



SOUTHERN ROOTS HOME INSPECTIONS

832-210-5965

southernrootshomeinspections@gmail.com



RESIDENTIAL INSPECTION

7610 Trinity Pnes Dr
Montgomery, TX 77316



Inspector
John Richardson
TREC License 23855
8322105965



Agent
Mark Archer
Ferris Realty

southernrootshomeinspections@gmail.com



PROPERTY INSPECTION REPORT FORM

Ali Irani-Tehrani <i>Name of Client</i>	01/30/2025 9:00 am <i>Date of Inspection</i>
7610 Trinity Pnes Dr, Montgomery, TX 77316 <i>Address of Inspected Property</i>	
John Richardson <i>Name of Inspector</i>	TREC License 23855 <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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Standards of Practice: TREC (Texas Real Estate Commission) -

In Attendance: Vacant (Inspector only)

Type of Building: Single Family (2 Story) -

Style: Contemporary

Age of Building: New Construction

Home Direction: South

Exterior Temperature : Over 65 (F)

Weather Conditions: Cloudy, Recent Rain, Light Rain

General information:

This report divides deficiencies into three categories In need of immediate attention or repair or Safety Concern (in red), Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended (in orange), and Maintenance Items/FYI/Minor Defects (colored in blue). Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP. In need of immediate attention or repair or Safety Concern - Items or components that were not functional, may pose a dangerous situation in the future/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor. Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a Handyman or Qualified

Contractor and are not considered routine maintenance or DIY repairs. Maintenance Items/FYI/Minor Defects - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a Homeowner or Handyman. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated. These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again it's the "Rec

Thermal Imaging limitations:

Thermal imaging equipment is used on all inspections, regardless of the property type, to detect various issues. Thermal imaging is used to detect water leaks, plumbing drain leaks, missing and or inadequate insulation and air leakage from air supply ducts. Thermal imaging is a valuable tool used to detect potential and existing problems of varying degrees and causes. However, thermal imaging does not detect mold, mildew, fungus, low amounts of moisture, or moisture that is concealed behind paneling, wall framing, concrete, or stucco. Thermal imaging equipment does not and can not detect sub slab leaks in the foundation or in the main plumbing waste line. Plumbing leaks can and do occur between the time of inspection and the time of closing on the property. The thermal imaging scan is simply a tool used to assist the inspector in identifying obvious deficiencies at the time of inspection.

New Construction Final Inspection:

This is a final inspection for a new construction home. Many cosmetic items will be listed in this report for your final walk through with the building superintendent or sales person. These items are included to give you a guideline for those items and to potentially have them repaired. What items will be repaired or corrected is between you, your realtor (if applicable) and the builders representative. Do not be alarmed at the number of items or the number of pictures. More items are listed, and more pictures are typically included on a new construction final inspection.

No warranty on appliances :

This company does not offer nor extend a warranty on appliances that are present at the time of inspection. The appliances that are present, will be function tested and any deficiencies observed will be noted in this report. This is for your information.

No mold or air quality testing performed:

This company does not test for mold or air quality. These are tests that require specialized equipment and are outside of the standard of a home inspection, as set forth by the Texas Real Estate Commission. Any and all observable deficiencies related to these issues, if observed, will be noted in this report. We recommend consulting with a licensed mold inspector or licensed HVAC contractor for further evaluation and testing if desired.

Washing machine, dryer, refrigerator not tested :

The washing machine, dryer, refrigerator, and wine cooler (if present) was not tested for this inspection. These appliances are outside of the standards set forth by the Texas Real Estate Commission. This is for your information. I recommend a qualified appliance technician be consulted for further evaluation if desired.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete, Slab on Grade

Comments:

This inspection is one of first impressions. The inspector was not provided with any historical information pertaining to the structural integrity of the inspected property. This is a limited cursory and visual inspection of the accessible areas and the general conditions and circumstances that were present at the time of inspection. The opinions contained in this report are based on general observations made without the use of overly specialized tools or procedures. Therefore the opinions expressed are not of absolute fact and are only good as of the date of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report nor is it a engineering evaluation and should not be considered one, either expressed or implied. If any cause or concern is noted on this report, or if further evaluation is required, you should consider an evaluation by a structural engineer of your choice.

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D=Deficient

I NI NP D

Foundation Opinion Concrete Slab:

The foundation of the home appears to be performing as designed at the time of inspection.



Front entry



Front left side of home



Front right side of home



Rear left side of home



Rear right side of home

Inspector not engineer:

This report is not an engineering report. It is only an opinion based on observation of the conditions present at the time of inspection and known to be related to the performance of the foundation based on the knowledge of the inspector.

B. Grading and Drainage

Comments:

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I NI NP D

1: Add gutters

🔴 Recommendation

The home does not appear to have adequate drainage in place (Add gutters). I recommend a qualified contractor install gutters.

Recommendation: Contact a qualified gutter contractor

2: Erosion

🔴 Recommendation

Erosion is occurring in areas. I recommend a qualified contractor repair as needed.

Recommendation: Contact a qualified professional.



Rear of home



Rear of home

C. Roof Covering Materials

Types of Roof Covering: Asphalt fiberglass, Architechatural

Viewed From: Ground, Drone

Comments:

No warranty on roof:

This inspection does not warranty against future roof leaks. While deficiencies and comments regarding the roof will be documented in this report, it is impossible to determine if and when the roof may leak in the future. Weather events, natural aging of the roof over time, and damage from wildlife and non visible defects can in some instances cause the roof to leak. The deficiencies and comments regarding the roof are valid for the day of inspection.

I=Inspected

NI=Not Inspected

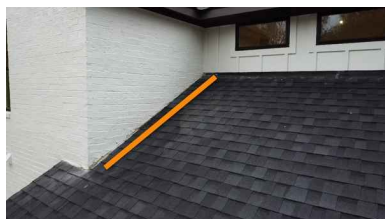
NP=Not Present

D=Deficient

I NI NP D

Flashing/Seals not visible:

All visible roof flashing and seals were not visible at the time of inspection. Some roof flashing is installed under shingles and other roof components and cannot be fully inspected without removing shingles and damaging the roof surface. This is for your information.



Rear of home

Drone limitations:

The roof surface was inspected with drone photography due to height limitations and or the high pitch of the roof. This can and does limit the inspectors ability to detect some roof deficiencies and or abnormalities. This is for your information.

1: Roof covering is damaged

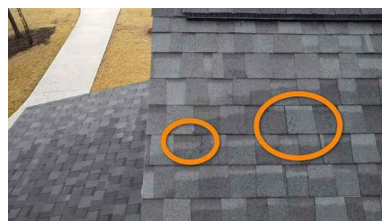
➔Recommendation

The roof covering is damaged in areas. This damage may need repair or replacement. I recommend a qualified roofing contractor be consulted for further evaluation and repair.

Recommendation: Contact a qualified professional.



Rear of home



Right side of home

2: Tree limbs need trimming

➔Recommendation

There area tree limbs/vegetation that is in contact with the roof surface or hanging nearby that needs trimming or removal. I recommend a qualified contractor be consulted for further evaluation and repairs.

Recommendation: Contact a qualified professional.



Rear of home

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D=Deficient

I	NI	NP	D
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3: Debris observed on the roof surface

Recommendation

The roof surface has standing debris in areas. This can lead to damaged shingles and moisture intrusion if not corrected. I recommend a qualified contractor be consulted for further evaluation and repair as needed.

Recommendation: Contact a qualified professional.



Roof surface, multiple areas

4: Unpainted flashing

Recommendation

Flashing does not appear to be painted in areas. I recommend having a qualified contractor inspect and repair as needed.

Recommendation: Contact a qualified professional.



Rear of home

- D. Roof Structures and Attics**
Viewed From: Attic

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Roof Structure: Stick built, 2x6 Rafters, Sheathing



Roof structure stick built



Roof structure stick built



Roof structure stick built

Roof Ventilation: Ridge vents, Soffit vents

Method used to observe attic: From entry, Walked

Approximate Average Depth of Insulation: 16 inches

Attic Insulation: Blown fiberglass



16 inches fiberglass insulation

Approximate Average Thickness of Vertical Insulation: 6 inches

Attic Access: Access door, Pull down stairs

Limited access for attic:

The attic was inspected with limited access. All areas of the attic may not have been accessible due to occupants belongings, limited service decking, mechanical equipment, or other factors that were deemed unsafe or inaccessible at the inspectors discretion. This is for your information.

I=Inspected

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I	NI	NP	D
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1: Attic stairs not insulated

Recommendation

The attic stairs are missing insulation. This is not considered today's standard. I recommend a qualified person repair as needed.

Recommendation: Contact a qualified professional.



Master closet

- E. Walls (Interior and Exterior)**
Wall Structure: Wood, Brick, Hardie plank
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Missing caulking

 Maintenance Item

Caulking is missing in areas. I recommend a qualified person repair as needed.

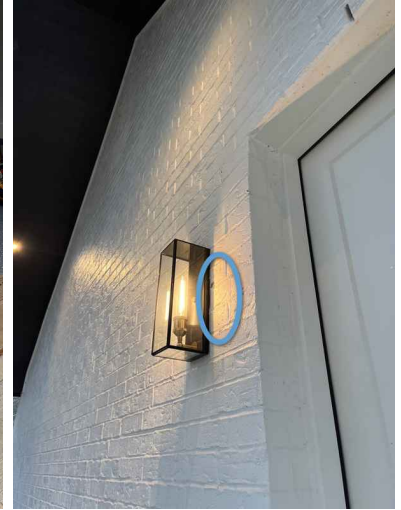
Recommendation: Contact a qualified professional.



Right side of home



Right side of home



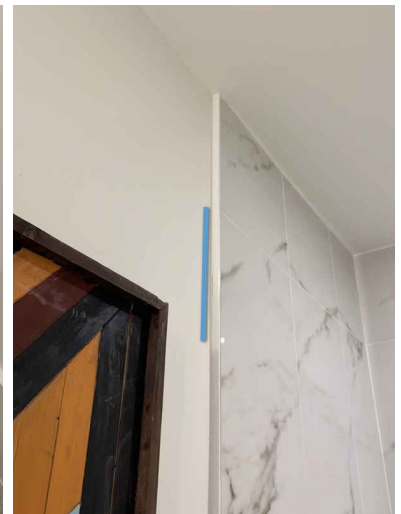
Rear of home



Rear of home



2nd Floor Guest bathroom



2nd Floor Guest bathroom

I=Inspected

NI=Not Inspected

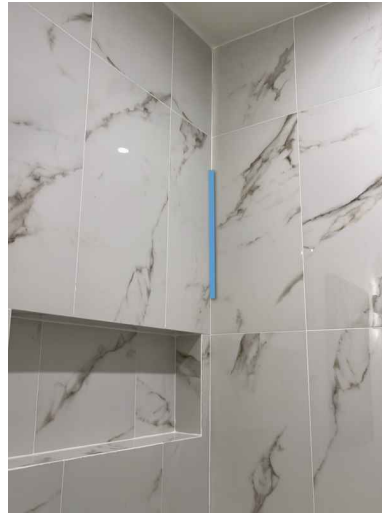
NP=Not Present

D=Deficient

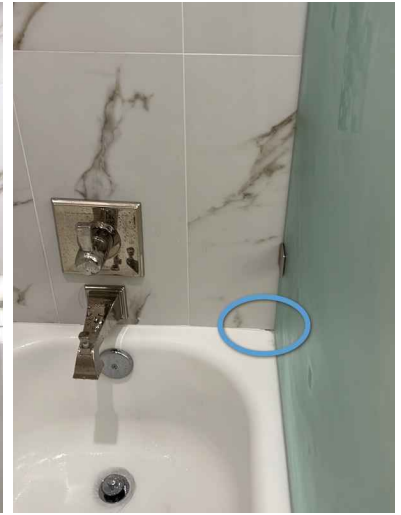
I NI NP D



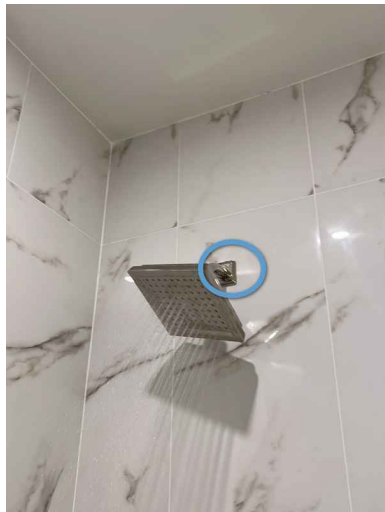
2nd Floor Guest bathroom



2nd Floor Guest bathroom



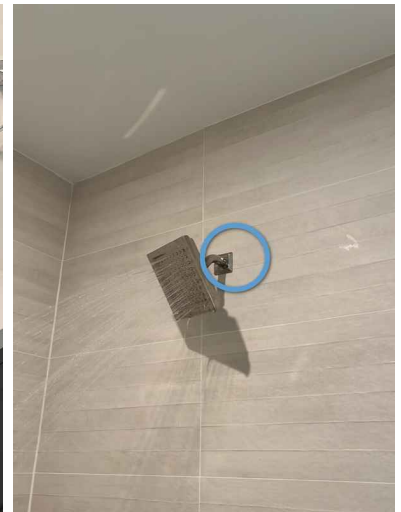
2nd Floor Guest bathroom



2nd Floor Guest bathroom



2nd Floor private bathroom



2nd Floor private bathroom



2nd Floor private bathroom



2nd Floor private bathroom



2nd Floor private bathroom

I=Inspected

NI=Not Inspected

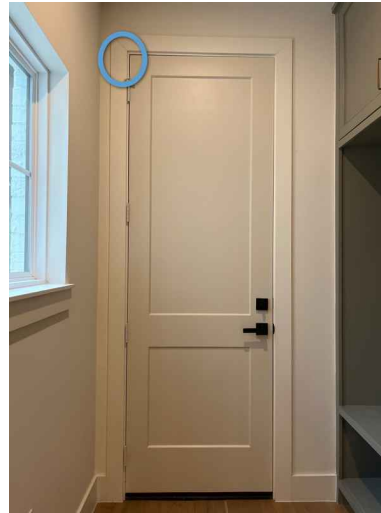
NP=Not Present

D=Deficient

I NI NP D



First floor closet



Garage



Guest bedroom closet, right side of home



Guest bedroom closet, front of home



Guest bedroom closet, front of home

I=Inspected

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D=Deficient

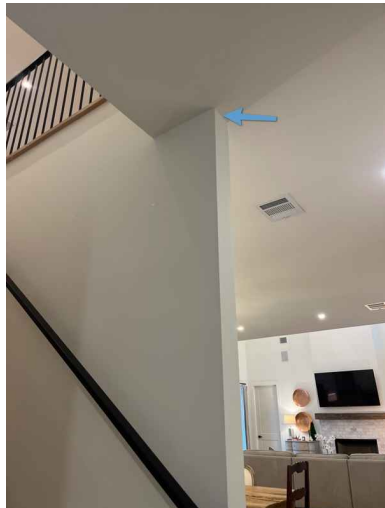
I NI NP D

2: Settlement cracks in drywall

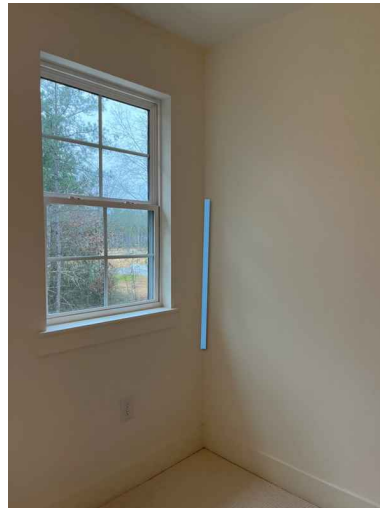
 Maintenance Item

There are settlement cracks in the drywall in areas. This is cosmetic and is for your information. I recommend a qualified contractor repair as needed.

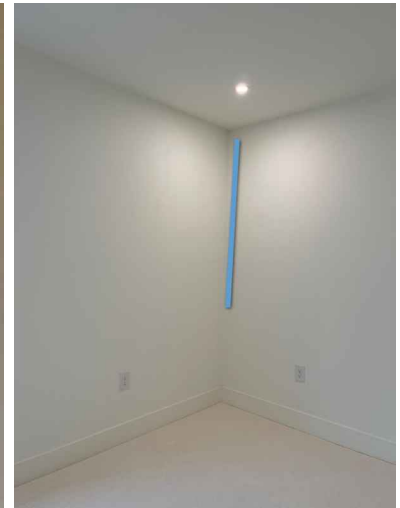
Recommendation: Contact a qualified professional.



Bottom of stairs



Guest bedroom, right side of home, front right corner



Guest bedroom, front of home, front left corner



Master bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

3: Touch up painting/texturing is needed

[Maintenance Item](#)

Touch up painting/texturing is needed in areas. I recommend a qualified contractor repair as needed.

Recommendation: Contact a qualified professional.



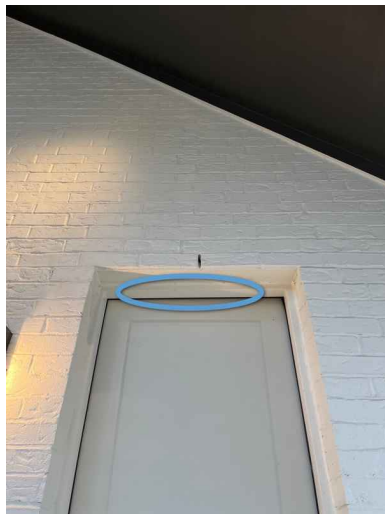
Right side of home



Right side of home



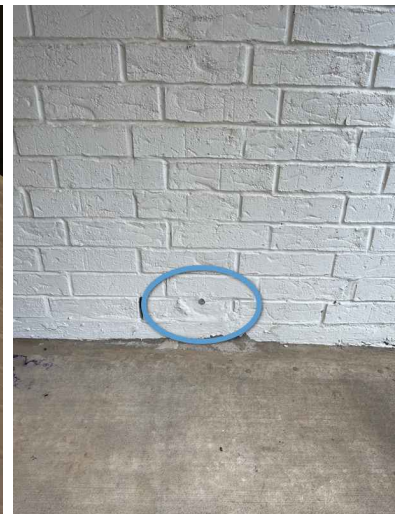
Right side of home



Rear of home



Rear of home



Rear of home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Rear of home



Rear left side of home



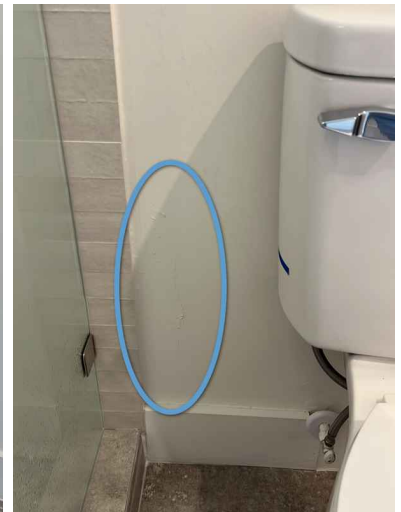
2nd Floor Guest bathroom



2nd Floor private bathroom



2nd Floor private bathroom



2nd Floor private bathroom



2nd Floor private bathroom



2nd Floor private bathroom



2nd Floor private bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



2nd Floor private bathroom



Utility room



Utility room



Utility room



Master bathroom



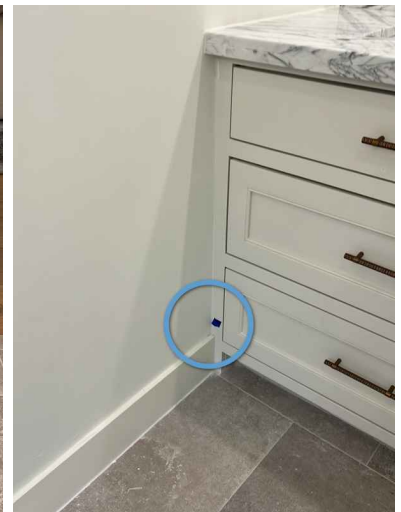
Master bathroom



Master bathroom



Master bathroom



Master bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

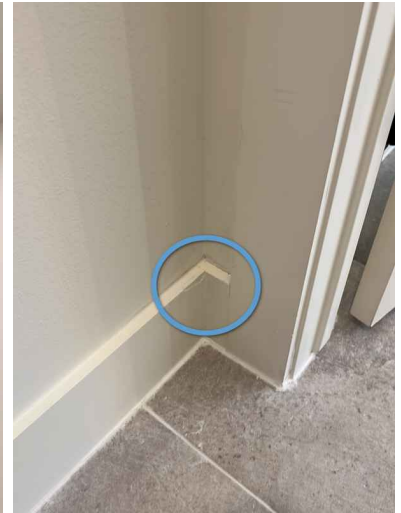
I NI NP D



Master bathroom



Master bathroom toilet room



Master bathroom toilet room



Office



Office



Office



Kitchen pantry



Kitchen pantry



Kitchen pantry

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen pantry



Kitchen pantry



Kitchen pantry



Guest bedroom, right side of home



Guest bedroom, right side of home



Guest bedroom, front of home



Guest bedroom, front of home



Guest bedroom, front of home

I=Inspected

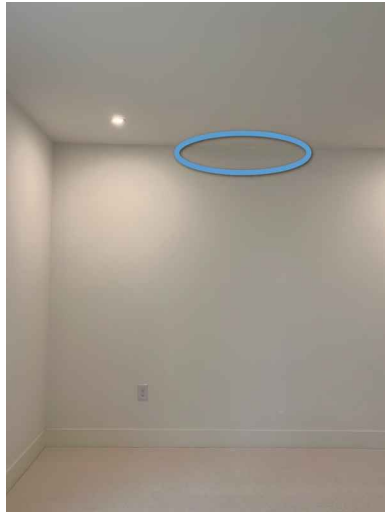
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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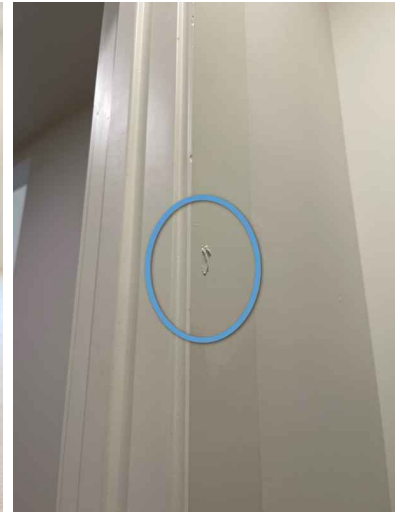
Guest bedroom, front of home, front right corner



Guest bedroom, front of home, left wall



Guest bedroom closet, front of home



Second floor closet



Second floor closet

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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4: Exterior siding damaged in areas

🔴 Recommendation

The exterior siding is damaged in areas. I recommend a qualified contractor repair as needed.

Recommendation: Contact a qualified professional.



Rear of home

5: Trim is damaged in areas

🔵 Maintenance Item

The interior trim is damaged or has failing paint in areas. This damage is considered cosmetic. I recommend a qualified contractor be consulted for further evaluation and repair as needed.

Recommendation: Contact a qualified professional.



Back door

F. Ceilings and Floors

Floor Structure: Slab, Wood joists

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Ceiling Structure: Not visible

Floor Insulation: Fiberglass

Comments:

Method used to view crawlspace: No Crawlspace

Limited visibility on floor in areas:

There was limited visibility for the floor surface in areas. This is for your information.

1: Touch up painting/texture

 Maintenance Item

Touch up painting/texturing is needed in areas. I recommend a qualified contractor repair as needed.

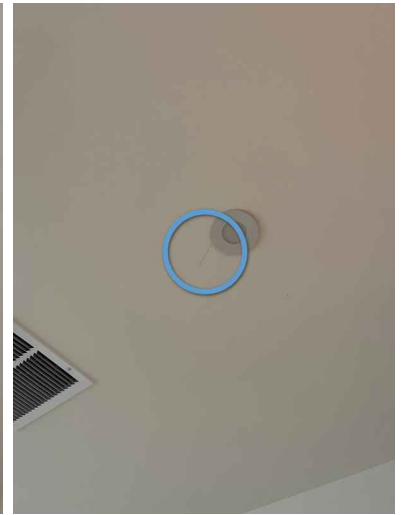
Recommendation: Contact a qualified professional.



Utility room



Utility room



Guest bedroom, right side of home



Second floor closet

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Ceiling nail pop

[Maintenance Item](#)

The drywall on the ceiling has "Nail pops" in areas caused by settlement. This is considered cosmetic. I recommend a qualified contractor be consulted for further evaluation and repair as needed.

Recommendation: Contact a qualified professional.



2nd Floor Guest bathroom

G. Doors (Interior and Exterior)

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

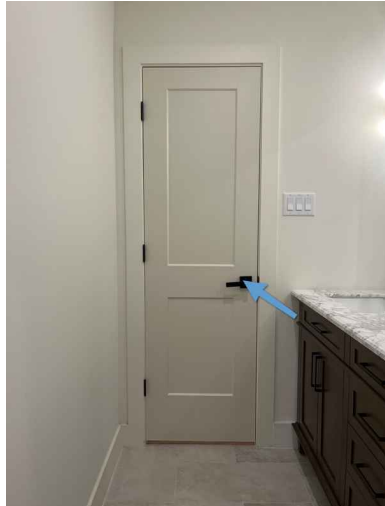
I NI NP D

1: The door needs adjustment

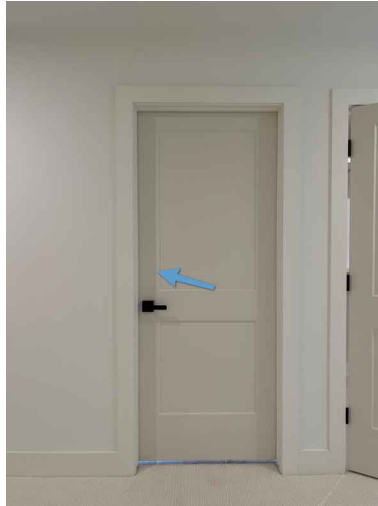
 Maintenance Item

The door needs a strike plate adjustment in areas to shut properly. I recommend a qualified person repair as needed.

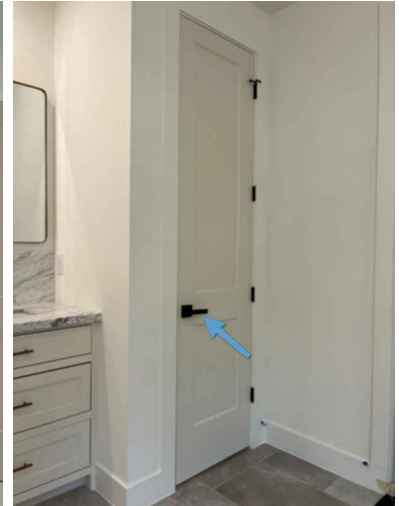
Recommendation: Contact a qualified professional.



2nd Floor Guest bathroom



2nd Floor private bathroom



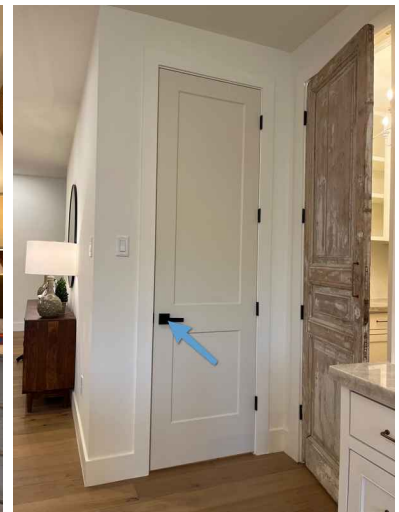
Master bathroom toilet room



Half bathroom



Office



First floor closet

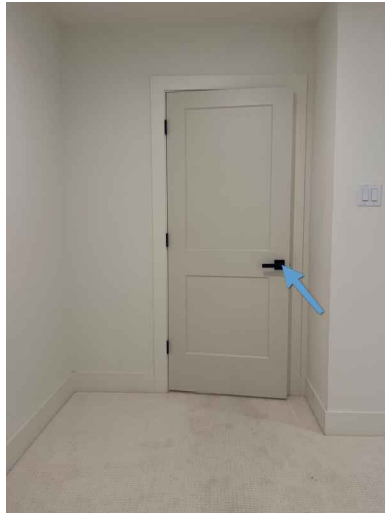
I=Inspected

NI=Not Inspected

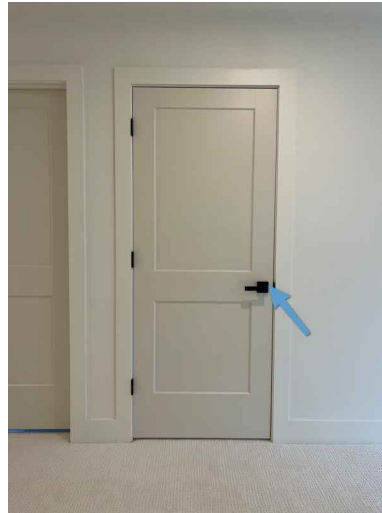
NP=Not Present

D=Deficient

I NI NP D



Guest bedroom, right side of home



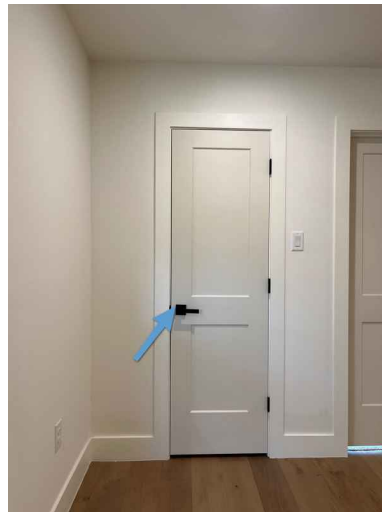
Guest bedroom closet, on the right



Guest bedroom, front of home



Guest bedroom, rear of home



Second floor closet



Master bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

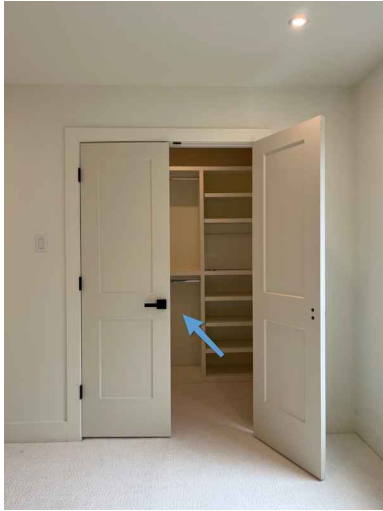
I	NI	NP	D
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2: The door is not latching

[Maintenance Item](#)

The door does not shut and latch properly in areas. This is a small repair. I recommend a qualified person repair as needed.

Recommendation: Contact a qualified professional.



Guest bedroom closet, rear of home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

3: Touch up painting

 Maintenance Item

Touch up painting is needed in areas.

Recommendation: Contact a qualified professional.



2nd Floor Guest bathroom



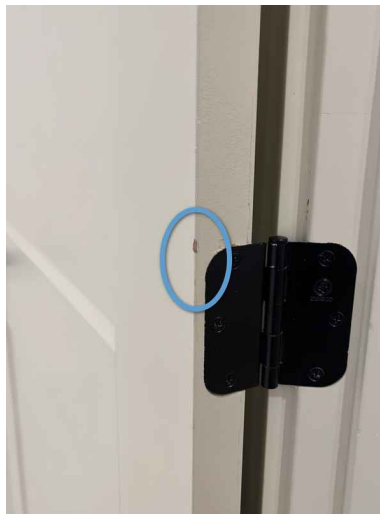
2nd Floor Guest bathroom



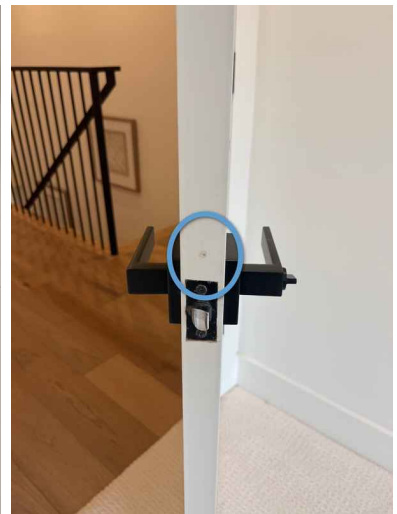
2nd Floor Guest bathroom



2nd Floor private bathroom



Guest bedroom, right side of home



Guest bedroom, front of home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Guest bedroom, rear of home



Guest bedroom closet, rear of home



Second floor closet



Master bathroom



Master bathroom



Master bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

4: Interior door to garage is not self closing

🔴 Recommendation

The door to the garage does not have a self closing hinge (Door does not close on its own). This is not today's standard. I recommend a qualified person repair as needed.

Recommendation: Contact a qualified professional.



Garage

5: Missing weather-stripping

🔴 Recommendation

The door is missing weather-stripping in areas. I recommend a qualified person repair as needed.

Recommendation: Contact a qualified professional.



Master bathroom



Front entry

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

6: The door is damaged

🔴 Recommendation

The door is damaged in areas. I recommend a qualified person repair or replace as needed.

Recommendation: Contact a qualified professional.



2nd Floor Guest bathroom



2nd Floor private bathroom



Office



Guest bedroom closet, on the right



Guest bedroom closet, front of home



Front entry

I=Inspected

NI=Not Inspected

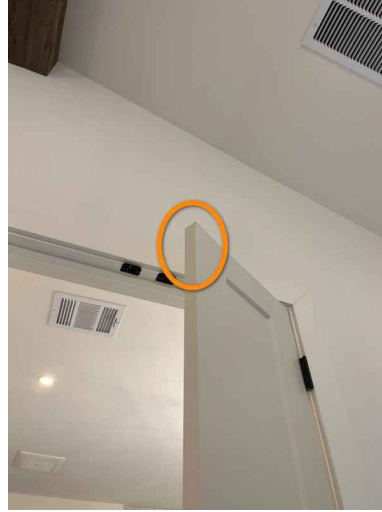
NP=Not Present

D=Deficient

I NI NP D



Master bathroom



Master bathroom

7: Deadbolt lock needs adjustment

👉 Recommendation

The deadbolt lock does not latch properly. I recommend a qualified person repair as needed.

Recommendation: Contact a qualified professional.



Front entry

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

8: Doorstops are missing

 Maintenance Item

There are doorstops missing in areas. This is a small repair. I recommend a qualified person repair as needed.

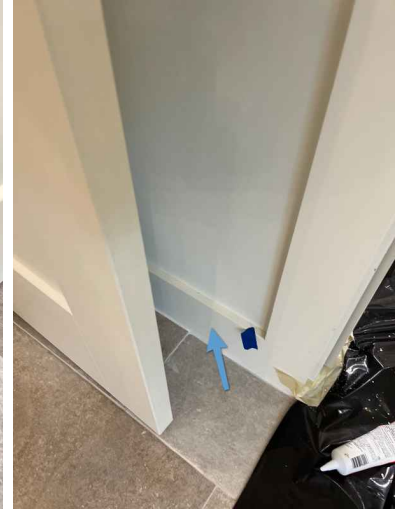
Recommendation: Contact a qualified professional.



2nd Floor Guest bathroom



2nd Floor private bathroom



Master bathroom toilet room



Guest bedroom, right side of home



Guest bedroom closet, front of home



Guest bedroom closet, rear of home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Master bathroom

-
-
-
-

H. Windows

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Missing window screen(s)

 Maintenance Item

One or more windows are missing a screen. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.



Right side of home



Rear of home



Rear of home



Rear of home



Left side of home



Front of home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

2: The window caulking is missing/deteriorated

🔴Recommendation

The window is missing caulking in areas. I recommend a qualified person repair as needed.

Recommendation: Contact a qualified professional.



Rear of home



Rear of home



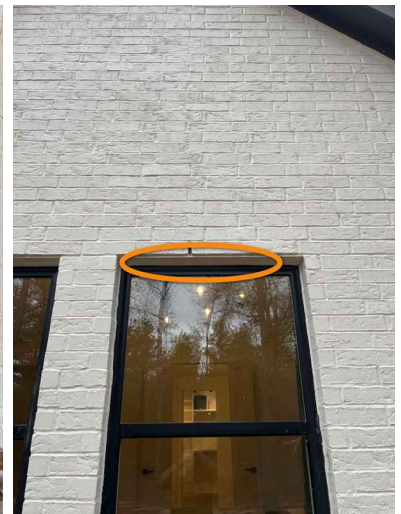
Rear of home



Rear of home



Rear of home



Rear of home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Guest bedroom, right side of home



Guest bedroom, right side of home



Guest bedroom, right side of home



Guest bedroom, right side of home



Guest bedroom, right side of home



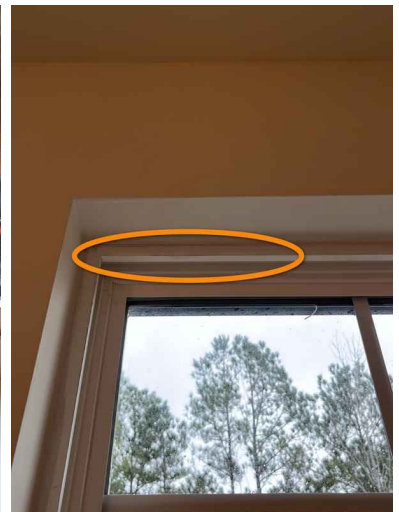
Guest bedroom, right side of home



Guest bedroom, right side of home



Guest bedroom, right side of home



Guest bedroom, right side of home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Guest bedroom, front of home



Guest bedroom, front of home



Guest bedroom, front of home



Guest bedroom, front of home



Guest bedroom, front of home



Guest bedroom, front of home



Guest bedroom, rear of home



Guest bedroom, rear of home



Guest bedroom, rear of home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

3: Window frame is damaged in areas

🔴 Recommendation

Recommendation: Contact a qualified professional.



Guest bedroom, right side of home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

4: Scratches on window frame

 Maintenance Item

The window frame has scratches in areas.

Recommendation: Contact a qualified professional.



Guest bedroom, front of home



Guest bedroom, front of home



Guest bedroom, front of home



Guest bedroom, rear of home



Guest bedroom, rear of home

I. Stairways (Interior and Exterior)

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: The handrail is missing a corner piece

🔴Recommendation

The handrail/guardrail for the stairs does not terminate into the wall for added support. This is not considered today's standard. I recommend a qualified contractor be consulted for further evaluation and repair as needed.

Recommendation: Contact a qualified professional.



Stairs

J. Fireplaces and Chimneys

Chimney: Wood

Operable Fireplaces: One

Fireplace Type: Solid fuel, Non vented gas logs

Woodstoves: None

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

1: The weight capacity is not part of this inspection

🔴Recommendation

The weight and load capacity is not a part of this inspection. This is for your information.

Recommendation: Contact a qualified professional.

L. Other

Comments:

This section is for items not specifically covered in the main sections. This is for your information.

Thermal imaging:

Thermal imaging was performed throughout the home. No abnormalities (excessive missing insulation/moisture) were observed at the time of inspection. This is for your information.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Caulking

🔴 Recommendation

There are areas of the home that have grout or caulking that is missing or deteriorated. I recommend a qualified contractor be consulted for further evaluation and repair.

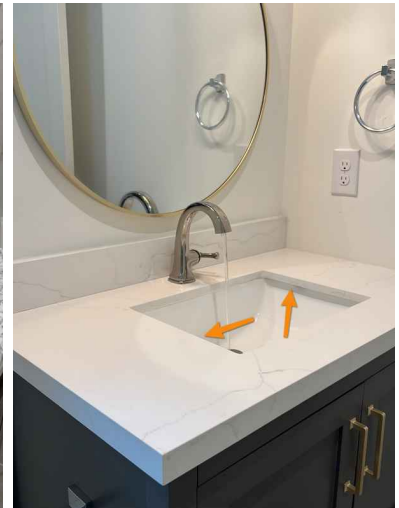
Recommendation: Contact a qualified professional.



2nd Floor Guest bathroom



2nd Floor Guest bathroom



2nd Floor private bathroom



Master bathroom, left sink



Master bathroom, right sink

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

2: Driveway spalling

🔴 Recommendation

The concrete for the driveway is spalling and needs routine maintenance in areas. I recommend a qualified contractor repair as needed.



Front of home



Front of home

3: Cabinet handle is loose

🔧 Maintenance Item



2nd Floor Guest bathroom, right cabinet

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Type of Wiring: Romex, Conduit

Electrical Service Conductors: Below Ground

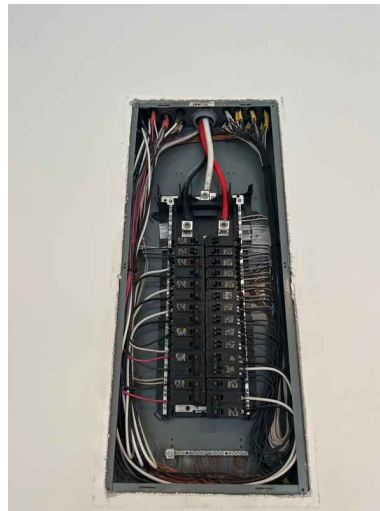


Below ground service and main service disconnect, located front left side of home

Panel Capacity: 200 AMP



Main service disconnect, located outside, left side of home



200 AMP main service panel, located inside the garage

Panel Type: Circuit Breakers

Panel Manufacturer: Eaton

Branch circuit wiring: Copper

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Improper grounding clamp

🔴 Recommendation

The grounding rod is using an outdated or improper grounding clamp. I recommend a qualified electrician be consulted for further evaluation and repair as needed.

Recommendation: Contact a qualified professional.



Left side of home

2: Surge Protector

🔴 Recommendation

The main service panel does not have a whole home surge protector installed. This is not considered today's standard. I recommend a qualified electrician be consulted for further evaluation and repair.

Recommendation: Contact a qualified professional.



Main service panel

I=Inspected

NI=Not Inspected

NP=Not Present

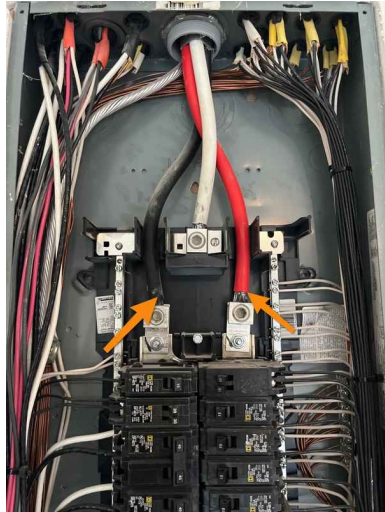
D=Deficient

I	NI	NP	D
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3: Missing lug covers

🔴 Recommendation

The service entrance wires for the main service panel do not have lug covers. This is not considered today's standard. I recommend a qualified electrician be consulted for further evaluation and repair.



Main service panel

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Refrigerator outlet was not tested:

The refrigerator outlet was not tested due to a refrigerator being present at the time of inspection.



Kitchen

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Recommend installing new Smoke/Co2 detectors

🔴Recommendation

I recommend replacing all smoke/Co2 detectors with new units upon moving in. It is recommended to have a smoke detector in every bedroom, all hallways, and common living areas. Co2 (Carbon monoxide) detectors are recommend in all homes, especially if natural gas fired appliances are present. Some detectors may not be accessible or available for inspection due to limitations (i.e. wired to alarm system).

Recommendation: Contact a qualified professional.

2: AFCI breakers are not present

🔴Recommendation

AFCI (Arc fault circuit interrupter) breakers are not present in required areas at the main electrical service panel. This is not todays standard. I recommend a qualified electrician be consulted for further evaluation and repair as needed.

Recommendation: Contact a qualified professional.



Main service panel

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

3: No GFCI Protection in required areas

▲Safety Hazard

GFCI protected outlets were missing in required locations. I recommend a qualified electrician upgrade by installing ground fault receptacles in required locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation: Contact a qualified electrical contractor.



Rear of home



Rear of home



Rear of home



Front of home



Front of home



Utility room

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen, right of sink



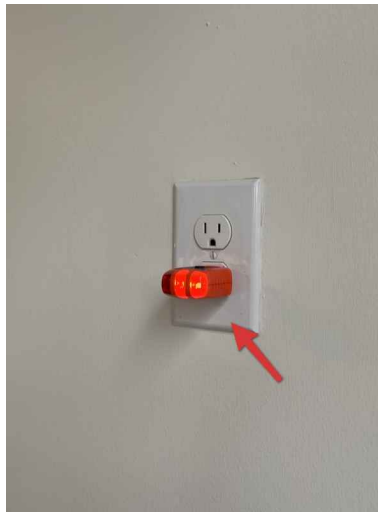
Garage



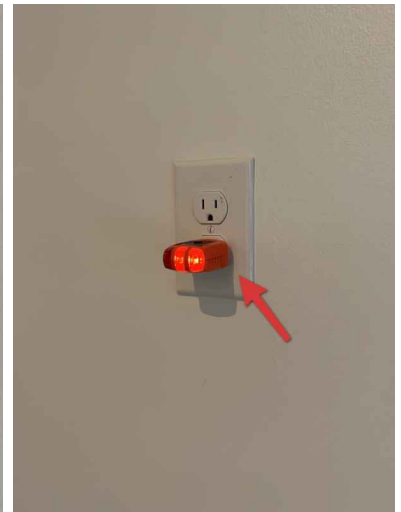
Garage



Garage



Garage



Garage

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

4: Attic light is missing a cover

🔴 Recommendation

The light fixture in the attic is missing a cage cover. I recommend a qualified person repair or replace as needed.

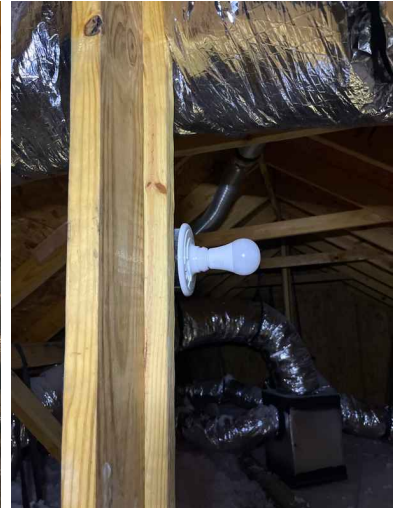
Recommendation: Contact a qualified professional.



Walk in attic



Attic, above master suite



Attic, second floor

5: Loose outlet

🔴 Recommendation

The outlet is loose in areas. I recommend a qualified electrical contractor repair as needed.

Recommendation: Contact a qualified professional.



Hallway near garage

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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6: Under countertop outlets

Recommendation

Outlets were observed to be installed under the countertops in areas. This is not considered today's standard. This is for your information. I recommend a licensed electrician be consulted for further evaluation and repair if desired.

Recommendation: Contact a qualified professional.



Kitchen

Kitchen

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: Forced Air

Energy Sources: Electric

Heat System Brand: Lennox



Electric furnace unit #1 (Left side of home)



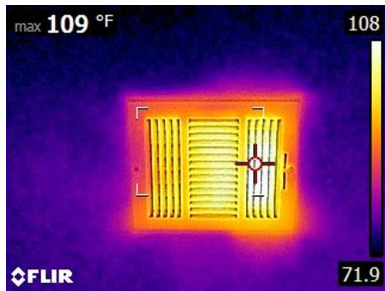
Electric furnace unit #2 (Right side of home)

Number of Heat system: Two

Comments:

Tested and working Unit #1:

The furnace was tested and working properly at the time of inspection.



Unit #1 supply (Left side of home)

I=Inspected

NI=Not Inspected

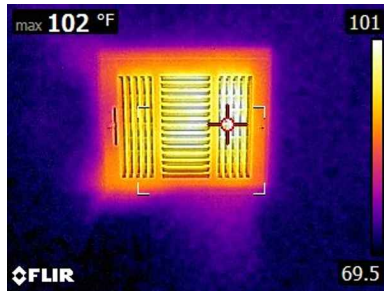
NP=Not Present

D=Deficient

I NI NP D

Tested and working Unit #2:

The furnace was tested and working properly at the time of inspection.



Unit #2 supply (Right side of home)

1: Unit needs servicing

🚫 Recommendation

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation: Contact a qualified HVAC professional.

B. Cooling Equipment

Type of Systems: Central Air Conditioner

I=Inspected

NI=Not Inspected

NP=Not Present

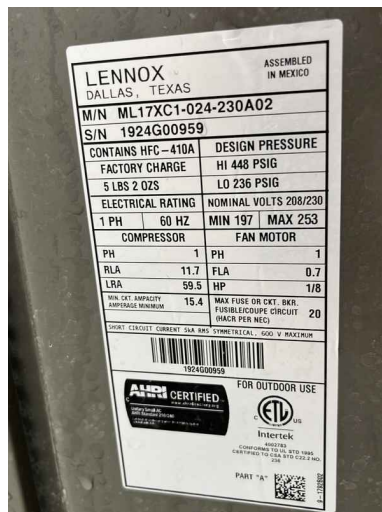
D=Deficient

I NI NP D

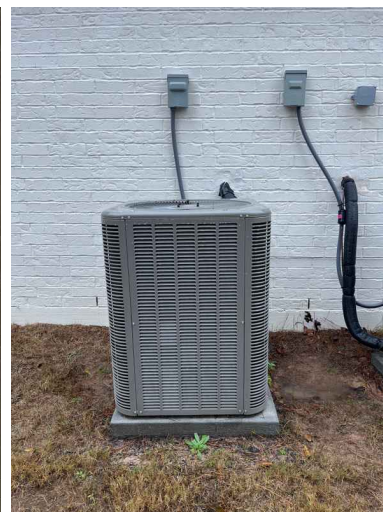
Central Air Manufacturer: Lennox



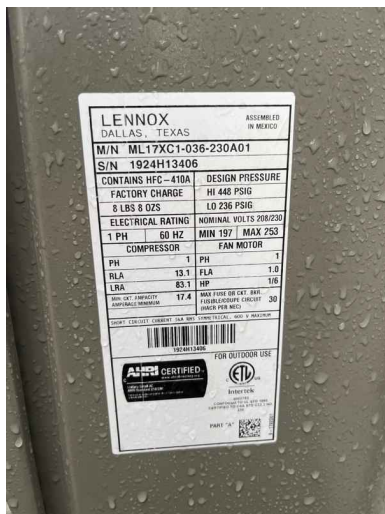
HVAC Condenser unit #1 (left side of home)



Unit #1 data plate



HVAC Condenser unit #2 (Right side of home)



Unit #1 data plate

Number of AC Condensers/Units: Two

Comments:

I recommend a licensed HVAC technician be consulted for routine maintenance. A licensed HVAC technician performs a specialized inspection which can uncover and reveal additional deficiencies that may or may not require attention. This is for your information.

I=Inspected

NI=Not Inspected

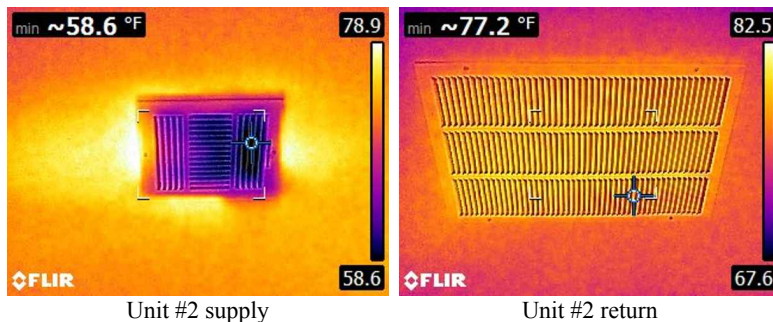
NP=Not Present

D=Deficient

I NI NP D

Tested and working Unit #2:

The air test was performed by using thermal imaging equipment at the the supply and return vents of the air conditioner to determine if the difference in temperatures between the supply and return vents were between 15 and 22 degrees, which indicates that the unit is operating as intended. At the time of inspection, the supply air temperature for unit #2 (Right side of home) was measured at 58 degrees, and the return air temperature was 77 degrees. This indicates the range in temperature drop is normal.



No warranty on HVAC equipment:

The conditions, deficiencies, and performance of the HVAC system will be noted in this report. These conditions, deficiencies, and performance are valid as of the day of inspection. Client is advised that these conditions can change, deficiencies can develop in a short amount of time, and the performance of the HVAC system can substantially decline due to these factors. Weather, lack of maintenance, normal wear and tear, amongst other factors, can cause the HVAC system to not perform. This company cannot guarantee or predict system breakdowns nor how long, or how well the HVAC system will perform. This is for your information.

Routine servicing recommended :

I recommend a licensed HVAC technician be consulted for routine servicing and maintenance of the unit(s). Consulting with a HVAC specialist for yearly maintenance can prevent costly repairs and prolong the life of the unit(s). This is for your information.

1: No exterior outlet

🟡Recommendation

There is no exterior outlet for HVAC condenser. This is not todays standard. I recommend a qualified electrician be consulted for further evaluation.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

2: Tested and not working properly

Recommendation

The air test was performed by using thermal imaging equipment at the the supply and return vents of the air conditioner to determine if the difference in temperatures between the supply and return vents were between 15 and 22 degrees, which indicates that the unit is operating as intended. At the time of inspection, the supply air temperature was measured at 00 degrees, and the return air temperature was 00 degrees. This indicates the range in temperature drop is not adequate and a licensed HVAC technician should be consulted for further evaluation and repair.

**Unit #1 would turn on, operate for a few seconds, and shut off, only to repeat the cycle. This is known as short cycling. I recommend a licensed HVAC technician be consulted for further evaluation and repair.

Recommendation: Contact a qualified professional.



Unit #1 short cycling

C. Duct Systems, Chases, and Vents

Comments:

Ductwork: Insulated

Filter type: Cartridge

Filter Size: 16X25

1: Filter needs changing

Recommendation

The filter needs changing in areas. I recommend a qualified person replace as needed.

Recommendation: Contact a qualified professional.

D. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Exterior, Front left side of home



Water meter, located front left side of home

Location of Main Water Supply Valve : Exterior, Left side of home



Water main shutoff, located left side of home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Static Water Pressure Reading: 50 PSI



Water pressure

Water Source: Public

Plumbing Supply into home: Copper

Plumbing supply inside home: PEX

Water Filter: None

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

All sinks, showers and bathtubs were function tested:

All sinks, showers, bathtubs, and toilets were function tested for performance and drainage capabilities at the time of inspection. Any visible and observable defects will be noted in this report.



2nd Floor Guest bathroom



2nd Floor Guest bathroom



2nd Floor Guest bathroom



2nd Floor Guest bathroom



2nd floor private bathroom



2nd floor private bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Utility room



Master bathroom



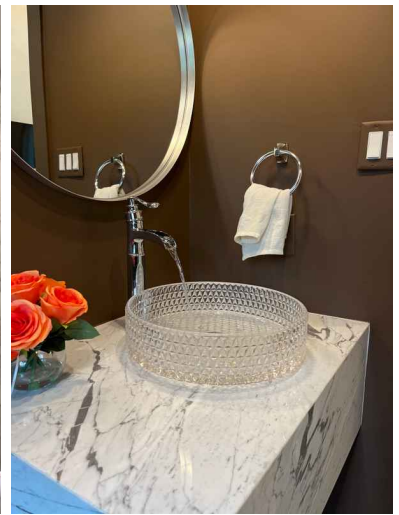
Master bathroom



Master bathroom



Master bathroom



Half bathroom



Kitchen

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Water quality testing not performed :

A water quality analysis was not performed. This is outside of the standards set forth by TREC (Texas Real Estate Commission) and is not a standard practice for a home inspection. I recommend a qualified contractor be consulted for further evaluation and testing if desired.

1: Bathtub has scratches

🔴 Recommendation

The bathtub has scratches or indentations in areas. This is cosmetic and is for your information. I recommend a qualified person repair as needed.

Recommendation: Contact a qualified professional.



2nd Floor Guest bathroom

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B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments:

Sewer scope not performed:

A sewer scope was not performed on this inspection. Sewer scopes are an ancillary service that are outside of the scope of a Texas Real Estate Commission (TREC) inspection. Sub slab piping, or piping that is buried in the ground is not visible to the inspector. Since the pipes are not visible, the inside of the drainage pipes were not inspected. To determine the integrity and performance of this type of piping, a sewer scope is the most logical and effective examination. Sewer scope inspections are recommended for homes that have aged drain piping, drainage issues with sinks, bathtubs, and showers. I recommend consulting with a licensed plumber for further evaluation regarding this type of inspection.

1: Drains not visible

🔵 Maintenance Item

All drainage piping was not visible to inspector at the time of inspection due to occupants belongings or built in cabinetry. This is for your information.

Recommendation: Contact a qualified professional.

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-
-
-

C. Water Heating Equipment

Location: Attic

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Energy Sources: Electric
 Water heater brand : Rheem



50 gallon electric water heater, located in the attic above master



Unit #1 data plate

Water Heater Capacity: 50 Gallon
 Number of Water Heaters: One
 Water temperature :

The water temperature was tested and appears to be at an acceptable temperature at the time of inspection.



Water temperature

Comments:

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Location of Gas Meter: Left side of home



Natural gas meter, located left side of home

Type of Gas Distribution Piping Material: Black iron, Not visible throughout

Comments:

Extensive leak detection not performed :

No special equipment was used to detect if leaks are present or to determine the integrity or remaining lifespan of the natural gas piping. Any obvious visible deficiencies, corrosion, or strong odor of natural gas will be noted in this report. This is for your information.

1: Missing sleeve

🔴 Recommendation

The gas piping supply into the home is missing the protective sleeve. This is common for older homes. I recommend a licensed plumber be consulted for further evaluation if needed.

Recommendation: Contact a qualified professional.



Left side of home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Corrosion on gas piping

Recommendation

Corrosion was observed on the natural gas piping in areas. I recommend a licensed plumber or otherwise qualified contractor be consulted for further evaluation and repair if needed.

Recommendation: Contact a qualified professional.



Left side of home



Left side of home

-
-
-
-

F. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

V. APPLIANCES

A. Dishwashers

Dishwasher: Unknown



Tested and working:

The dishwasher is tested and working properly at the time of inspection.

B. Food Waste Disposers

Garbage Disposal brand: Moen



Tested and working:

The disposal is tested and working properly at the time of inspection.

C. Range Hood and Exhaust Systems

Exhaust/Range Hood type: Vented

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Exhaust/Range Hood brand: Vevor



Tested and working:

The exhaust vent was tested and working properly at the time of inspection.

D. Ranges, Cooktops, and Ovens

Range/Oven brand: Forno



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Tested and working:

The Oven was tested and working properly at the time of inspection.



Burners



Oven temperature large



Oven temperature small

1: Burner missing components

[Maintenance Item](#)



Front right burner

E. Microwave Ovens

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Microwave brand: Forno



Tested and working:

The microwave was tested and working properly at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Tested and working:

The exhaust vents were tested and working properly at the time of inspection.

1: Duct piping damaged

🚩 **Recommendation**

The duct piping for the exhaust vent is damaged in areas.

Recommendation: Contact a qualified professional.



Second floor attic

G. Garage Door Operators

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Garage door opener brand: Chamberlain



Unit #1, left side



Unit #2, right side

I=Inspected

NI=Not Inspected

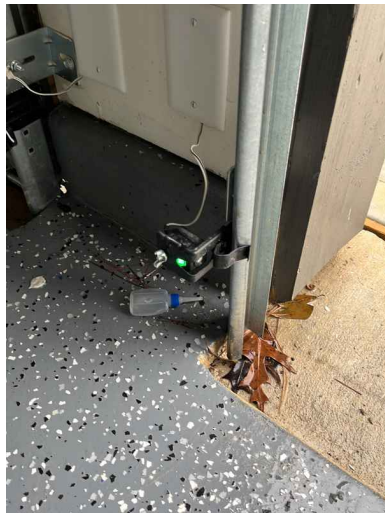
NP=Not Present

D=Deficient

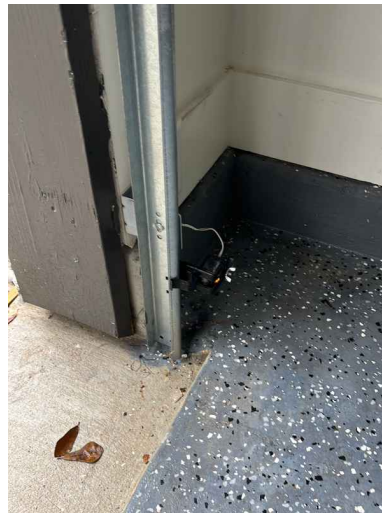
I	NI	NP	D
---	----	----	---

Tested and working:

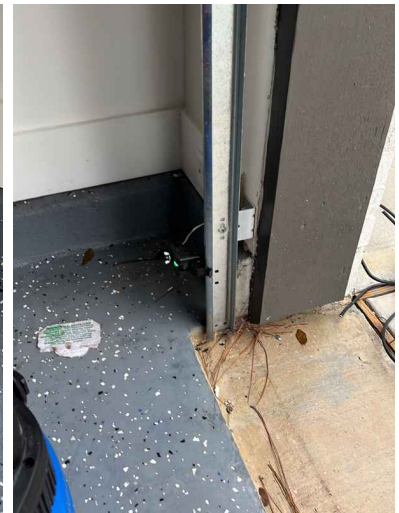
The garage door operator was tested and working properly at the time of inspection.



Unit #1



Unit #1



Unit #2



Unit #2

Comments:

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Overview:



Sprinkler system backflow preventer, located left side of home



Sprinkler system control panel, located inside the garage

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Tested and working properly:

The sprinkler system was tested and working properly at the time of inspection.



B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: None

Comments:

C. Outbuildings

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump: None

Comments:

E. Private Sewage Disposal Systems

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Type of System: Aerobic



Septic system tanks, located rear of home



Septic system control panel, located rear of home

Location of Drain Field: Exterior, Rear of home



Rear of home

Comments:

I=Inspected

NI=Not Inspected

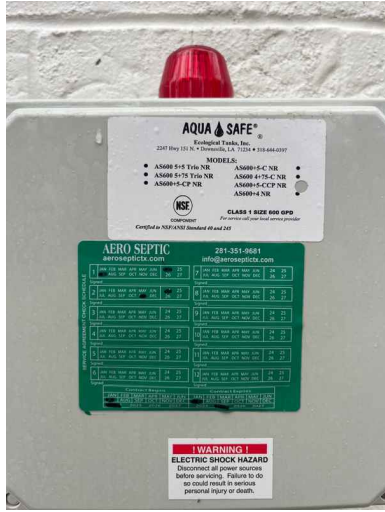
NP=Not Present

D=Deficient

I NI NP D

System has been recently serviced:

The septic system has been recently serviced. This is for your information.



Service tags

Septic system information:

I inspected the property in the location of the drain field area. There were no signs of failure or blockage and the grounds appear normal. I did visually locate the septic tank system, however the inside of the tank and the drain lines were not inspected for size or condition. Changes in water volume can sometimes have an impact on septic tanks that before were working properly. Most septic contractors recommend that if the septic tank hasn't been pumped and inspected in the last 4-5 years, you should have it pumped and inspected visually during the inspection process to determine it's true condition.



Aerobic heads functioning



Aerobic heads functioning



High water alarm functioning

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Septic system vacant house:

The home is currently vacant and is not being lived in at the moment. No service tags were present at the time of this inspection. Upon moving in or shortly thereafter, I recommend a qualified septic system contractor be consulted for a more thorough inspection of the tanks and the septic system to ensure it is functioning properly and is performing as intended.

F. Other Built-in Appliances

Comments:

G. Other

Comments: