant. This could cause a leak in the roof. Recommend sealing all flashing fasteners.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**
Viewed From: Attic, Some Areas Obstructed View -
This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed also.

I	NI	NP	D

Approximate Average Depth of Insulation: 10-12 Inches Blown Fiberglass Insulation
Type of Roof Decking: Radiant Barrier, OSB

Attic Ventilation: Static Exhaust Port, Soffit Vent
Type of Roof Structure: Engineered Trusses

1: Debris in Attic
Maintenance Item
There is construction debris and/or personal property in the attic area. Remove recommended.

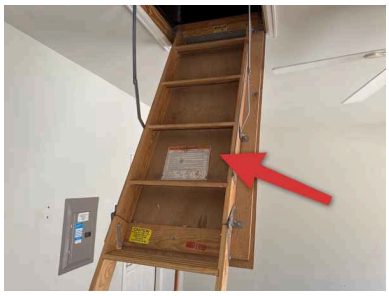
Recommendation: Contact a qualified professional.

2: Attic Ladder Door Not Fire Rated
Safety Hazard

I	NI	NP	D

The attic access ladder door is not fire-rated. Fire-rated doors are designed to resist flame spread and limit heat transfer during a fire, providing critical protection for occupants. This non-compliant condition should be evaluated by a qualified professional to determine if replacement with an approved fire-rated door is necessary.

Recommendation: Contact a qualified professional.

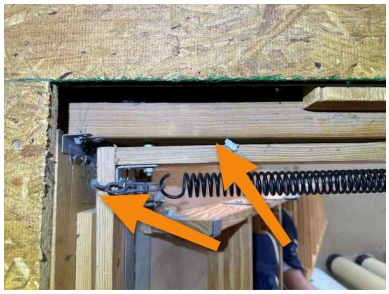


3: Attic Door Insulation Gap

Recommendation

The attic door perimeter lacks fire retardant insulation, creating a thermal bypass and potential fire pathway. This gap was observed during the attic inspection. Inadequate insulation at this location reduces energy efficiency and may compromise fire safety ratings. The perimeter should be sealed and insulated with fire-rated materials to prevent heat loss and maintain proper fire separation.

Recommendation: Contact a qualified professional.



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

Comments:

This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

Wall Construction: Wood Framing

Exterior Materials: Stone, Faux Stucco

Interior Wall Materials: Drywall Textured with Paint

Thermal Samples of Walls:

The interior walls were scanned with a thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. The thermal pictures below are a sample of photos taken in this house at the time of the inspection. When deficiencies and/or notes of concern are found they will be detailed in deficiencies below.

I	NI	NP	D

1: Caulk / Seal Exterior Trim

Maintenance Item

Caulk was noted to be deteriorated or missing at one or more exterior locations. Recommend sealing the areas to prevent moisture intrusion and possible moisture damage. This will be ongoing maintenance.

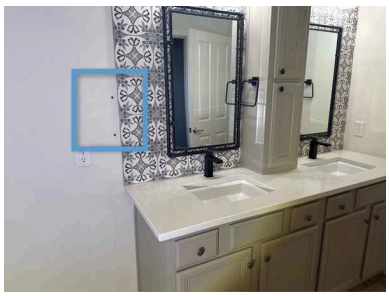
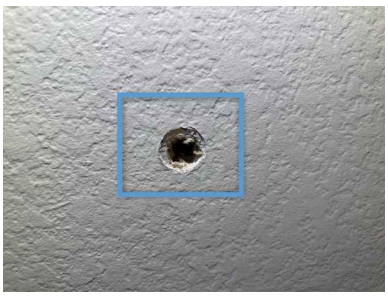
Recommendation: Contact a qualified professional.

2: Minor Drywall Damage

Maintenance Item

One or more locations with minor drywall damage.

Recommendation: Contact a qualified professional.

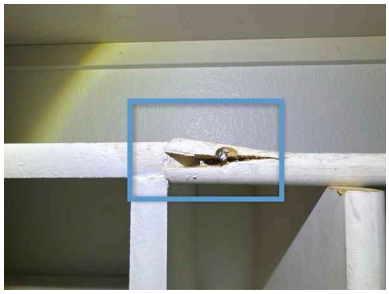
I	NI	NP	D

Master Bathroom Master Bathroom Master Bathroom

Master Bathroom

3: Damaged Shelving
Maintenance Item
Observed one or more damaged shelves. Recommend repair.

Recommendation: Contact a qualified professional.


Master closet

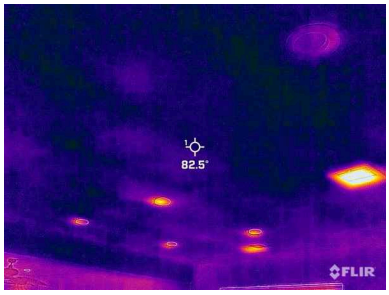
Master closet

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:
This inspection covers deficiencies of the ceilings and floors related to structural performance or water penetration.

Thermal Samples of Ceilings:
The ceilings were scanned with a thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. Photos below are a sampling of the photos taken inside this home. If deficiencies and/or concerns are found they will be detailed in additional comments below.

I	NI	NP	D



1: Loose/Damaged Transition Strip
Maintenance Item
One or more transition strips were observed to be loose or damaged. Recommend repair or replacement.

Recommendation: Contact a qualified professional.

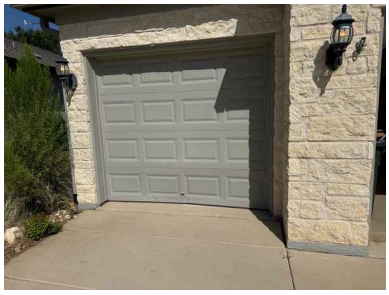
Front office

Front office

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

1: Garage Door Dent/Crack in Panel
Maintenance Item
Dents and/or cracks observed at the garage overhead door in one or more panels. Repair or replace as necessary.

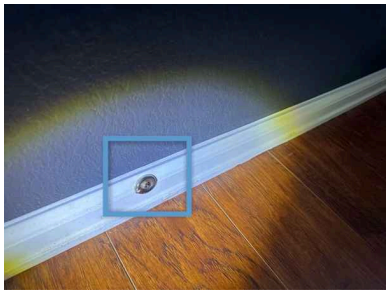
Recommendation: Contact a qualified professional.

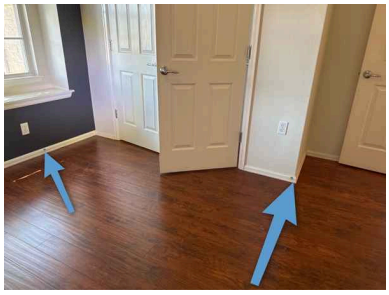


2: Missing Door Stops
Maintenance Item
One or more doors were missing doorstops. Recommend installation to avoid the door from striking the drywall causing a hole.

Recommendation: Contact a qualified professional.

I	NI	NP	D


Front bedroom


Front bedroom

3: Loose Hardware
Maintenance Item

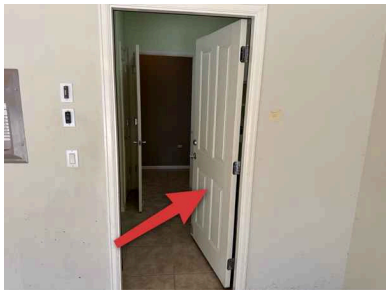
One or more doors and/or door jambs have loose or missing hardware. Repair or replace as necessary.

Recommendation: Contact a qualified handyman.

4: Garage Entry Door Not Self Closing
Safety Hazard

The door to the garage is not self closing. Recommend installing/activating self closing hinges for proper fire separation and carbon monoxide safety reasons as per today's standards.

Recommendation: Contact a qualified professional.

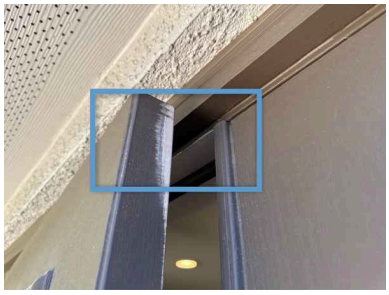


5: Door Rubs
Maintenance Item

One or more doors rubs the frame and or threshold when opening and closing. Recommend adjustment.

Recommendation: Contact a qualified professional.

I	NI	NP	D



6: Adjust Ball Catch
Maintenance Item
Observed one or more doors that need adjustment at the ball latch. Recommend repair.

Recommendation: Contact a qualified professional.

Front bedroom

Front bedroom

☒ ☐ ☐ ☒ **H. Windows**
Type of Windows: Double Pane Thermal
Comments:
This inspection covers the operation and condition of windows and screens.

1: Window Caulk Missing/Deteriorated
Maintenance Item
One or more windows were observed to have missing and/or deteriorated caulk. Recommend sealing these areas to avoid water intrusion. This will be ongoing maintenance.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

Not Present :

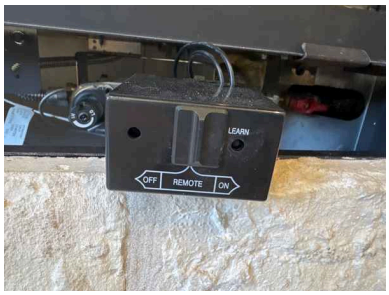
☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

Fireplace Location: Family Room
Type of Fireplace: Gas with Ceramic Logs
Firebox Material: Metal
Type of Chimney: Metal
Chimney Viewed From: Ground

Attic Firestop Present: Not Applicable
Chimey Cap: Not Applicable
Combustion Air Present: Yes
Gas Valve Location Photo:

1: Did not Activate
Recommendation
The fireplace did not activate. Recommend further evaluation by a qualified contractor.

Recommendation: Contact a qualified professional.



Possible dead battery

I	NI	NP	D

Gas valve turned on

☒ ☐ ☐ ☒ **K. Porches, Balconies, Decks, and Carports**

Comments:
This inspection covers any attached porches, decks, steps, and balconies for structural performance.

1: Seal Joint
Maintenance Item

The slab joint between the house and flatwork should be sealed. This separation may allow moisture to wick into the soil near the foundation and could cause expansion of the soil, which may cause settling to occur. Further evaluation and/or repair by a qualified contractor is recommended.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

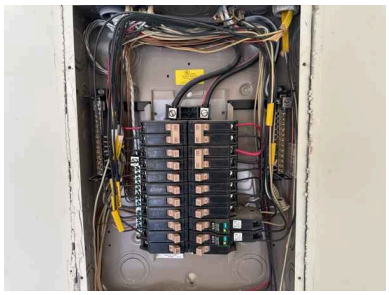
II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Location of Main Panel: Exterior of Home

Panel Manufacturer: Eaton
Service Entrance: Underground
Main Panel Rating in Amps: 200
Types of Wiring: Copper, Alluminum service conductors
Grounding and Bonding: Uffer, Gas Supply
Comments:
This inspection includes the service entrance wiring, electrical panels and subpanels.

Condenser Breaker Sufficient: Yes
Subpanel Location: Garage



Arc Fault Tested: Yes
Arc Fault Protection: Partial -

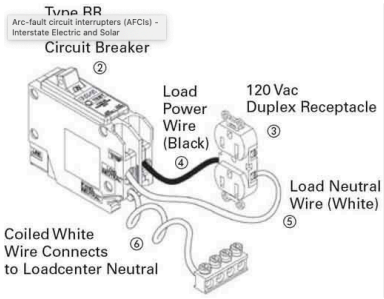
Arc fault breakers are special equipment that are designed to detect electricity arcing off the protected circuit, causing the breaker to trip and cut off power to the circuit. Arc faults can happen in several situations, such as: when hanging a picture, a nail could penetrate electrical conductor casing behind the wall covering. This can result in electricity arcing between the nail and the conductor, which could result in a fire. 2015 International Residential Code: E3902.16 Arc-fault circuit-interrupter protection. Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected. If these breakers are not present or only partially, consider upgrading the breakers in the home for additional safety.

Link for additional information:

https://www.afcisafety.org/afci/what-is-afci/#1466500774327-c62dcd1f-8a12

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

I	NI	NP	D



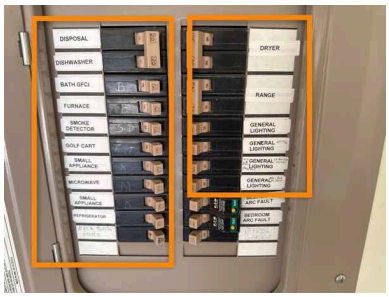
Breaker Sample

1: Partial AFCI Breakers

Recommendation

Observed only partial AFCI breakers at the panel. The updated electrical code requires AFCI breakers at the panel to be up to today's current code. Consider installing additional AFCI breakers where needed to protect the structure from possible electrical arcs, and the possibility of an electrical fire.

Recommendation: Contact a qualified professional.



2: Missing Subpanel Conduit Bushing/ Gromit

Recommendation

The subpanel feeder cable enters the metal conduit connector without a protective plastic insulating bushing installed on the threaded fitting. Without this bushing, the conductor insulation rests directly against sharp metal edges, which can cause wire damage over time, leading to arcing, short circuits, or electrical shock hazards. A licensed electrician should be evaluated to install the proper insulating bushing and ensure the conductors are fully protected.

Recommendation: Contact a qualified professional.

I	NI	NP	D

3: Missing Service Entrance Lug Covers

Recommendation

Service entrance lug covers are missing from the electrical service panel. These protective covers shield live electrical connections from accidental contact during maintenance or inspection. Exposed lugs present a significant shock and electrocution hazard to anyone working near the panel. Have a qualified electrical contractor install appropriate lug covers to safely protect these connections.

Recommendation: Contact a qualified professional.

Main electrical panel

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

Type of Wiring: Romex, Copper

Comments:

This inspection covers electrical receptacles, switches and fixtures.

A ground fault circuit interrupter (GFCI) or Residual Current Device (RCD) is a device that shuts off an electric circuit when it detects that current is flowing along an unintended path, possibly through water or through a person. It is used to reduce the risk of electric shock. Current code requires that there be Ground Fault Circuit Interrupt Protection at all kitchen outlets above counter tops and on islands, garage outlets, exterior outlets, bathroom outlets, and any outlets within 6 feet of a water source.

Smoke Alarms Present: Yes

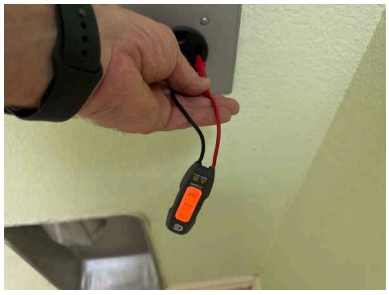
Carbon Monoxide Alarm: Partial (See Deficiencies)

Smoke Alarms Tested: Yes

Dryer Power: Yes

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

I	NI	NP	D

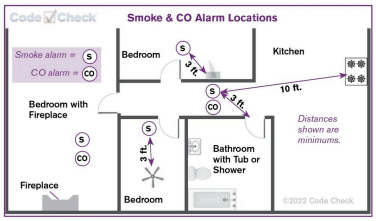


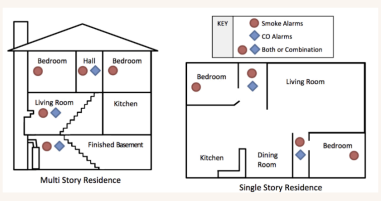
1: Carbon Monoxide Detector Missing

⚠Safety Hazard

Carbon monoxide detector is not present at time of inspection. Alarms in place are smoke alarms only. Recommend installing a carbon monoxide/smoke detector combo unit. One is required at every floor when there are gas appliances installed and or an attached garage. See diagram below for proper placement.

Recommendation: Contact a qualified professional.





Outside master bedroom

Outside master bedroom

2: Cover Plates Missing

⚠Safety Hazard

One or more receptacles, junction boxes and or light switches are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation: Contact a qualified electrical contractor.

I	NI	NP	D

3: Missing or Damaged Weather Covers

Maintenance Item

Electrical outlets and fixtures exposed to weather lack protective covers or have damaged covers. This allows moisture and debris to enter electrical components, creating potential shock hazards and equipment damage. Install new weather-resistant covers or repair damaged ones to protect all exterior electrical devices.

Recommendation: Contact a qualified professional.

Back porch

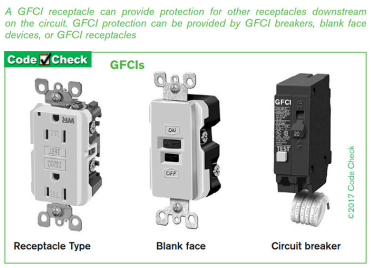
Back porch

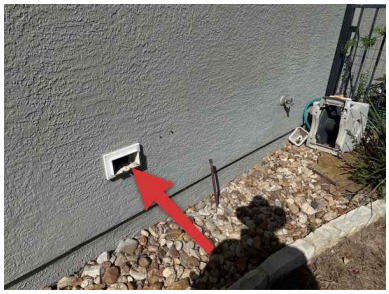
4: GFCI Missing in Required Locations

Safety Hazard

GFCI outlets are required in kitchens, bathrooms, garages, laundry rooms and the exterior of the house. GFCI outlets protect people from electric shock. Recommend installing correct outlets in required areas for safety reasons.

Recommendation: Contact a qualified professional.





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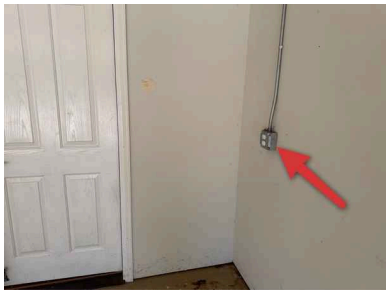
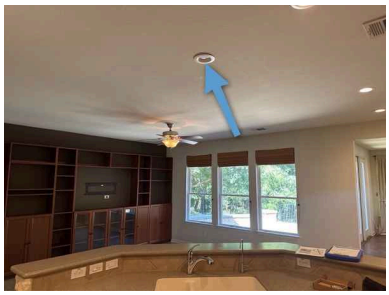

Garage

5: Light Fixture not Secure / Loose
Maintenance Item
One or more light fixtures are not secure. Recommend securing light fixture for proper operation.

Recommendation: Contact a qualified professional.

Kitchen


Kitchen

☐ ☐ ☒ ☐ **C. Other**
Not Present:

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

I	NI	NP	D

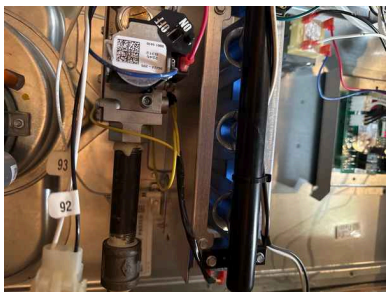
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Gas-Fired Heat
Energy Sources: Natural Gas
Comments:
This inspection covers the gas and electric heating units.

Manufacturer: Trane
Heating Equipment Locations: Attic

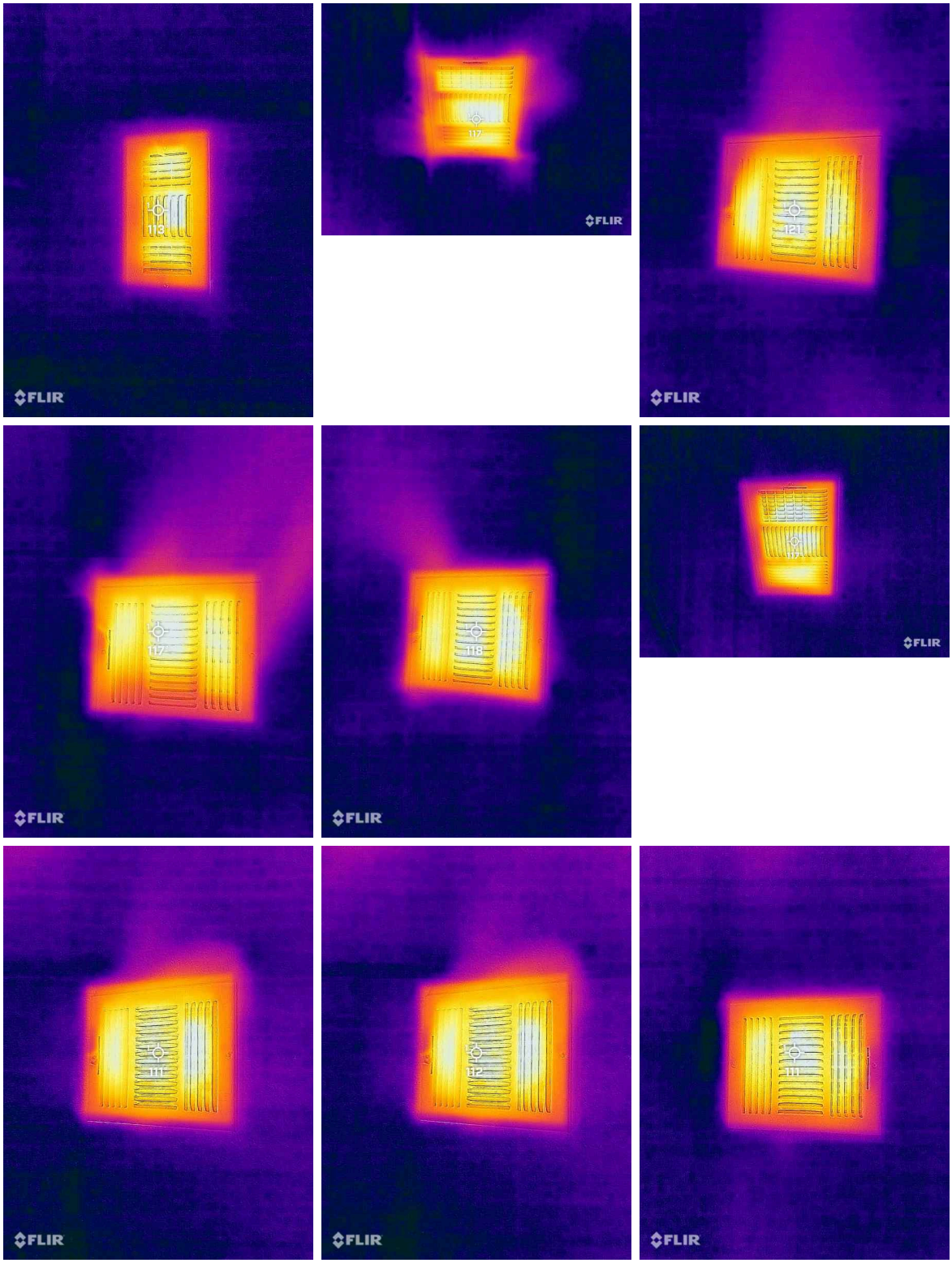
Heating Type: Central
Gas Valve: Present, Accessible
Quantity of Units: 1
Furnace Uncovered for Inspection:



Thermal Images of Supply Register:
Functioning as intended.

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

I	NI	NP	D



☒ ☐ ☐ ☒ **B. Cooling Equipment**

Unit Location:

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

I	NI	NP	D

Type of Systems: Central Air Conditioner

Comments:

The Texas Real Estate Commission estimates the typical life span of HVAC systems to be 15-20 years of service. This may vary from system to system depending on level of use and recommended maintenance performed during the life of the system.

Manufacturer: Trane

Size of Unit in Tons: 3

Manufactured Year: 2022

Seer Rating of Unit: 15

Refrigerant Type: R410A

Temperature Differential Results: House, 16 -

System turns on and operates as designed.

The desired temperature differential is between 15 and 22°. Refer to comments below:

The temperature differential was 16.1° at the time of inspection.

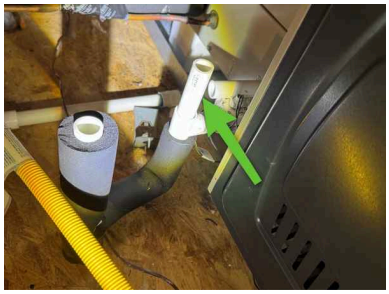
Primary Condensate Drain Location : Exterior

System Maintenance:

Regular maintenance of cooling equipment is essential for optimal performance and longevity. This includes filter changes, refrigerant level checks, coil cleaning, and professional servicing. Proper maintenance helps

I	NI	NP	D

prevent breakdowns, maintains efficiency, and extends the equipment's operational life. Also recommend pouring 50% white vinegar and 50% water down the primary condensation drain to maintain proper drainage and prevent the drain pan from possibly overflowing.



1: Vegitation near condenser
Maintenance Item
Vegetation was observed near the condenser. This can restrict airflow and efficiency. Recommend trimming vegetation at least 2 feet away from the condenser.

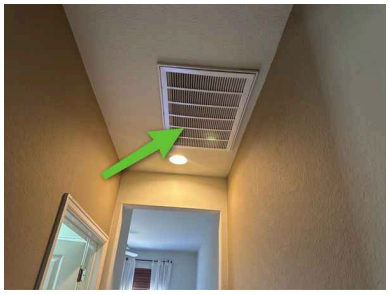
Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **C. Duct Systems, Chases, and Vents**
Comments:
This inspection covers the condition of the visible ducts, vents, fans and filters.

Type of Ducts: Flexible

Filter Location: Return Air Grills

I	NI	NP	D

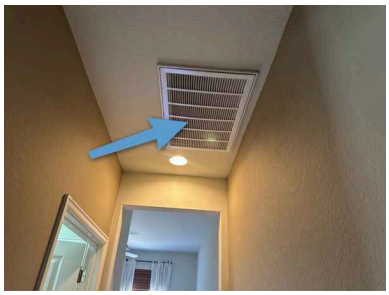


Hallway

Filter Size :
See photo(s) for model number of filter

1: Dirty Filter
Maintenance Item
One or more filters were observed to be dirty and should be replaced or cleaned. The fresh air filter should be cleaned every six months. The 4 inch filter at the unit should be replaced every six months and the 1 inch filter at the return air inside the house should be replaced every 30 days.

Recommendation: Contact a handyman or DIY project



☐ ☐ ☒ ☐ **D. Other**
Not Present:

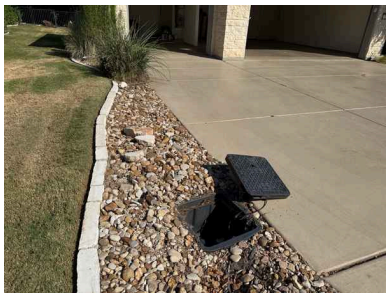
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Location of Water Meter: Near the Street, Front Yard, Left Side



Location of Main Water Supply Valve : Could Not Locate Near Meter

Type of Supply Piping Material: PEX

Static Water Pressure Reading: 80-90

Comments:

This inspection covers the type and condition of all accessible and visible water supply components.

Water Softener Not Inspected: The water softener was not inspected during this evaluation. Water softeners are specialized equipment that require specific knowledge to assess properly, and inspection limitations may have prevented access or evaluation of this system's condition and operation.

Garage

1: Tub not Sealed to Floor

Maintenance Item

One or more tubs are not sealed to the floor. This can allow water to hold under the tub. Sealing the tub is advised.

Recommendation: Contact a qualified professional.

I	NI	NP	D

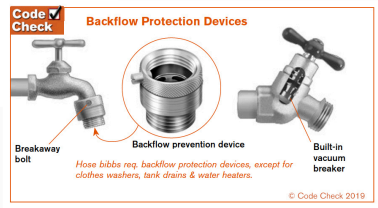
Master Bathroom

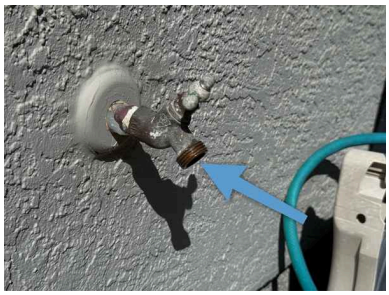
Master Bathroom

2: Missing Anti-Siphon @ Hose Bibs
Maintenance Item

One or more exterior faucets are missing anti siphon devices. Recommend installing as necessary to prevent possible back flow into water supply.

Recommendation: Contact a handyman or DIY project





3: High Water Pressure
Recommendation

The water pressure reading was higher than what is considered normal when tested. High water pressure can put stress on pipe joints and fixtures. Further evaluation by a licensed plumbing contractor is advised. Normal operating range is 40-80PSI. The pressure reducing valve needs to be adjusted.

Recommendation: Contact a qualified professional.

4: Homeowner Shutoff Buried
Maintenance Item

The main water disconnect valve is covered with soil. Recommend uncovering for easy access.

Recommendation: Recommended DIY Project

I	NI	NP	D

5: Leaking Faucet

Recommendation

A leak was observed at the faucet during plumbing system inspection. Leaks at faucet connections or valve seats waste water and can lead to water damage, mold growth, and increased water bills if left unaddressed. A qualified plumber should evaluate and repair the leak, which may involve tightening connections, replacing washers, or repairing internal valve components.

Recommendation: Contact a qualified professional.

Washing machine connection

☒ ☐ ☐ ☐ **B. Drains, Wastes, and Vents**

Cleanout Location: Near the Foundation, Right side facing house

Front porch

Front porch

Type of Drain Piping Material: PVC

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

I	NI	NP	D

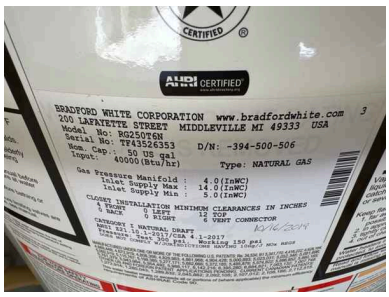
Comments:
This inspection covers the condition of all accessible and visible waste-water and vent pipes.

Type of Main Drain Pipe to Utility Provider: PVC
Washer Drain Tested: Yes

Plumbing Drain Load Test:
Tubs and/or sinks were filled and then drained to test the full capacity of the plumbing drain pipes.

Plumbing Scope Inspection Performed: No -
A sewer camera inspection is an attempt to gain a better understanding of the general condition and integrity of the main drain laterals from the house to the street or septic system and directly under the house. It is not an exhaustive inspection to pinpoint every drain line deficiency. The sewer camera inspection looks for visual defects, including obstructions, offsets, standing water (bellies in the pipe) breaks, cracks, root intrusions, rust, scaling, and other visible conditions. Future performance cannot be predicted or guaranteed. Further investigation and testing by licensed plumber, may be necessary to identify the presence and or severity of certain conditions.

☒ ☐ ☐ ☒ **C. Water Heating Equipment**
Energy Sources: Gas
Water Heater Location, Tag, and Temperature: Garage



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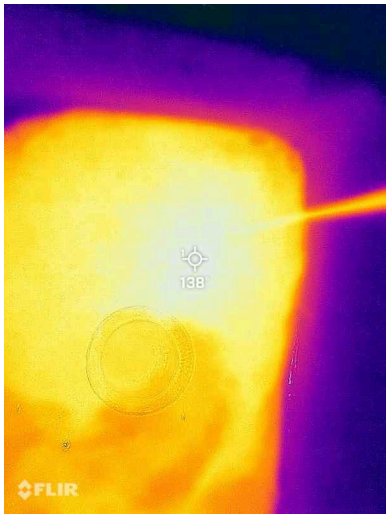
I	NI	NP	D



Comments:
This inspection covers the water heating equipment and its temperature and pressure relief system. The life expectancy of water heaters is 10-15 years.

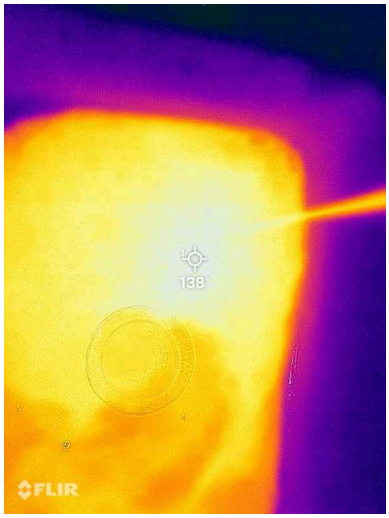
Manufacturer: Bradford White
Number of Water Heaters: 1
Temperature and Pressure Relief Valve Tested: Yes
Safety Pan and Drain: Yes
Type of Vent Pipe: Double Wall
Water Heater Capacity: 50
Water Heater Year Manufactured: 2019
Gas Shutoff Valve Location : Present, Accessible
Combustion Air Present: Yes

1: Water Temperature too High
Safety Hazard

The water temperature is excessive and set too high. Temperatures above 120 could lead to scalding. Recommend setting the water temperature below 120 degrees for safety reasons.

Recommendation: Contact a qualified professional.

I	NI	NP	D



138°

2: Water Heater Pan Not Draining to Exterior
Maintenance Item

The water heater drain pan is not connected to drain to the exterior of the home. This pan is designed to catch water from potential leaks or condensation and direct it safely outside. Without proper drainage, water accumulation in the pan can lead to water damage to flooring and surrounding structures. A plumbing contractor should install proper drainage piping from the pan to the exterior or to an appropriate drain location.

Recommendation: Contact a qualified professional.

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
Not Present :

☒ ☐ ☐ ☒ **F. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: Exterior

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

I	NI	NP	D

Gas Meter Bonded at Meter: Yes

Type of Gas Distribution Piping Material: CSST, Black Metal Pipe
Comments:

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Backflow Prevention Present: No

Dishwasher Thermal Image:

Dishwasher providing heat to facilitate drying.

Comments:

The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

Manufacturer: Bosch

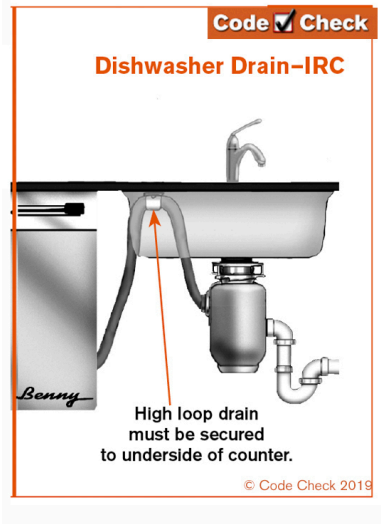
1: Improper Backflow Prevention

Maintenance Item

The dishwasher drain is not properly installed which can cause sink water to flow into the dishwasher. Recommend proper installation. Refer to high loop diagram below.

Recommendation: Contact a handyman or DIY project

I	NI	NP	D



☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:
The inspection covers the splash guard, grinding components, and exterior.

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

Comments:
The inspection covers the filter, vent pipe, and switches as well as operation of the blower.

Manufacturer: GE
Range Exhaust: Vents to Exterior

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

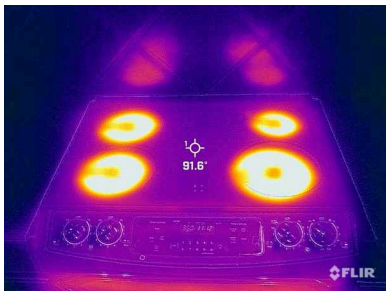
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Comments:
The inspection of the range, oven, cooktops, covers the knobs, elements, drip pans, handles, glass panels, lights or light covers, and other parts.

Manufacturer: GE

Cooktop Type: Electric



Gas Shutoff Location: Not Applicable
Oven Type: Electric
Manufacturer: GE
Anti-Tip Device : Present
Oven Temperature : 350

1: Loose Handle on Oven
Maintenance Item

Recommend further valuation and repair by an appliance repair technician.

Recommendation: Contact a qualified professional.

I	NI	NP	D

Kitchen

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:
The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door, and seals.

Manufacturer: GE -
First floor unit doors, a little sticky, but operational.

Microwave Image:
The microwave was tested by using a "microwave magic light" which is a filament that lights up when heated by the microwave energy. The microwave was heating and operating properly at the time of the inspection. Some microwaves heat more quickly than others.

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

Exhaust Fan Venting: Vents Through Roof

Comments:
The inspection will cover the operation of the unit, observing sound, speed and vibration level.

I	NI	NP	D	

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:
The inspection will cover the condition of the main unit, operate the unit if possible, and inspect the systems safety features. Pressure safety switch and sensors are tested.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Dryer Vent Termination: Vents through Roof

Comments:
The inspection will cover the condition of the dryer exhaust.

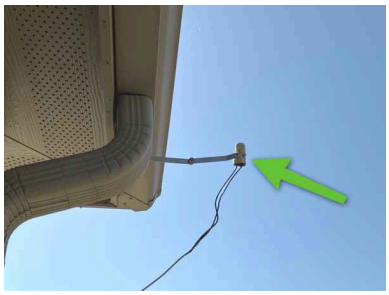
I	NI	NP	D

VI. OPTIONAL SYSTEMS

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

Panel and Number of Zones:
The sprinkler control panel is located in the garage. The sprinkler system consists of 7 watering areas or zones.

Water Shutoff and Rain Sensor Location y: Could not Locate, Rain Sensor Attached to Home -



Comments:
The inspection of the irrigation system will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow preventers.

1: Overspray Observed
Maintenance Item

Overspray was observed at one or more locations. It is recommended that no water overspray onto driveways, sidewalks, the structure, or the fence. This could lead to premature deterioration. Recommend adjustment by a qualified technician.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

2: Sprinkler Obstructed

Maintenance Item

Sprinkler pop-up head is obstructed. Further evaluation and correction needed.

Recommendation: Contact a qualified professional.