



FISHER HOME INSPECTIONS, LLC

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<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>
Name of Sponsor (if applicable)	<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: Buyer Agent, Buyer

Occupancy: Furnished, Occupied

Temperature (approximate): 88 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Clear, Hot, Dry

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, Concrete*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.

 B. Grading and Drainage*Comments:***1: Negative Grading****➡Recommendation**

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation: Contact a qualified landscaping contractor

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I	NI	NP	D
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Divert water away

2: Marginal Site Drainage**◐ Recommendation**

Marginal site drainage was observed. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.

Recommendation: Recommend monitoring.



Direct Water Away

 C. Roof Covering Materials

Types of Roof Covering: Asphalt

Viewed From: Roof

Comments:

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I NI NP D



Needs better support

Previous Repair:

Prior repairs to the roofing material and/or flashing were observed in one or more locations.



Two or More Layers:

Two or more layers of roofing material were observed to be in place at the time of the inspection.

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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2: Plumbing Vent Seal Damaged

⊖ Recommendation

One or more of the roof level plumbing vent stack flashing details have some damage to the rubber seal around the stack. This condition could allow water penetration at this point.

Recommendation: Contact a qualified professional.



3: Plumbing Jacks Need Painted

⊖ Recommendation

The plumbing jacks need to be painted to protect the PVC from future UV damage.

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D. Roof Structures and Attics

Viewed From: Attic



No Venting in Attic Space Above Back Porch

Approximate Average Depth of Insulation: N/A Inches - Spray Foamed

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Comments:



Antenna

Rodent Activity:

Visible evidence of rodent activity was observed in the attic area. I did not see anything active.

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I NI NP D



1: Attic Decking Missing

⊖ Recommendation

There is no attic decking for easy access to the equipment service. There should be at least a 30 x 30 inch floored service space in front of the service side of the equipment and a path to access the equipment.

Recommendation: Contact a qualified professional.



E. Walls (Interior and Exterior)

Comments:

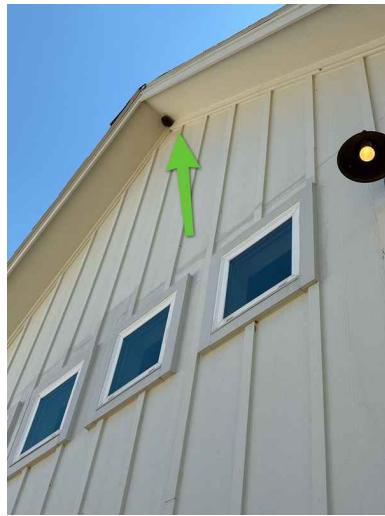
I=Inspected

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I	NI	NP	D
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WASPS!!

1: Wall Damage

⊖ Recommendation

Wall surface damage was observed.

Recommendation: Contact a qualified professional.



2: Caulking Improvement needed

🔧 Maintenance Item

Some caulking is needed on the exterior of the house. Caulking is a necessary routine maintenance item every 3-5 years.

I=Inspected

NI=Not Inspected

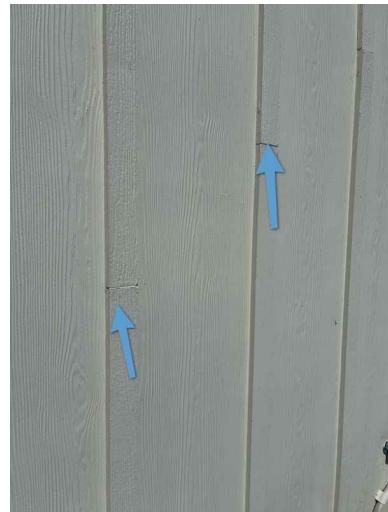
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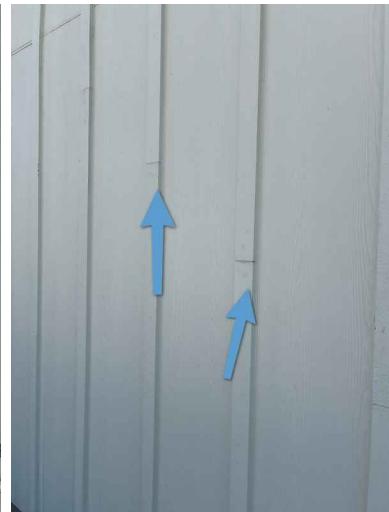
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South



South



North



North



3: Caulking Needed in Shower

⊖ Recommendation

Caulking is needed to seal the shower wall.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Ceilings and Floors

Comments:

1: Ceiling Damage

● Recommendation

The ceiling was observed to be damaged.

Recommendation: Contact a qualified professional.



G. Doors (Interior and Exterior)

Comments:

Performing Adequately:

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

H. Windows

Comments:

I NI NP D

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: Missing Screen(s)**⊖ Recommendation**

Several screens were observed to be missing. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.

2: Caulking needed**⊖ Recommendation**

Caulking needed to complete the seal around windows



Back Porch



Back Porch

**I. Stairways (Interior and Exterior)***Comments:**Performing Adequately:*

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

J. Fireplaces and Chimneys*Comments:*

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D=Deficient

I NI NP D

*Performing Adequately:*

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

NOTICE:

Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.

K. Porches, Balconies, Decks, and Carports

*Comments:***1: Minor Cracked Exterior Floor****● Recommendation**

Minor cracks and/or deficiencies were observed in the patio.



Back Sidewalk



Back Porch

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Back Porch



Front sidewalk

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

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Located in Laundry Room

1: Panel Missing Labels**● Recommendation**

The breakers (overcurrent devices) in the electrical panel are not properly labeled.

Recommendation: Contact a qualified electrical contractor.

**2: Neutral Wires Double Lugged****● Recommendation**

There are multiple neutral wires secured under one lug/screw on the neutral bus bar. This type of installation does not meet current electrical standards. These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions.

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Recommendation: Contact a qualified professional.

**3: Dryer GFCI Missing****⊖ Recommendation**

There is no ground fault circuit interrupter type dryer breaker installed at the panel box. Under the current National Electrical Code, all dryer circuits should be GFCI protected.

Recommendation: Contact a qualified electrical contractor.

4: AFCI(s) Missing**⊖ Recommendation**

Not all of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. AFCI devices were first required under the 1999 National Electrical Code and under the 2014 NEC, all living space, kitchen and laundry room devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.

Recommendation: Contact a qualified electrical contractor.

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.

1: Light Fixture Cover(s) Missing**⊖ Recommendation**

One or more of the light fixture globes and/or covers are missing.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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2: Light Fixture Over Tub/Shower

⚠Safety Hazard

Light fixtures should be at least 8 feet above tub/shower. This is a safety hazard.

Recommendation: Contact a qualified professional.



I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Electric

Comments:

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.

1: Exposed Electrical Wires

 **Safety Hazard**

The exposed electrical service wires to the heating equipment should be enclosed in conduit.

Recommendation: Contact a qualified professional.



B. Cooling Equipment

Type of Systems: Electric

Comments:

I=Inspected

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D=Deficient

I NI NP D



2017



20x25x1



Safety switch



AC Drain Line Upstairs Under Sink

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.

1: Refrigerant Line Insulation Ageing**● Recommendation**

Ageing insulation on the refrigerant lines should be repaired or replaced as necessary.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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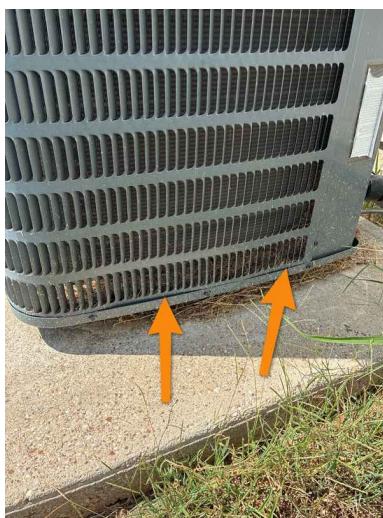


2: Condenser Dirty

⊕ Recommendation

The outdoor unit of the air conditioning system requires cleaning.

Recommendation: Recommended DIY Project

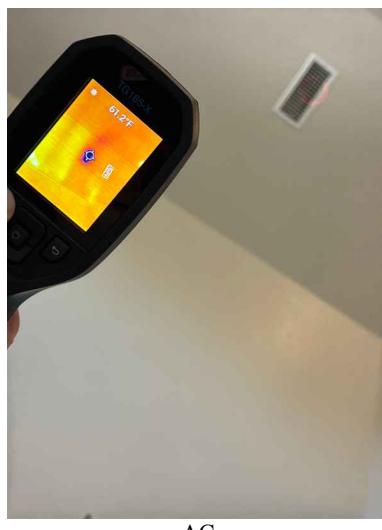


C. Duct Systems, Chases, and Vents

Comments:

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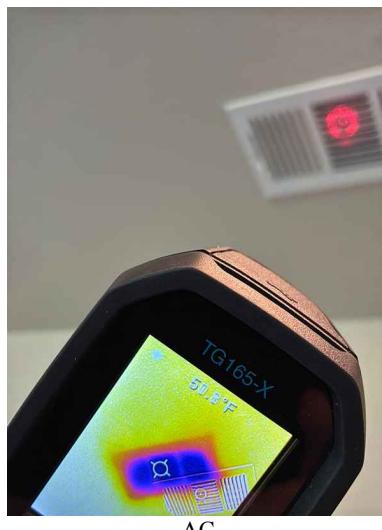
AC



AC



AC



AC



AC



AC



AC



Return



AC

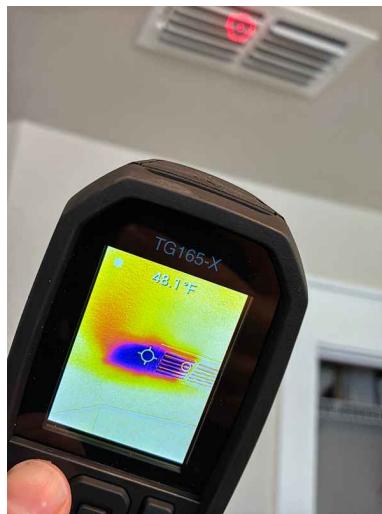
I=Inspected

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I NI NP D



AC



AC



Heater Works

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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D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front Yard, Exterior -
Could not locate.



Location of Main Water Supply Valve : At Water Meter

Static Water Pressure Reading: 60



Type of Supply Piping Material: Copper

Comments:

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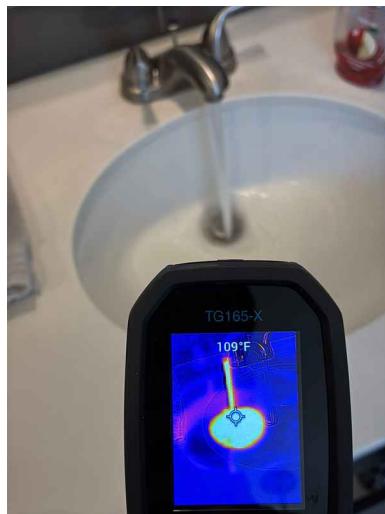
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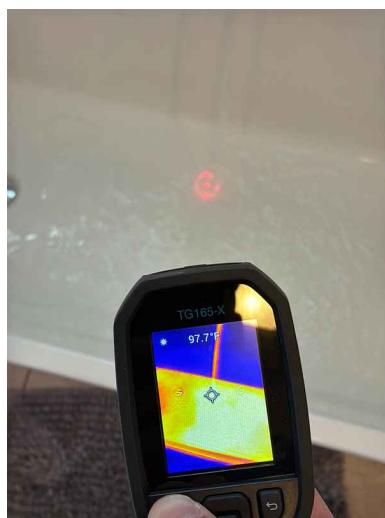
Kitchen



Master



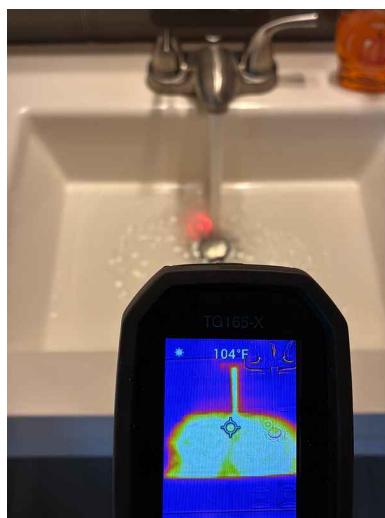
Master



Master



Master



Hall Bath



Upstairs



Upstairs

I=Inspected

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D=Deficient

I	NI	NP	D
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1: Faucet Leaks

◐Recommendation

A faucet is leaking. Recommend qualified handyman or plumber evaluate and repair.

[Here is a helpful article](#) in case you DIY.

Recommendation: Contact a qualified plumbing contractor.



North

2: Faucet Not Working

◐Recommendation

The faucet is inoperative. The cause and remedy should be further evaluated.

Recommendation: Contact a qualified plumbing contractor.



South

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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3: Faucet Hot/Cold Reversed

●Recommendation

The faucet hot/cold water orientation is reversed.

Recommendation: Contact a handyman or DIY project



Master

4: Corrugated Drain Under Sink

●Recommendation

The drain line is made of corrugated material. It is recommended to use smooth wall/PVC type material to prevent blockage.

Recommendation: Contact a handyman or DIY project



5: Tub Loose

●Recommendation

The tub is free standing and can move easily. Recommend securing to the floor to prevent drain damage.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

 B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments:



Stopper Not Connected Hallway



Stopper not connected Upstairs

 C. Water Heating Equipment

Energy Sources: Electric

Capacity: 50 Gallons



2018

Comments:

1: Pan Missing Drain Line**● Recommendation**

There is no drain line installed for the water heater pan. The pan should have a drain line installed that should terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less than six-inches (6") and not more than twenty-four inches (24") above the ground.

Recommendation: Contact a qualified plumbing contractor.

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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: Gas Tank

Type of Gas Distribution Piping Material: N/A

Comments:



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

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

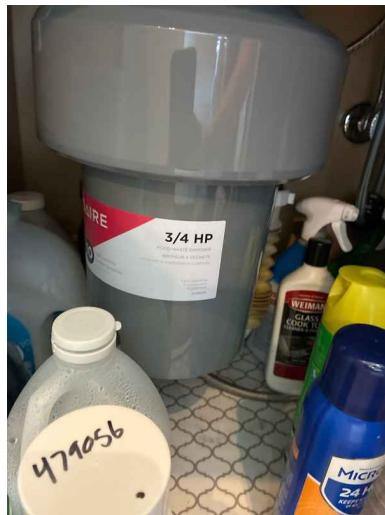
Comments:

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:

Ductless Vent:

The range hood in place is ductless. The range hood does not terminate outside and is dependent on the charcoal filter installed. It is recommended to regularly clean your filter system to prevent damage to the structure.

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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Measured Oven Temperature When Set At 350 Degrees: 375 Degrees



1: Anti-Tip Missing

⚠Safety Hazard

The range can be easily tipped over and should be equipped with an anti-tip device, for safety.

Recommendation: Contact a qualified professional.

E. Microwave Ovens

Comments:

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D=Deficient

I	NI	NP	D
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Performing Adequately:

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

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:



Performing Adequately:

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

H. Dryer Exhaust Systems

Comments:

Performing Adequately:

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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This component appears to be performing adequately at the time of this inspection.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☐ ☐

C. Outbuildings

Comments:



2023



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



E. Private Sewage Disposal Systems

Type of System: Aerobic

Location of Drain Field: Exterior

Comments:



Aerobic Sprinklers

Acceptable Condition:

The private sewage disposal (septic) system and related components appear to be operating at an acceptable level at the time of this inspection. There was no visible evidence of deficiencies in accessible components, stopped main drains and no unusual septic olfactory odors. The water was allowed to run for approximately 20 minutes at all of the water fixtures with drains and there was no visible evidence of deficiencies with functional drain flow. Approximately 80 to 100 gallons of water was added to the system. The inspection included a general visual survey of the probable tank and absorption system areas (surface and perimeter) at the beginning, during and the end of the operational test and there was no visible evidence surfacing water in the drain field.

Additional Note: Maintenance and periodic pumping are needed to ensure proper operation of the septic system.

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NP=Not Present

D=Deficient

I	NI	NP	D
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PHOTOS