

PROPERTY INSPECTION REPORT



**Terry Brannon Trec 22191
A + Professional Inspection**

**1101 Atkins
Inspection Prepared For: Pre sale
Agent:**

**Date of Inspection: 5/24/2025
Year Built: Size:
Weather: Clear Hot**

PROPERTY INSPECTION REPORT FORM

Pre sale	5/24/2025
Name of Client	Date of Inspection
1101 Atkins , Fort Stockton , TEXAS 79735	
Address of Inspected Property	
Terry Brannon	Trec 22191
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

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

X			
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 A. Foundations

Type of Foundation(s):

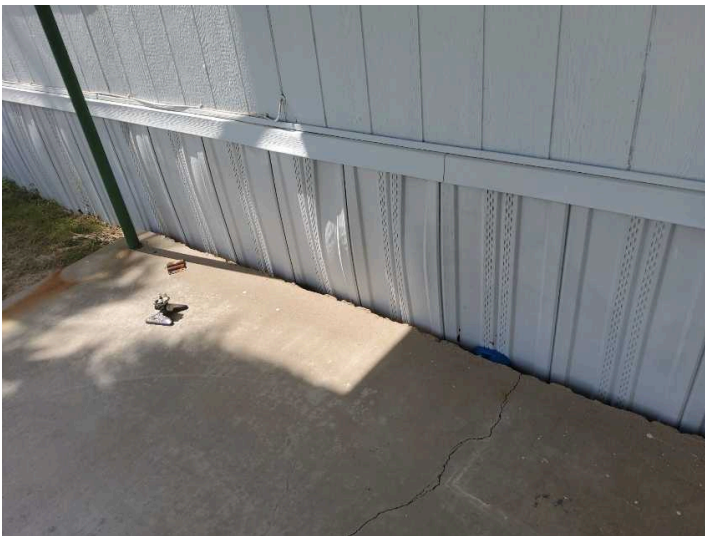
- Pier & Beam dry block tied down metal straps

Comments:

- Stacked dry block (tied down auger in ground metal straps to frame)
- Skirting (slightly damaged small holes weed eater damage)



Skirting (slightly damaged small holes weed eater damage)



I=Inspected

NI=Not Inspected

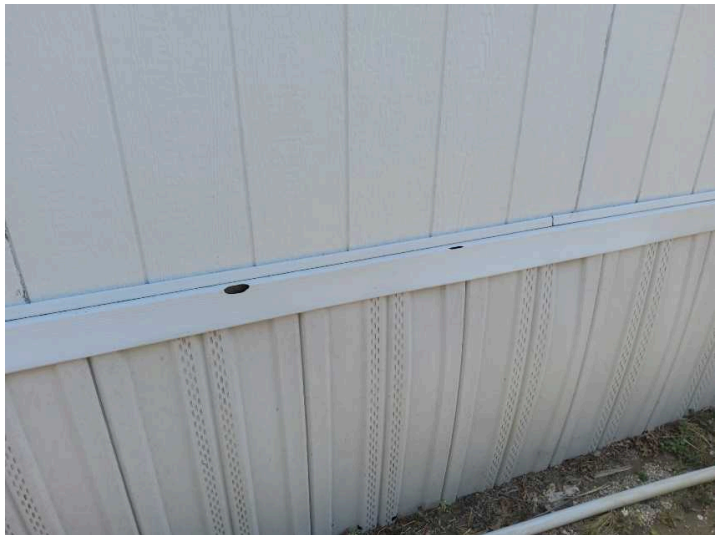
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D=Deficient

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Skirting (slightly damaged small holes weed eater damage)



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I	NI	NP	D
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Skirting (slightly damaged small holes weed eater damage)

X			
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B. Grading and Drainage

Comments:

- Reasonable sloping away from house

I=Inspected

NI=Not Inspected

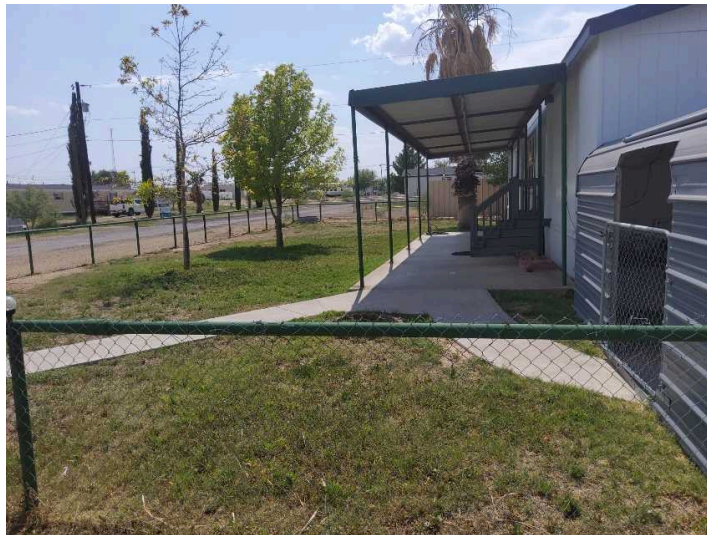
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Reasonable sloping away from house



Reasonable sloping away from house

X			
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt shingles noted.

Viewed From:

- Ground
- Drone

Comments:

- Preforming as intended
- 2 years old roofing

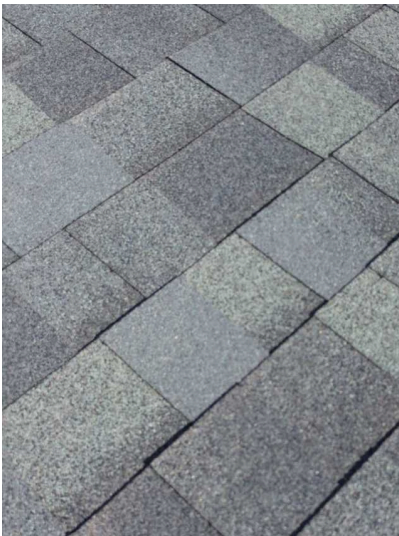
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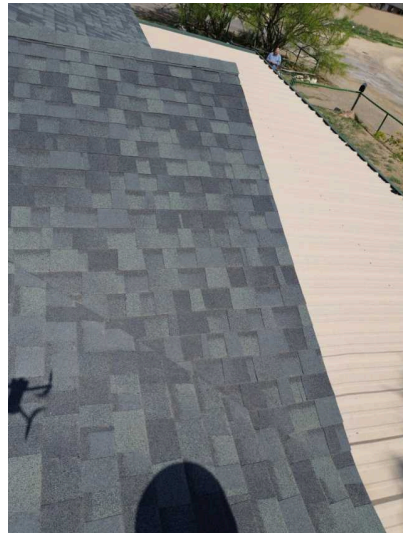
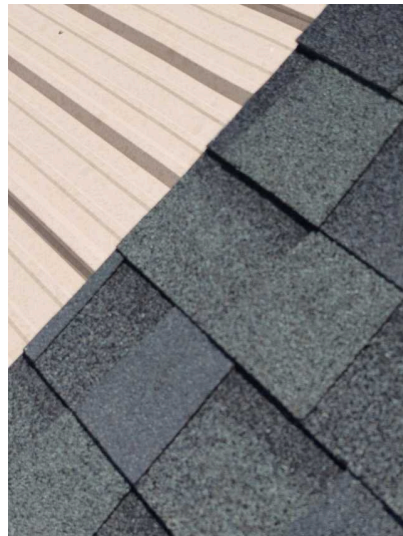
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Preforming as intended



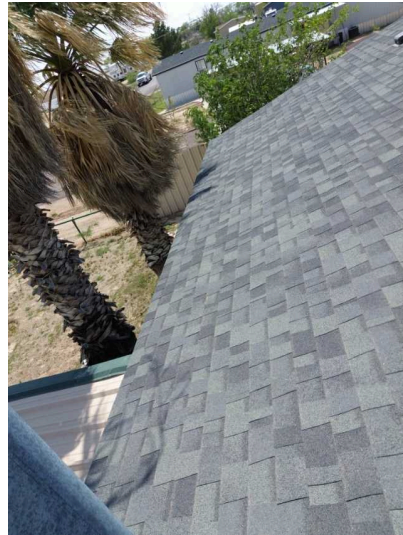
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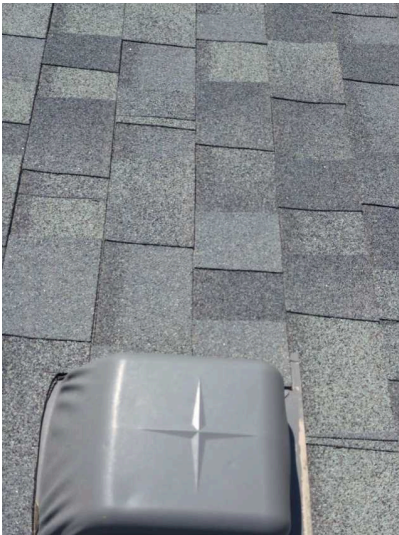
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2 years old roofing



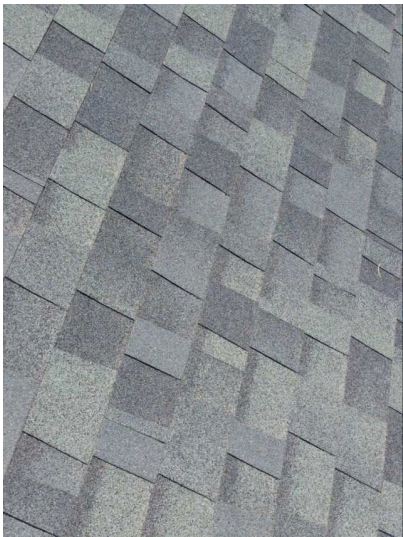
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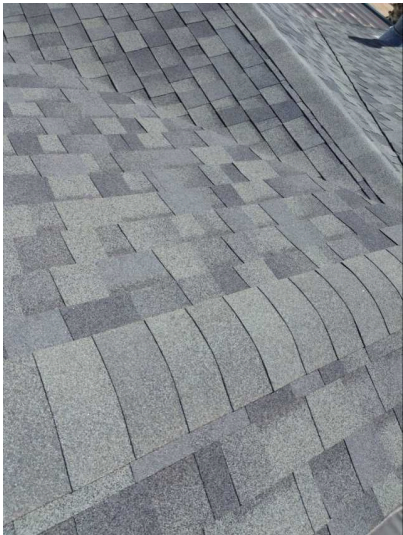
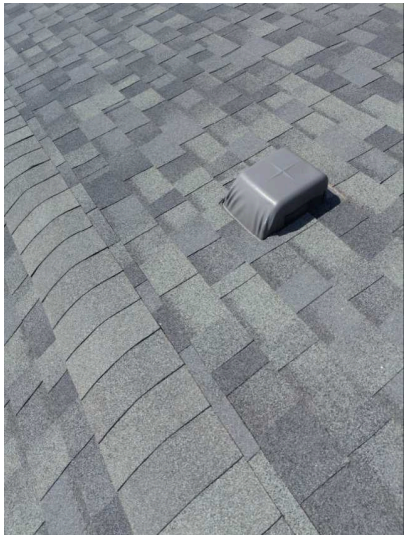
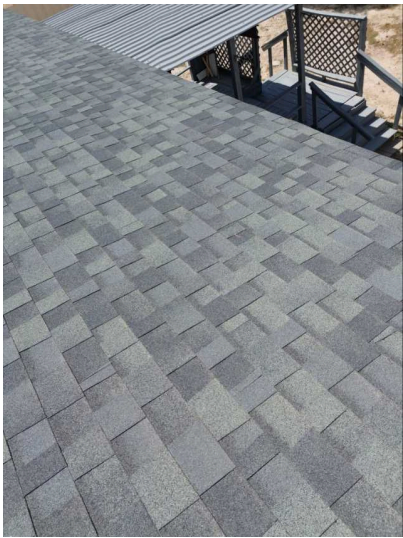
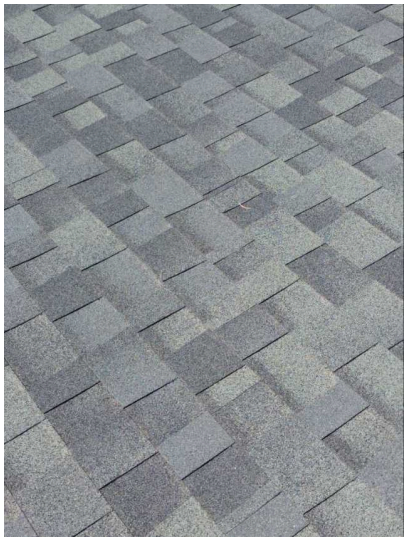
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Preforming as intended



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2 years old roofing



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D. Roof Structure and Attics

Viewed From:

- Manufactured home vaulted ceilings

Approximate Average Depth of Insulation:

- Insulation is 6 inches deep

Comments:

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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls Masonite Siding
- Interior walls are made of Drywall

Comments:

- Recommend seams sealing and paint

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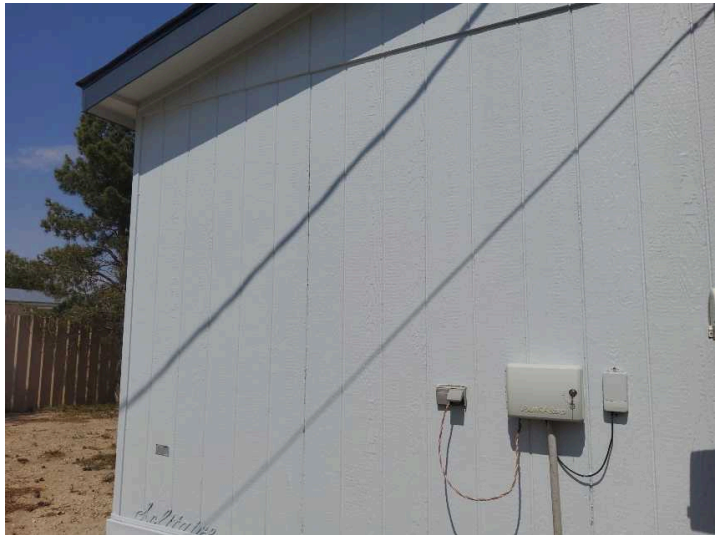
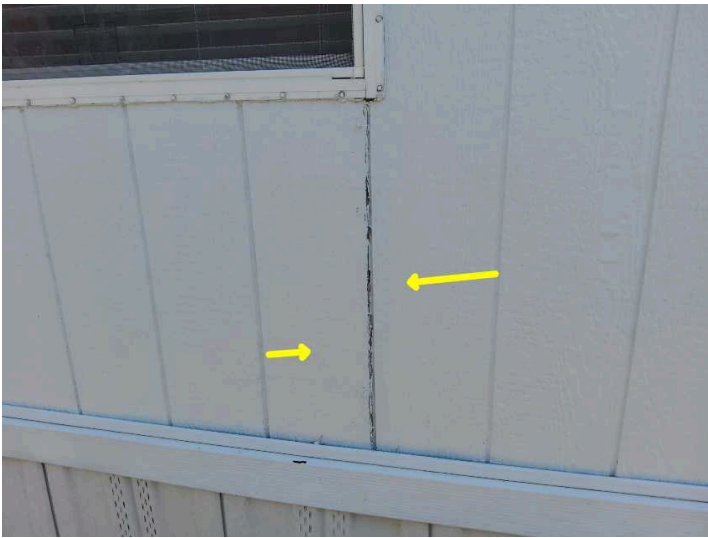
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Recommend seams sealing and paint



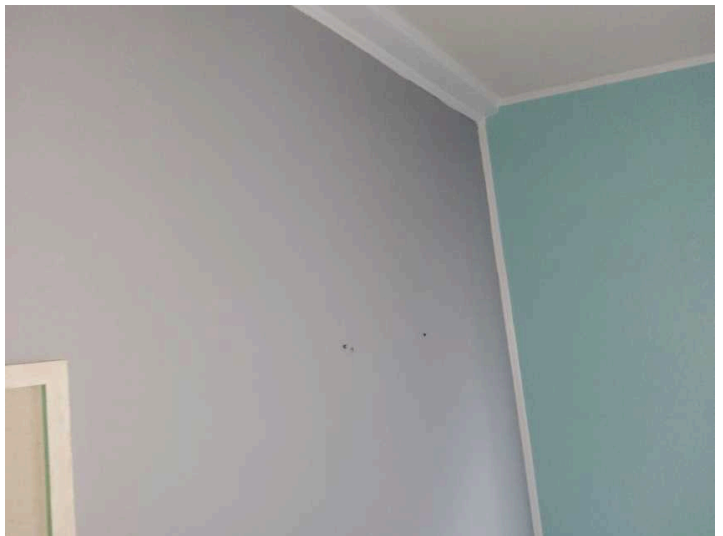
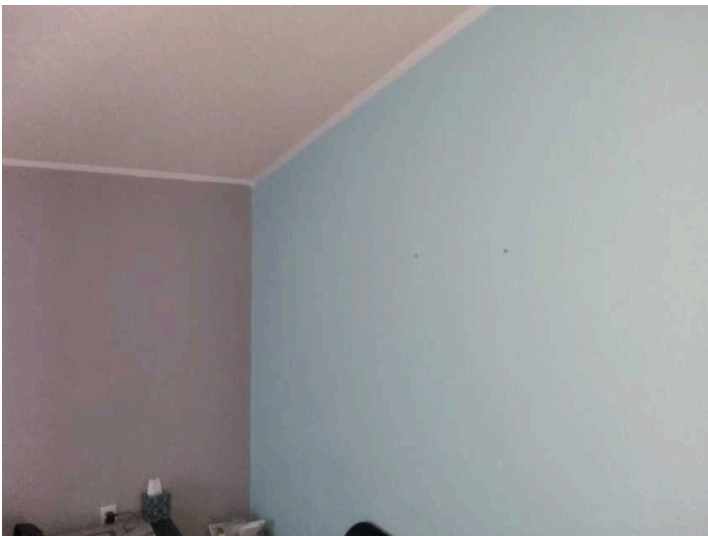
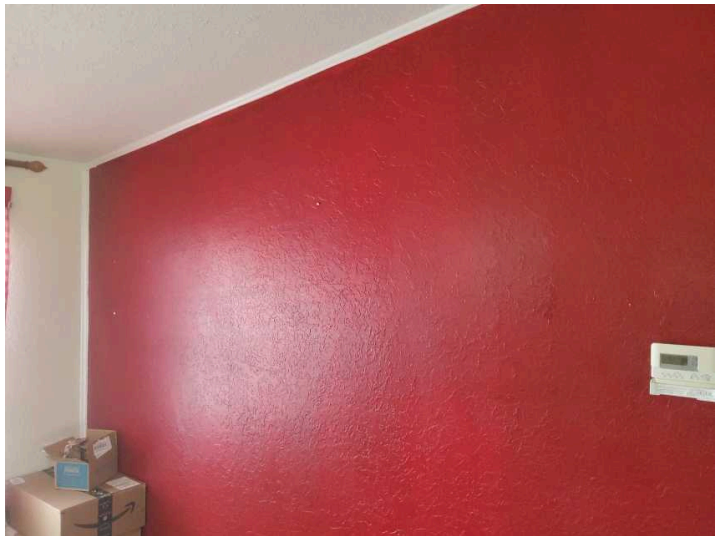
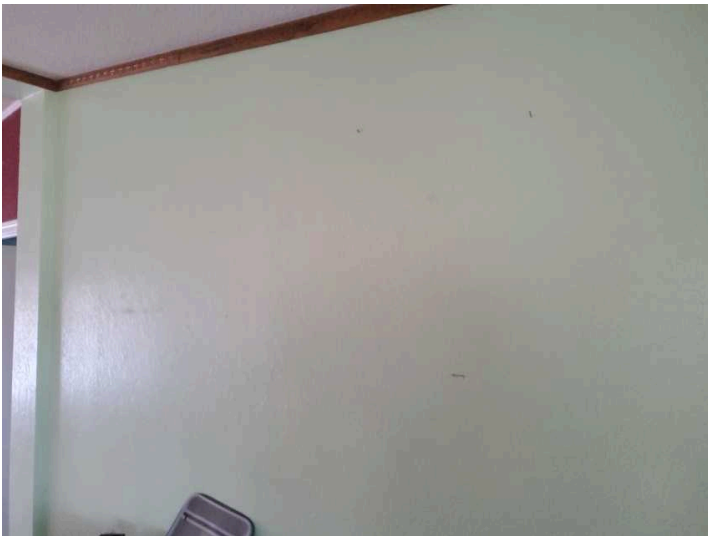
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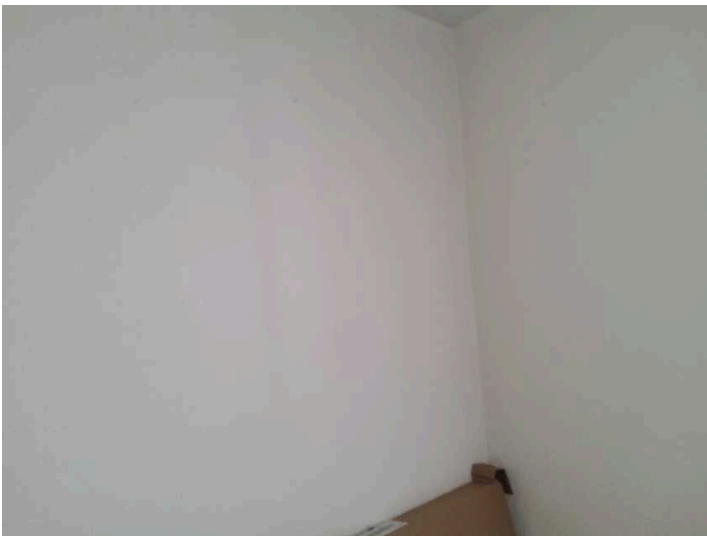
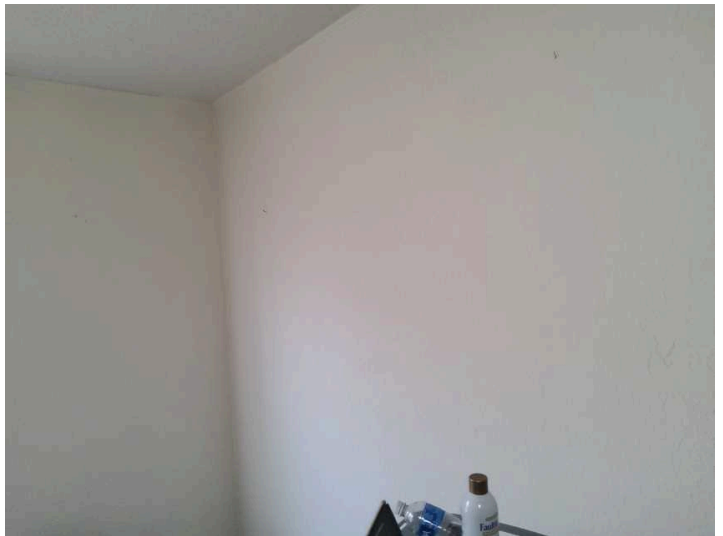
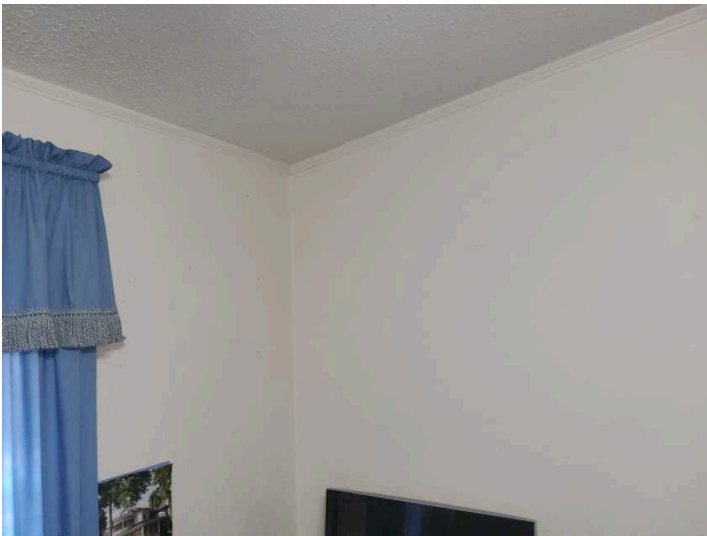
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F. Ceilings and Floors**Ceiling and Floor Materials:**

- Ceiling is made of drywall
- Vaulted ceiling
- Carpet Flooring
- Linoleum Flooring
- Laminate flooring

Comments:

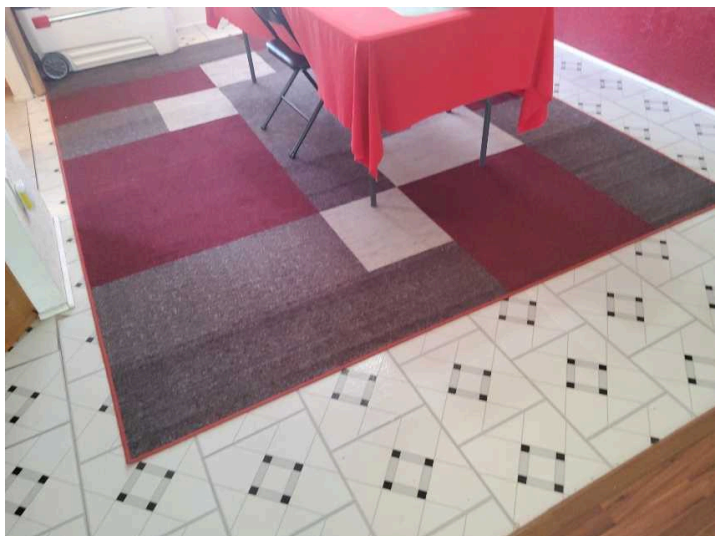
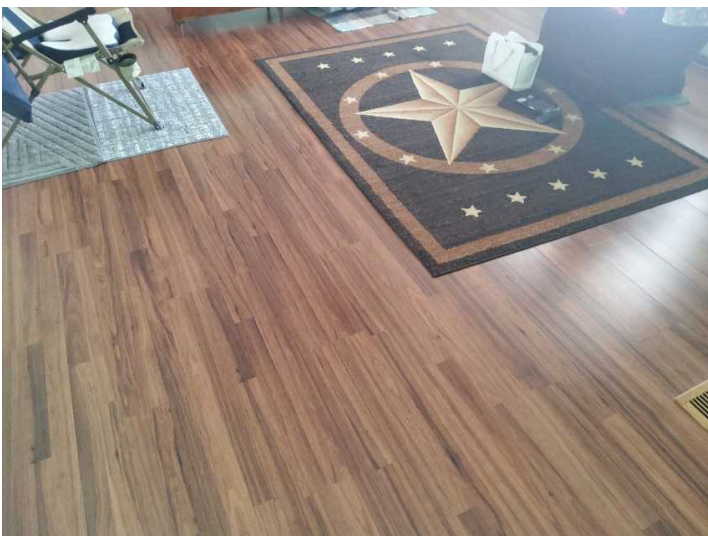
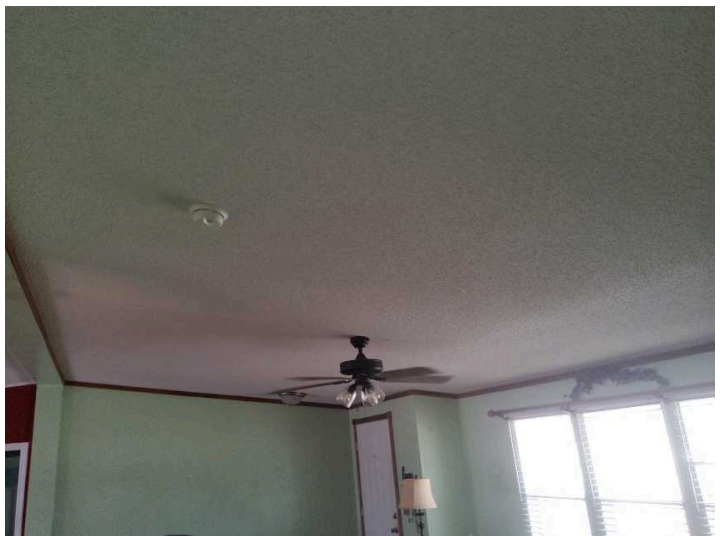
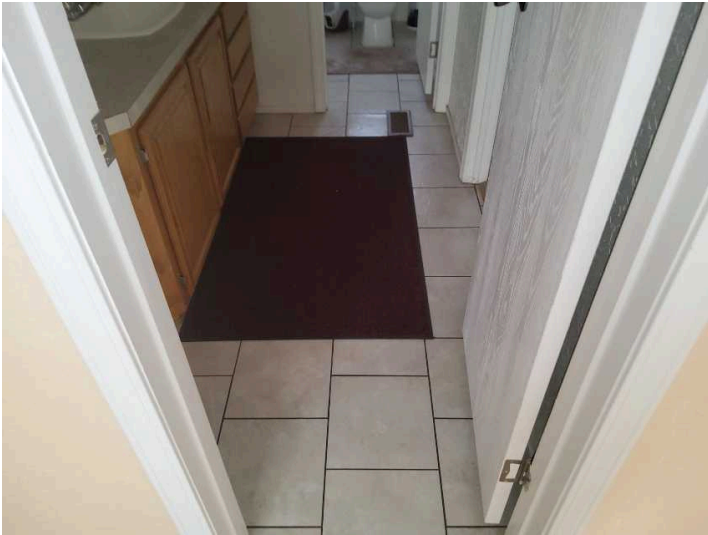
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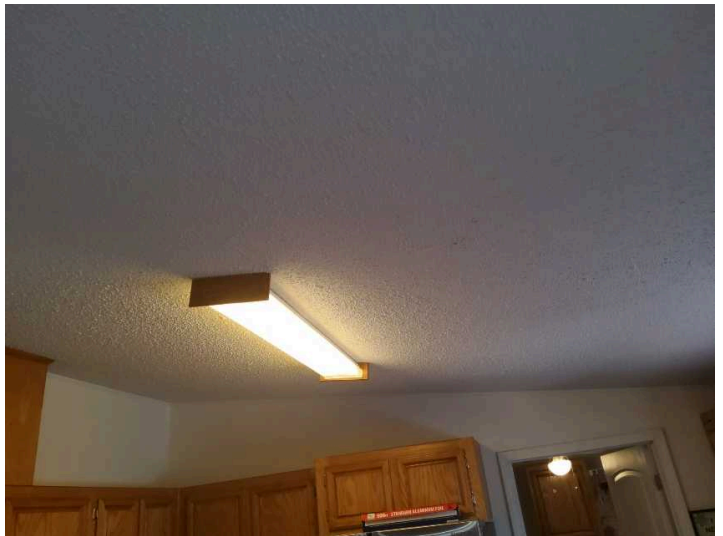
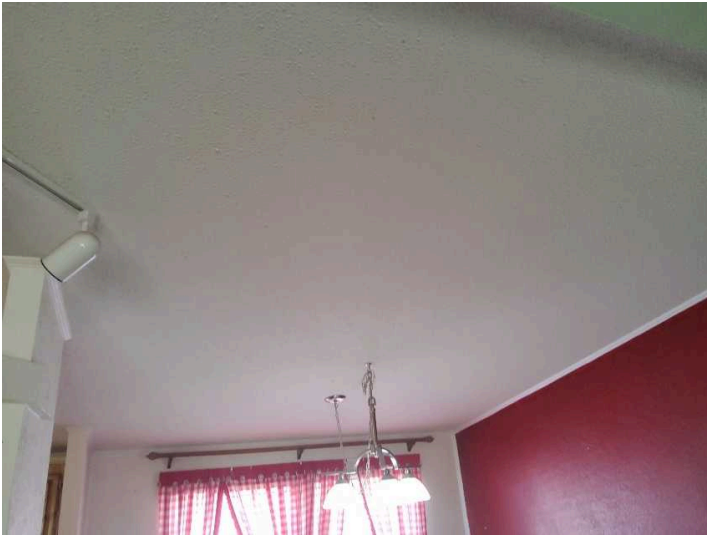
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I	NI	NP	D
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X			
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G. Doors (Interior and Exterior)

Comments:

- All doors are functional

I=Inspected

NI=Not Inspected

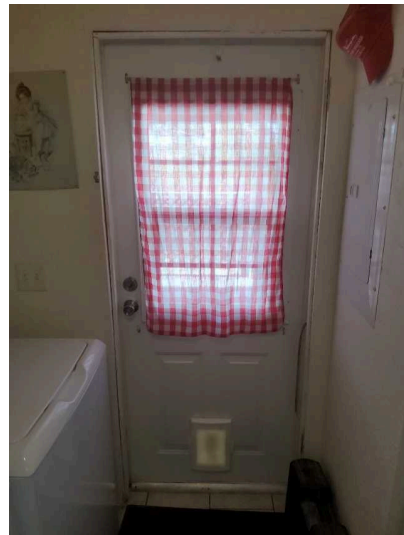
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All doors are functional



All doors are functional

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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All doors are functional

X			
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H. Windows

Window Types:

- Windows are made of alluminum

Comments:

- All windows are functional
- Recommend exterior weather proofing



All windows are functional



Recommend exterior weather proofing

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NP=Not Present

D=Deficient

I	NI	NP	D
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Recommend exterior weather proofing



All windows are functional



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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All windows are functional

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I. Stairways (Interior and Exterior)

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the living room

Types:

Comments:



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I	NI	NP	D
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I	NI	NP	D
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K. Porches, Balconies, Decks, and Carports

Comments:

- Deck is weathered



Deck is weathered

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Deck is weathered

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 L. Other

Materials:
Comments:

II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located on the west side of the building

Materials and Amp Rating:

- Copper wiring
- 200 Amp
- Arc flash receptacles in kitchen and master bathroom

Comments:

- Functional

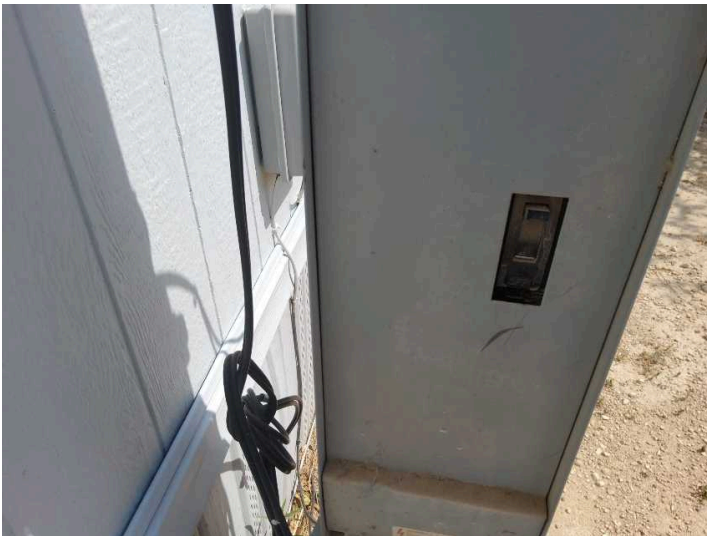
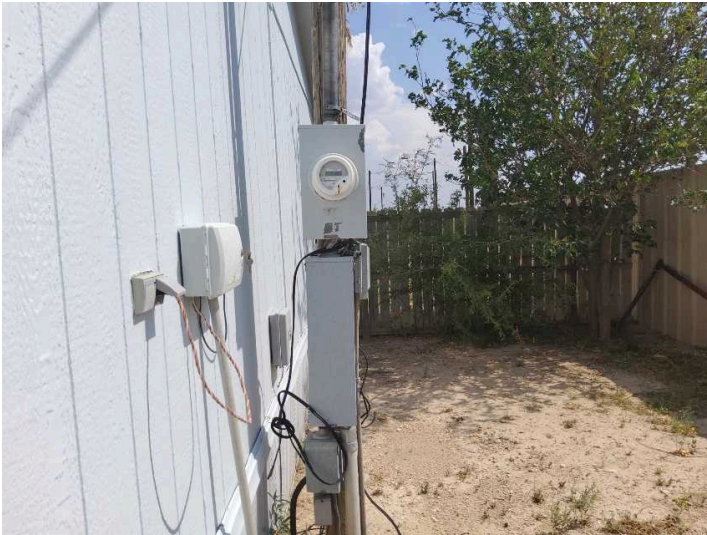
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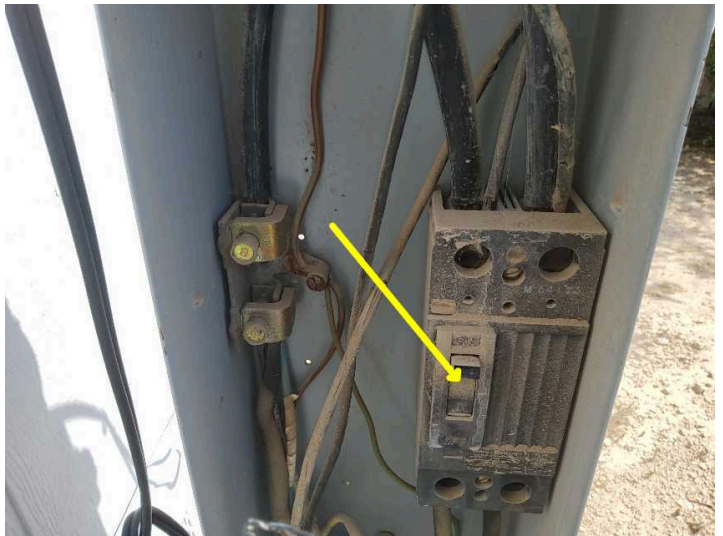
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Functional



200 amp service



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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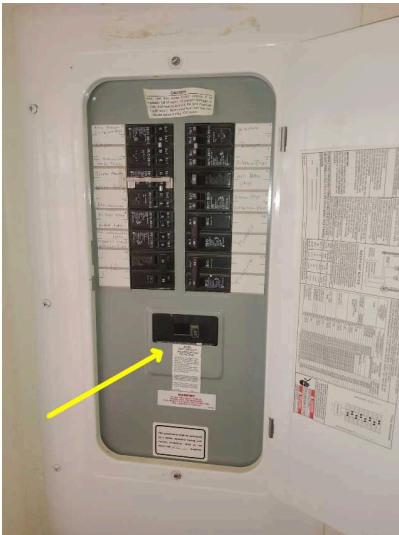
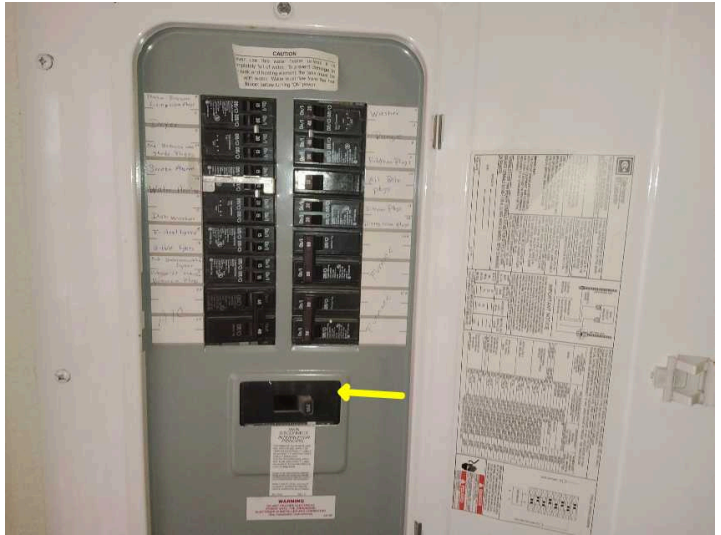
B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring
- 200 Amp service panel

Comments:

- Arc flash receptacles in kitchen and master bathroom



200 amp service



Arc flash receptacles in kitchen and master bathroom

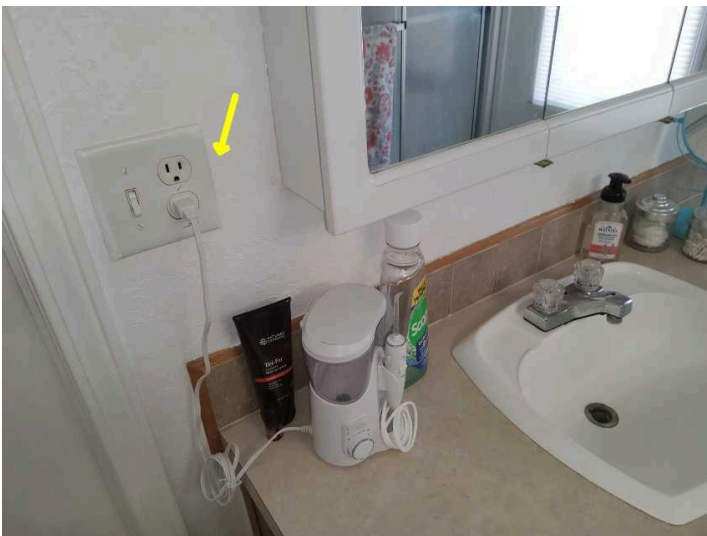
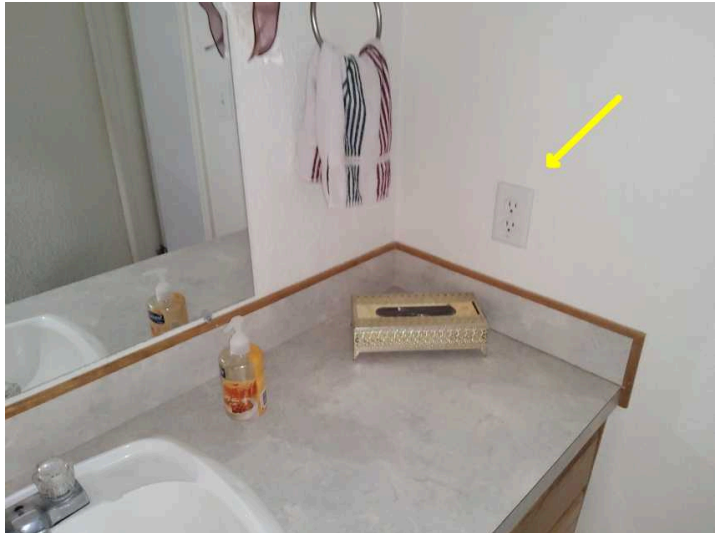
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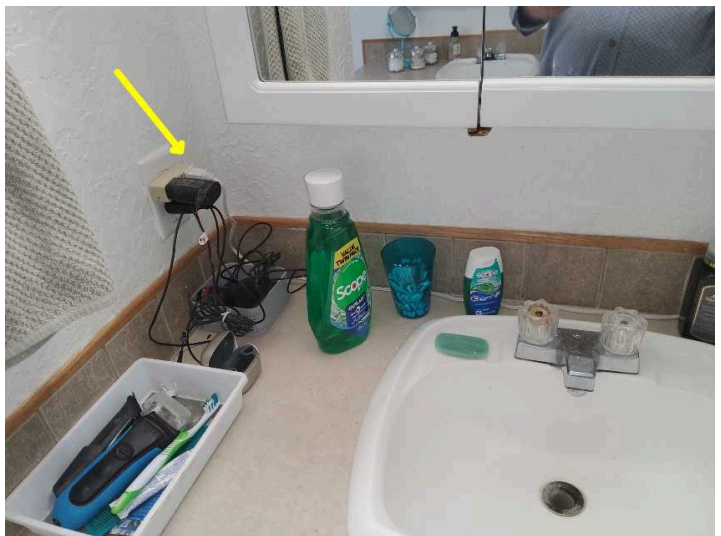
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Arc flash receptacles in kitchen and master bathroom



Arc flash receptacles in kitchen and master bathroom

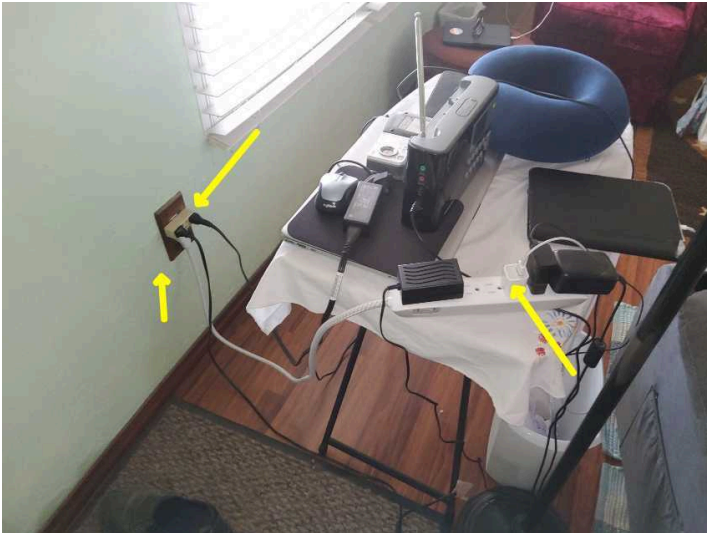
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I NI NP D



Over loading on receptacle (recommend moving devices to other outlets)

☐ ☐ ☒ ☐

C. Other

Comments:



Light cover missing globe

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment

Type of Systems:

- Electric forced air (Central Cooling).

Energy Sources:

- The furnace is electrically powered

Comments:

- The heater operated
- Thermostat is functional
- Enclosure is functional

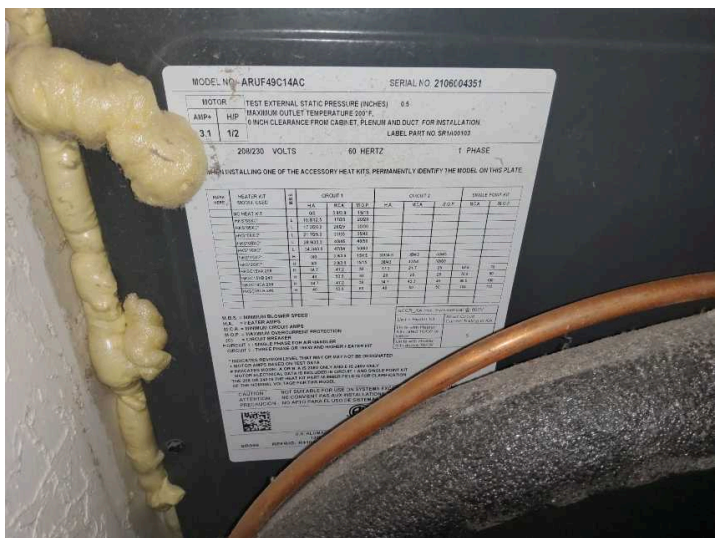
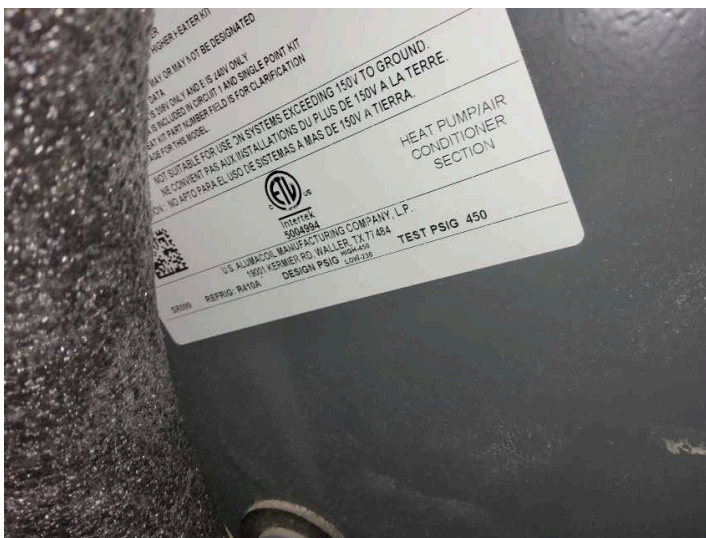
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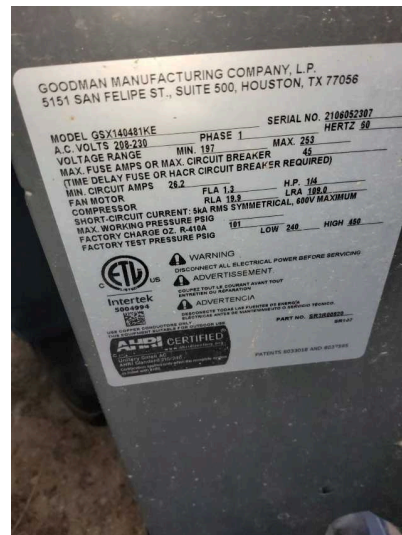
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☒ ☐ ☐ ☐ B. Cooling Equipment

Type of Systems:

- Electric forced air (Central Cooling).

Comments:



I=Inspected

NI=Not Inspected

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D=Deficient

I NI NP D


☒ ☐ ☐ ☐

C. Duct Systems, Chases, and Vents

Comments:

- Could not fully inspect vents
- Ductwork enclosed in flooring



Could not fully inspect vents

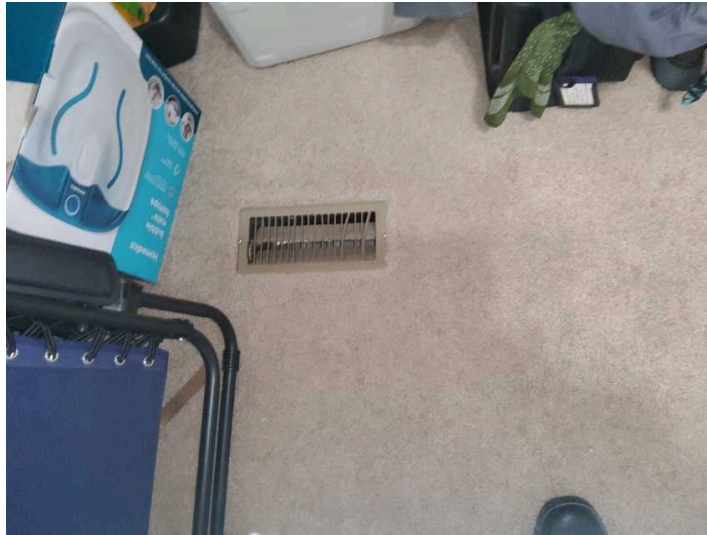
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I	NI	NP	D
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Ductwork enclosed in flooring

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D. Other

Comments:

IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- IN Alley
- West side

Location of Main Water Supply Valve:

- Next to water Meter IN alley
- West side

Comments:

- Static Water Pressure Reading: 40
- Type of Supply Piping Material: Pex

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Water meter

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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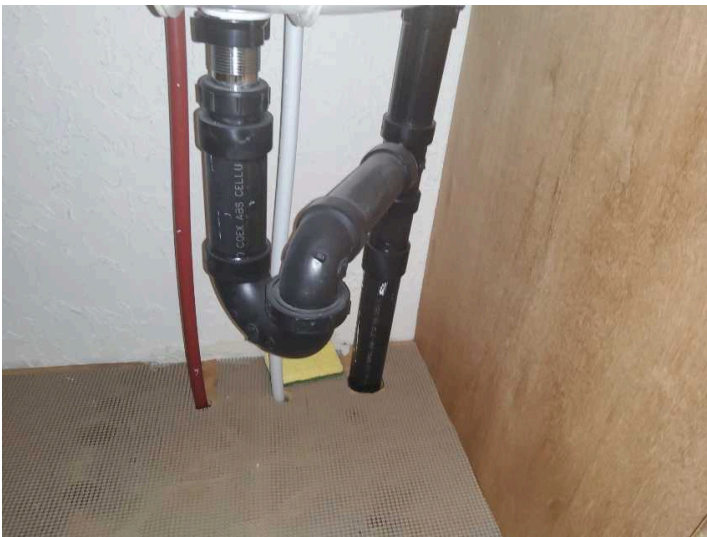
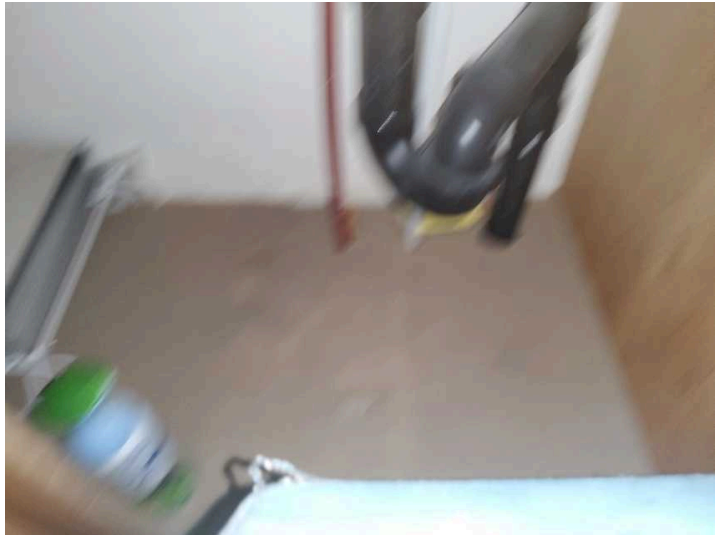
B. Drains, Wastes, Vents

Type of Drain Piping Material:

- **PVC**

Observations:

- Drains slow



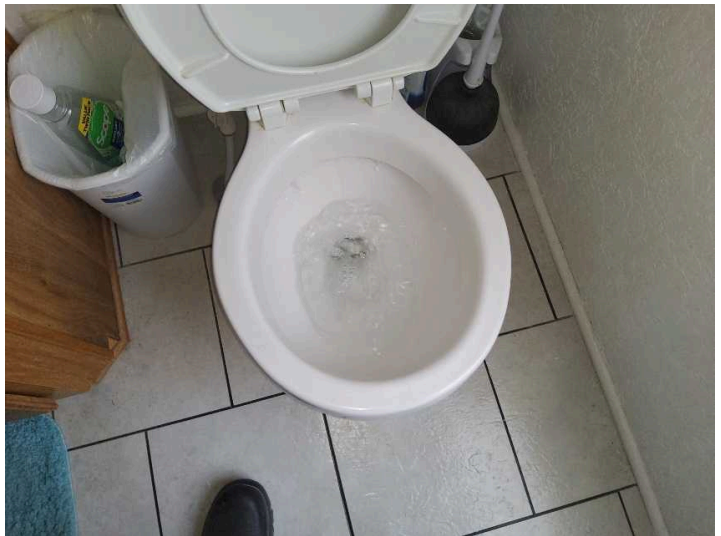
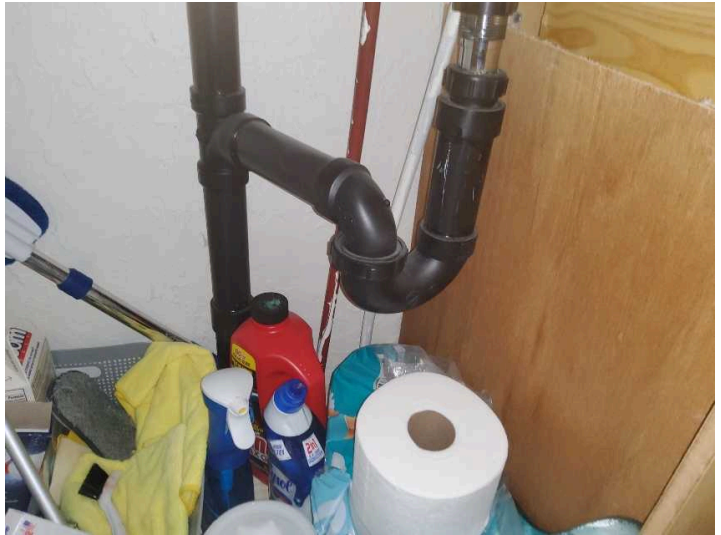
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Drains slow

X			
---	--	--	--

C. Water Heating Equipment

Energy Source:

- Water heater is electric powered
- Water heater is located in the exterior cabinet

Capacity:

- Unit is 40 gallons

Comments:

- Water heaters have a typical life expectancy of 7 to 12 years. One can not predict with certainty when replacement will become necessary.
- Water heater installed 5/20

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Water heaters have a typical life expectancy of 7 to 12 years. One can not predict with certainty when replacement will become necessary.

Water heater installed 5/20

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Gas Distribution Systems and Gas Appliances
--------------------------	--------------------------	-------------------------------------	--------------------------	--

Location of Gas Meter:

Type of Gas Distribution Piping Material:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
--------------------------	--------------------------	-------------------------------------	--------------------------	----------

Materials:

Comments:

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
-------------------------------------	--------------------------	--------------------------	--------------------------	----------------

Comments:

- Operated.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Operated.

X			
---	--	--	--

B. Food Waste Disposers

Comments:

- Operated - appeared functional at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Operated - appeared functional at time of inspection.

X			
---	--	--	--

C. Range Hood and Exhaust Systems

Comments:

- Hood with fan
- Unit operated normally



Hood with fan



Unit operated normally

X			
---	--	--	--

D. Ranges, Cooktops, and Ovens

Comments:

- Oven(s) operated when tested.
- Oven: Electric radiant heating coils
- Oven(s): Electric
- All heating elements operated when tested.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



All heating elements operated when tested.



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan was operated and no issues were found.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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G. Garage Door Operators

Door Type:
Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

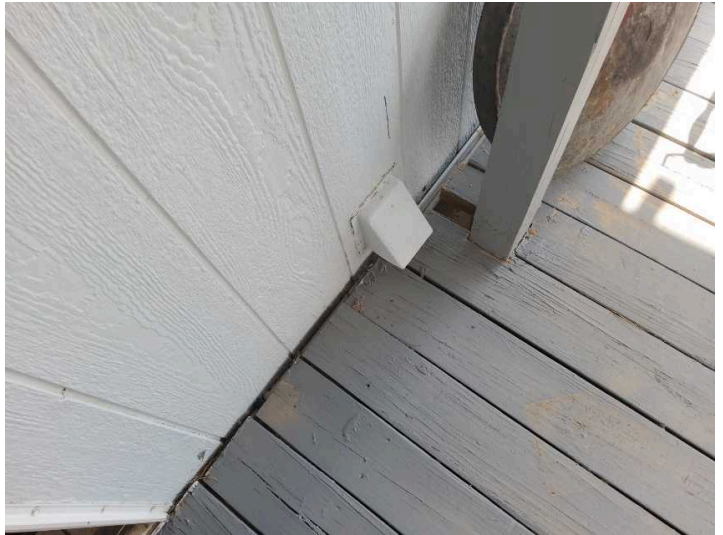
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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I. Other

Comments:

VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Landscape Irrigation (Sprinkler) Systems

Comments:

• 0

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Outbuildings

Materials:

• Metal storage building

Comments:

• In fair condition

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



In fair condition



In fair condition

☐ ☐ ☒ ☐

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

Type of Pump:

Type of Storage Equipment:

Comments:

☐ ☐ ☒ ☐

E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☐☐☒☐

F. Other Built-in Appliances

Comments:

☐☐☒☐

G. Other

Comments:

Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary