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HOME INSPECTIONS
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SAMPLE REPORT

Property Inspection Report

Prepared on the TREC Property Inspection Report form (REI 7-6) structure

Property	1234 Sample Lane, Sugar Land, TX 77479
Client	Sample Client
Inspection date	Sample · for illustration
Home	Two-story, slab-on-grade, built 2004 (sample)
Inspector	Ramiro Barrios, TREC Professional Inspector #27273-PI
Included	Thermal imaging · Horus Home Manual

> This is a demonstration report. The property, client and findings are illustrative and do not describe a real home. Comments come from the Horus comment library. Photos will be added. In every actual report, the TREC-required first pages (consumer information and the inspector's scope) appear before the findings.

Summary of findings

Safety / significant address promptly **Deficiency** correct as recommended **Maintenance** routine upkeep

I Inspected · **NI** Not inspected · **NP** Not present · **D** Deficient

Safety / significant 3 items

- **Smoke Alarm Failed Manual Test** · Branch Circuits, Connected Devices, and Fixtures · Second bedroom
- **TPR Discharge Pipe Missing** · Water Heating Equipment · Attic water heater
- **Auto-Reverse Failed** · Garage Door Operators · Two-car garage door

Deficiencies 15 items

- **Foundation Indicator - Isolated** · Foundations · Rear left exterior corner
- **Grade Slopes Toward Foundation** · Grading and Drainage · North side
- **Downspout Discharges at Foundation** · Grading and Drainage · Rear right corner
- **Kick-Out Flashing Missing / Deficient** · Roof Covering Materials · Front elevation, garage roof-to-wall
- **Granule Loss / Surface Wear** · Roof Covering Materials · South-facing slope
- **Insulation Missing / Displaced** · Roof Structures and Attics · Attic above primary bedroom
- **Garage-to-House Door Closing Device Missing / Inoperative** · Interior and Exterior Doors · Garage entry door
- **Insulated Glass Seal Failure** · Windows · Dining room, left window
- **Double-Tapped Breaker / Improper Terminal Use** · Service Entrance and Panels · Main panel, 20-amp breaker, position 7
- **GFCI Protection Missing** · Branch Circuits, Connected Devices, and Fixtures · Kitchen countertop receptacles left of sink
- **Water Present in Auxiliary Drain Pan** · Cooling Equipment · Attic air handler
- **Refrigerant Suction-Line Insulation Damaged** · Cooling Equipment · At exterior condenser
- **Toilet Runs Continuously / Flush Deficient** · Plumbing Supply, Distribution Systems and Fixtures · Hall bathroom
- **Dryer Exhaust Disconnected** · Dryer Exhaust Systems · Attic above laundry room
- **Sprinkler Head Damaged** · Landscape Irrigation (Sprinkler) Systems · Zone 3, front bed

Maintenance 2 items

- **Minor Wall Crack** · Interior and Exterior Walls · Upstairs hallway
- **Filter Heavily Soiled** · Duct Systems, Chases, and Vents · Return filter at furnace

How to read this report. Each comment says what was observed, why it matters when that helps, and the recommended next step. The summary is a guide, not a substitute for reading the full report. Questions are welcome by phone or text, in English or Spanish.

I. STRUCTURAL SYSTEMS

I NI NP D

A. Foundations

Slab-on-grade

Foundation Performance Opinion - Performing — Information

Based on the visible performance indicators observed at the time of inspection, the foundation appears to be performing its intended function. This is a visual performance opinion and not an engineering analysis.

Photo to come

Foundation Indicator - Isolated — Deficiency

Location: Rear left exterior corner

An isolated condition that can be associated with foundation movement was observed at the location shown. No other movement indicators were observed, and this condition alone does not establish adverse foundation performance. Monitor for change. If the condition progresses or other movement indicators develop, recommend evaluation by a qualified foundation specialist.

B. Grading and Drainage

Photo to come

Grade Slopes Toward Foundation — Deficiency

Location: North side

The ground slopes toward the foundation at the location shown. This can direct surface water toward the structure. Recommend that a qualified contractor improve the grade or drainage so water is directed away from the foundation.

Photo to come

Downspout Discharges at Foundation — Deficiency

Location: Rear right corner

The downspout terminates close to the foundation and concentrates roof runoff at the structure. Recommend that a qualified contractor extend or redirect the discharge to a location that drains away from the foundation.

C. Roof Covering Materials

Asphalt composition shingles · viewed from roof surface

Photo to come

Kick-Out Flashing Missing / Deficient — Deficiency

Location: Front elevation, garage roof-to-wall

The roof-to-wall termination lacks an effective kick-out flashing detail. Water can be directed behind the exterior cladding. Recommend that a qualified roofing contractor correct the flashing and evaluate adjacent materials if moisture damage is suspected.

Photo to come

Granule Loss / Surface Wear — Deficiency

Location: South-facing slope

Notable granule loss or surface wear was observed on the roof covering. This indicates deterioration of the shingle surface. Recommend that a qualified roofing contractor evaluate the affected areas and repair or replace materials as appropriate.

D. Roof Structures and Attics

Viewed from attic decking

Photo to come

Insulation Missing / Displaced — Deficiency

Location: Attic above primary bedroom

Attic insulation is missing, displaced, or substantially reduced at the location shown. Recommend that a qualified contractor restore insulation coverage while maintaining clearances around heat-producing equipment and ventilation openings.

E. Interior and Exterior Walls

Photo to come

Minor Wall Crack — Maintenance

Location: Upstairs hallway

Minor cracking was observed in the wall finish. Based on the visible condition, this appears primarily cosmetic. Repair as desired.

F. Ceilings and Floors

G. Interior and Exterior Doors

Photo to come

Garage-to-House Door Closing Device Missing / Inoperative — Deficiency

Location: Garage entry door

The door between the attached garage and residence does not have a functioning self-closing or automatic-closing device. A self-closing door helps keep garage fumes and fire out of the living space. Recommend that a qualified contractor install or repair an appropriate closing device.

H. Windows

Photo to come

Insulated Glass Seal Failure — Deficiency

Location: Dining room, left window

Fogging, condensation between panes, or other evidence of a failed insulated-glass seal was observed. This is primarily a visibility and efficiency concern, not a structural one. Recommend that a qualified contractor replace the affected insulated-glass unit as appropriate.

II. ELECTRICAL SYSTEMS

I NI NP D

A. Service Entrance and Panels

150-amp service · panel in garage

Photo to come

Double-Tapped Breaker / Improper Terminal Use — Deficiency

Location: Main panel, 20-amp breaker, position 7

More than one conductor is connected to a terminal not identified for that use, or another improper termination was observed. A terminal holding more conductors than it is designed for can loosen and overheat over time. Recommend that a licensed electrician correct the connection.

B. Branch Circuits, Connected Devices, and Fixtures

Copper branch wiring

Photo to come

GFCI Protection Missing — Deficiency

Location: Kitchen countertop receptacles left of sink

GFCI protection was not present at the identified location. GFCI protection reduces the risk of electric shock at locations near water. Recommend that a licensed electrician provide appropriate GFCI protection and verify operation.

Photo to come

Smoke Alarm Failed Manual Test — Safety / significant

Location: Second bedroom

An installed and accessible smoke alarm did not respond when manually tested. Working smoke alarms provide early warning in a fire. Recommend replacement of the alarm. If it is hardwired or interconnected, recommend that a licensed electrician replace it, then verify all alarms operate.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I NI NP D

A. Heating Equipment

Gas furnace in attic

B. Cooling Equipment

Split system · temperature differential within expected range

Photo to come

Water Present in Auxiliary Drain Pan — Deficiency

Location: Attic air handler

Water was present in the auxiliary condensate pan. This pan normally stays dry; water here can indicate a primary condensate drainage or equipment problem. Recommend that a qualified HVAC professional evaluate the system and condensate drainage and correct the source.

Photo to come

Refrigerant Suction-Line Insulation Damaged — Deficiency

Location: At exterior condenser

Refrigerant-line insulation is deteriorated or damaged. Exposed suction line can sweat onto nearby surfaces and reduces cooling efficiency. Recommend that a qualified HVAC professional repair or replace the insulation.

C. Duct Systems, Chases, and Vents

Photo to come

Filter Heavily Soiled — Maintenance

Location: Return filter at furnace

The HVAC filter is heavily soiled and restricts airflow. Replace the filter and maintain it at appropriate intervals.

IV. PLUMBING SYSTEMS

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

Static pressure 62 psi · main shutoff in garage

Photo to come

Toilet Runs Continuously / Flush Deficient — Deficiency

Location: Hall bathroom

The toilet does not flush or refill properly, or water continues to run after operation. A running toilet wastes water and raises the water bill. Recommend that a licensed plumber repair the internal components and verify normal operation.

I	NI	NP	D	
☑	☐	☐	☑	**B. Water Heating Equipment**

40-gallon gas water heater in attic

Photo to come

TPR Discharge Pipe Missing — Safety / significant

Location: Attic water heater

The temperature-and-pressure relief valve lacks a discharge pipe. Without a discharge pipe, a release from the valve can spray scalding water at whoever is nearby. Recommend that a licensed plumber install an appropriate discharge pipe.

I	NI	NP	D	
☑	☐	☐	☐	**C. Hydro-Massage Therapy Equipment**
☑	☐	☐	☐	**D. Gas Distribution Systems and Gas Appliances**

Meter on west side

V. APPLIANCES

I	NI	NP	D	
☑	☐	☐	☐	**A. Dishwashers**
☑	☐	☐	☐	**B. Food Waste Disposers**
☑	☐	☐	☐	**C. Range Hood and Exhaust Systems**
☑	☐	☐	☐	**D. Ranges, Cooktops, and Ovens**
☑	☐	☐	☐	**E. Microwave Ovens**
☑	☐	☐	☐	**F. Mechanical Exhaust Vents and Bathroom Heaters**
☑	☐	☐	☑	**G. Garage Door Operators**

Photo to come

Auto-Reverse Failed — Safety / significant

Location: Two-car garage door

The garage door operator did not reverse as intended during the safety test. A door that does not reverse can injure a person or pet in its path. Discontinue automatic operation until a qualified garage-door technician corrects the safety system.

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

Photo to come

Dryer Exhaust Disconnected — Deficiency

Location: Attic above laundry room

The dryer exhaust duct is disconnected, allowing warm, moisture-laden air and lint to discharge into the building or attic. Recommend that a qualified contractor reconnect and securely support the duct and verify continuous discharge to the exterior before regular dryer use.

VI. OPTIONAL SYSTEMS

I NI NP D

☑ ☐ ☐ ☑ **A. Landscape Irrigation (Sprinkler) Systems**

5 zones operated from the controller

Photo to come

Sprinkler Head Damaged — Deficiency

Location: Zone 3, front bed

A sprinkler head or emission device is damaged at the location shown. Damaged heads waste water and can spray onto the house or concentrate water near the foundation. Recommend that a qualified irrigation professional repair or replace the affected component.

Your Horus Home Manual

Every Horus client also receives a personalized two-page Home Manual with the report: the home's main systems, equipment details, filter sizes and a maintenance calendar. It is maintenance guidance and does not repeat these findings.

Questions

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This inspection report is a visual survey and basic performance evaluation of the accessible systems and components on the day of the inspection, under the TREC Standards of Practice. It is not a warranty or a code-compliance inspection.