Ridgeline Property Services
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TEXAS REI PROPERTY INSPECTION REPORT

210 TREC Oak Hollow Drive

Austin, TX 78704
Inspected on Jul 10, 2026

INSPECTOR

John Smith
License #102122
acmeinspectors@gmail.com

PREPARED FOR

Taylor Texas
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TREC
TEXAS REAL ESTATE COMMISSION

PROPERTY INSPECTION REPORT FORM

Taylor Texas	Jul 10, 2026
Name of Client	*Date of Inspection*
210 TREC Oak Hollow Drive, Austin, TX 78704	
Address of Inspected Property	
John Smith	102122
Name of Inspector	*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

Executive Summary

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IMMEDIATE REPAIRS	PRIORITY REPAIRS	MONITOR / MAINTENANCE

PROPERTY DETAILS

INSPECTION DATE
Jul 10, 2026

INSPECTION TIME
8:30 AM

WEATHER CONDITIONS
Clear and dry

APPROX. OUTDOOR TEMPERATURE
78 F

PEOPLE PRESENT
Client, buyer agent, and inspector

ESTIMATED YEAR BUILT
1998

TYPE OF STRUCTURE INSPECTED
Single-family dwelling

In Structural Systems, Grading and Drainage was marked deficient: Soil was in contact with the lower wall cladding at the rear patio and flatwork. In Structural Systems, Roof Structures and Attics was marked deficient: Insulation depth averaged approximately 8 inches in visible areas, which is below current commonly recommended levels; adding insulation after air sealing is recommended. In Electrical Systems, Branch Circuits, Connected Devices, and Fixtures was marked deficient: The panel directory was incomplete and one exterior receptacle did not respond to GFCI testing. Additional D-marked items are detailed in the Texas REI item cards.

Full comments, photos, recommendations, limitations, and I/NI/NP markings remain in the detailed Texas REI item cards.

HOW TO READ THIS REPORT

The high-level summary is provided for convenience and is not the full inspection report. The client should read every section, including limitations, photos, item details, and recommendations. This report is based on inspector-recorded evidence and visible, accessible conditions at the time of inspection. Recommended evaluations or repairs should be reviewed by qualified professionals before important decision deadlines.

TEXAS REI SCOPE AND LIMITATIONS

Maintenance notes are general homeowner guidance based on the inspection context. They are not repair specifications, warranties, or substitutes for evaluation by qualified professionals.

High-Level Summary

Immediate Repairs Needed

These findings should receive prompt attention due to safety or active-condition concerns.

Immediate: Branch Circuits, Connected Devices, and Fixtures

Electrical Systems - The panel directory was incomplete, limiting the ability to identify circuits, and one exterior receptacle did not respond to GFCI testing, indicating a loss of shock protection at that location.

Evaluation and correction by a qualified electrical contractor is recommended, including completing the panel directory and repairing or replacing the non-responsive GFCI protection.

Immediate: Water Heating Equipment

Plumbing Systems - Hot water temperature measured approximately 134 F at the kitchen sink, above commonly recommended scald-safety levels, and corrosion was observed at the cold-water supply connection at the water heater.

Adjustment of the water heater thermostat setting and repair of the corroded supply connection by a qualified plumber is recommended.

Immediate: Ranges, Cooktops, and Ovens

Appliances - The presence and proper installation of the range anti-tip bracket could not be verified, which is a recognized safety feature intended to prevent the range from tipping forward.

Verify installation of the anti-tip bracket and correct as needed for safety.

Immediate: Garage Door Operators

Appliances - The garage door operator responded to normal controls and the photo-eye reverse function operated correctly; however, the opener was found powered through an extension cord/power strip arrangement, which is not suitable as permanent wiring.

Correction by a qualified contractor is recommended to provide a dedicated, permanent power connection for the garage door operator.

Priority Repairs Needed

These findings should be evaluated or corrected by qualified professionals.

Priority: Grading and Drainage

Structural Systems - Soil was observed in direct contact with the lower wall cladding at the rear patio and adjacent exterior flatwork, eliminating the intended clearance between grade and wall materials and increasing the potential for moisture intrusion and water intrusion toward the foundation.

Regrade and adjust flatwork/soil levels at the rear patio to restore proper clearance at wall cladding and ensure surface water is directed away from the foundation.

Priority: Cooling Equipment

Heating, Ventilation, and Air Conditioning Systems - The split-system central air conditioner was operated with normal controls, and the measured temperature differential between return and supply air was approximately 13 F, below the typical 15 to 20 F target range, indicating reduced cooling performance.

Servicing by a licensed HVAC contractor is recommended to evaluate refrigerant charge, airflow, and overall system performance.

Priority: Plumbing Supply, Distribution Systems, and Fixtures

Plumbing Systems - Static water pressure measured approximately 32 psi at the exterior hose bibb, lower than typical residential pressure, and anti-siphon (backflow prevention) protection was missing at two exterior faucets.

Evaluation and correction by a qualified plumber is recommended, including assessment of the pressure condition and installation of anti-siphon devices at the affected exterior faucets.

Monitor / Maintenance Notes

These items are ownership planning or monitoring notes and are separate from repair findings above.

Maintenance: Roof Structures and Attics

Structural Systems - Attic framing was inspected from the attic access. Insulation depth averaged approximately 8 inches in visible areas, which is below current commonly recommended levels for this climate.

Add insulation after air sealing accessible attic areas to improve energy performance.

Maintenance: Duct Systems, Chases, and Vents

Heating, Ventilation, and Air Conditioning Systems - Several flexible attic ducts were found in contact with each other, and insulation was compressed at one branch run, conditions that can promote condensation and restrict airflow.

Separate and properly support the affected ductwork to reduce condensation risk and improve airflow.

Maintenance: Landscape Irrigation (Sprinkler) Systems

Optional Systems - Zone labels were not present at the irrigation controller, one sprinkler head in the front bed was observed bubbling from below grade, and one rear-yard head sprayed vertically rather than in its intended pattern, indicating misaligned or damaged components.

Adjustment and repair by a qualified irrigation contractor is recommended, including labeling controller zones and correcting the malfunctioning sprinkler heads.

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

	I	NI	NP	D

1. Structural Systems

TREC ITEM MARKINGS AND FINDINGS

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

A. Foundations

Status: I

[X] I [ ] NI [ ] NP [ ] D

Type of foundation: Slab on grade

FINDINGS / COMMENTS

Visible portions of the foundation were inspected. Minor hairline cracking was observed without significant displacement.

Minor hairline foundation cracking without significant displacement.

Close detail of the hairline slab crack showing minimal surface separation.

B. Grading and Drainage

Status: I, D

[X] I [ ] NI [ ] NP [X] D

FINDINGS / COMMENTS

Soil was in contact with the lower wall cladding at the rear patio and flatwork. Corrective grading is recommended to provide clearance at wall materials and direct surface water away from the foundation.

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

	I	NI	NP	D

Soil contact and drainage clearance concern at the rear patio.

Downspout discharging near the foundation with limited clearance.

C. Roof Covering Materials

Status: I

[X] I [ ] NI [ ] NP [ ] D

Types of roof covering: Composition shingles

Viewed from: Ground, Eaves, Binoculars

FINDINGS / COMMENTS

Roof covering materials were inspected from accessible vantage points.

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

	I	NI	NP	D

Composition shingle roof covering viewed from accessible ground and eave areas.

Front roof slope viewed from a safe ground-level vantage.

Localized shingle granule loss and surface wear.

Eave and flashing transition detail at ladder height.

D. Roof Structures and Attics

Status: I, D

[X] I [ ] NI [ ] NP [X] D

Viewed from: Attic access

Approximate average depth of insulation: 8 inches

FINDINGS / COMMENTS

Accessible attic framing was inspected from the attic access. Insulation depth averaged approximately 8 inches in visible areas, which is below current commonly recommended levels; adding insulation after air sealing is recommended.

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

	I	NI	NP	D

Accessible attic insulation depth documentation.

Accessible attic framing and roof decking from the attic access.

E. Walls (Interior and Exterior) **Status: I**

[X] I [ ] NI [ ] NP [ ] D

FINDINGS / COMMENTS

Representative interior and exterior wall surfaces were inspected.

F. Ceilings and Floors **Status: I**

[X] I [ ] NI [ ] NP [ ] D

FINDINGS / COMMENTS

Representative ceiling and floor surfaces were inspected.

G. Doors (Interior and Exterior) **Status: I**

[X] I [ ] NI [ ] NP [ ] D

FINDINGS / COMMENTS

Representative interior and exterior doors were operated.

H. Windows **Status: I**

[X] I [ ] NI [ ] NP [ ] D

FINDINGS / COMMENTS

Representative windows were inspected and operated where accessible.

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

	I	NI	NP	D

I. Stairways (Interior and Exterior) — Status: NP

☐ I ☐ NI ☒ NP ☐ D

FINDINGS / COMMENTS

No stairways were present at the inspected structure.

J. Fireplaces and Chimneys — Status: NP

☐ I ☐ NI ☒ NP ☐ D

FINDINGS / COMMENTS

No fireplace or chimney was present at the inspected structure.

K. Porches, Balconies, Decks, and Carports — Status: I

☒ I ☐ NI ☐ NP ☐ D

FINDINGS / COMMENTS

Rear porch and attached exterior flatwork were inspected.

L. Other — Status: NI

☐ I ☒ NI ☐ NP ☐ D

FINDINGS / COMMENTS

No additional structural items were inspected beyond the listed components.

2. Electrical Systems

TREC ITEM MARKINGS AND FINDINGS

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

A. Service Entrance and Panels — Status: I

☒ I ☐ NI ☐ NP ☐ D

FINDINGS / COMMENTS

Service equipment and panel components were inspected from visible accessible areas.

B. Branch Circuits, Connected Devices, and Fixtures — Status: I, D

☒ I ☐ NI ☐ NP ☒ D

Type of wiring: Copper, NM cable

FINDINGS / COMMENTS

Representative receptacles and fixtures were tested. The panel directory was incomplete and one exterior receptacle did not respond to GFCI testing. Evaluation and correction by a qualified electrical contractor is recommended.

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

	I	NI	NP	D

Electrical branch circuit concern with incomplete panel labeling.

Exterior receptacle that did not respond to GFCI testing.

C. Other

Status: NI

☐ I ☒ NI ☐ NP ☐ D

FINDINGS / COMMENTS

No other electrical components were inspected beyond the listed systems.

3. Heating, Ventilation, and Air Conditioning Systems

TREC ITEM MARKINGS AND FINDINGS

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

A. Heating Equipment

Status: I

☒ I ☐ NI ☐ NP ☐ D

Type of systems: Forced air furnace

Energy sources: Natural gas

FINDINGS / COMMENTS

Heating equipment was operated with normal controls and responded at the thermostat.

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

	I	NI	NP	D

Heating equipment overview for the Texas REI QA report.

B. Cooling Equipment

Status: I, D

[X] I [ ] NI [ ] NP [X] D

Type of systems: Split-system central AC

FINDINGS / COMMENTS

Cooling equipment was operated with normal controls. Temperature differential measured approximately 13 F between the return and supply air, which is below the typical 15 to 20 F target range; servicing by a licensed HVAC contractor is recommended.

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

	I	NI	NP	D

Supply register temperature check showing low cooling differential.

C. Duct Systems, Chases, and Vents

Status: I, D

[X] I [ ] NI [ ] NP [X] D

FINDINGS / COMMENTS

Visible flexible ductwork was inspected in accessible attic areas. Several ducts were in contact with each other and insulation was compressed at one branch run; separating and supporting the ducts is recommended to reduce condensation risk and improve airflow.

Flexible attic ducts in contact with compressed insulation at one branch.

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

	I	NI	NP	D

D. Other

Status: NI

☐ I ☒ NI ☐ NP ☐ D

FINDINGS / COMMENTS

No other HVAC items were inspected beyond the listed equipment.

4. Plumbing Systems

TREC ITEM MARKINGS AND FINDINGS

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

A. Plumbing Supply, Distribution Systems, and Fixtures

Status: I, D

☒ I ☐ NI ☐ NP ☒ D

Location of water meter: Front yard near sidewalk

Location of main water supply valve: Garage wall near water heater

Static water pressure reading: 32 psi

Type of supply piping material: Copper, PEX

FINDINGS / COMMENTS

Visible supply distribution piping and representative fixtures were inspected. Static water pressure measured approximately 32 psi at the exterior hose bibb, which is lower than typical residential pressure, and anti-siphon protection was missing at two exterior faucets. Evaluation and correction by a qualified plumber is recommended.

Main water supply valve and visible supply piping documentation.

Static water pressure reading at an exterior hose bibb lacking anti-siphon protection.

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

	I	NI	NP	D

B. Drains, Wastes, and Vents

Status: I

[X] I [ ] NI [ ] NP [ ] D

Type of drain piping material: PVC

FINDINGS / COMMENTS

Visible drain, waste, and vent piping was inspected at accessible areas.

C. Water Heating Equipment

Status: I, D

[X] I [ ] NI [ ] NP [X] D

Energy sources: Natural gas

Capacity: 50 gallons

FINDINGS / COMMENTS

Water heating equipment was inspected from accessible areas. Hot water temperature measured approximately 134 F at the kitchen sink and corrosion was observed at the cold-water supply connection; adjustment and repair by a qualified plumber is recommended.

Natural-gas water heater overview with visible supply and venting connections.

Corrosion and mineral staining at the cold-water supply connection.

D. Hydro-Massage Therapy Equipment

Status: NP

[ ] I [ ] NI [X] NP [ ] D

FINDINGS / COMMENTS

No hydro-massage therapy equipment was present.

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

	I	NI	NP	D

E. Gas Distribution Systems and Gas Appliances

Status: I

[X] I [ ] NI [ ] NP [ ] D

Location of gas meter: Left exterior wall

Type of gas distribution piping material: Black iron

FINDINGS / COMMENTS

Visible gas distribution piping and connected gas appliances were inspected.

F. Other

Status: NI

[ ] I [X] NI [ ] NP [ ] D

FINDINGS / COMMENTS

No other plumbing components were inspected beyond the listed systems.

5. Appliances

TREC ITEM MARKINGS AND FINDINGS

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

A. Dishwashers

Status: I

[X] I [ ] NI [ ] NP [ ] D

FINDINGS / COMMENTS

Dishwasher was operated through a representative cycle.

B. Food Waste Disposers

Status: I

[X] I [ ] NI [ ] NP [ ] D

FINDINGS / COMMENTS

Food waste disposer was operated with normal controls.

C. Range Hood and Exhaust Systems

Status: I

[X] I [ ] NI [ ] NP [ ] D

FINDINGS / COMMENTS

Range hood fan and light were operated.

D. Ranges, Cooktops, and Ovens

Status: I, D

[X] I [ ] NI [ ] NP [X] D

FINDINGS / COMMENTS

Range anti-tip bracket was not verified and should be corrected for safety.

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

	I	NI	NP	D

Range anti-tip bracket was not verified.

E. Microwave Ovens

Status: I

[X] I [ ] NI [ ] NP [ ] D

FINDINGS / COMMENTS

Built-in microwave was operated using normal controls.

F. Mechanical Exhaust Vents and Bathroom Heaters

Status: I

[X] I [ ] NI [ ] NP [ ] D

FINDINGS / COMMENTS

Mechanical exhaust vents were operated where accessible.

G. Garage Door Operators

Status: I, D

[X] I [ ] NI [ ] NP [X] D

FINDINGS / COMMENTS

The garage door operator responded to normal controls and the photo-eye reverse function operated. The opener was powered through an extension cord/power strip arrangement, which is not suitable as permanent wiring; correction by a qualified contractor is recommended.

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

	I	NI	NP	D

Garage door opener powered through an extension cord rather than a dedicated outlet.

H. Dryer Exhaust Systems

Status: I

[X] I [ ] NI [ ] NP [ ] D

FINDINGS / COMMENTS

Visible dryer exhaust routing was inspected.

I. Other

Status: NI

[ ] I [X] NI [ ] NP [ ] D

FINDINGS / COMMENTS

No other built-in appliances were inspected beyond the listed items.

6. Optional Systems

TREC ITEM MARKINGS AND FINDINGS

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

A. Landscape Irrigation (Sprinkler) Systems

Status: I, D

[X] I [ ] NI [ ] NP [X] D

FINDINGS / COMMENTS

The landscape irrigation system was operated manually at the controller. Zone labels were not present at the timer, one head in the front bed bubbled from below grade, and one rear-yard head sprayed vertically; adjustment and repair by a qualified irrigation contractor is recommended.

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

	I	NI	NP	D

Irrigation controller with missing zone labels.

Sprinkler head bubbling from below grade during the manual zone test.

B. Swimming Pools, Spas, Hot Tubs, and Equipment **Status: NP**

☐ I ☐ NI ☒ NP ☐ D

FINDINGS / COMMENTS

Pool, spa, hot tub, and related equipment were not present.

C. Outbuildings **Status: NP**

☐ I ☐ NI ☒ NP ☐ D

FINDINGS / COMMENTS

Outbuildings were not present.

D. Private Water Wells **Status: NP**

☐ I ☐ NI ☒ NP ☐ D

FINDINGS / COMMENTS

Private water well equipment was not present.

E. Private Sewage Disposal Systems **Status: NP**

☐ I ☐ NI ☒ NP ☐ D

FINDINGS / COMMENTS

Private sewage disposal system was not present.

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

	I	NI	NP	D

F. Other Built-in Appliances

Status: NP

☐ I ☐ NI ☒ NP ☐ D

FINDINGS / COMMENTS

Other built-in appliances were not present.

G. Other

Status: NP

☐ I ☐ NI ☒ NP ☐ D

FINDINGS / COMMENTS

No other optional systems were present.