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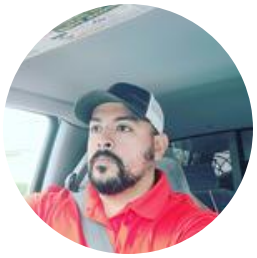
TREC REI 7-6

13402 Turnesa Ter
San Antonio, TX 78221



Inspector
Daniel Flores
Inspector #24027
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IH10 Realty
2106853852
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PROPERTY INSPECTION REPORT FORM

Romeo Valverde	10/21/2026 9:30 am
Name of Client	*Date of Inspection*
13402 Turnesa Ter, San Antonio, TX 78221	
Address of Inspected Property	
Daniel Flores	Inspector #24027
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).

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 (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

In Attendance: Owner
Occupancy: Furnished, Occupied
Style: House, Traditional
Temperature (approximate): 79 Fahrenheit (F)
Type of Building: Attached, Single Family
Weather Conditions: Clear, Sunny, 8am - 11am
Home Occupied/ Furnished/ Staged:
The home was Occupied/ Furnished/ Staged. Furnishings and items in the home may conceal deficiencies and or may not allow access to a whole system.

The home inspector does not move, lift or climb onto furnishings/items in order to inspect a system and/or a component of said system.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation : Slab on Grade

Foundation is Performing as Intended:

The foundation was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.

NOTE:

If any concerns exist about the current or future foundation performance, the inspector recommends that a foundation specialist/structural engineer be consulted prior to closing.

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

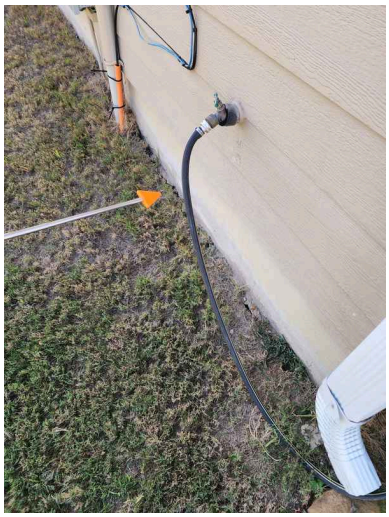
The grading and drainage system and components were inspected according to today's Texas standards of practice.

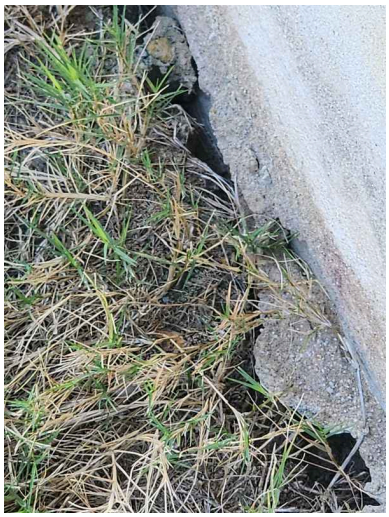
1: Soil Shrinkage

Recommendation

The soil around the foundation perimeter wall was found to be pulling away from the foundation wall (shrinkage). If left unattended, this situation could worsen causing the foundation to move, shift, and settle oddly.

Recommendation: Contact a qualified professional.





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

Type of Roof Coverings : Asphalt, Roof Shingle -

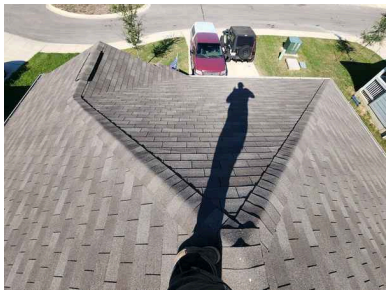
NOTE:

Life expectancy of the roofing covering materials is not covered by this home inspection report. If any concerns exist about the roof covering life expectancy or potential for failure problems, a roofing specialist should be consulted. The inspection does not determine the insurability of the roof. You are strongly

encouraged to have your insurance company and a roof covering specialist physically inspect the roof prior to closing to fully evaluate the condition and insurability of the roof. Roof covering materials are inspected according to current Texas real estate commission Texas Standards of practice.

NOTE:

The inspection of the roof does not preclude the possibility of leakage or water damage. Leakage or water damage can occur at any time and may depend on rain intensity, when velocity and direction and other environmental factors. The entire underside of the roof sheathing is not visible or accessible and cannot be inspected for indications of leaks.



Roof Inspection Method : Walked Roof

Comments:

The roof coverings were inspected according to today's Texas standards of practice.

NOTE:

Roof coverings should be closely monitored over time for wear and whether damage. If the buyer has any remaining concerns about the roof covering materials, the inspecter recommends that a roof covering specialist be consulted.

Note:

Life expectancy of the roof covering materials is not covered by this home inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company and a roofing expert physically inspect the roof if any concerns arise. Roof covering materials are inspected according to current Texas real estate commission Texas standards of practice.

Note:

The inspection of the roof does not preclude the possibility of leakage or water damage. Leakage or water damage can occur at any time and may depend on rain intensity, wind velocity and direction and other

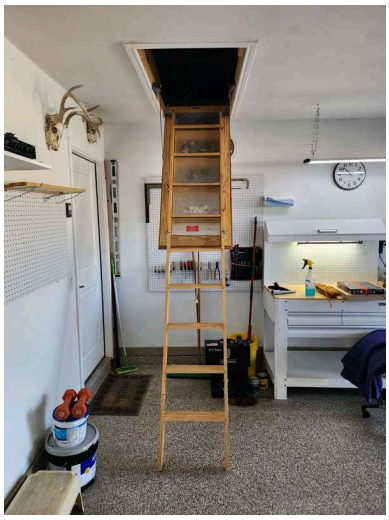
I	NI	NP	D

environmental factors. The entire underside of the roof sheathing is not visible or accessible and can not be expected for indications of leaks.

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

Viewed From: Attic -

The visible area of the roof structure and attic were inspected according to today's Texas standards of practice.



Approximate Average Depth of Insulation: 11 Loose Fill Cellulose

Performing as intended. :

The visible areas of the roof structure and attic were inspected according to today's Texas standards of practice and were performing as intended at the time of inspection.

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

Comments:

The interior & exterior walls were inspected according to today's Texas standards of practice and were performing as intended at the time of the inspection.

Exterior Wall Material : Cement Panel (Hardie)

1: Cracks - Minor

Recommendation

Minor cracking was observed in wall structure. Recommend monitoring & repair accordingly.

Recommendation: Recommended DIY Project

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

I	NI	NP	D

2: Damaged Drywall

Recommendation

Damaged drywall was observed in the home. Damaged drywall should be repaired to prevent further deterioration.

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D

3: Siding - Sealant

Recommendation

The siding needs sealant on butt-joints. This will help prevent water damage and deterioration.

Recommendation: Contact a qualified professional.

Throughout exterior wall

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

The ceilings and floors were inspected according to today's Texas standards of practice.

Note:

Freshly painted or repaired ceilings or floors may conceal defects that would otherwise be observed. Ceiling and/or floors should be monitored over time for defects that may be concealed at the time of inspection.

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

I	NI	NP	D

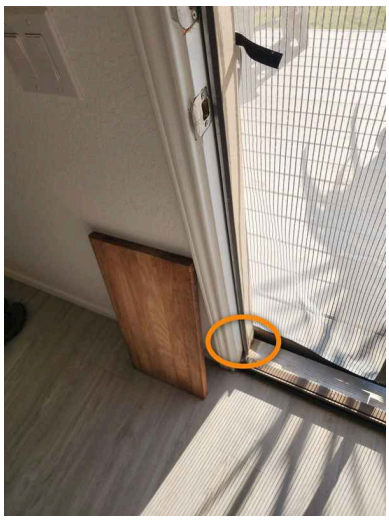
☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Performing as Intended :
All doors were inspected according to today's Texas standards of practice and were performing as intended at the time of inspection.

1: Damaged/ Deteriorated Door Trim
Recommendation

Damaged and or deteriorated door trim was observed. Monitor and repair accordingly.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ **H. Windows**

Wondows:
The windows were inspected according to today's Texas standards of practice and were performing as intended at the time of inspection.

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

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

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

Comments:
The porches, poured concrete, sidewalks, and patios were inspected according to today's Texas standards of practice and were performing as intended at the time of the inspection.

1: Differential Movement in Flatwork
Recommendation

Differential movement of the flat work such as driveways, walkways, & patio was observed. Differential movement in flatwork may be an indication of movement, settlement or other defects and should be repaired

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

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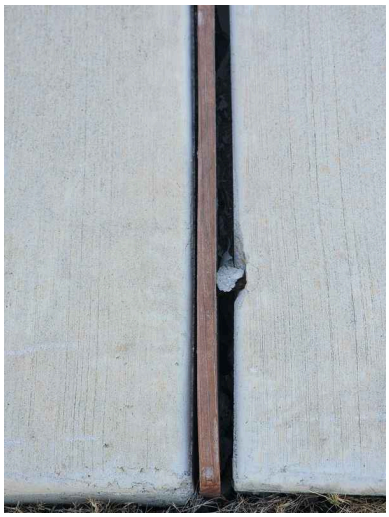
as **needed**. Monitor and repair accordingly.

Recommendation: Contact a qualified professional.



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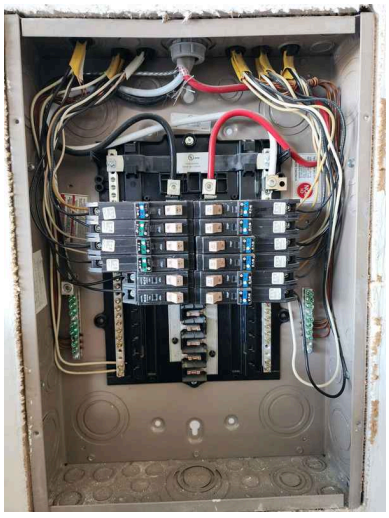
I	NI	NP	D

II. ELECTRICAL SYSTEMS

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

Comments:
The main electrical service entrance and service panel was inspected according to today's Texas standards of practice and was performing as intended at the time of the inspection.



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

Type of Wiring: Copper

Comments:
The electrical system branch circuits and connected devices were inspected according to today's Texas standards of practice.

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

I	NI	NP	D

NOTE:

Electrical components concealed behind finished surfaces or under insolation are not expected. The inspection does not include remote control devices, alarm systems common low voltage wiring, and ancillary wiring or intercoms.

NOTE:

It is recommended to replace smoke and fire alarm batteries with each change of ownership and once annually for reasons of safety. Replacement of smoke and fire alarms order than 10 years is recommended.

☐ ☐ ☐ ☐ **C. Other**

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Heat Pump -
The heating equipment was inspected according to today's Texas standards of practice.

Energy Sources: Electric

Comments:
The heating equipment was inspected according to today's Texas standards of practice.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Electric, Central Air Conditioner -
The cooling equipment was inspected according to today's Texas standards of practice and or local code and was performing as intended.

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

I	NI	NP	D

Comments:
The cooling equipment was inspected according to today's Texas standards of practice and was performing as intended at the time of inspection.

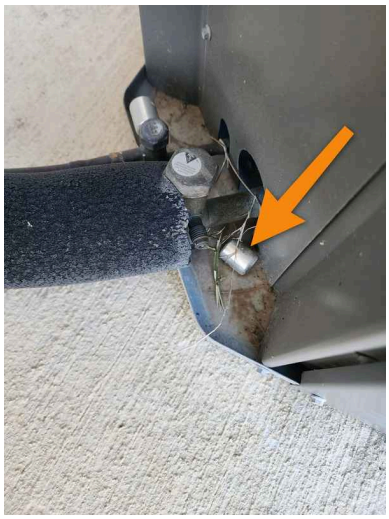
Differential Temp: 16

1: Missing Locking Caps
Recommendation

The locking caps are missing or have not been installed of HVAC coolant ports.

As of 2009, any & all HVAC systems are required to have locking caps on all units in residential or commercial property. Residents are subject to significant fines. Only a licensed HVAC company may install or remove.

Recommendation: Contact a qualified HVAC professional.



☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**

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

I	NI	NP	D

Comments:
The visible duct systems, and vents were inspected according to today's Texas standards of practice and were performing as intended at the time of inspection.

☐ ☐ ☐ ☐ **D. Other**

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Location of Water Meter: Exterior

Location of Main Water Supply Valve : Next to Meter, Pressure Regulator - Located next to Meter

Static Water Pressure Reading: 50

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

I	NI	NP	D

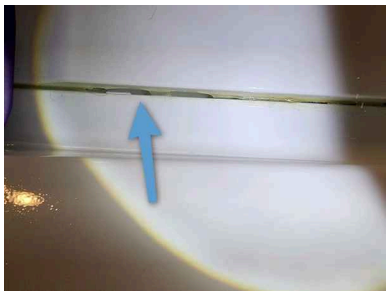
Type of Supply Piping Material: PEX
Comments:
The visible water supply system plumbing was inspected according to today's Texas standards of practice.

Note:

Portions of the plumbing system that were concealed by finishes, stored items, below grade or in or under the foundation were not visible and were not inspected.

1: Tub/Shower Surround needs Sealant
Maintenance Item
Where the tub/shower surround meet, this will need additional sealant. Possible water intrusion that can lead to damage.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**
Type of Drain Piping Material: PVC
Comments:
The drains, waste and vents were inspected according to today's Texas standards of practice.

1: Roof Penetration Boot Deficient
Recommendation

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

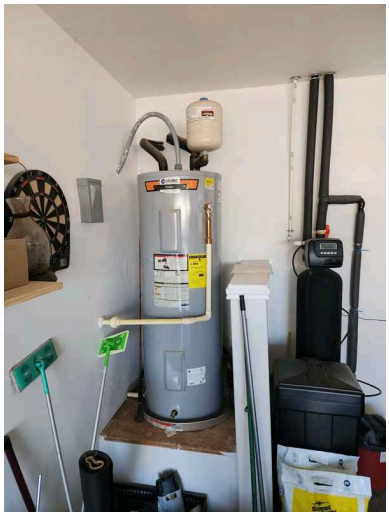
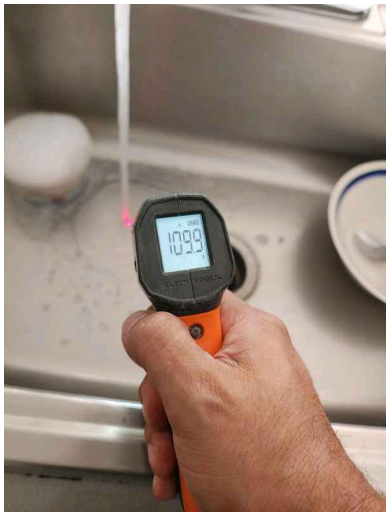
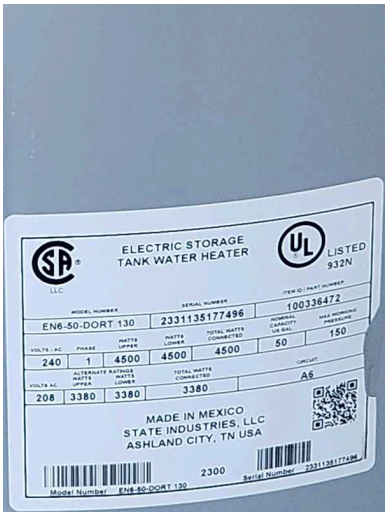
I	NI	NP	D

A roof penetration plumbing boot was found to be deficient. The boot is concaved and will allow water to collect. This will then cause the boot to deteriorate quicker and allow for possible water intrusion.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Electric

Capacity: 50 Gallons

Comments:

The water heating equipment was inspected according to today's Texas standards of practice.

1: Annual Maintenance Flush Needed

Maintenance Item

Water heaters should be flushed annually or during change of ownership to prevent sediment buildup and maintain efficiency.

This popping noise means there's sediment (mineral deposits) at the bottom of the water heater tank. Water under the sediment is steaming and bubbling up, pushing the sediment around and causing the popping noise.

Recommend a qualified plumber service and flush.

Recommendation: Contact a qualified plumbing contractor.

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

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

I	NI	NP	D

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

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

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:

The dishwasher was inspected according to today's Texas standards of practice and was performing as intended at the time of inspection.

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

The food waste disposer was inspected according to today's Texas standards of practice and was performing as intended at the time of inspection.

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

The range hood/exhaust was inspected according to today's Texas standards of practice and was performing as intended at the time of inspection.

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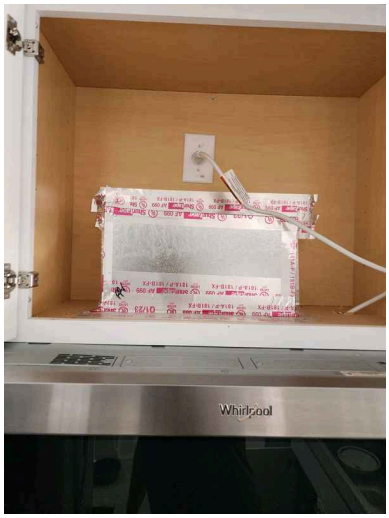
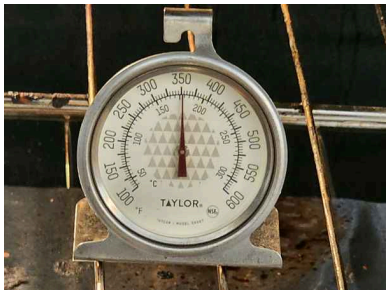


☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

Comments:

The range/cooktop was inspected according to today's Texas standards of practice and was performing as intended at the time of inspection.



☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

The microwave was inspected according to today's Texas standards of practice And Was performing as intended at the Time of inspection.

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

I	NI	NP	D

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

Comments:
The mechanical exhaust and bathroom heaters were inspected according to today's Texas standards of practice and were performing as intended

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:
The garage door operator was inspected according to today's Texas standards of practice and was performing as intended at the time of inspection.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:
The dryer exhaust sys. was inspected according to today's Texas standards of practice.

Note:

The national fire protection association recommends that all dryer vent ducts be made from straight metal dryer ducts rather than plastic or flexible metal for improved safety.

1: Regular Maintenance

Maintenance Item

The dryer vent system should be cleaned annually and/or when a real estate transaction is conducted.

Recommendation: Contact a qualified chimney sweep.