TexCasa
HOME INSPECTIONS

Prepared For:
Jorge & Reyna Fernandez

1112 Cupertino
Portland, TX, 78374

Table of contents

PROPERTY INSPECTION REPORT FORM

Jorge & Reyna Fernandez	June 15, 2026
Name of Client	*Date of Inspection*
1112 Cupertino Portland TX 78374	
Address of Inspected Property	
Domingo Mo Flores	TREC LIC# 27075-PI
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

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

[X] [ ] [ ] [X] **A. Foundations**

Type of Foundation(s): Post Tension Slab

Comments:

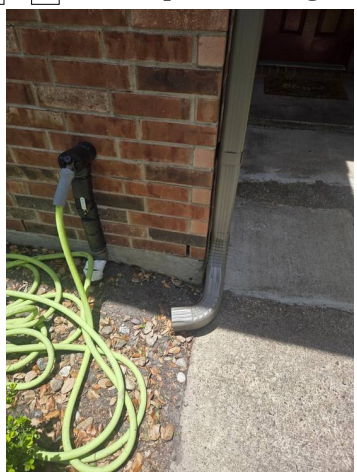
Post-tension tendon ends were exposed and lacked proper protective caps/grout, increasing the risk of moisture intrusion and corrosion. Recommend evaluation and repair by a qualified contractor.

Cracking, separation, and areas of past cosmetic patching were observed in the exterior brick veneer on multiple sides of the home. These conditions may indicate past movement or repairs, but the cause and significance cannot be determined during a visual inspection. No documentation regarding prior foundation work was available for review.

Recommendation: Recommend requesting all available documentation and warranties related to any past foundation work from the seller. If concerns remain, a licensed structural engineer should be consulted for a more in depth evaluation of the foundation and related structural components.

[X] [ ] [ ] [ ] **B. Grading and Drainage**

[X] [ ] [ ] [X] **Downspout discharge**



[X] [ ] [ ] [X] **C. Roof Covering Materials**

Types of Roof Covering Asphalt SHINGLES

Viewed From Roof

Comments:

Roof-to-wall flashing was not visible. Siding was installed too close to the roof surface, which may allow moisture intrusion. Recommend evaluation by a qualified roofing contractor.

[X] [ ] [ ] [ ] **D. Roof Structures and Attics**

Approximate Average Depth of Insulation: 12 12 Inches

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

I	NI	NP	D

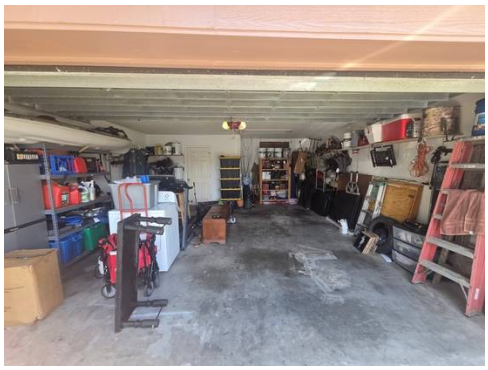
Viewed From: Attic Accessed
Comments:

Blown in fiberglass insulation observed in the attic with an approximate depth of 12 inches. No deficiencies were observed.

The majority of the attic space above the living areas contained sufficient blown in insulation. The attic area above the garage contained fiberglass batt insulation that was not adequately installed (gaps, displacement, or improper support). While insulation is not required above garage spaces, improperly installed insulation can reduce effectiveness. Recommend correction as needed.

X ☐ ☐ ☐ **E. Walls (Interior and Exterior)**
Comments:

Visual inspection of the interior garage walls was obstructed by personal storage and stored items. Consequently, a complete evaluation of the wall surfaces could not be performed.



X ☐ ☐ ☐ **F. Ceilings & Floors**
Comments:

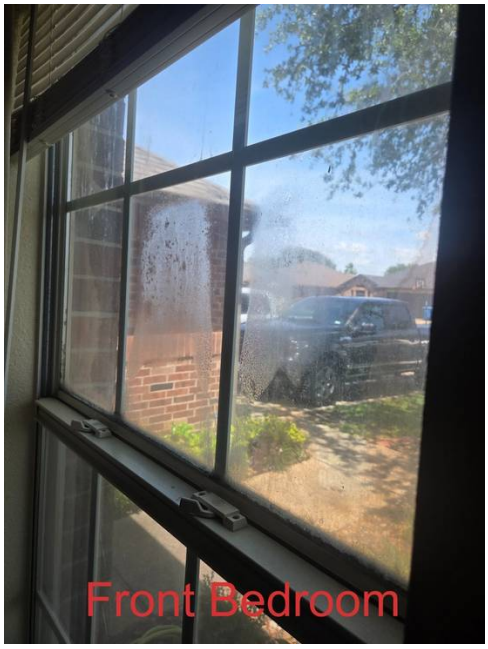
Ceilings and floors were inspected at the time of inspection. No significant deficiencies were observed in the visible and accessible components

X ☐ ☐ ☐ **G. Doors (Interior and Exterior)**
Comments:

Door (Interior&Exterior) were inspected at the time of inspection. No significant deficiencies were observed in the visible and accessible components.

X ☐ ☐ X **H. Windows**
Comments:

One or more insulated glass windows showed failed seals with fogging/moisture between panes. This affects visibility and efficiency. Recommend repair or replacement by a qualified professional.



☐ ☐ ☒ ☐ **I. Stairways (Interior and Exterior)**

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

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

I	NI	NP	D

Comments:

Fireplaces and chimneys were inspected at the time of inspection. No significant deficiencies were observed in the visible and accessible components

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

Comments:

Porches, Balconies, Decks, and Carports were inspected at the time of inspection. No significant deficiencies were observed in the visible and accessible components

☒ ☐ ☐ ☒ **L. Other**

Comments:

A low horizontal beam was installed across the fence entrance, creating a potential head-strike hazard. Recommend modification or removal to improve safe access.

II. ELECTRICAL SYSTEMS

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

Comments:

One or more breakers were off at the time of inspection. Associated circuits/equipment (Dishwasher) were not tested.

Rust was observed on the electrical panel cover, indicating possible moisture exposure. Moisture may affect internal components. Recommend evaluation by a licensed electrician.

Rust observed on the electrical panel’s dead front cover. This typically indicates past or ongoing moisture exposure at the panel location. Moisture can lead to corrosion of internal electrical components and may affect panel performance or safety.

[X] [ ] [ ] [ ] **B. Branch Circuits, Connected Devices, and Fixtures**

Type of wiring: Copper

Comments:

A recessed light fixture was loose and not fully secured to the ceiling surface. Recommend repair or adjustment by a qualified person.

Near kitchen entrance.

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

I	NI	NP	D	
X	☐	☐	☐	**C. Other**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

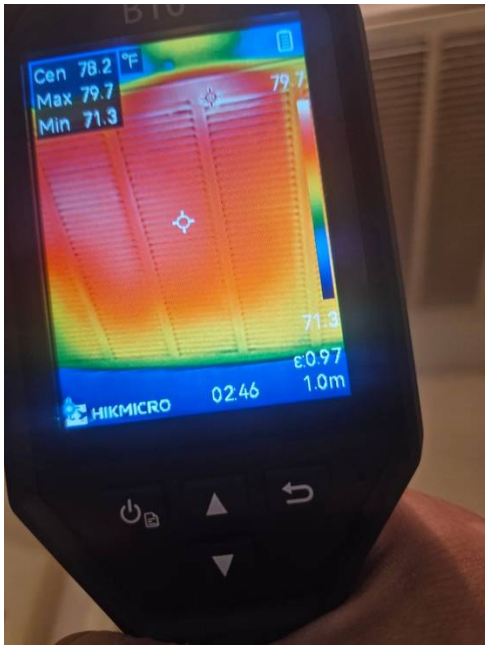
I	NI	NP	D	
X	☐	☐	☐	**A. Heating Equipment**

Type of Systems: Split
Energy Sources: Electrical
Comments:

The air handler was visually inspected. The service cover could not be safely removed because wiring restricted access. Inspection was limited to visible and accessible components

Temperature readings are approximate and taken as a general performance indicator only. They are not a diagnostic evaluation.

Return heat @ 91.8



Supply temp @ 78.2

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

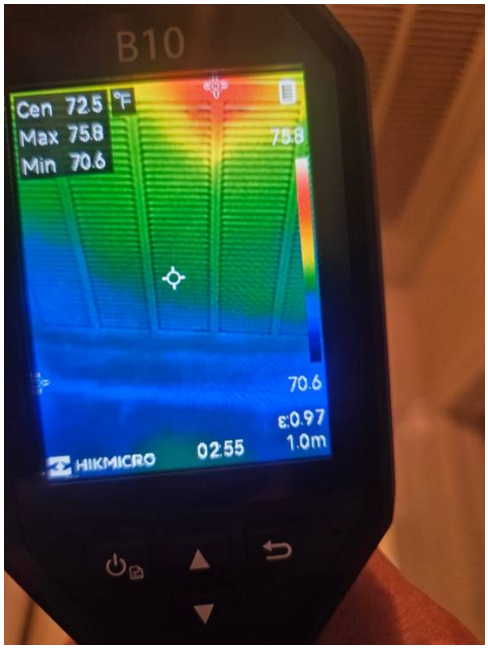
I	NI	NP	D

[X] [ ] [ ] [ ] **B. Cooling Equipment**

Type of System: Split

Comments:

Temperature readings are approximate and taken as a general performance indicator only. They are not a diagnostic evaluation.



Supply @ 72.5

Return cooling@ 59.3

[X] [ ] [ ] [ ] **C. Duct Systems, Chases, and Vents**

Comments:

Duct systems, chases, and vents were inspected at the time of inspection. No significant deficiencies were observed in the visible and accessible components

[X] [ ] [ ] [ ] **D. Other**

IV. PLUMBING SYSTEMS

[X] [ ] [ ] [ ] **A. Plumbing Supply, Distribution Systems and Fixtures**

Type of supply piping material: Copper

Static Water Pressure Reading: 50 psi

Location of water meter: Front

Location of main water supply valve: Front

Comments:

Static water pressure measured within the standard acceptable range of 40–80 PSI at the exterior hose bib.

Water pressure was adequate at time of inspection.

45 psi

X ☐ ☐ ☐ **B. Drains, Wastes, and Vents**

Comments:

Drains, wastes, and vents were inspected at the time of inspection. No significant deficiencies were observed in the visible and accessible components

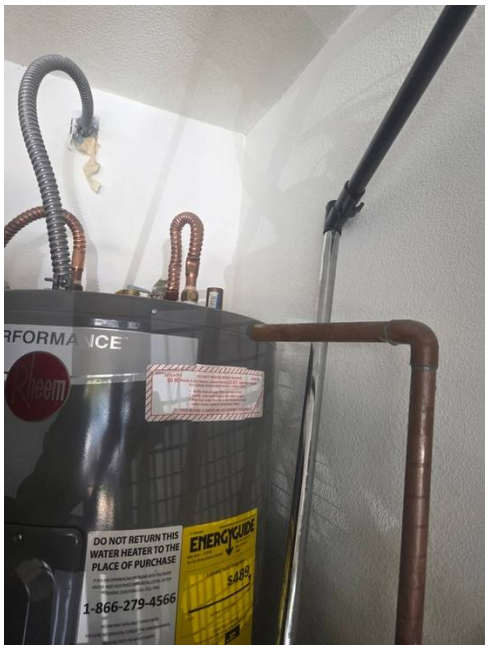
X ☐ ☐ X **C. Water Heating Equipment**

Capacity: 50 gal

Energy Sources: Electrical

Comments:

The water heater TPR valve was missing its discharge pipe. This is a safety hazard. Recommend installation of a proper discharge pipe by a qualified plumbing contractor.



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

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

Comments:

No visible bonding was observed at the accessible gas piping

☒ ☐ ☐ ☐ **F. Other**

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

I	NI	NP	D

Comments:
Water meter and main shutoff location for client reference. No deficiencies observed.

V. APPLIANCES

☐ ☒ ☐ ☐ **A. Dishwashers**

Comments:
The dishwasher was not inspected. The unit did not have power at the time of the inspection, and its operation could not be verified.

☒ ☐ ☐ ☒ **B. Food Waste Disposers**
Comments:
The dishwasher drain connection at the garbage disposal was open and uncapped, which may allow leakage. Recommend installing the proper drain connection or cap.

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**
Comments:
Range hood and exhaust systems were inspected at the time of inspection. No significant deficiencies were observed in the visible and accessible components.

☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**
Comments:
The range was inspected, and no deficiencies were observed at the time of the inspection

[X] [ ] [ ] [ ] **E. Microwave Ovens**

Comments:

Microwave Oven inspected at the time of inspection. No significant deficiencies were observed in the visible and accessible components.

[X] [ ] [ ] [ ] **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

Mechanical Exhaust Vents and Bathroom Heaters inspected at the time of inspection. No significant deficiencies were observed in the visible and accessible components.

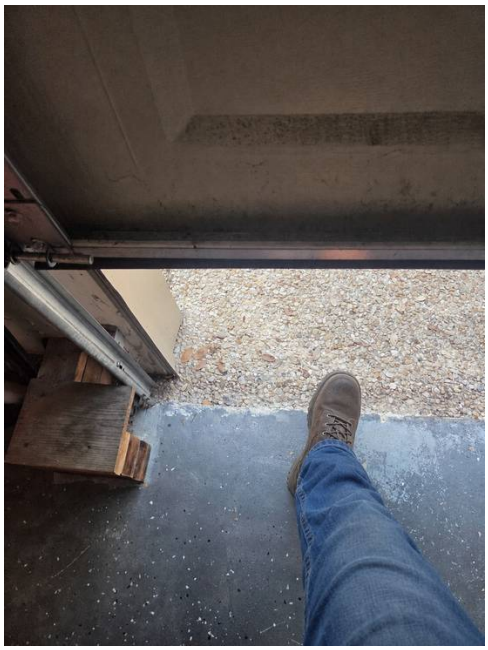
[X] [ ] [ ] [ ] **G. Garage Door Operators**

Comments:

Garage Door Operator inspected at the time of inspection. No significant deficiencies were observed in the visible and accessible components.

Standards Library

Garage door opener reversed direction properly when resistance was applied during testing.



Photoelectric safety sensors operated properly at time of inspection.

X ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

Dryer exhaust systems were inspected at the time of inspection. No significant deficiencies were observed in the visible and accessible components

X ☐ ☐ ☐ **I. Other**

Weather

X ☐ ☐ ☐ **Outside Temperature**

Temperature 90 °F

Conditions Sunny & Clear

TexCasa
HOME INSPECTIONS

GENERAL SUMMARY OF SIGNIFICANT OBSERVATIONS

Prepared For:	Jorge & Reyna Fernandez
Property Address:	1112 Cupertino, Portland, TX 78374
Inspection Date:	May 15, 2026
Inspector:	Domingo Mo Flores

PURPOSE OF THIS SUMMARY

This summary is provided as a convenience reference highlighting significant deficiencies, safety concerns, and recommendations observed during the inspection. This summary does not contain all information within the inspection report. Clients are strongly encouraged to read the entire inspection report in its entirety.

I. STRUCTURAL SYSTEMS

Foundations

Exposed post-tension tendon ends observed at slab perimeter. Protective caps/grout were missing or deteriorated. Recommend evaluation and repair by a qualified structural professional.

Cracking and prior patching observed in exterior brick veneer. Recommend requesting documentation regarding prior repairs and further evaluation if needed.

Roof Covering Materials

Roof-to-wall flashing not visible in areas. Siding installed too close to roof covering. Recommend evaluation by a qualified roofing contractor.

Windows

One or more insulated glass window units exhibited failed seals with visible fogging/moisture between panes.

Other

Low horizontal beam at fence entrance presents a potential head-strike hazard.

II. ELECTRICAL SYSTEMS

Service Entrance and Panels

One or more breakers were off at time of inspection. Associated circuits/equipment could not be tested.

Rust observed on electrical panel cover indicating possible moisture exposure.

Branch Circuits, Connected Devices, and Fixtures

Recessed light fixture near kitchen entrance was loose and not fully secured.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Roof Structures and Attics

Improperly installed/displaced insulation observed above garage area.

IV. PLUMBING SYSTEMS

Water Heating Equipment

Water heater TPR valve discharge pipe missing.

Gas Distribution Systems and Gas Appliances

No visible bonding observed at accessible gas piping.

V. APPLIANCES

Dishwashers

Dishwasher not tested due to lack of power at time of inspection.

Food Waste Disposers

Dishwasher drain connection at garbage disposal was open and uncapped.
