

25243 Saddlebrook Ranch Dr

Tomball, Texas 77375



✉ hello@inspectify.com

Client	--
Reference id	a4xPd000002j4JFIAY
Type	Home Inspection and Floor Plan Report - 25243 Saddlebrook Ranch Dr
Inspected by	HomeTeam Inspection Service - North Houston
State license	TREC 20811
Scheduled	September 12, 2025, 9:00 PM
Completed	September 13, 2025, 12:43 AM

 13 repair

 4 monitor

 33 limitation

 7 Inspectify flag

System	Subsystem	Issues identified
Home Inspection Details	Home Inspection Details	 <u>Neighborhood Commentary: Not Present</u>
		 <u>Repairs / Renovations in Progress: Not Present</u>
Surroundings	Driveways / Walkways	 <u>Trip Hazard</u>
	Fences / Gates	 <u>Damaged Fence / Gate</u>
		 <u>Vegetation Growing on Fence</u>
	Patio	 <u>Minor Cracks in Patio / Porch</u>
Exterior	Siding / Trim	 <u>Damaged Brick Mortar</u>
		 <u>Damaged Trim</u>
		 <u>Cracks and stone mortar</u>
		 <u>Deterioration of trim caulking</u>
Garage	Attached Garage	 <u>Odor Source: Not Present</u>
Common Areas	Common Room	 <u>Missing window screens</u>
		 <u>Odor Source: Not Present</u>
		 <u>Doors / Casing / Door Stops Condition: Not Present</u>
		 <u>Walls / Ceilings Need Repainting</u>
	Hallway	 <u>Window Condition: Not Present</u>
		 <u>Odor Strength</u>
	General	 <u>Additional Interior Amenities Observed: Not Present</u>
Laundry Area	Laundry Area	 <u>Odor Source: Not Present</u>
		 <u>Window Condition: Not Present</u>
Kitchen	Kitchen General	 <u>Damaged ceiling</u>
		 <u>Doors / Casing / Door Stops Condition: Not Present</u>
		 <u>Odor Strength</u>
	Refrigerator	 <u>Refrigerator</u>
Bedrooms	Primary Bedroom	 <u>Doors / Casing / Door Stops Condition: Other</u>
		 <u>Odor Strength</u>
	Bedroom 2	 <u>Odor Source: Not Present</u>
		 <u>Walls / Ceilings Need Repainting</u>
	Bedroom 3	 <u>Odor Source: Not Present</u>
		 <u>Walls / Ceilings Need Repainting</u>
	Bedroom 4	 <u>Odor Source: Not Present</u>
Bathrooms	Primary Bathroom	 <u>Odor Source: Not Present</u>

System	Subsystem	Issues identified
	Bathroom 2	 <u>Odor Source: Not Present</u>
	Bathroom 3	 <u>Damaged Door Jamb</u>
		 <u>Faucet not Stopping Water Flow</u>
		 <u>Inoperable or Missing Light Bulb</u>
		 <u>Odor Source: Not Present</u>
		 <u>Window Condition: Not Present</u>
		 <u>Vanity / Mirror Condition: Not Present</u>
		 <u>Tub / Shower Type: Not Present</u>
		 <u>Tub / Shower Type: Not Present</u>
		 <u>Tub / Shower Type: Not Present</u>
		 <u>Tub / Shower Type: Not Present</u>
		 <u>Tub / Shower Type: Not Present</u>
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		 <u>Tub / Shower Type: Not Present</u>
		 <u>Tub / Shower Type: Not Present</u>
		 <u>Tub / Shower / Plumbing Fixture Condition: Not Present</u>
HVAC	Cooling	 <u>Rusting or Damaged HVAC Drip Pan</u>
Electrical	Electrical Panels, Grounding, Main Overcurrent Device	 <u>Electrical Main Panel Condition: No Access</u>
		 <u>Electrical Main Panel Wiring Type: No Access</u>
	Branch Wiring	 <u>Branch Wiring Condition: Other</u>
	Smoke / Carbon Monoxide Detectors	 <u>Missing carbon monoxide detector</u>
		 <u>Smoke alarm not installed properly.</u>
Miscellaneous Property Information	Miscellaneous Property Information	 <u>Pet odor</u>
		 <u>Homeowner Unavailable for Access</u>

Home Inspection Details

 2 Issues

Neighborhood Commentary

Not Present

Nonresidential Use

No

Renovations / Upgrades in the Past 15 Years

No

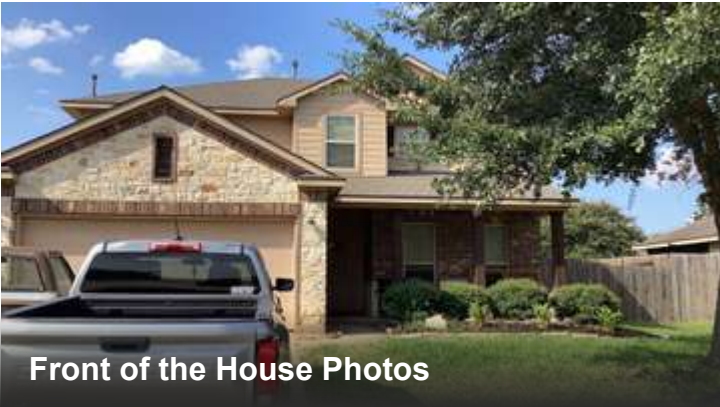
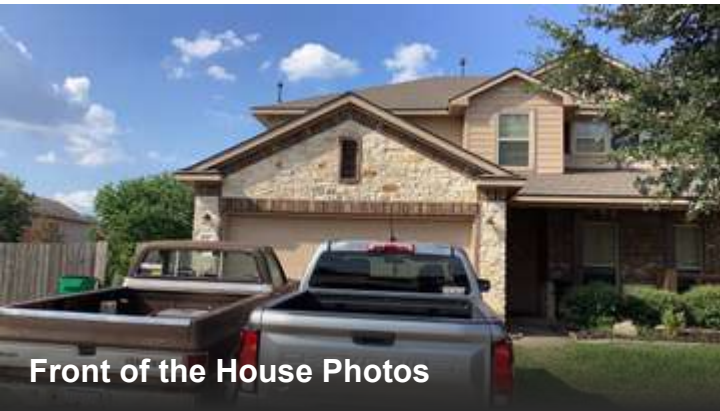
Additions / Conversions Observed

No

Repairs / Renovations in Progress

Not Present

Home Inspection Details photos / videos





Left Side of the House Photos



Left Side of the House Photos



Left Side of the House Photos



Back of the House Photos



Back of the House Photos



Back of the House Photos



Right Side of the House Photos



Right Side of the House Photos



Right Side of the House Photos



Right Side of the House Photos



 Limitation



Neighborhood Commentary: Not Present

The object / room is not present.

Limitation photos / videos

 Limitation



Repairs / Renovations in Progress: Not Present

The object / room is not present.

Limitation photos / videos

GoToScan

✓ No issues

GoToScan Floor Plan

Yes

GoToScan photos / videos

Unit Details

Unit

 No issues

Occupancy Status

Occupied

Bedroom Count

4 bedroom(s)

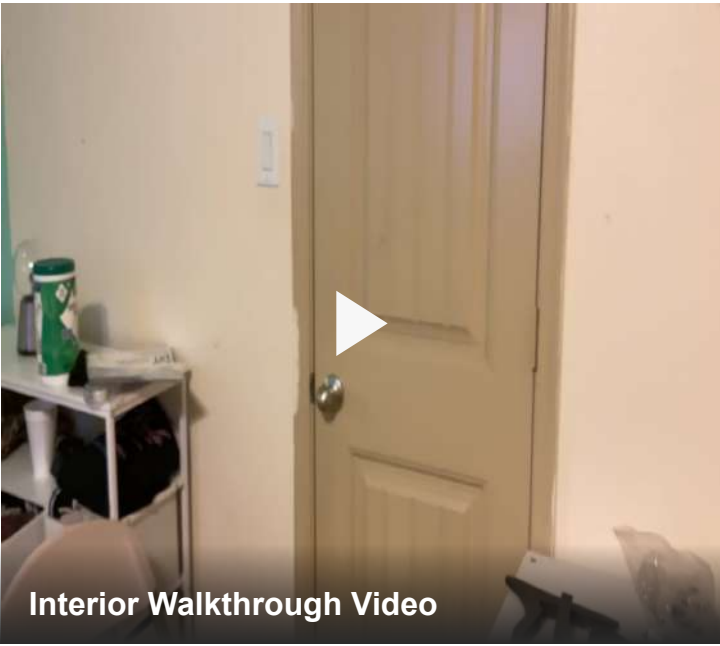
Bathroom Count, Half

1 bathroom(s)

Bathroom Count, Full

2 bathroom(s)

Unit photos / videos



Surroundings

 4 Issues

Driveways / Walkways

 1 Issue

Driveway Access Issues

No

Driveway / Walkway Condition

Fair (Some Repairs)

Driveway / Walkway Material(s)

Concrete

Driveways / Walkways photos / videos



 Repair deficiency

Trip Hazard

The sidewalk, patio, driveway, or walkway is unlevel.

Driveways / Walkways photos / videos



Fences / Gates

 2 Issues

Fence Material(s)

Wood

Fence / Gate Condition

Fair (Some Repairs)

Fences / Gates photos / videos



 Repair deficiency

Damaged Fence / Gate

The fence or gate is damaged in one or more areas.

Fences / Gates photos / videos



 Repair deficiency

Vegetation Growing on Fence

There is vegetation growing on the fence.

Fences / Gates photos / videos



Landscaping

✓ No issues

Proper Grading Observed

Yes

Front Yard Condition

Fair

Left Side Yard Condition

Fair

Back Yard Condition

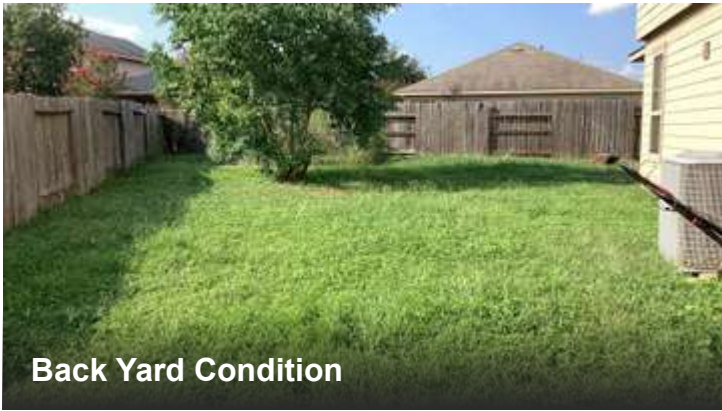
Fair

Right Side Yard Condition

Fair

Landscaping photos / videos





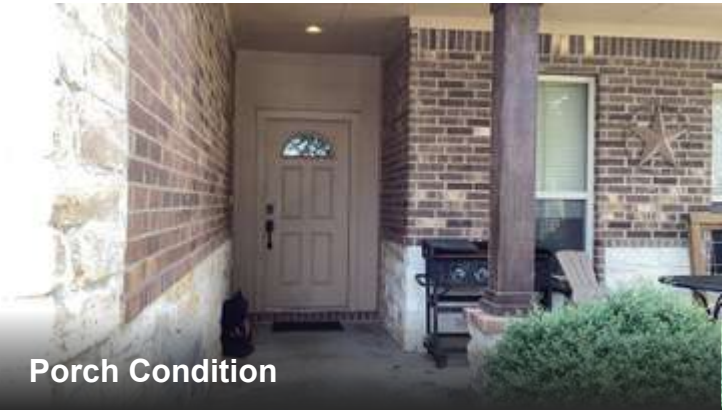
Porch

✓ No issues

Porch Type
Covered Porch

Porch Condition
Good (Cosmetic Issues Only)

Porch photos / videos



Patio

 1 Issue

Patio Condition

Fair (Some Repairs)

Patio Material(s)

Concrete

Patio photos / videos



 Monitor deficiency

Minor Cracks in Patio / Porch

There are minor cosmetic cracks on the patio / porch.

Patio photos / videos



Additional Site Amenities

 Not present

Additional Site Amenities photos / videos

✓ No issues

Good (Cosmetic Issues Only)

Electric Meter Tag Photo

Electric Meter Tag Photo



Electric Meter Condition



Water Meter Tag Photo



Water Meter Location Photo



Gas Meter Tag Photo



Gas Meter Tag Photo



Gas Meter Location Photo

Exterior

 4 Issues

Siding / Trim

 4 Issues

Siding Condition

Fair (Some Repairs)

Siding Material(s)

Brick Veneer, Fiber Cement, Stone

Exterior Paint Condition

Good (Cosmetic Issues Only)

Exterior Trim Condition

Fair (Some Repairs)

Trim Material(s)

Wood

Siding / Trim photos / videos



 Repair deficiency

Damaged Brick Mortar

The mortar is cracked / damaged in one or more areas.

Siding / Trim photos / videos



 **Repair deficiency**

Damaged Trim

There are signs of damage to the trim.

Siding / Trim photos / videos



 **Monitor deficiency**

Cracks and stone mortar

Multiple areas of the stone mortar has cracks

Siding / Trim photos / videos

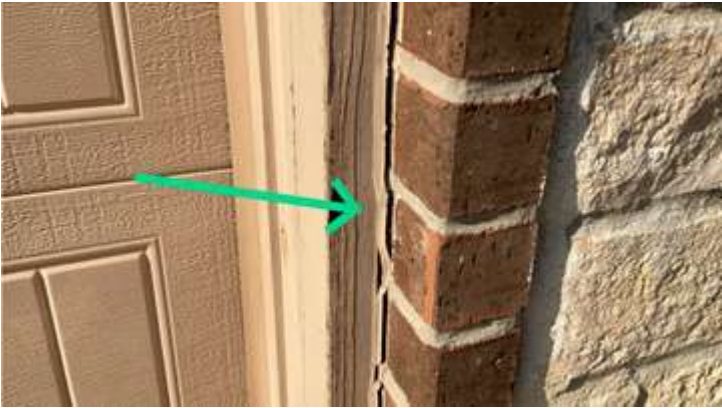


 Monitor deficiency

Deterioration of trim caulking

One or more areas of the caulking sealing the trim is deteriorated

Siding / Trim photos / videos



Gutters

 Not present

Gutters photos / videos

Eaves, Soffits, and Fascia

 No issues

Eaves / Soffits / Fascia Condition

Good (Cosmetic Issues Only)

Eaves / Soffits / Fascia Material(s)

Wood

Eaves, Soffits, and Fascia photos / videos



Windows

✓ No issues

Window Count
16 windows

Window Condition
Good (Cosmetic Issues Only)

Windows With Security Bars Count
0 windows

Window With Quick Release Count
0 windows

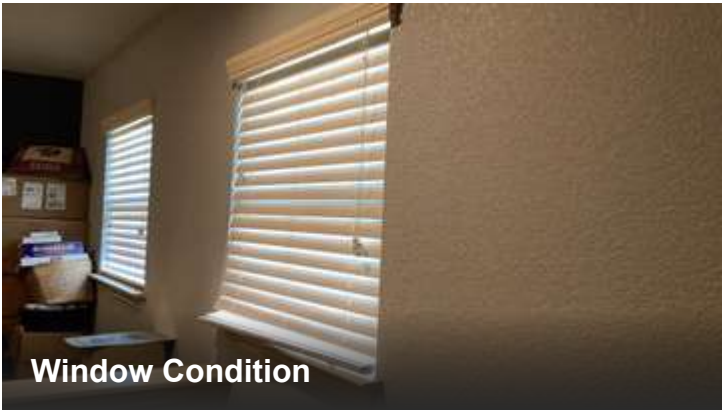
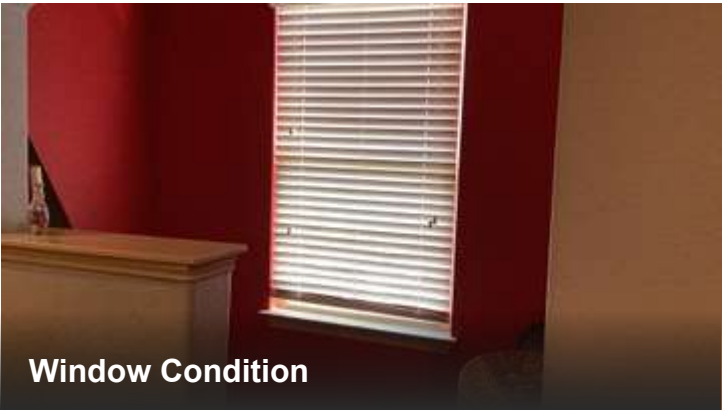
Window Release Mechanism operational?
Yes

Number of Panes
Single Pane, Double Pane

Frame Type
Aluminum

Window Treatment Type
Tinted

Windows photos / videos



Exterior Doors

✓ No issues

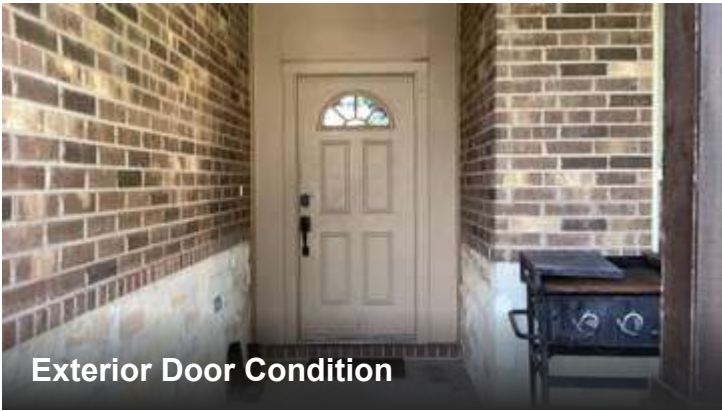
Exterior Door Condition

Good (Cosmetic Issues Only)

Exterior Door Material(s)

Wood

Exterior Doors photos / videos



Dryer Exhaust

✓ No issues

Dryer Vent / Exhaust Condition

Good (Cosmetic Issues Only)

Dryer Exhaust photos / videos



Pool

 Not present

Pool photos / videos

Roof

Coverings

 No issues

Roof Inspection Method

Walking on Roof

Roof Covering Condition

Good (Cosmetic Issues Only)

Roof Covering Material(s)

Asphalt Shingles

Roof Layer Count

1 layers

Previous / Partial Roof Repairs Observed

No

Estimated Roof Age

3 year(s)

Estimated Roof Life Remaining

Greater than 5 Years

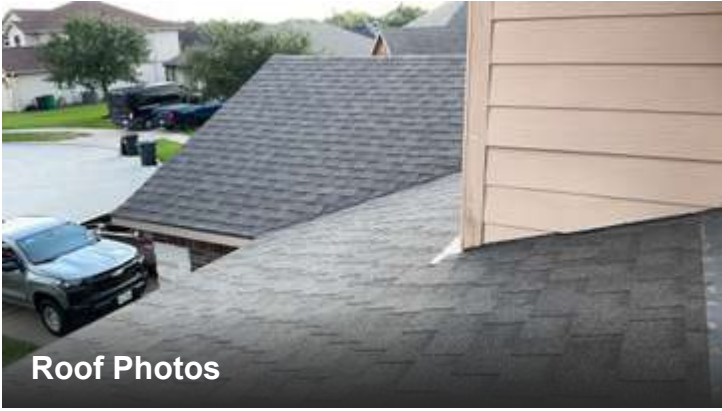
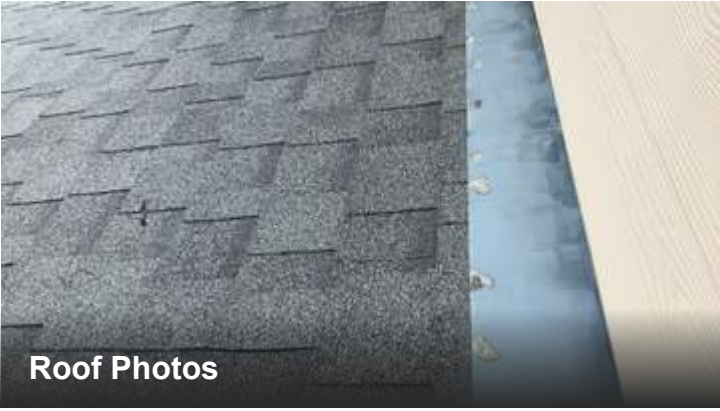
Evidence of Hail / Wind Damage

No

Evidence of Roof Leaks

No

Coverings photos / videos



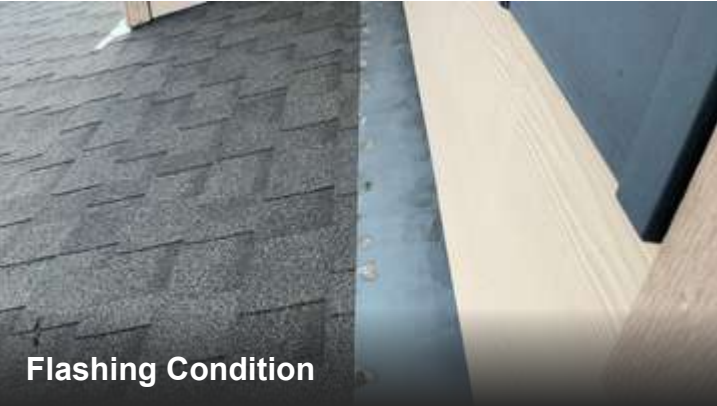
Flashing

✓ No issues

Flashing Condition

Good (Cosmetic Issues Only)

Flashing photos / videos



Chimney

 Not present

Chimney photos / videos

Vents

 No issues

Roof Vent(s) Condition
Good (Cosmetic Issues Only)

Roof Vents Material(s)
PVC, Rubber

Vents photos / videos

Skylights

 Not present

Skylights photos / videos

Garage

 1 Issue

Attached Garage

 1 Issue

Interior Condition

Good (Cosmetic Issues Only)

Odor Strength

No Odor Detected

Odor Source

Not Present

Fire Separation Wall Observed

Yes

Electrical Condition

Good (Cosmetic Issues Only)

Garage Door Condition

Functional With Cosmetic Defects

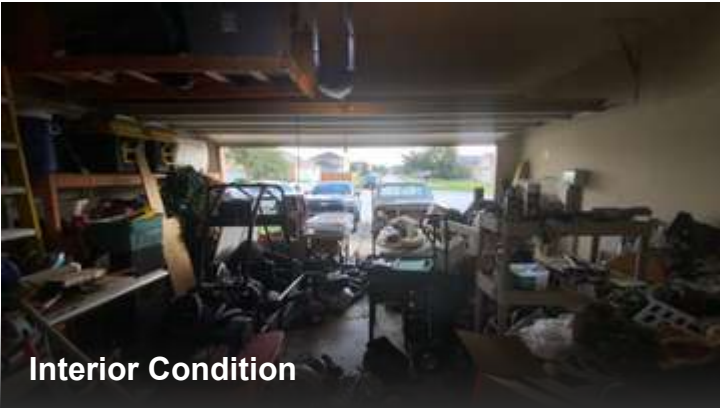
Garage Capacity

2 parking spaces

Garage Converted Into Living Space

No

Attached Garage photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Structural

Foundation

 No issues

Foundation Type

Poured Concrete

Foundation Condition

Good (Cosmetic Issues Only)

Foundation Cracks Observed

No

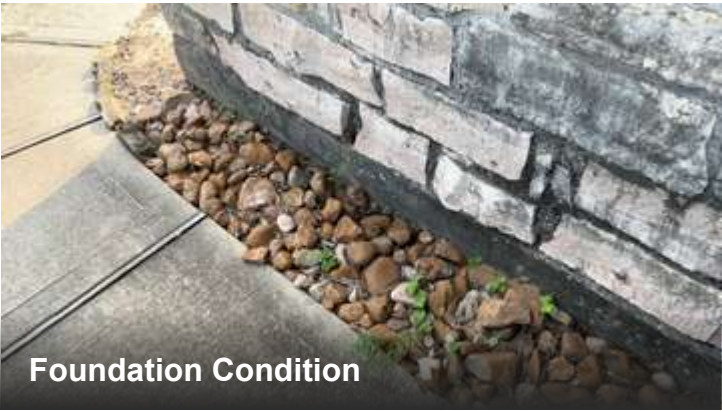
Evidence of Moisture Observed

No

Additional Foundation Concerns

No

Foundation photos / videos



Crawl Space

 Not present

Crawl Space photos / videos

Attic

✓ No issues

Attic Condition

Good (Cosmetic Issues Only)

Attic Converted Into Living Space

No

Attic Access Method

Attic Ladder & Hatch

Attic or Ceiling Type

Unconditioned (Vented)

Attic Insulation Type

Fiberglass

Attic Floor Insulation Depth

7-9

Roof Insulation Depth

0

Percentage of Roof Area Above Attic

100%

Attic photos / videos





Finished Basement

 Not present

Finished Basement photos / videos

Unfinished Basement

 Not present

Unfinished Basement photos / videos

Sump Pump

 Not present

Sump Pump photos / videos

Common Areas



7 Issues

Common Room



4 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Approximate Ceiling Height

8'

Doors / Casing / Door Stops Condition

Not Present

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

Yes

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

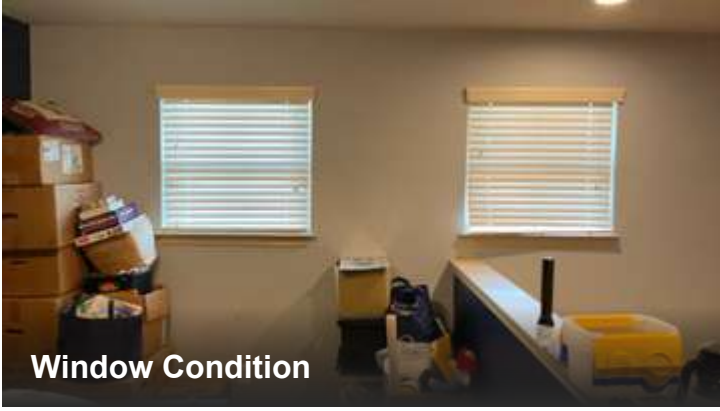
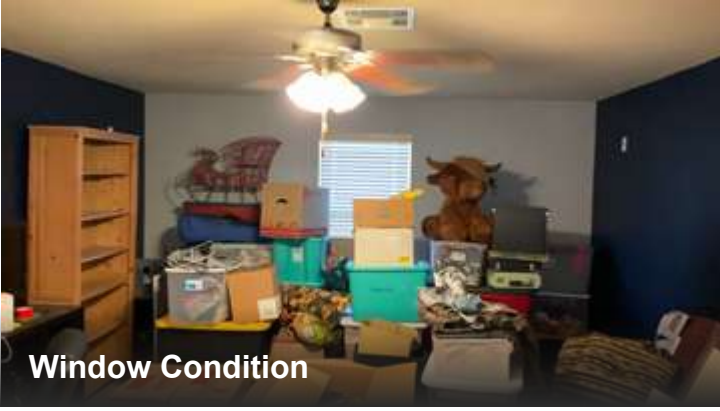
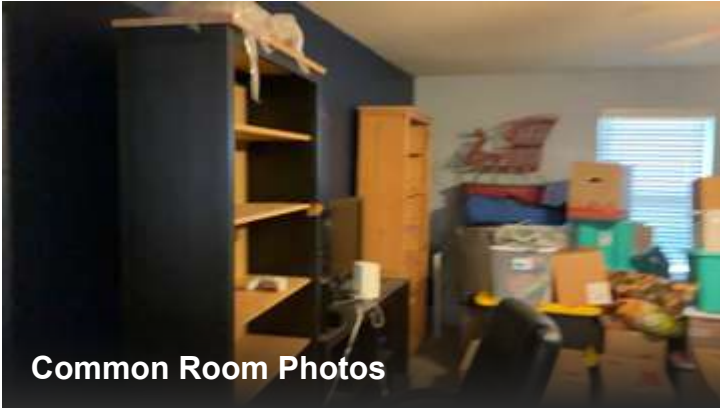
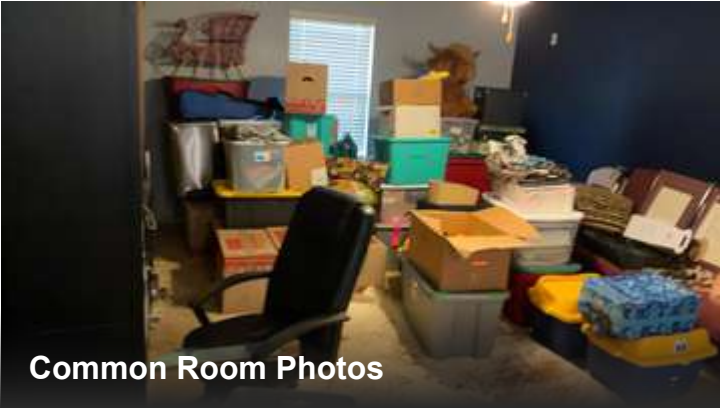
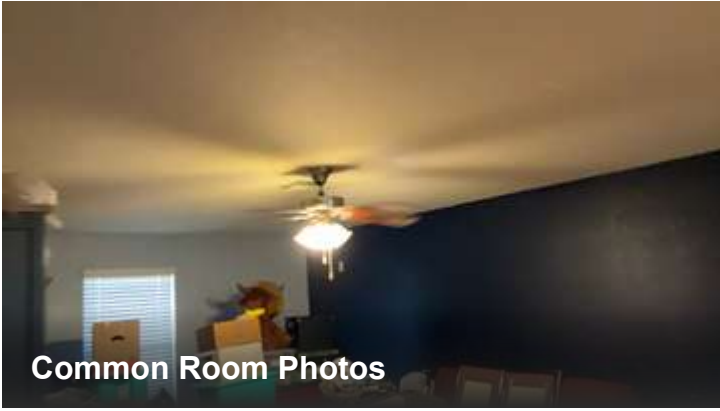
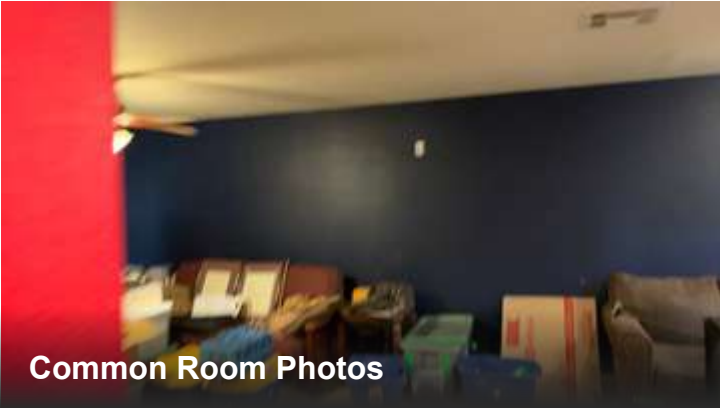
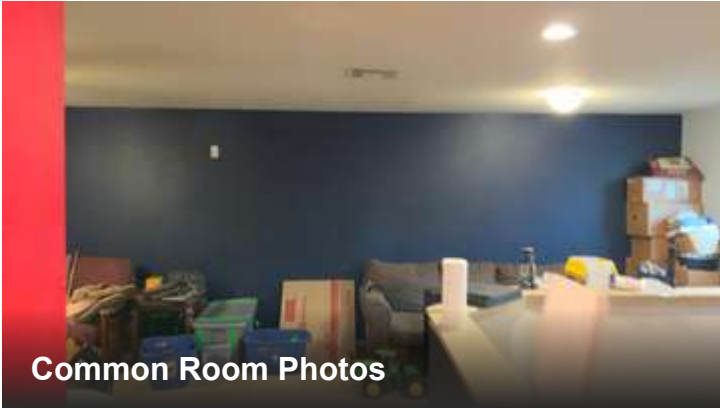
Flooring Material(s)

Carpet

Electrical Condition

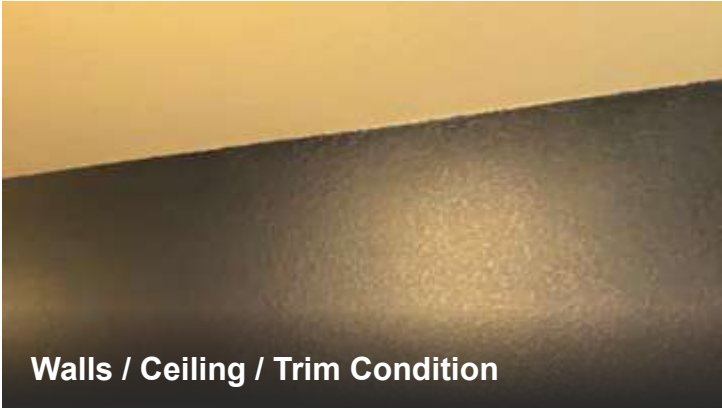
Good (Cosmetic Issues Only)

Common Room photos / videos

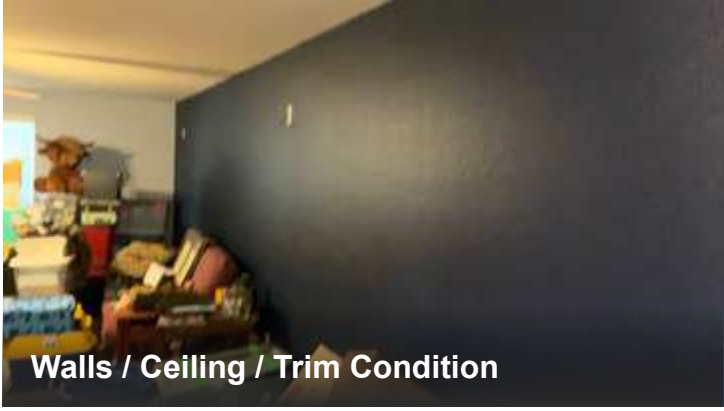




Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



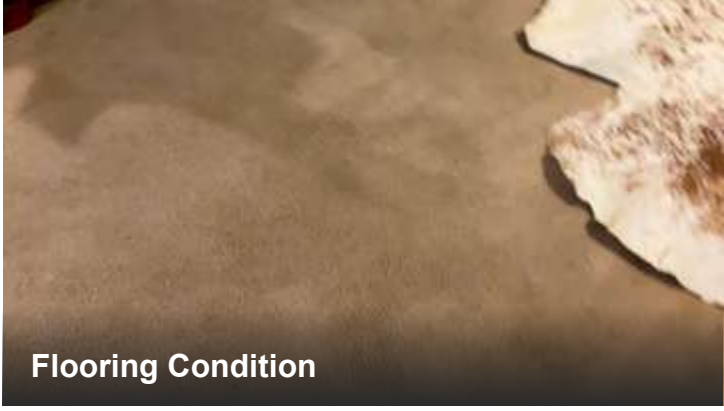
Walls / Ceilings Need Repainting



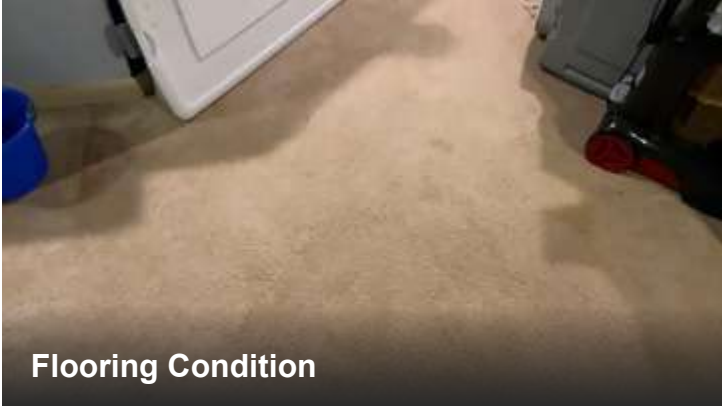
Walls / Ceilings Need Repainting



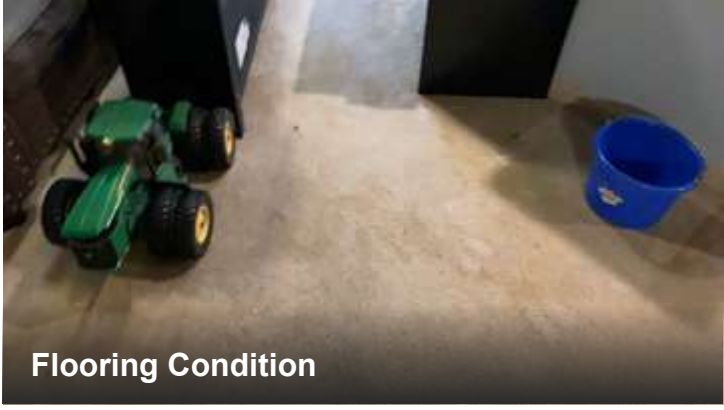
Flooring Condition



Flooring Condition



Flooring Condition



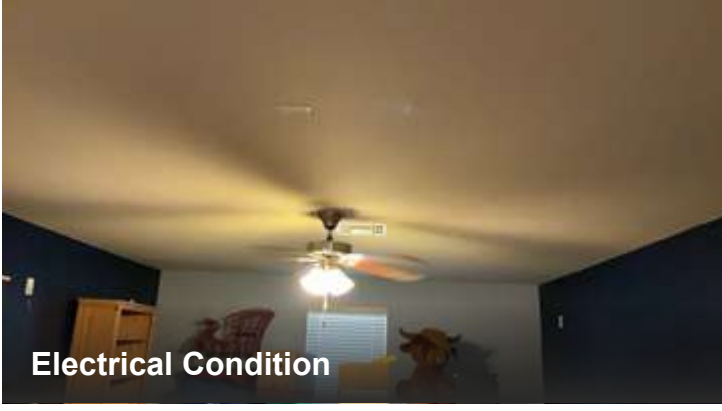
Flooring Condition



Electrical Condition



Electrical Condition



Electrical Condition

 Repair deficiency

Missing window screens

The screens were missing.

Common Room photos / videos



 Limitation



Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 Limitation



Doors / Casing / Door Stops Condition: Not Present

The object / room is not present.

Limitation photos / videos

 Inspectify flag

Walls / Ceilings Need Repainting

Yes

Common Room photos / videos



Hallway

 2 Issues

Odor Strength

Subtle

Odor Source

Pets/dogs

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Not Present

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

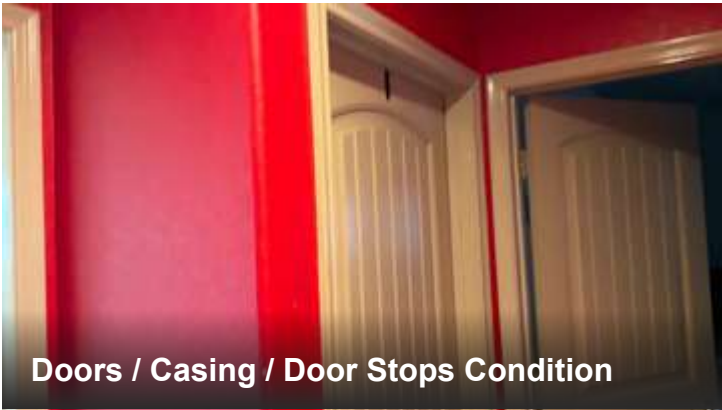
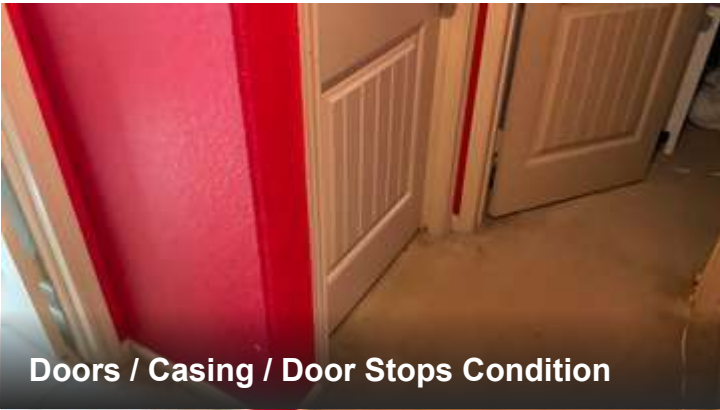
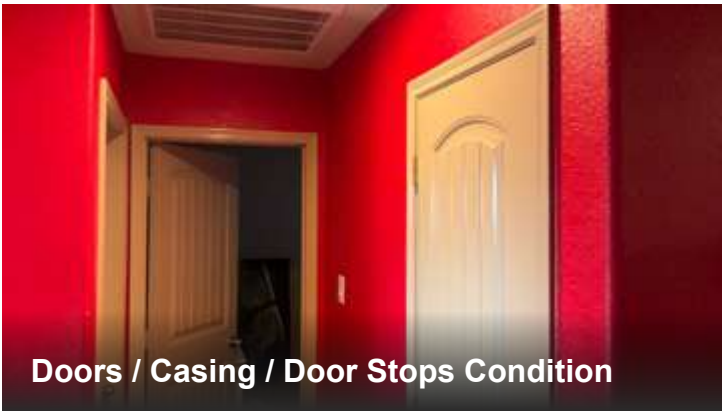
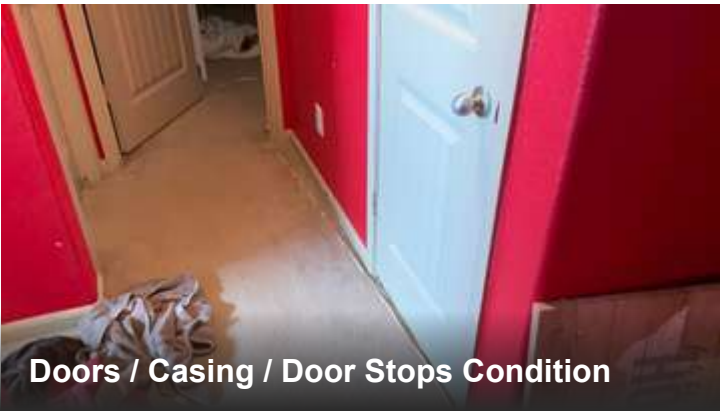
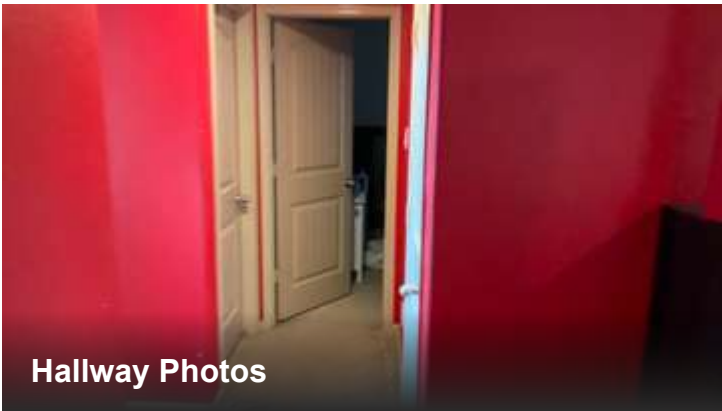
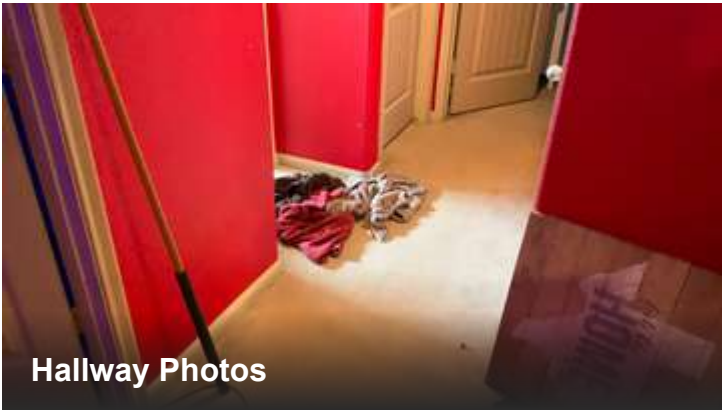
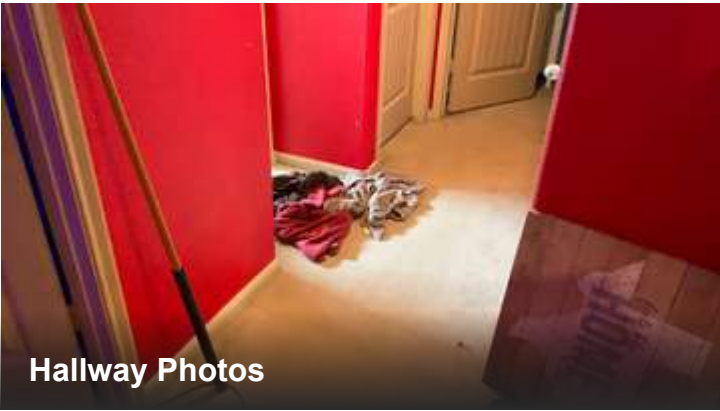
Flooring Material(s)

Carpet

Electrical Condition

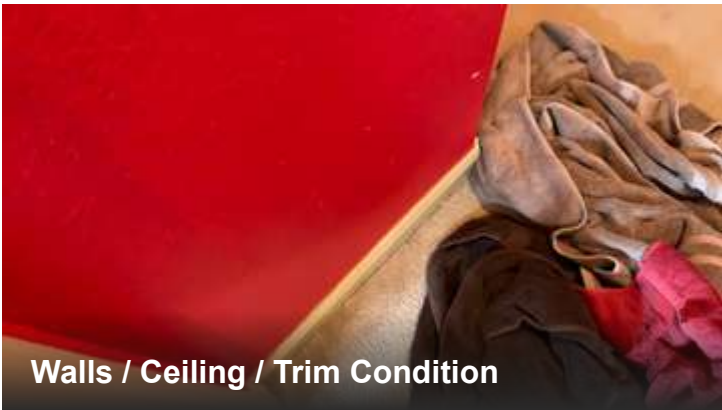
Good (Cosmetic Issues Only)

Hallway photos / videos





Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



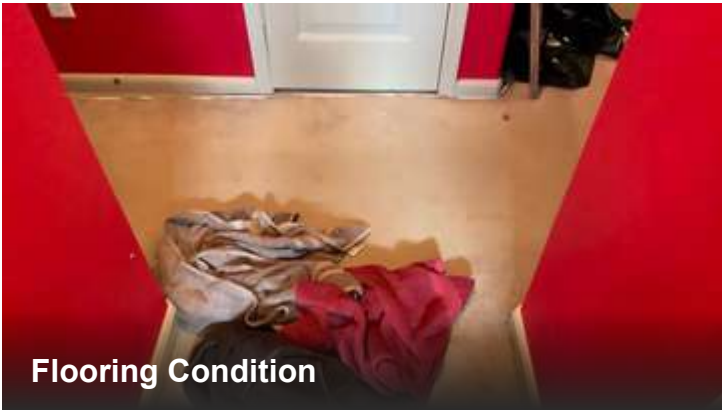
Walls / Ceiling / Trim Condition



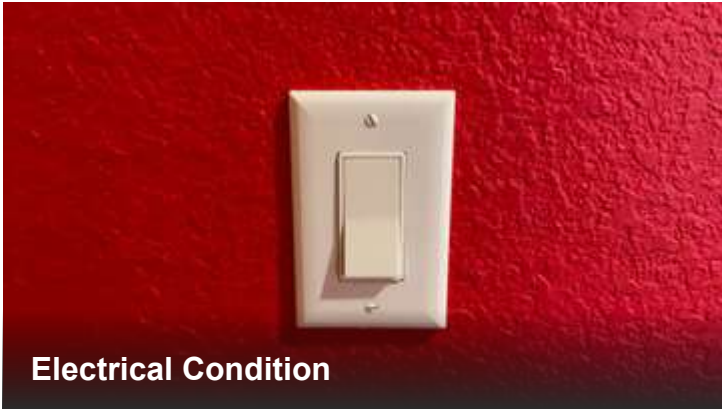
Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Flooring Condition



Electrical Condition



Electrical Condition

 Limitation

Window Condition: Not Present

The object / room is not present.

Limitation photos / videos

 Inspectify flag

Odor Strength

Subtle

Deficiency photos / videos

Stairway

✓

No issues

Stairway Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

No

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

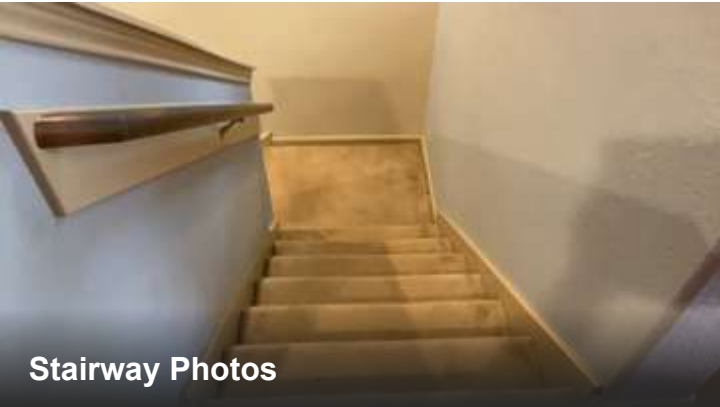
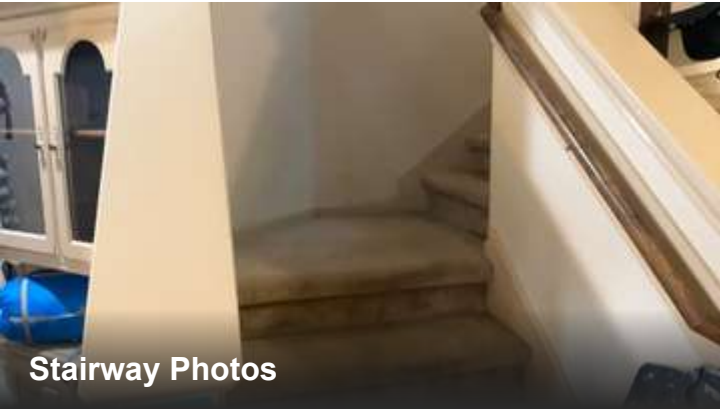
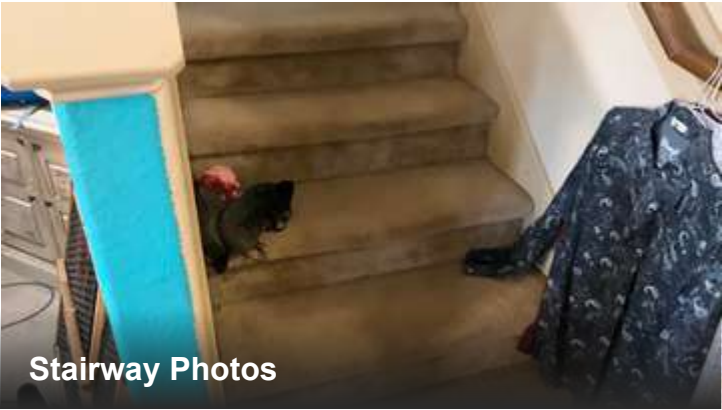
Flooring Beyond Repair

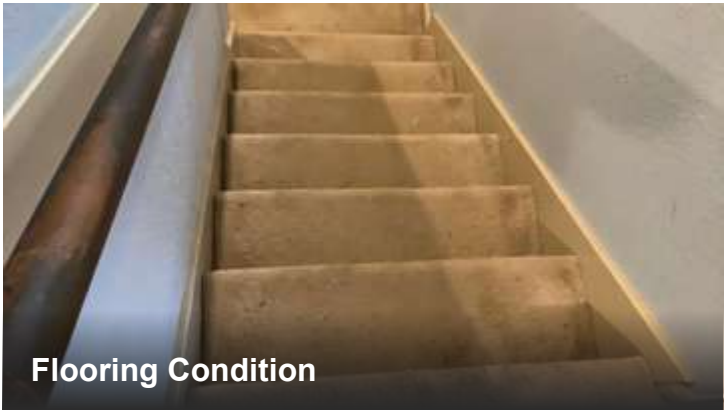
No Flooring Concerns Observed

Flooring Material(s)

Carpet

Stairway photos / videos





Fireplace

 Not present

Fireplace photos / videos

General

 1 Issue

Additional Interior Amenities Observed

Not Present

General photos / videos

Limitation

Additional Interior Amenities Observed: Not Present

The object / room is not present.

Limitation photos / videos

Laundry Area



2 Issues



2 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Not Present

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Tile

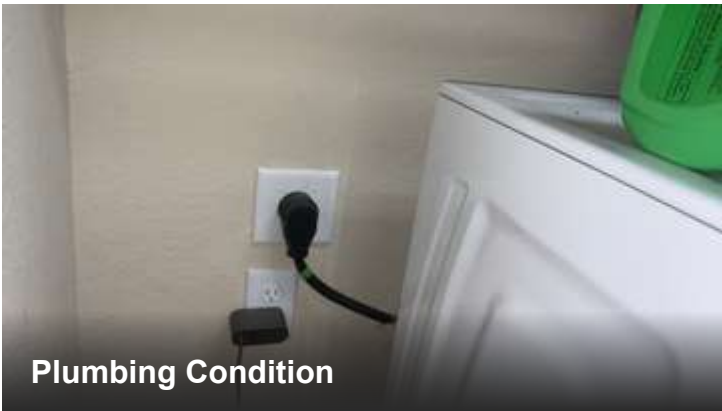
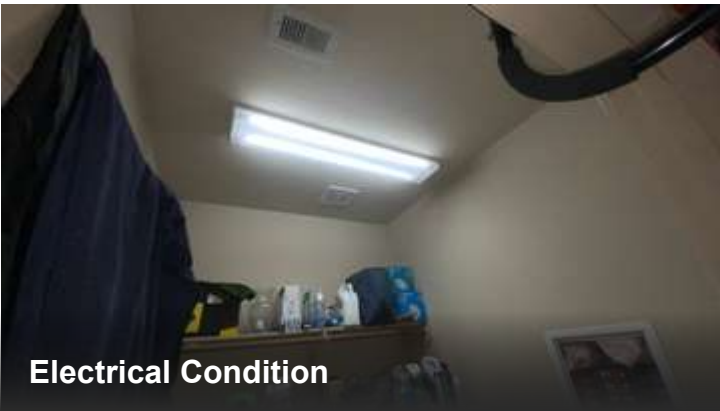
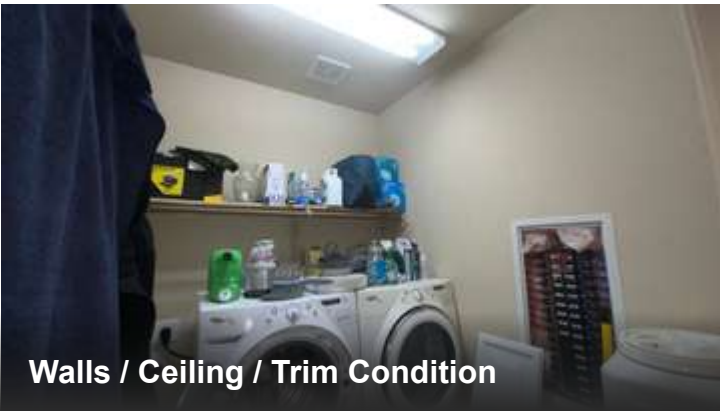
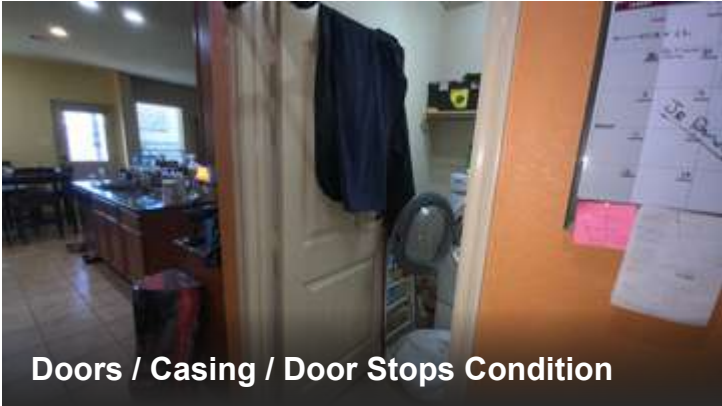
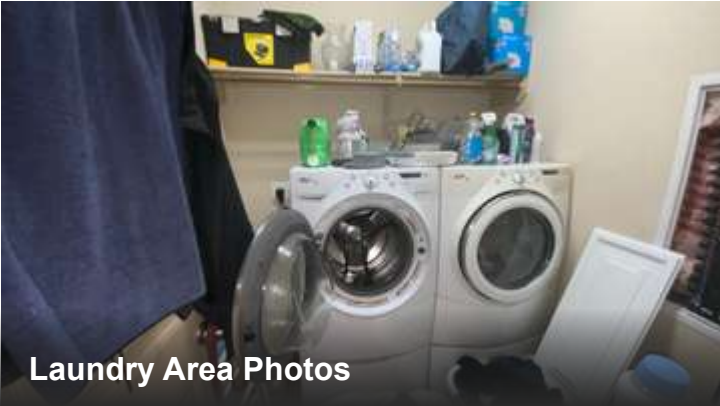
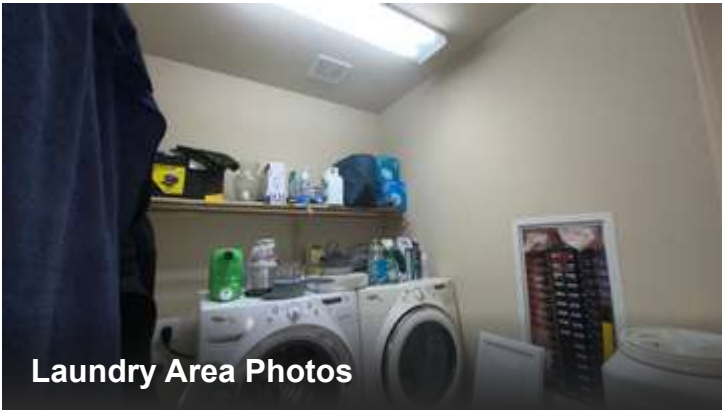
Electrical Condition

Good (Cosmetic Issues Only)

Plumbing Condition

Good (Cosmetic Issues Only)

Laundry Area photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 **Limitation**

Window Condition: Not Present

The object / room is not present.

Limitation photos / videos

Washer

 **No issues**

Washer Condition

Functional With Cosmetic Defects

Washer Appliance Tag Photo

Washing Machine

Recall status

No

Expected life

12 years

Brand

Whirlpool

Estimated remaining life

0 years

Manufacture date

February 2008

Model number

WFW9200SQ02

Age

17.62 years

Serial number

CSW0805804

 Beta Feature

Washer photos / videos



Dryer

✓ No issues

Dryer Condition

Functional With Cosmetic Defects

Dryer Appliance Tag Photo

Clothes Dryer

Recall status
No

Expected life
13 years

Brand
Whirlpool

Estimated remaining life
0 years

Manufacture date
April 2008

Model number
WED9200SQ1

Age
17.46 years

Serial number
MW1406073

Beta Feature

Dryer photos / videos



Kitchen

 4 Issues

Kitchen General

 3 Issues

Odor Strength

Subtle

Odor Source

Dogs/pets

Doors / Casing / Door Stops Condition

Not Present

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceiling / Trim Condition

Noticeable Wear (Fading / Scuffs / Minor Damage)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Material(s)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

Faucet(s) / Sink(s) Condition

Good (Cosmetic Issues Only)

Kitchen Cabinet / Drawers Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Kitchen Countertop Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

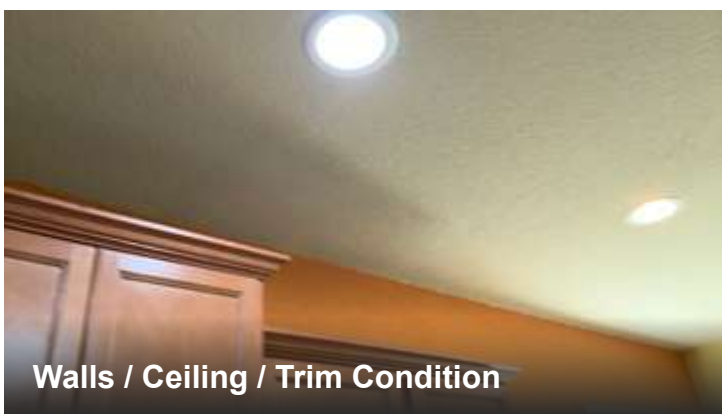
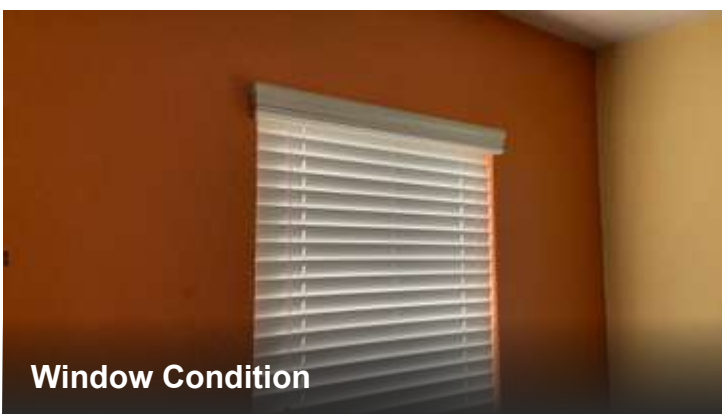
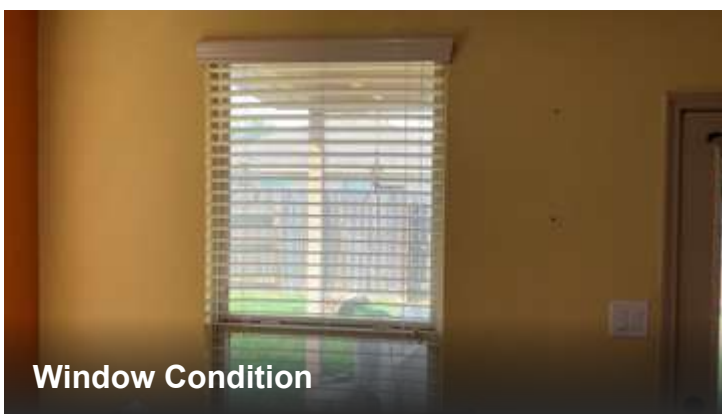
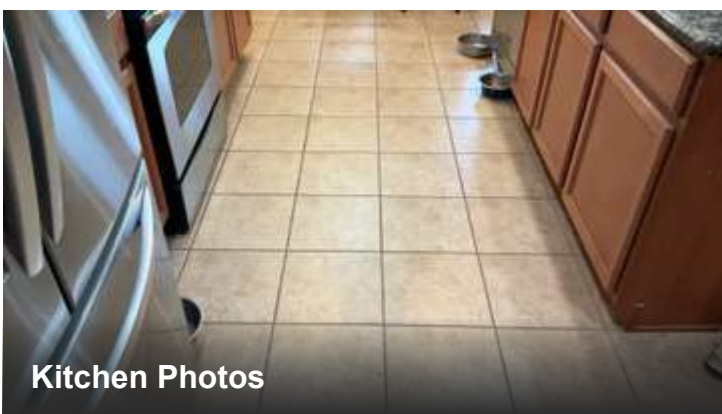
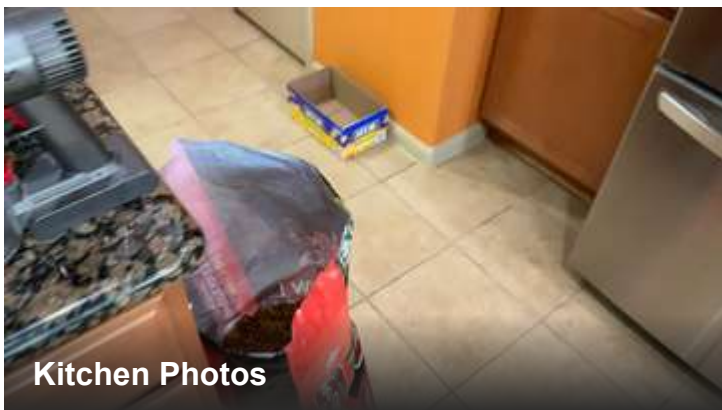
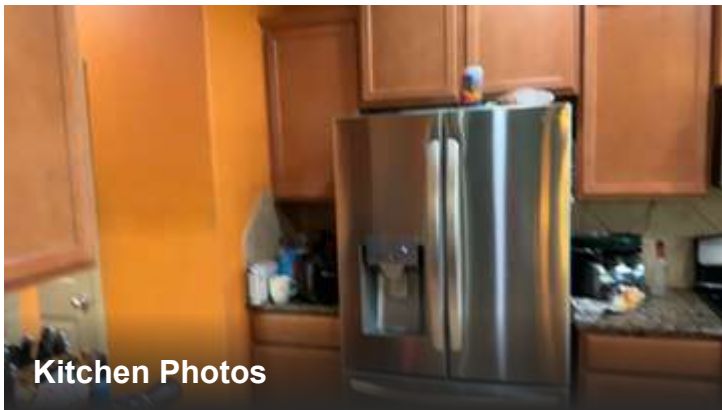
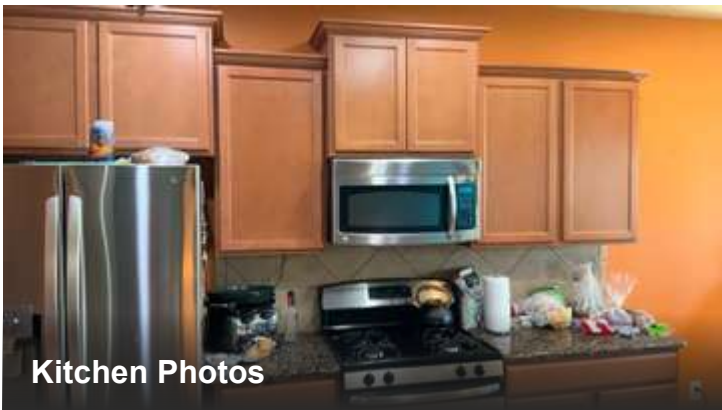
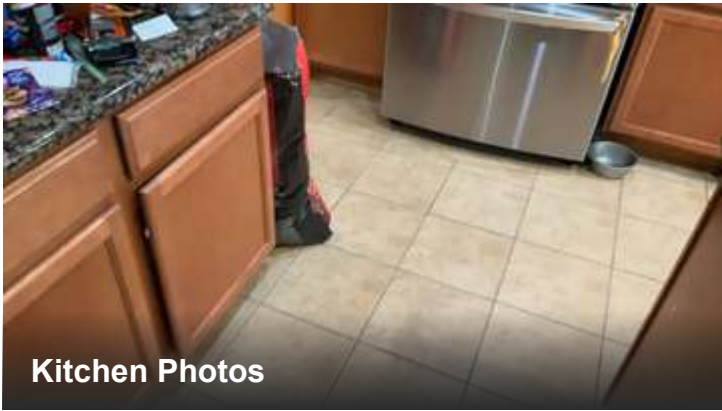
Flooring Beyond Repair

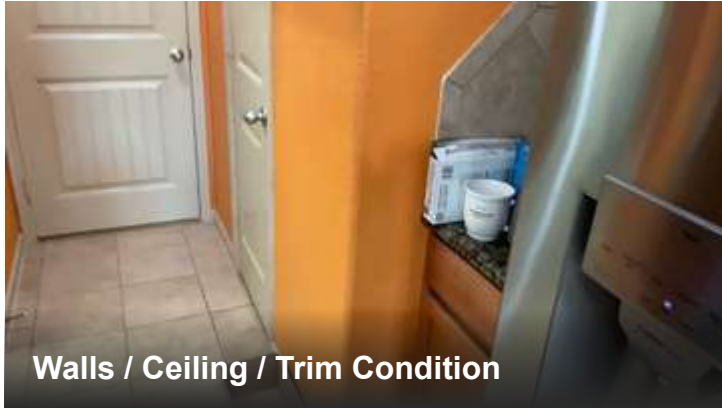
No Flooring Concerns Observed

Plumbing Condition

Good (No Leaks but has a Flex Drain)

Kitchen General photos / videos





Walls / Ceiling / Trim Condition



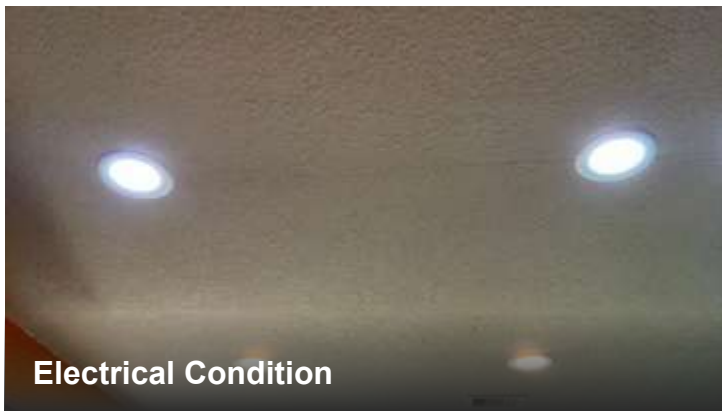
Walls / Ceiling / Trim Condition



Flooring Condition



Flooring Condition



Electrical Condition



Electrical Condition



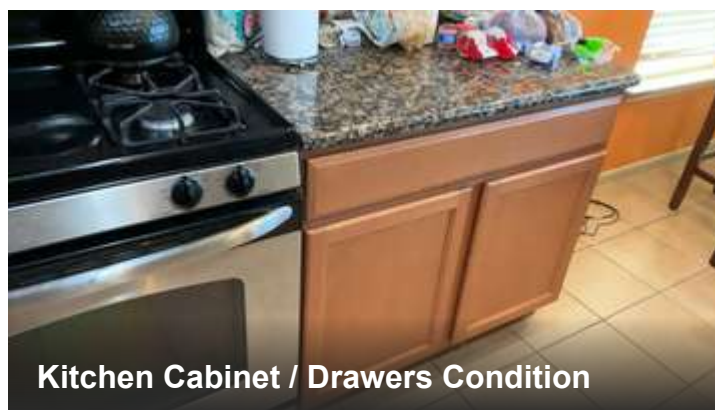
Electrical Condition



Faucet(s) / Sink(s) Condition



Kitchen Cabinet / Drawers Condition



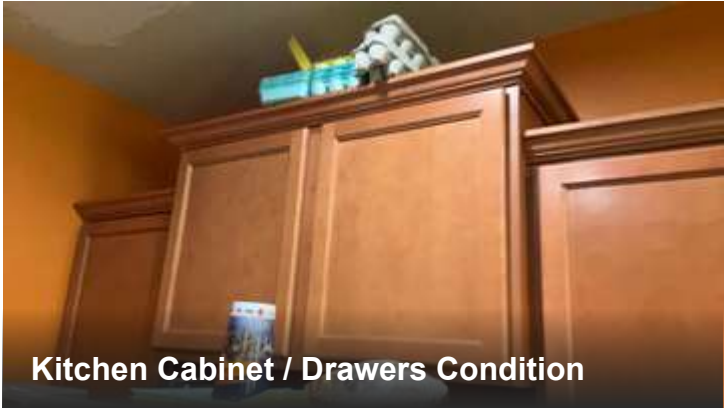
Kitchen Cabinet / Drawers Condition



Kitchen Cabinet / Drawers Condition



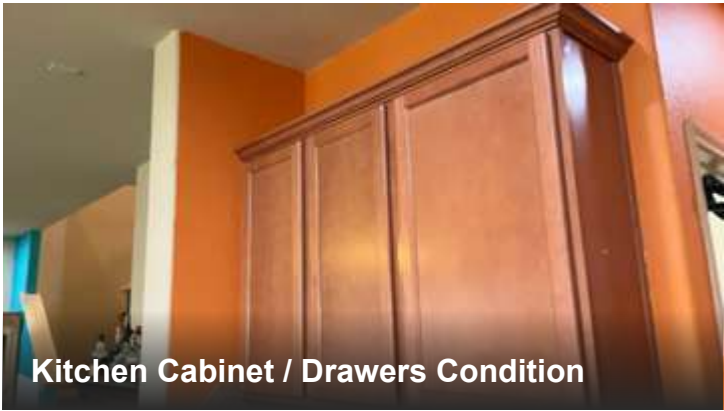
Kitchen Cabinet / Drawers Condition



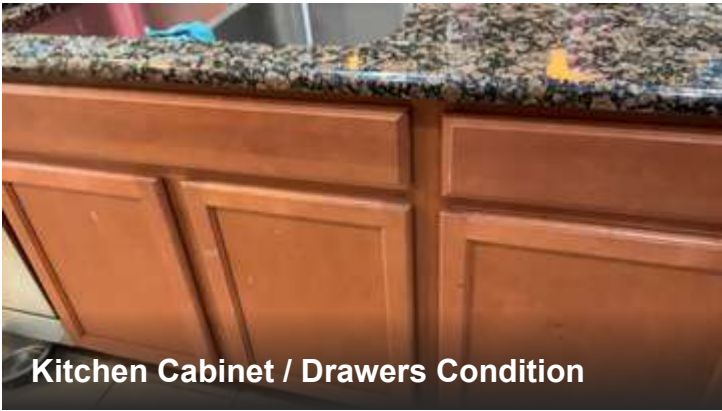
Kitchen Cabinet / Drawers Condition



Kitchen Cabinet / Drawers Condition



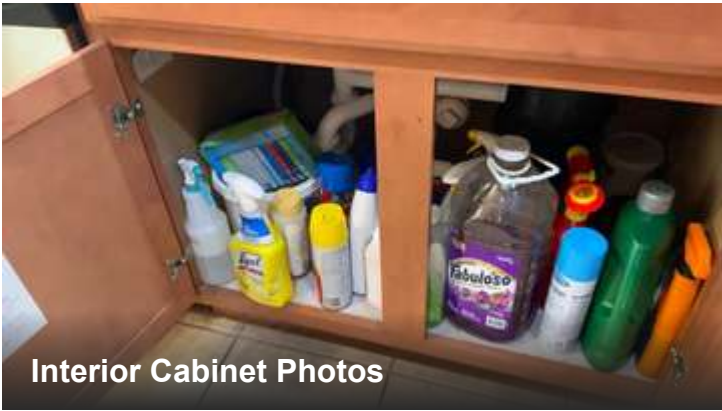
Kitchen Cabinet / Drawers Condition



Kitchen Cabinet / Drawers Condition



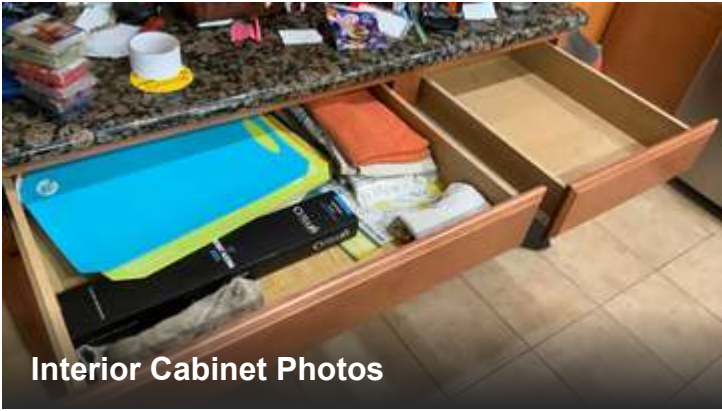
Interior Cabinet Photos



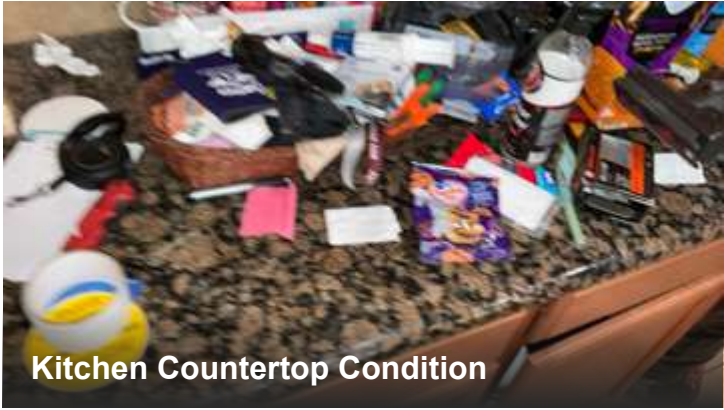
Interior Cabinet Photos



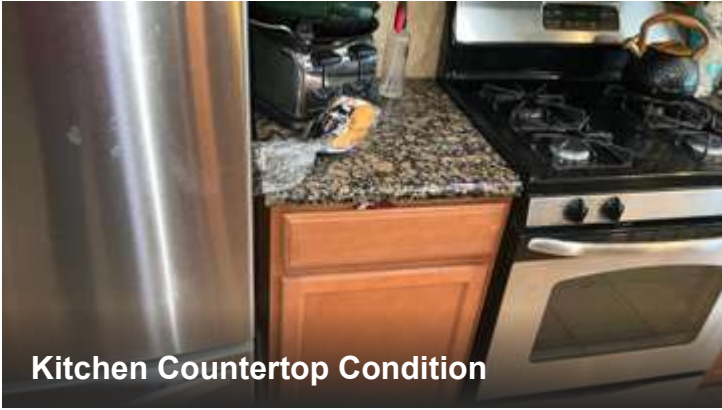
Interior Cabinet Photos



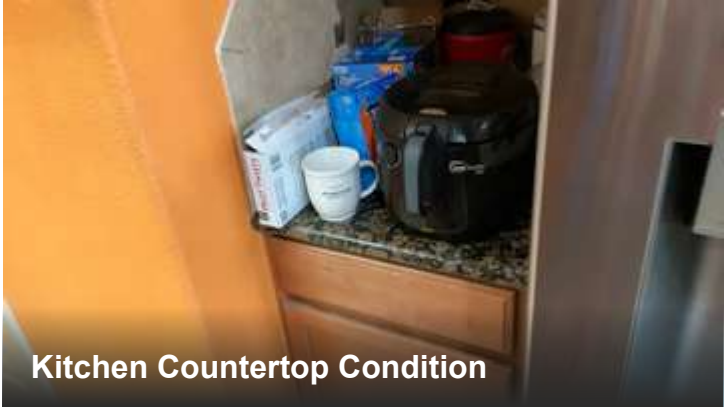
Interior Cabinet Photos



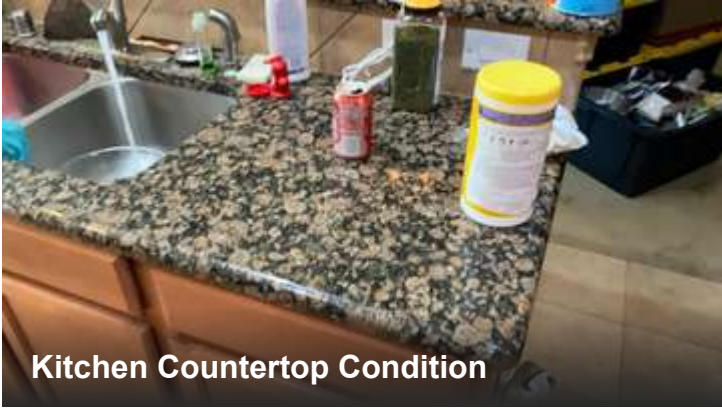
Kitchen Countertop Condition



Kitchen Countertop Condition



Kitchen Countertop Condition



Kitchen Countertop Condition



 Repair deficiency

Damaged ceiling

The ceiling was damaged.

Kitchen General photos / videos



 Limitation

Doors / Casing / Door Stops Condition: Not Present

The object / room is not present.

Limitation photos / videos

 Inspectify flag

Odor Strength

Subtle

Deficiency photos / videos

Dishwasher

✓ No issues

Dishwasher Condition

Functional With Cosmetic Defects

Dishwasher Appliance Tag Photo

Dishwasher

Recall status

No

Expected life

12 years

Brand

General Electric

Estimated remaining life

0 years

Manufacture date

Unavailable

Model number

GSD3360R20SS

Age

14.7 years

Serial number

AV824433B

Beta Feature

Dishwasher photos / videos



Refrigerator

 1 Cannot inspect

Refrigerator Condition

Refrigerator Appliance Tag Photo

Refrigerator not found

Unable to retrieve appliance data from the model / serial number photo.

 Beta Feature

Refrigerator photos / videos

 Limitation



Refrigerator

The refrigerator is property of homeowner

Limitation photos / videos

Range

✓No issues

Range Condition

Functional With Cosmetic Defects

Range Appliance Tag Photo

Range / Stove / Oven

Recall status

No

Expected life

15 years

Brand

General Electric

Estimated remaining life

0.62 years

Manufacture date

Unavailable

Model number

JGBP28SEM9SS

Age

14.38 years

Serial number

HV201198P

Beta Feature

Range photos / videos



Cooktop

 Not present

Cooktop photos / videos

Wall Oven

 Not present

Wall Oven photos / videos

Microwave

 No issues

Microwave Condition

Functional With Cosmetic Defects

Microwave Appliance Tag Photo

Microwave

Recall status

No

Expected life

10 years

Brand

General Electric

Estimated remaining life

0 years

Manufacture date

April 2011

Model number

JVM1850SM4SS

Age

14.46 years

Serial number

GV907738B

Microwave photos / videos



Vent Hood

✓ No issues

Vent Hood Condition

Functional With Cosmetic Defects

Vent Hood photos / videos



Garbage Disposal

✓ No issues

Garbage Disposal Condition

Functional With Cosmetic Defects

Garbage Disposal photos / videos



Bedrooms

 7 Issues

Primary Bedroom

 2 Issues

Odor Strength

Subtle

Odor Source

Pets/dogs

Bedroom Location

First Floor

Approximate Ceiling Height

9'

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Screens Condition

Good (Cosmetic Issues Only)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

No

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Carpet

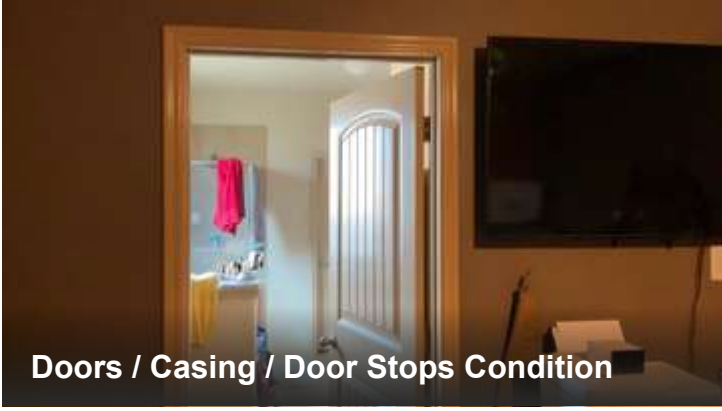
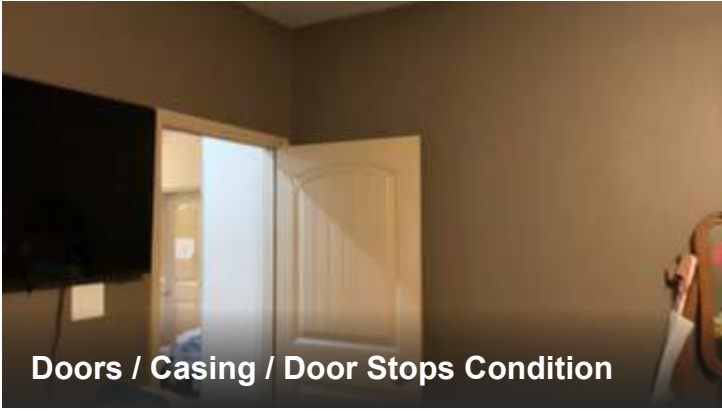
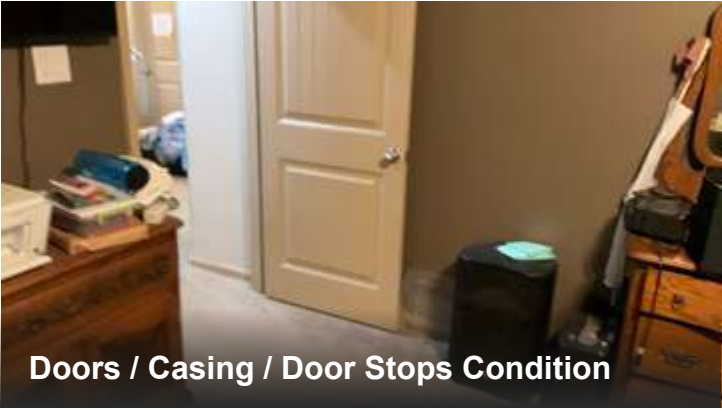
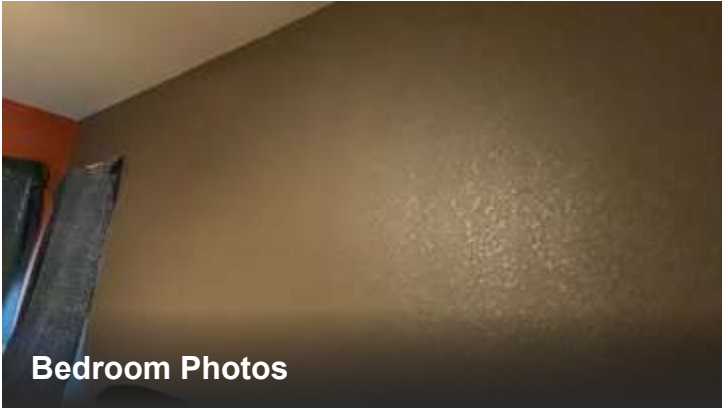
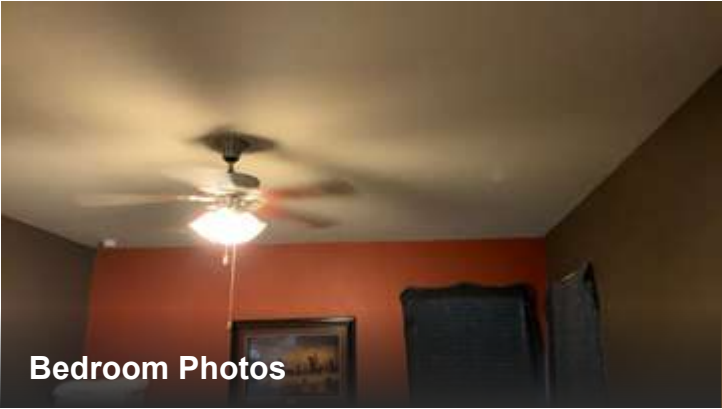
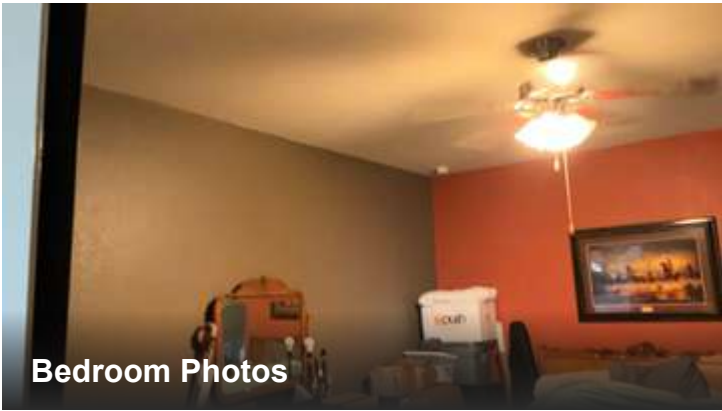
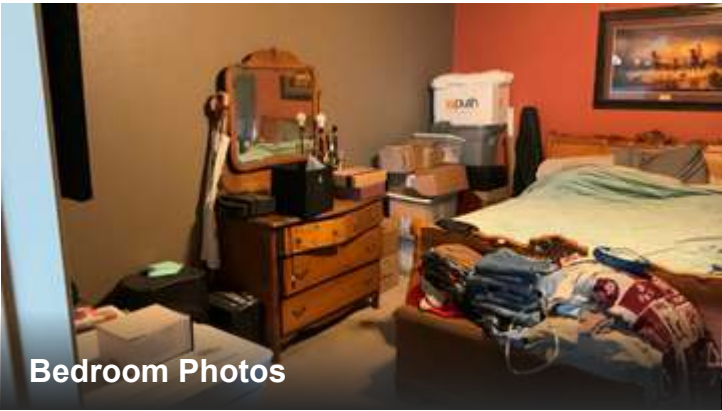
Electrical Condition

Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Primary Bedroom photos / videos





Window Condition



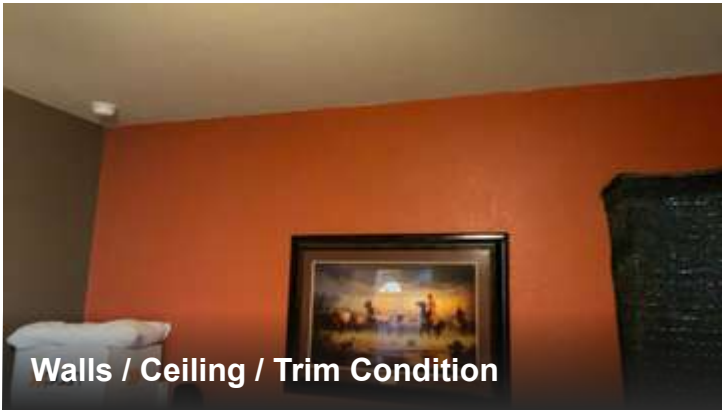
Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



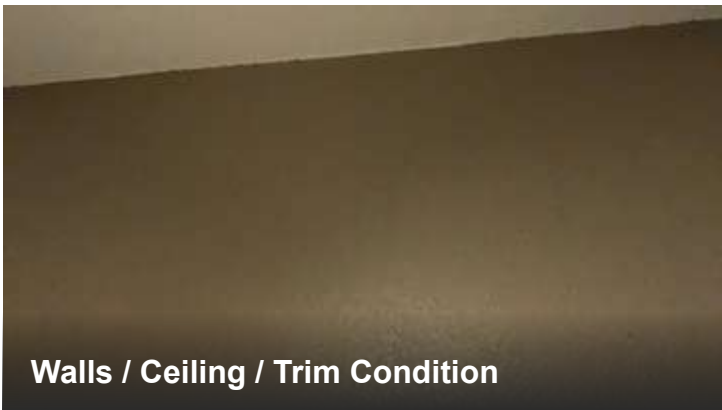
Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



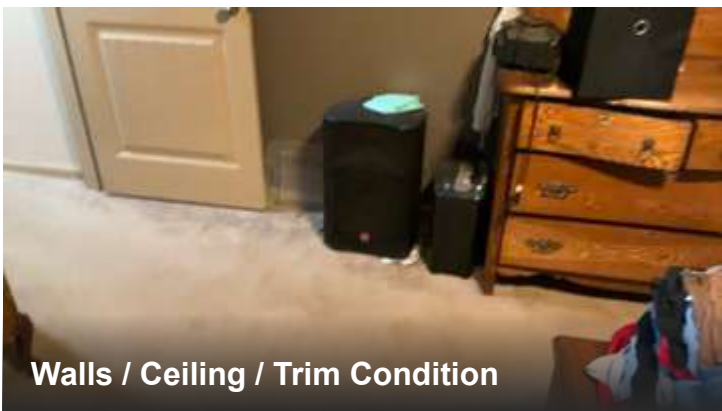
Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



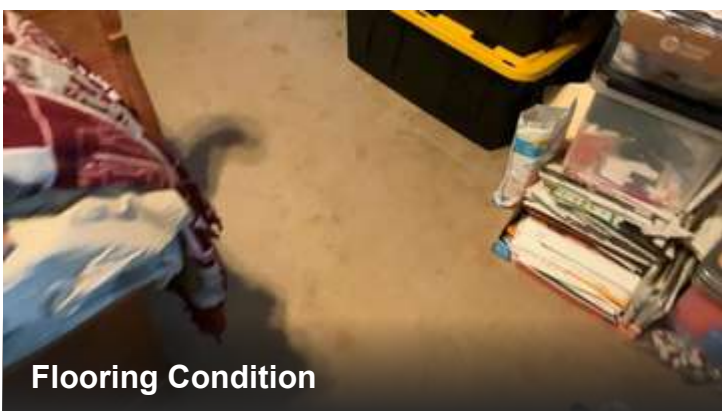
Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



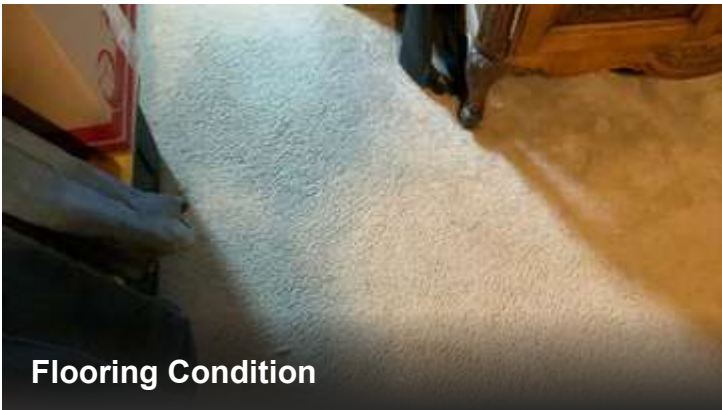
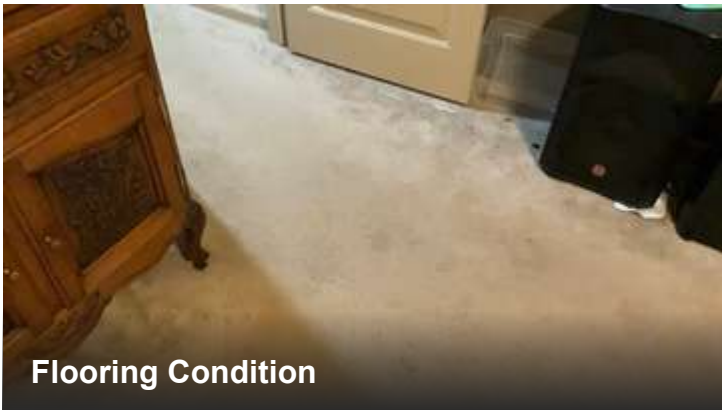
Flooring Condition



Flooring Condition



Flooring Condition



 Limitation

Doors / Casing / Door Stops Condition: Other

Pets/dogs. Side note, how does one photograph an odor?

Limitation photos / videos

 Inspectify flag

Odor Strength

Subtle

Deficiency photos / videos

Bedroom 2

**2 Issues**

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

Second Floor

Approximate Ceiling Height

8'

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Screens Condition

Good (Cosmetic Issues Only)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

Yes

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Carpet

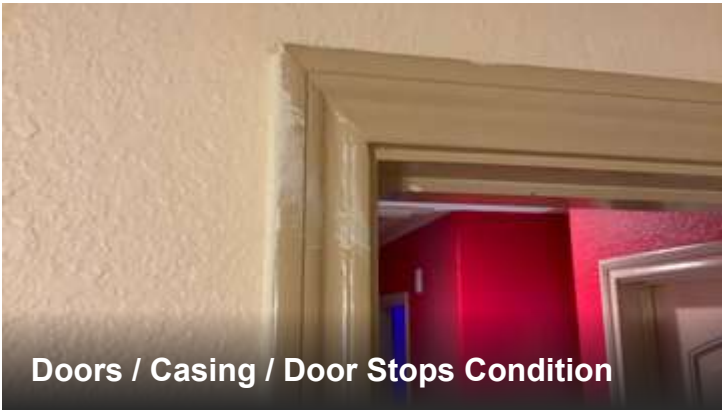
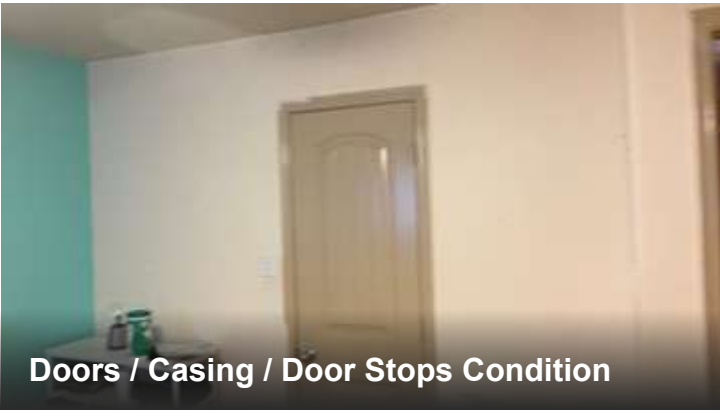
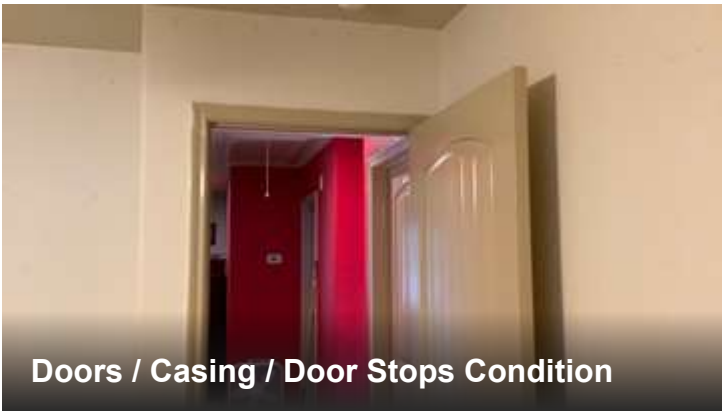
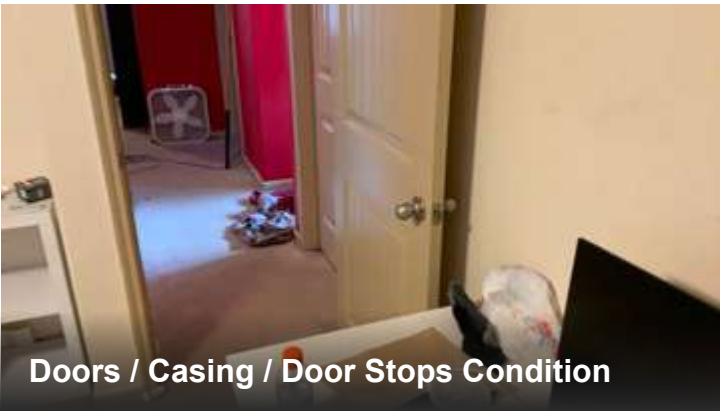
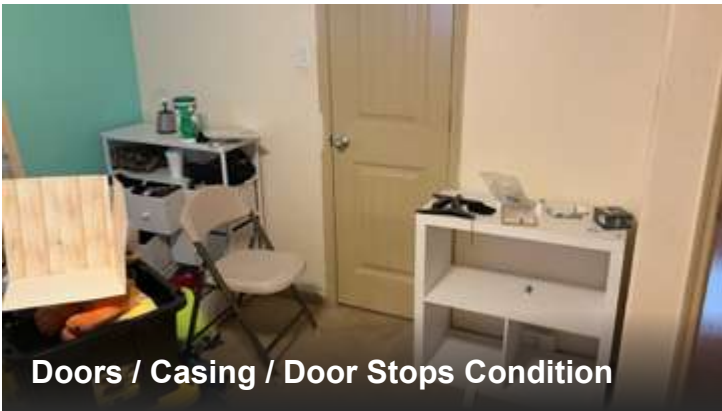
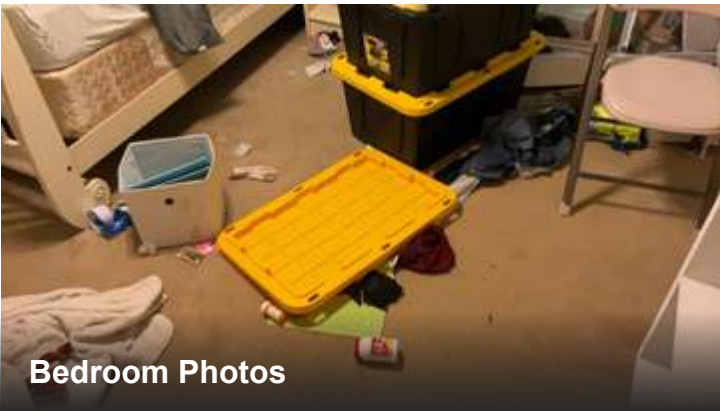
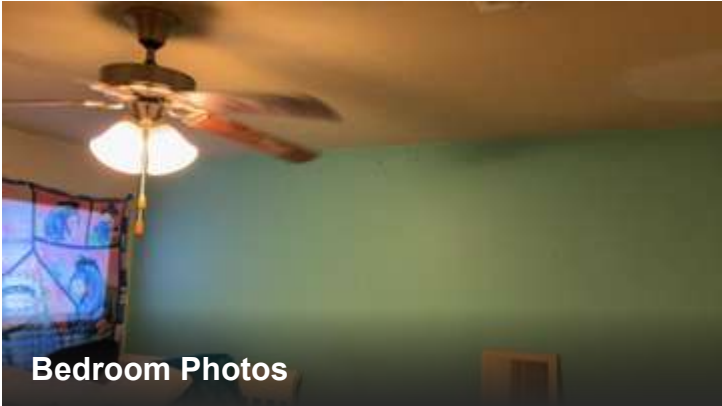
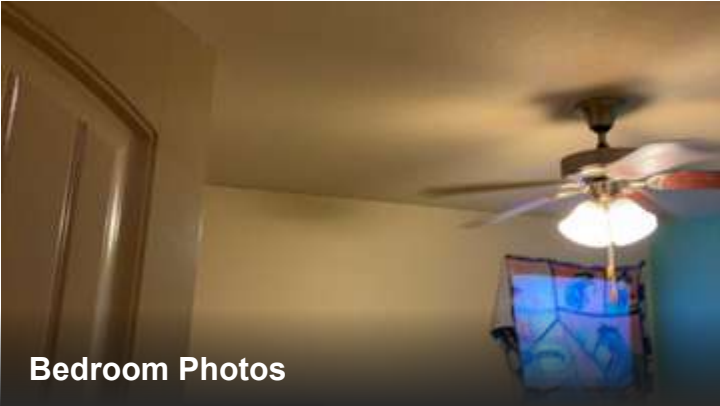
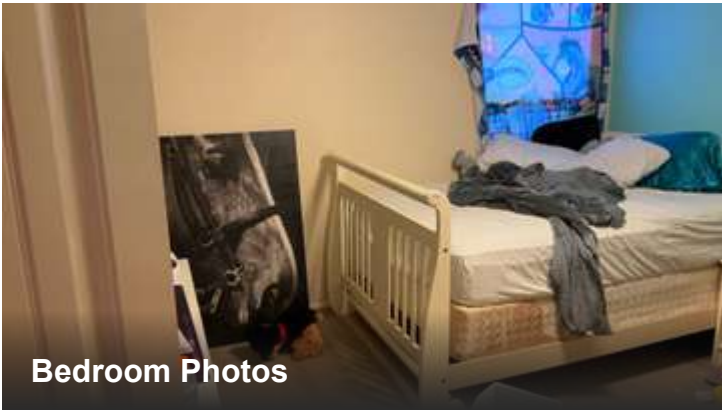
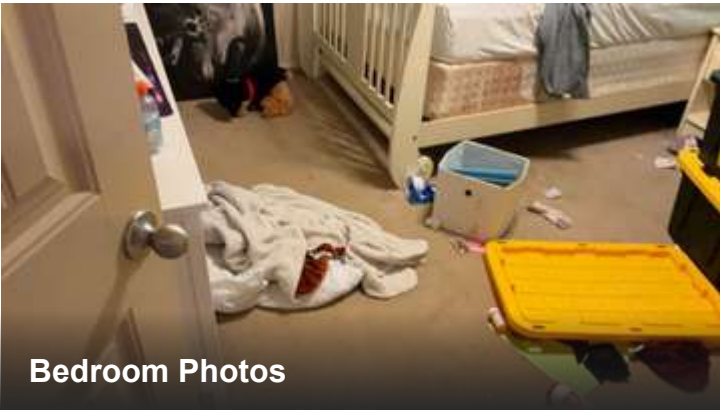
Electrical Condition

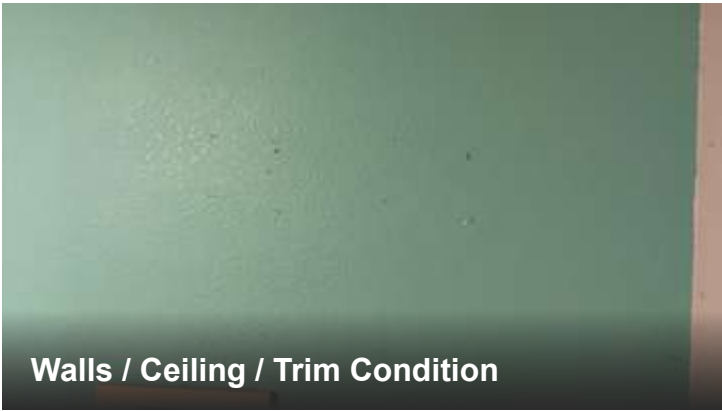
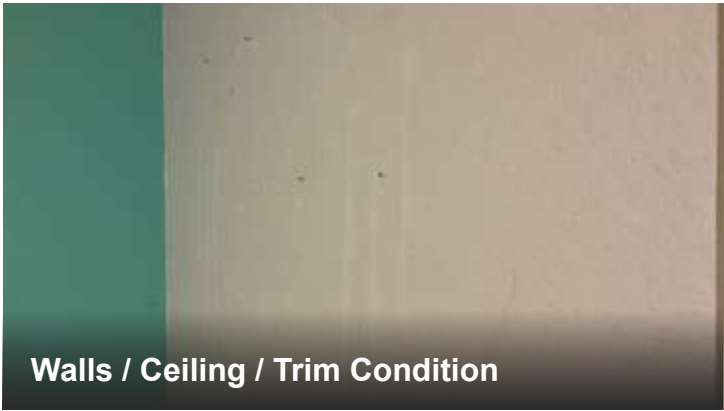
Good (Cosmetic Issues Only)

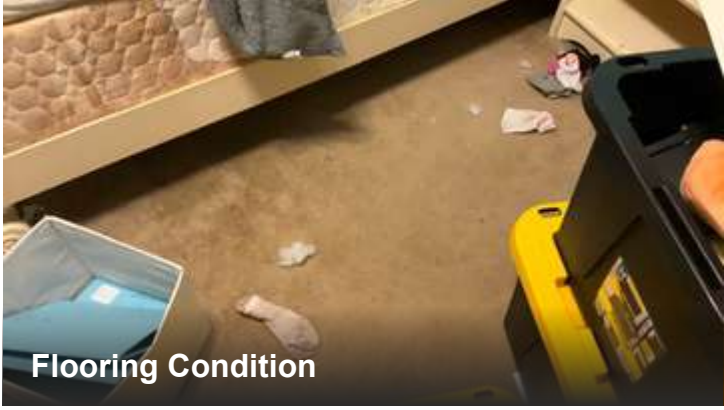
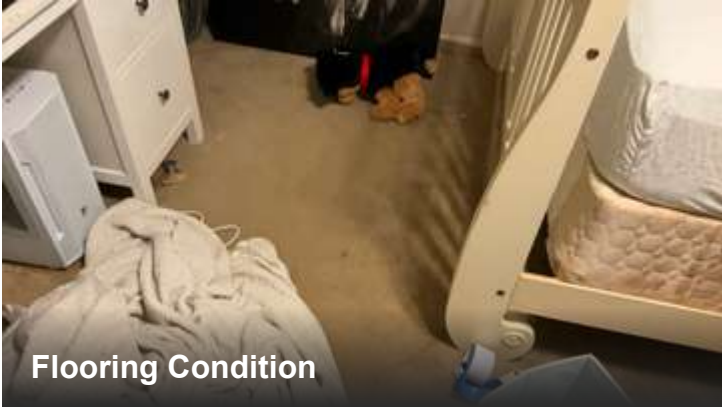
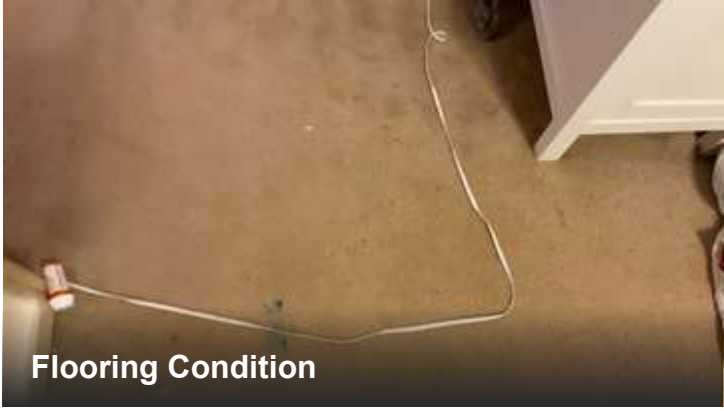
Walk-in Closet Observed

Yes

Bedroom 2 photos / videos







 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 Inspectify flag

Walls / Ceilings Need Repainting

Yes

Bedroom 2 photos / videos



Bedroom 3

 2 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

Second Floor

Approximate Ceiling Height

8'

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Screens Condition

Good (Cosmetic Issues Only)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

Yes

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Carpet

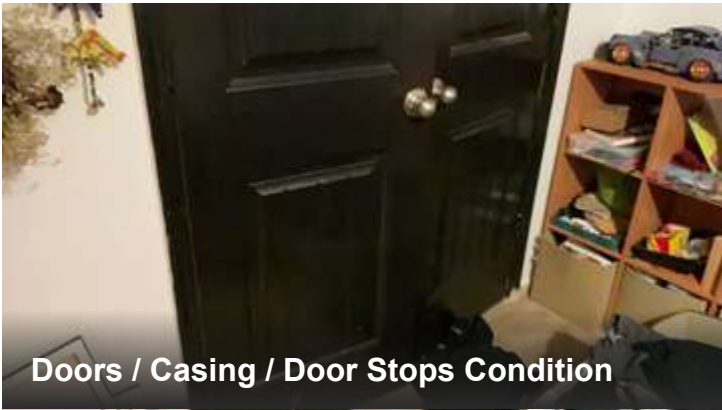
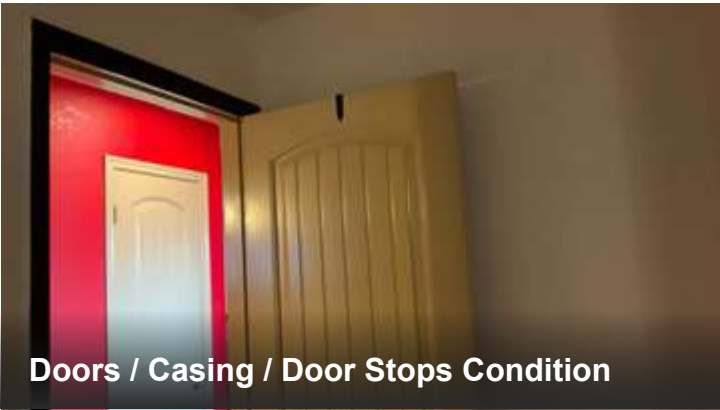
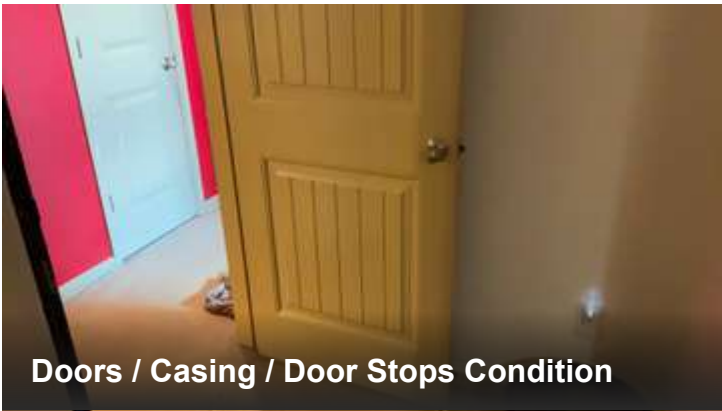
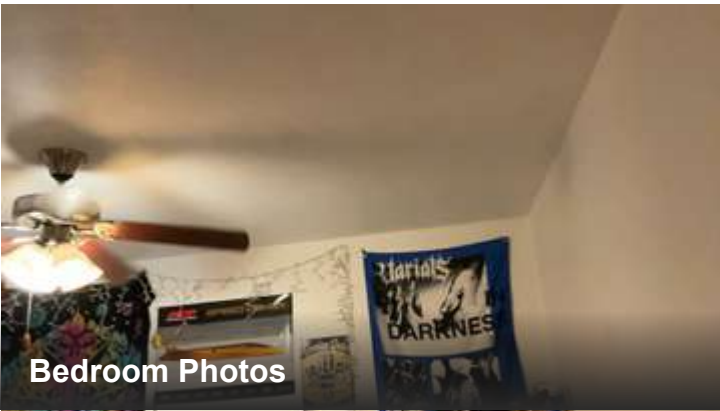
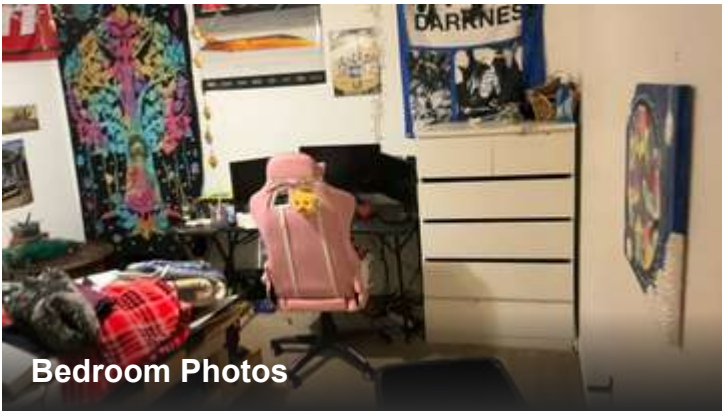
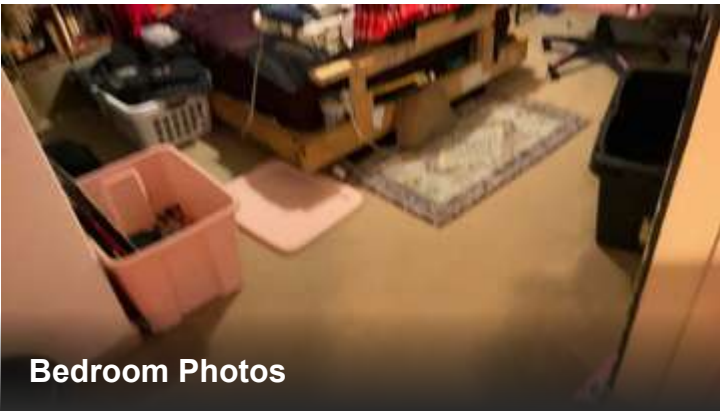
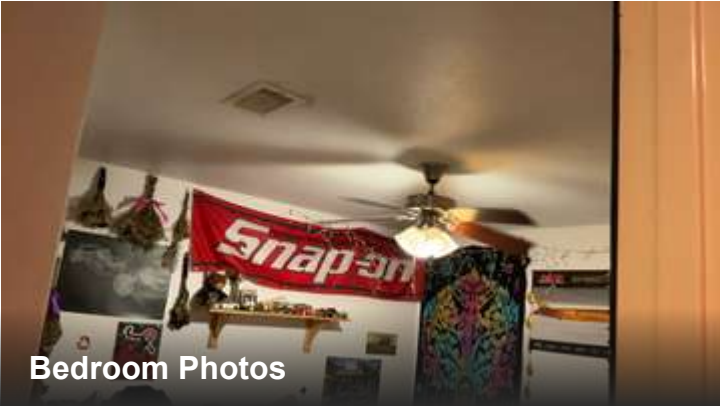
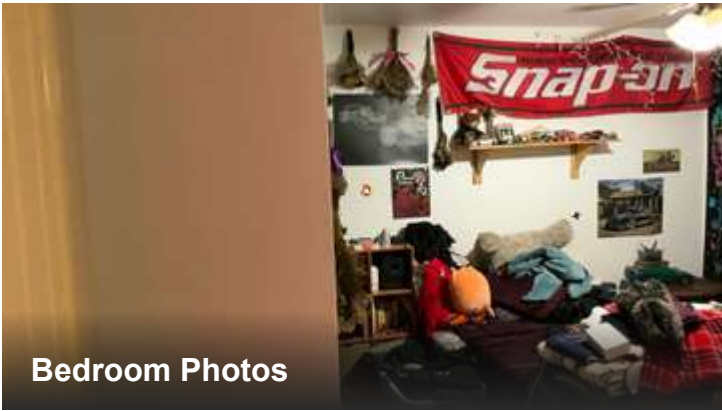
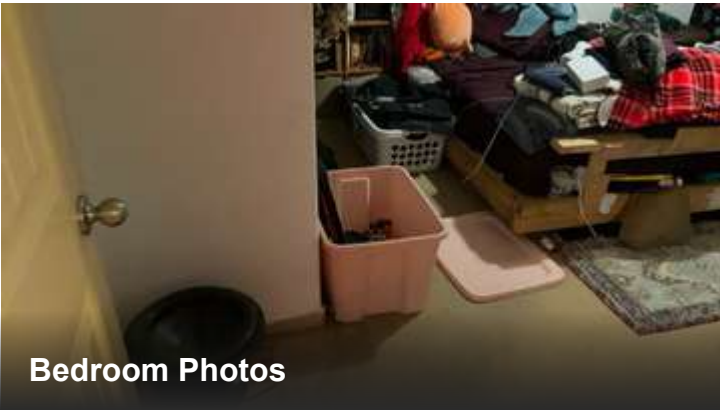
Electrical Condition

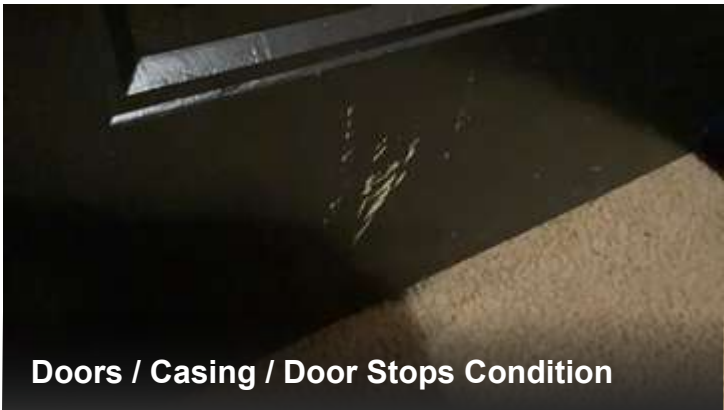
Good (Cosmetic Issues Only)

Walk-in Closet Observed

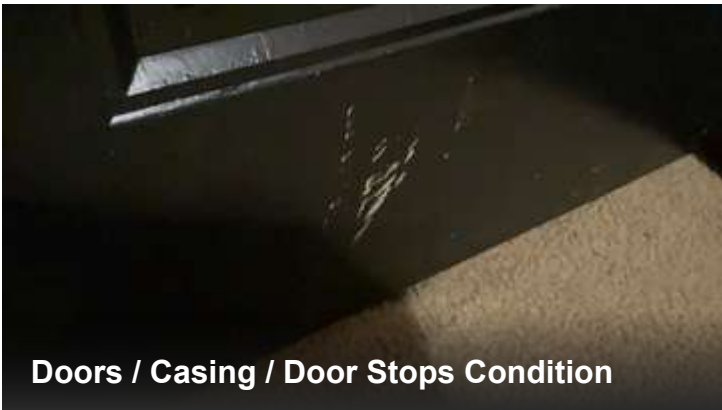
Yes

Bedroom 3 photos / videos





Doors / Casing / Door Stops Condition



Doors / Casing / Door Stops Condition



Window Condition



Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Walls / Ceilings Need Repainting



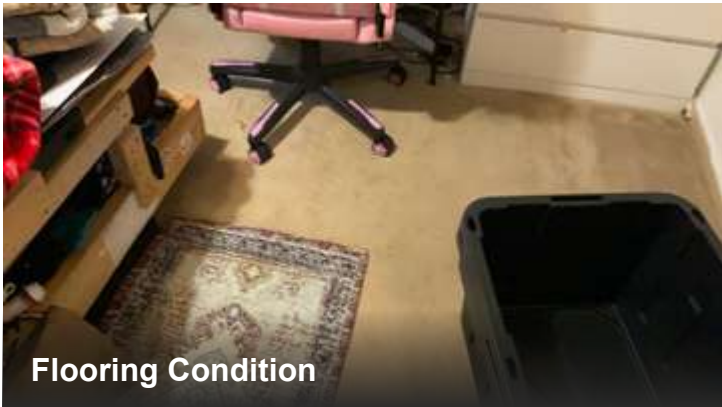
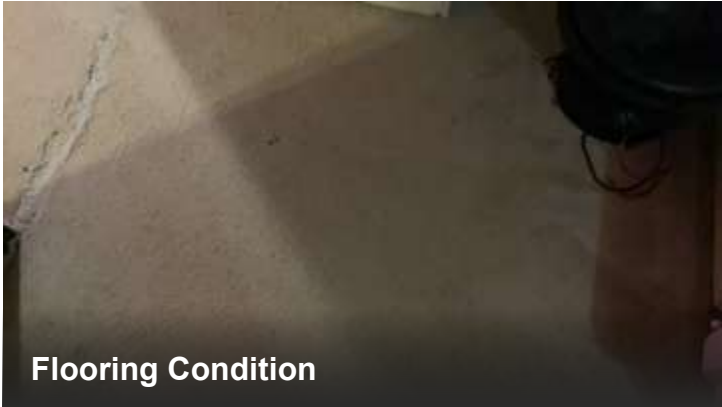
Walls / Ceilings Need Repainting



Walls / Ceilings Need Repainting



Flooring Condition



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 Inspectify flag

Walls / Ceilings Need Repainting

Yes

Bedroom 3 photos / videos



Bedroom 4

 1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

Second Floor

Approximate Ceiling Height

8'

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Screens Condition

Good (Cosmetic Issues Only)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

No

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Carpet

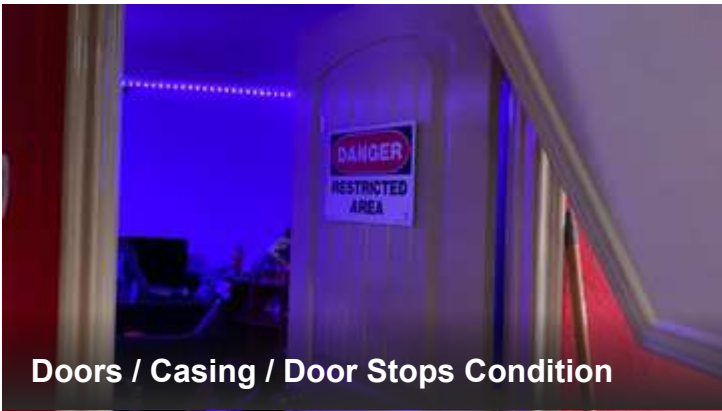
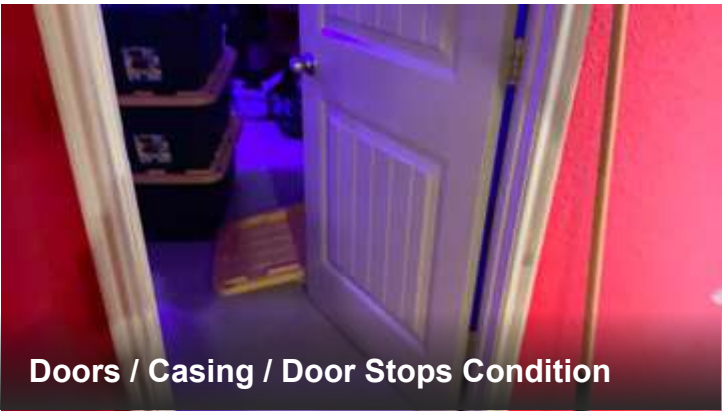
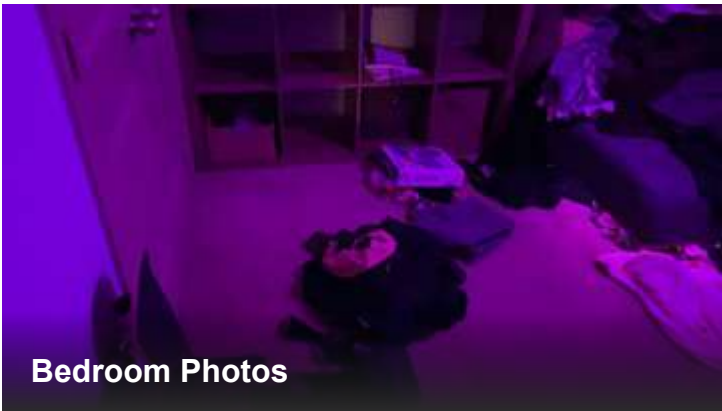
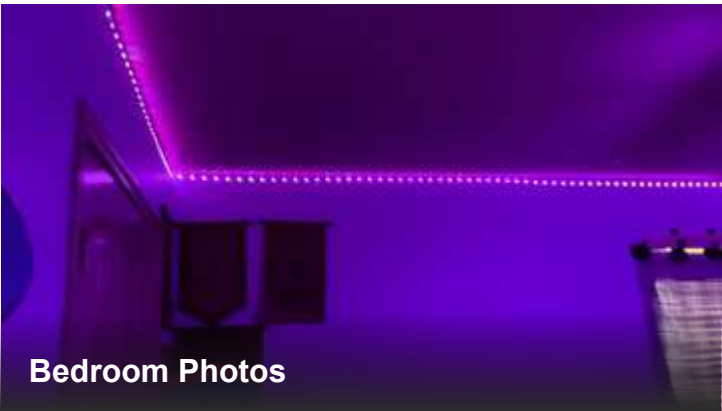
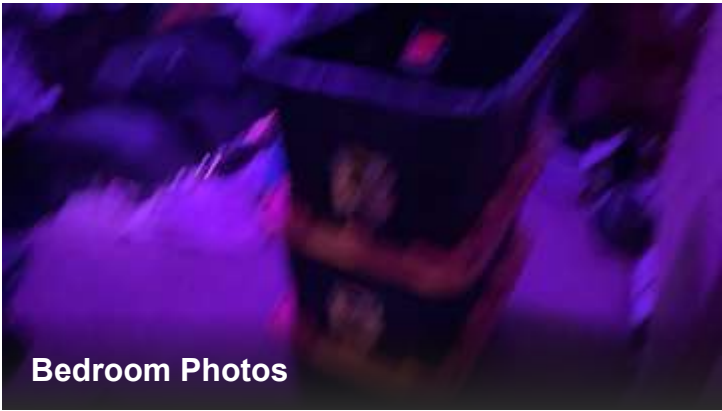
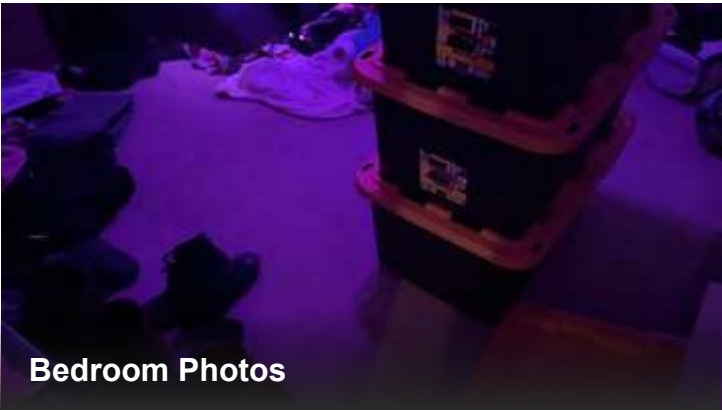
Electrical Condition

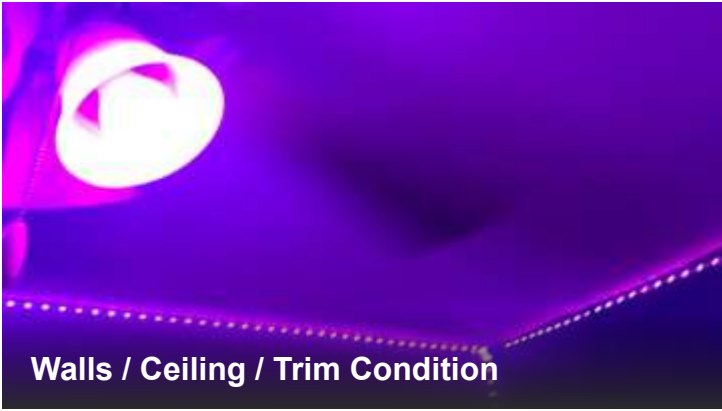
Good (Cosmetic Issues Only)

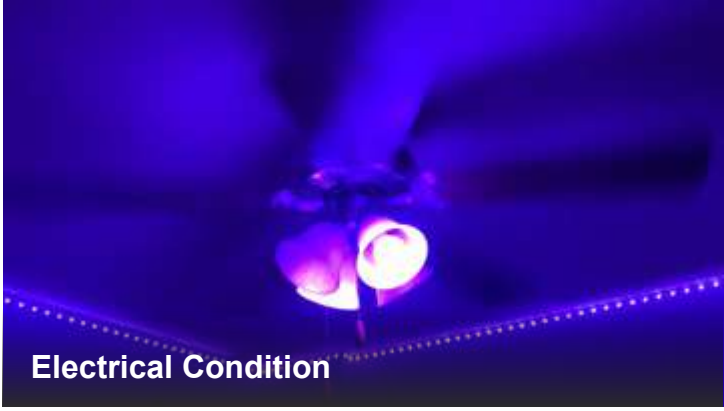
Walk-in Closet Observed

Yes

Bedroom 4 photos / videos







 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bathrooms

 18 Issues

Primary Bathroom

 1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

Bathroom Location

First Floor

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

Sink / Fixture Condition

Good (Cosmetic Issues Only)

Plumbing Condition

Good (Cosmetic Issues Only)

Sink Type

Double Sink

Vanity / Mirror Condition

Good (Cosmetic Issues Only)

Tub / Shower Type

Tub Without Shower, Walk-in Shower

Tub / Shower / Plumbing Fixture Condition

Good (Cosmetic Defects Only)

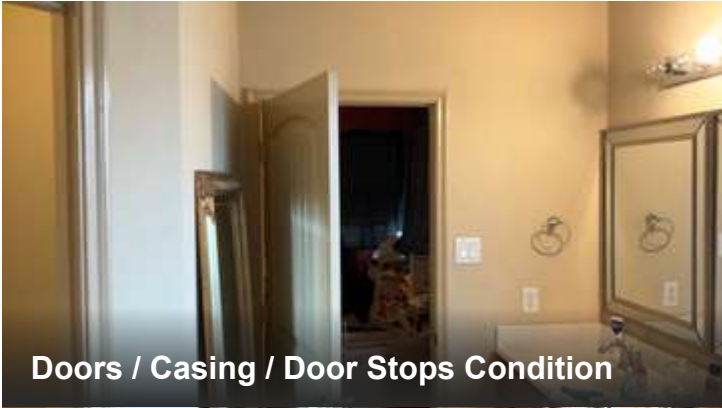
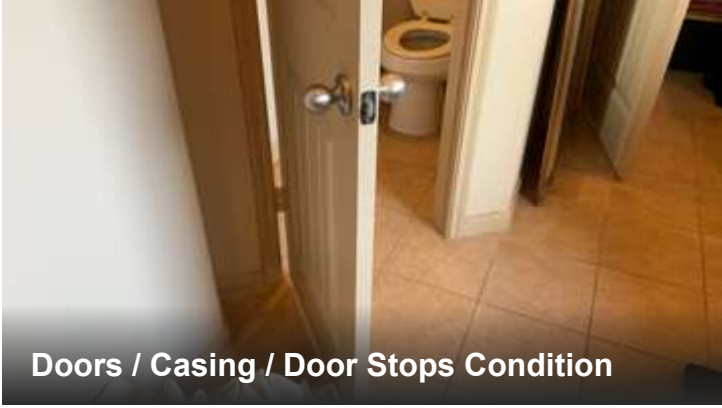
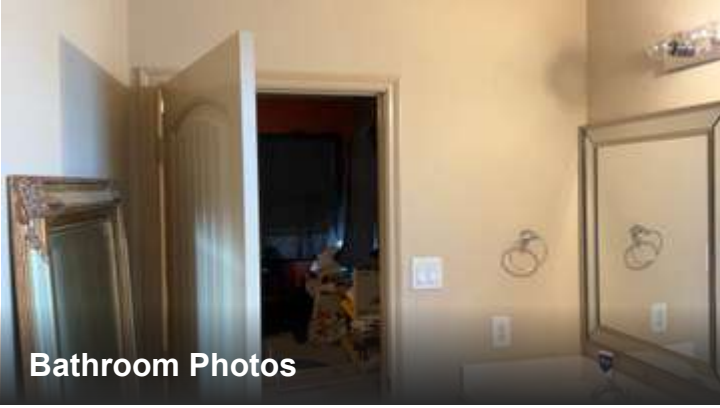
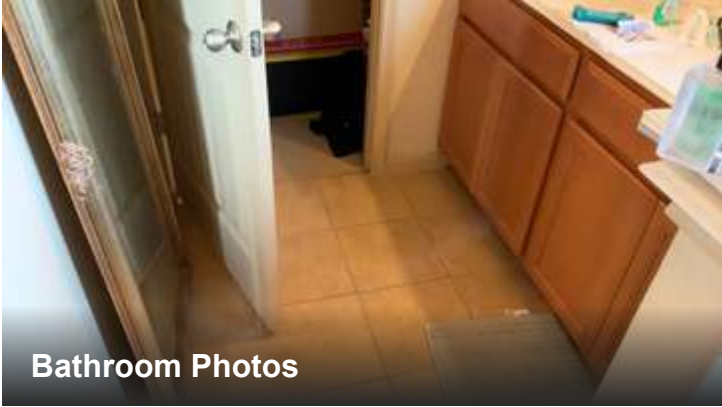
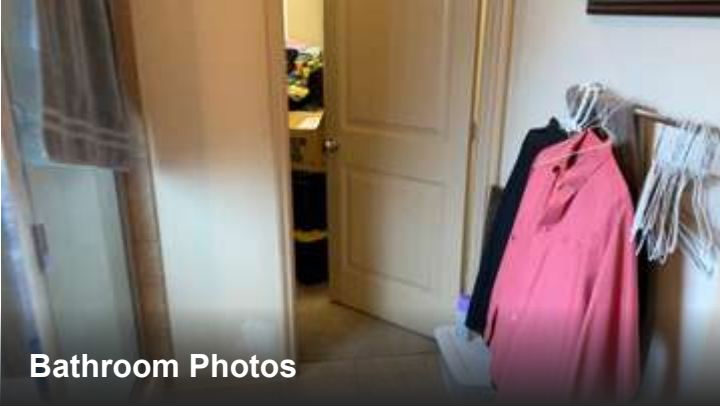
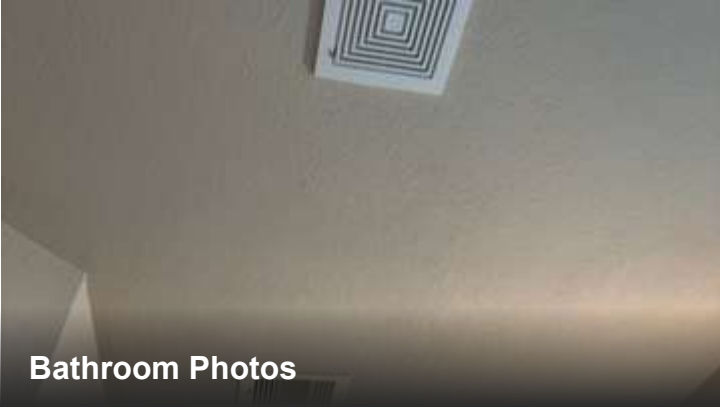
Toilet Condition

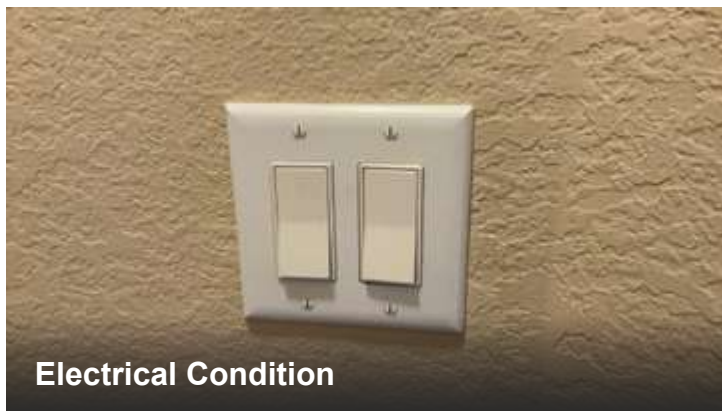
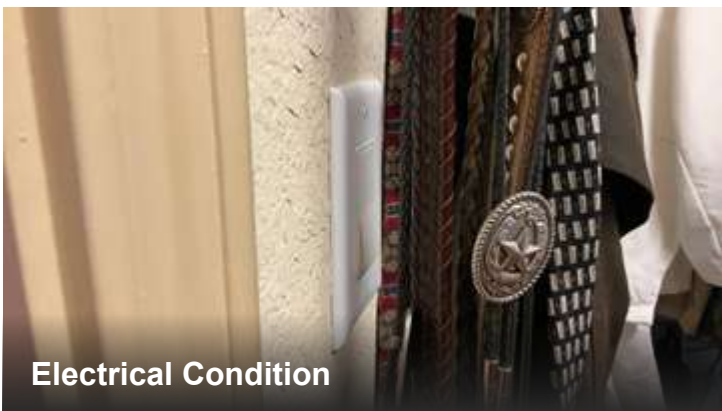
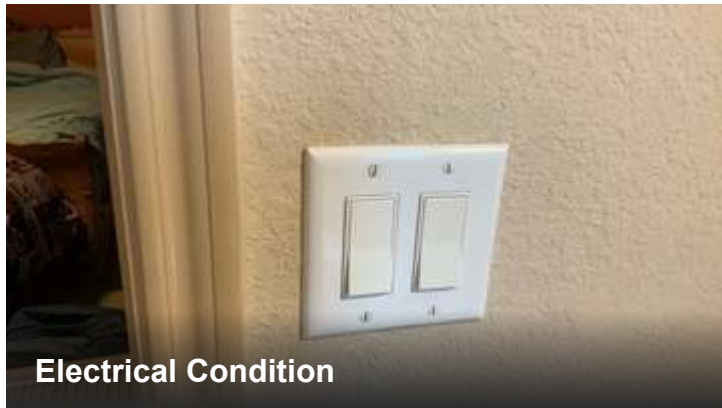
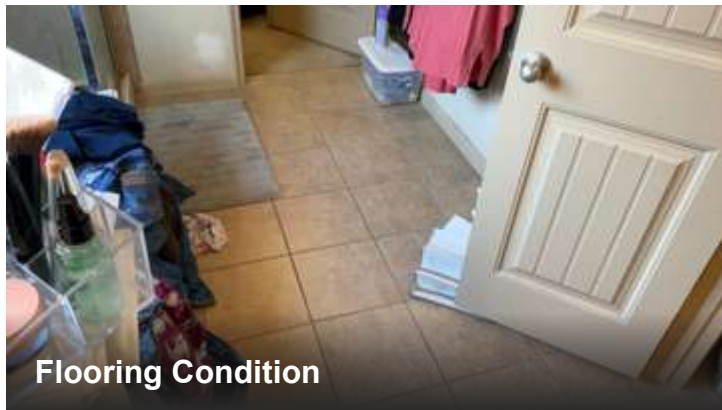
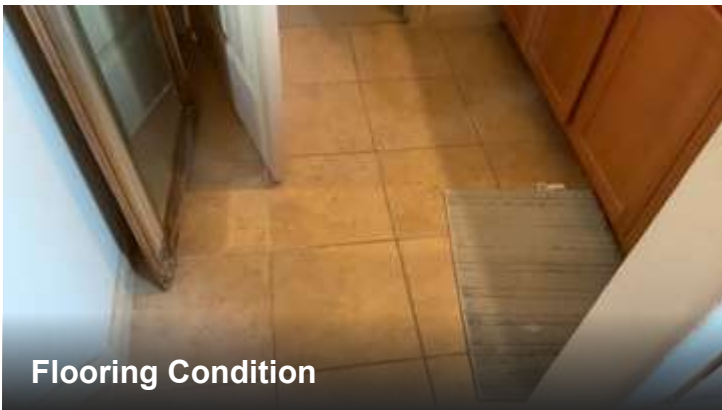
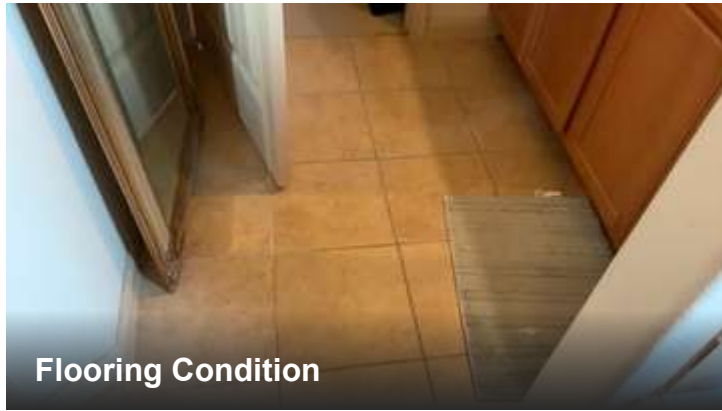
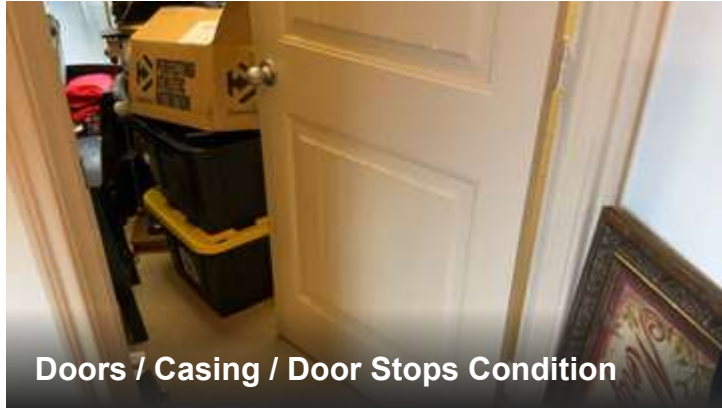
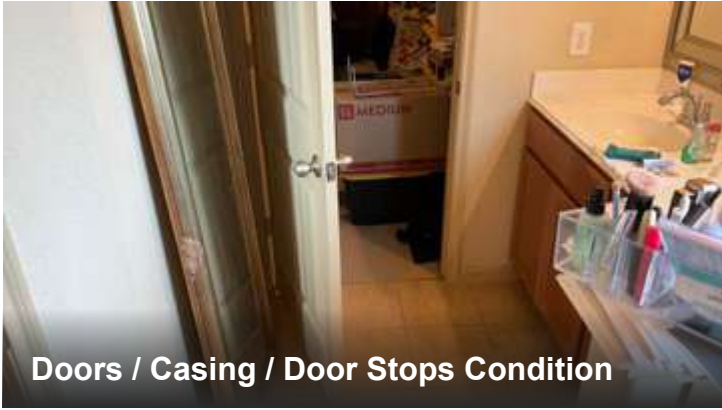
Operational

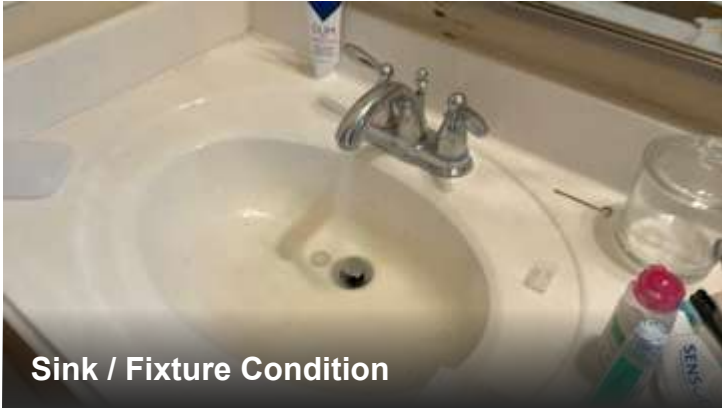
Exhaust Fan Condition

Good (Cosmetic Issues Only)

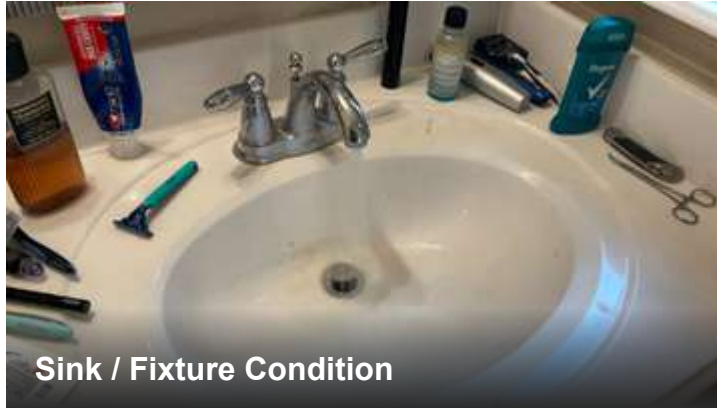
Primary Bathroom photos / videos



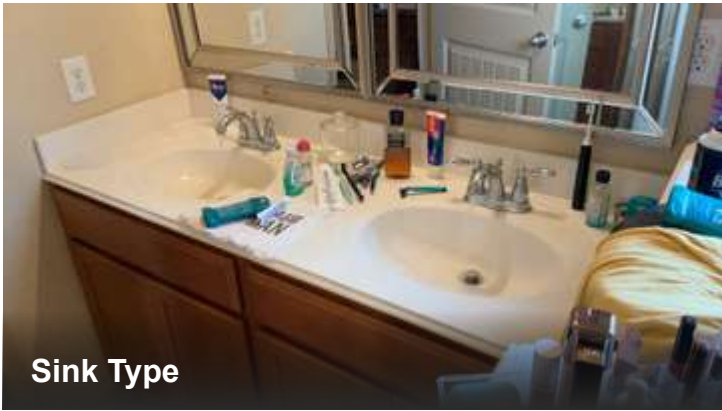




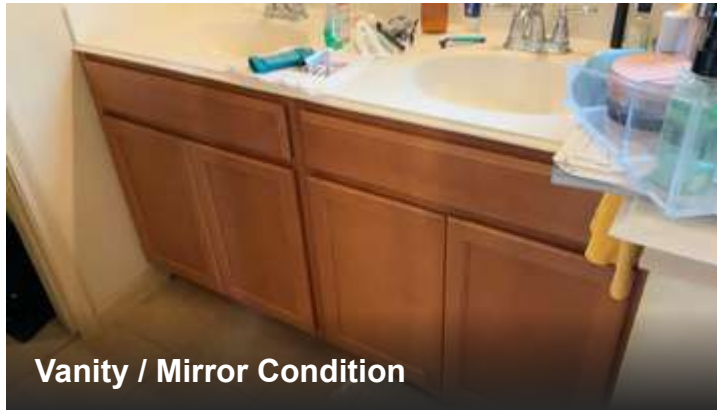
Sink / Fixture Condition



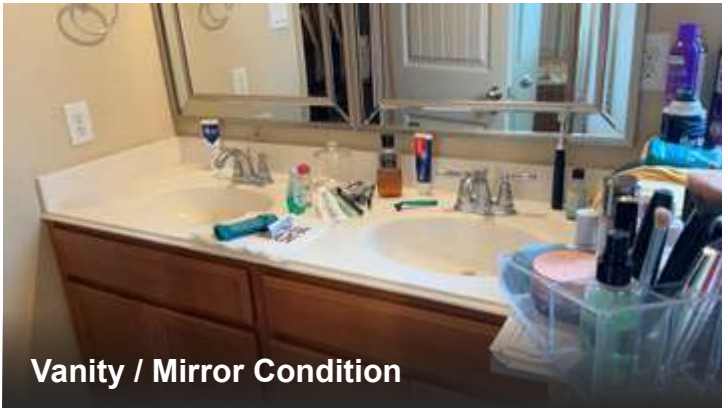
Sink / Fixture Condition



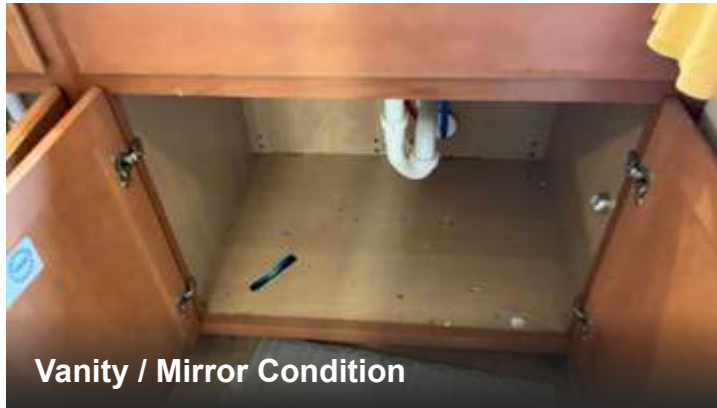
Sink Type



Vanity / Mirror Condition



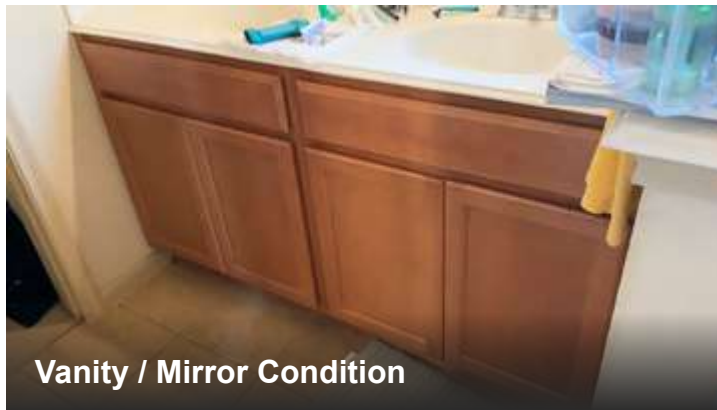
Vanity / Mirror Condition



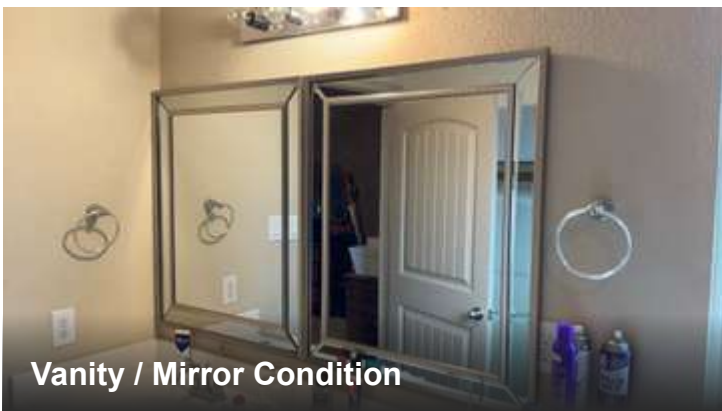
Vanity / Mirror Condition



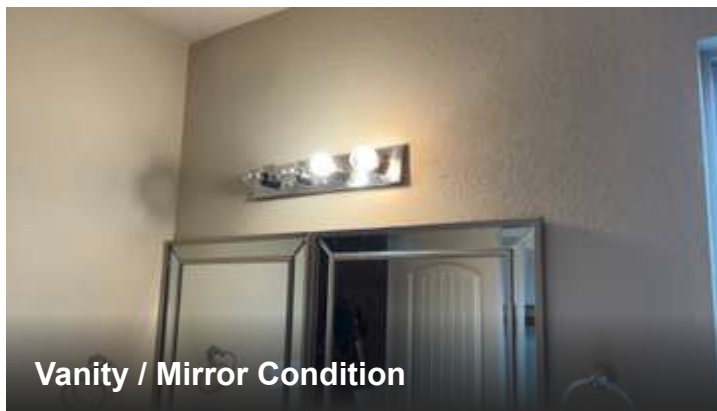
Vanity / Mirror Condition



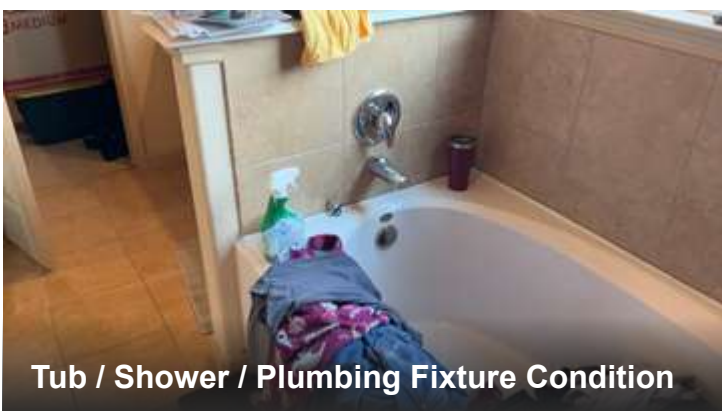
Vanity / Mirror Condition



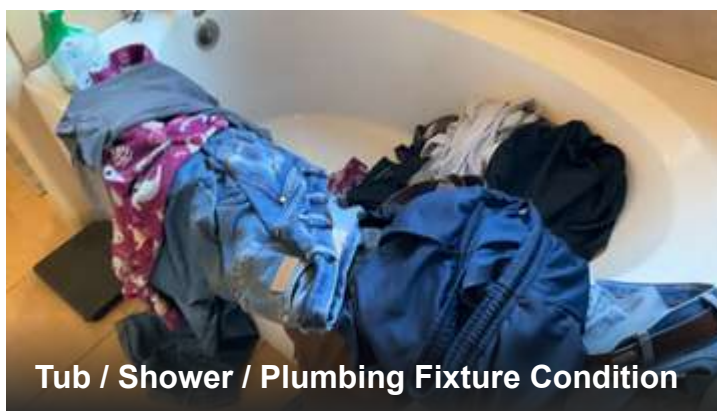
Vanity / Mirror Condition



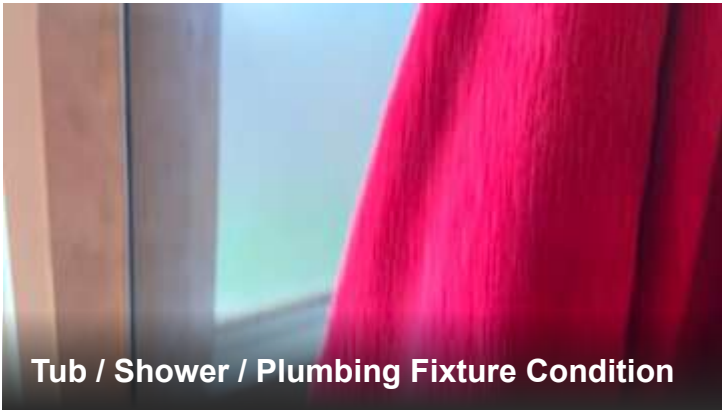
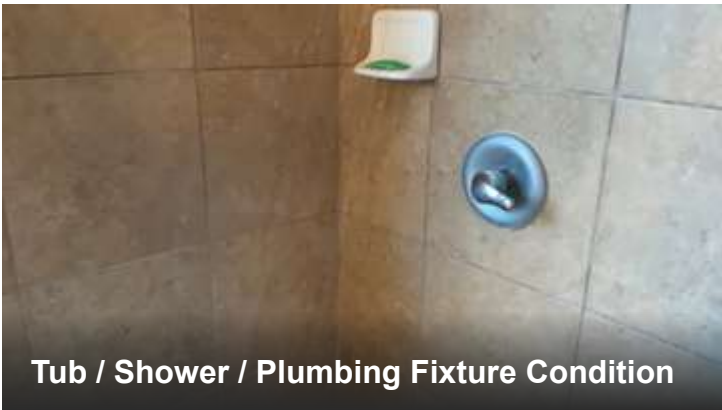
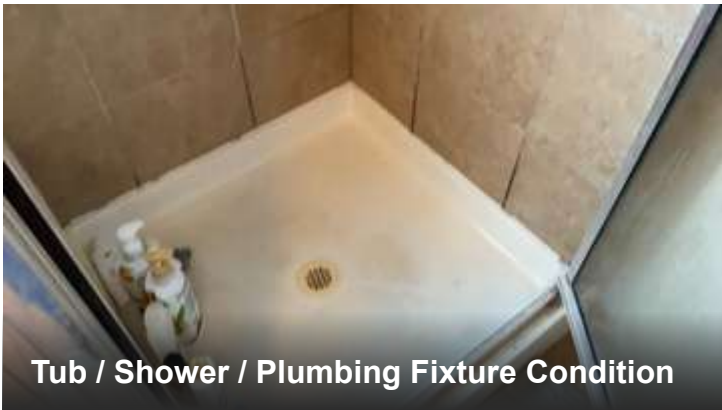
Vanity / Mirror Condition



Tub / Shower / Plumbing Fixture Condition



Tub / Shower / Plumbing Fixture Condition



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bathroom 2

 1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

Bathroom Location

Second Floor

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

Sink / Fixture Condition

Good (Cosmetic Issues Only)

Plumbing Condition

Good (Cosmetic Issues Only)

Sink Type

Single Sink

Vanity / Mirror Condition

Good (Cosmetic Issues Only)

Tub / Shower Type

Tub & Shower

Tub / Shower / Plumbing Fixture Condition

Good (Cosmetic Defects Only)

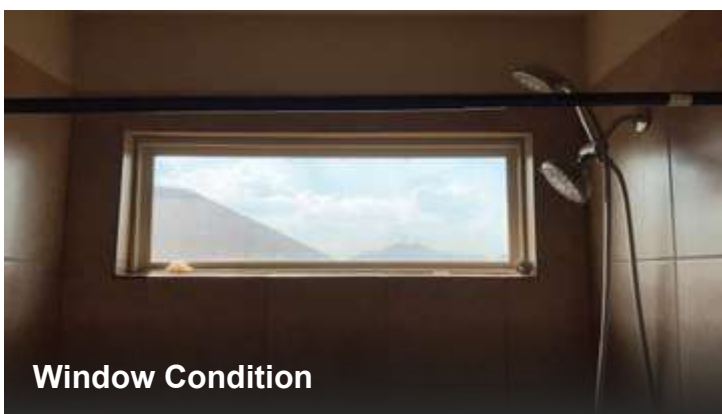
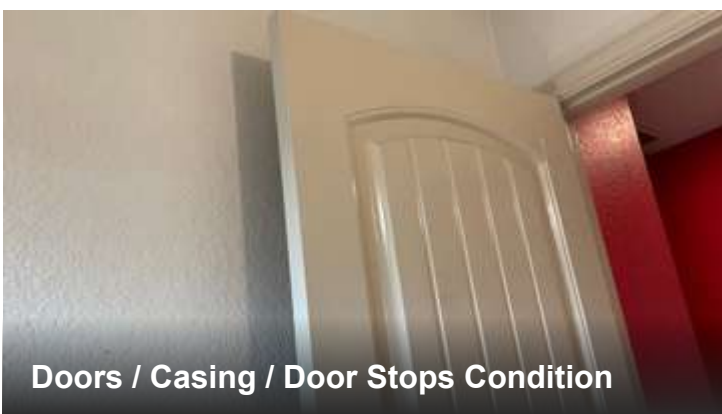
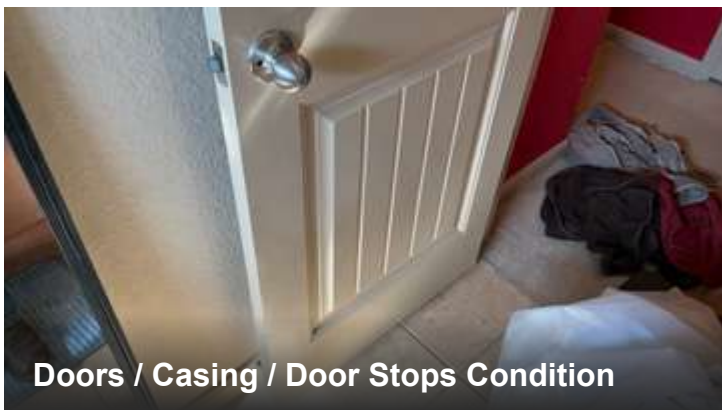
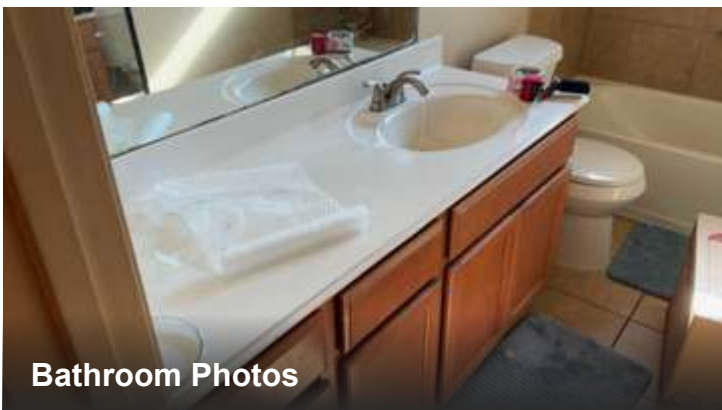
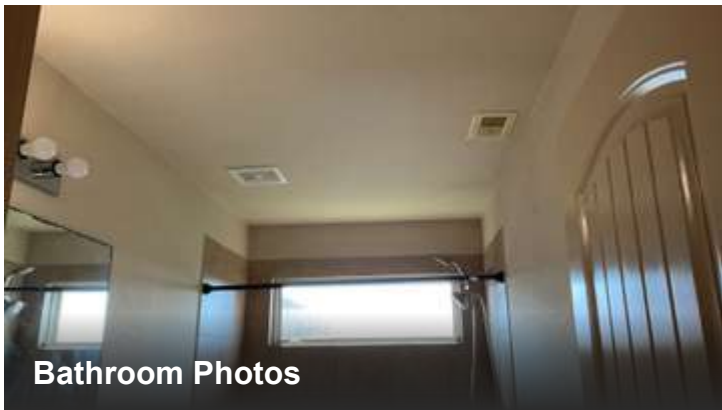
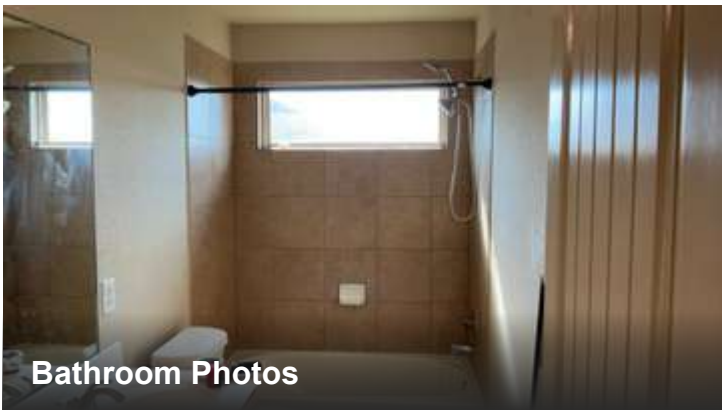
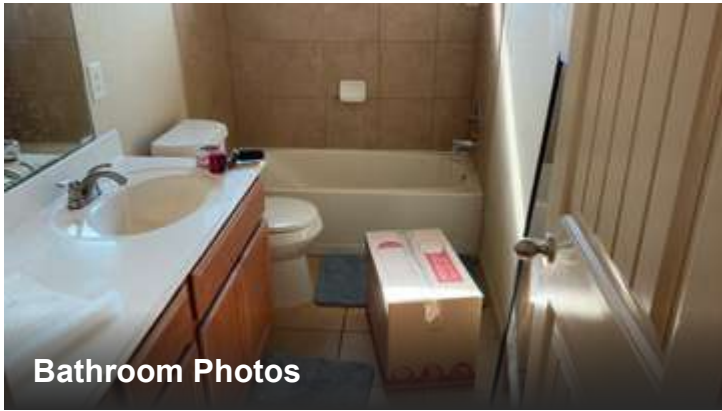
Toilet Condition

Operational

Exhaust Fan Condition

Good (Cosmetic Issues Only)

Bathroom 2 photos / videos





Walls / Ceiling / Trim Condition



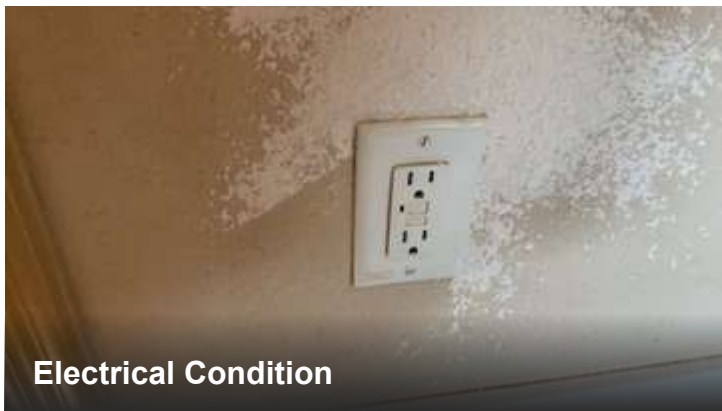
Flooring Condition



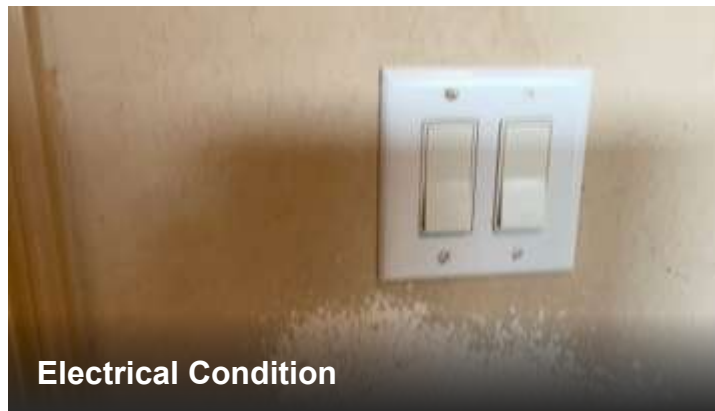
Flooring Condition



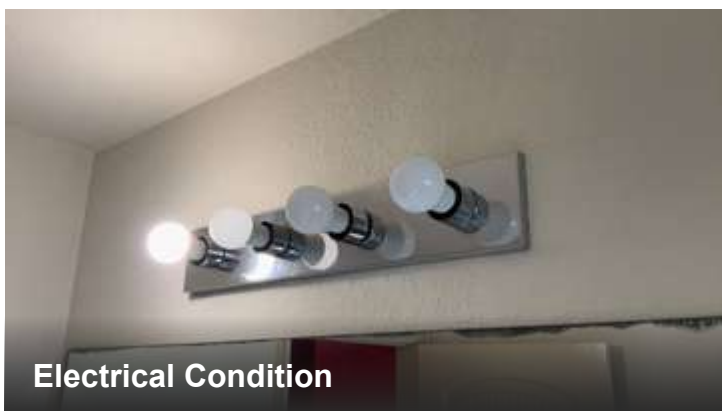
Flooring Condition



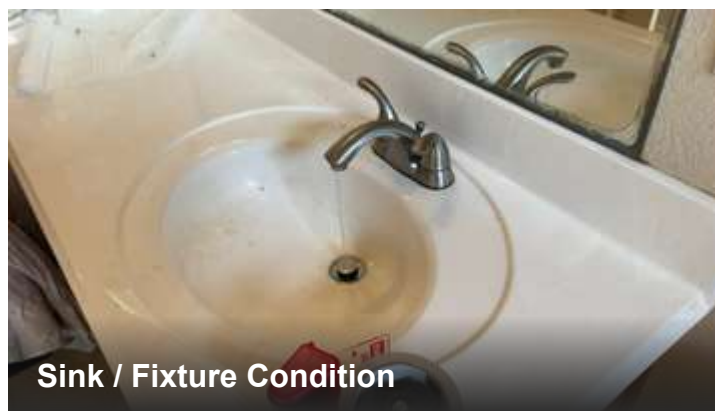
Electrical Condition



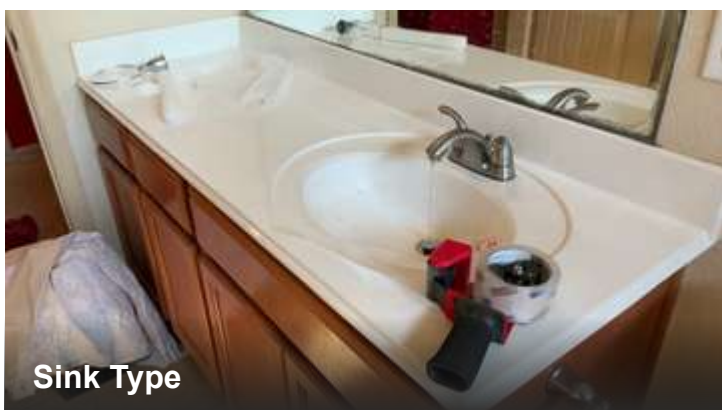
Electrical Condition



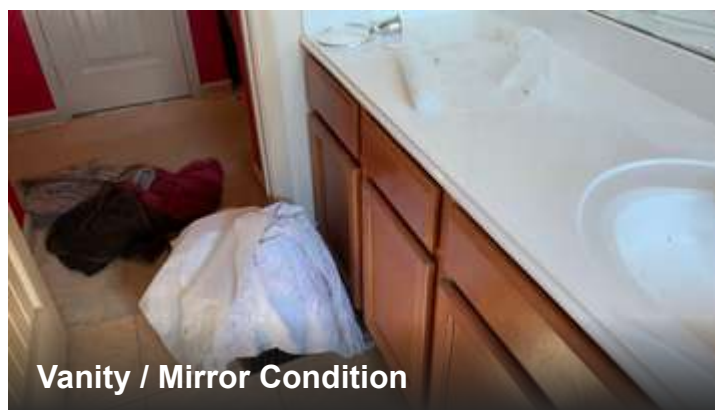
Electrical Condition



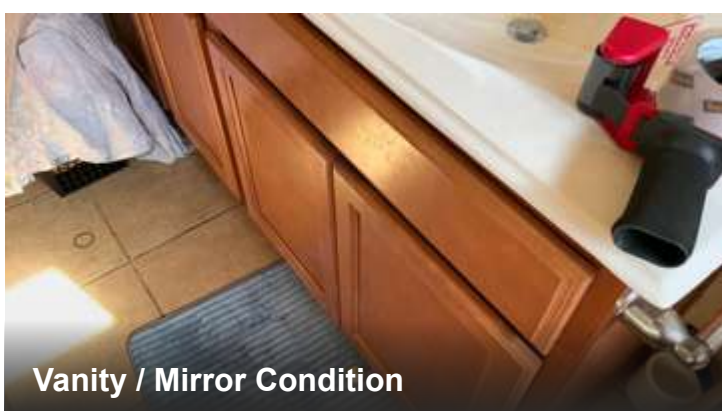
Sink / Fixture Condition



Sink Type



Vanity / Mirror Condition



Vanity / Mirror Condition



Vanity / Mirror Condition



Vanity / Mirror Condition



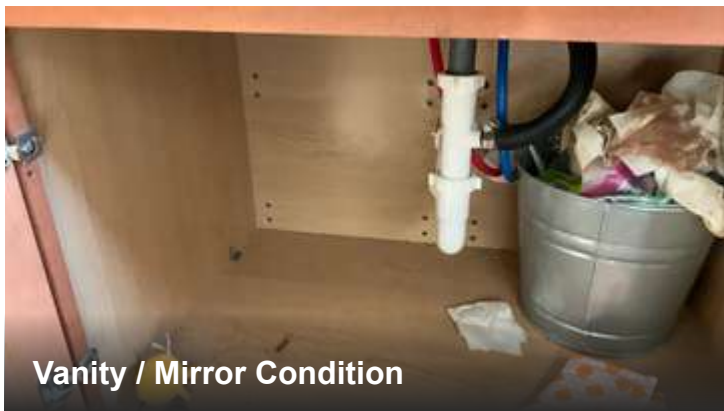
Vanity / Mirror Condition



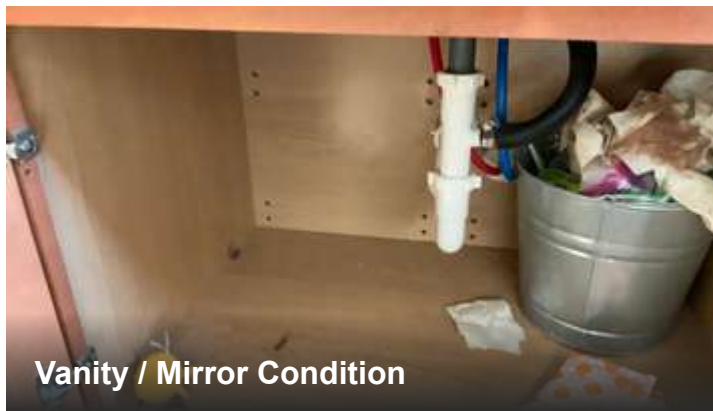
Vanity / Mirror Condition



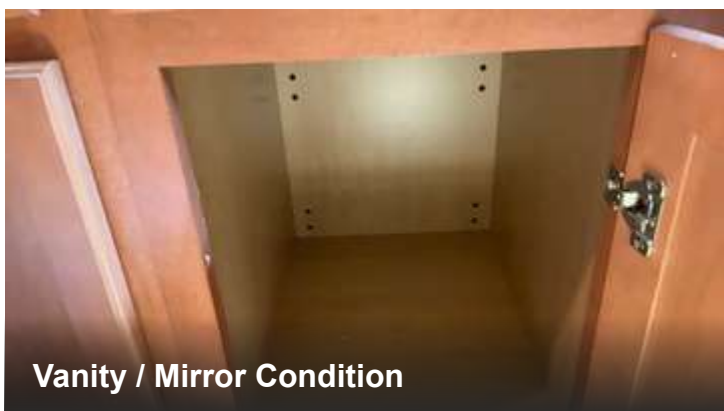
Vanity / Mirror Condition



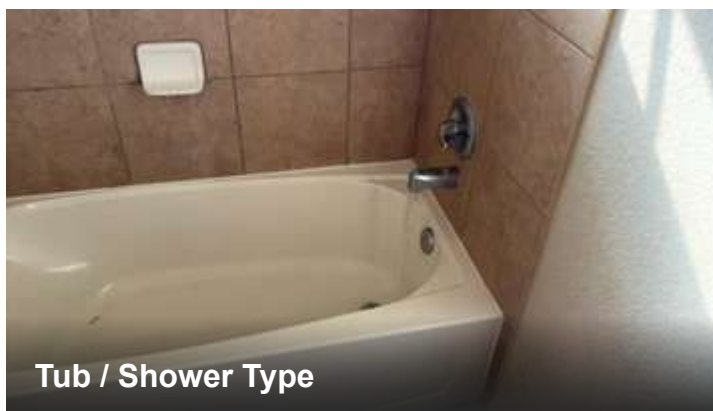
Vanity / Mirror Condition



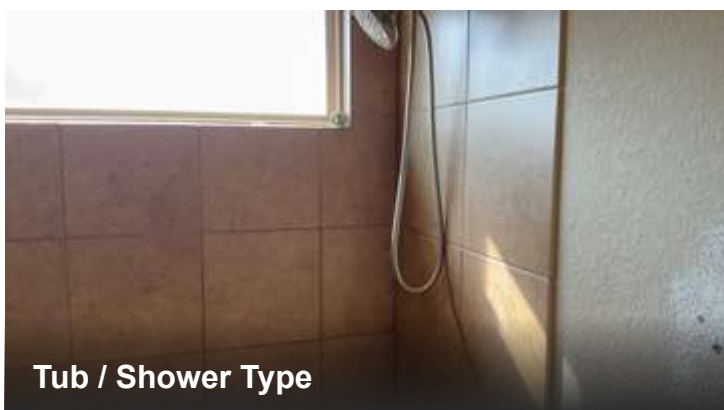
Vanity / Mirror Condition



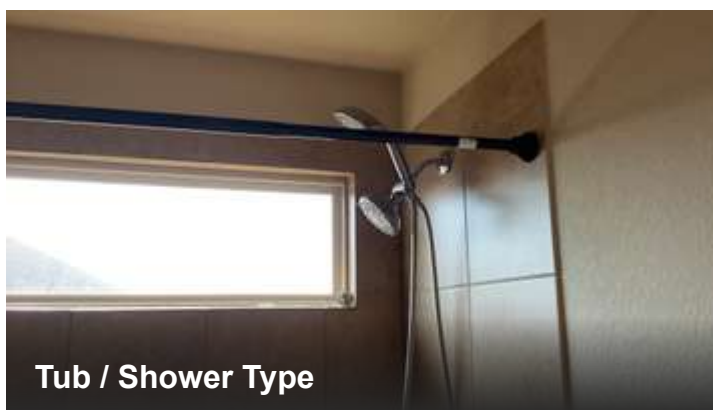
Vanity / Mirror Condition



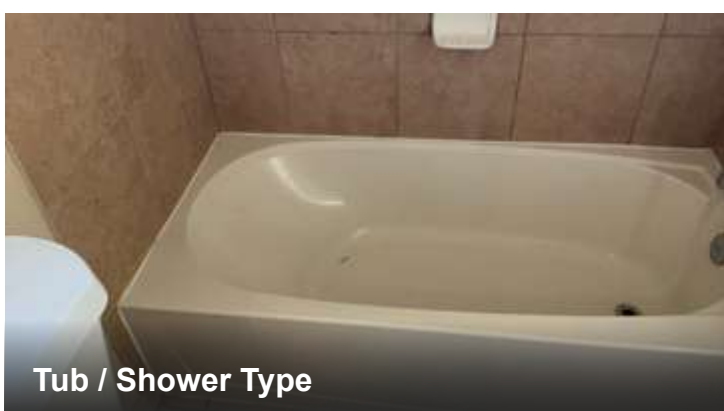
Tub / Shower Type



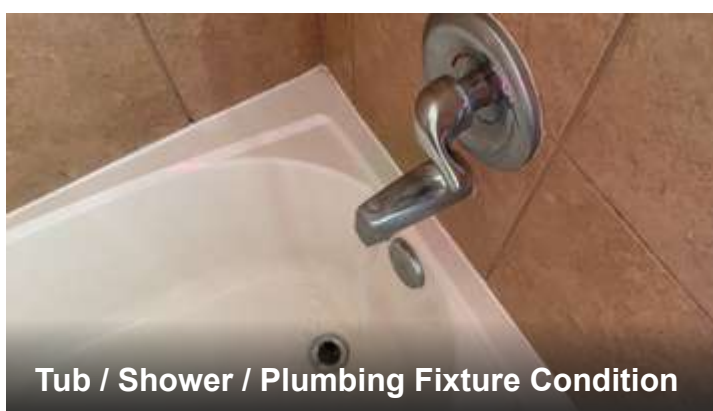
Tub / Shower Type



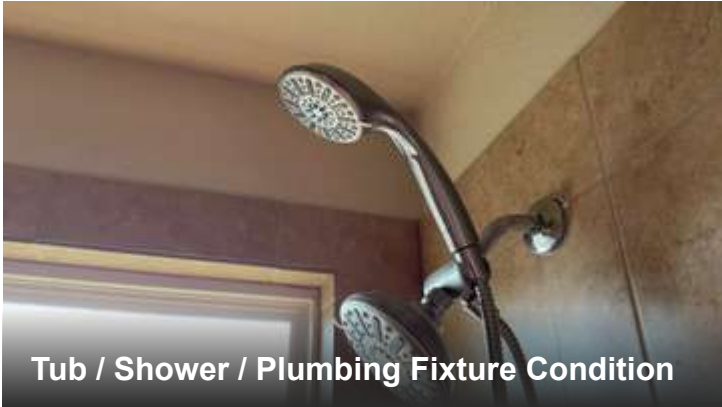
Tub / Shower Type



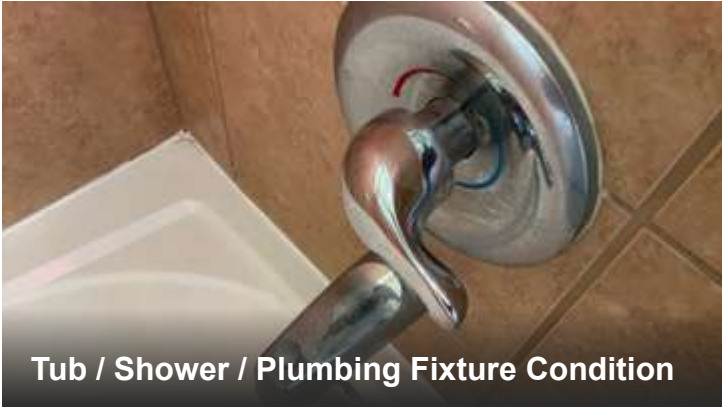
Tub / Shower Type



Tub / Shower / Plumbing Fixture Condition



Tub / Shower / Plumbing Fixture Condition



Tub / Shower / Plumbing Fixture Condition



Toilet Condition



Toilet Condition



Exhaust Fan Condition



Exhaust Fan Condition

 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bathroom 3

 16 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Bathroom Location

First Floor

Doors / Casing / Door Stops Condition

Noticeable Wear (Fading / Scuffs / Minor Damage)

Window Condition

Not Present

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Tile

Electrical Condition

Fair (Some Repairs)

Sink / Fixture Condition

Fair (Some Repairs)

Plumbing Condition

Good (Cosmetic Issues Only)

Sink Type

Single Sink

Vanity / Mirror Condition

Not Present

Tub / Shower Type

Not Present

Tub / Shower / Plumbing Fixture Condition

Not Present

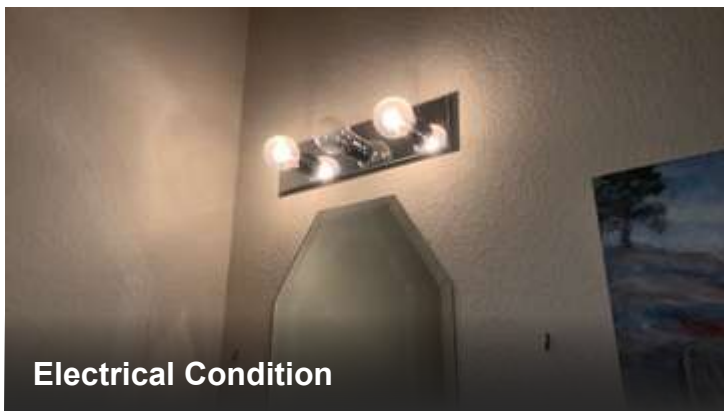
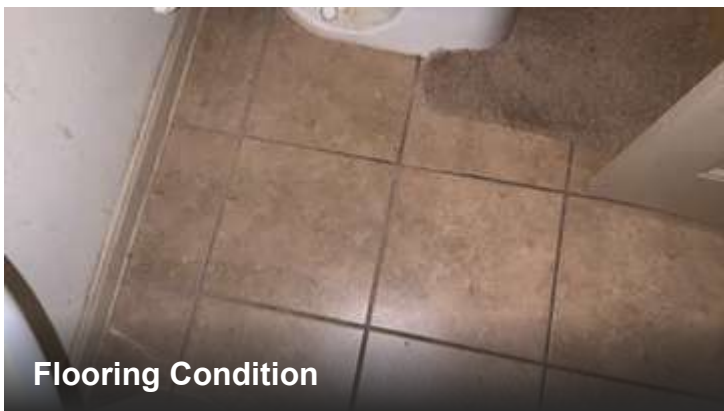
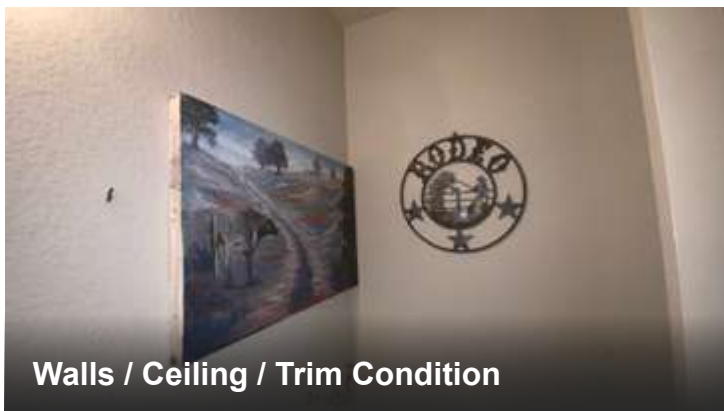
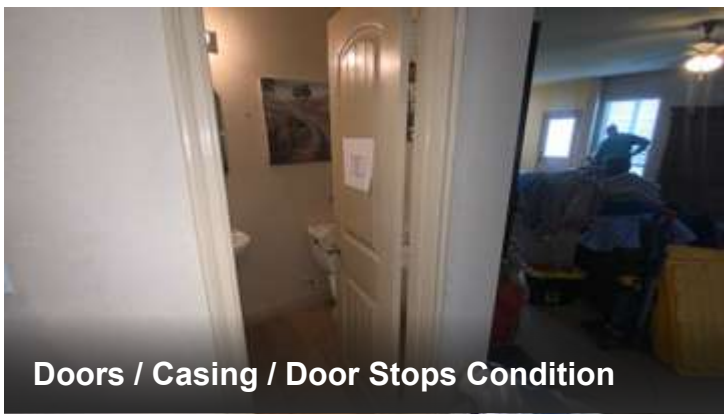
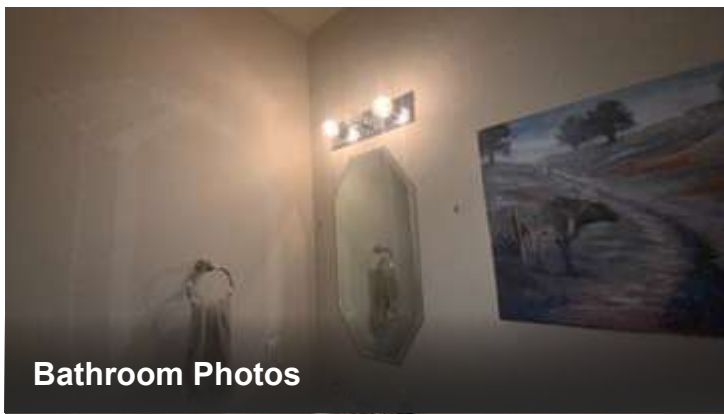
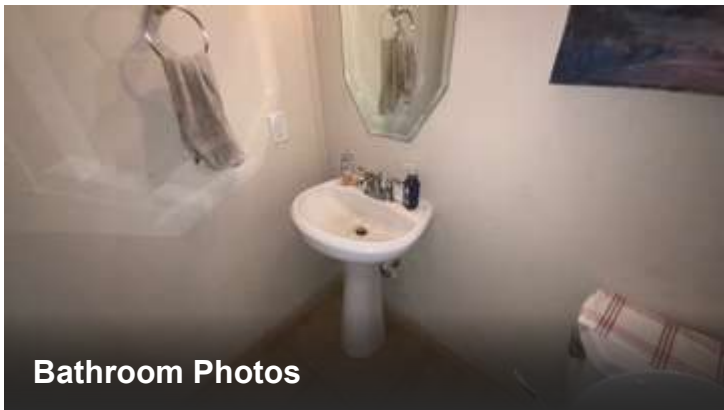
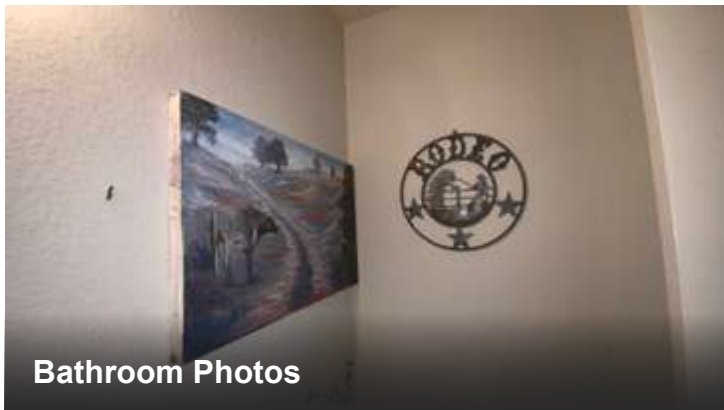
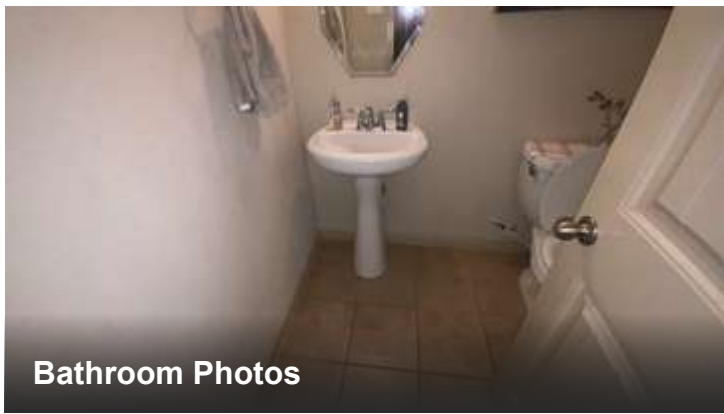
Toilet Condition

Operational

Exhaust Fan Condition

Good (Cosmetic Issues Only)

Bathroom 3 photos / videos





 Repair deficiency

Damaged Door Jamb

The door jamb is damaged.

Bathroom 3 photos / videos



 Repair deficiency

Faucet not Stopping Water Flow

The water will not shut off completely.

Bathroom 3 photos / videos

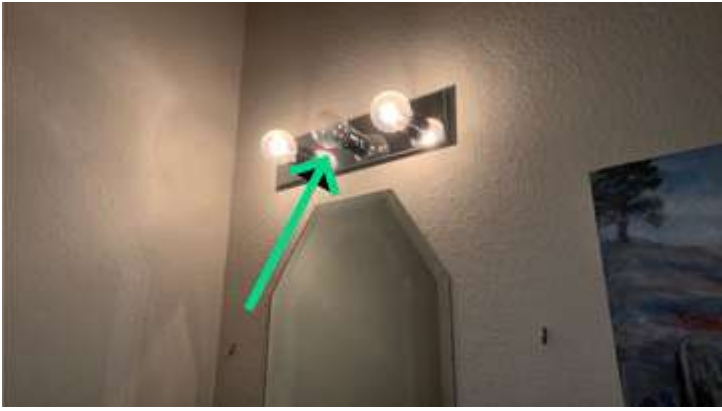
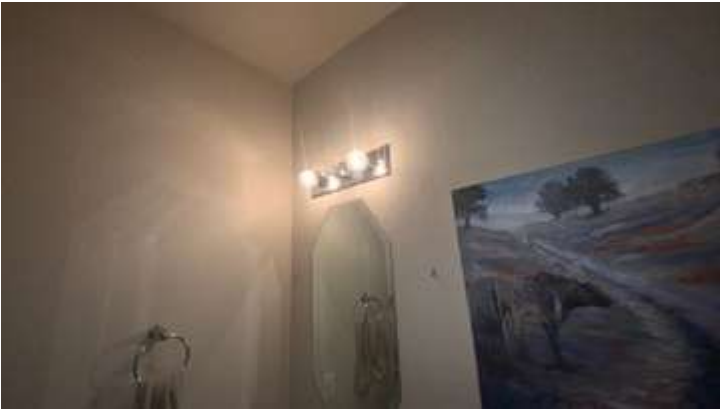


 Monitor deficiency

Inoperable or Missing Light Bulb

One or more light bulbs have burnt out or are missing.

Bathroom 3 photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Window Condition: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Vanity / Mirror Condition: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Tub / Shower Type: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Tub / Shower Type: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Tub / Shower Type: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Tub / Shower Type: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Tub / Shower Type: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Tub / Shower Type: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Tub / Shower Type: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Tub / Shower Type: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Tub / Shower Type: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Tub / Shower / Plumbing Fixture Condition: Not Present

The object / room is not present.

Limitation photos / videos

HVAC

 1 Issue

Heating

✓

No issues

Heating System Type(s)

Central Furnace

Heating Fuel Type(s)

Gas

Heating Equipment Condition

Functional With Cosmetic Defects

Heating System Appliance Tag Photo

Number of Heated Floors Above Ground

2

Furnace/Air Handler

Recall status

No

Expected life

18 years

Brand

Carrier

Estimated remaining life

3.54 years

Manufacture date

April 2011

Model number

CNPHP6024ATAABAA

Age

14.46 years

Serial number

1511X30761

 Beta Feature

Heating photos / videos



Cooling

 1 Issue

Cooling Equipment Condition

Functional With Cosmetic Defects

Cooling System Appliance Tag Photo

 Beta Feature

Air Conditioner

Recall status

No

Expected life

15 years

Brand

Carrier

Estimated remaining life

0.54 years

Manufacture date

April 2011

Model number

CA16NA048-A

Age

14.46 years

Serial number

1611E06213

Cooling photos / videos



 Repair deficiency

Rusting or Damaged HVAC Drip Pan

The drip pan below the air conditioning unit is rusting or damaged.

Cooling photos / videos



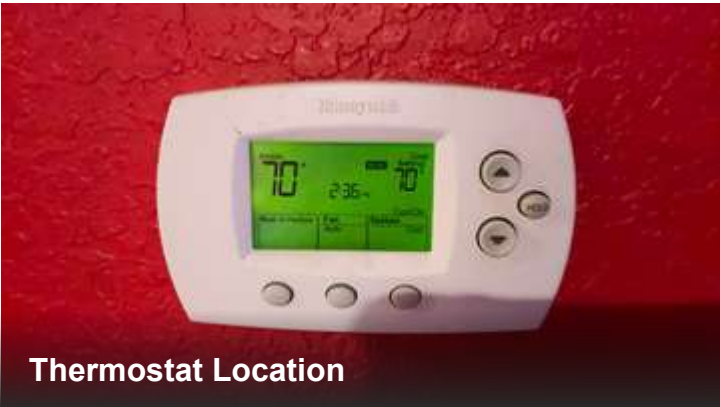
Thermostat

 No issues

Thermostat Location

Hallway

Thermostat photos / videos



Thermostat Location

Plumbing

Main Water Supply

✓ No issues

Water Source

Public

Water Pressure Sufficient

Yes

Clear Water Observed

Yes

Supply Plumbing Condition

Good (Cosmetic Issues Only)

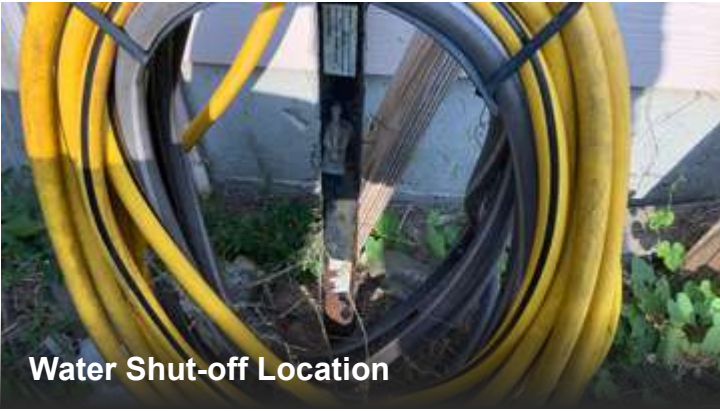
Main Water Supply Plumbing Material(s)

PEX

Water Shut-off Location

Exterior

Main Water Supply photos / videos



Drainage

✓ No issues

Drainage System Condition

Good (Cosmetic Issues Only)

Sewer System Type

Public

Main Drain Material(s)

PVC

Drainage photos / videos



Water Heater

✓ No issues

Water Heater Brand

American

Water Heater Capacity

40 gal

Water Heater Location

Garage

Water Heater Condition

Functional With Cosmetic Defects

Water Heater Appliance Tag Photo

Water Heater - Gas

Recall status

No

Expected life

10 years

Brand

American Water Heater Company

Estimated remaining life

0 years

Manufacture date

June 2011

Model number

BFG6240S403NOV

Age

14.29 years

Serial number

1124T451064

Beta Feature

Water Heater photos / videos



Water Heater Appliance Tag Photo



Water Heater Appliance Tag Photo

Electrical🕒 5 Issues

Service Entrance Conductors

✓ No issues

Electrical Service Entrance Type

Below Ground

Electrical Service Entrance Condition

Good (Cosmetic Issues Only)

Service Entrance Conductors photos / videos



Electrical Panels, Grounding, Main Overcurrent Device

🕒 2 Issues

Electrical Main Panel Brand

Square D

Electrical Main Panel Condition

No Access

Electrical Main Panel Location

Garage

Electrical Main Panel Wiring Type

No Access

Electrical Main Panel Amperage Rating

125

Electrical Panels, Grounding, Main Overcurrent Device photos /

videos



 Limitation

Electrical Main Panel Condition: No Access

Stored items to include a toolbox, a bench and a deep freezer where blocking access to the panel preventing removal of the cover.

Electrical Panels, Grounding, Main Overcurrent Device photos / videos



 Limitation

Electrical Main Panel Wiring Type: No Access

I cannot access the object / room.

Limitation photos / videos

Branch Wiring

 1 Issue

Branch Circuit Material(s)

Copper

Branch Wiring Condition

Refer to limitations

Branch Wiring photos / videos

 Limitation

Branch Wiring Condition: Other

No access to the panel prevented visual observation of the branch wiring.

Limitation photos / videos

Smoke / Carbon Monoxide Detectors

 2 Issues

Required CO / Smoke Detectors Observed

No

Smoke Detector Type

Battery Operated, Wired

Carbon Monoxide Detector Type

Battery Operated, Wired

Smoke / Carbon Monoxide Detectors photos / videos



 Repair deficiency

Missing carbon monoxide detector

Carbon monoxide detectors were installed in any of the areas require required.

Smoke / Carbon Monoxide Detectors photos / videos



 Repair deficiency

Smoke alarm not installed properly

Some smoke alarms were not installed properly.

Smoke / Carbon Monoxide Detectors photos / videos



Solar

 Not present

Solar photos / videos

Electrical Subpanel

Electrical Subpanels, Grounding, Main Overcurrent Device

 Not present

Electrical Subpanels, Grounding, Main Overcurrent Device
photos / videos

Subpanel Branch Wiring

 Not present

Subpanel Branch Wiring photos / videos

Miscellaneous Property Information

 2 Issues

 2 Issues

Hazardous Conditions Observed

No

Pest Infestation Observed

No

Odor Type Observed

Pet

Air Sealing Observed

Yes

Incompatible / Clashing Flooring Materials Observed

No

Homeowner Unavailable for Access

Yes

Additional Information

None

Miscellaneous Property Information photos / videos

 Repair deficiency

Pet odor

Pet odor was observed as mentioned in other areas of this report.

Miscellaneous Property Information photos / videos



 Inspectify flag

Homeowner Unavailable for Access

Yes

Deficiency photos / videos



Unless a system, component, fixture, appliance, or other component is specifically included in this inspection, it was excluded from the inspection at client's request, and the inspector makes no representations and warranties whatsoever as to such items. Without limiting the foregoing, unless specifically included in the inspection report, the inspector did not inspect household appliances, heating, ventilation, and air conditioning, roofing, foundations, swimming pools or hot tubs, sewer or septic systems, gas or water lines, electrical systems, or other similar items. By accepting this inspection report, client acknowledges and agrees that any of the foregoing items not specifically included in the inspection report have been excluded at client's request.

25243 Saddlebrook Ranch Dr Tomball, Texas 77375 - September 12, 2025