



Property Inspection Report

LOCATED AT:
Any Street
Any City, Texas 77777

PREPARED EXCLUSIVELY FOR:
Any Client

INSPECTED ON:
Sunday, January 18, 2026



Inspector, Hector Garza #5233
Hector the Inspector

Sunday, January 18, 2026
Any Client
Any Street
Any City, Texas 77777

Dear Any Client,

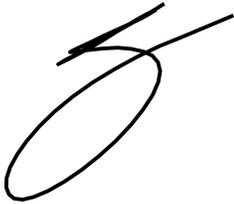
We have enclosed the report for the property inspection we conducted for you on Sunday, January 18, 2026 at:

Any Street
Any City, Texas 77777

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Hector Garza
Hector the Inspector



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PROPERTY INSPECTION REPORT FORM

<u>Any Client</u> <i>Name of Client</i>	<u>Sunday, January 18, 2026</u> <i>Date of Inspection</i>
<u>Any Street Any City, Texas 77777</u> <i>Address of Inspected Property</i>	
<u>Hector Garza #5233</u> <i>Name of Inspector</i>	<u>#5233</u> <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 on (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

Age of house/year built: 1970

Size of house (sq ft): 1288

House was vacant at the time of inspection.

Time of inspection: 9am

Weather: Clear, cold, about 40 degrees.

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab-on-grade

Comments:

2: The foundation does appear to be performing as intended at this time. No significant problems were observed.

3: There is evidence of previous / recent foundation repairs. Any and/or all information on repairs and warranty should be obtained from the current homeowners if possible (what type of repairs were performed, what areas of the house were leveled, how many piers were installed, were plumbing drain lines static tested for leaks, what type warranty is available - if any, etc)



B. Grading and Drainage

Comments:

4: The grading at all sides except the left side of the house have a high soil line. There is less than 3 inches of foundation wall showing in these areas. The soil reaches the brick line in most of these areas.



I	NI	NP	D
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C. Roof Covering Materials

Types of Roof Covering: Asphalt composition (3 tab 20 yr shingles)

Viewed From: Walked on roof

Comments:

7: The roof is older and repairs are recommended/needed. The following conditions were observed:

8: Hail damage was observed on the roofing material.



I	NI	NP	D
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9: Wind damaged shingles.



10: Tree limb damaged shingles.



I	NI	NP	D
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11: There are a few shingles that are curling, buckling, or lifting.



12: There is evidence of previous repairs on sections of the roof. Shingles are loose in these areas.



13: A qualified roofer should be called for further evaluation and repairs / replacement.

I	NI	NP	D
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14: Your insurance should also be called to verify that the roof is insurable in its current condition.

15: The roofing material is 3-tab 20 year shingles. Your insurance should be called to verify that the roof is insurable. Some insurance companies do not insure a roof with 20-year shingles regardless of age or condition.

D. Roof Structures and Attics

Viewed From: Access hatch only - very low clearance
Approximate Average Depth of Insulation: 10 - 12 inches
Comments:

18: There were no problems found within the roof structure and there is a good amount of newer insulation.



E. Walls (Interior and Exterior)

Comments:
19: This is a remodeled house. Walls have been very recently redone (retextured and painted). It is not uncommon for cracks to reappear mainly on interior walls in the near future. Keep in mind that houses/foundations are constantly shifting and minor cracks are very normal.

F. Ceiling and Floors

Comments:
20: This is a remodeled house. Ceilings have been very recently redone (retextured and painted). It is not uncommon for cracks to reappear mainly on the ceilings in the near future. Keep in mind that houses/foundations are constantly shifting and minor cracks are very normal.

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

I	NI	NP	D
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G. Doors (Interior and Exterior)

Comments:

21: Doors are in proper working order. No significant problems were observed on the day of inspection.

H. Windows

Type of Windows: Double pane

Comments:

23: Windows are functioning as intended. No significant problems were observed on the day of inspection.

24: Window screens are not installed at this time.

I. Stairways (Interior and Exterior)

Comments:

25: Not Present & Not Inspected

J. Fireplaces and Chimneys

Type of Fireplace: : Not Present & Not Inspected

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

27: No significant problems were observed on the day of inspection.

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Location of Main Electrical Panel: : In the garage

Main Electrical Panel Size: : 125 amp

Comments:

30: No significant problems were observed on the day of inspection.



31: There is aluminum wiring present that does not have anti-oxidant grease



32: A licensed electrician should be called for further evaluation and repairs/replacement.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Aluminum

Comments:

I	NI	NP	D
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34: There is aluminum wiring present. Special markings that indicate that outlets, for example, are especially made for aluminum wiring were not found (a random sampling of outlets are opened). There is some anti oxidant grease at the wire/ outlet connections, but again, outlets are not labeled for aluminum wiring use.



35: The garage and exterior outlets are not GFCI protected.



36: Some outlets are not properly grounded.



37: Some of the smoke detectors need to have batteries replaced.

38: A licensed electrician should be called for further evaluation and repairs.

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Forced Air System

Energy Sources: Natural gas

Comments:

41: The heating equipment did not work at the time of inspection. The thermostat was set to 72, but the unit did not turn on. It was about 63 degrees inside the house.



42: The amount of combustion air (fresh air from the outside of the house into the closet) for the gas furnace appears to be insufficient. The vent at the ceiling is covered with insulation. Once air from the attic is introduced to the furnace, the door should be completely sealed.



43: The gas flex line passes through the furnace wall unprotected.



44: A licensed heating/cooling technician should be called for further evaluation and repairs.

I	NI	NP	D
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B. Cooling Equipment

Type of Systems: Central Forced Air

Comments:

46: The a/c system cannot be inspected when the outside temperature is at or below 60 degrees.

47: This HVAC system is an older R-22 freon type. This system is from 2009.



48: A secondary condensate drain line is not installed.



49: Sections of freon line insulation are damaged or missing in the attic.



I	NI	NP	D
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50: The outside a/c unit is not level.



51: There are openings at the plywood base for the furnace that are not properly sealed.



52: A licensed heating/cooling technician should be called for further evaluation and repairs.

C. Duct Systems, Chases, and Vents

Comments:

53: No significant problems were observed on the day of inspection.

I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Front of house by the street

Location of Main Water Supply Valve: Not present/not found

Static Water Pressure Reading: Normal - between 40 and 80 psi

Type of Supply Piping Material: Copper

Comments:

58: No significant problems were observed on the day of inspection.

59: The plumbing inspection consists of turning on several or all the faucets at the same time to test for water pressure and checking drains for flow and leaks, including the main drain/sewer line (when available). Sinks are filled with water and then drained. Toilets are flushed a few times. Bathtubs are tested by running the water with the shower heads on. Shower stalls/pans are tested by holding back water (the shower floor is partially filled with water). All areas near the plumbing are checked for signs of leakage - floors, walls (interior and exterior), ceilings (on two story houses), and crawlspaces/subfloors (on pier and beam homes). A short hose is also used to test the washer connections from the faucets/bibs to the drain. The water meter is also checked for movement once all faucets are turned off.

60: Faucets/fixtures were properly functioning and no leaks or drips were found at this time.

B. Drains, Wastes, and Vents

Type of Drain Piping Material: Older cast iron and PVC

Comments:

62: There is evidence that some of the older plumbing drain lines have been replaced (cast iron), but not necessarily all of them. This should be further investigated to verify if all drains were replaced or just sections. Cast iron drain lines were present in the hall bathroom sink and at the kitchen sink cleanout (which is missing a cover).



63: A licensed plumber should be called for further evaluation and repairs.

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 30 gallons

Location: Water heater is located in the hall closet

Comments:

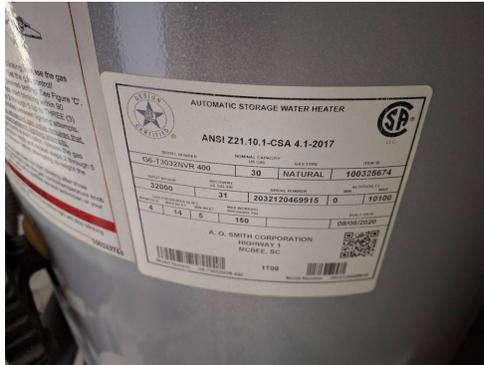
I NI NP D

67: The water heater is located in a closet and has no combustion air (fresh air from the outside of the house).



68: A licensed plumber should be called for further evaluation and repairs.

69: Water heater information:



D. Hydro-Massage Therapy Equipment

Comments:

70: Not Present & Not Inspected

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: The gas meter is located at the right side of the house.

Type of Gas Distribution Piping Material: Black steel

Comments:

73: No problems were found at visible/accessible gas lines.

I	NI	NP	D
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74: Copper/brass gas lines were observed at the gas meter and water heater. This type of material is no longer accepted for gas lines and ideally should be removed/replaced.



I	NI	NP	D
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V. APPLIANCES

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A. Dishwashers

Comments:

75: The dishwasher was properly working at the time of inspection. No significant problems were found.

-

B. Food Waste Disposers

Comments:

76: The food disposer was properly at the time of inspection. No significant problems were found.

-

C. Range Hood Exhaust Systems

Comments:

77: The range exhaust vent was properly working at the time of inspection. No significant problems were found.

-

D. Ranges, Cooktops, and Ovens

Comments:

78: No significant problems were observed on the day of inspection.

-

E. Microwave Ovens

Comments:

79: Not Present & Not Inspected

-

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

80: The bath fans were properly working at the time of inspection. No significant problems were observed.

-

G. Garage Door Operators

Comments:

81: The garage door motor was properly working at the time of inspection. No significant problems were observed.

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H. Dryer Exhaust Systems

Comments:

82: Not Present & Not Inspected

Inspection Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

I. STRUCTURAL SYSTEMS A. FOUNDATIONS (1) FOUNDATIONS

s-3: There is evidence of previous / recent foundation repairs. Any and/or all information on repairs and warranty should be obtained from the current homeowners if possible (what type of repairs were performed, what areas of the house were leveled, how many piers were installed, were plumbing drain lines static tested for leaks, what type warranty is available - if any, etc)

I. STRUCTURAL SYSTEMS B. GRADING AND DRAINAGE (2) GRADING

s-7: The grading at all sides except the left side of the house have a high soil line. There is less than 3 inches of foundation wall showing in these areas. The soil reaches the brick line in most of these areas.

I. STRUCTURAL SYSTEMS C. ROOF COVERING MATERIALS (3) ROOF COVERING

s-7: The roof is older and repairs are recommended/needed. The following conditions were observed:

s-8: Hail damage was observed on the roofing material.

s-9: Wind damaged shingles.

s-10: Tree limb damaged shingles.

s-11: There are a few shingles that are curling, buckling, or lifting.

s-12: There is evidence of previous repairs on sections of the roof. Shingles are loose in these areas.

s-13: A qualified roofer should be called for further evaluation and repairs / replacement.

s-14: Your insurance should also be called to verify that the roof is insurable in its current condition.

s-15: The roofing material is 3-tab 20 year shingles. Your insurance should be called to verify that the roof is insurable. Some insurance companies do not insure a roof with 20-year shingles regardless of age or condition.

I. STRUCTURAL SYSTEMS H. WINDOWS (8) WINDOWS

s-24: Window screens are not installed at this time.

II. ELECTRICAL SYSTEMS A. SERVICE ENTRANCE AND PANELS (1) SERVICE ENTRANCE AND PANELS

s-31: There is aluminum wiring present that does not have anti-oxidant grease

s-32: A licensed electrician should be called for further evaluation and repairs/replacement.

II. ELECTRICAL SYSTEMS B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES (2) BRANCH CIRCUITS

s-34: There is aluminum wiring present. Special markings that indicate that outlets, for example, are especially made for aluminum wiring were not found (a random sampling of outlets are opened). There is some anti oxidant grease at the wire/ outlet connections, but again, outlets are not labeled for aluminum wiring use.

s-35: The garage and exterior outlets are not GFCI protected.

s-36: Some outlets are not properly grounded.

s-37: Some of the smoke detectors need to have batteries replaced.

s-38: A licensed electrician should be called for further evaluation and repairs.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS A. HEATING EQUIPMENT (1) HEATING EQUIPMENT

s-41: The heating equipment did not work at the time of inspection. The thermostat was set to 72, but the unit did not turn on. It was about 63 degrees inside the house.

s-42: The amount of combustion air (fresh air from the outside of the house into the closet) for the gas furnace appears to be insufficient. The vent at the ceiling is covered with insulation. Once air from the attic is introduced to the furnace, the door should be completely sealed.

s-43: The gas flex line passes through the furnace wall unprotected.

s-44: A licensed heating/cooling technician should be called for further evaluation and repairs.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS B. COOLING EQUIPMENT (2) COOLING EQUIPMENT

s-47: This HVAC system is an older R-22 freon type. This system is from 2009.

s-48: A secondary condensate drain line is not installed.

s-49: Sections of freon line insulation are damaged or missing in the attic.

s-50: The outside a/c unit is not level.

s-51: There are openings at the plywood base for the furnace that are not properly sealed.

s-52: A licensed heating/cooling technician should be called for further evaluation and repairs.

IV. PLUMBING SYSTEMS B. DRAINS, WASTES, AND VENTS (2) DRAINS, WASTES, VENTS

s-62: There is evidence that some of the older plumbing drain lines have been replaced (cast iron), but not necessarily all of them. This should be further investigated to verify if all drains were replaced or just sections. Cast iron drain lines were present in the hall bathroom sink and at the kitchen sink cleanout (which is missing a cover).

s-63: A licensed plumber should be called for further evaluation and repairs.

IV. PLUMBING SYSTEMS C. WATER HEATING EQUIPMENT (3) WATER HEATING EQUIPMENT

s-67: The water heater is located in a closet and has no combustion air (fresh air from the outside of the house).

s-68: A licensed plumber should be called for further evaluation and repairs.

**IV. PLUMBING SYSTEMS E. GAS DISTRIBUTION SYSTEMS AND GAS APPLIANCES (5)
GAS DISTRIBUTION SYSTEMS**

s-74: Copper/brass gas lines were observed at the gas meter and water heater. This type of material is no longer accepted for gas lines and ideally should be removed/replaced.