



FISHER HOME INSPECTIONS, LLC

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FisherInspect@gmail.com

<http://www.FisherHomeInspections.com>



TREC REI 7-6

1234 Main Street
Keller TX 76244

Buyer Name

12/28/2025 9:00AM



Inspector

Kyle Fisher

TREC# 26708

(817) 925-6797

fisherinspect@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com



PROPERTY INSPECTION REPORT FORM

Buyer Name <i>Name of Client</i>	12/28/2025 9:00AM <i>Date of Inspection</i>
1234 Keller TX 76244 <i>Address of Inspected Property</i>	
Kyle Fisher <i>Name of Inspector</i>	TREC# 26708 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

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).

RESPONSIBILITY 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

In Attendance: None

Occupancy: Vacant

Temperature (approximate): 95 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Clear, Dry, Hot

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****I. STRUCTURAL SYSTEMS****☒ ☐ ☐ ☒ A. Foundations***Type of Foundation(s):* Brick*View of Crawspace:* N/A*Comments:**Foundation is Performing Adequately:*

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the ground floor.

NOTICE: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. This Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one. either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

1: Post tension exposed [Maintenance Item](#)

One or more of the post tension cables ends are exposed and need to be properly sealed.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Southeast

2: Post tension nails

 Maintenance Item

All exposed post tension nails should be trimmed.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ B. Grading and Drainage

Comments:

1: Downspout Damage

 Recommendation

The gutter system downspout is damaged.

Recommendation: Contact a qualified professional.

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D=Deficient

I	NI	NP	D
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South



Southeast

☒ ☐ ☐ ☒

C. Roof Covering Materials

Types of Roof Covering: Asphalt

Viewed From: Roof



Comments:

1: Exposed Nails

🔴 Recommendation

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct.

Recommendation: Contact a qualified roofing professional.

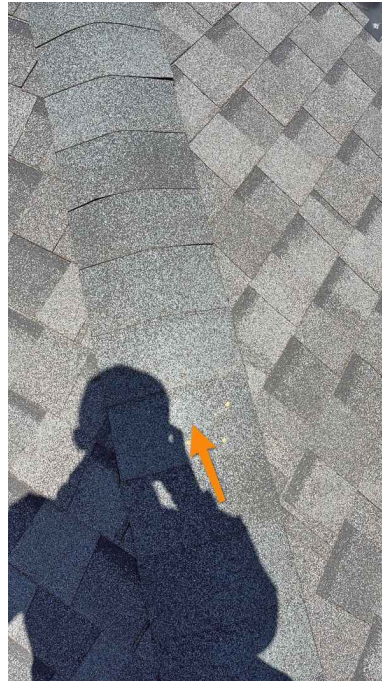
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I	NI	NP	D
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☒ ☐ ☐ ☒

D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 12 Inches

Comments:

1: Insufficient Insulation

🔴Recommendation

The attic insulation is lower than typical and it is recommended to add additional insulation to achieve at least a R-30 value.

Recommendation: Contact a qualified professional.



9" here

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I	NI	NP	D
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2: Tripping hazard

Recommendation

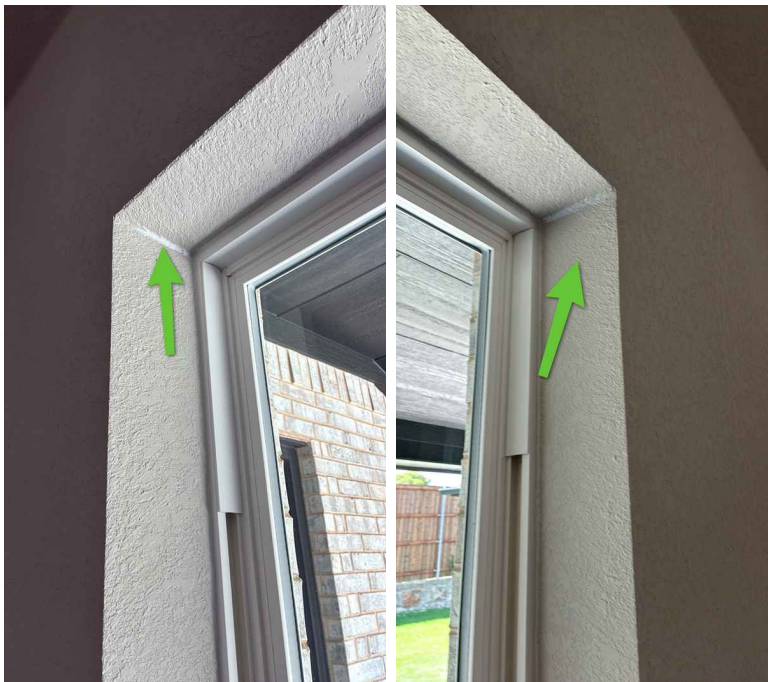
Decking not completed and wires are exposed near the attic opening . Could cause a tripping hazard.



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

Comments:

Touch up paint needed.



Paint on Bricks:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Patio

Touch up Paint needed:



Front bedroom

1: Cracks - Minor

🟡Recommendation

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.

Recommendation: Recommended DIY Project

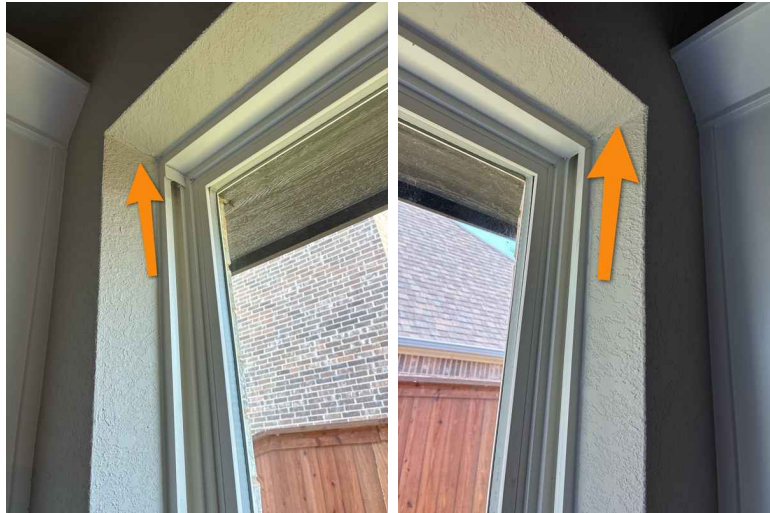
I=Inspected

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I	NI	NP	D
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2: Exterior Wall Penetrations Need Sealant

Recommendation

The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an elastomeric caulking / sealant.

Recommendation: Contact a handyman or DIY project



Gas meter

3: Trim needs painting

Recommendation

The top of the trim above the garage door needs to be painted.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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4: Clothes rod does not fit

➡ Recommendation



5: Clothes rod missing

➡ Recommendation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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6: Clothes Rod Not screwed in

👉 Recommendation



Front bedroom



Front bedroom

☒ ☐ ☐ ☒ F. Ceilings and Floors

Comments:

1: Tile Caulking Damage

👉 Recommendation

The caulking between the tile and tub is cracking and needs to be re-caulked.

Recommendation: Contact a qualified professional.

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NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Master

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

Comments:

1: Weather-Stripping Improvements Needed

👉 **Recommendation**

Weather-stripping improvements are recommended.

Recommendation: Contact a qualified professional.



Hall Patio Door

2: Garage Door Not Self-Closing

⚠️ **Safety Hazard**

The garage entry door is not equipped with a self-closing device.

Recommendation: Contact a qualified professional.

I=Inspected

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D=Deficient

I	NI	NP	D
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3: Door Stop Missing

🔴Recommendation

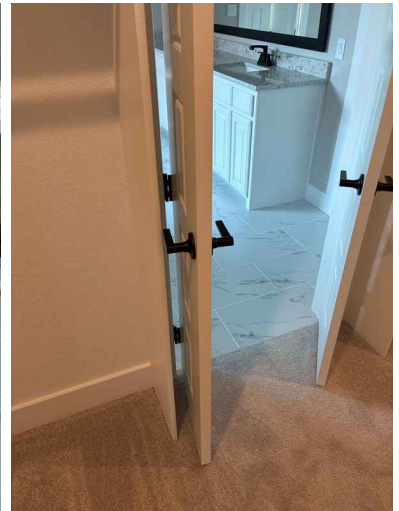
One or more of the door stops are missing/damaged. This can cause wall damage if the door is swung open



Hall Patio Door



Master Patio Door



Master Closet

4: Garage door needs touch up Paint

🔴Recommendation

The edges of the garage door need to be painted.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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5: Doors Overlap

Recommendation

Doors are overlapping. This could cause future door damage when opening.



☒ ☐ ☐ ☒ **H. Windows**
Comments:
Wasp nest:

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

South

Thermal Pane Window Notice:

Special Notice: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to the expiration of any time limitations such as option or warranty periods.

1: Caulking needed**🔴Recommendation**

Caulking needed to complete the seal around windows

**2: Window Scratched****🔴Recommendation**

A window appears to be scratched and should be further investigated.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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☐ ☐ ☒ ☐ **I. Stairways (Interior and Exterior)**
Comments:

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



1: Firebox floor cracked

🔴 **Recommendation**

The firebox floor is cracked and should be repaired.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**

Comments:

Performing Adequately:

All components were found to be performing and in satisfactory condition on the day of the inspection.

I=Inspected

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NP=Not Present

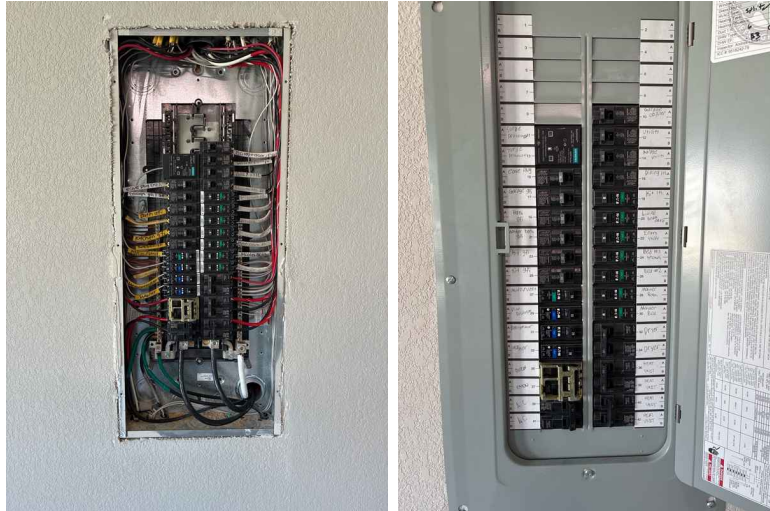
D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ A. Service Entrance and Panels

Comments:



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

Type of Wiring: Copper

Comments:



Smoke Alarm Notice:

It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

GFCI Reset Locations:

Kitchen - Kitchen

Outside & Garage - Garage

Laundry - Laundry

I=Inspected

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D=Deficient

I	NI	NP	D
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Master - Master

Hall bath - Hall Bath

1: Carbon Monoxide Detector Missing

🔴Recommendation

I was unable to locate a carbon monoxide alarm in the immediate vicinity of the garage door and fireplace. Recommend installation for reasons of safety.

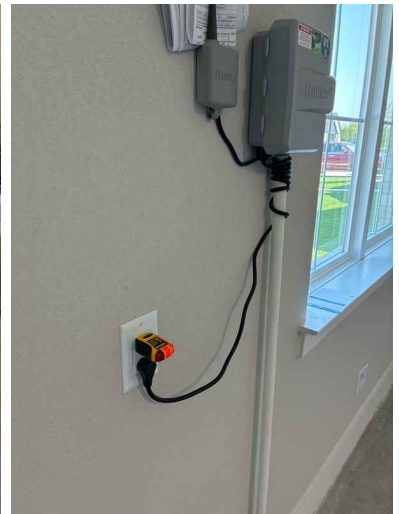
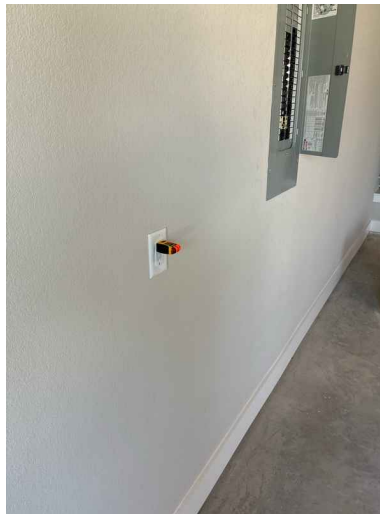
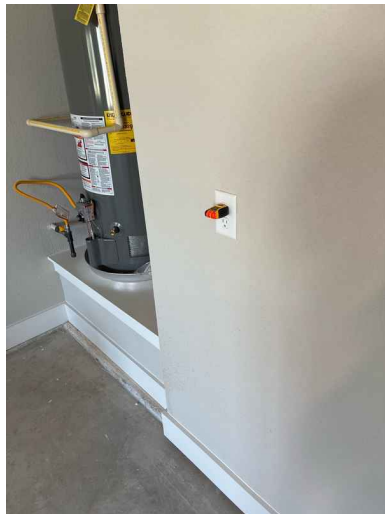
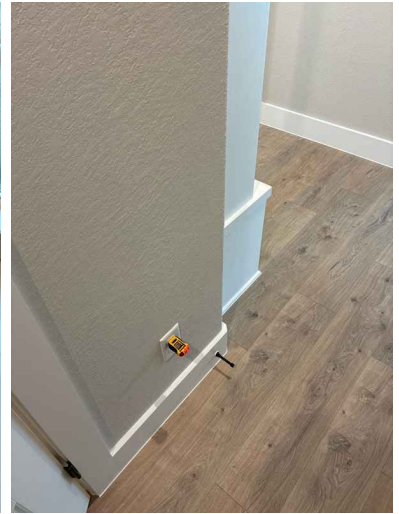
Recommendation: Contact a qualified professional.

2: Receptacle Loose

🔴Recommendation

One or more of the receptacles were observed to be loose at the wall mount.

Recommendation: Contact a qualified electrical contractor.



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D=Deficient

I	NI	NP	D
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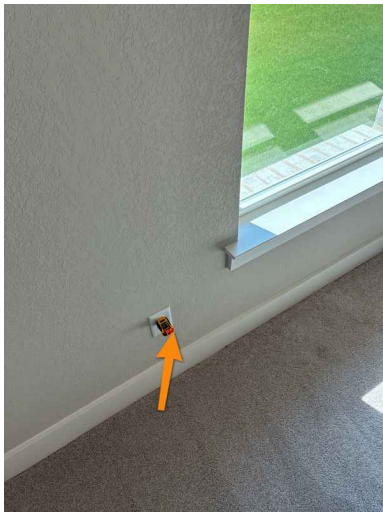
Laundry



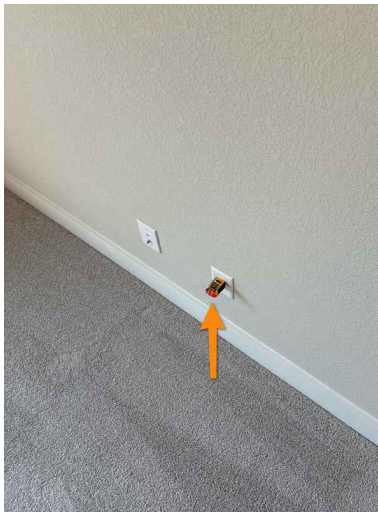
Master



Master



Master



Master



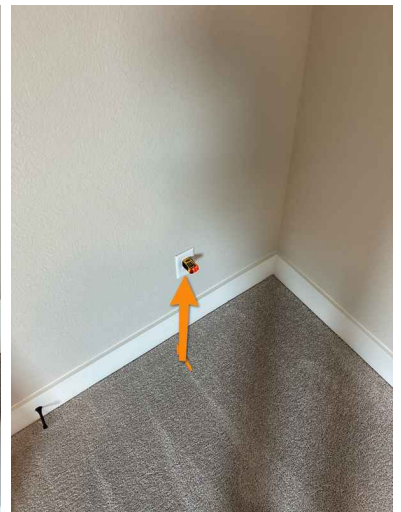
Hall bath



Front bedroom



Front bedroom



Front bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Front bedroom

3: Light Fixture Inoperable

🔴Recommendation

One or more of the light fixtures appear to be inoperative. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.

Recommendation: Contact a qualified professional.



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D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☒ ☐ ☐

A. Heating Equipment

Type of Systems: Gas-Fired Heat

Energy Sources: Gas

Comments:



Heating System Not Tested:

The operation of the heating system was not checked due to the outside ambient temperature being above 90 Degrees. If any concerns exist about the future operation of the heating equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment. At the time, a limited visual inspection will be performed and if any defects are found they will be listed in this section.

1: Filter requires replacement

➡ Recommendation

The dirty air filter should be replaced.

Recommendation: Recommended DIY Project


☒ ☐ ☐ ☒

B. Cooling Equipment

Type of Systems: Electric

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Comments:



Register

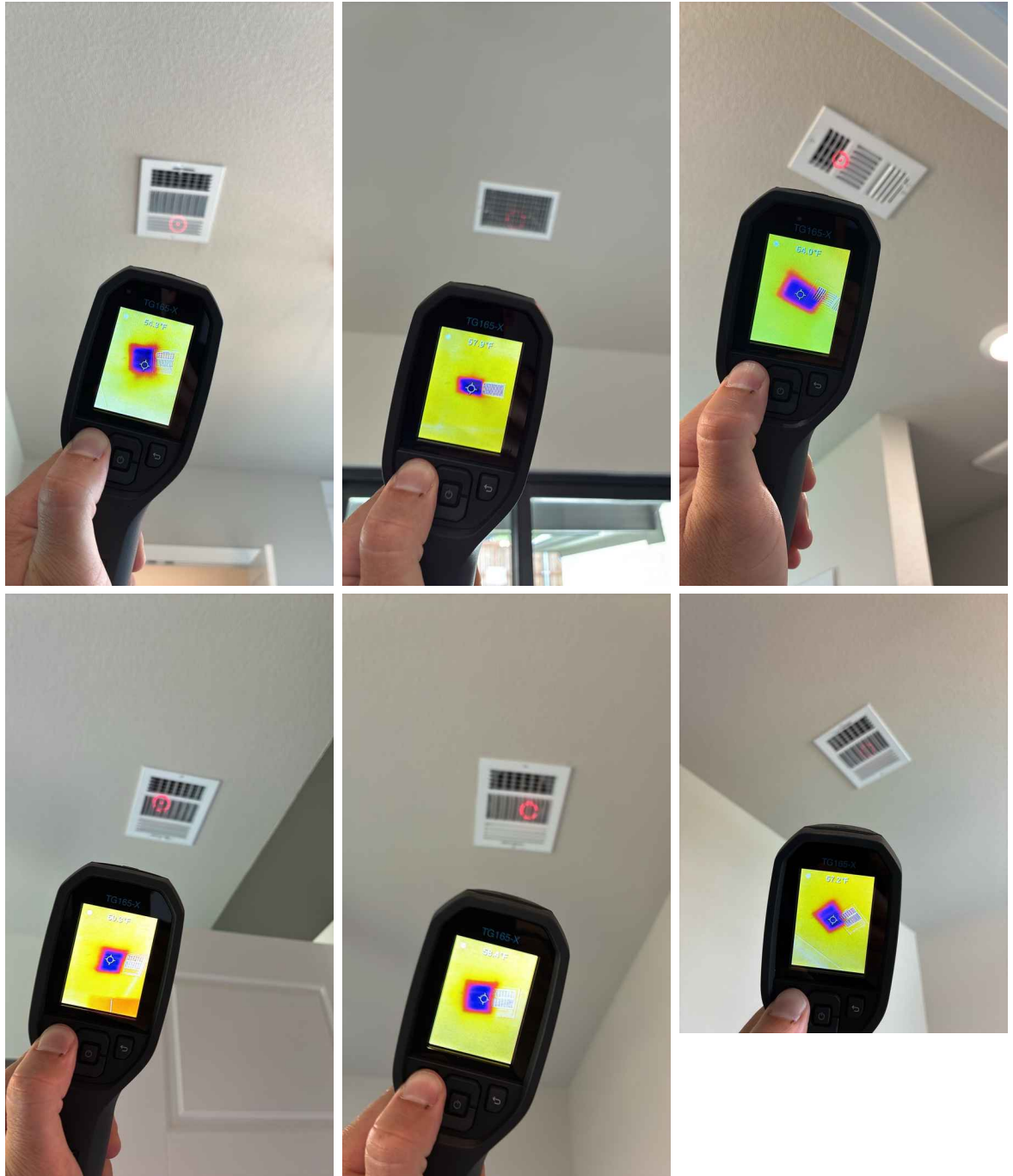
I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Ac drain in Master



Whole house vent is closed

1: Drain Line Not Properly Insulated

Recommendation

The primary drain line is not properly insulated in the attic at the time of inspection. It is recommended to add insulation to prevent condensation build up and moisture damage.

Recommendation: Recommended DIY Project



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

Comments:

Performing Adequately:

All components were found to be performing and in satisfactory condition on the day of the inspection.

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I	NI	NP	D
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IV. PLUMBING SYSTEMS

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

Location of Main Water Supply Valve : Garage



Missing Handle

Static Water Pressure Reading: 92



Type of Supply Piping Material: PVC

Comments:

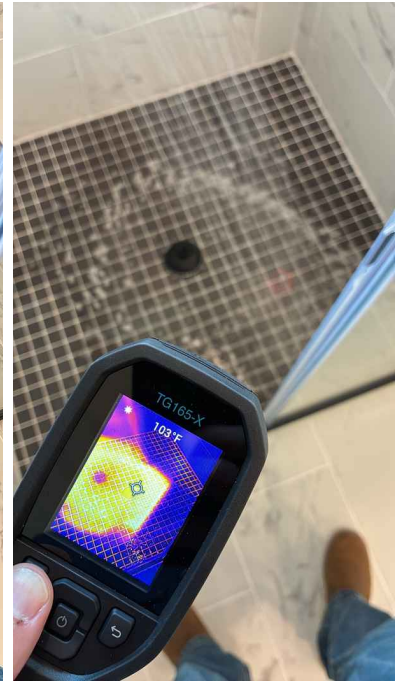
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Hot water control valve for bath and shower



Hall bath

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Hall shower

1: High Water Pressure

🔴Recommendation

The water pressure was observed to be above 80 psi at the time of this inspection. Under current plumbing standards the maximum water pressure should be 80 psi. This condition should be further evaluated and corrected as necessary.

Recommendation: Contact a qualified plumbing contractor.



2: Faucet Hot/Cold Reversed

🔴Recommendation

The faucet hot/cold water orientation is reversed.

Recommendation: Contact a handyman or DIY project

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Hot is down, cold is up

☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments:

Performing Adequately:

All components were found to be performing and in satisfactory condition on the day of the inspection.

☐ ☐ ☐ ☐

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50 Gallons



Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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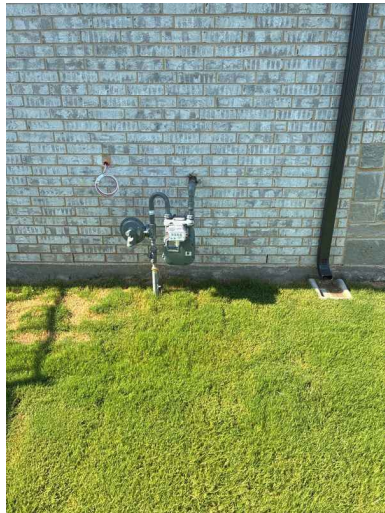


☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

☒ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter: Outside



South

Type of Gas Distribution Piping Material: Steel

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:

Performing Adequately:

This component appears to be performing adequately at the time of this inspection.

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

Performing Adequately:

This component appears to be performing adequately at the time of this inspection.

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

Comments:



Performing Adequately:

This component appears to be performing adequately at the time of this inspection.

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

Comments:

I=Inspected

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I	NI	NP	D
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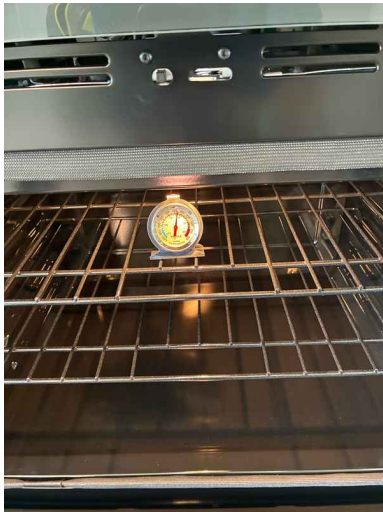


Burners working

Performing Adequately:

This component appears to be performing adequately at the time of this inspection.

Measured Oven Temperature When Set At 350 Degrees: 375 - top; 350 - bottom Degrees



Top



Bottom

☒ ☐ ☐ ☒ **E. Microwave Ovens**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Loose

Recommendation

The microwave is loose at the wall mount and needs to be better secured.

Recommendation: Contact a qualified professional.

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

Comments:

Performing Adequately:

The components appears to be performing adequately at the time of this inspection.

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:

1: Light Not Functioning

Recommendation

The garage door light bulb was missing at the time of inspection.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:

1: Vent Termination Screened

🔴Recommendation

The dryer duct termination was observed to be screened. Screening the termination is not permitted under current installation standards. Note: Screening the dryer termination will cause the dryer duct to clog and will not allow the dryer to operate efficiently.

Recommendation: Contact a qualified professional.



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NP=Not Present

D=Deficient

I	NI	NP	D
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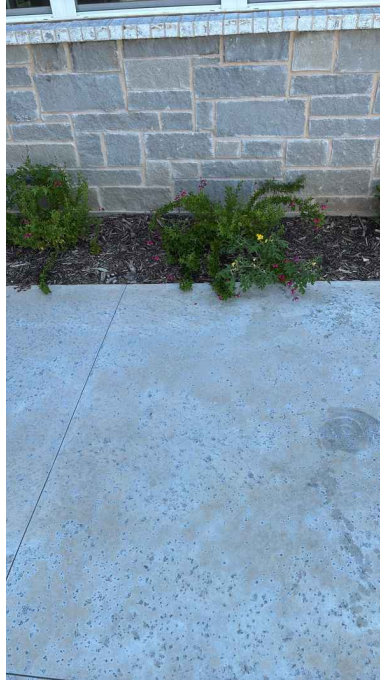
VI. OPTIONAL SYSTEMS

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

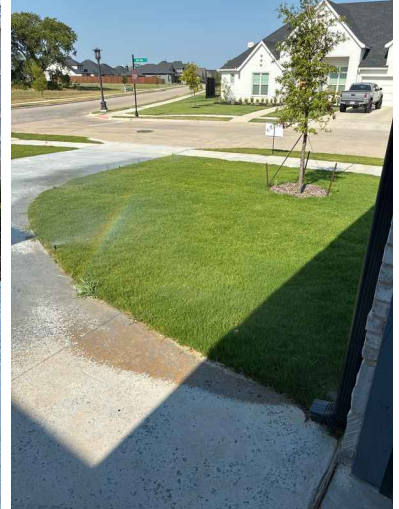
Comments:



Moisture sensor



Zone 1



Zone 2



Zone 3



Zone 4



Zone 5

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Zone 6



Zone 7



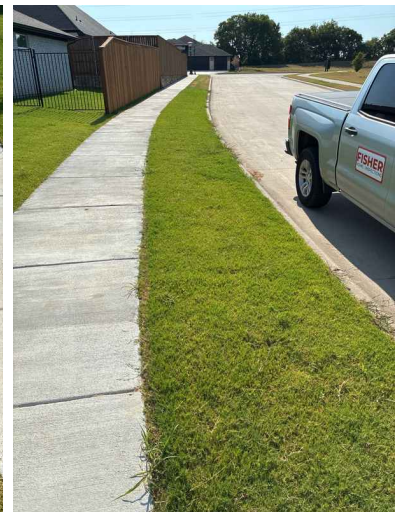
Zone 8



Zone 9



Zone 10



Zone 11

Performing Adequately:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Note: When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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PHOTOS