



WITTNER INSPECTION SERVICES, LLC

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Residential Inspection

1234 This St.
Somewhere, TX

John Doe
06/09/2025



PROPERTY INSPECTION REPORT FORM

John Doe <i>Name of Client</i>	06/09/2025 <i>Date of Inspection</i>
1234 This St., Somewhere, TX <i>Address of Inspected Property</i>	
Dauson Wittner <i>Name of Inspector</i>	26346 <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

Arrival 9:30 am	Departure 11:30 AM	Year built 1913
Square feet 1483	Occupancy Occupied	Type of building Single Family Detached
Temperature 79°F	Weather Conditions Clear	In Attendance Buyer

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Block / Pier & Beam

Crawlspace Viewed From: Crawlspace hatch

Comments:

Performance Opinion: Further evaluation recommended by a structural engineer. Signs of movement can be seen around doors and windows.

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.

B. Grading and Drainage

Comments:

- Recommend adding gutters and down spouts to direct the water away from the foundation.
- Tree/shrub growing too close to the house. Recommend removal.



C. Roof Covering Materials

Types of Roof Covering: Metal

Viewed From: Drone

Comments:

- Trees overhanging the roof. Recommend trimming back.

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I	NI	NP	D
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- Flue has rust spots. Flue flashing appears to be taped.



- Roof has rust spots. Recommend further evaluation.



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I	NI	NP	D
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D. Roof Structures and Attics

Viewed From: Attic access hatch.

Approximate Average Depth of Insulation: 3 inches

Comments:

- Attic insulation depth. Recommend adding more insulation.



- Non accessible walkway to inspect the roof structure.

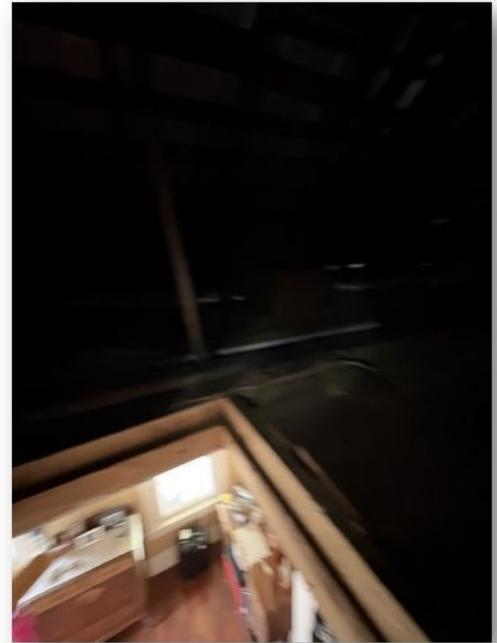
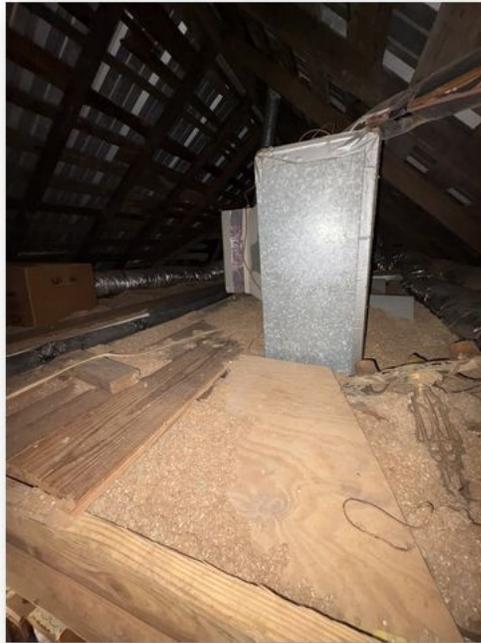
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- Access ladder comes into contact with the ceiling fan. Access ladder has difficulty retracting.



- Paint peeling along eaves.



- Deteriorated eaves along the backside of the home.

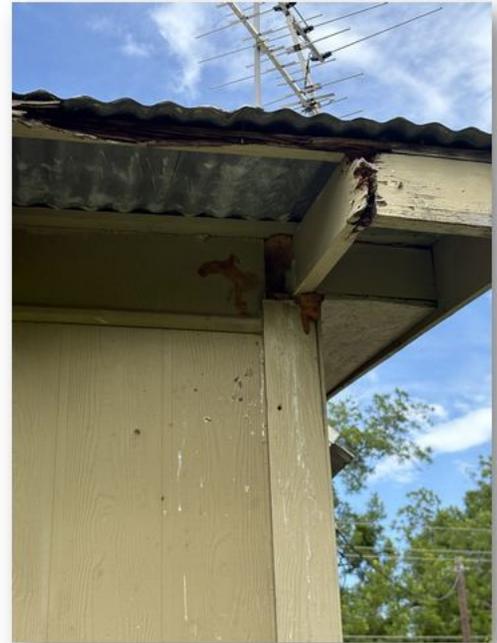
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E. Walls (Interior and Exterior)

Comments:

Interior:

- Cracks in the walls above door frames and window frames throughout the home.

I=Inspected

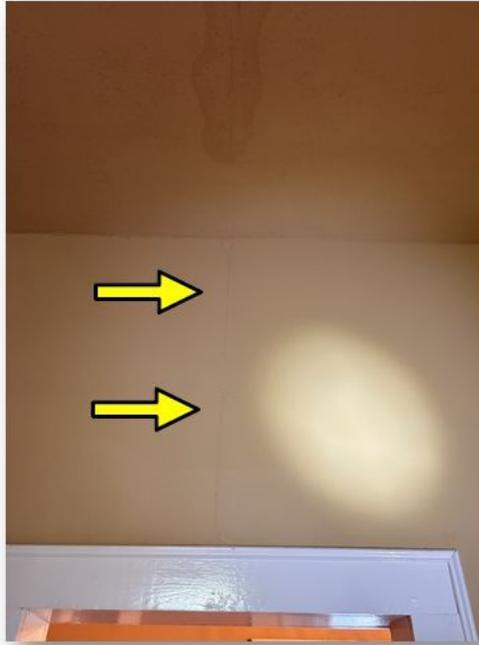
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Indicates structural movement.



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I	NI	NP	D
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- Wall damage in the living room.



- Cracks in the walls throughout the home.

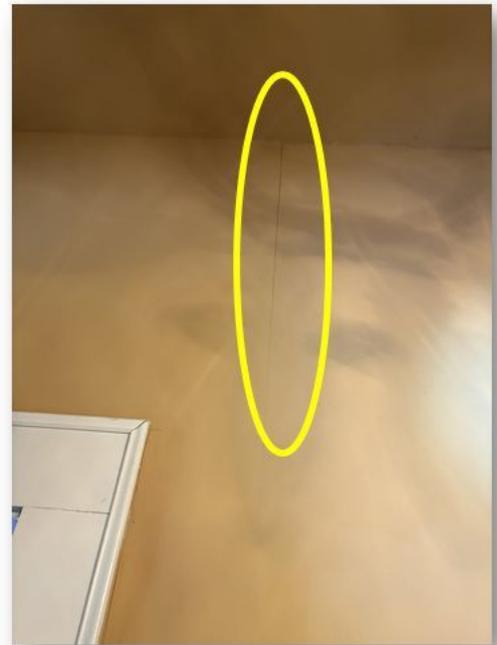
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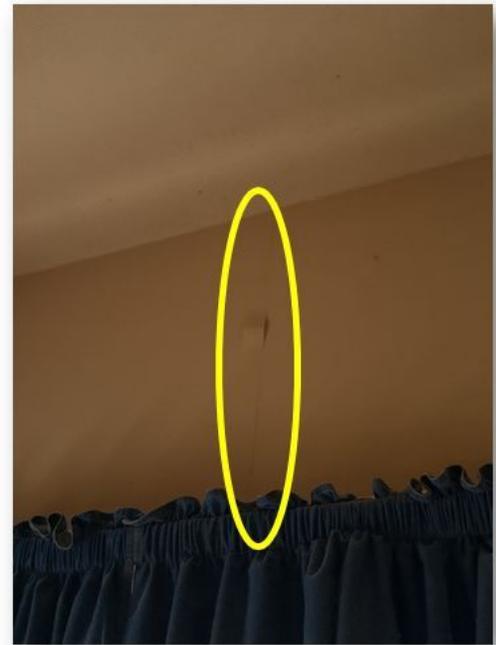
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I	NI	NP	D
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- Wall panel loose in kitchen going into the dining room.



- Hole in the wall behind the water heater.

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I	NI	NP	D
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Exterior:

- Siding is not properly sealed along the right side near the condenser unit.



- Exterior siding has paint peeling around the home.

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D=Deficient

I	NI	NP	D
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I	NI	NP	D
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- Deteriorated wood and brick on the right side of the home..

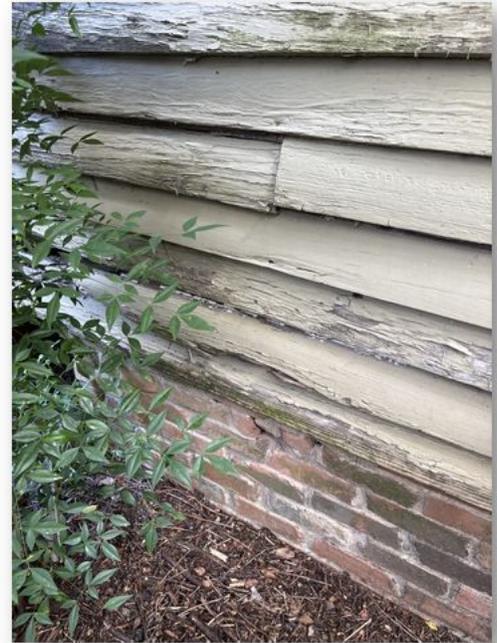
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- Deteriorated siding on the right side of the home.



- Front right corner is deteriorated.

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NP=Not Present

D=Deficient

I	NI	NP	D
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- Piping not properly sealed.



- Hole in the back wall.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Ceilings and Floors

Evidence of Water Penetration can be seen throughout the ceilings of the home.

Comments:

Ceilings:

- Ceiling in kitchen is wavy and does not appear to be properly attached.

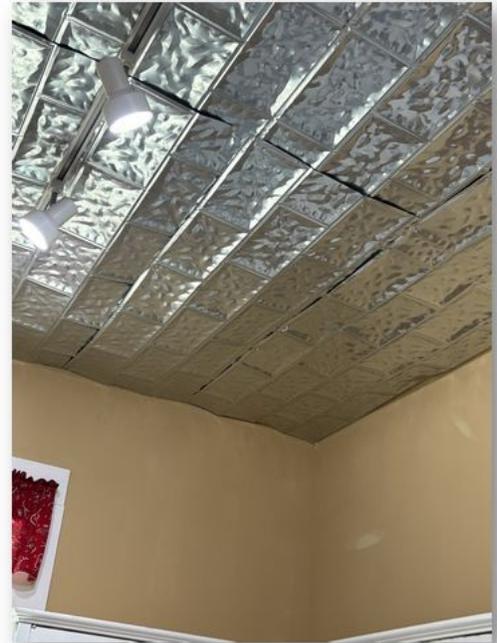
I=Inspected

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I	NI	NP	D
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- Water stains on the ceiling in the dining room. Does not appear to be currently leaking.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Water stain on the ceiling in the bathroom hallway. Does not appear to be currently leaking.



- Holes where the ceiling and wall meet in the bathroom hallway.

I=Inspected

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D=Deficient

I	NI	NP	D
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- Water stains on the ceiling in the front entryway. Does not appear to be currently leaking.



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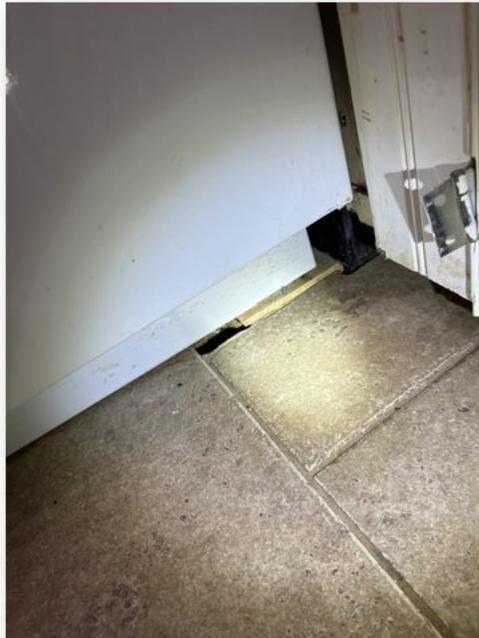
I	NI	NP	D
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Floors:

- Missing grout around tiles on the kitchen floor.



- Missing tile flooring underneath the dishwasher.



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

Comments:

Interior:

- Door frame from the front entryway to the living room is separated from the wall.



Exterior:

- Back door frame is deteriorated.

I=Inspected

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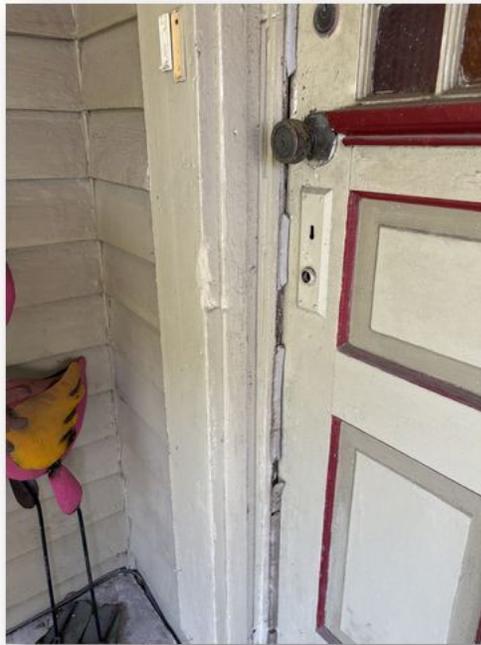
NP=Not Present

D=Deficient

I	NI	NP	D
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- Front door seal is failing.



I=Inspected

NI=Not Inspected

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D=Deficient

I	NI	NP	D
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H. Windows

Comments:

Interior:

- Windows will not open.
- Window frame is deteriorated in the dining room.



- Multiple windows are fogged.

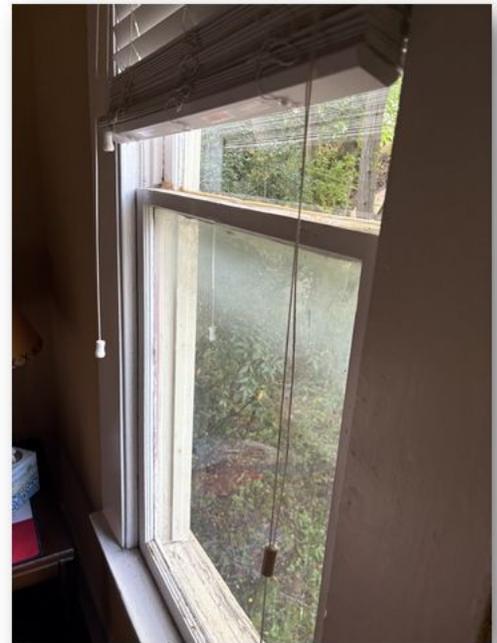
I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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- Window cracked in the dining room.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Window frame deteriorated in the living room.



- Window frame deteriorated in the back bedroom.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Broken window in the back bedroom.



Exterior:

- Back window frame is deteriorated.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Multiple window frame paint is peeling around the exterior of the home.



I=Inspected

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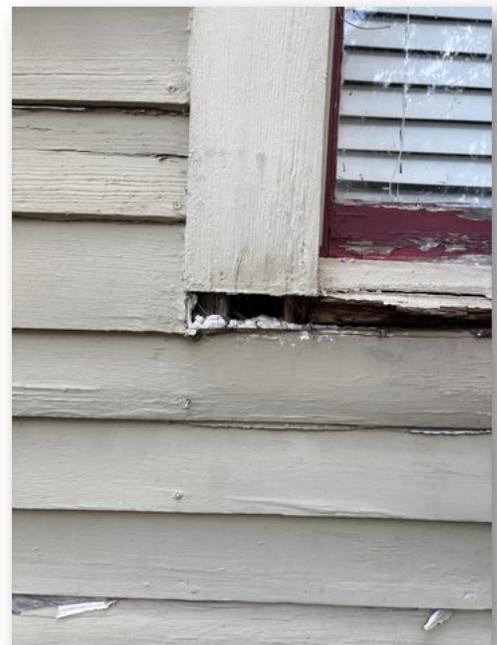
NP=Not Present

D=Deficient

I	NI	NP	D
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- Window sill on the right side of the home is deteriorated.



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NP=Not Present

D=Deficient

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

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

- Porch step railings are deteriorated and are not secured.

I=Inspected

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I	NI	NP	D
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- The railing and post around the porch is deteriorated and is not attached to the porch in various places.



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I NI NP D

L. Other

Comments:

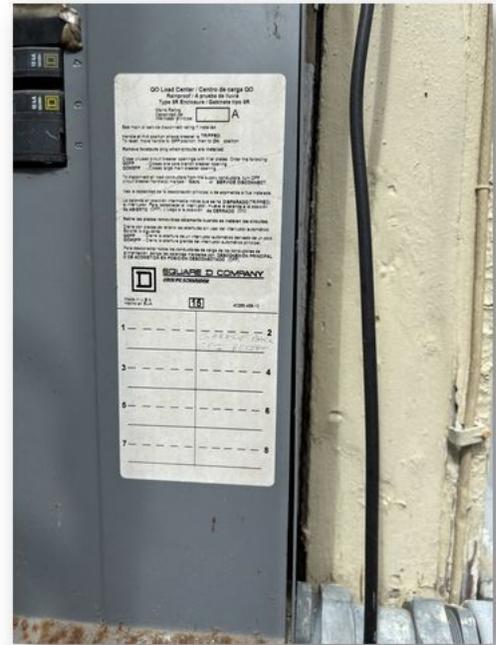
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main Disconnect Panel:

- Not properly labeled.



- Insect nests built in the panel and around the wires.

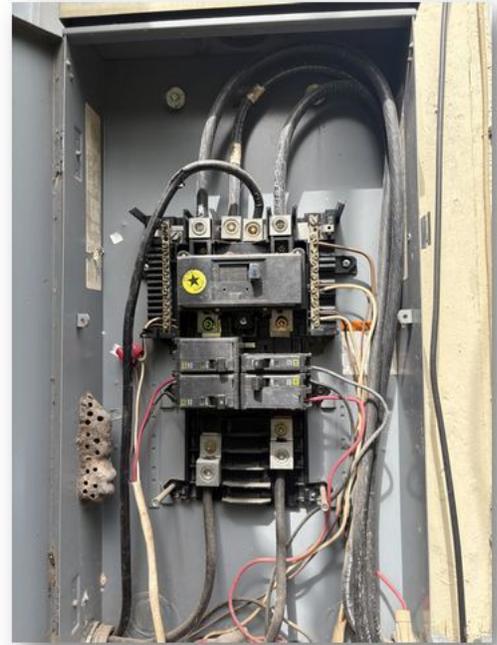
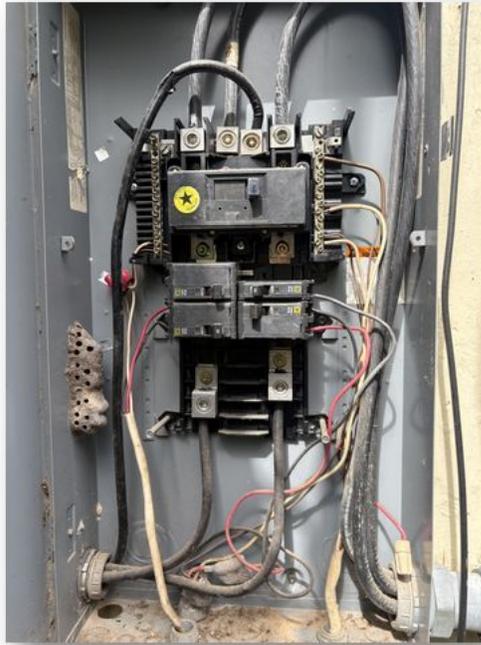
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I	NI	NP	D
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Secondary Panel:

- Missing breaker. Should be covered.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



- Not properly labeled.



- Incorrect dead front cover screw.

I=Inspected

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D=Deficient

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

Type of Wiring: Copper

Comments:

Outlets and Switches:

- No GFCI receptacles in the kitchen.
- No power on the front porch receptacle.
- Light switch is not working in the dining room.
- No lights in back bedroom. Light switches did not work.
- Unknown light switch in kitchen.

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I	NI	NP	D
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- Cracked light switch / receptacle covers in kitchen.



- Receptacle in the dining room appears to be sunken in and not properly secured.

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I	NI	NP	D
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- Missing light switch in back bedroom.



Fixtures:

- Missing bulb or other fixture in bathroom.

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I	NI	NP	D
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- Broken bulb on exterior light fixture. Located on the right side of the home.



Smoke and Fire Alarms:

- Missing smoke alarm in hallway.

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I	NI	NP	D
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Other Electrical System Components:

- Junction box mixing cover in the attic.



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I	NI	NP	D
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C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

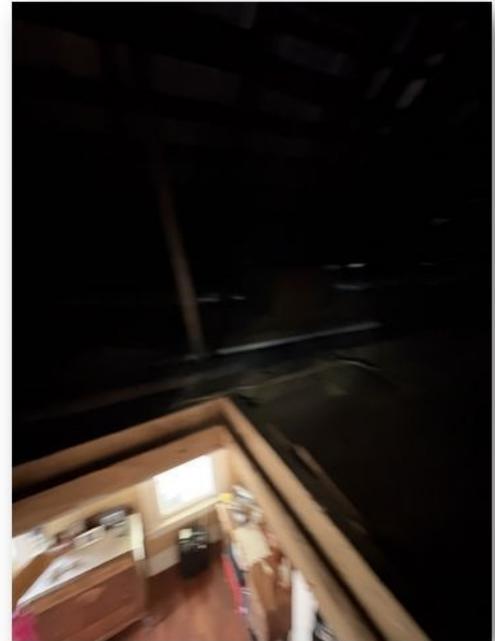
A. Heating Equipment

Type of Systems: Central

Energy Sources: Not able to determine due to limited access into the attic space.

Comments:

- Did not test the system. The thermostat was set in a scheduled mode and the Inspector could not adjust the thermostat to run the system. Recommend further evaluation.
- Missing accessible walkway in the attic to access the unit. Inspector was not able to access the unit for inspection.



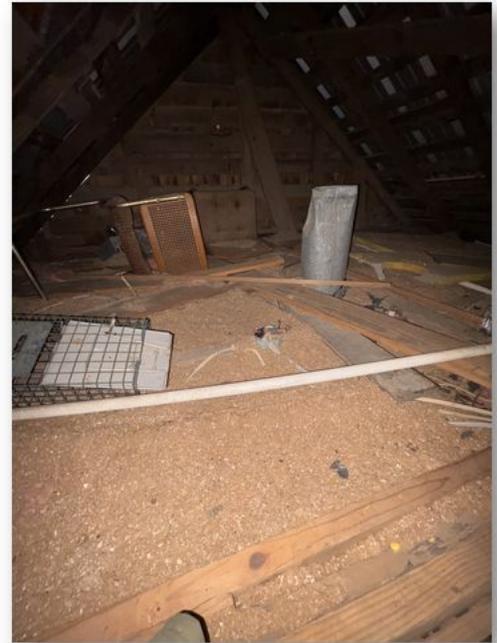
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I	NI	NP	D
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I NI NP D

B. Cooling Equipment

Type of Systems: Central

Comments:

- Did not test the system. The thermostat was set in a scheduled mode and the Inspector could not adjust the thermostat to run the system. Recommend further evaluation.
- FYI: Condenser label



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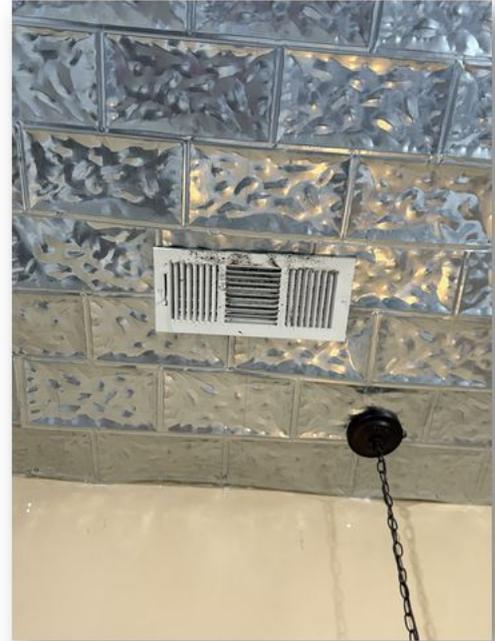
D=Deficient

I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Comments:

- Dirty vents in at least the kitchen, dining room, and living room areas of the home.
- Vents in at least the kitchen, dining room, and living room areas of the home appear to have mold-like substances on vent covers.



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I	NI	NP	D
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- Water stains around the living room vent cover.



- Supply vent loose/hanging in back bedroom.



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I	NI	NP	D
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D. Other

Comments:

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of home. Near the sidewalk.

Location of main water supply valve: Right side. Under the house.

Static water pressure reading: Approximately 90 PSI

Type of supply piping material: PVC

Comments:

- Water pressure exceeds 80 PSI.



Showers:

- Shower floor is not sealed along the edges.

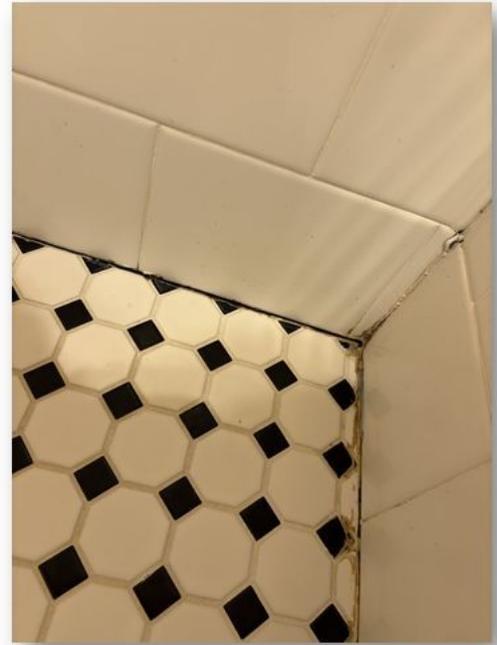
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Washing Machine Connections:

- Connections not sealed to the wall.



Exterior Plumbing:

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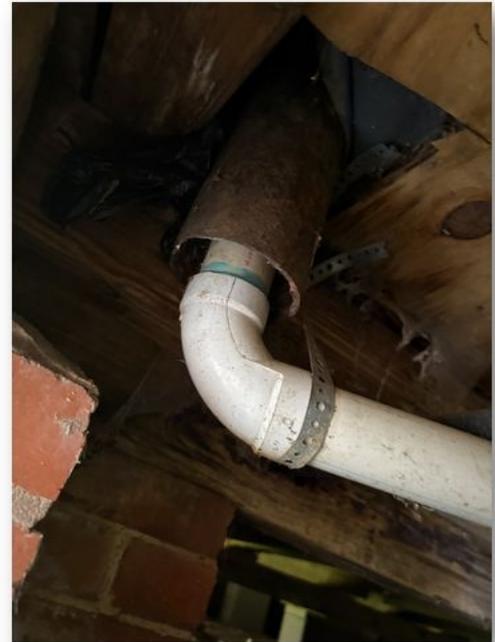
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- Only 1 exterior faucet. Located on the right side of the house; underneath it next to the shutoff valve.

B. Drains, Wastes, and Vents

Type of drain piping material: PVC & Cast iron

Comments:



C. Water Heating Equipment

Energy Sources: Electric

Capacity: 40 gallons

Comments:

- Water heater is leaking.
- Missing drip pan.

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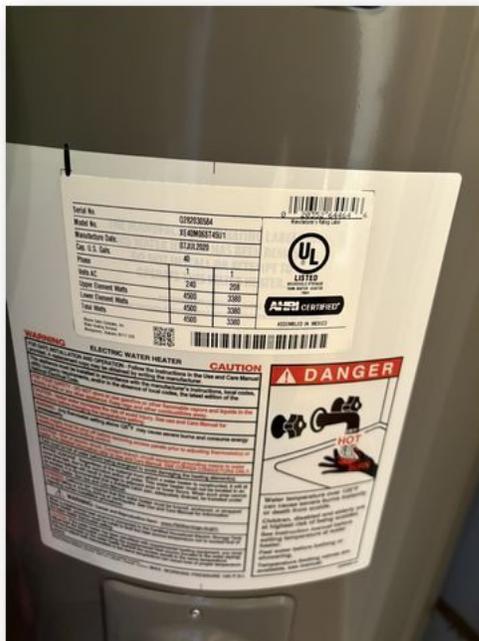
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- FYI: Water Heater Label



D. Hydro-Massage Therapy Equipment

Comments:

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

Location of gas meter: Left side of the home.

Type of gas distribution piping material: Black iron

Comments:



F. Other

Comments:

V. APPLIANCES

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I	NI	NP	D
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A. Dishwashers

Comments:

- Recommend increasing to height of the dishwasher drain line to prevent back flow. Would like to see it as high as possible. Recommended height is at least 32 inches.



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I	NI	NP	D
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B. Food Waste Disposers

Comments:

- Cover on th bottom of the food disposer is missing and electrical components are exposed.



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C. Range Hood and Exhaust Systems

Comments:

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I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

Range Type:

- Gas
- Operates properly.



Oven:

- Gas
- Operating temperature exceeds the maximum variance .

Upper:

Tested at 350°F, Measured: 394°F, Variance noted: 44°F (max 25°F)

Lower:

Tested at 350°F, Measured: 415°F, Variance noted: 65°F (max 25°F)

-

E. Microwave Ovens

Comments:

-

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

-

G. Garage Door Operators

Comments:

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I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

- Missing cover on the dryer exhaust vent.



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I. Other

Comments:

VI. OPTIONAL SYSTEMS

-

A. Landscape Irrigation (Sprinkler) Systems

Comments:

-

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: [Pool Construction](#)

Comments:

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C. Outbuildings

Comments:



- Deteriorated wood on carport.



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I	NI	NP	D
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- Carport posts are in contact with the ground.



- Siding is detached.



- Exterior lighting wire is exposed.

I=Inspected

NI=Not Inspected

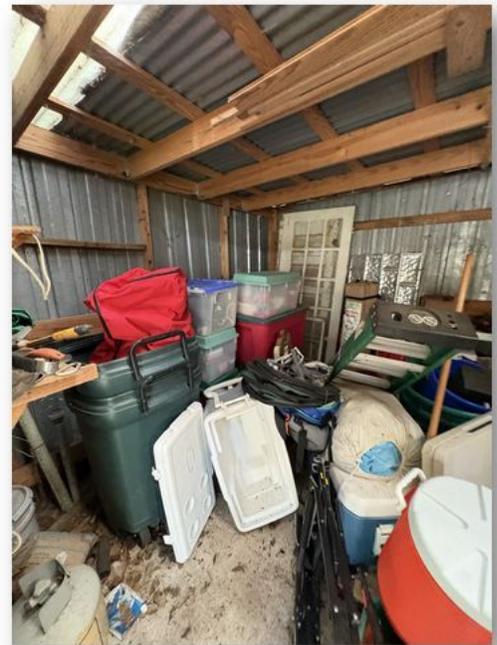
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



- Interior of outbuilding was filled with items.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



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

Type of Pump: [Water Pump Types](#)

Type of Storage Equipment: [Water Storage Equipment](#)

Proximity of Septic System:

Comments:

E. Private Sewage Disposal Systems

Type of System: [Septic Systems](#)

Location of Drain Field:

Proximity of Septic System:

Comments:

F. Other Built-in Appliances

Comments:

G. Other

Comments: