



SPEARHEAD HOME INSPECTORS

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TREC REI 7-6

1111 Beautiful st.
Corpus Christi, TX 78415



Inspector

Bradley Smart

Professional Home Inspector TREC # 24219

[361-462-3114](tel:361-462-3114)

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PROPERTY INSPECTION REPORT FORM

Ewa Synowiec

Name of Client

1111 Beautiful st. , Corpus Christi, TX 78415

Address of Inspected Property

Bradley Smart

Name of Inspector

10/31/2024 12:00 pm

Date of Inspection

Professional Home Inspector TREC # 24219

TREC License #

Name of Sponsor (if applicable)

TREC License #

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.

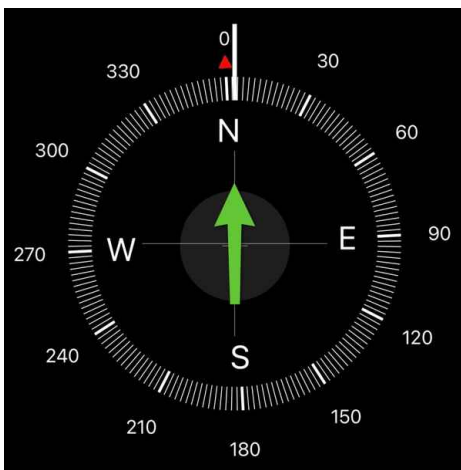
ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of Building: Single Family

Style: Modern

Front of House Faces: North -

For the purpose of this report, the above describes the direction that the front of the house faces, or the direction you are looking when standing with your back to the house. References to the left or right of the house will be as viewed from standing in the front of the house facing the house.



Weather Conditions: Partly Cloudy, Sunny, Warm -
General weather conditions at the time of the inspection.



Temperature (approximate): 89 Fahrenheit (F)

Occupancy: Furnished

In Attendance: Inspector Only

Animals Present : The family pet was present during the inspection and was extremely cute. the inspector enjoyed the company.



Category Definitions:

Maintenance Item - Items marked blue are NOT considered deficient according to the TREC Standards of Practice for Home Inspectors, but we believe this information is something you should know.

Deficient - Items marked in orange are considered deficient according to the TREC Standards of Practice for Home Inspectors.

Safety Related Deficient - Items marked in red are considered deficient according to the TREC Standards of Practice for Home Inspector and the Inspector has determined these items to be related to personal or home safety.

Utilities on/off: Water on, Electricity on, Gas on - Any utilities that are off during the inspection will limit the inspection of any devices requiring water, gas, or electricity.

I=Inspected

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D=Deficient

I NI NP D

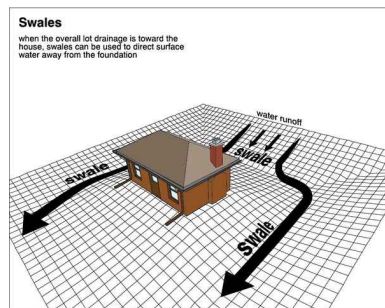
I. STRUCTURAL SYSTEMS☒ ☐ ☐ ☐ **A. Foundations***Comments:*

Foundation Performance : In my opinion, the foundation appears to be providing adequate support for the structure based on a limited visual observation today. At this time I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There are no notable functional problems resulting from adverse performance of the foundation. The interior and exterior stress indicators showed little affects of movement.

Type of Foundation(s): Slab on Grade

Adverse Foundation Performance Indicators: n/a - Foundation Performing as Intended -

Items listed above are determined by the inspector to be visible indications of adverse performance of the foundation. Items determined by the inspector to be cosmetic in nature, or not related to adverse foundation performance are not included.

☒ ☐ ☐ ☐ **B. Grading and Drainage***Comments:**Grading Satisfactory:*

The property grading and drainage was found to be in satisfactory condition at the time of the inspection.

☒ ☐ ☐ ☐ **C. Roof Covering Materials***Comments:*

In My opinion the roof covering materials are in the beginning stages of their serviceable life with no visible defects in craftsmanship and appear to be installed in a professional manner.

Condition of Roof Covering Materials (Satisfactory):

Types of Roof Covering: Architectural asphalt shingles also known as dimensional shingles

General Roof Overview Pictures:

General pictures of the roof covering from accessible areas or views of the roof.



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I	NI	NP	D
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Viewed From: Binoculars, Ground, Drone

Roof Visibility: All

Estimated Layers: 1

Evidence of Previous Repairs to Roof Covering Material, Flashing Details, Skylights or Other Roof

Penetrations: No -

Our Standards of Practice require home inspectors to report evidence of previous repairs to the roof covering.

Repairs are usually initiated when a roof leak is discovered. When previous repairs are observed, the effectiveness of the repairs cannot be verified.

☒ ☐ ☐ ☐ **D. Roof Structures and Attics**

Comments:

Attic Entry Point Location(s): Garage



Garage

Viewed From: Attic



Insulation Type: Spray Foam

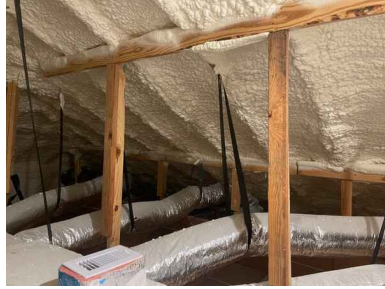
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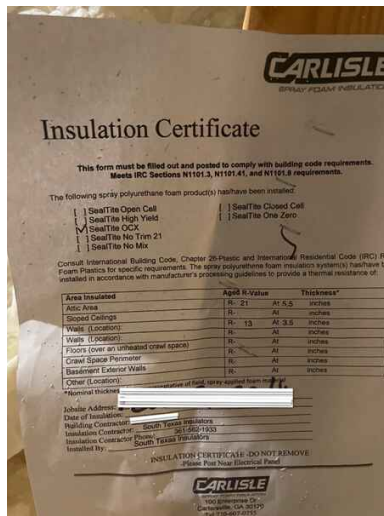
I NI NP D



Ventilation System: N/A (Spray Foam), Satisfactory

Approximate Average Depth of Insulation: 4 - 12 inches -

The insulation thickness is estimated as an overall average. Some areas may be higher or lower than the estimate provided.



☒ ☐ ☐ ☐ **E. Walls (Interior and Exterior)**

Comments:

Interior/Exterior Walls: Satisfactory:

No visual deficiencies of the surface of the Interior / Exterior walls relative to the Structure where observed

Exterior Wall Coverings: Brick, Fiber Cement, Stone

Interior Wall Coverings: Drywall

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

Ceilings and Floors: Satisfactory:

Ceilings and floors appear to be in good condition with no signs of repair work or indication of structural movement. the drywall paint and flooring is in satisfactory condition and appears to have been finished in a professional manor

Ceiling Material: Drywall

Floor Covering Materials: Carpet, Tile

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I NI NP D

☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Comments:

All doors in the home opened and closed as a door should with the exception of the Garage door leading in to the Living area of the home.

Performing as Intended:

The property's doors were found to be in satisfactory condition at the time of the inspection and performing as intended. with the exception of the Garage door leading to the Laundry Room

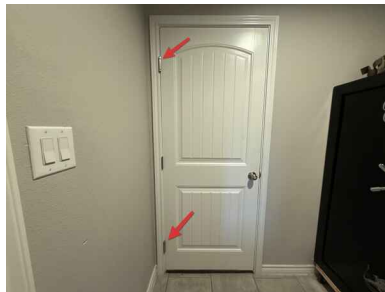
1: Self-closing hinges need adjustment

▲Safety Hazard

Garage

The door in the wall between the garage and the home living space did not have operable self-closing hinges. Self-closing hinges are a safety feature designed to help prevent the spread of fire and toxic fumes from the garage to the living space.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **H. Windows**

Comments:

All the windows in the home open and close as designed however calking upgrades are important to insure water does not enter the home.

Thermal Pane Windows:

As thermal pane windows lose their vacuum seal, moisture may appear, and then disappear, depending on inside and outside temperature, barometric pressure and the relative humidity. This can make it difficult or impossible to accurately detect lost seals on windows. Windows are listed as observed at the time of the inspection only. If voided or damaged thermal panes are noted on the inspection report, we would strongly urge that a qualified glass company or glazier be contacted for a further evaluation of the windows and any estimates that might be needed.

1: Caulking - Window Trim

👉Recommendation

Several locations

Caulking around widow trim was old, discolored, cracked or missing, and needed maintenance to avoid potential moisture intrusion. Moisture intrusion can lead to serious structural damage. Recommend a qualified handyman install caulking at all needed areas of window trim.

Recommendation: Contact a handyman or DIY project

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I	NI	NP	D
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☐ ☐ ☒ ☐ **I. Stairways (Interior and Exterior)**

☐ ☐ ☒ ☐ **J. Fireplaces and Chimneys**

Comments:

Not Present

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**

Comments:

Front and back porch are in satisfactory condition small shrinkage cracks where observed. Shrinkage cracks are small cracks that appear soon after concrete is dry this is very normal in residential construction.

North South

1: Concrete Porch Cracks - Cosmetic

[🔧 Maintenance Item](#)

Back Porch

There were small cracks observed in the concrete porch. These were minor cracks which naturally occur as the concrete cures. This is considered a cosmetic item. The homeowner may choose to have repairs performed for aesthetic purposes.

Recommendation: Recommend monitoring.



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I	NI	NP	D
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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ **A. Service Entrance and Panels**

Comments:

Service Entrance and Electrical Panels:

Are in Satisfactory condition with no visible defects and have been installed in a professional manner



Service Panel Location: Right Side of the Home, Right side of the Home



Service Entrance Route: Underground



Service Amperage: 200 Amp



Main Conductor Wiring Type: Copper

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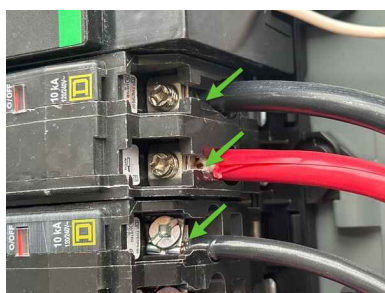
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☒ ☐ ☐ ☐ **B. Branch Circuits, Connected Devices, and Fixtures**

Comments:

Type of Wiring: Copper



Carbon Monoxide Detectors Present in the Required Locations:

Carbon monoxide detectors were located in the proper required locations at the time of the inspection.

NOTE: Carbon monoxide detectors are not tested for interconnectivity.

Smoke Alarms Present in the Required Locations:

Smoke alarms were observed to be located in the proper required locations at the time of the inspection.

NOTE: Smoke alarms are not tested for interconnectivity.

Furnished Home:

The outlets that are behind or under furniture, obstructed by stored or personal items, or have electrical items plugged into them were not tested. Recommend a qualified licensed electrical contractor test and evaluate inaccessible outlets, switches, or other components prior to closing.

☐ ☐ ☒ ☐ **C. Other**

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

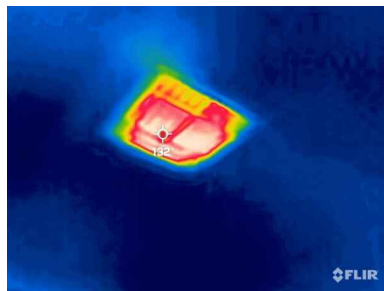
Comments:

Operating as Intended:

The heating system appeared to be operating as intended at the time of the inspection. all Visible/Accessible components inspected are in Satisfactory condition



Furnace Air Temperature: 132 Degrees Fahrenheit -
Measured temperature of the hot air exiting the furnace register(s).



Location of Thermostat: Common Area



Living Room

Type of Systems: Forced Air

Energy Sources: Gas

Manufacturer: Trane

Year of Manufacture: 2021 -

The year of manufacture is determined, when possible, using the website <https://www.building-center.org/> along with the serial number or date printed on the label.

☒ ☐ ☐ ☐ B. Cooling Equipment

Comments:

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I NI NP D

Operating as Intended:

The cooling system appeared to be operating as intended at the time of the inspection. All components that were visible / accessible were inspected and found to be in satisfactory condition

Type of Systems: Central Air Conditioner

Manufacturer: Trane

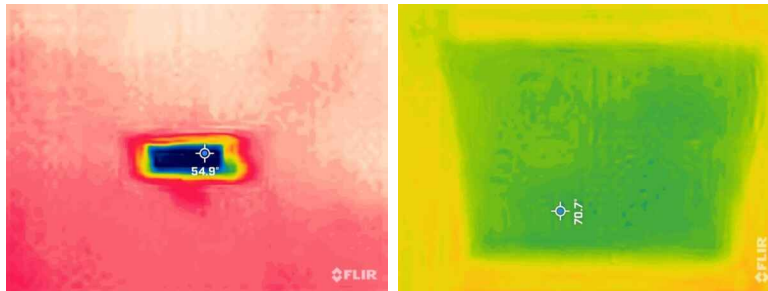
Condensing Unit Information:



Year of Manufacture: 2021 -

The year of manufacture of the condenser unit is determined, when possible, using the website <https://www.building-center.org/> along with the serial number or date printed on the label.

Cooling System Temperature Split: 54.9 - 70.7 Degrees F



Factors Affecting Deficient Temperature Split: n/a - Temperature Differential Adequate -

The Texas Real Estate Commission requires inspectors to generally report extraneous factors present on the day of the inspection that may adversely impact the temperature differential of an otherwise performing unit.

Condenser Unit Operational: Yes, Satisfactory



☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**

Comments:

Filter Size: 16"x25"x1" -

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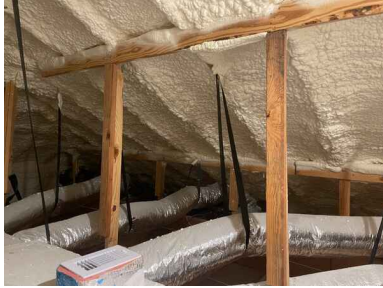
D=Deficient

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The general rule is to change a furnace filter at least once every 90 days. House conditions or excessive use of the HVAC system may require the filter to be changed more often.

Inaccessible Ducts:

Some areas or components of the ducts located in the attic were inaccessible for inspection. Visible and accessible ducts were inspected.



☐ ☐ ☒ ☐ D. Other

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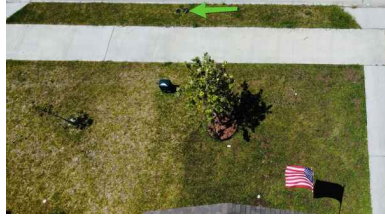
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IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☐ A. Plumbing Supply, Distribution Systems, and Fixtures

Comments:

Location of Water Meter: Front Near Sidewalk, Front Right of Property



Location of Main Water Supply Valve : Front Right of House -

The location of the main water shut off valve is noted for emergency or maintenance purposes.



Static Water Pressure Reading: 50 PSI (Pounds Per Square Inch) -

[Click for Additional Info](#) regarding your home water pressure. Acceptable range is 40-80 psi.



Type of Supply Piping Material: Copper -

Types of visible water supply piping materials are listed here.

Visible Plumbing Areas:

Plumbing Areas - Only Visible Plumbing Inspected. If you are concerned about the integrity of underground piping or piping that is otherwise obstructed from view, we recommend having a water supply leak test performed by a qualified licensed plumbing contractor.

☒ ☐ ☐ ☐ B. Drains, Wastes, and Vents

Comments:

Location of Drain Cleanouts: Front of the Home

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Type of Drain Piping Material: PVC -
Types of visible drain piping materials are listed here.



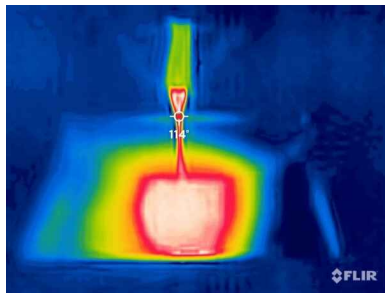
☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Comments:

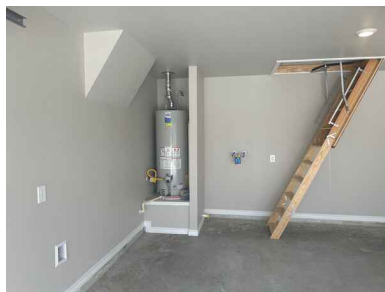
Measured Water Temperature: 114 Degrees Fahrenheit -

The measured water temperature should not be over 120 degrees F in order to avoid scalding injuries. Water temperatures less than 110 degrees F may need adjustment. The water temperature can usually be adjusted at the water heater unit. [Click for Additional Info](#)

Kitchen Sink



Water Heater Location: Garage



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D=Deficient

I NI NP D

Unit Information:



Manufacturer: State

Year of Manufacture: 2022 -

The year of manufacture is determined, when possible, using the website <https://www.building-center.org/> along with the serial number on the label.

Capacity: 50 Gallons

Energy Source: Gas

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

☒ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**

Comments:

Location of Gas Meter: Left Side of Home -

The location of the gas meter is noted for informational and emergency operational purposes.



Main Gas Shut-Off Valve Location: At Gas Meter, Left Side of Home -

The location of the main gas shut off valve is noted for emergency or maintenance purposes.



Type of Gas Distribution Piping Material: Steel -

Types of visible gas distribution system piping materials are listed here.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

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D=Deficient

I	NI	NP	D
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V. APPLIANCES

☒ ☐ ☐ ☒ A. Dishwashers

Comments:

(Satisfactory) Operating as Intended:

The dishwasher was operating as intended at the time of the inspection.



1: Heating Element Damaged or Missing

🔧 Recommendation

Kitchen

The heating element located inside the dishwasher is damaged and is no longer operable. I recommend the old heating element be replaced. The process generally involves disconnecting the dishwasher's power, removing the old element, and installing the new one.

Recommendation: Contact a qualified appliance repair professional.



☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

(Satisfactory) Operating as Intended:

The food waste disposer was operating as intended at the time of the inspection.



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I	NI	NP	D
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☒ ☐ ☐ ☒ **C. Range Hood and Exhaust Systems**

Comments:

(Satisfactory) Operating as Intended:

The range hood was operating as intended at the time of the inspection.



Range Hood Microwave Oven Combined:

The range hood was co-located with the microwave oven. Range hood functions and deficiencies are mentioned in this section.

1: Light(s) Inoperable

[Maintenance Item](#)

The light of the range hood did not operate. This is possibly due to a burned out light bulb. If changing the light bulb does not remedy the issue, consult a qualified appliance repairman for further evaluation.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

Comments:

(Satisfactory) Operating as Intended:

The range, cooktop, and oven was operating as intended at the time of the inspection.



Heating Source: Gas

Burner Operation: All Burners Operational

I=Inspected

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Measured Temperature: 352.8 Degrees Fahrenheit -

The oven temperature is measured with an Infrared Thermometer after a minimum of 20 minutes of heating at a setting of 350 degrees F. Acceptable range is +/- 25 degrees F - (325-375). [Click for Additional Info](#)



☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

(Satisfactory) Operating as Intended:

The microwave oven was operating as intended at the time of the inspection.



☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

(Satisfactory) Operating as Intended:

The bath exhaust fan(s) were operating as intended at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:

(Satisfactory) Operating as Intended:



Garage Door(s) Present: One 16ft Steel Door

1: Manual Locks In Place

🔴Recommendation

There were manual door locks or latches were present on operator controlled doors. It is recommended that the manual door locks be removed or disabled when automatic door controls are in use to avoid damage. If the lock is engaged when the operational button for the garage door is pressed, severe damage to the door can occur. Recommend disabling the manual locks when a garage door operator is present. The simplest way to do this is to place a bolt through the hole in the latch.

Recommendation: Contact a handyman or DIY project



☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

Properly Installed:

The dryer exhaust was properly installed at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Dryer Blocking View:

A dryer was installed and blocked the full view of the dryer exhaust. For safety and liability reasons, we do not move the homeowner's personal items during the inspection. Recommend a qualified appliance repairman evaluate the dryer exhaust prior to closing.

