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5678 Somewhere
Waco, TX



PROPERTY INSPECTION REPORT FORM

Sally Mae <i>Name of Client</i>	03/18/2026 <i>Date of Inspection</i>
5678 Somewhere, Waco, TX <i>Address of Inspected Property</i>	
Jack Zagunis <i>Name of Inspector</i>	26654 <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 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

Present at Inspection: Buyer Selling Agent Listing Agent Occupant
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain Temp: _____ 82°F
Utilities On: Yes No Water No Electricity No Gas
Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

- Sub Flooring Attic Space is Limited - Viewed from Accessible Areas
 - Floors Covered Plumbing Areas - Only Visible Plumbing Inspected
 - Walls/Ceilings Covered or Freshly Painted Siding Over Older Existing Siding
 - Behind/Under Furniture and/or Stored Items Crawl Space is limited - Viewed From Accessible Areas
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

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D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam

Comments:

Signs of Structural Movement or Settling

Performance Opinion: (An opinion on performance is mandatory)

Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.

There are vertical cracks in the interior walls indicating movement, and two interior doors are rubbing.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

B. Grading and Drainage

Comments:

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

Trees/heavy foliage too close to the structure

C. Roof Covering Materials

Type(s) of Roof Covering: Architectural Composition/Fiberglass/Asphalt Shingles

Viewed From: Roof Level

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I	NI	NP	D
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Comments:2 layers of roofing observed at the rake edge



Tree branches are too close to the roof structure



Missing step flashing where a roof intersects at exterior wall

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I NI NP D



OSB wood is being used as flashing and other wood in several areas and should be replaced with metal step flashing with a kick out. Recommend a quality roofer to come look at the flashing.

D. Roof Structures and Attics

Viewed From: Entered the Attic

*Approximate Average Depth of Insulation:*5 inches

*Approximate Average Thickness of Vertical Insulation:*unknown

Comments: Attic insulation appeared below current recommended levels. Additional insulation may improve energy efficiency and comfort.

The attic access panel/door was not insulated at the time of inspection. Lack of insulation at this location can contribute to energy loss and temperature transfer between the attic and living space. Recommend installing insulation or an insulated cover.

E. Walls (Interior and Exterior)

Comments:

Interior Walls:

Signs of Structural Settling

Exterior Walls:

Siding Materials: Brick Stone Wood Wood byproducts Stucco
 Vinyl Aluminum Asbestos Cement Board Other

Caulking / sealant is separated or missing in some areas

Inadequate clearance between siding and grade

There is a general lack of caulking around wall penetrations on the outside of the property. There is a planter box at the front of the house that is causing dirt to come into contact with the siding, this is a possible drainage issue and possible place for pests to enter the property. This planter box is also falling away from the house although this is beyond the normal scope of the inspection.

F. Ceilings and Floors

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- Ceiling cracks in some areas
- Signs of structural settling

G. Doors (Interior and Exterior)

Comments:

Interior Doors

- Doors rub, stick or hit frames: _____

Exterior Doors

Garage Doors

Type: Metal Wood Fiberglass Doors / panels are damaged

H. Windows

Comments:

- Some windows are difficult to open or close
- Several window-related issues were noted: the kitchen window cannot close fully to lock, the rest of the windows have been painted shut and are non-operational, and there is water damage around all windows throughout the property. The windows are likely at the end of their life expectancy

I. Stairways (Interior and Exterior)

Comments:

INTERIOR

EXTERIOR

- Hand railing is loose / missing at one or more locations
- Both the front and back steps should have a graspable handrail

J. Fireplaces and Chimneys

Comments:

Type of Fireplace: Factory Masonry Free Standing

K. Porches, Balconies, Decks, and Carports

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Overhead Service Underground Service

Main Disconnect Panel

It does appear that there is water getting into the panel and some items are rusting

- Panel is not labeled
- Not Bonded and Grounded

Sub Panels

Type of Wire: Copper Aluminum

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum Conduit _____

Comments: I observed copper wiring in the panel, aluminum wiring in the attic and several 2 prong and ungrounded 3 prong outlets throughout the house.
Lack of receptacles in the sleeping areas.

Outlet and Switches

- GFCI are not properly installed or operate properly
- Loose, damaged, missing outlets / switches / covers
- Concealed connections of copper and aluminum wires / electrical components were not inspected
- Front of the house is missing an outlet
- Two conductor system without benefit of bare ground wire (typical in older homes)



- Inappropriate Ground Type receptacles installed on two conductor system
- Aluminum wiring connected to devices not CO/ALR rated
- Recommend any aluminum branch circuit be thoroughly evaluated by a licensed electrician for compatibility of wiring devices , appropriate connections, and treatment.

Ground/ARC Fault Circuit Interrupt Safety Protection

- | | | | | | | | |
|-------------|------------------------------|--|---|------------|---|--|----------------------------------|
| Kitchen: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Partial | Bathrooms: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Exterior: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Partial | Garage: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Basement: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Wet Bar: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Living: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Partial | Dining: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Partial |
| Crawlspace: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial | Laundry: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Partial |
| A/C Unit: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Partial | Pool/Spa: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Partial |
| Bedroom: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Partial | | | | |

- No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard.

Fixtures

- Light fixtures inoperable or in need of repair

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Smoke and Fire Alarms

- Smoke alarms are not present in each sleeping area
- Missing smoke alarm in main bedroom
- Missing Carbon Monoxide alarm
- No smoke alarm in hallway
- Smoke alarm in hallway and 2nd bedroom not working.

Other Electrical System Components

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Forced Air / Central
 Energy Source: Gas
 Comments:

- Inappropriate location or inadequate access and clearances
- Needs a larger workspace in front of the unit and a walkway to the unit

B. Cooling Equipment

Type of System: Central - Air Conditioner
 Comments: the supply vents on the side of the house with the bedrooms did not meet the correct temp differential.

Unit #1:
 Supply Air Temp: ___74 °F Return Air Temp: ___54 °F Temp. Differential: ___20 °F

Unit #2:
 Supply Air Temp: ___ °F Return Air Temp: ___ °F Temp. Differential: ___ °F

- Refrigerant lines not properly insulated at Condenser
- No electric disconnect within sight of unit
- Primary condensate line not insulated in open area
- Condensate line termination point was not determined

For attic installations :

- Minimum 30" clearance above and to the side for maintenance
- Lack of work platform (>30")
- Lack of 24"Walkway, light near unit, or outlet
- Greater than 20 feet from access
- Scuttle opening less than 22" by 30"

EVAPORATIVE COOLERS ONE SPEED TWO SPEED Water Supply Line: _____

C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Flex Ducting Duct Board Metal

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: At city curb Functional Flow Inadequate

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I NI NP D

Location of main water supply valve: At city curb

Static water pressure reading: _____ below 40 psi above 80 psi

Lack of reducing valve over 80 psi

Type of supply piping material: Galvanized Steel

Comments:

Water Source: Public Private Sewer Type: Public Private

Sinks

Comments: _____

Bathtubs and Showers

Comments: _____

Caulking or grout missing or damaged

Commodos

Comments: _____

Washing Machine Connections

Comments: **I could not find the termination of the dryer vent** _____

Dryer vented into attic or under house

Exterior Plumbing

Comments: _____

Exterior hose bibs do not have back-flow prevention

Water shut off area lid did not close during inspection. Recommend that you reach out to the city.

B. Drains, Wastes, and Vents

Type of drain piping material: Unable to see under the house, the subfloor access appears to be sealed off

Comments: There were several large trees in the front yard, and due to the age of the house and drain pipes a sewer scope is recommended.

C. Water Heating Equipment

Energy Source: Electric

Capacity:

Comments:

Electrical disconnect missing/inadequate clearance

Water heater Temperature and Pressure Relief Valve

T/P valve has no drain line / or wrong size

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Unable to locate

Type of gas distribution piping material: Black iron pipe

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Comments: I was unable to locate the gas shut off valve and the gas meter. In the backyard next to the house there is a gas line that is sticking out of the ground that needs to be capped off.

V. APPLIANCES

A. Dishwashers

Comments: With no water I did not run the dishwasher, but the power did come on.

No anti-siphon loop at the drain line

B. Food Waste Disposers

Comments:

Inoperative Unit

C. Range Hood and Exhaust Systems

Comments: Kitchen needs a vent hood

D. Ranges, Cooktops, and Ovens

Comments: I turned the oven on to test it and there was an overwhelming smell of gas in the kitchen so I turned off the unit and did not test any further. It may be that there is a gas leak or it may be that the unit had not been used in sometime.

Range Type: Electric Gas

Absence of anti-tilt device

Oven(s):

Unit #1: Electric Gas

Tested at 350°F, Variance noted: _____°F (max 25°F)

Unit #2: Electric Gas

Tested at 350°F, Variance noted: _____°F (max 25°F)

Gas leaks were detected around unit

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments: The dryer vent appears to go into the floor and with a flexible pipe.

Dryer vent is not vented properly

Improper termination