PRO-CERTIFIED HOME INSPECTION, PLLC
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RESIDENTIAL INSPECTION

[redacted]

Georgetown, TX 78628

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

PROPERTY INSPECTION REPORT FORM

[redacted]	08/26/2026 9:00 am
Name of Client	*Date of Inspection*
[redacted] Georgetown, TX 78628	
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).

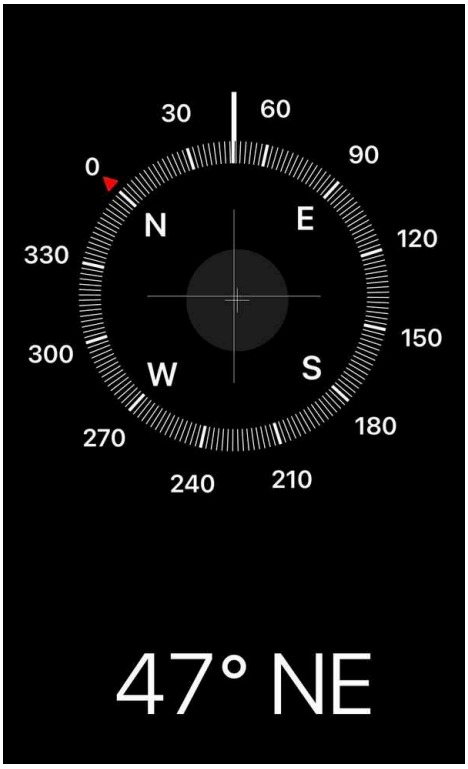
Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

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: Partly Cloudy
Home Faces (Direction) and Exterior Photos : Northeast



In Attendance: Buyer, Buyer Agent

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.

Workers Present:

Workers were present at the time of inspection.

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

I	NI	NP	D

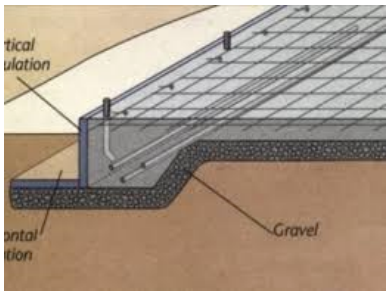
I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

Type of Foundation(s): Slab on Grade

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.

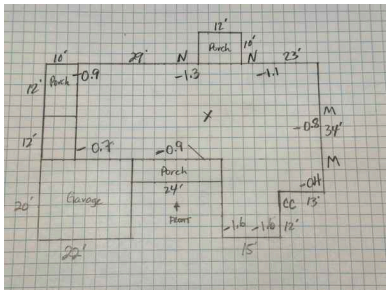
Slab on Grade Description:
A slab on ground foundation is a single layer of concrete, several inches thick. The slab is poured thicker at the edges, to form an integral footing; reinforcing rods strengthen the thickened edge. The slab normally rests on a bed of crushed gravel to improve drainage. Casting a wire mesh in the concrete reduces the chance of cracking. A slab on grade is suitable in areas where the ground doesn't freeze, but it can also be adapted with insulation to prevent it from being affected by the frost heaves.



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.

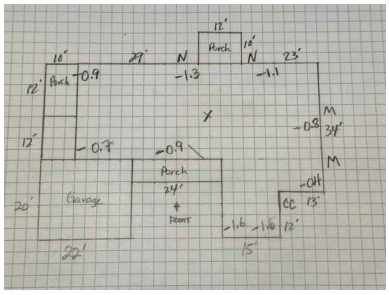


1: Foundation Out of Tolerance

Recommendation

The foundation shows signs of heaving or settling that exceed normal tolerances. This condition was observed during the structural inspection and indicates movement in the foundation system. Foundation movement can lead to structural stress, cracking, and potential damage to the home's integrity. A structural engineer should evaluate the extent of movement, identify the cause, and recommend appropriate corrective measures or monitoring.

Recommendation: Contact a qualified structural engineer.



2: Tree Near Foundation

Recommendation

The tree near the house foundation can cause foundation movement due to the roots extracting water from the soil causing a drying or shrinking effect. You may wish to consult with a service company about installation of root barriers which may prevent feeder roots from nearby trees from migrating below the structure and extracting moisture from under the slab foundation. Root barriers are usually placed as far from the tree and as near to the foundation as possible in order to decrease damage to the tree roots.

Recommendation: Contact a qualified professional.

3: Flatwork Cracks

Maintenance Item

Cracks were observed at the driveway/entry walk. The cracks are normal due to seasonal differential movement and age or shrinkage cracks from curing. Repair as desired.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D	

☒ ☐ ☐ ☒ **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.

No Gutters Present:
The home is not equipped with gutters. These are not required in every situation, but are recommended to divert roof runoff away from entry areas and mechanical equipment. The absence of gutters and/or diverters above the entry areas can result in roof drainage hitting the porch slab and splashing back onto the doors, windows, and wall coverings. Installing roof gutters and/or diverters may help prevent water penetration in those areas. Additionally, roof gutters can help to manage soil moisture content near the foundation. This is important where expansive clay soils exist.

1: Negative Grading/Pooling Water Possible
Maintenance Item

Grading is moderately sloping towards the home in some areas and/or low spots are present preventing water from adequately draining . This could lead to foundation issues. Recommend installing a gutters and or gutter extension and having a qualified contractor raise grade where low to better divert water away from foundation.

Here is a helpful article discussing negative grading.

Recommendation: Contact a qualified landscaping contractor

☒ ☐ ☐ ☒ **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

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

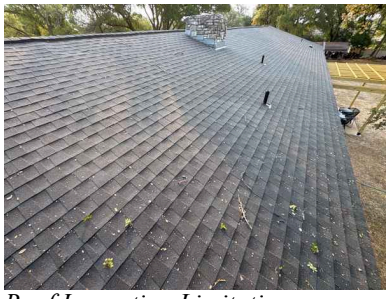
I	NI	NP	D

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: Good Condition

Roof Condition Photos:



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

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: Low Spot
Recommendation

One or more low spots were observed while walking the roof. This can be caused from missing or loose decking and/or current or previous moisture damage. Recommend further evaluation.

Recommendation: Contact a qualified professional.

3: Missing Flashing Fastners

I	NI	NP	D

Maintenance Item

Observed one or more areas that were missing the fastener at the flashing. Recommend repair by nailing, flashing and sealing the nail head to prevent leaks.

Recommendation: Contact a qualified professional.

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

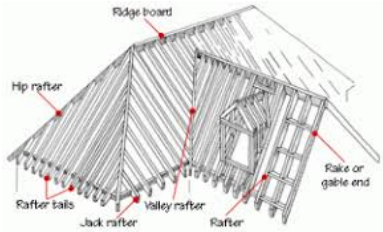
Viewed From: Some Areas Obstructed View, Scuttle Hatch -
This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed also.

Approximate Average Depth of Insulation: 2-4 Inches Blown Cellulose Insulation, 4-6 batt insulation

Type of Roof Decking: Plywood

I	NI	NP	D

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



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

Recommendation: Contact a qualified professional.

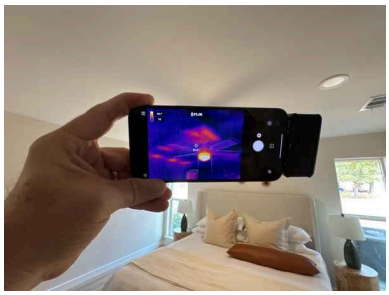
I	NI	NP	D

3: Missing Insulation

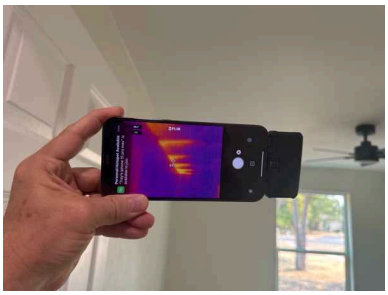
Maintenance Item

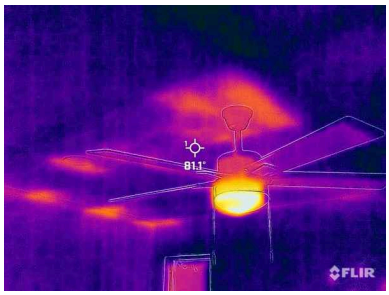
Insulation was observed to be insufficient or missing in one or more areas of the home with thermal imaging. Recommend insulation in these areas to better improve energy efficiency.

Recommendation: Contact a qualified professional.


Master Bedroom

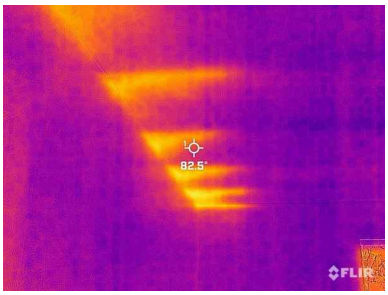
Kitchen


Front bedroom



Master Bedroom

Kitchen



Front bedroom

4: Missing Scuttle Cover

Maintenance Item

This scuttle cover is missing in the garage. This is a safety hazard due to the possibility of a fire in the garage could spread to the attic space. Recommend installation of scuttle cover.

Recommendation: Contact a qualified professional.

5: Loose/Missing Soffit Panels
Maintenance Item

Soffit panels along the roof overhang are loose or missing. This allows water, pests, and debris to enter the attic and wall cavities, potentially causing rot, pest damage, and compromised insulation. Loose panels should be secured and missing sections replaced by a qualified roofer or carpenter to restore proper protection.

Recommendation: Contact a qualified professional.

Right hand side

Right hand side

6: Missing Scuttle Hatch
Maintenance Item

Observed one or more scuttle hatches that were missing at the time of inspection. Recommend further evaluation and repair by cutting the Sheetrock and installing a scuttle hatch for proper access.

Recommendation: Contact a qualified professional.

7: Possible Rodent Activity
Recommendation

Observed multiple rat traps in the attic space. Did not see signs of rodent droppings at the time of inspection.

Recommendation: Contact a qualified professional.

I	NI	NP	D

8: Mixed Attic Ventilation

Recommendation

The attic ventilation system combines soffit, ridge, and gable vents, which can cause short-circuiting of the airflow by drawing air through the gable vents instead of up from the soffit intake. This localized loss of low-level ventilation can lead to excessive heat accumulation and moisture retention in the attic. A qualified roofing contractor should evaluate the system and seal the gable vents from the interior to establish a proper balanced soffit-to-ridge flow.

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.

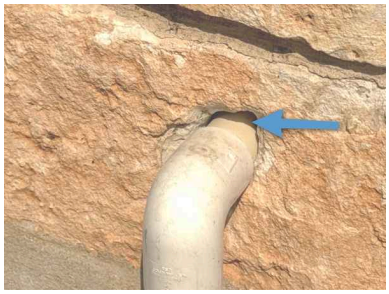
Wall Construction: Wood Framing, Metal Framing
Exterior Materials: Fiber Cement Board, Stone
Interior Wall Materials: Drywall Textured with Paint
Thermal Samples of Walls:
The interior walls were scanned with a thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, 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.

1: Seal Wall Penetrations

Maintenance Item

There were one or more areas where a penetration of the wall was not sealed correctly. Recommend sealing the areas to prevent water intrusion and the possibly of rodents and pests getting into the wall cavity and attic area. Photos are a sampling of wall penetrations.

Recommendation: Contact a handyman or DIY project

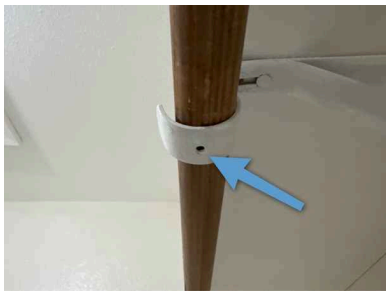


2: Closet Rod Missing Fasteners

Maintenance Item

One or more closet rods are missing fasteners. Install as necessary.

Recommendation: Contact a qualified handyman.



3: Missing Insulation

Maintenance Item

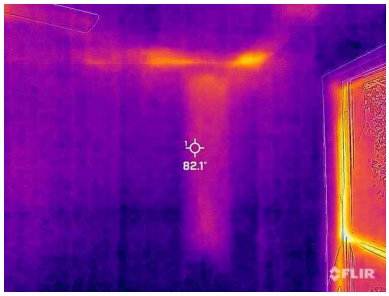
The walls were scanned with a thermal camera. Observed what appears to be missing insulation in one or more walls. Recommend further evaluation and repair where insulation is missing.

Recommendation: Contact a qualified professional.

I	NI	NP	D

Front bedroom on right

Living Room



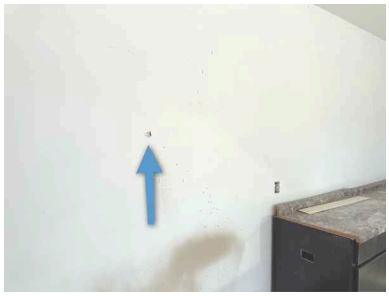
Front bedroom on right

4: Minor Drywall Damage
Maintenance Item

One or more locations with minor drywall damage.

Recommendation: Contact a qualified professional.

Garage



Garage

5: Missing Drywall Texture
Maintenance Item

One or more areas are missing drywall texture; correction needed.

Recommendation: Contact a qualified professional.

I	NI	NP	D	

Living Room

☒ ☐ ☐ ☐ **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.

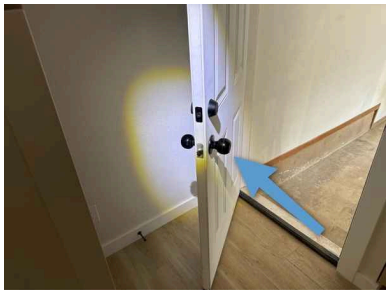
☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

1: Loose or Missing Hardware
Maintenance Item

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

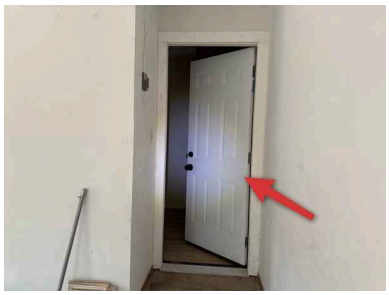
Recommendation: Contact a qualified handyman.

I	NI	NP	D


Garage entry

2: 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.



3: 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.

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

1: Missing Screen(s)
Maintenance Item

I	NI	NP	D	

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

☐ ☐ ☒ ☐ **I. Stairways (Interior and Exterior)**
Not Present :

☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**
Fireplace Location: Family Room

Type of Fireplace: Could not Determine
Firebox Material: Metal
Type of Chimney: Not applicable
Chimney Viewed From: Roof Level

Attic Firestop Present: Yes
Chimey Cap: Enclosed
Combustion Air Present: No
Fireplace Sealed Off / Inoperable:
The fireplace has been sealed off, and the chimney has been capped so it is in operable.

I	NI	NP	D

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

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **K. Porches, Balconies, Decks, and Carports**
Comments:
This inspection covers any attached porches, decks, steps, and balconies for structural performance.

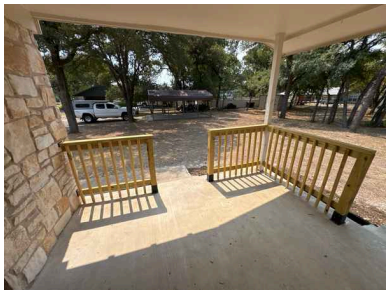
1: Seal Joint
Maintenance Item
The slab joint between the house and flatwork should be sealed. This separation may allow moisture to wick into the soil near the foundation and could cause expansion of the soil, which may cause settling to occur. Further evaluation and/or repair by a qualified contractor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

Recommendation: Contact a qualified professional.

2: Paint Guard Rail / Handrail
Maintenance Item
Recommend painting, handrails, guard rails, and/or porch posts to prevent moisture damage

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

I	NI	NP	D



3: Unpainted Patio Structure

Maintenance Item

The wooden patio framing structure is unpainted and unstained, leaving the raw lumber fully exposed to the elements. Unprotected exterior wood is susceptible to moisture damage, weathering, checking, and premature wood rot or decay over time. Have a qualified professional clean and apply a protective paint or exterior-grade sealant/stain to preserve the structural integrity and lifespan of the wood.

Recommendation: Contact a qualified professional.

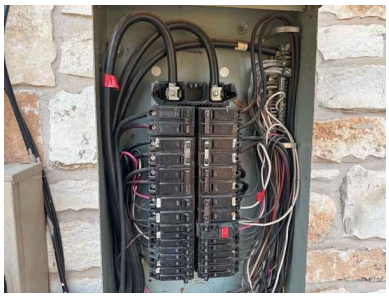
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

II. ELECTRICAL SYSTEMS

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

Location of Main Panel: Exterior of Home



Panel Manufacturer: General Electric
Service Entrance: Overhead
Main Panel Rating in Amps: 200
Types of Wiring: Copper, Alluminum service conductors
Grounding and Bonding: Service Ground
Comments:
This inspection includes the service entrance wiring, electrical panels and subpanels.

Condenser Breaker Sufficient: No
Subpanel Location: Exterior of Home
Arc Fault Tested: No, Not Present
Arc Fault Protection: The Construction of this Home may Predate these Standards -

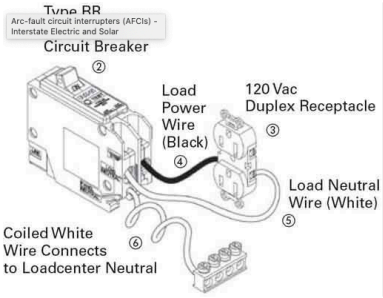
Arc fault breakers are special equipment that are designed to detect electricity arcing off the protected circuit, causing the breaker to trip and cut off power to the circuit. Arc faults can happen in several situations, such as: when hanging a picture, a nail could penetrate electrical conductor casing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

Recommendation

Electrical panel has faded and or missing labels. Recommend a qualified electrician test and properly label all switches.

Recommendation: Contact a qualified electrical contractor.

2: No AFCI Breakers Present

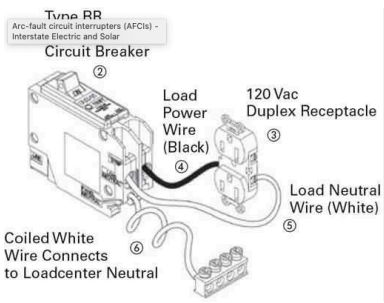
Recommendation

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.

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

I	NI	NP	D

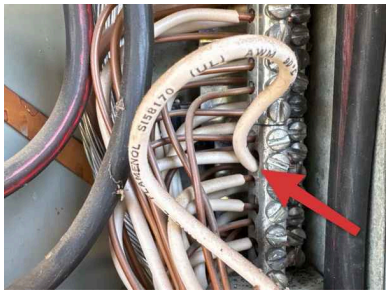


3: Double Tapped Neutrals

⚠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.



4: No Main Disconnect

⚠Safety Hazard

The panel is not equipped with a main disconnecting means. Each panel should be equipped with a main disconnect to allow safe means of emergency disconnect if it takes more than 6 movements of the hand to disconnect all power, per 12 IRC 3601.7 and 11 NEC 230.71A .

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

5: Condenser Breaker Oversized

Safety Hazard

The breaker for the condensing unit is over-sized per the manufacturer's identification tag. Further evaluation and/or repair by a licensed electrician is advised. This is common when equipment is updated and is an easy low expense repair that usually only requires a breaker swap out.

Recommendation: Contact a qualified professional.

6: Exterior Panel Not Sealed

Maintenance Item

The exterior electric panel and/or meter panel is not sealed to the wall. Recommend sealing to prevent water intrusion into the panel.

Recommendation: Contact a qualified professional.

7: Overhead Service in Contact with Tree

Maintenance Item

The overhead service is in contact with tree limbs. The tree should be trimmed away from the conductors.

Recommendation: Contact a qualified professional.

I	NI	NP	D

8: 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.

9: Could Not Located Ground Wire
Recommendation
Could not locate the grounding wire at the main panel. Recommend further evaluation by licensed electrician.

Recommendation: Contact a qualified professional.

10: Main Lugs Missing Cover
Recommendation
The Main electrical conductors are missing the plastic covers at the lugs. Recommend installing covers to protect from possible electrical shock.

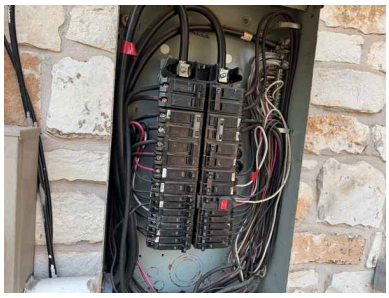
Recommendation: Contact a qualified professional.

I	NI	NP	D

11: Missing Whole House Surge Protection
Recommendation

The electrical service panel lacks a Type 1 or Type 2 Surge Protective Device (SPD). Absence of whole-house surge protection leaves connected electronic equipment and sensitive modern appliances vulnerable to damage from transient voltage spikes originating from utility switching, lightning strikes, or internal inductive loads. It is recommended to consult a licensed electrician to evaluate the panel and install an appropriate surge protective device to enhance system protection.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **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.

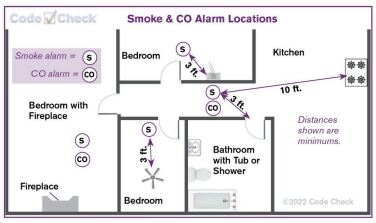
Smoke Alarms Present: Yes
Carbon Monoxide Alarm: No
Smoke Alarms Tested: Yes
Dryer Power: Yes

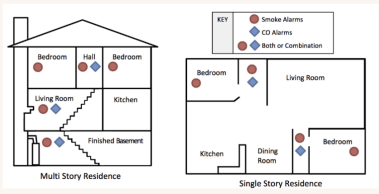
1: Carbon Monoxide Detector Missing
Safety Hazard

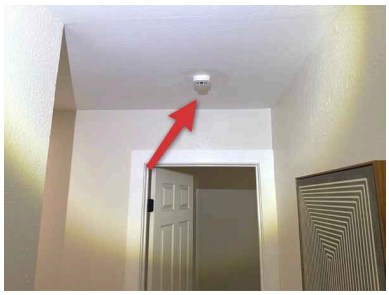
Carbon monoxide detector is not present at time of inspection. Alarms in place are smoke alarms only. Recommend installing a carbon monoxide/smoke detector combo unit. One is required at every floor when there are gas appliances installed and or an attached garage. See diagram below for proper placement.

I	NI	NP	D

Recommendation: Contact a qualified professional.







2: Cover Plates Missing

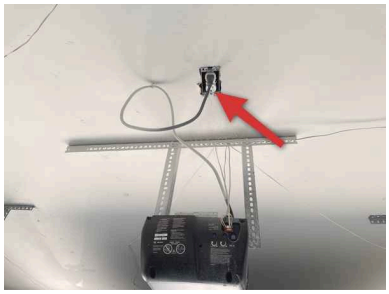
Safety Hazard

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.

Garage

Garage



Garage

Front porch

3: Loose Electrical Fixtures

Maintenance Item

There are loose electrical fixtures about the home. Further evaluation and or repair is recommended.

Recommendation: Contact a qualified professional.

I	NI	NP	D

4: 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

Garage

5: Exterior Fixture not Sealed
Maintenance Item
One or more exterior fixtures are not sealed to the wall. Fixtures should be sealed to prevent moisture penetration.

Recommendation: Contact a qualified professional.

6: Light Bulb Missing
Maintenance Item
One or more light bulbs were missing at the time of the inspection. Recommend replacement.

Recommendation: Recommended DIY Project

I	NI	NP	D

7: Three Prong Dryer Outlet

Recommendation

A 3-prong dryer outlet was observed in this home. In 1996, the National Electrical Code was changed to require a new homes to have 4 prong outlets for electrical clothes dryers. This helped remove the potential for electrical shock. Most new dryers will utilizes a 4 prong outlet. Recommend further evaluation and correction by qualified electrician.

Recommendation: Contact a qualified professional.

Laundry room

☐ ☐ ☒ ☐ **C. Other**

Not Present:

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

I	NI	NP	D

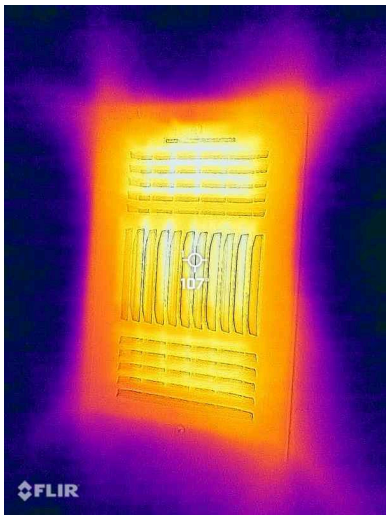
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

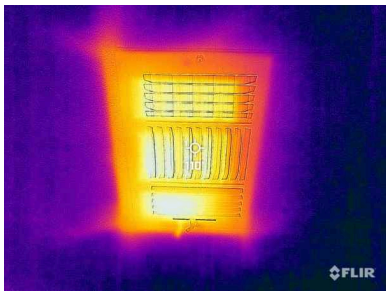
☒ ☐ ☐ ☐ **A. Heating Equipment**

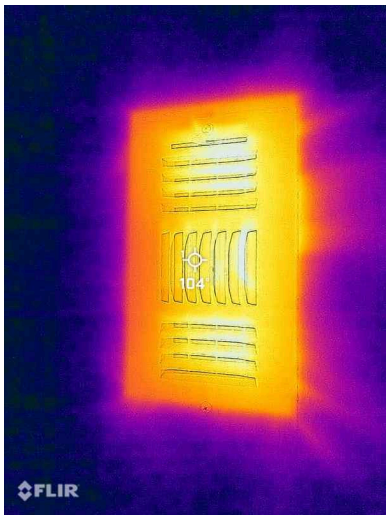
Type of Systems: Heat Pump, Electric
Energy Sources: Electric
Comments:
This inspection covers the gas and electric heating units.

Manufacturer: Goodman
Heating Equipment Locations: Hall Closet, Utility Closet

Heating Type: Central
Gas Valve: Not Applicable
Quantity of Units: 1
Thermal Images of Supply Register:
Functioning as intended.







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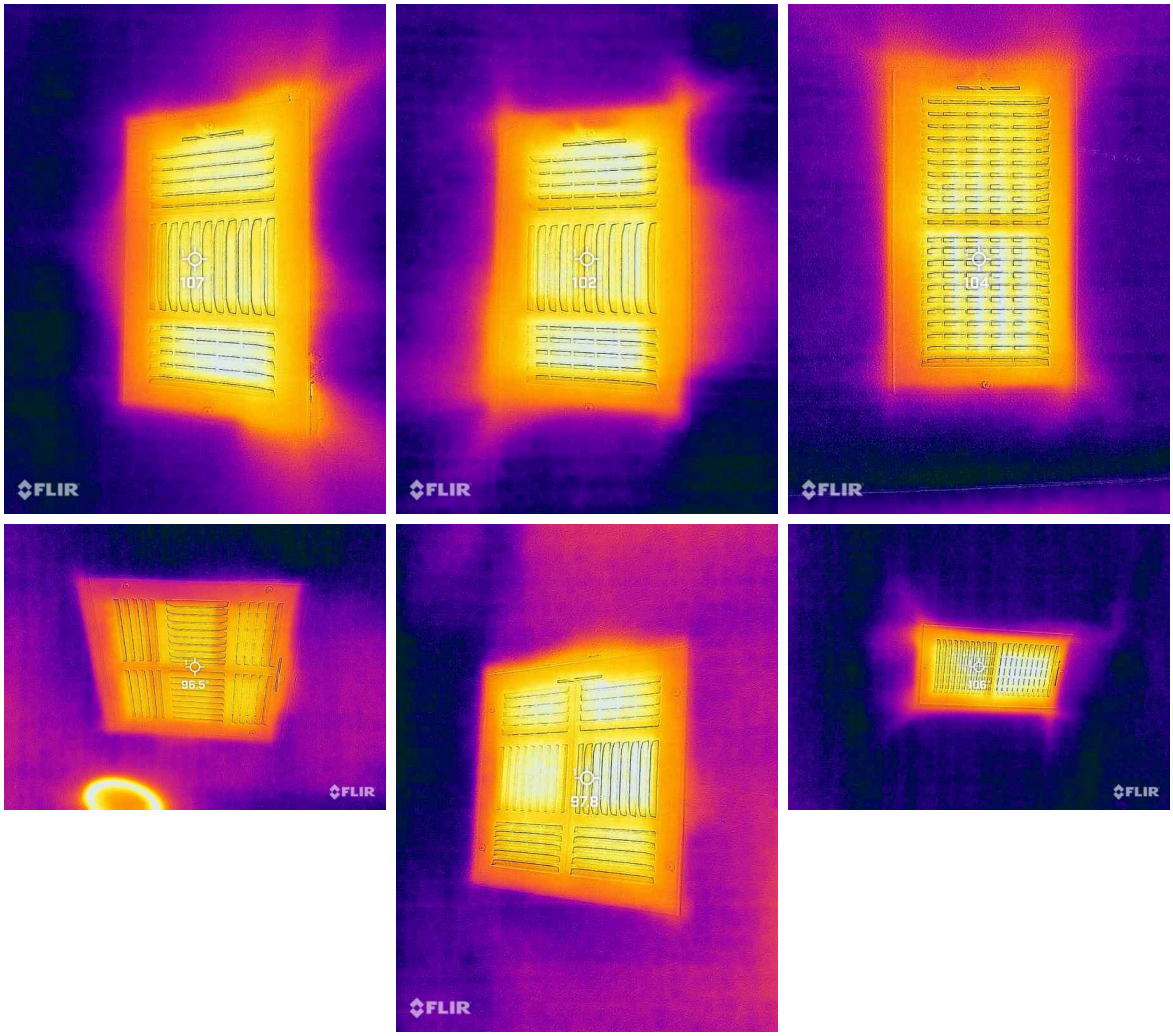
I	NI	NP	D



☒ ☐ ☐ ☒ **B. Cooling Equipment**

Unit Location:

Type of Systems: Electric, Central Air Conditioner

Comments:

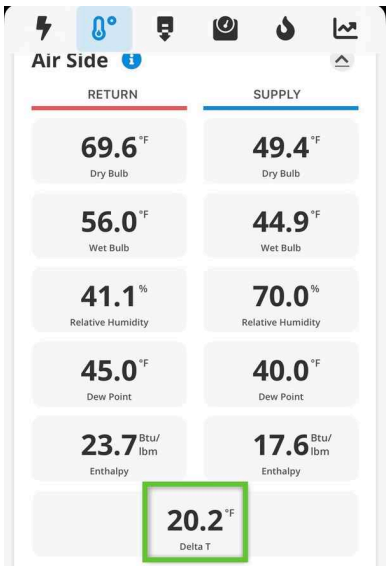
The Texas Real Estate Commission estimates the typical life span of HVAC systems to be 15-20 years of service. This may vary from system to system depending on level of use and recommended maintenance performed during the life of the system.

I	NI	NP	D

Manufacturer: Goodman
Size of Unit in Tons: 4
Manufactured Year: 2010
Seer Rating of Unit: 14
Refrigerant Type: R410A
Temperature Differential Results: House, 20 -
System turns on and operates as designed.

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

The temperature differential was 20.2° at the time of inspection.



Primary Condensate Drain Location : Exterior

1: Primary Obstructed
Recommendation
The primary condensate drain line is obstructed/ buried in a way that may not allow proper drainage. Recommend further evaluation by a qualified contractor.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

☒ ☐ ☐ ☒ **C. Duct Systems, Chases, and Vents**

Comments:
This inspection covers the condition of the visible ducts, vents, fans and filters.

Type of Ducts: Flexible, Fixed Metal

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 : Inside meter box

Type of Supply Piping Material: Copper
Static Water Pressure Reading: 40-50

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

Water Softener:
Water softeners are not part of a home inspection and are not inspected

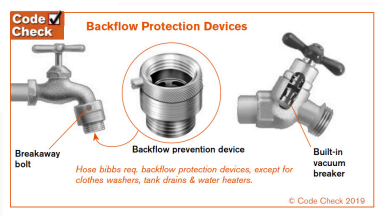
Water Softener Not Inspected: The water softener was not inspected during this evaluation. Water softeners are specialized equipment that require specific knowledge to assess properly, and inspection limitations may have prevented access or evaluation of this system's condition and operation.

I	NI	NP	D

1: Missing Anti-Siphon @ Hose Bibs
Maintenance Item

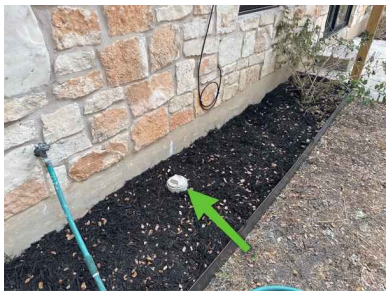
One or more exterior faucets are missing anti siphon devices. Recommend installing as necessary to prevent possible back flow into water supply.

Recommendation: Contact a handyman or DIY project



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

Cleanout Location: Near the Street, Rear of home



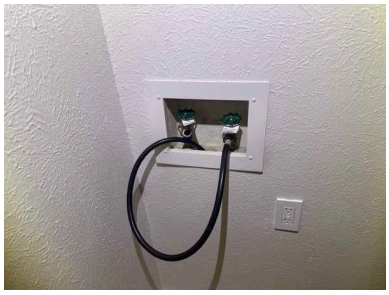
Type of Drain Piping Material: PVC

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

Type of Main Drain Pipe to Utility Provider: Could not Determine

Washer Drain Tested: Yes

I	NI	NP	D



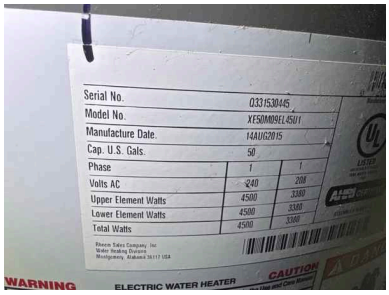
Plumbing Drain Load Test:
Tubs and/or sinks were filled and then drained to test the full capacity of the plumbing drain pipes.

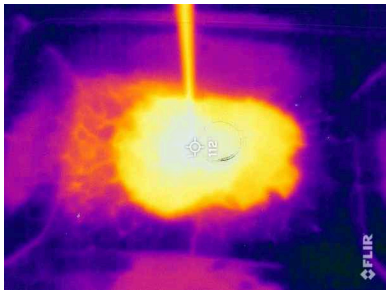
Plumbing Scope Inspection Performed: No -
A sewer camera inspection is an attempt to gain a better understanding of the general condition and integrity of the main drain laterals from the house to the street or septic system and directly under the house. It is not an exhaustive inspection to pinpoint 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.
Septic System Not Inspected: The septic system was not inspected during this home inspection. A septic system inspection requires specialized equipment and expertise beyond the scope of a standard home inspection, and typically must be performed by a qualified septic contractor or environmental specialist.

☒ ☐ ☐ ☒ **C. Water Heating Equipment**
Energy Sources: Electric
Water Heater Location, Tag, and Temperature: Laundry Room

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

I	NI	NP	D





112°

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: Rheem
Number of Water Heaters: 1
Temperature and Pressure Relief Valve Tested: Yes
Safety Pan and Drain: Yes
Type of Vent Pipe: Not Applicable
Water Heater Capacity: 50
Water Heater Year Manufactured: 2015
Gas Shutoff Valve Location : Not Applicable
Combustion Air Present: Not Applicable

1: 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.

2: TPR IMPROPER DISCHARGE MATERIAL
Recommendation

The temperature and pressure relief (TPR) valve discharge pipe is constructed of flexible corrugated copper tubing rather than approved smooth-wall piping. Corrugated tubing restricts flow during a discharge event, which increases the risk of excessive pressure buildup in the tank and can cause valve failure. A qualified licensed plumber should evaluate and replace the flexible line with an approved, rigid discharge pipe extending to a safe point of disposal.

I	NI	NP	D

Recommendation: Contact a qualified professional.

3: TPR DISCHARGE IMPROPER SLOPE

Recommendation

The TPR valve discharge pipe routes upward above the valve body, creating an unpitched trap that retains water. Trapped water causes mineral accumulation and corrosion that can seize the relief valve or restrict flow during a thermal expansion event. A qualified licensed plumber should re-route the discharge line to maintain a continuous slope downward to an approved termination point.

Recommendation: Contact a qualified professional.

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

☐ ☐ ☒ ☐ **F. Gas Distribution Systems and Gas Appliances**
Not Present:

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

I	NI	NP	D

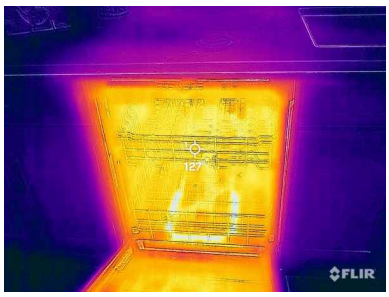
V. APPLIANCES

☒ ☐ ☐ ☒ **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: Whirlpool

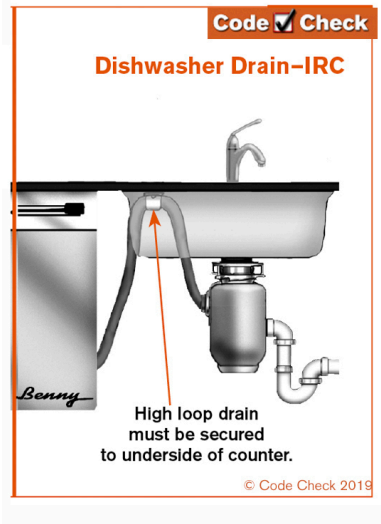
1: Improper Backflow Prevention

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**

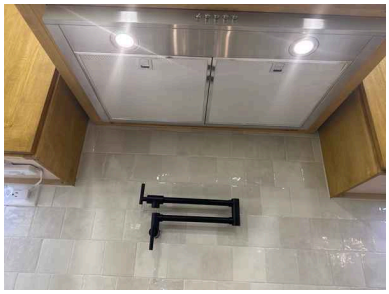
Not Present :

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

Comments:

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

Manufacturer: Could not determine



Range Exhaust: Vents to Exterior

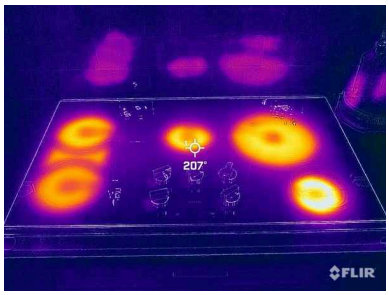
☒ ☐ ☐ ☒ **D. Ranges, Cooktops, and Ovens**

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: Maytag

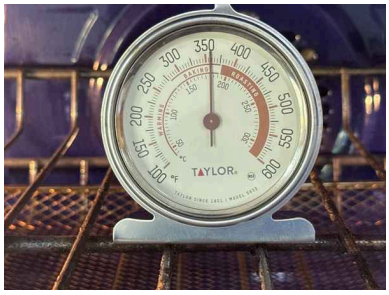
Cooktop Type: Electric



Gas Shutoff Location: Not Applicable
Oven Type: Electric
Manufacturer: LG

Anti-Tip Device : Not Applicable
Oven Temperature : 355, 370

I	NI	NP	D	



Upper oven

Lower oven

1: Oven Needs Calibration

Maintenance Item

One or more ovens did not heat to 350 degrees. Recommend having oven calibrated by an appliance repair technician to obtain the desired temperature.

Recommendation: Contact a qualified professional.

Lower oven

☐ ☐ ☒ ☐ **E. Microwave Ovens**

Not Present :

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

Not Present:

☒ ☐ ☐ ☒ **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: Not Operating Properly

I	NI	NP	D

Recommendation

The garage door opener was not operating properly at the time of the inspection. Recommend further evaluation by a qualified contractor.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Dryer Vent Termination: Vents through Wall

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

1: Dryer Damper Stuck Open
Maintenance Item

The dryer vent damper is stuck open due to excessive lint, and/or misaligned or bent damper. Recommend cleaning the dryer duct.

Recommendation: Contact a qualified professional.