

Lone Star Home Inspections

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PROPERTY INSPECTION REPORT

1234 Main Street, Palmer TX 75152

Jordan Miller

05/08/2026 9:00 AM



PROPERTY INSPECTION REPORT FORM

Jordan Miller	05/08/2026 9:00 AM
<i>Name of Client</i>	<i>Date of Inspection</i>
1234 Main Street, Palmer TX 75152	
<i>Address of Inspected Property</i>	
Clayton Houston	TREC 99999
<i>Name of Inspector</i>	<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: Inspector, Buyer

Type of Building: Single Family Home

Weather Conditions: Cloudy, Light Rain

Utilities present and on for the inspection: Electricity, Water, Gas

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

I. STRUCTURAL SYSTEMS

I

NI

NP

D

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A. Foundations

Type of Foundation(s): Slab with post-tension cables

Foundation:

FOUNDATION TYPE

Post-tension slab

Foundation inspection is a visual review of the exposed and accessible portions of the foundation and the structure of the home for visible evidence of adverse foundation performance.

Comments:

1: Corners of the slab cracked/chipped

Moderate

Corners of the slab are cracked, chipped or broken off. It is not uncommon for concrete to crack as a result of drying and shrinkage during the curing process.

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B. Grading and Drainage

Comments:

1: Excessive moisture next to foundation - Standing water

Major

North / West side of structure (North patio at corner)
There appears to be excessive moisture / signs of excessive moisture present next to the foundation. The grading and drainage should be adjusted to facilitate better drainage.



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C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

Viewed From: sUAS / Aerial Drone

Roof:

ROOF STYLE	ROOF LAYERS	APPROXIMATE AGE
Hip	Single layer	0–5 years

Visible portions of the roof covering were reviewed to assess general function, condition, and serviceability.



LIMITATIONS

Roof Scope and Limitation — For the safety of the inspector, the roof was inspected from the ground using binoculars and/or a sUAS since the roof was wet. Some areas of the roof may not be visible.

Comments:

1: Kick out flashing not installed

Major

Kick out flashing is not installed where the roof intersects the exterior wall(s).



I NI NP D
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D. Roof Structures and Attics

Viewed From: Entered the Attic
Approximate Average Depth of Insulation: 14 to 16 inches of blown-in

Comments:

1: Eave/cornice vents/baffles not installed

Minor

Eave/cornice vents/baffles are not installed to allow free flow of air from the soffit vents into the attic space.



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E. Walls (Interior and Exterior)

Comments:

1: Walls - Caulk / sealant not installed/separated

Minor

Caulk / sealant is separated or not installed. This could allow for air, water/moisture, and/or pests to enter the structure.



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F. Ceilings and Floors

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

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H. Windows

I NI NP D
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I. Stairways (Interior and Exterior)

I NI NP D
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J. Fireplaces and Chimneys

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

Porches:

Covered front porch and rear patio inspected; performing as intended.

I NI NP D
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L. Other

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

II. ELECTRICAL SYSTEMS

I NI NP D
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A. Service Entrance and Panels

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

Type of Wiring: Copper

I NI NP D
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C. Other

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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I	NI	NP	D
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A. Heating Equipment

Type of Systems: Forced air

Energy Sources: Natural gas

I	NI	NP	D
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B. Cooling Equipment

Type of Systems: Split system, electric

I	NI	NP	D
☒	☐	☐	☐

C. Duct Systems, Chases, and Vents

I	NI	NP	D
☐	☐	☒	☐

D. Other

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

IV. PLUMBING SYSTEMS

I	NI	NP	D
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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard near the curb

Location of main water supply valve: Right side of home at the hose bib

Static water pressure reading: 62 psi

Type of supply piping material: PEX

I	NI	NP	D
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B. Drains, Wastes, and Vents

Type of drain piping material: PVC

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C. Water Heating Equipment

Energy Sources: Natural gas

Capacity: 50 gallons

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

I	NI	NP	D
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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Right side of home

Type of gas distribution piping material: CSST

I	NI	NP	D
☐	☐	☒	☐

F. Other

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

V. APPLIANCES

I	NI	NP	D
☒	☐	☐	☐

A. Dishwashers

I	NI	NP	D
☒	☐	☐	☐

B. Food Waste Disposers

I	NI	NP	D
☐	☐	☒	☐

C. Range Hood and Exhaust Systems

I	NI	NP	D
☒	☐	☐	☐

D. Ranges, Cooktops, and Ovens

I	NI	NP	D
☐	☐	☒	☐

E. Microwave Ovens

I	NI	NP	D
☐	☐	☒	☐

F. Mechanical Exhaust Vents and Bathroom Heaters

I	NI	NP	D
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G. Garage Door Operators

Comments:

1: Garage door will not auto-reverse on contact

Critical

The garage door operator did not reverse when meeting resistance. This is a safety hazard and should be corrected.

I	NI	NP	D
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H. Dryer Exhaust Systems

I	NI	NP	D
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I. Other

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

VI. OPTIONAL SYSTEMS

I	NI	NP	D
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A. Landscape Irrigation (Sprinkler) Systems

LIMITATIONS

Irrigation system was winterized and not energized at the time of inspection; not inspected.

I	NI	NP	D
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

I	NI	NP	D
☐	☐	☒	☐

C. Outbuildings

I	NI	NP	D
☐	☐	☒	☐

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

I	NI	NP	D
☐	☐	☒	☐

E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

I	NI	NP	D
☐	☐	☒	☐

F. Other Built-in Appliances

I	NI	NP	D
☐	☐	☒	☐

G. Other