



TOP NOTCH HOME INSPECTIONS LLC

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SITA PRACTICUM INSPECTION REPORT

11753 Treehouse Trl
Justin, TX 76247



Inspector

Kylie Voet

LHI: 11432

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topnotchinspections.louisiana@gmail.com



PROPERTY INSPECTION REPORT FORM

TREC #5	09/30/2025 9:00 am
Name of Client	Date of Inspection
11753 Treehouse Trl, Justin, TX 76247	
Address of Inspected Property	
Kylie Voet	LHI: 11432
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

Occupancy: Vacant

In Attendance: None

Weather Conditions: Cloudy, Dry

Temperature (Approximate): 80-90

The direction the building faces: North

Type of Building: Single Family

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

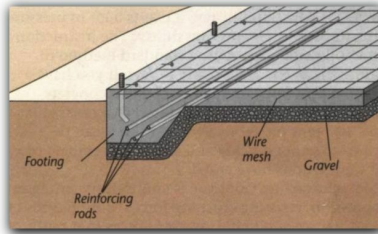
I. STRUCTURAL SYSTEMS**☒ ☐ ☐ ☒ A. Foundations***Comments:**Crawl Space Observed From:* N/A

Foundation Performance Opinion: Performing as intended: In my opinion the foundation appeared to be providing adequate support for the dwelling based on a limited visual observation today. At this time I did not observe any evidence that would indicate the presence of significant deflections in the foundation; there were no notable functional problems resulting from foundation movement; the interior and exterior stress indicators showed little effects of movement and I perceived the foundation to contain no significant unlevelness after walking the floors.

Signs of Structural Movement or Settling: Separations in joined materials

Slab on Ground Description:

As the name suggests, a slab on ground foundation is a single layer of concrete, several inches thick. The slab is poured thicker at the edges, to form an integral footing; reinforcing rods strengthen the thickened edge. The slab normally rests on a bed of crushed gravel to improve drainage. Casting a wire mesh in the concrete reduces the chance of cracking. A slab on grade is suitable in areas where the ground doesn't freeze, but it can also be adapted with insulation to prevent it from being affected by the frost heaves. (see below)



Type of Foundation: Slab on Ground

1: Poor Repair/Concrete Needs Repair

🔴 **Recommendation**

Garage

There were multiple areas where the concrete was patched and/or needs patched. The way that it is patched appears to be poorly done.

Damaged concrete results in a weaker, less durable floor, prone to cracking, crumbling, and spalling, which can cause structural damage Recommend a masonry Contractor fix this.

**☒ ☐ ☐ ☒ B. Grading and Drainage***Comments:**Roof Gutters:* Present**1: Ant bed noted outside**

🔵 **Maintenance Item**

There was an ant bed noted to be up against the house. Having pests up against house can cause them to enter home. Recommend putting out granules for ants.

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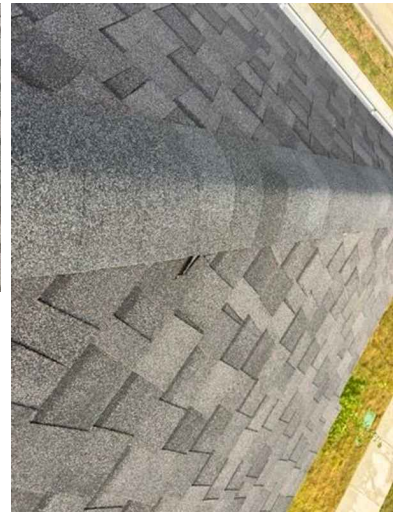
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C. Roof Covering Materials

Average Roof Condition Photos:



Comments:

Roof Condition: Good

Type of Roof: Gable

Types of Roof Covering: Asphalt

Viewed From: Ladder, Roof, Ground

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I	NI	NP	D
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1: Exposed fasteners

 Maintenance Item

There are exposed fasteners on the roof. Sealant should be applied to exposed fastener heads to prevent moisture from penetrating the roof in those areas.



2: Drip edge not secured

 Recommendation

The drip edge was not secured in one or more places on the fascia. This can lead to moisture intrusion. Recommend having roofing contractor evaluate and fix.



3: Fascia board cut too short

 Recommendation

The fascia board overhanging the roof is cut too short. This can cause moisture penetration and pests to enter the home. Recommend siding contractor evaluate and fix

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

Approximate Average Insulation Depth: Spray Foam



Attic Ventilation: Not Ventilated - Foam Encapsulated

Comments:

Insulation Type: Foam Encapsulation

Viewed From: Attic

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

Comments:



Exterior Siding Material: Cement Board, Stone



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D=Deficient

I	NI	NP	D
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1: Seal caulk joints at wall trim

 Maintenance Item

There are separated caulk joints at the interior wall trim at one or more locations. The joints should be sealed to help prevent moisture penetration in those areas.



2: Wall penetrations not sealed

 Maintenance Item

There are one or more exterior wall penetrations that are not sealed. The penetrations should be sealed to help prevent moisture and/or pest intrusion in those areas.



3: Scuffed walls

 Maintenance Item

There are multiple areas on the inside and outside of the home that have scuffs or paint on them. This is a cosmetic issue but if it is a problem for you, I recommend having the builder fix

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D=Deficient

I	NI	NP	D
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4: Handles Dirty

Maintenance Item

There are one or more areas that have buildup/drywall mud on the handles. Recommend cleaning off to allow door to lock properly.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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5: Ceiling not painted

 Maintenance Item

The ceiling was not painted only textured. This can lead to difficulty when cleaning the walls, as the texture can rub off. Recommend painting to ensure easy cleaning and sealing of room



☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

1: Ceiling- Common cracks

 Maintenance Item

There are cracks on the ceilings. This can be caused by expansion and contraction of construction materials and/or structural movement. Repair as necessary.

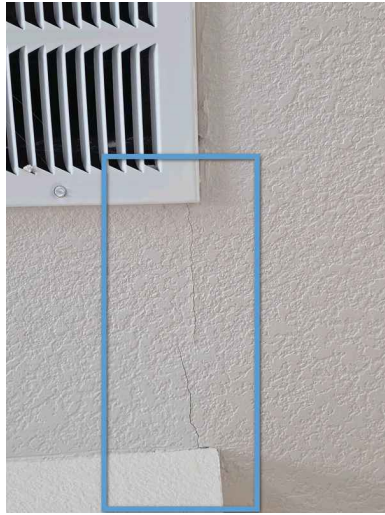
I=Inspected

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I	NI	NP	D
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2: Carpet not secured

Maintenance Item

Upstairs bathroom

The carpet is not secured in the upstairs bedroom. This can lead to damage to carpet, decreasing the lifespan of it. Recommend fixing



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

Comments:

1: Cabinet soft close not functioning

Maintenance Item

kitchen

When testing the cabinets in the kitchen, there were a few hinges that did not soft close properly. This can lead to damaged/loose cabinet doors. Recommend adjusting the screw to proper tension or replacing the affected hinges.

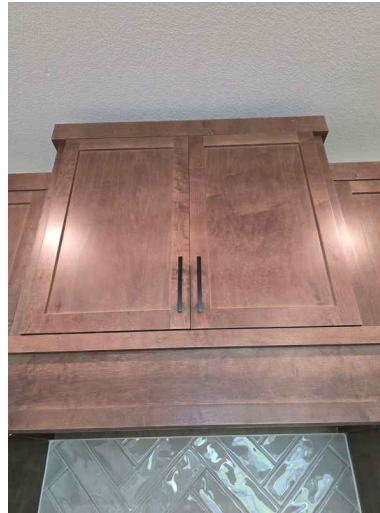
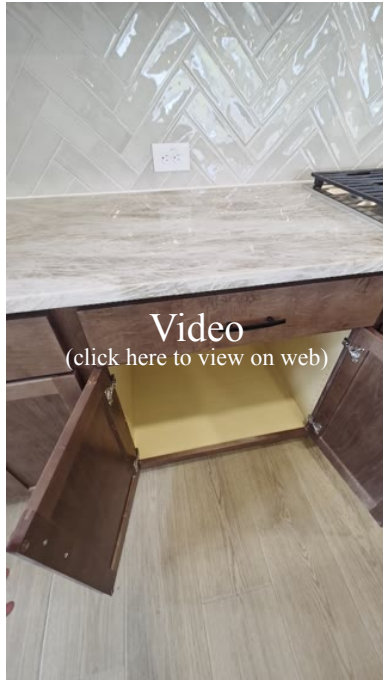
I=Inspected

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I	NI	NP	D
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2: Cabinet Doors Hits Wall

 Maintenance Item

The Cabinet door Hits the wall. This can lead to damage to the Cabinet handles, as well as the drywall. Recommend fixing.



3: Garage Door does not Auto Close

 Safety Hazard

The garage door should automatically close after opening, as it is a safety hazard if it does not. This is to help slow a fire down if one starts in the garage. The pins are present in the hinges but not activated. Please activate the pins so the door closes automatically on its own.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒ **H. Windows**

Comments:

1: Exterior window deteriorated caulk joint

[🔧 Maintenance Item](#)

There are separated caulk joints around the exterior window frames at one or more locations. This may indicate settling and/or seasonal movement in those areas. The caulk should be touched up or replaced to exclude pests and moisture from those areas. Where deteriorating caulk is noted it should be assumed that some moisture penetration has occurred and that some hidden damage may be present.



2: Windows too high for emergency egress

[🔧 Maintenance Item](#)

Upstairs bedroom

The bedroom window(s) do not meet the required floor height for emergency egress. Each bedroom should have at least one window within 44 inches of the floor. The construction of this house may predate this standard.

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I	NI	NP	D
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3: Exposed cornerbead

[🔧 Maintenance Item](#)

There was exposed corner bead at one or more interior windows locations. This makes the corner more prone to damage from impacts and compromises the corners appearance and integrity. Recommend a painter/handyman fix



4: Windows Difficult to Lock

[🔧 Maintenance Item](#)

One or more Windows in the home was Difficult to Lock after opening. A decent amount of force was needed to get Windows to Lock. Recommend having a licensed Windows professional fix.



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

Comments:

I=Inspected

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D=Deficient

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

Comments:

Fireplace Type: Tile



Fuel Type: Natural Gas

Reminder Notes: K -
Hearth 20" deep

Hearth extension: 16/8 20/12

Combustibles: 6" (no). 1/8 per inch to 12".

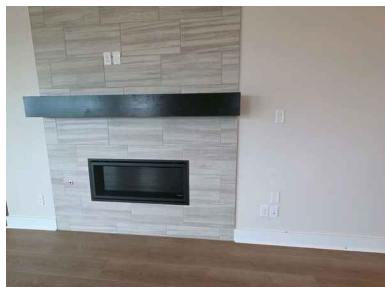
Gas: damper block?

<https://up.codes/viewer/texas/irc-2015/chapter/10/chimneys-and-fireplaces#R1001.1>

1: Tested and would not come on

Recommendation

The gas fireplace was tested and would not turn on with the switch. The igniter sparked when tested but never would light. The gas could be off. Speak with the builder about this to ensure the fireplace functions properly.



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

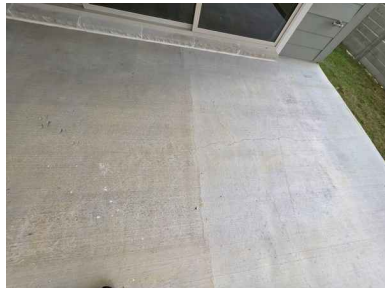
Comments:

1: Common Cracks Exterior Floor

🔴Recommendation

Back Patio

Porch or balcony exterior flooring shows signs of common cracking. This is a common occurrence. When the concrete dries fast, it shrinks. Watch cracks. If over time they get larger, recommend a concrete contractor evaluate and repair.



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I	NI	NP	D
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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ A. Service Entrance and Panels

Comments:

Service is: Underground

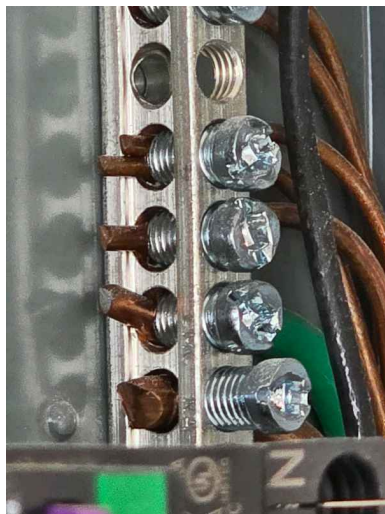
Panel Manufacturer: Square D

Service panel location: West

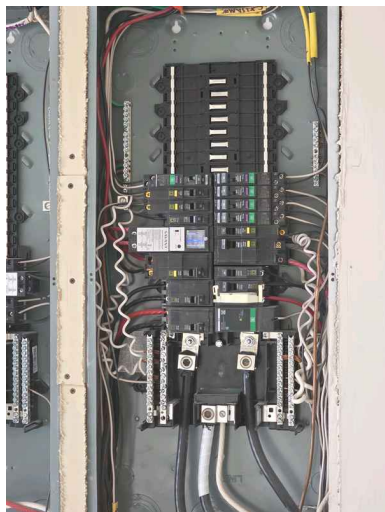
Panel Service Rating: 200

Sub panel location: Garage

Types of Conductors in Main Panel: Copper, Copper-Clad Aluminum



Panels Opened - Photos:



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

Comments:

Type of Branch Circuit Wiring: Romex

Carbon Monoxide Detectors:: Present and functioning -

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I	NI	NP	D
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Carbon monoxide detector test button was pushed to test functionality.

Date of Manufacture:

Carbon monoxide detectors have a life expectancy of approximately 7 years.

Smoke Detectors:: Present and functioning -
Smoke detector test button was pushed to test functionality.

Date of Manufacture:

Smoke detectors have a life expectancy of approximately 10 years.

Doorbell:: Present and Functioning

HVAC Breaker correct size:

1: Unknown light switch location

🔴 Recommendation

There were one or more locations where the light switches did not operate anything. Recommend speaking with electrician about what the switches run to. Have electrician evaluate and fix



Entryway



Upstairs bedroom

2: Fan missing

🔧 Maintenance Item

Front bedroom

There is a lightswitch installed for a fan but there is a coverplate where the fan should be. Recommend builder install fan before closing

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I	NI	NP	D
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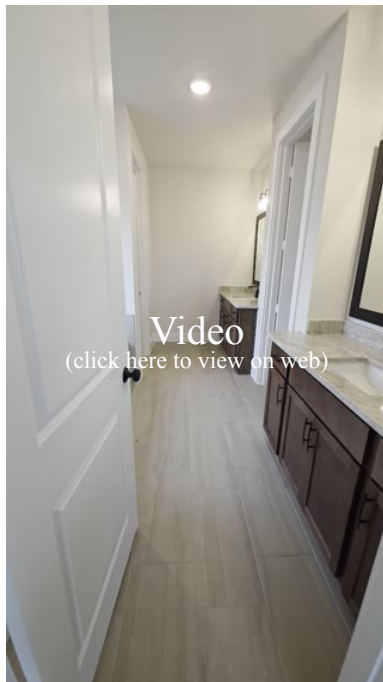


3: Light Switch in Odd Location

 Maintenance Item

Master Bathroom

The light switch was found to be in an odd location. This can be an issue if you need to go into the bathroom at night and cannot see to turn the switch on. Recommend an electrician move the outlet and receptacles if this is an issue for you.



4: Dishwasher Not on its Own Circuit

 Recommendation

The dishwasher outlet had another appliance hooked into it. You should not plug two items into an outlet designated for a dishwasher, as a dishwasher requires a dedicated circuit, meaning no other appliances should

I=Inspected

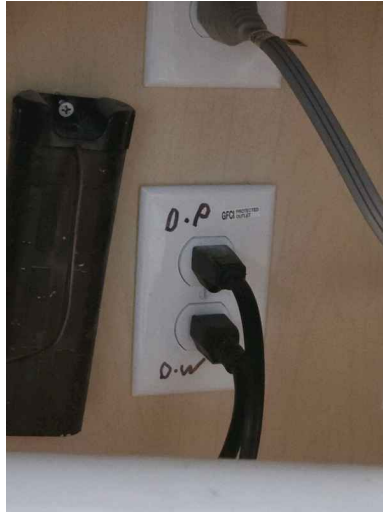
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share the line. Plugging other high-wattage devices into the same outlet or circuit can lead to a circuit overload, which may result in frequent breaker trips or, in the worst case, electrical fires.



☐ ☒ ☐ ☐ C. Other
Comments:

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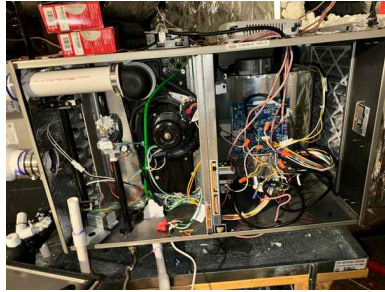
NP=Not Present

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ A. Heating Equipment



Energy Sources: Natural Gas

Type of Systems: Heat Pump

Heater Location : Attic

Temperature Differential: Heater would not turn on -
The supply Air was °f

The return air was °f

The temperature differential was °f

Standard is 15°F-20°F degrees different. Standard temperature differential was obtained in a representative number of rooms.

Too Hot to Test Heat Pump: 80°-90° -

The outside temperature listed above was too high to test the heat pump. Operating the equipment in heat pump mode when outside temperatures are above 70 degrees can result in damage to the equipment. The equipment was not tested for operational performance as a result. The heat pump uses the cooling equipment to perform its function. Information concerning the operational function of the equipment in cooling mode is reported in the next section of this report.

1: Heater Did Not Turn On

▲ Safety Hazard

When attempting to test emergency heat, the furnace would not turn on. It gave this error message on the inside unit. Recommend having a licensed HVAC contractor evaluate.



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I NI NP D

☒ ☐ ☐ ☐ **B. Cooling Equipment**

Comments:

Outside unit: July 2025

Max Circuit Breaker: 50 amps



Type of Systems: Central Air Conditioner

Temperature Differential: 12 degrees -
The supply Air was 68°F

The return air was 56°F

The temperature differential was 12°F

Standard is 15°F-20°F degrees different. Standard temperature differential was obtained in a representative number of rooms.



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

Comments:

Duct type(s): Flex -

No problems observed during this inspection period.

Filter : 20x25x4



☐ ☒ ☐ ☐ **D. Other**

Comments:

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IV. PLUMBING SYSTEMS

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

Comments:

Location of Main Water Supply Valve : Main Level, Garage



Location of Water Meter: Exterior, Front Yard



Static Water Pressure Reading: 65-70



Type of Supply Piping Material: PEX

Backflow Prevention: Present

1: No Gap in Caulk

Maintenance Item

There was no gap in the caulking, around the base of the toilet. This is an issue if there is a leak, because it will go unnoticed and cause damage. Recommend leaving 2 inch gap at the back of the toilet, to notice if

I=Inspected

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I	NI	NP	D
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there is leaking



2: Superficial Scratches on Bathtub

 Maintenance Item

There were superficial scratches noticed on the bathtub in the master bathroom. If this is an issue for you, recommend having bathtub specialist come out to remedy/replace



3: Gap needs filled in shower.

 Recommendation

There is a gap between the shower pan and the tile that needs sealed to prevent moisture intrusion behind the tile. Recommend properly sealing.

I=Inspected

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D=Deficient

I	NI	NP	D
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4: Debris in Shower Drain

🔴 Recommendation

There is debris built up in the drain line of the shower. This can lead to water backing up the drain and clogs. Recommend removing debris



Master Shower

5: Toilet supply line cover not sealed

🔧 Maintenance Item

The Coverplate for the toilet supply lines should be pushed all the way against the wall and sealed. Recommend properly sealing.

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I	NI	NP	D
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☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**

Comments:

Type of Drain Piping Material: PVC

Sewer Cleanout Location: North

Condensate Line:

Upstairs bathroom



1: Drain leak under sink

🔴 **Recommendation**

Front Bathroom

A drain leak was observed under one or more sinks. Further evaluation and/or repair by a licensed plumber is advised.

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I	NI	NP	D
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2: Poor/Slow Drainage

🔴 Recommendation

Upstairs Bathroom

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.



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

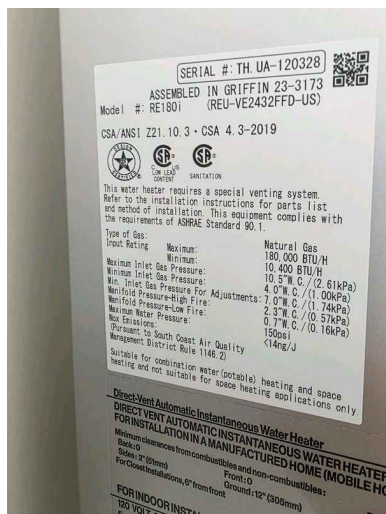
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I NI NP D



Energy Sources: Gas

Location of Water Heater: Garage, Garage -
Garage, Interior Closet, Interior Hallway, Attic, Crawlspace

Water Temp:
120 degrees



Expansion Tank:: Not Present

Capacity: Tankless

I=Inspected

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NP=Not Present

D=Deficient

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

- ☒ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**
Comments:
Not Present

Location of Gas Meter: On Right Side

Type of Gas Distribution Piping Material: Stainless Steel

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwashers

Comments:

GE brand

Dishwasher ran through a full cycle with no deficiencies or leaking noted



No Deficiencies Observed:

The Dishwasher appeared to operate as intended at the time of inspection.

☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

No Deficiencies Observed:

The food waste disposer appeared to operate as intended at the time of inspection.

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Comments:

No Deficiencies Observed:

The range hood and/or vent appeared to operate as intended at the time of inspection.

Vent type: Vented



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

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I	NI	NP	D
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Comments:

Location of gas shutoff valve: N/A

Oven Temperature: 350 - 375



Range Function Photos:



Anti tip device: no, Na

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

No Deficiencies Observed:

The microwave appeared to operate as intended at the time of inspection.

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

Comments:



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Type: Fan Only

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

Auto reverse : Functioning properly -

A 1.5" block of wood was placed on the ground to test the contact reverse function.

No Deficiencies Observed:

The garage door operator appeared to operate as intended at the time of inspection.

Photoelectric Eye: Functioning Properly -

An item, such as an inspectors foot, was passed between the photoelectric eyes to test the reverse function.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

4 prong 240v plug

Solid metal vent duct in attic