

PROPERTY INSPECTION RECORD

SPECIMEN

W0-1428

Single-family residence — Elgin, TX 78621

DATE 14 September 2026	ON SITE 14:22 – 15:05	TECHNICIAN TECH-04	COVERAGE Standard — quarterly full property inspection
YEAR BUILT 1996	OCCUPANCY Occupied	CONDITIONS Clear, 31 °C, dry for six days	NEXT VISIT December 2026 — quarterly full property inspection

SUMMARY FOR THE OWNER

Property is in good order overall and nothing found today is urgent. Two items need attention: a dripping hose bib on the north elevation, which needs a licensed plumber and has been scoped for one, and a gutter run over the garage holding debris. The water heater is now ten years old — worth budgeting for replacement within the next two to three years rather than waiting for it to decide.

FINDINGS – 15 AREAS INSPECTED

01 **Roofline and drainage** **ATTENTION** 2 PHOTOS

Gutter run above the garage holding leaf litter and shingle grit; water tracking over the front edge at the mid-span. Downspouts clear elsewhere.

Action: Gutter clearing quoted at \$125. Can ride the next scheduled visit.

02 **Exterior envelope** **PASS** 1 PHOTO

Siding, trim and soffit sound. Sealant at the south window run showing early shrinkage but not yet open.

Action: Re-check next visit.

03 **Foundation and grading** **PASS** 1 PHOTO

No new cracking against the previous visit. Grade still falls away from the structure on all four elevations.

04 **Windows and doors** **NOTE**

Front door latching but requiring a lift to close — hinge screws have drawn slightly in the top hinge.

Action: Adjusted on site at no extra call-out. Closing cleanly on departure.

05 **HVAC filter and airflow** **PASS** 1 PHOTO

Filter replaced. Size 20 × 25 × 1 recorded on the property file.

Action: Next replacement due at the following quarterly visit.

06 **Water heater** **NOTE** 1 PHOTO

Data plate legible. 40 gallon gas unit, manufactured 2016. Pan dry, no corrosion at the fittings, no visible weeping.

Action: Ten years old. Serviceable now — recommend budgeting replacement within two to three years.

07 **Visible plumbing fixtures** **ATTENTION** 2 PHOTOS

Hose bib at the north elevation dripping steadily with the valve fully closed. Interior fixtures all dry; no staining under any sink.

Action: Licensed partner plumber scoped and quoting. Observation only on our part — this is licensed work.

08 **Electrical panel and outlets** **PASS**

Panel labelled and legible, no visible scorching or corrosion. GFCI test button tripped and reset correctly at both bathrooms and the kitchen.

09 **Smoke and CO detectors** PASS 1 PHOTO

Four units tested, all sounded. Batteries replaced and dated. Manufacture dates 2021–2022, all well inside the ten-year life.

10 **Ceilings, walls and floors** PASS

No new staining, cracking or soft spots against the previous visit record.

11 **Kitchen and bath** NOTE

Grout at the hall bath tub surround discoloured but intact. Under-sink cabinets dry throughout.

Action: Cosmetic. Reseal quoted at \$95–\$165 if wanted.

12 **Appliance operation** PASS

Range, dishwasher, disposal and both laundry appliances run and observed.

13 **Attic and crawl access** PASS 1 PHOTO

Attic accessed from the hall hatch. Insulation even, no daylight at the deck, no droppings or nesting material observed.

14 **Garage and exterior structures** PASS

Overhead door safety reverse tested and functioning. Rear fence and gate sound; gate latching.

15 **Pest and wildlife evidence** PASS

No evidence of activity at accessible entry points or in the attic space.

MC-26257-K3QB · Address, owner and tenant details removed.

Licensed trade findings are recorded as observation only and routed to a licensed partner contractor. Licensed trade work — plumbing, electrical, HVAC, irrigation, and pest control — is performed by verified, insured, licensed partner contractors.
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