

Professional Home Inspections

PROPERTY PRO CHECKS HOME INSPECTIONS

281-254-2693

MMandala@propertyprochecks.com

<https://propertyprochecks.com>



RESIDENTIAL INSPECTION REPORT

1234 Main Street
Houston TX 77099

Buyer Name

03/09/2025 9:00AM



Inspector

Miguel Mandala

24231

281-254-2693

mmandala.inspector@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com



PROPERTY INSPECTION REPORT FORM

Buyer Name <i>Name of Client</i>	03/09/2025 9:00AM <i>Date of Inspection</i>
1234 Houston TX 77099 <i>Address of Inspected Property</i>	
Miguel Mandala <i>Name of Inspector</i>	24231 <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

Access Provided By: Builder

In Attendance: Buyer, And Inspector

Occupancy: Vacant

Temperature (approximate): 69 Fahrenheit (F)



Type of Building: Single Family

Weather Conditions: Cloudy, Light Rain

Thank you for choosing Property Pro-Checks Inspections

Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.

I=Inspected

NI=Not Inspected

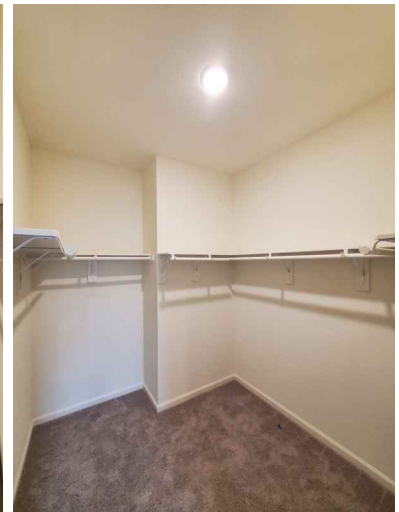
NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

General Images Of Interior:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



General Images Of Structure :



I=Inspected

NI=Not Inspected

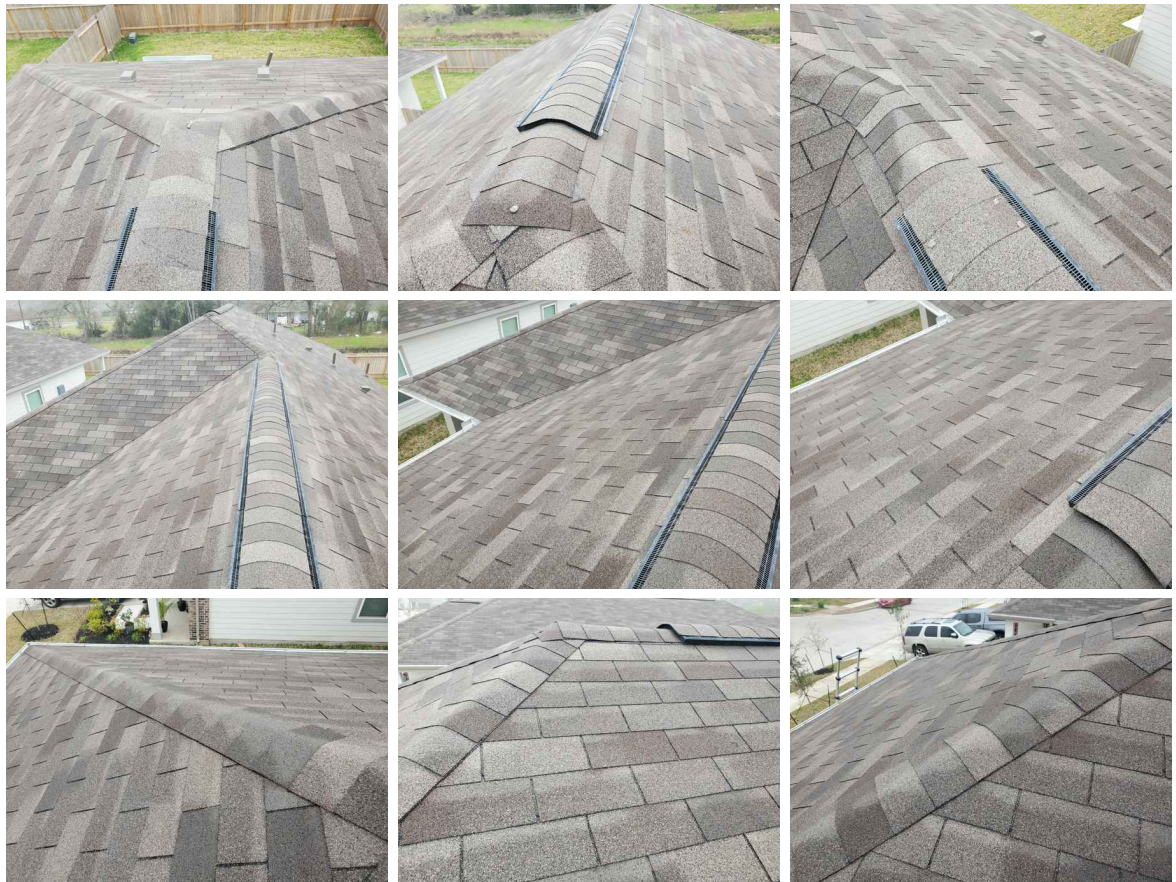
NP=Not Present

D=Deficient

I NI NP D



General Images Roof Coverings:



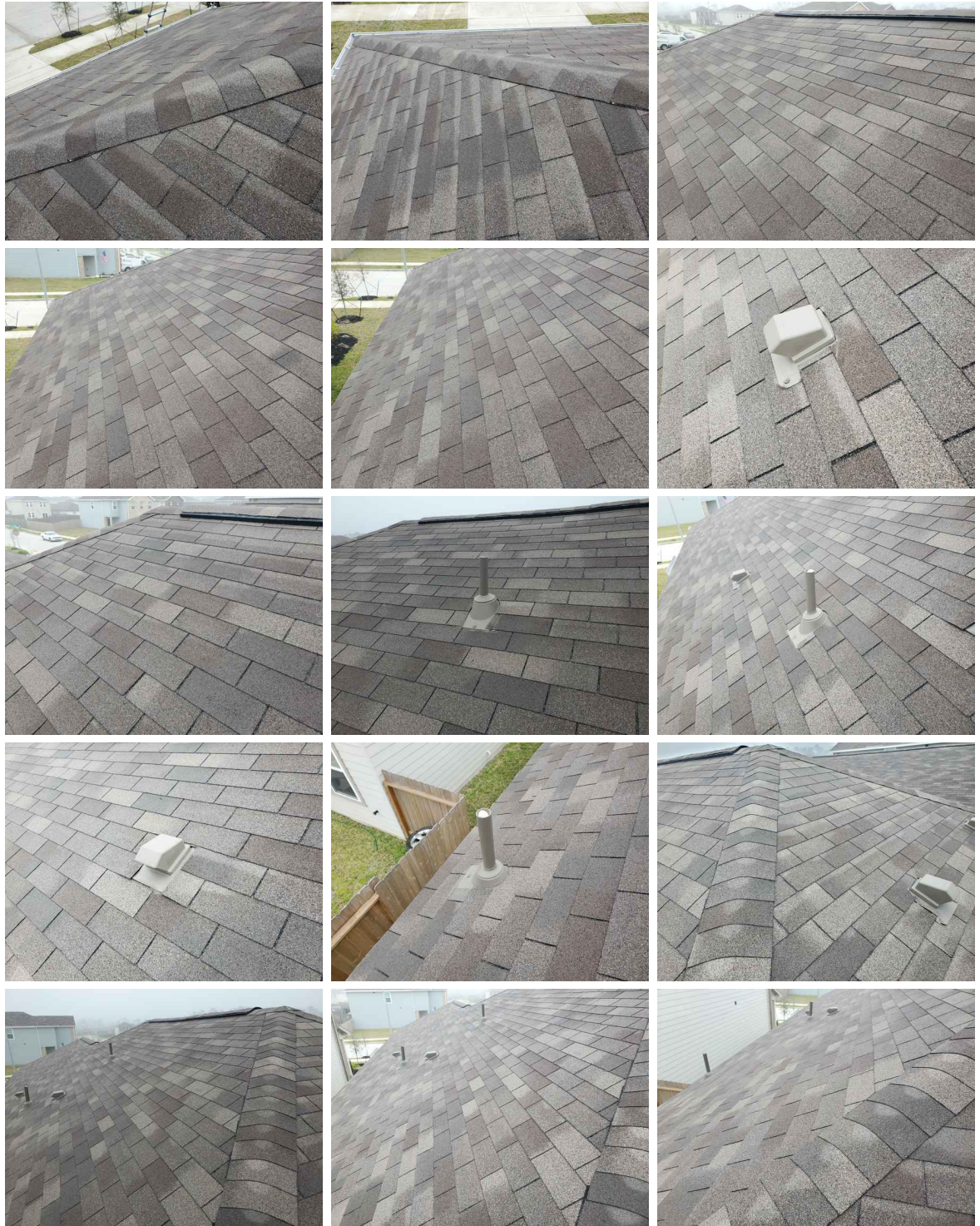
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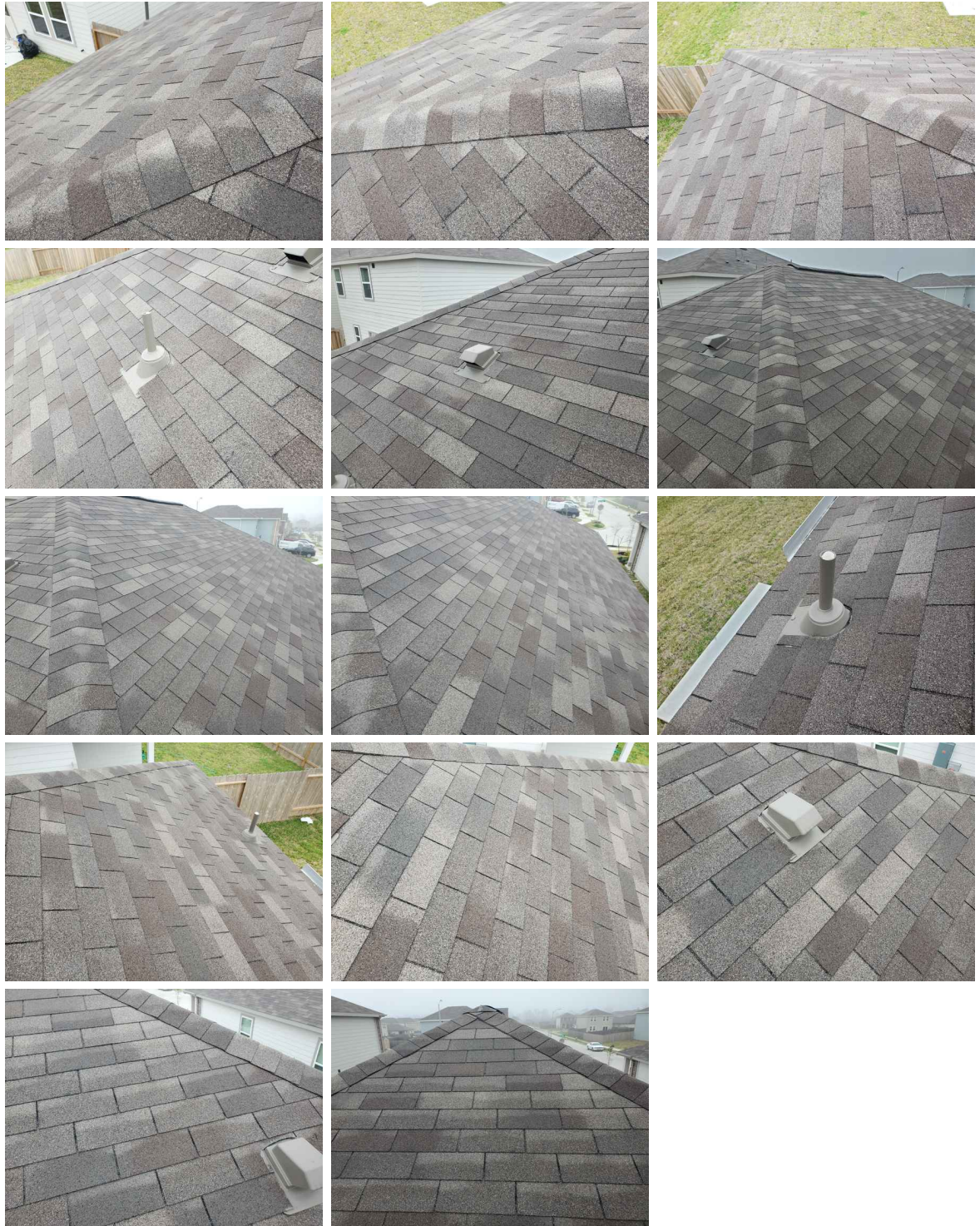
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I NI NP D



General Photos of Attic:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A. Foundations

Type of Foundation: Slab On Grade



Crawl Space Viewed From: N/A

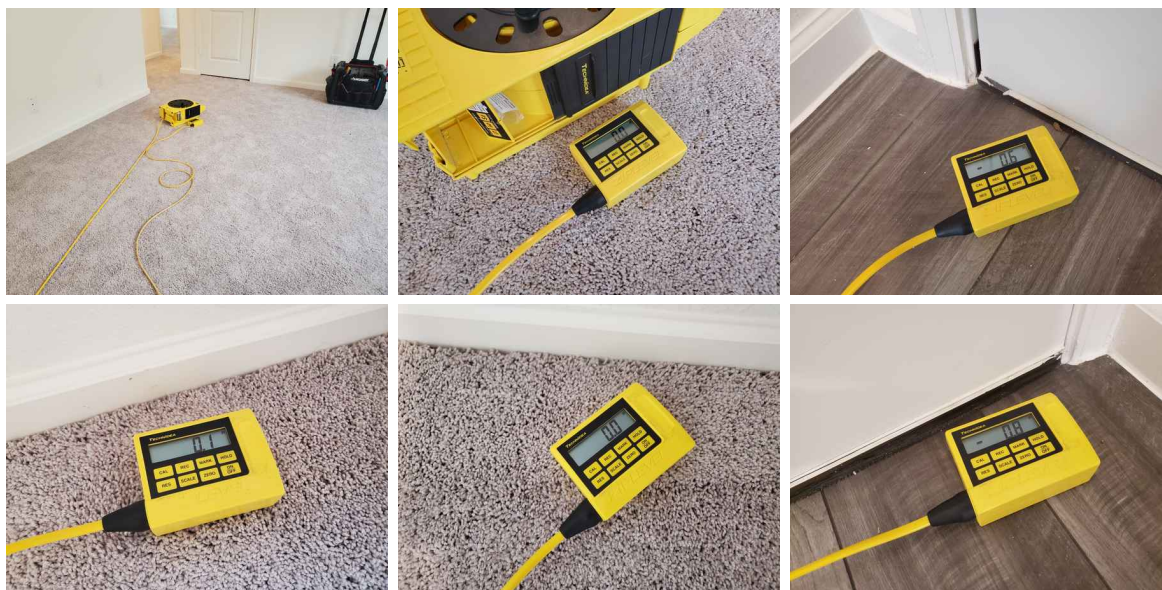
Performance Opinion: Functioning as Intended:

No deficiencies were noted at the time of inspection. The foundation appeared to be functioning as intended.

Note: The statements included in this report regarding the foundation are the inspector's OPINION. If buyer desires a second opinion or further analysis a foundation company or structural engineer should be contacted.

Digital Level Pictures:

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation.



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D=Deficient

I NI NP D



Comments:

1: Foundation Cracks - Minor

[Maintenance Item](#)

Right Side

Minor cracking was noted at the foundation. These did not appear to be structural in nature. These are common as concrete ages, shrinkage surface cracks are normal.



Right Side

B. Grading and Drainage

Comments:

Drainage Systems Not Flow Tested:

The inspector did not determine effectiveness or condition of any below grade downspout extension(s) or drainage system(s), nor did the inspector determine the location of a discharge outlet.

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I	NI	NP	D
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C. Roof Covering Materials

Types of Roof Covering: Composition/Fiberglass Shingles



Viewed From: Walking on the roof

Comments:

Roof Fastening Not Verified:

The roof fastening method was not verified as determining this may cause damage to the roofing material. In addition, the inspector does not determine if the roof fastening meets current wind storm codes/ratings.

1: Shingles: Damaged/Torn/Missing

🔴 Deficiency

Multiple Locations

Roof shingle material was missing, damaged, or torn in areas. Evaluation and/or repair by a qualified roofing professional is recommended.



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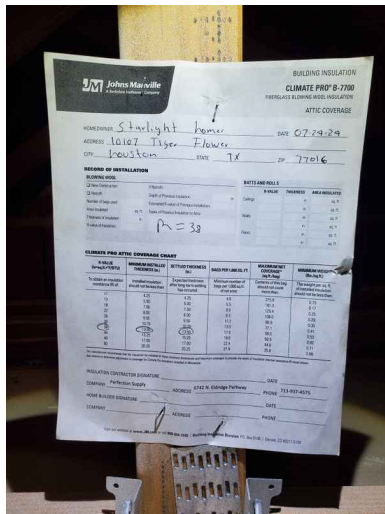
I NI NP D

D. Roof Structures and Attics

Attic Access Method: Access Hatch/Panel



Viewed From: Decked Areas of Attic
Approximate Average Depth of Insulation: 12 Inches



Type of Insulation Material: Blown Fiberglass



Type of Attic/Roof Ventillation: Ridge and Soffit Vents, Roof and Soffit Vents

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Soffit Vents



Ridge Vents



Ridge Vents

Comments:

Only Accessible Areas Were Entered:

Only accessible areas of the attic were inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible. In addition, insulation can hide or obstruct deficiencies.

1: Framing: Cracked/Damaged Framing Members

Deficiency

Cracked or damaged framing members were observed. Evaluation by a qualified contractor is recommended.



E. Walls (Interior and Exterior)

Exterior Wall Cladding:: Brick Veneer, Fiber Cement Board



Comments:

1: Exterior: Seal Wall Fixtures

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

🔴 Deficiency

All Exterior Wall Penetrations, Doors/Windows, Service Lines, Light Fixture(s)



Left Side



Left Side



2: Caulking missing or split

🔧 Maintenance Item

There was caulking missing or split.

Recommend re caulking to reduce the risk of moisture intrusion.

3: Exterior Walls: The exterior wall coverings, such as siding, trim fascia, soffit or eave had defects. Examples include, but are not limited to:

🔴 Deficiency

Damage -

Evaluation and remediation is recommended.

I=Inspected

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D=Deficient

I	NI	NP	D
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Left Side (Damaged)



Right Side (Damaged)

4: Exterior: High Soil

🔴 Deficiency

Front

A high soil level was observed. The foundation should have at least 4 inches of exposure. Evaluation and remediation is recommended.



Front

5: Interior: Cosmetic Deficiencies in New Home

🔧 Maintenance Item

Multiple Locations

Remedy as needed.



Right Side Front Bedroom



Left Side Front Bedroom

F. Ceilings and Floors
Comments:

G. Doors (Interior and Exterior)
Comments:

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NP=Not Present

D=Deficient

I NI NP D

1: Doors: Weatherstripping Missing or Damaged

🔴 Deficiency

Garage Door

Door was missing or damaged standard weather-stripping. This can result in significant energy loss and moisture intrusion. Evaluation and remediation is recommended.



Garage Door

H. Windows
Comments:

I. Stairways (Interior and Exterior)
Comments:

J. Fireplaces and Chimneys
Fuel Type: Not Present
Comments:

K. Porches, Balconies, Decks, and Carports
Comments:

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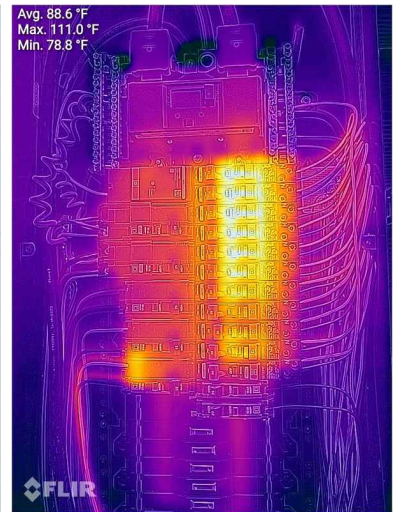
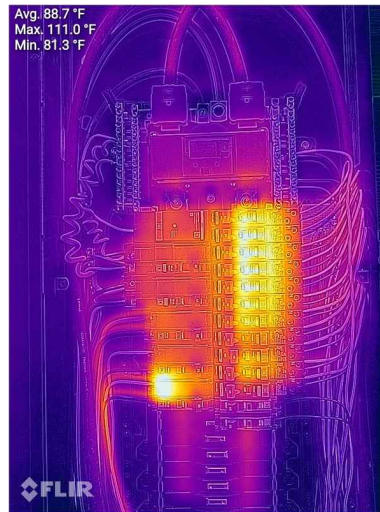
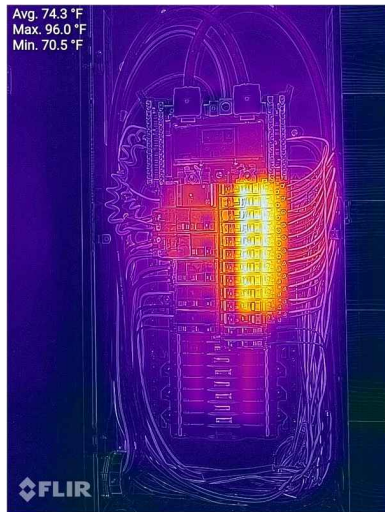
I NI NP D

II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:



General Infrared Photos of Distribution Panels:



General Photos of Grounding Systems:

I=Inspected

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D=Deficient

I	NI	NP	D
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A. Service Entrance and Panels

Main Disconnect/Service Box Types and Locations: Breakers - Exterior Wall



Service Entrance Cable Location: Below Ground

I=Inspected

NI=Not Inspected

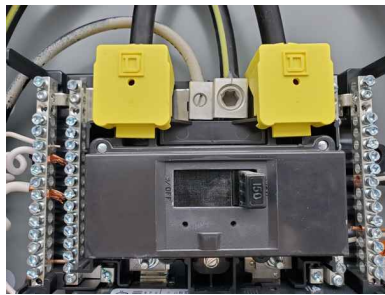
NP=Not Present

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Service Size: 150 Amps

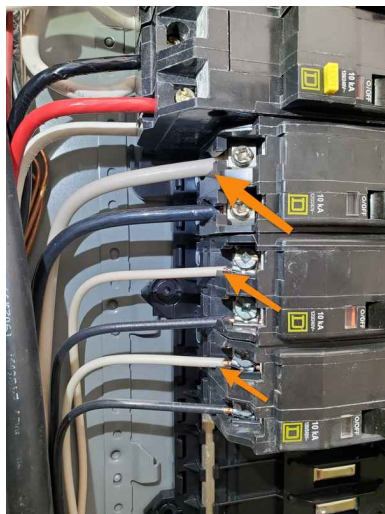


Comments:

1: Main panel: White wires used as hot

⊖ Deficiency

There were white wires going into breakers that should be color coded black or red to indicate that they are being used as hot wires.



I=Inspected

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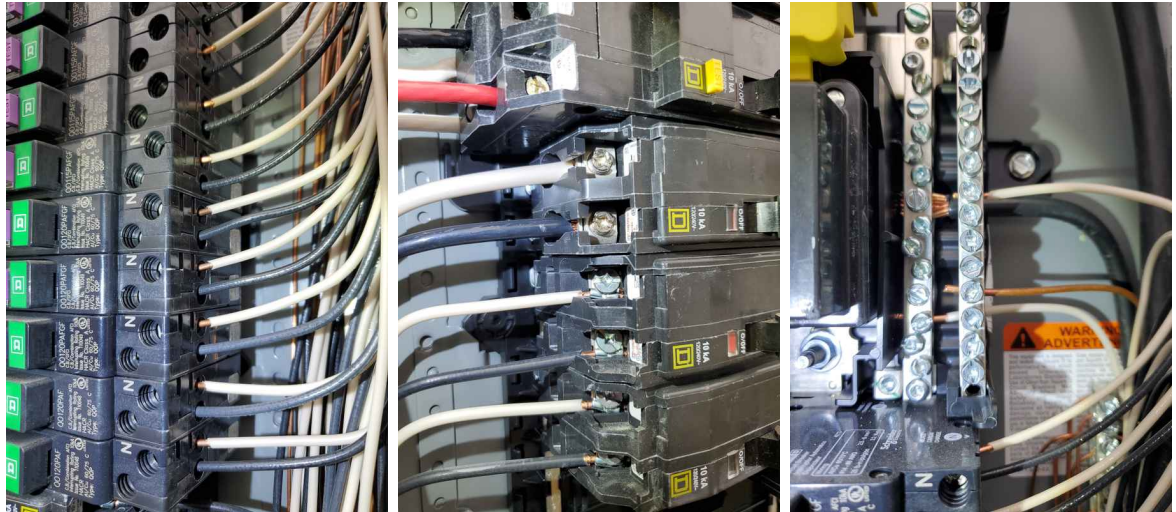
NP=Not Present

D=Deficient

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper



Comments:

Doorbell: Present and Functioning

Smoke Alarm Testing Method:

Accessible smoke/carbon monoxide alarms (units within an arm's reach of the inspector) were tested by pushing the test button. Test buttons only confirm that the battery, electronics, and alert systems are working. It does not mean that the smoke sensors are working.



Location Of Restrooms GFCI Reset:

This is the rest rooms Outlets GFCI reset.

Primary Bathroom

I=Inspected

NI=Not Inspected

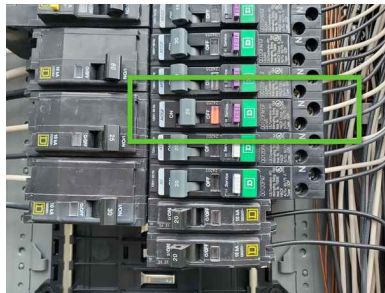
NP=Not Present

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I	NI	NP	D
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Location Of Laundry Room GFCI Reset :
This resets laundry room outlets.



Number 18

Location Of Exterior & Garage GFCI Reset Outlet:
This GFCI outlet resets all exterior and garage outlets.



Garage

220/240 Outlets:
220/240 outlets not tested due to obstruction by installed washer/dryer.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Receptacle/Switch Covers: Missing, Loose or Damaged

🟡 Deficiency

In Attic

One or more receptacle/switch cover plates were missing, loose or damaged. Replacement of cover plates is recommended for safety. Evaluation and remediation by a qualified electrical contractor is recommended.



In Attic

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C. Other

Comments:

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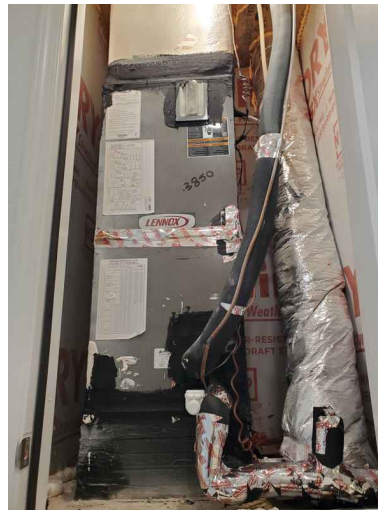
I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

General Images Of HVAC Equipment:



AC Fresh Air Intake



General Images Of Return Chases/Media Filters:



General Images Of thermostats :

I=Inspected

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NP=Not Present

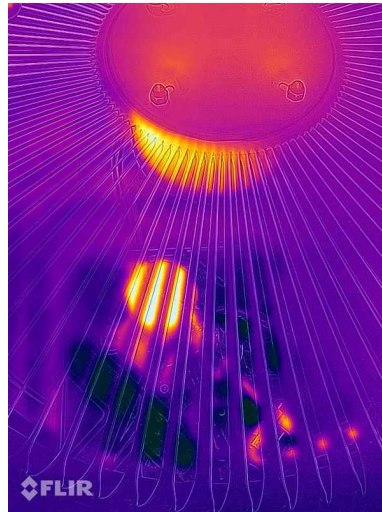
D=Deficient

I NI NP D



Set To Heat 68

General Infrared Images Of HVAC Equipment :



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A. Heating Equipment

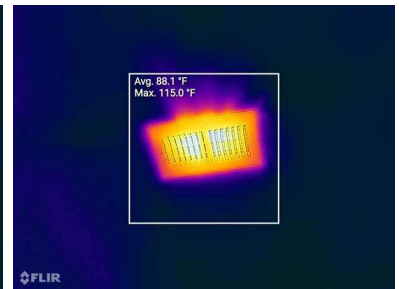
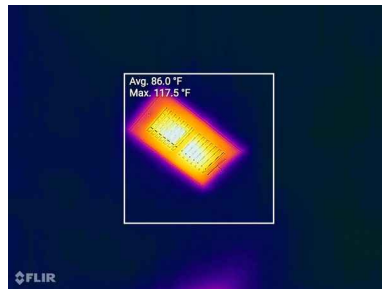
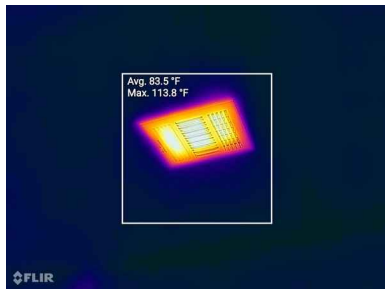
Heat Type: Furnace

Brand: Lennox

Energy Source: Electric

Heating System Was Functioning:

The heating system was functioning at the time of inspection. Refer to the inspection report for any further recommendations.



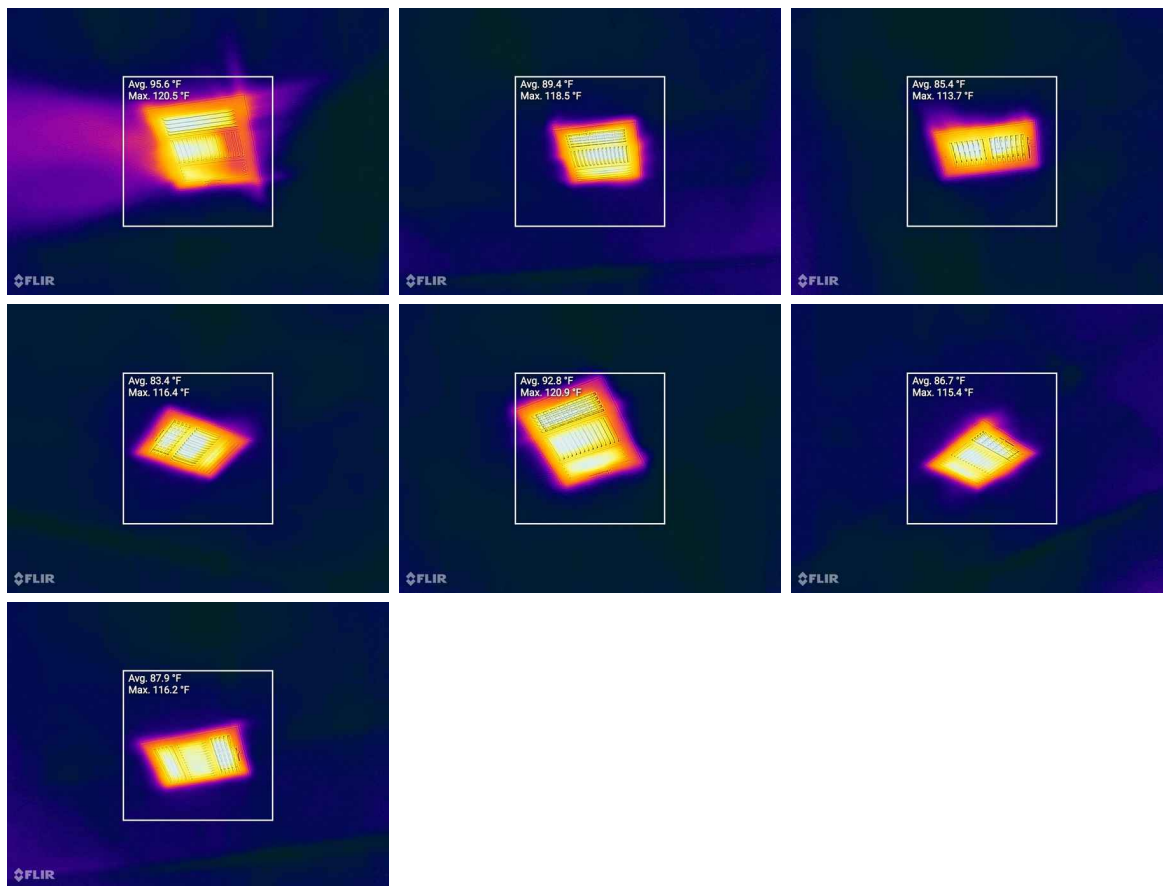
I=Inspected

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I NI NP D



Comments:

Furnace/Air Handler Cover:

Inspector does not remove furnace/air handler covers.

B. Cooling Equipment

Type of System: Centra; Air Conditioner

Size of Unit: 2 Ton

Type of Refrigerant: R-410A (Puron)

Manufacture Date: 2024

Main Breaker Size: 25 Amps

Cooling System Was Functioning:

The cooling system was functioning at the time of inspection. Refer to the inspection report for any further recommendations.

Temperature Difference (Delta) - First Floor: 18°

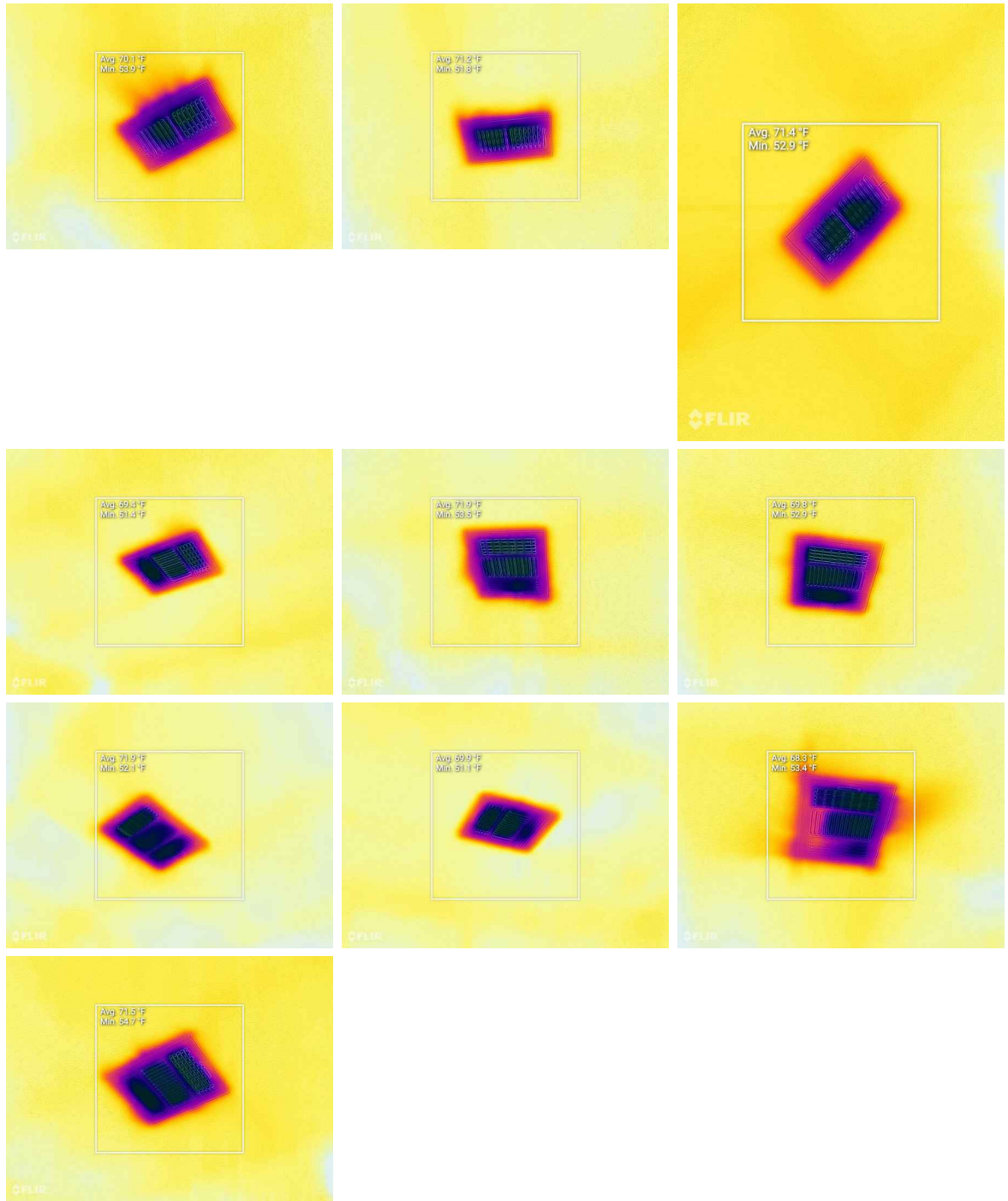
I=Inspected

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NP=Not Present

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I NI NP D



Comments:

No Access to Internal Coils:

There were no removable panels/covers to provide viewing access to the internal evaporator coils.

1: Condenser: Damaged/Dirty Fins

🔴 Deficiency

External fins on the condensing unit were damaged or dirty. Evaluation and remediation by a licensed HVAC contractor is recommended.

I=Inspected

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D=Deficient

I NI NP D



(Damaged)

C. Duct Systems, Chases, and Vents

Duct type(s): Flex -

No problems observed during this inspection period.



1: Filters: Require Replacement or Missing

🔴 Deficiency

The furnace filters may have been beyond their expected lifespan or were missing. In addition, inspector cannot determine what effect this has on the temperature readings. Replacement is recommended.



2: Return Air System: Dust/Debris In/On Chase

🔴 Deficiency

Dust particles can clog cooling coils and may lead to coil corrosion over time. Proper cleaning and evaluation of the return air shaft, ducts, and coils is recommended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Other
Comments:

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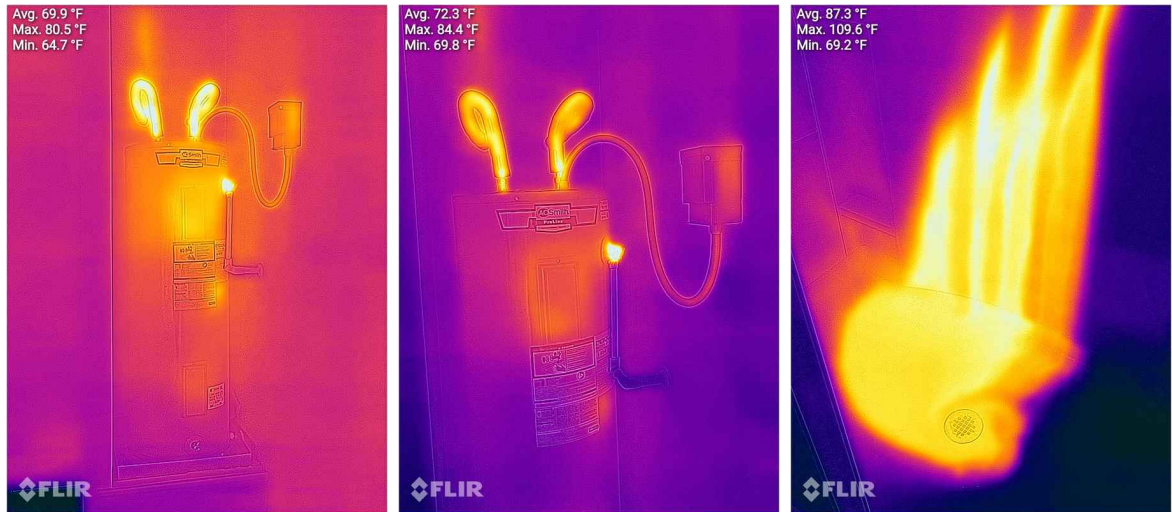
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IV. PLUMBING SYSTEMS

General Photos of Water Heating Equipment:



General Infrared Photos of Water Heating Equipment:



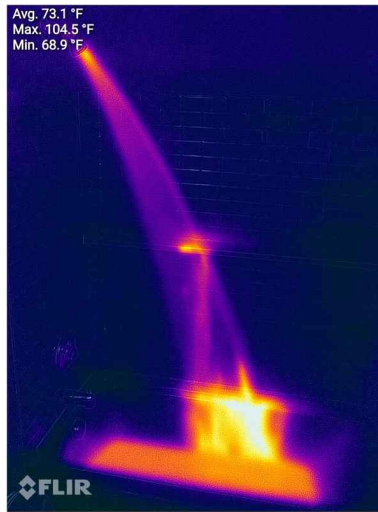
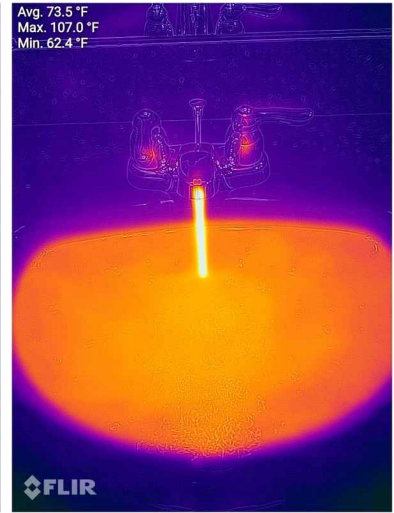
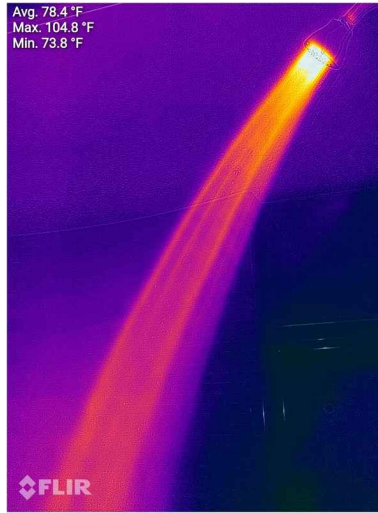
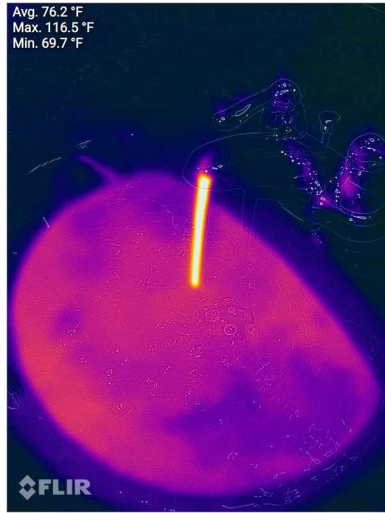
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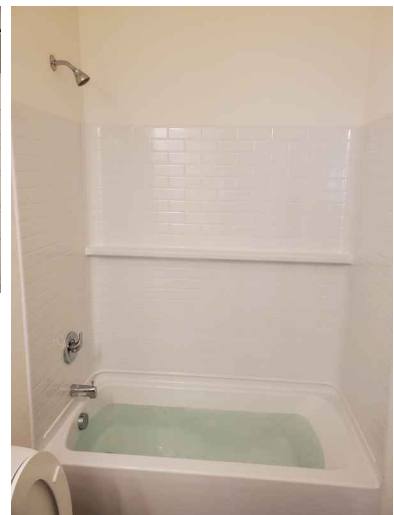
General Photos of Plumbing Fixtures:



Kitchen



Hall Bathroom



Hall Bathroom

I=Inspected

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I	NI	NP	D
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Primary Bathroom



Primary Bathroom

General Photos of Drain Lines:



Kitchen



Hall Bathroom



Hall Bathroom



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I	NI	NP	D
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Primary Bathroom

Primary Bathroom

- A. Plumbing Supply, Distribution Systems, and Fixtures**
Location of Water Meter: Front Yard Near Street



Water Meter Video:



Location of Main Water Supply Valve: Garage



Static Water Pressure Reading: 60-65 PSI

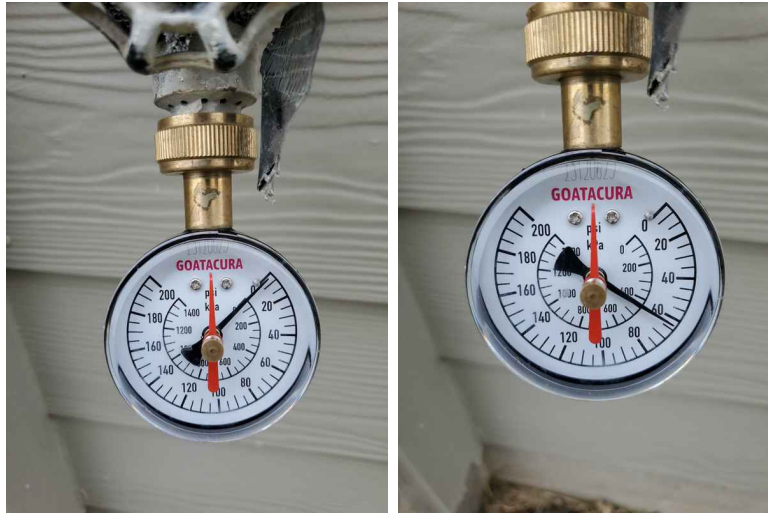
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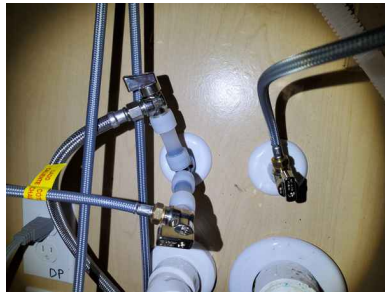
NP=Not Present

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I	NI	NP	D
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Type of Supply Piping Material: PEX



Comments:

Kitchen:

Hot water was obtained at all fixtures as required.

Bathrooms:

Hot water was obtained at all fixtures as required. Sinks held water as designed.

Toilets functioned as designed. Shower/Tub functioned as designed.

No Plumbing Access:

There was not an access panel at one or more bathrooms to observe bath drain lines.

Hall Bathroom Tub

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Hall Bathroom Tub

1: Shower/Tub: Surface Defects

🟡 Deficiency

Primary Bathroom

Defects were observed on the shower/tub surface. Evaluation and remediation is recommended.



Primary Bathroom

- B. Drains, Wastes, and Vents**
Type of Drain Piping Material: PVC



Sewer Cleanout Location: Front

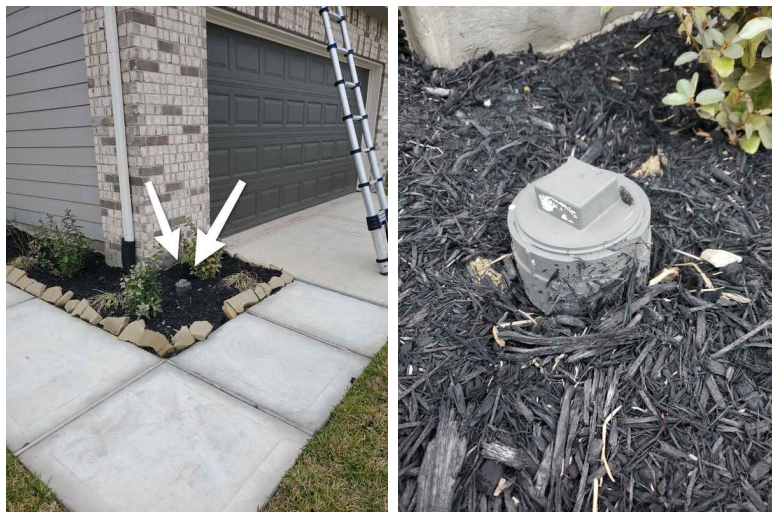
I=Inspected

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I NI NP D



Comments:

Kitchen:

Water was run for 5+ minutes at kitchen sink(s) and no indication of slow or backed up drains was observed during this inspection.

No problems observed during this inspection period.

Bathrooms:

Water was run for 5+ minutes at all lavatories, tubs, showers and no indication of slow or backed up drains was observed during this inspection.

No problems observed during this inspection period.

C. Water Heating Equipment

Manufacturer: AO Smith -

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Power Source/Type: Electric

Capacity: 50 Gallons

Location: Garage

Year of Manufacturing : 2024

Comments:

Inspector Does Not Test TPR Valve or Open/Remove Burner Covers:

The inspector does not test TPR valves or remove the burner compartment covers due to safety reasons and risk of damage to the property.

D. Hydro-Massage Therapy Equipment

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- E. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: Not Present
Type of Gas Distribution Piping Material: N/A
Comments:

I=Inspected

NI=Not Inspected

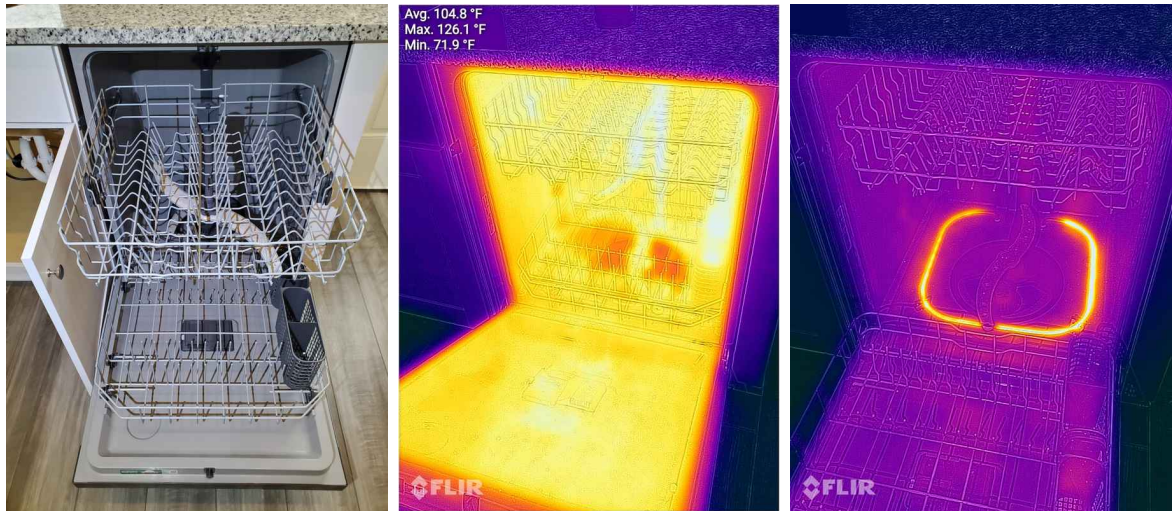
NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

General Images Of Dishwasher:



General Images Of Food Waste Disposer:



General Images Of Range Hood/Exhaust System :



General Images Of Ranges, Cooktops, and Ovens :

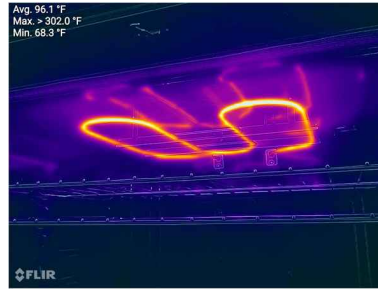
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



General Images Of Microwave Oven:



General Images Of Dryer Exhaust Systems:



A. Dishwashers

Brand: GE

Comments:

No problems observed during test run of appliance.

B. Food Waste Disposers

Brand: In Sink Erator

Comments:

No problems observed during limited test run of the appliance.

C. Range Hood and Exhaust Systems

Exhaust Hood Type: Re-circulated

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



1: Recirculating: Not Efficiently Recirculating

Deficiency

Evaluation and remediation is recommended.



Not Recirculating Property

D. Ranges, Cooktops, and Ovens

Range/Oven Brand: GE

Range/Oven Energy Source: Electric

Location of gas shutoff valve: N/A

Oven Functionality Not Tested :
Missing Door.



E. Microwave Ovens

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

No problems observed during limited test of appliance.

Note: No microwave leak detection and/or output testing was done during this inspection period.

A container of water was placed in the microwave. After 30 seconds the water was hot.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

No problems observed during limited test run of appliance

G. Garage Door Operators

Not Installed:

The overhead garage door opener had not been installed.

H. Dryer Exhaust Systems

Comments:

No problems noted at the time of inspection.