PRO-CERTIFIED HOME INSPECTION, PLLC
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RESIDENTIAL INSPECTION

[redacted]
Round Rock, TX 78681

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

PROPERTY INSPECTION REPORT FORM

[redacted]	08/18/2026 9:00 am
Name of Client	*Date of Inspection*
[redacted] Round Rock, TX 78681	
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).

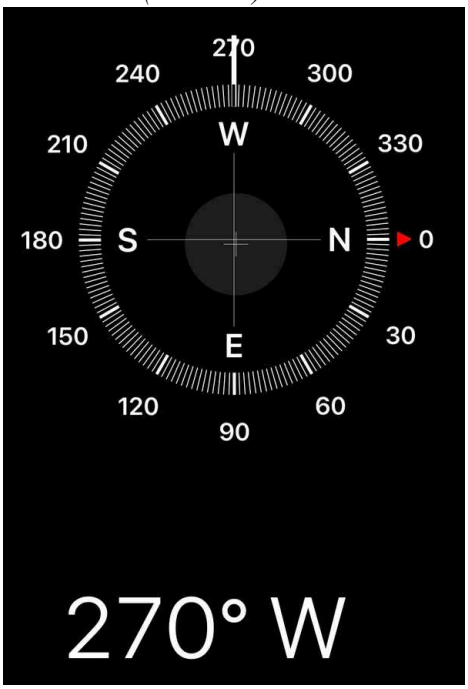
Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

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 : West



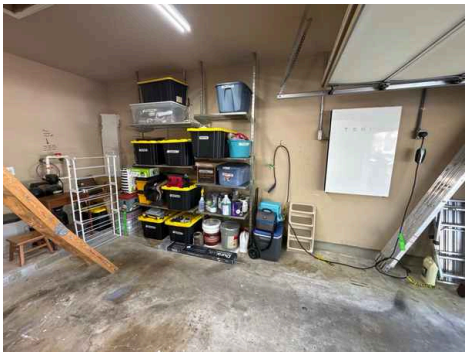
In Attendance: Buyer, Buyer Agent

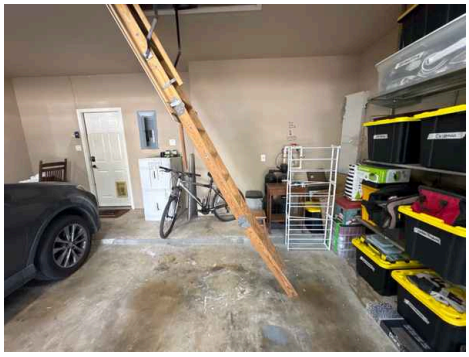
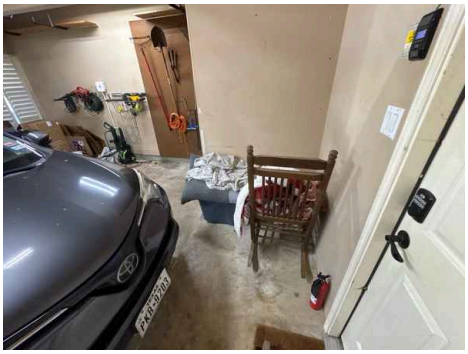
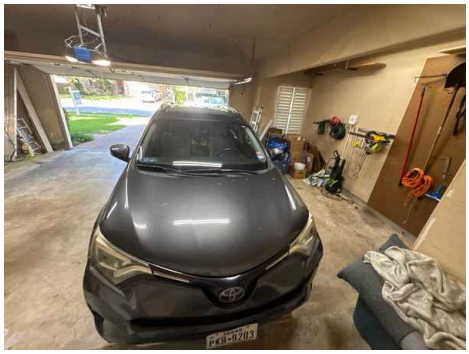
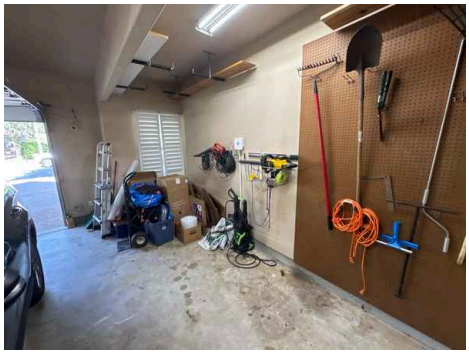
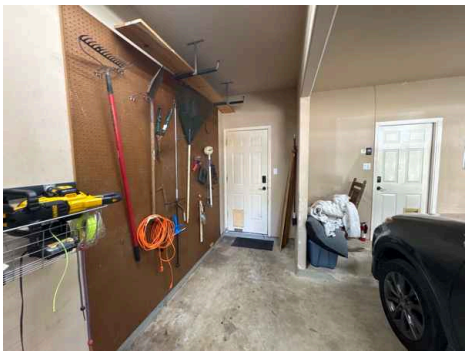
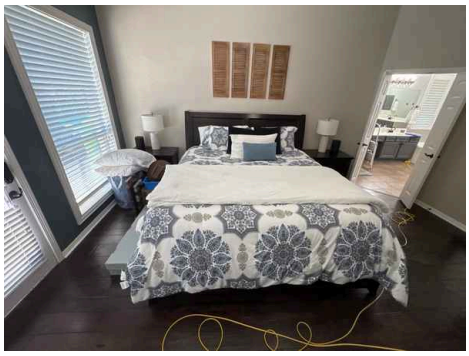
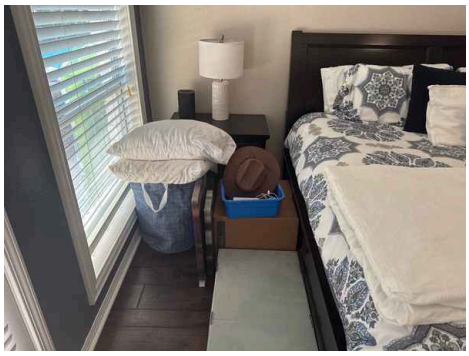
Occupancy: Furnished, Occupied

Type of Building: Detached, Single Family

Inaccessible Areas:

There are inaccessible areas of the home due to furniture or personal storage items in place at the time of the inspection. Although we try to inspect all areas of the home there may be some electrical outlets, windows, and wall coverings not accessible. The inspector will not move furniture or personal property to access these areas due to possible damage to furniture and other property.



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

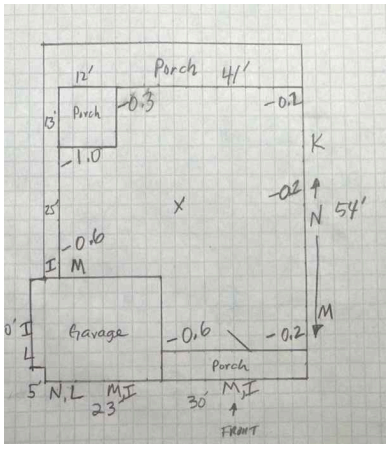
Foundation Performance: Differential Movement: In my opinion the foundation appears to be supporting the home at this time. This opinion is based on visual observation at the time of the inspection. There is evidence of structural movement as detailed in subsequent sections of this report. The movement appears to be correlated to long term differential movement that occurs as the soil expands and contracts. -
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, Cracks in Walls/Ceilings, Ghost Doors, Crack in concrete

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.



1: Corner Pop
Maintenance Item

I	NI	NP	D

Foundation corner fracture(s) were observed, which are generally the result of differential movement between the masonry walls and the concrete foundation. Although this condition did not appear to adversely affect the structure, sealing these cracks may be desired. Repairs would be for cosmetic purpose at this point. Please note that the corners should be examined periodically. If the fracturing worsens and the corner(s) break off then the brick veneer may lack proper support and repair would be needed.

Recommendation: Contact a qualified concrete contractor.

☒ ☐ ☐ ☒ **B. Grading and Drainage**

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.

1: Debris in Gutters
Maintenance Item

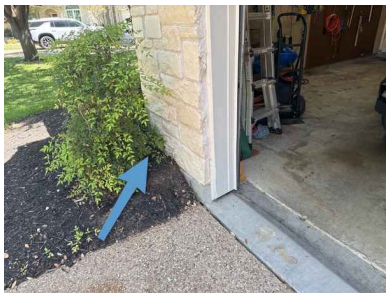
Debris was observed in the gutters at one or more locations. It is recommended to clean the gutters to allow water to flow freely to the downspouts.

Recommendation: Contact a qualified professional.

I	NI	NP	D

2: High Soil Line
Maintenance Item
The soil is higher than the foundation at one or more locations. This can allow moisture to penetrate the wall into the home. This could lead to wood rot and or possible fungal growth in the wall cavity and possibly create a conducive condition for wood destroying insects such as termites. It is recommended to have a minimum of 4 inches of the foundation exposed.

Recommendation: Contact a qualified professional.



3: Splash blocks missing
Maintenance Item
Recommend adding splash blocks where missing to prevent soil erosion.

Recommendation: Contact a handyman or DIY project

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

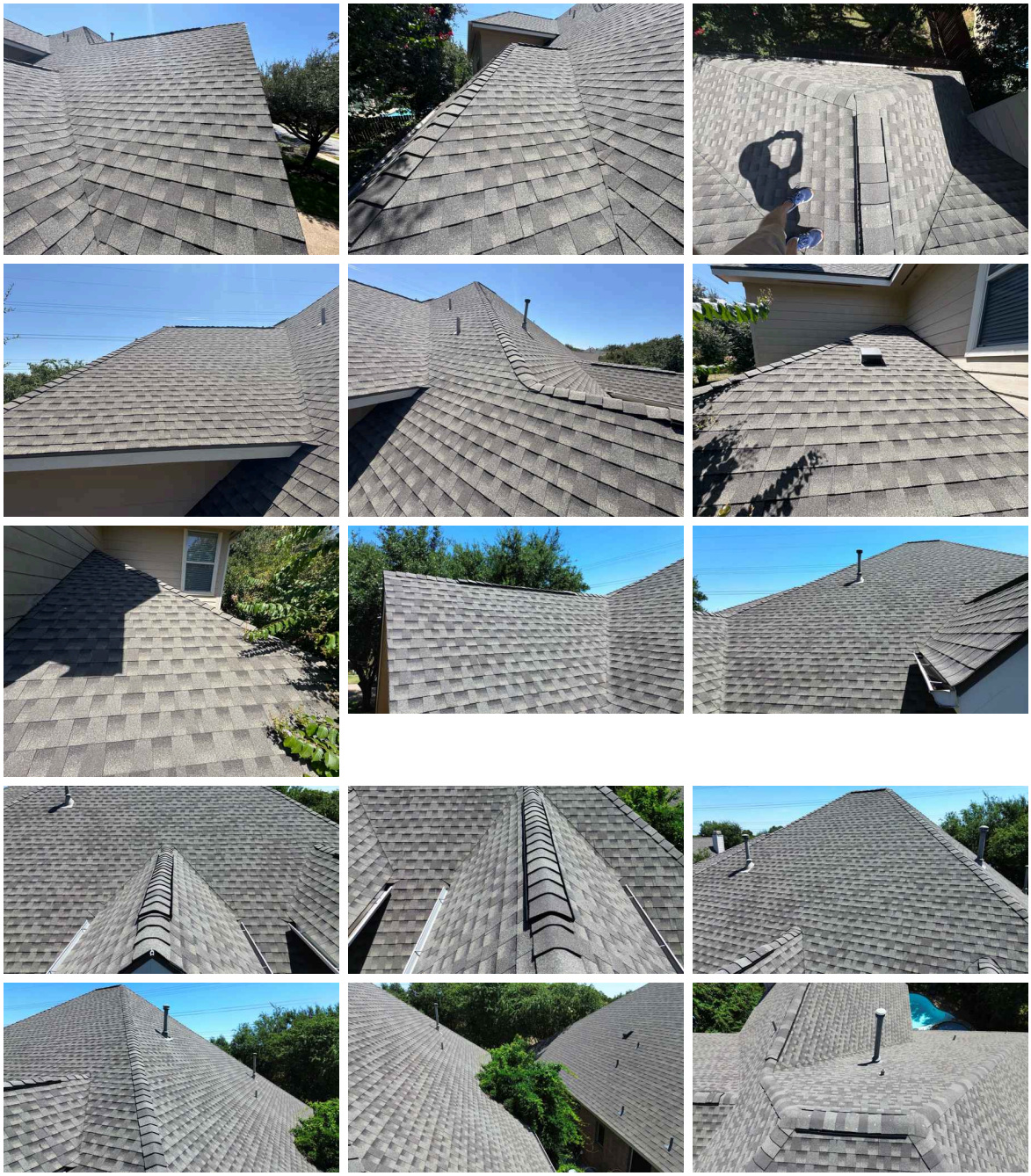
Metal Drip Edge Present: Yes
Viewed From: Roof, Drone

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

I	NI	NP	D

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: Good Condition
Roof Condition Photos:



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: Steepness, Height of Roof

1: Tree Limbs near Roof Covering
Maintenance Item

Tree limbs were observed at one or more locations to be too close or in contact with the roof surface. Recommend trimming trees a minimum of 3 feet away from the roof covering to prevent future damage. This will be ongoing maintenance.

Recommendation: Contact a qualified professional.

2: Raised Flashing
Maintenance Item

One or more areas observed with raised flashing; correction needed.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Viewed From: Attic, Some Areas Obstructed View -

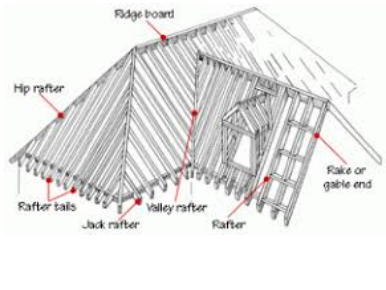
This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed also.

Approximate Average Depth of Insulation: 10-12 Inches Blown Fiberglass Insulation

I	NI	NP	D

Type of Roof Decking: Radiant Barrier, OSB

Attic Ventilation: Ridge Vent, Soffit Vent
Type of Roof Structure: Conventional Stick Framing



1: Insufficient Attic Insulation
Recommendation
Approx 12”
The attic insulation is below recommended levels for this climate zone. Inadequate insulation reduces the home's energy efficiency, leading to higher heating and cooling costs and potential temperature regulation issues. An insulation contractor should evaluate current R-values and recommend upgrades to meet current standards.

Recommendation: Contact a qualified insulation contractor.

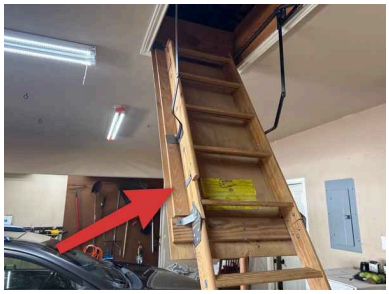
2: Attic Ladder / Door not Insulated
Maintenance Item
The attic ladder has missing or insufficient insulation. Recommend correct installation of insulation.

Recommendation: Contact a qualified professional.

I	NI	NP	D

2nd Floor Attic

3: Attic Ladder Door Not Fire Rated
Safety Hazard
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.



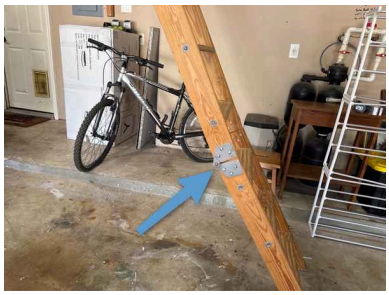
4: Openings at the Soffit
Maintenance Item
One or more openings were observed at the soffit. This can allow rodents and pests into the attic. Recommend sealing these areas. Also, recommend having a pest control company do a treatment for the possibility of rodents in the attic space or wall cavity.

Recommendation: Contact a qualified professional.

I	NI	NP	D

5: Attic Ladder Improperly Cut
Maintenance Item
The attic ladder is not cut properly. The legs of the ladder should be cut to set flush to the floor. Adjust as necessary.

Recommendation: Contact a qualified carpenter.



6: Evidence of Rodent Activity
Recommendation
Evidence of Rodent Activity was observed in the attic. Recommend pest control company to evaluate.

Recommendation: Contact a qualified professional.

7: Loose/ Uninstalled Baffle
Maintenance Item
Observed one or more baffles that had become uninstalled. Baffles allow the attic space to breathe and ventilate properly. Recommend installation and or repair of baffle.

Recommendation: Contact a qualified professional.

I	NI	NP	D

8: 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.

Garage Attic

9: Loose Insulation
Maintenance Item
Observed one of our areas with loose insulation. Recommend repair.

Recommendation: Contact a qualified professional.

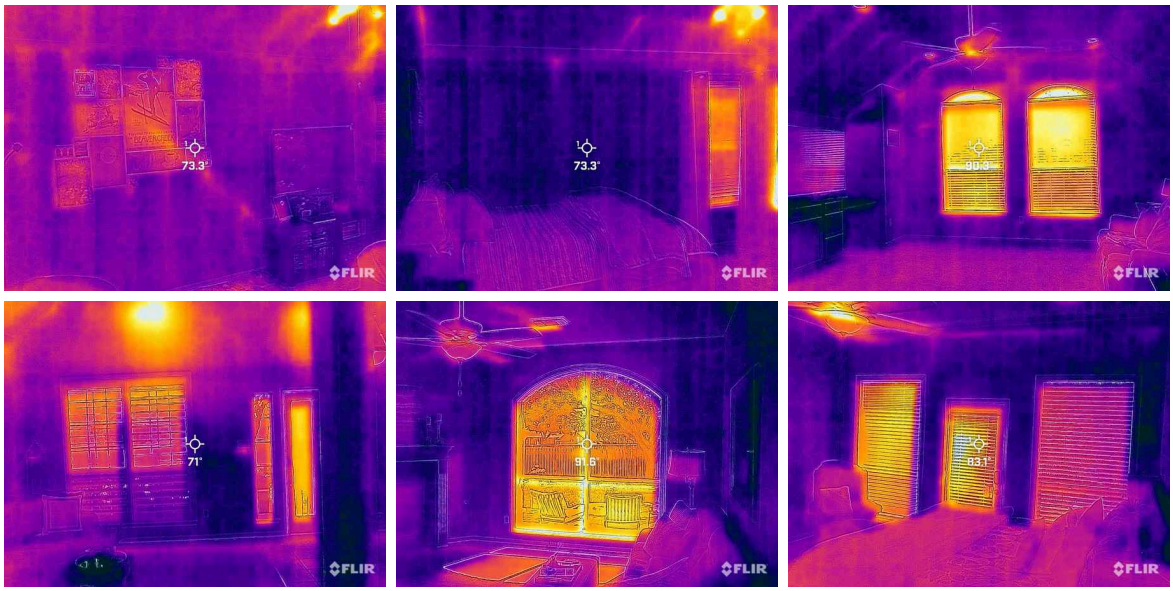
2nd Floor Attic

Garage Attic

☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**
Comments:
This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

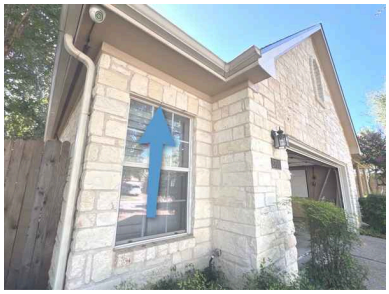
I	NI	NP	D

Wall Construction: Wood Framing
Exterior Materials: Fiber Cement Board, Stone
Interior Wall Materials: Drywall Textured with Paint, 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.



1: Rusted or Unpainted Lintels
Maintenance Item
Rust or missing paint was observed on the lintels. A lintel is a structural piece of material that sits flat atop and over an opening in a wall. Lintels are most commonly made from steel. If left untreated, can rust and deteriorate. How to keep your steel lintels maintained: At the first signs of rust, be sure to have your lintels scraped, painted and caulked. Scrape and sand existing rust from the lintel, coat with an exterior grade paint, caulk the joint between the lintel and material above.

Recommendation: Contact a qualified professional.



2: Exterior Trim Moisture Damage

I	NI	NP	D

Maintenance Item

Moisture damage was observed at one or more locations of the exterior trim. Repair as necessary.

Recommendation: Contact a qualified professional.

Garage

Garage

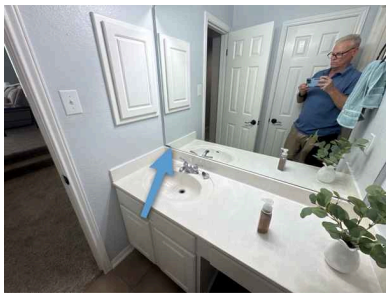
3: Mirror Delaminated

Maintenance Item

One or more mirrors show signs of delamination. Repair or replace as desired.

Recommendation: Contact a qualified professional.

2nd Floor Bathroom


2nd Floor Bathroom

2nd Floor Bathroom

4: Minor Damaged Cement Board Siding

Maintenance Item

One or more areas of damage cement board siding were observed. Recommend repair

Recommendation: Contact a qualified professional.

I	NI	NP	D

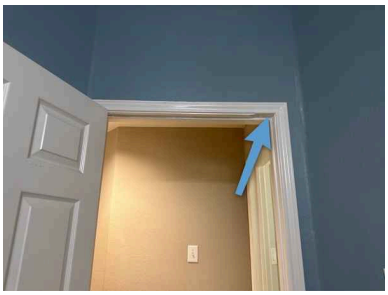
Above back porch

5: Loose / Damaged Trim
Maintenance Item
Loose and or damaged trim was observed in one or more areas. Recommend repair.

Recommendation: Contact a qualified professional.

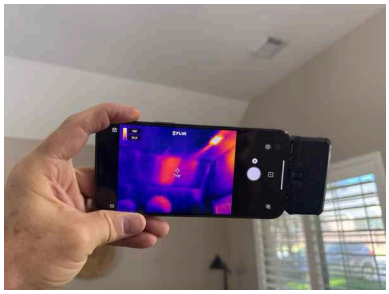
Garage entry

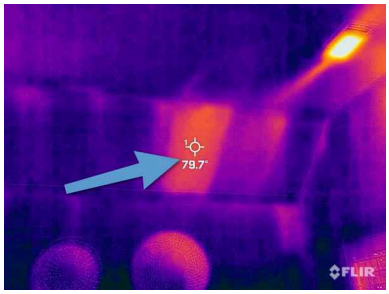
2nd Floor Bedroom


2nd Floor Bedroom

6: Missing Insulation
Maintenance Item
The walls were scanned with a thermal camera. Observed what appears to be missing insulation in one or more walls. Recommend further evaluation and repair where insulation is missing.

Recommendation: Contact a qualified professional.


Living Room



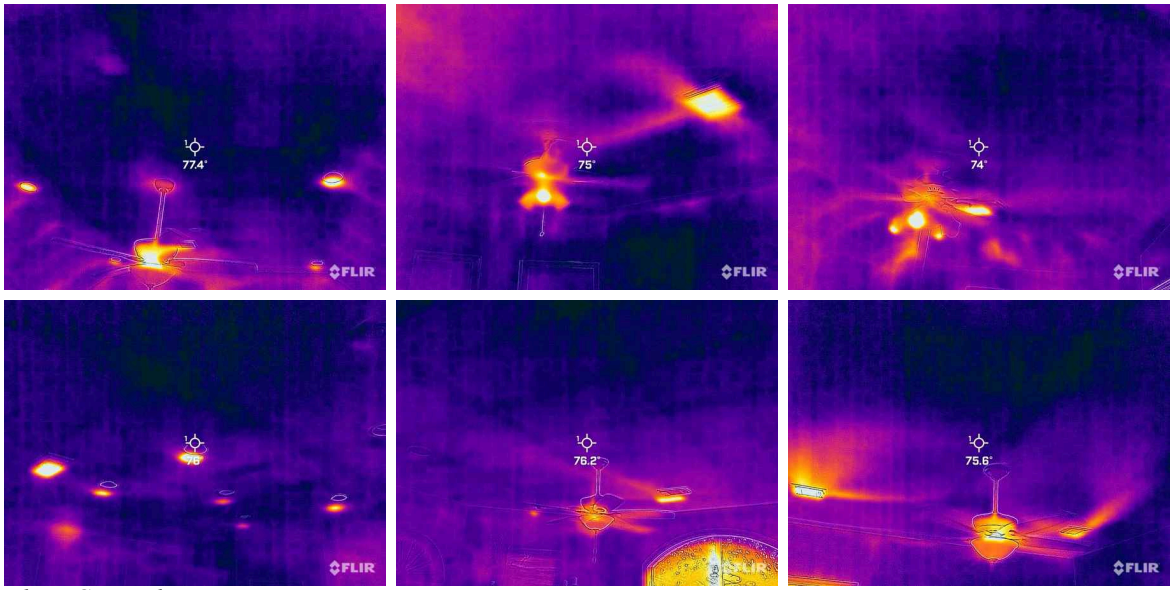
Living Room

☒ ☐ ☐ ☒ **F. Ceilings and Floors**
Comments:
This inspection covers deficiencies of the ceilings and floors related to structural performance or water penetration.

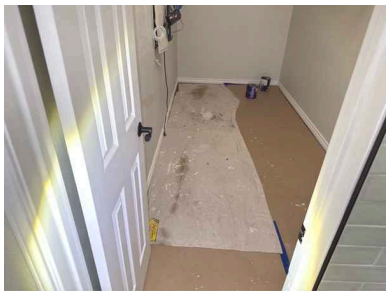
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

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.



Floor Covered :
The flooring was covered at the time of the inspection and could not be observed.



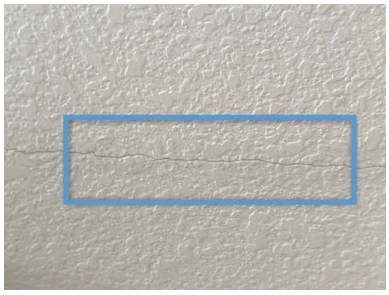
Master closet

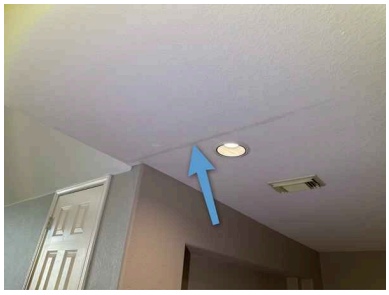
1: Ceiling Settlement Cracks
Maintenance Item

Settlement cracks were observed at one or more locations of the ceiling. This is due to settling, vibration, humidity, and age of the home. Repair as desired.

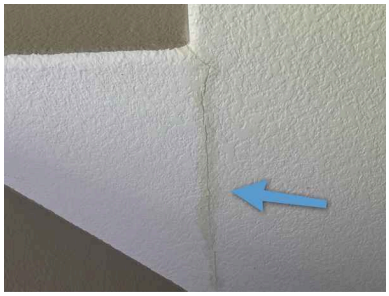
Recommendation: Contact a qualified professional.

I	NI	NP	D


2nd Floor hallway


2nd Floor hallway

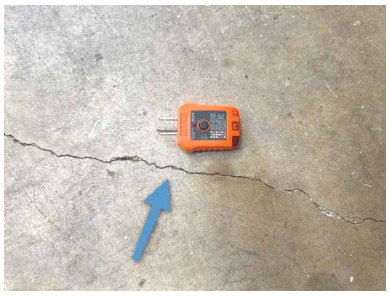
1st Floor


1st Floor

2: Garage Floor Cracks
Maintenance Item

Cracks observed are common in many homes, and not an indicator of major structural movement, but rather normal settling over time.

Recommendation: Contact a qualified professional.



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

1: Door Sticks
Maintenance Item

Door sticks and is tough to open. Recommend adjusting as needed.

Here is a helpful DIY article on how to fix a sticking door.

Recommendation: Contact a handyman or DIY project

Front door

Front door

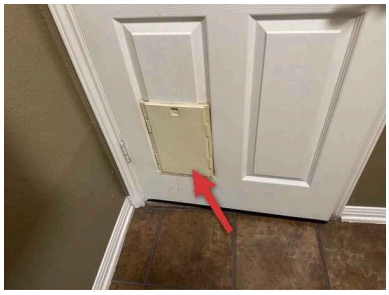
2: Exterior Door Moisture Damage
Recommendation
Moisture damage was observed at one or more of the exterior doors. Repair or replace as necessary.

Recommendation: Contact a qualified professional.

Garage

3: Pet Door at Garage Entry
Safety Hazard
There is a opening (pet door/window) in the garage door. This negates the fire rating of the door. Garage doors should be solid to help maintain proper fire separation between the house and garage. Applicable building code: 2012 IRC: --R309.1 Opening protection. -Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors

Recommendation: Contact a qualified professional.



4: Loose or Missing Hardware
Maintenance Item

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

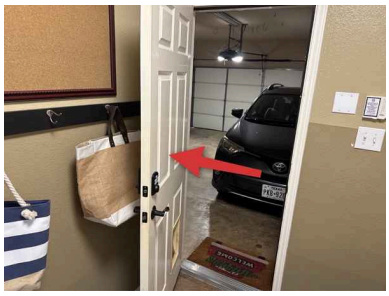
Recommendation: Contact a qualified handyman.

Garage

Garage

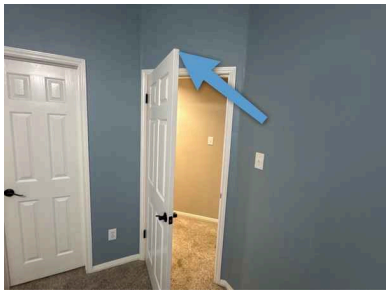
5: Garage Entry Door Not Self Closing
Safety Hazard
The door to the garage is not self closing. Recommend installing/activating self closing hinges for proper fire separation and carbon monoxide safety reasons as per today's standards.

Recommendation: Contact a qualified professional.



6: 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.


2nd Floor Bedroom

7: Damaged Weatherstrip
Maintenance Item
Weatherstripping was observed to be damaged at one or more locations. Recommend replacement.

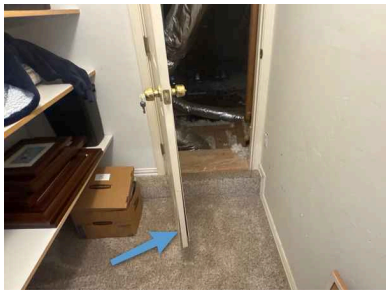
I	NI	NP	D

Recommendation: Recommended DIY Project

8: Damaged Door
Maintenance Item
One or more doors show signs of damage. Repair or replace as necessary.

Recommendation: Contact a qualified professional.

2nd Floor


2nd Floor

9: Cracked Door / Frame / Trim
Maintenance Item
Observed one more areas with a cracked door, frame and or trim. Recommend

Recommendation: Contact a qualified professional.

Garage

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

I	NI	NP	D

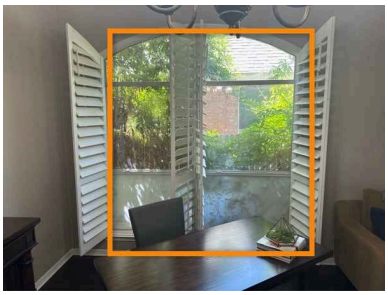
Dirty Windows:
Observed multiple windows that were dirty. This is a limitation because it is difficult to see all deficiencies on the windows, such as failed seals.

Solar / Privacy Screens Installed:
Dark solar/privacy screens are installed on several windows, obstructing a clear view of the glazing and spacers. This is a reporting limitation that may prevent the identification of failed thermal seals (fogging), cracks, or other glass defects. Recommend removing screens for a full evaluation of the window panes.

1: Failed Seal
Recommendation

Observed one or more windows with condensation and/stain between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation: Contact a qualified window repair/installation contractor.


Living Room

Living Room

2: Missing Screen(s)
Maintenance Item

One or more windows are missing a screen. Recommend seller/builder re-hang and /or replace screens where needed before closing.

I	NI	NP	D

3: Lubricate Windows
Maintenance Item

One or more windows need to be lubricated so they will open more smoothly and prevent balance damage.

Multiple windows

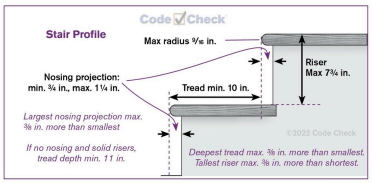
4: Loose / Damaged Window Gasket
Maintenance Item

Observe one or more loose and or damaged window gaskets. Recommend repair.

Recommendation: Contact a qualified professional.

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

Stair Construction Meets Standards: Yes



I	NI	NP	D

Comments:
This inspection will note deficiencies in steps, stairways, landings, guardrails, and handrails and for proper spacing between balusters, spindles, or rails for steps, stairways, guards and railings.

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

Fireplace Location: Family Room
Type of Fireplace: Gas with Ceramic Logs

Firebox Material: Metal with Refractory Panels
Type of Chimney: Metal
Chimney Viewed From: Drone

Comments:
This inspection covers the visible components and structure of the fireplace and chimney. Some areas are inaccessible.

Attic Firestop Present: Yes
Chimey Cap: Yes
Combustion Air Present: Yes
Gas Valve Location Photo:

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

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

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

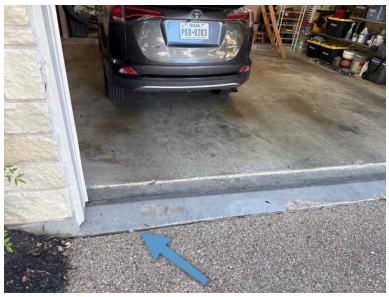
I	NI	NP	D

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.



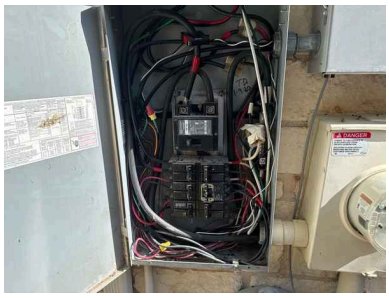
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

II. ELECTRICAL SYSTEMS

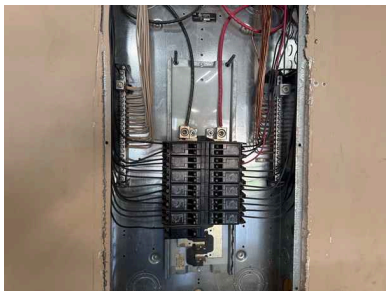
☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Location of Main Panel: Exterior of Home



Panel Manufacturer: Cutler Hammer
Service Entrance: Underground
Main Panel Rating in Amps: 200
Types of Wiring: Copper, Alluminum service conductors
Grounding and Bonding: Water Supply, Slab #4 Copper
Comments:
This inspection includes the service entrance wiring, electrical panels and subpanels.

Condenser Breaker Sufficient: Yes
Subpanel Location: Garage



Arc Fault Tested: No, Not Present
Arc Fault Protection: The Construction of this Home may Predate these Standards, Not Present -

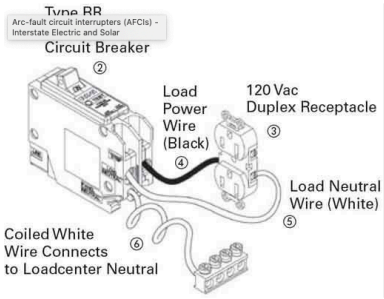
Arc fault breakers are special equipment that are designed to detect electricity arcing off the protected circuit, causing the breaker to trip and cut off power to the circuit. Arc faults can happen in several situations, such as: when hanging a picture, a nail could penetrate electrical conductor casing 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



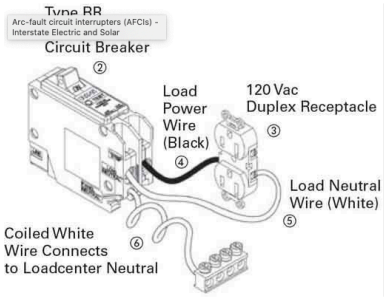
Breaker Sample

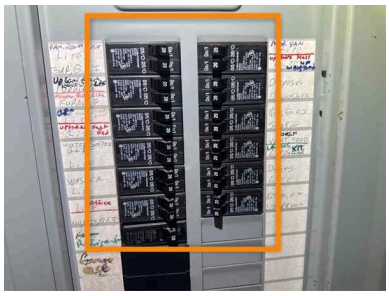
1: No AFCI Breakers Present

Recommendation

There are no Arc Fault Circuit Interrupt (AFCI) breakers present as called for by recent TREC reporting standards. AFCI breakers are used to protect living area branch circuits that are not GFCI (Ground Fault Circuit Interrupt) protected. When electric service is renovated, it is usually required to bring to service to current code required by local jurisdiction. Further evaluation by licensed electrician may be desired. This technology was not available and/or not required at time home was constructed.

Recommendation: Contact a qualified professional.





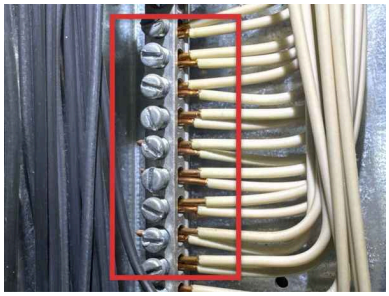
2: Double Tapped Neutrals

Safety Hazard

There are double tapped neutral conductors in the electric service panel. Multiple neutral conductors in a single termination create a problem when the circuit needs to be isolated. In order to isolate the circuit, the branch breaker is turned off and the neutral is disconnected by removing it from the terminal. If the terminal is shared with another circuit, the connection on the other (still energized) circuit will be loosened as well. Loosening of the second neutral (loss of neutral) under load is a safety hazard, and may establish an over

voltage condition on lighting and appliances if the neutral is part of a 120/240 Volt AC multi-wire branch circuit. Also, the neutral assemblies are not evaluated with multiple neutral conductors in the same terminal. 2002 NEC Art. 408-21 Grounded Conductor Terminations. Each grounded conductor shall terminate within the panel board in an individual terminal that is not also used for another conductor.

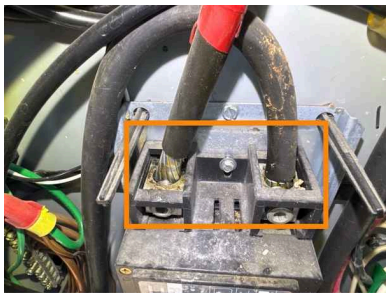
Recommendation: Contact a qualified professional.



3: Anti Oxident Missing
Recommendation

Antioxidant paste missing at main service conductors. Add as needed. This helps protect wires from oxidation and movement.

Recommendation: Contact a qualified professional.



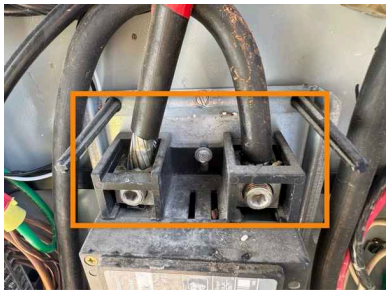
4: Missing Service Entrace Lug Covers
Recommendation

The main service entrance line lugs inside the electrical panel are missing their protective terminal barrier covers. Missing lug covers leave energized main line terminals exposed even when the main disconnect is turned off, presenting a shock hazard to anyone working inside the panel. Recommend having a licensed electrician install approved terminal barrier covers over the main service lugs.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D



☒ ☐ ☐ ☒ **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: No

Smoke Alarms Tested: No, Occupied

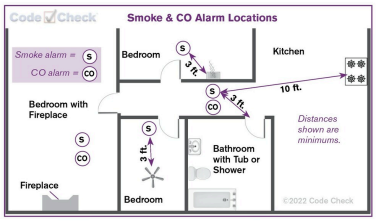
Dryer Power: Yes

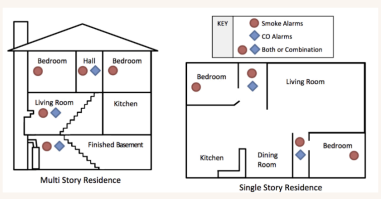
1: Carbon Monoxide Detector Missing

⚠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.





2: Light Cover Missing / Damaged

🔧Maintenance Item

There are one or more light covers missing or not installed. A cover should be installed to ensure the bulb is properly protected. Bulb cages are normally used in closets and utility applications. light fixture is damaged.

Recommendation: Contact a handyman or DIY project

I	NI	NP	D

Garage

3: Missing Tamper Resistant Outlets
Safety Hazard
Observed one or more electrical outlets that were not tamper resistant. Current standards (code progression) requires all outlets 5 1/2 feet from the floor to be tamper resistant. This is a child safety issue and may become required to update if renovations include any permit required electrical improvements to meet today's standards.

Recommendation: Contact a qualified professional.

4: Lights Flickering
Recommendation
One or more lights flickered at time of inspection. Bulb replacement may only be necessary, but further evaluation recommended.

Recommendation: Contact a qualified professional.

Garage

5: Island Side Outlets Present
Safety Hazard

I	NI	NP	D

The 2023 National Electrical Code (NEC) prohibits installing outlets on the side of islands as a safety measure to protect children from falling items due to electrical cords.

Recommendation: Contact a qualified professional.

☐ ☐ ☒ ☐ **C. Other**

Solar Panel System Not Inspected :
The solar panel electrical system was not inspected. That system is not part of a standard home inspection.

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**

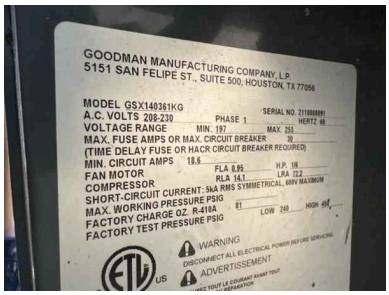
Type of Systems: Gas-Fired Heat
Energy Sources: Natural Gas
Comments:
This inspection covers the gas and electric heating units.

Manufacturer: Goodman, Trane
Heating Equipment Locations: Attic

Heating Type: Central
Gas Valve: Present, Accessible
Quantity of Units: 2
Thermal Images of Supply Register:
Functioning as intended.

☒ ☐ ☐ ☐ **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: Goodman, Trane
Size of Unit in Tons: 3, 5
Manufactured Year: 2021, 2020
Seer Rating of Unit: 15
Refrigerant Type: R410A
Temperature Differential Results: House, Upper Level, Lower Level, 16, 17 -
System turns on and operates as designed.

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

The temperature differential on the first floor was 16.9°. The temperature differential in the second floor was 17.4°.

1st Floor

1st Floor

2nd Floor

2nd Floor

Primary Condensate Drain Location : Under Sink

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

I	NI	NP	D

2nd Floor Bathroom

☒ ☐ ☐ ☒ **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: Air Handler Equipment

Filter Size :

See photo(s) for model number of filter

1: Dirty Filter

Maintenance Item

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

I	NI	NP	D

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, Right Side

Location of Main Water Supply Valve : Near the Water Meter

Type of Supply Piping Material: Copper
Static Water Pressure Reading: 70-80

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

1: Faucet Leaks at handle
Maintenance Item
One or more faucet leak at the control handle. Recommend repair

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

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

Cleanout Location: Near the Foundation

Type of Drain Piping Material: PVC

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: No, Not Accessible

Plumbing Scope Inspection Performed: Yes, Clean out Accessed -

Clean out to the street video

Clean out to under house video

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.

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

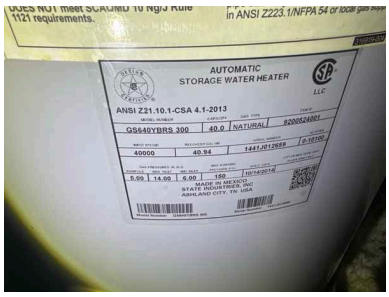
I	NI	NP	D

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Sources: Gas

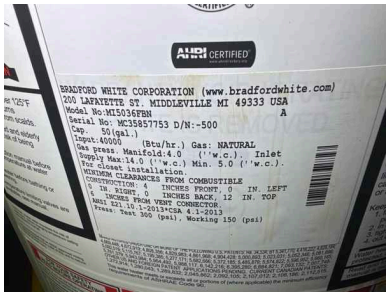
Water Heater Location, Tag, and Temperature: Attic Space

Garage Attic

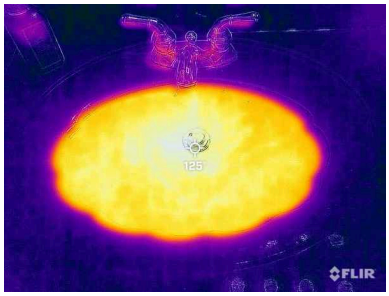


Garage Attic

2nd Floor Attic



2nd Floor Attic



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: State, Bradford White

Number of Water Heaters: 2

Temperature and Pressure Relief Valve Tested: Yes

Safety Pan and Drain: Yes

Type of Vent Pipe: Double Wall

Water Heater Capacity: 40, 50

Water Heater Year Manufactured: 2015, 2014

Gas Shutoff Valve Location : Present, Present, Accessible, Accessible

Combustion Air Present: Yes, Yes

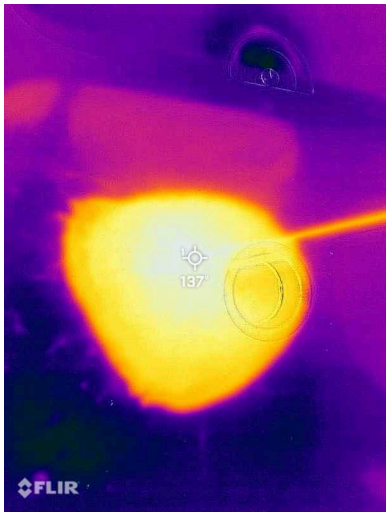
1: Water Temperature too High

⚠Safety Hazard

1st floor heater

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.



135 degrees

2: Missing Water Line Insulation
Maintenance Item
There is missing insulation at the hot and cold water heater supply pipes. This can result in a loss of thermal gains. Insulation is recommended.

Recommendation: Contact a qualified professional.

Garage Attic

3: Corrosion at Pipe Fittings
Recommendation
Corrosion was observed at the water heater pipe fittings. Recommend further evaluation by a licensed plumber.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D	

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

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

Gas Meter Bonded at Meter: No

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

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

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Backflow Prevention Present: Yes

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: Maytag

Dishwasher Full of Dishes:

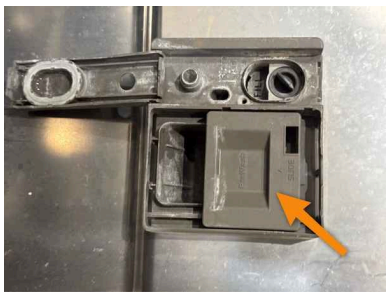
The dishwasher was full of dishes at the time of inspection so not all areas of the dishwasher could be inspected

1: Soap Dispenser Inoperable

Recommendation

The soap dispenser door did not close and or open when the unit was tested. Further evaluation and or repair by a qualified contractor is recommended.

Recommendation: Contact a qualified professional.



I	NI	NP	D

2: Dishwasher Door Does Not Close Properly
Maintenance Item
The dishwasher door does not close properly. Recommend repair.

Recommendation: Contact a qualified professional.

3: Soap / Calcium Build-Up
Maintenance Item
The unit has calcium and or soap buildup . Further evaluation and or Cleaning recommended.

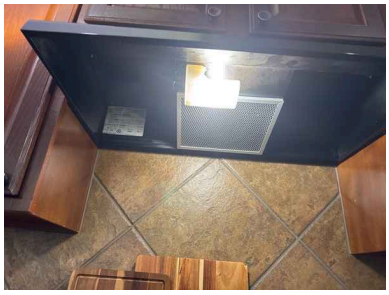
Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **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

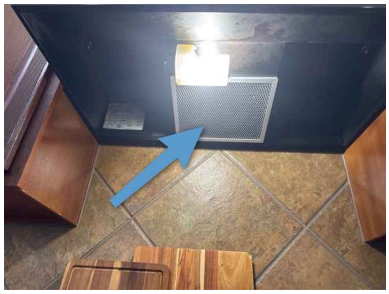
I	NI	NP	D



Range Exhaust: Vents to Exterior

1: Noisy
Maintenance Item
The venthood was noisy at the time of the inspection. The reason could not be determined. Recommend further evaluation by a qualified contractor.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **D. Ranges, Cooktops, and Ovens**
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: Gas
Gas Shutoff Location: Under Cabinet
Oven Type: Electric
Manufacturer: Whirlpool

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I	NI	NP	D

Anti-Tip Device : Not Applicable
Oven Temperature : 355

1: Burner Not Lighting
Recommendation
Gas burners, not igniting. Recommend qualified professional evaluate & repair.

Recommendation: Contact a qualified handyman.

☒ ☐ ☐ ☐ **E. Microwave Ovens**
Comments:
The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door, and seals.

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

I	NI	NP	D

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**

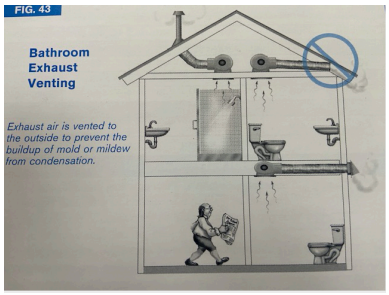
Exhaust Fan Venting: Vents into Attic

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

1: Vents Terminate in Attic
Recommendation

The exhaust fans terminate into the attic space at soffits. This can allow moisture to accumulate in the attic space and cause damage to insulation and framing member. Recommend further evaluation and repair venting to the exterior of the home through the roof and/or the side wall. This type installation is common for this period of home.

Recommendation: Contact a qualified professional.



2: Missing Vent Cover
Maintenance Item

Observed one or more vent covers that were missing. Recommend installation.

I	NI	NP	D

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **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.

1: Improperly mounted safety beam
Recommendation

The garage door photoelectric safety sensors are improperly mounted using unattached wood scraps rather than being securely anchored to the door track or wall framing. This makeshift setup can easily shift out of alignment or fall, potentially disabling the auto-reversing safety mechanism or preventing the door from closing properly. Recommend having a qualified garage door technician properly mount and align the sensors according to manufacturer guidelines.

Recommendation: Contact a qualified professional.

Garage

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Dryer Vent Termination: Vents through Wall

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

I	NI	NP	D

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

1: Dryer Vent Lint Excessive
Maintenance Item

There was a noticeable amount of lint observed in the dryer vent. Cleaning the vent is recommended. This should also allow flap to close when not in use.

Recommendation: Recommended DIY Project

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

I	NI	NP	D	

VI. OPTIONAL SYSTEMS

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

WIFI System:

The irrigation system could not be tested. The control panel requires an application and a wifi signal. Contact seller to test the system