



HIS AND HERS HOME INSPECTIONS SERVICE LLC

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TREC REI 7-6 H & H

10817 Drinkwater Dr  
Denton, TX 76207



Inspector

Russell Richardson

TREC #22931

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# PROPERTY INSPECTION REPORT FORM

David Garland <i>Name of Client</i>	02/17/2026 9:00 am <i>Date of Inspection</i>
10817 Drinkwater Dr, Denton, TX 76207 <i>Address of Inspected Property</i>	
Russell Richardson <i>Name of Inspector</i>	TREC #22931 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## 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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*In Attendance:* Owner

*Occupancy:* Occupied, Furnished

*Weather Conditions:* Cloudy, Recent Rain

*Type of Building:* Single Family

*Temperature (approximate):* 60 Fahrenheit (F)

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I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Slab on Grade

*Performing with deficiencies:*

Performing satisfactory at inspection with some deficiencies below

**1: Cracking**

[Maintenance Item](#)

Observed exterior foundation cracking. Recommend repair



Lower plate bolt exposed on left rear

**B. Grading and Drainage**

**1: High soil**

[Maintenance Item](#)

Observed high soil that could lead to moisture or pest damage. Recommend repair



Front bed

**C. Roof Covering Materials**

*Viewed From:* Walked on roof

*Types of Roof Covering:* Composition

**1: Damaged roofing**

[Maintenance Item](#)

Observed one or more areas with damaged roofing materials. Recommend repair

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

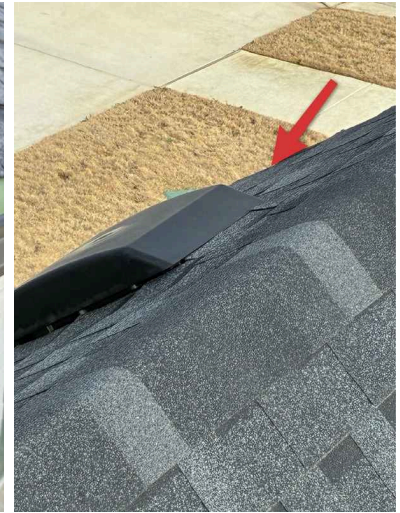
I	NI	NP	D
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Front entry



Front entry



Front right upper vent. Shingles not trimmed at top.

**D. Roof Structures and Attics**

*Viewed From: Attic*

*Approximate Average Depth of Insulation: 14 Inches*

*Performing:*

Performing satisfactory at inspection

*Limited visibility :*

Attic was viewed with limited visibility due to insulation and structure. Info.

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

**1: Interior kitchen caulking maintenance**

[Maintenance Item](#)

Observed caulking maintenance needed in kitchen at one or all of the following. Floor to cabinet, sink to countertop, and countertop to backsplash. Recommend repair



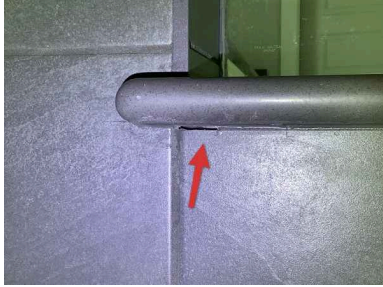
Around Island at countertop to cabinets

**2: Interior bathroom caulking maintenance**

[Maintenance Item](#)

Observed caulking maintenance needed in bathrooms at one or all of the following. Floor to cabinet, countertop, tub surround, and toilet to floor. Recommend repair

I	NI	NP	D
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Primary bathroom shower ledge

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### 3: Drywall damage

[Maintenance Item](#)

Observed drywall damage. Recommend repair



Front storage closet behind door

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### 4: Unfinished paint

[Maintenance Item](#)

Observed unfinished paint and texture throughout structure. Recommend repair



Tops of exit door trim

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### 5: Exterior caulking/stucco maintenance

[Maintenance Item](#)

Observed caulking/stucco maintenance needed around exterior windows, trim, and penetrations. Recommend repair

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I	NI	NP	D
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Bottom of front door threshold



Front right corner trim gap



Right side dining room. Cracking



Light coverage at corners around structure



Light coverage at corners around structure



Light coverage



Back patio



Minor damage at back patio on lower walls

**F. Ceilings and Floors**

**1: Floor not sealed to door**

[Maintenance Item](#)

Observed floor not sealed at door. Recommend repair

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I	NI	NP	D
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Front of large slider

**2: Poor paint coverage**

[Maintenance Item](#)

Observed poor paint coverage in one or more locations at ceilings. Recommend repair



Touch ups around dining area

**G. Doors (Interior and Exterior)**  
*Performing :*  
 Performing satisfactory at inspection

**H. Windows**

**1: Missing/Damaged Screen(s)**

[Maintenance Item](#)

Observed one or more window screens missing/damaged. Recommend repair



Screens Missing

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

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

I	NI	NP	D
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**J. Fireplaces and Chimneys**

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

*Performing :*  
Performing satisfactory at inspection

I	NI	NP	D
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## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

**1: Lug covers missing**

**▲Safety Hazard**

Observed service entrance lug caps not installed. This was acceptable prior to 2020. Recommend licensed electrician repair.

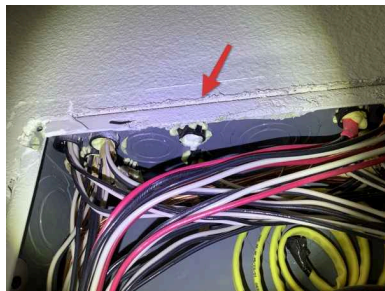


Not installed properly

**2: Open knock outs**

**▲Safety Hazard**

Observed open knock outs in panel. Recommend licensed electrician repair.

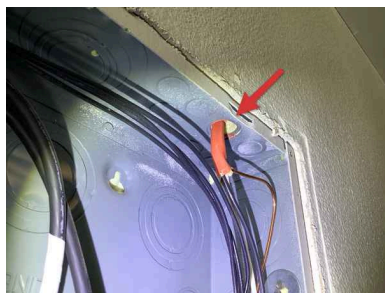


Large garage sub panel

**3: Protective grommets/clamps**

**▲Safety Hazard**

Observed wire entries not protected with grommets or wire clamps. Recommend licensed electrician repair.



Small garage sub panel

**4: Abandoned breakers**

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

I	NI	NP	D
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**▲Safety Hazard**

Observed abandoned unused breakers left in panel. Recommend licensed electrician repair. Safety Hazard



Large garage sub panel

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

*Type of Wiring:* Copper

**1: No GFCI Protection**

**▲Safety Hazard**

Observed not all required locations to have GFCI protection. Kitchen, bathrooms, garage, laundry, and exterior are the requirements. Recommend repair.

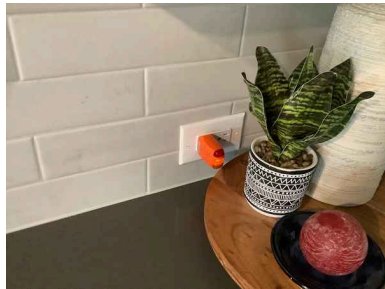


Outside powder room. Within 6ft of sink

**2: Loose Receptacle**

**▲Safety Hazard**

Observed one or more loose receptacles around house. Recommend repair



Butler pantry and left of oven



Front storage closet

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

I	NI	NP	D
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**3: Open Ground Receptacle**

**▲Safety Hazard**

Observed receptacle with open ground when tested. Recommend repair.



Butler pantry



Front suite. Not resetting properly every time

C. Other

I	NI	NP	D
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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- A. Heating Equipment**  
*Type of Systems:* Forced Air  
*Performing:*  
 Performing satisfactory at inspection  
  
*Energy Sources:* Natural Gas

- B. Cooling Equipment**  
*Type of Systems:* Electric, Central Air Conditioner  
*Temperature Differentials :*  
 Temperature differential 49/65  
  
 Standard 15-22 degrees.

Return and Conditioned air registers  
*Performing:*  
 Performing satisfactory at inspection

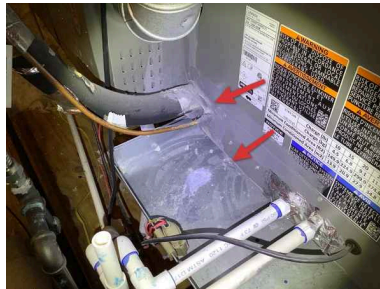
**1: Cabinet not sealed**

 Maintenance Item

Observed cabinet not sealed. Recommend repair



Top and bottom seal



Line entry

**2: Primary drain**

 Recommendation

Observed primary drain line not properly supported and running uphill. Recommend repair



Attic

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

I	NI	NP	D
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**C. Duct Systems, Chases, and Vents**

**1: Ducts Not Properly Sealed**

🔴 Recommendation

Observed air supply ducts were not properly sealed. Recommend a qualified HVAC contractor seal supply and return ducts for maximum efficiency.



Flanges not implemented

**D. Other**

I	NI	NP	D
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### IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution Systems, and Fixtures**

*Location of Main Water Supply Valve : At meter*

*Static Water Pressure Reading: 60*

*Type of Supply Piping Material: PEX*

**1: Toilet loose at floor**

**➔Recommendation**

Observed toilet loose at floor and needs sealing. Recommend repair



Front suite

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

*Type of Drain Piping Material: PVC*

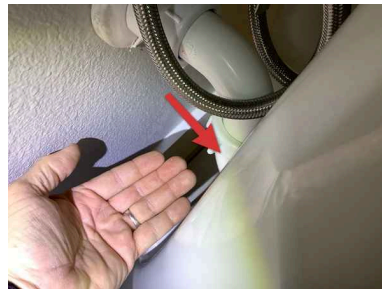
**1: Leak**

**➔Recommendation**

Observed drain line leaking or evidence of previous leaking. Recommend repair



Front suite toilet leaking at base



Powder room sink

**2: Evidence of previous leak**

**🔧Maintenance Item**

Observed evidence of a previous drain line leak. Recommend monitor

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

I NI NP D



Kitchen

**3: Loose connection**

🔴Recommendation

Observed drain line not connected properly. Recommend repair



Front suite

**C. Water Heating Equipment**

*Energy Sources:* Gas

*Capacity:* 0 Gallons

**1: Neutralizer**

🔴Recommendation

Observed water heater Neutralizer needing service. Recommend repair



Service needed

**D. Hydro-Massage Therapy Equipment**

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

*Location of Gas Meter:* Exterior

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*Type of Gas Distribution Piping Material:* Black steel  
*Performing :*  
Performing satisfactory at inspection

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

I	NI	NP	D
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### V. APPLIANCES

**A. Dishwashers**  
*Performing:*  
 Performing satisfactory at inspection

**B. Food Waste Disposers**  
*Performing :*  
 Performing satisfactory at inspection

**C. Range Hood and Exhaust Systems**  
*Performing:*  
 Performing satisfactory at inspection

**D. Ranges, Cooktops, and Ovens**  
*Performing:*  
 Performing satisfactory at inspection

**E. Microwave Ovens**  
*Performing :*  
 Performing satisfactory at inspection

**F. Mechanical Exhaust Vents and Bathroom Heaters**  
**1: No pest screen**  
 🟡Recommendation  
 Observed exterior vent fixtures with no pest screens. Recommend repair



Right side

**G. Garage Door Operators**

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

I	NI	NP	D
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*Performing :*  
Performing satisfactory at inspection

**H. Dryer Exhaust Systems**  
*Performing :*  
Performing satisfactory at inspection