BPG Inspection, LLC

330 Preston Trail
Boerne TX 78006

Client(s): Combs
Inspection Date: 10/27/2026
Inspector: Russell Jungmann , TREC 21899-PI (TX)

Toni Combs	10/27/2026
Name of Client	*Date of Inspection*
330 Preston Trail, Boerne, TX 78006	
Address of Inspected Property	
Russell Jungmann	TREC 21899-PI (TX)
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.

RESPONSIBILTY 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).

RESPONSIBILTY 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 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:

UNDERSTANDING THE FULL EXTENT OF NEEDED REPAIRS

It is recommended that the client consults with service companies and/or contractors in respective categories included in the inspection report, and to acquire written bids for determining scope of, and making proper correction(s). Our efforts and inspection findings are confined to problem identification for major repairs observed. BPG Inspections does not analyze the design of the building, determine if construction is in conformance with plans or manufactures specifications, or make references as to whether or not the building construction is in strict compliance with building codes. Items in the Property Information Report may not have been included in the Key Findings. Clients and Agents should read the entire Inspection Report and contact the inspector with any questions.

THE FOLLOWING ITEMS HAVE LIMITS TO THE INSPECTORS FINDINGS

Attics due to limited clearance, lack of solid walkways, and or storage, floors due to coverings and or furnishings, electrical items due to storage/furnishings/safety, garage(s) due to storage, the condition of walls, ceilings due to recent painting or coverings, exterior walls and structure due to excessive plant growth and or limited access, areas under a pier & beam foundation due to limited access or the safety of the inspector, and the inside of HVAC equipment including ducts, heat exchangers or other components covered by panels.

WE OFTEN DO NOT INSPECT THE FOLLOWING UNLESS NOTED

Detached buildings, decks, docks, fences, septic systems, water wells, water quality, water treatment equipment, sub surface drains/pumps, sewer lines, sub-surface/hidden plumbing components, outdoor kitchens, audio visual systems, light fixtures/ light bulbs compatibility, sound systems, low voltage lighting, remote controlled items, solar panels, smart home components/ lighting, landscape lighting, fiber optic lighting, soffit outlets, electric gates/fences, alarm systems, central vacuums, intercom systems, or water softeners. Client(s) may want to consider additional inspections/testing based on personal levels of risk tolerance.

IMPORTANT ADDITIONAL INFORMATION

If the Client(s) were not present at the time of the inspection, they are encouraged to contact the inspector for a review of the inspection and any limitations that may apply. Photos used in this report are a often just a representation of conditions and client(s) should expect that additional defective conditions may be present.

Prior to closing you should schedule a final walk-through/inspection to check the condition of the property. At this time you may be able to check the areas that were concealed at the time of the inspection and notice anything that may have changed since the original home inspection. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase.

DIRECTIONAL COMMENTS USED IN REPORT

For the purpose of clarification, written comments in the report are noted as, right, left, front and back as determined by standing at street, and looking towards the front of the property, unless other directions are noted.

Comment Key or Definitions

The following comment\descriptions assist in understanding the comments and categories used with the reporting of the current conditions. Comment in the report and the key finding should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests the need to seek second opinion(s) and written estimates of needed repairs.

Inspected (I) = The accessible item was observed/operated and commented on. We do not comment on normal wear and tear.

Not Inspected (NI)= Item was not inspected, reason will be stated in the report. No representations of items condition has been provided. .

Not Present (NP) = The items or component did not appear to be present.

Deficient (D) = The item, component that in the inspector judgment has conditions that adversely and materially affects the item or may constitutes a hazard that client should consider addressing.

This inspection was performed for the home owner and was inspected to the current standards and practices for home inspectors as required by the Texas Real Estate Commission. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty expressed or implied to any other party. Any prospective buyer can hire a different inspector of their choice or BPG can return for a fee to review the current conditions of the property and generate a new report.

Style of Home: Single Family, Two Story	**Age Of Home:** 1 - 5 Years	**Attendees:** Owners
Home Status: Occupied	**Status of Utilities:** All Utilities Active	**Weather:** Clear
Temperature: Over 70	**Recommended Professionals:** (Based on reported deficiencies)	

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I. Structural Systems

The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". The client should understand that inspectors are not professional engineers. This inspection is neither an engineering report or evaluation, nor should it be considered one. Our inspection is based on general observation of the foundation, the inspector's personal experience with similar structures, and is performed without the use of specialized tools or procedures. If any cause for concern is noted on this report, or if you want further evaluation, you should consider contracting a structural engineer of your choice.

Expansive clay soils are common in central Texas. The soil can expand in volume (swell) when wet and can decrease in volume (shrink) when dry. This change in volume in the supporting soil can cause a corresponding reaction to a house foundation. Ensuring a consistent moisture level in the soil should help in maintaining stability of the foundation.

Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include obvious damage or typical maintenance conditions.

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab on grade
Foundation method of inspection: Visual inspection of exterior/interior components
Foundation performance: No problems observed
Comments:
The visual inspection of this property revealed no significant defects or evidence of repairs needed at this time.

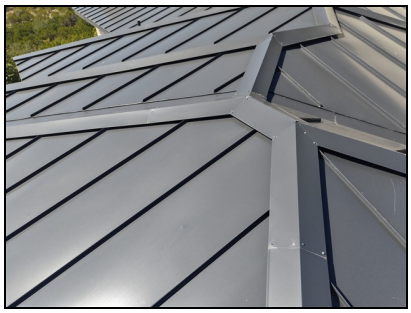
☒ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:
The grading surrounding the structure appears adequate to properly drain runoff away from foundation.

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: Metal - Standing Seam, Rubber membrane
Roof Viewed From: Air/Drone - Due to height/safety concerns
Signs of Previous Repairs: No
Comments:
The roof was inspected with a drone due to the height and limited access of the roof. Although the roof provides a view of the roof, the inspection is still limited due to height limits of the drone. If further information about the condition of the roof is desired it is recommended to contact a qualified roofer.

The roof covering appeared in good condition. No leaks were active at time of inspection.



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Signs of ponding observed at the flat roof covering.

A diverter flashing should be installed on the roof or eaves over the A/C condensers to prevent runoff from draining directly onto the units.

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☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Attic Access Info: Attic hatch, Walk In Door(s)
Method used to observe attic: Entered attic and performed a visual inspection, Limited (due to inspector no walking on framing memebers), Viewed attic from access hatch (due to limitations of space/safety)
Attic Insulation Levels: 11+ inches
Signs of Rodent Activity: No
Roof Structure: Stick-built (Rafters)
Evidence of water penetration: No
Roof Ventilation: Soffit Vents, Continuous Ridge vents
Comments:
The structure was in good condition. No leaks were active or apparent at time of inspection.Only areas of the attic determined accessible by the inspector are inspected. Very tight access allowed for limited view only. If further attic evaluation is desired a general contractor should be consulted. Pictures included for your convenience.

Inspecting for the presence or absence of rodents or other wildlife in the property is outside the scope of a home inspection. While we did not observe any outward signs of an infestation today, such as feces, trails or traps, a home inspection cannot provide any guarantee that any property is free from an infestation today or will remain free from an infestation in the future. We encourage you to inquire with the seller for any history of wildlife intrusions at the property and you may also wish to contact your pest control provider to see if they offer services that help prevent wildlife intrusions.

The attic hatch is not insulated completely, nor does it have weather stripping installed at edge of door that meets ceiling framing. Recommend fully insulating the attic stairway to keep the house more energy efficient.

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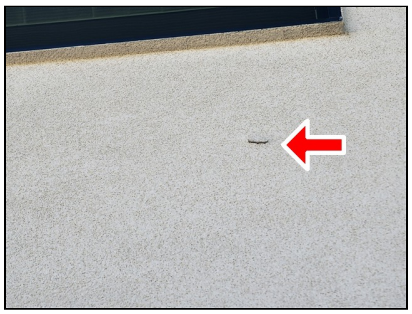
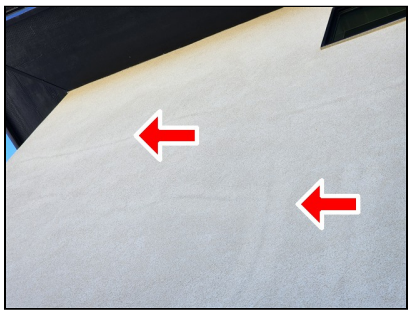
☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Comments:

Minor damage and stucco cracks observed on the right side of the home.





The interior garage wall not sealed at the water softener penetrations.

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

Cracked tile observed at the master bathroom floor near the toilet.

☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Comments:

The occupant door leading from the attached garage into the house is not self closing. I recommend installing/

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adjusting self closing hinges on the door leading from the garage to the living space as a safety feature to prevent exhaust gases (car, appliance) from entering the house.

Observed missing door stops.

☒ ☐ ☐ ☐ **H. Windows**
Comments:
All accessible windows were opened and found to be in operable condition.

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

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**
Comments:
No deficiencies were observed at the time of inspection.

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

II. Electrical Systems

Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting. Intercom systems are not inspected.

Random testing of electrical outlets only; not all outlets are tested. In the event branch aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled. Light bulbs not functioning may be burnt bulbs and may not be reported. Fixtures with daylight sensors or that are on timers are not inspected.

☒ ☐ ☐ ☐ **A. Service Entrance and Panels**
Electrical Service: Underground Service
Panel Type: Circuit breakers
Ground System: Not Visible - Driven Into Grade

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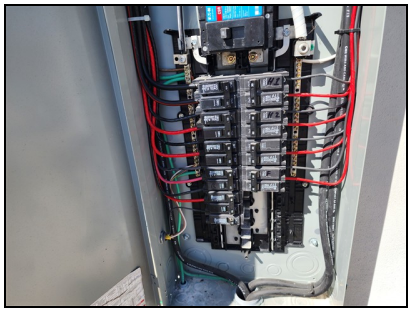
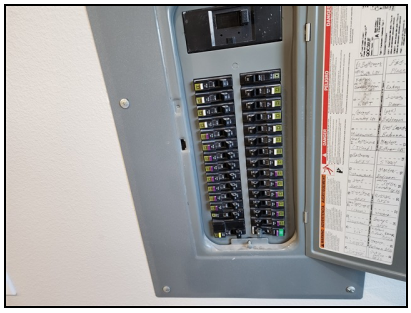
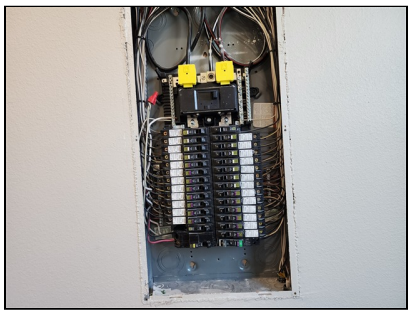
Comments:
The system panels were installed correctly, grounded and bonded.

☒ ☐ ☐ ☐ **B. Branch Circuits, Connected Devices, and Fixtures**
Type of Branch Circuit Wiring: NM (non-metallic sheathed)
GFCI Protection: Present in all proper locations
Arc-fault Protection: Appears to be fully protected
Tamper Resistant Outlets: Present
Comments:

III. Heating, Ventilation and Air Conditioning Systems

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating the systems via the thermostat and checking for appropriate response. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not technically exhaustive as the inspection does not removal all panels/covers or dismantle parts that would otherwise reveal something that only a licensed HVAC contractor is allowed to provide. Any items mentioned in this report should be considered before purchase. It is recommended that qualified HVAC contractors be used to provide a second opinion and written estimates of any needed repairs.

Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Heat pump systems are tested in emergency heat mode only. The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected.

Semi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our the home inspection.

☒ ☐ ☐ ☐ **A. Heating Equipment**
Type of Heating System(s): Forced Air-Functioning
Heating Energy Source: Electric

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Comments:
The unit(s) functioned at the time of inspection.

☒☐☐☒ **B. Cooling Equipment**
Type of Cooling Systems: Split Central A/C unit(s)
Number of Cooling Systems: Two
Temperature Differential: 15-22 Degrees F (Acceptable)
Differential Measured: IR thermometer at registers, probe thermometer(s) at coil/plenum
Comments:
The unit(s) functioned at the time of inspection. Target temperature drops between 15-22 degrees were obtained.

Repair/replace insulation on refrigerant lines between house and condenser.

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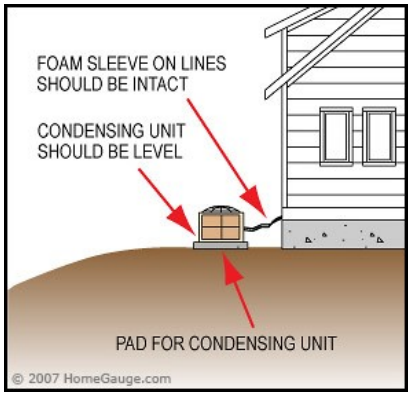
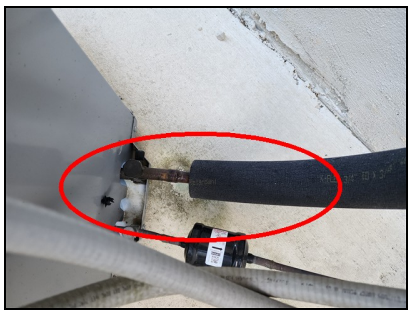




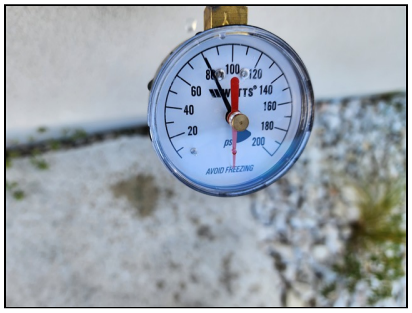
☒☐☐☐ **C. Duct Systems, Chases, and Vents**
Ductwork: Insulated Flex Duct
Comments:

IV. Plumbing System

The inspection does not include condition of gas or plumbing lines concealed in walls, floors, attic, ground or foundation. Water wells, water-conditioning systems, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection, unless otherwise noted. Clothes washing machine and Icemaker hose bibs are not tested.

☒☐☐☐ **A. Plumbing Supply, Distribution Systems and Fixtures**
Location of water meter: Front
Location of main water supply valve: At the meter
Static water pressure reading: 60 PSI - 80 PSI
Visible Water Supply Material: PEX
Comments:
Water meter, main shut off and PRV valve at front.

The water pressure to the home is within the standards of 40-80 PSI.



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☒ ☐ ☐ ☐ **B. Drains, Wastes, and Vents**
Visible Drain/Waste Line Material: Unknown
Comments:

☒ ☐ ☐ ☐ **C. Water Heating Equipment**
Capacity: (2) 40 Gallon
Energy Sources: Electric
Temperature Pressure Releif Valve (TPRV) Tested: No-Due to Age/Potentail leaks
Comments:
The water heater(s) functioned normally at time of inspection.

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

☐ ☐ ☒ ☐ **E. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter and Main Shut-Off: N/A
Type of gas distribution piping material: N/A
Comments:

V. Appliances

We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted. The inspector is not required to determine recalls, product lawsuits, manufacturer or regulatory requirements. To search for recalls, one may visit www.recalls.gov as a resource for federal recalls.

☒ ☐ ☐ ☐ **A. Dishwashers**
Comments:
The appliance was functional when tested in short/normal cycle. The spray bars activated, as well as the detergent dispenser.

☒ ☐ ☐ ☐ **B. Food Waste Disposers**
Comments:
Appliance was functional at time of inspection.

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**
Comments:
The vent fan functioned and is vented to the exterior.

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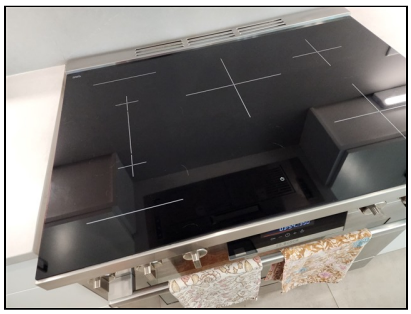
☒ ☐ ☐ ☒ D. Ranges, Cooktops, and Ovens

Comments:
The cooktop and oven functioned at the time of inspection.



There is no child protection anti-tip device installed. Anti-tip brackets prevent the stove from accidently tipping over if weight is placed on the oven door

☒ ☐ ☐ ☐ E. Microwave Ovens

Comments:
Appliance was functional at time of inspection.

☒ ☐ ☐ ☐ F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:
The fans were functional, and vented to the exterior as required.

☒ ☐ ☐ ☐ G. Garage Door Operators

Comments:
Functional. Auto-reversed when IR beams obstructed. The downward pressure safety reverse was not tested; check it periodically to ensure it reverses properly.

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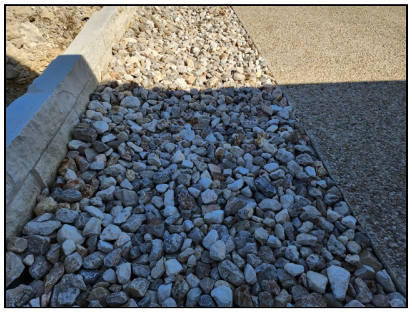
☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**
Comments:

VI. Optional Systems

☒ ☐ ☐ ☒ **A. Landscape Irrigation (Sprinkler) Systems**
Comments:
Sprinkler system backflow preventive at front.

The system responded and functioned normally when tested in manual mode. Limited view due to each zone being drip irrigation.



There is no zone map/legend present at the control box to indicate which area each zone controls.