

166 Hawkhurst Cir

Magnolia, Texas 77354



 hello@inspectify.com

Client	--
Reference id	a4xPd000002kQcfIAE
Type	Home Inspection and Floor Plan Report - 166 Hawkhurst Cir
Inspected by	HomeTeam Inspection Service - North Houston
State license	TREC 20811
Scheduled	September 20, 2025, 3:00 PM
Completed	September 20, 2025, 8:10 PM

 8 repair

 6 monitor

 20 limitation

 18 Inspectify flag

System	Subsystem	Issues identified
Home Inspection Details	Home Inspection Details	 <u>Repairs / Renovations in Progress: Not Present</u>
Surroundings	Fences / Gates	 <u>Rusted Gate / Gate Hardware</u>
		 <u>Damaged or Cracked Fence / Wall</u>
Exterior	Siding / Trim	 <u>Damaged Trim</u>
		 <u>Improperly Installed Siding</u>
	Windows	 <u>Windows With Security Bars Count: Not Present</u>
		 <u>Window With Quick Release Count: Not Present</u>
		 <u>Window Release Mechanism operational?: Not Present</u>
	Dryer Exhaust	 <u>Damaged / Missing Exterior Dryer Flapper</u>
Roof	Coverings	 <u>Difficult to See / Inspect All Roof Flashings</u>
		 <u>Unable to Inspect All Roof Components</u>
Garage	Attached Garage	 <u>Odor Strength</u>
		 <u>Odor Source</u>
Structural	Attic	 <u>Damaged / Deteriorating Ductwork</u>
Common Areas	Common Room	 <u>Odor Strength</u>
		 <u>Odor Source</u>
	Hallway	 <u>Doors / Casing / Door Stops Condition: Not Present</u>
		 <u>Window Condition: Not Present</u>
		 <u>Odor Strength</u>
		 <u>Odor Source</u>
	Stairway	 <u>Stained Carpet</u>
Laundry Area	Laundry Area	 <u>Window Condition: Not Present</u>
		 <u>Plumbing Condition: No Access</u>
		 <u>Odor Strength</u>
		 <u>Odor Source</u>
	Washer	 <u>Does not convey.</u>
	Dryer	 <u>Doesn't convey.</u>
Kitchen	Kitchen General	 <u>Doors / Casing / Door Stops Condition: Not Present</u>
		 <u>Odor Strength</u>
		 <u>Odor Source</u>
	Garbage Disposal	 <u>Inoperable Garbage Disposal</u>
Bedrooms	Primary Bedroom	 <u>Damaged or Torn Carpet</u>

System	Subsystem	Issues identified
		 <u>Odor Source: Not Present</u>
		 <u>Flooring Beyond Repair</u>
	Bedroom 2	 <u>Stained Carpet</u>
		 <u>Odor Source: Not Present</u>
		 <u>Flooring Beyond Repair</u>
	Bedroom 3	 <u>Stained Carpet</u>
		 <u>Odor Source: Not Present</u>
		 <u>Flooring Beyond Repair</u>
	Bedroom 4	 <u>Odor Source: Not Present</u>
Bathrooms	Primary Bathroom	 <u>Odor Strength</u>
		 <u>Odor Source</u>
	Bathroom 2	 <u>Toilet Not Flushing / Improperly Flushing</u>
		 <u>Interior Paint Needs Touch-Up</u>
		 <u>Odor Source: Not Present</u>
		 <u>Window Condition: Not Present</u>
	Bathroom 3	 <u>Missing / Damaged Door Stop(s)</u>
		 <u>Window Condition: Not Present</u>
		 <u>Odor Strength</u>
		 <u>Odor Source</u>
Miscellaneous Property Information	Miscellaneous Property Information	 <u>Homeowner Unavailable for Access</u>

Home Inspection Details

 1 Issue

Neighborhood Commentary

No concerns

Nonresidential Use

No

Renovations / Upgrades in the Past 15 Years

No

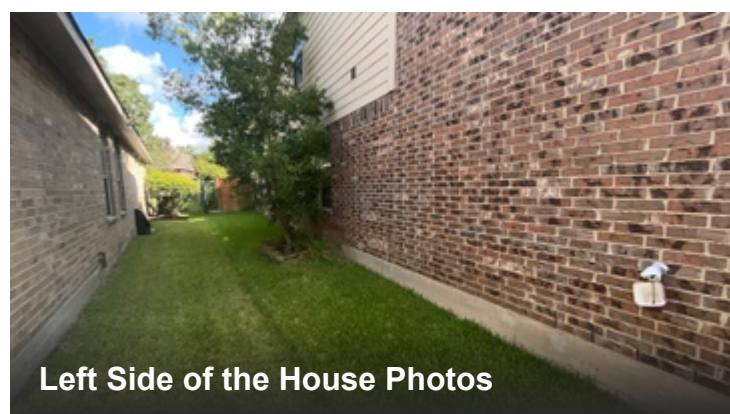
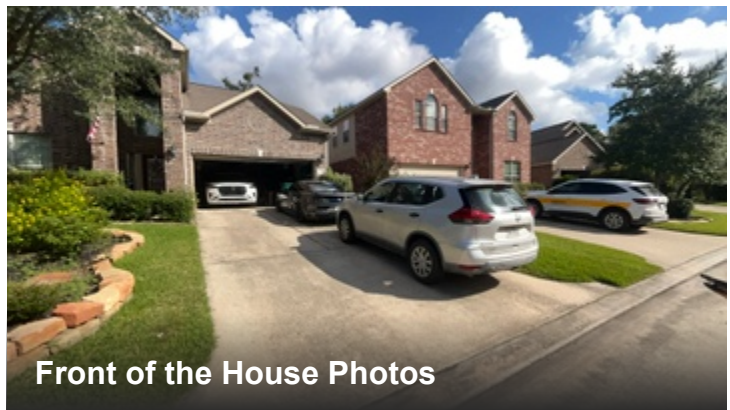
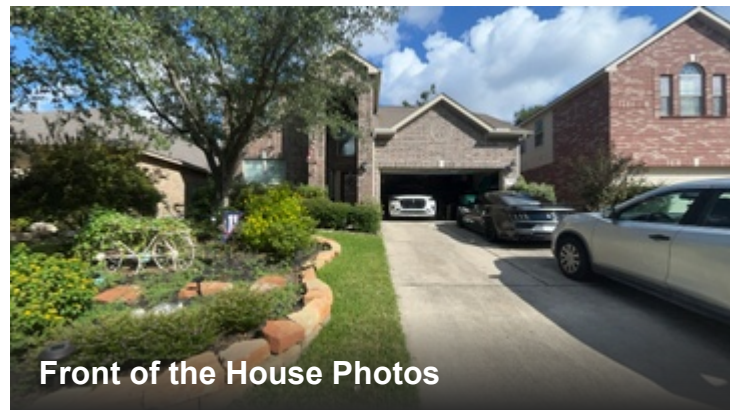
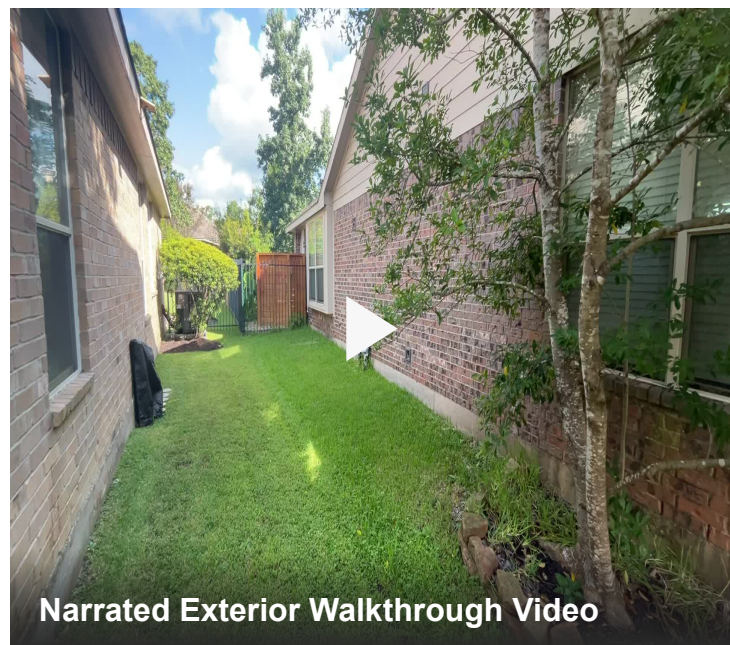
Additions / Conversions Observed

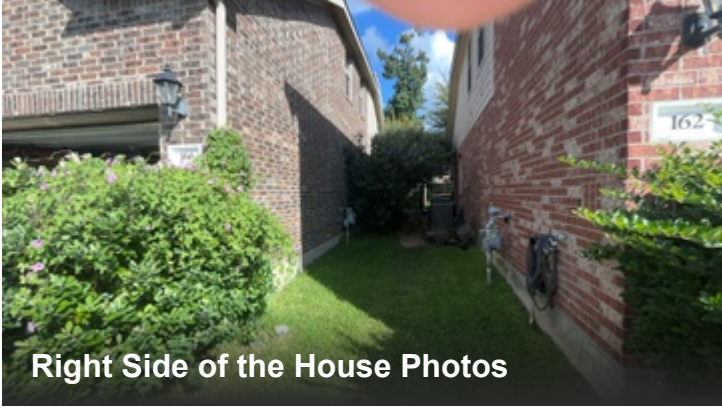
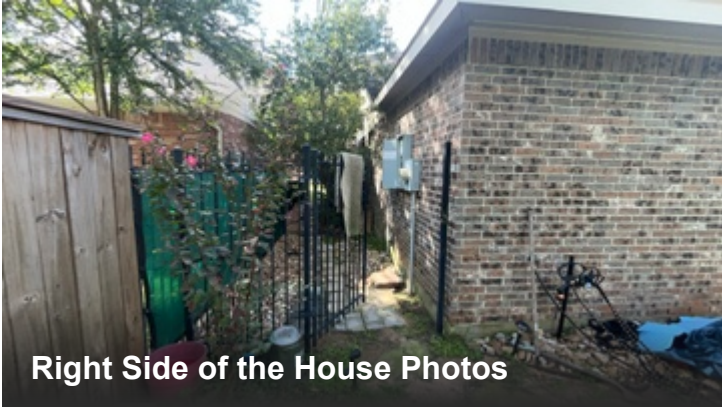
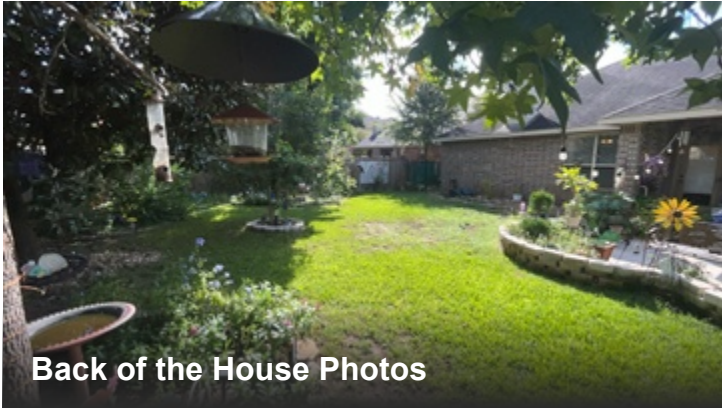
No

Repairs / Renovations in Progress

Not Present

Home Inspection Details photos / videos





 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, Furnished

Bedroom Count

4 bedroom(s)

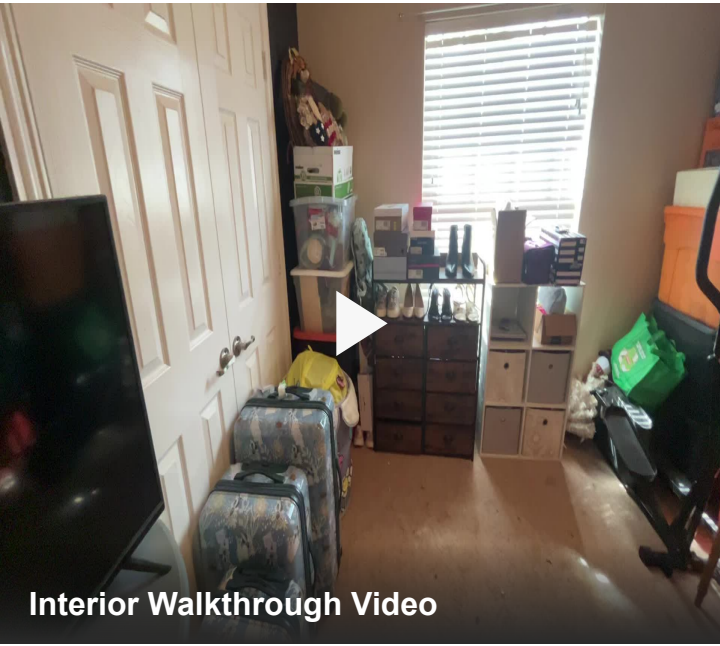
Bathroom Count, Half

0 bathroom(s)

Bathroom Count, Full

3 bathroom(s)

Unit photos / videos



Surroundings

 2 Issues

Driveways / Walkways

✓

No issues

Driveway Access Issues

No

Driveway / Walkway Condition

Good (Cosmetic Issues Only)

Driveway / Walkway Material(s)

Concrete

Driveways / Walkways photos / videos



Fences / Gates

 2 Issues

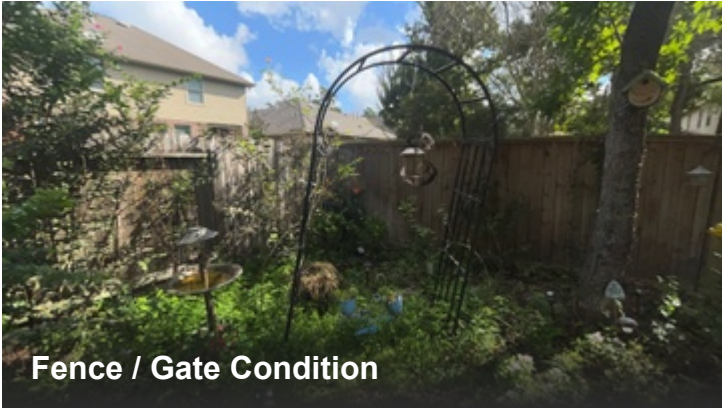
Fence Material(s)

Wood, Iron

Fence / Gate Condition

Fair (Some Repairs)

Fences / Gates photos / videos



 Monitor deficiency

Rusted Gate / Gate Hardware

The gate / gate hardware is rusted in one or more areas.

Fences / Gates photos / videos



 Monitor deficiency

Damaged or Cracked Fence / Wall

The fence or perimeter wall has cracks or damage.

Fences / Gates photos / videos



Landscaping

 No issues

Proper Grading Observed

Yes

Front Yard Condition

Good

Left Side Yard Condition

Fair

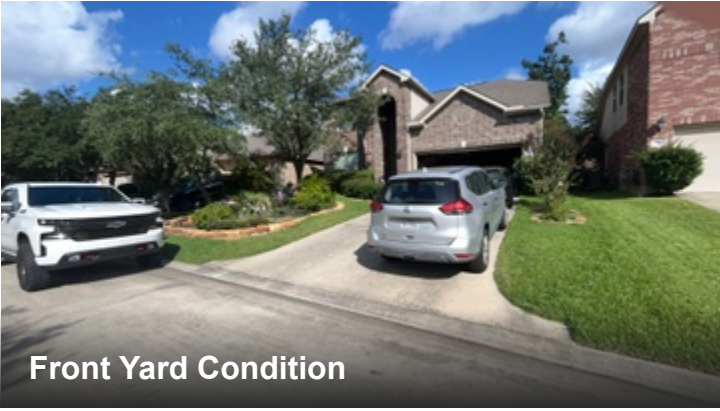
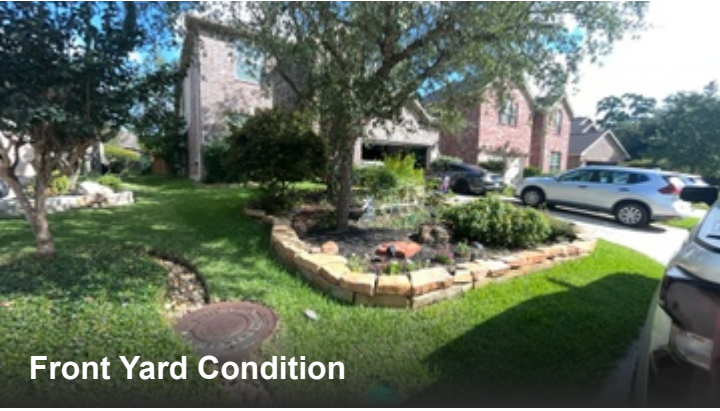
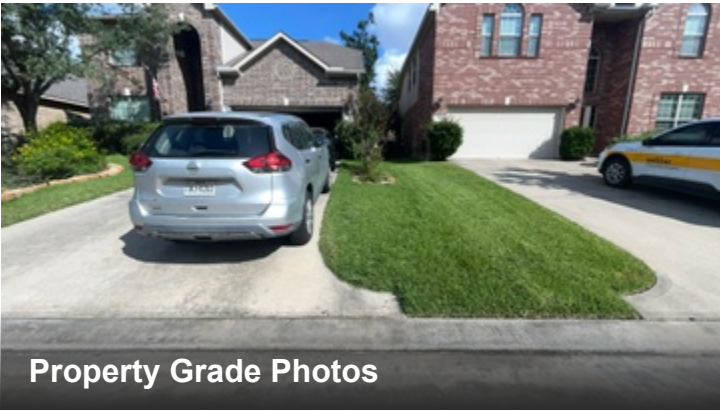
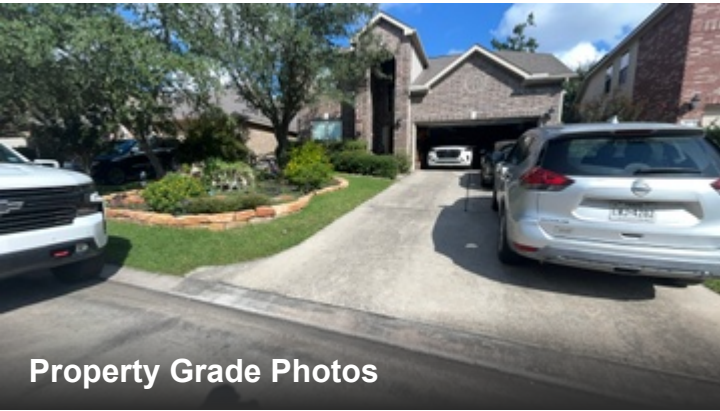
Back Yard Condition

Fair

Right Side Yard Condition

Fair

Landscaping photos / videos





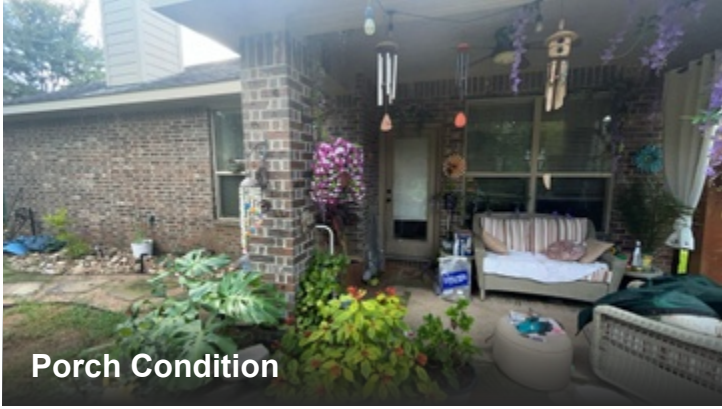
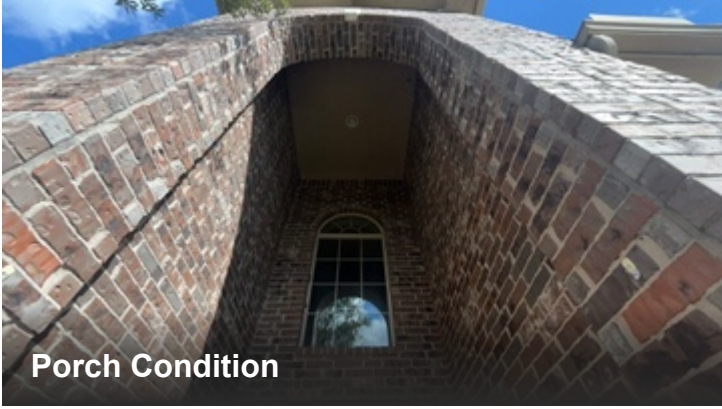
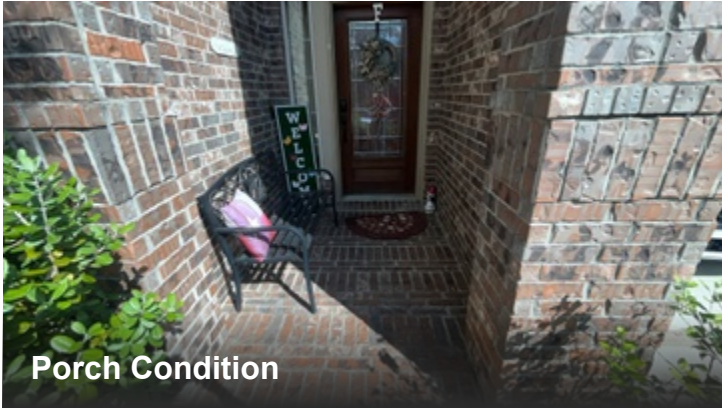
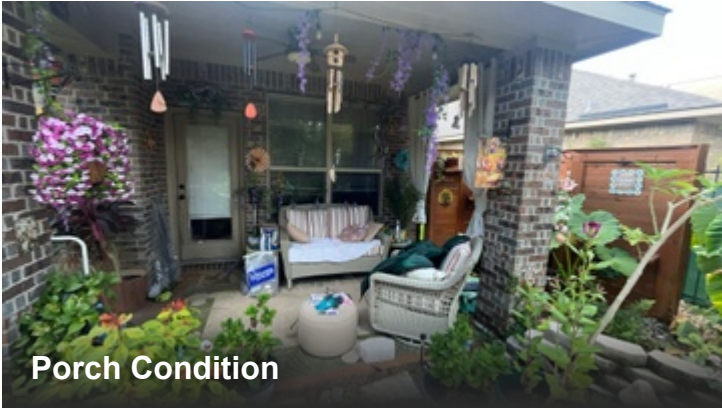
Porch

✓ No issues

Porch Type
Covered Porch

Porch Condition
Good (Cosmetic Issues Only)

Porch photos / videos



Additional Site Amenities

 Not present

Additional Site Amenities photos / videos

Utilities

✓ No issues

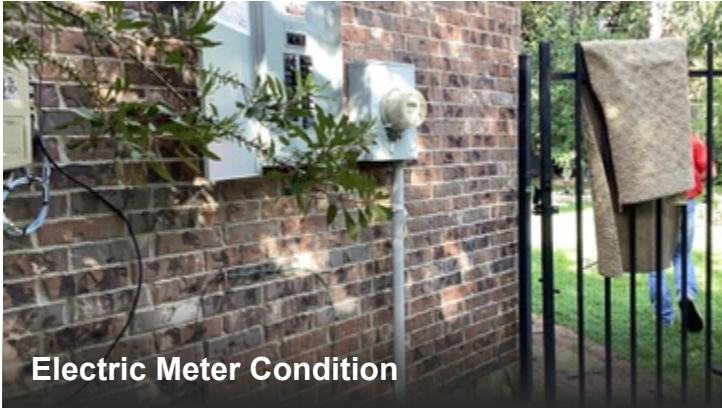
Electric Meter Condition

Good (Cosmetic Issues Only)

Utilities photos / videos



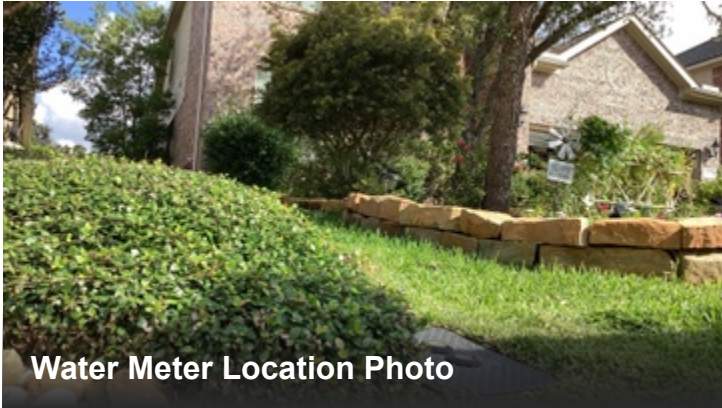
Electric Meter Tag Photo



Electric Meter Condition



Water Meter Tag Photo



Water Meter Location Photo



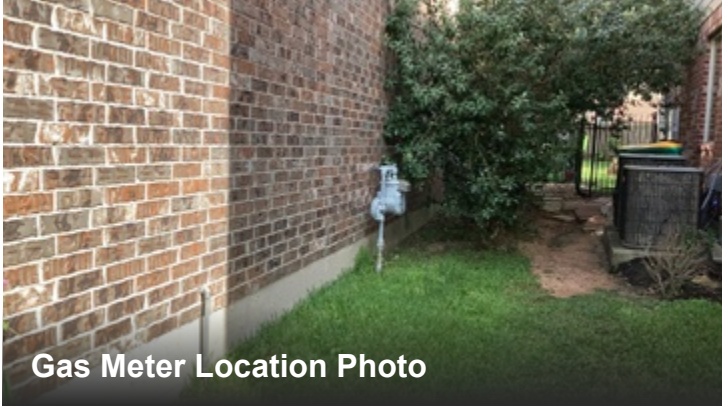
Gas Meter Tag Photo



Gas Meter Tag Photo



Gas Meter Tag Photo



Gas Meter Location Photo

Exterior

 6 Issues

Siding / Trim

 2 Issues

Siding Condition

Good (Cosmetic Issues Only)

Siding Material(s)

Fiber Cement, Brick Veneer

Exterior Paint Condition

Good (Cosmetic Issues Only)

Exterior Trim Condition

Fair (Some Repairs)

Trim Material(s)

Fiber Cement

Siding / Trim photos / videos



 Repair deficiency

Damaged Trim

There are signs of damage to the trim.

Siding / Trim photos / videos



 **Repair deficiency**

Improperly Installed Siding

The siding is incorrectly installed.

Siding / Trim photos / videos



Gutters

 **No issues**

Gutter / Downspout Condition

Good (Cosmetic Issues Only)

Gutter / Downspout Material(s)

Aluminum

Gutters photos / videos



Eaves, Soffits, and Fascia

✓ No issues

Eaves / Soffits / Fascia Condition

Good (Cosmetic Issues Only)

Eaves / Soffits / Fascia Material(s)

Composite

Eaves, Soffits, and Fascia photos / videos



Windows

 3 Issues

Window Count
21 windows

Window Condition
Good (Cosmetic Issues Only)

Windows With Security Bars Count
Not Present

Window With Quick Release Count
Not Present

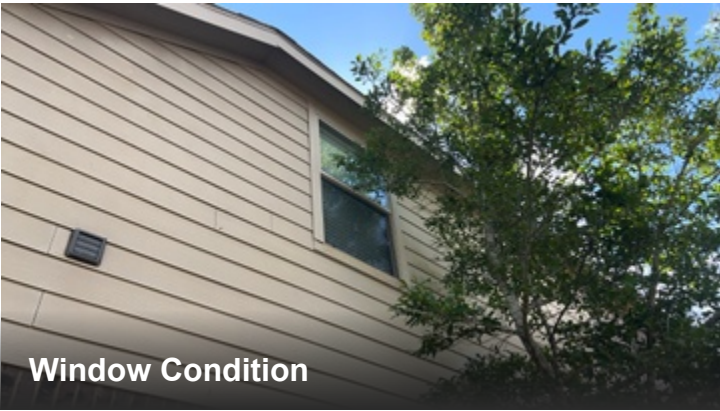
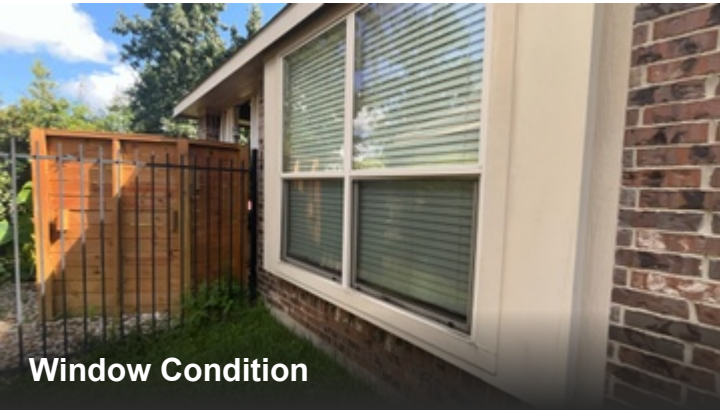
Window Release Mechanism operational?
Not Present

Number of Panes
Double Pane

Frame Type
Aluminum

Window Treatment Type
Tinted

Windows photos / videos



 Limitation

Windows With Security Bars Count: Not Present

The object / room is not present.

Limitation photos / videos

 Limitation

Window With Quick Release Count: Not Present

The object / room is not present.

Limitation photos / videos

 Limitation

Window Release Mechanism operational?: Not Present

The object / room is not present.

Limitation photos / videos

Exterior Doors

 No issues

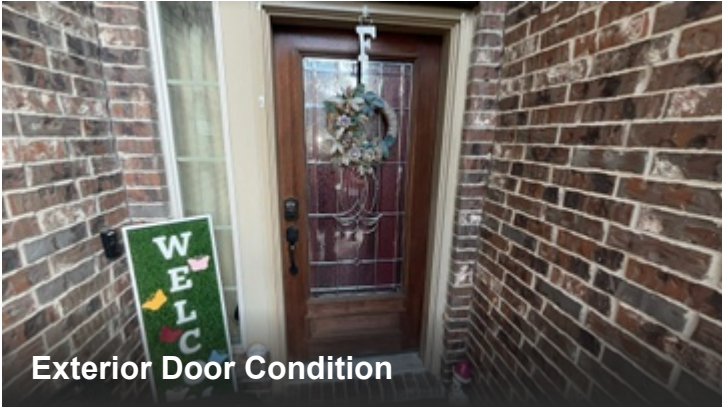
Exterior Door Condition

Good (Cosmetic Issues Only)

Exterior Door Material(s)

Wood

Exterior Doors photos / videos



Dryer Exhaust

 1 Issue

Dryer Vent / Exhaust Condition

Poor (Significant Repairs)

Dryer Exhaust photos / videos



 Repair deficiency

Damaged / Missing Exterior Dryer Flapper

The outside flapper is damaged or missing.

Dryer Exhaust photos / videos



Pool

 Not present

Pool photos / videos

Roof

 2 Issues

Coverings

 2 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

15 year(s)

Estimated Roof Life Remaining

Greater than 5 Years

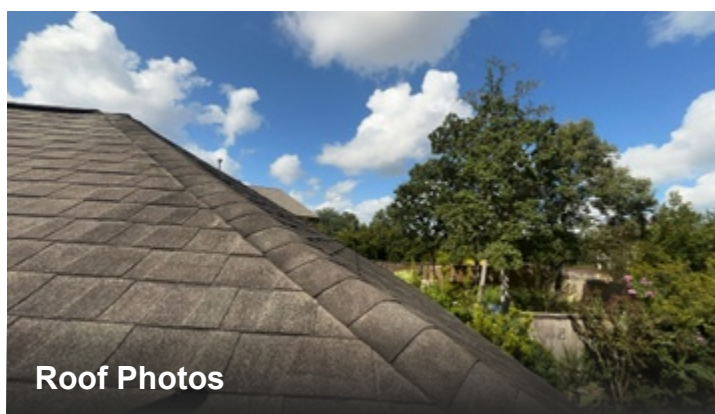
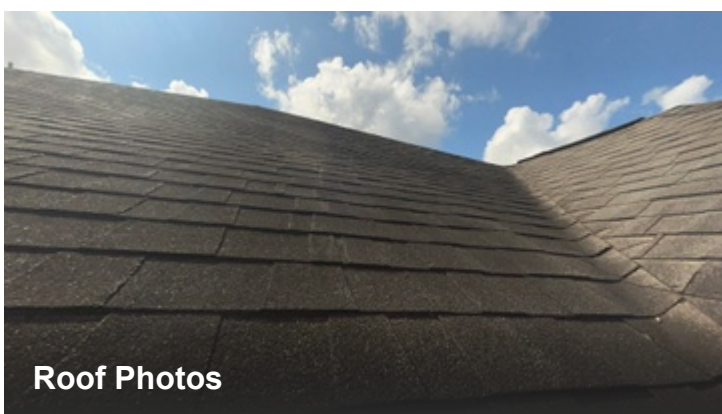
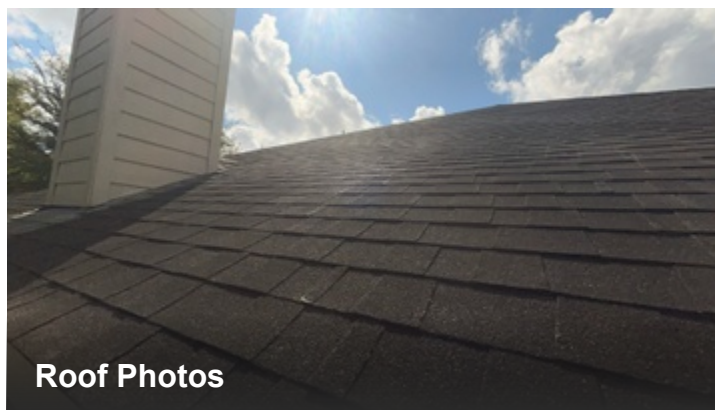
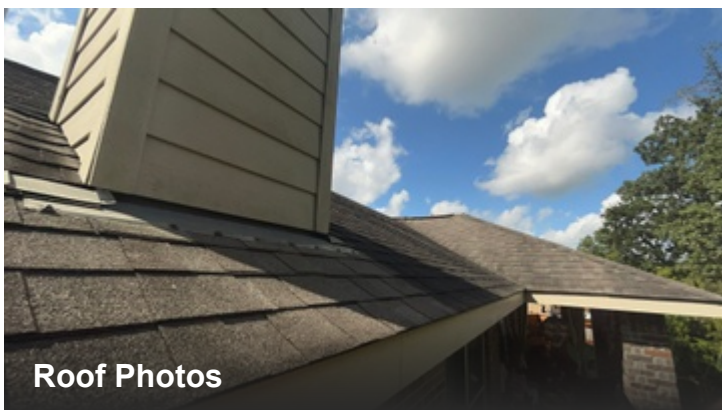
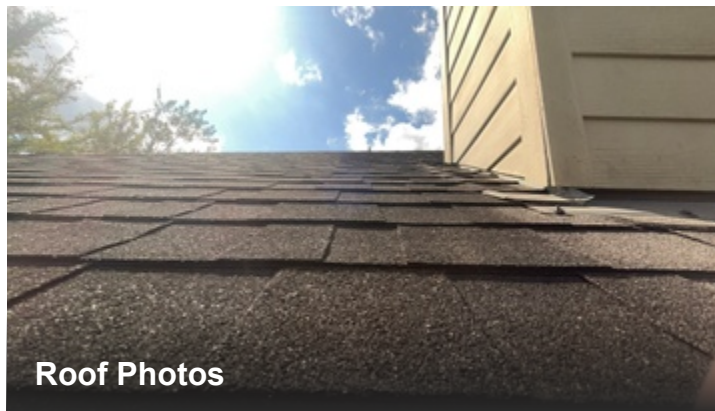
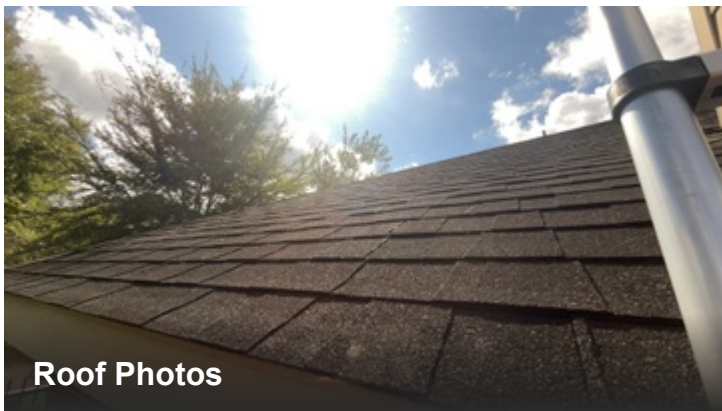
Evidence of Hail / Wind Damage

No

Evidence of Roof Leaks

No

Coverings photos / videos



Limitation

Difficult to See / Inspect All Roof Flashings

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials.

Limitation photos / videos

Limitation

Unable to Inspect All Roof Components

There are components of the roof that are not visible or accessible, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Limitation photos / videos

Flashing

✓ No issues

Flashing Condition

Good (Cosmetic Issues Only)

Flashing photos / videos



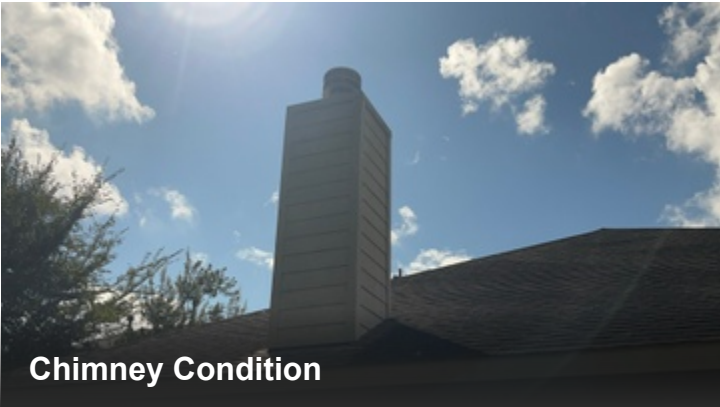
Chimney

✓ No issues

Chimney Condition

Good (Cosmetic Issues Only)

Chimney photos / videos



Vents

✓ No issues

Roof Vent(s) Condition

Good (Cosmetic Issues Only)

Roof Vents Material(s)

Steel, PVC

Vents photos / videos

Skylights

🚫 Not present

Skylights photos / videos

Garage

 2 Issues

Attached Garage

 2 Issues

Interior Condition

Good (Cosmetic Issues Only)

Odor Strength

Subtle

Odor Source

Walls

Fire Separation Wall Observed

Yes

Electrical Condition

Good (Cosmetic Issues Only)

Garage Door Condition

Functional

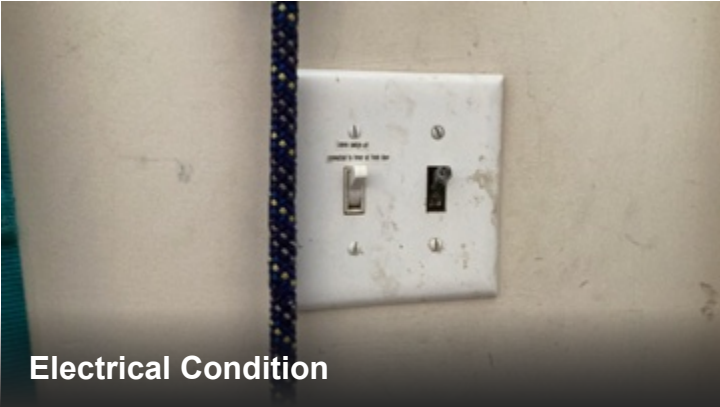
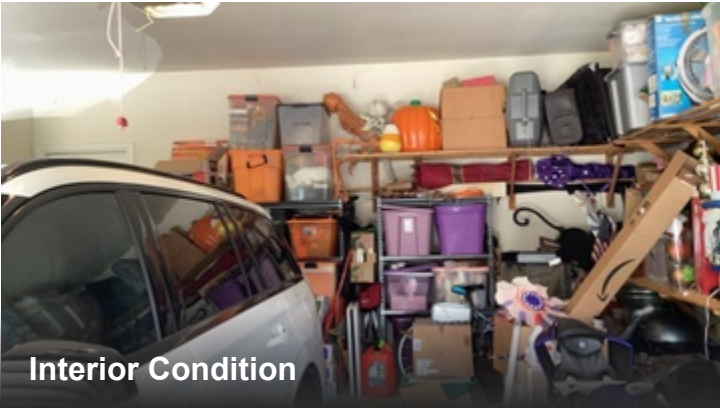
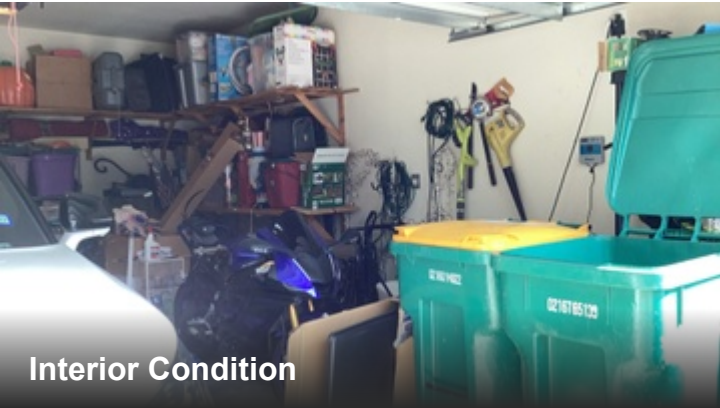
Garage Capacity

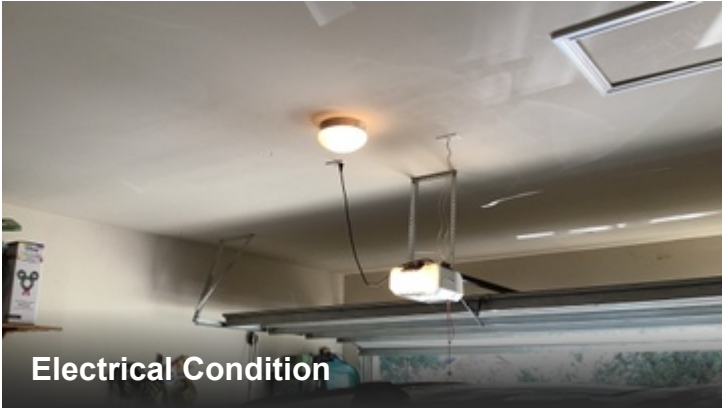
2 parking spaces

Garage Converted Into Living Space

No

Attached Garage photos / videos





Electrical Condition

 Inspectify flag

Odor Strength

Subtle

Deficiency photos / videos

 Inspectify flag

Odor Source

Walls

Deficiency photos / videos

Structural

 1 Issue

Foundation

✓

No issues

Foundation Type

Poured Concrete

Foundation Condition

Good (Cosmetic Issues Only)

Foundation Cracks Observed

No

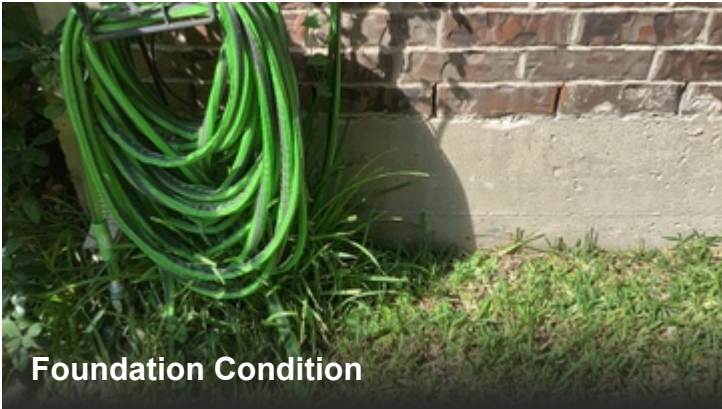
Evidence of Moisture Observed

No

Additional Foundation Concerns

No

Foundation photos / videos



Crawl Space

 Not present

Crawl Space photos / videos

Attic

 1 Issue

Attic Condition

Good (Cosmetic Issues Only)

Attic Converted Into Living Space

No

Attic Access Method

Walk-in

Attic or Ceiling Type

Unconditioned (Vented)

Attic Insulation Type

Fiberglass

Attic Floor Insulation Depth

10-12

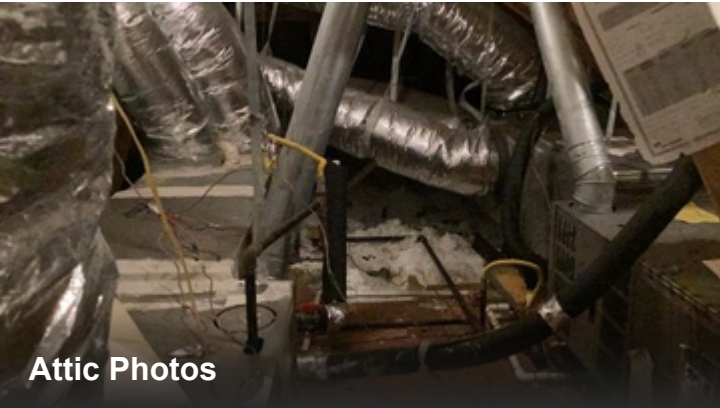
Roof Insulation Depth

0

Percentage of Roof Area Above Attic

25%

Attic photos / videos



 Repair deficiency

Damaged / Deteriorating Ductwork

The ductwork is damaged / deteriorating.

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



2 Issues

Odor Strength

Subtle

Odor Source

Walls

Approximate Ceiling Height

10'

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)

Walls / Ceilings Need Repainting

No

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

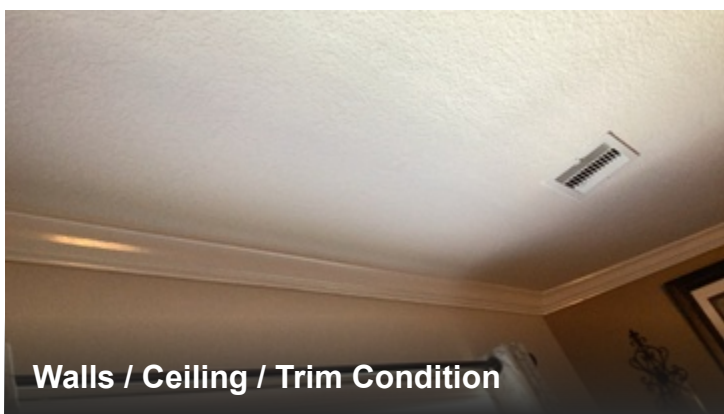
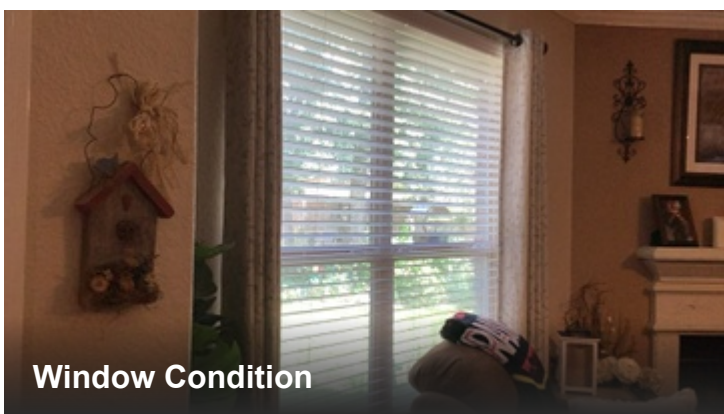
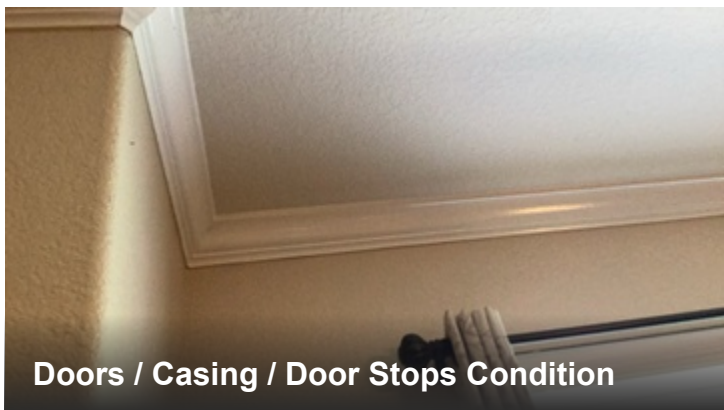
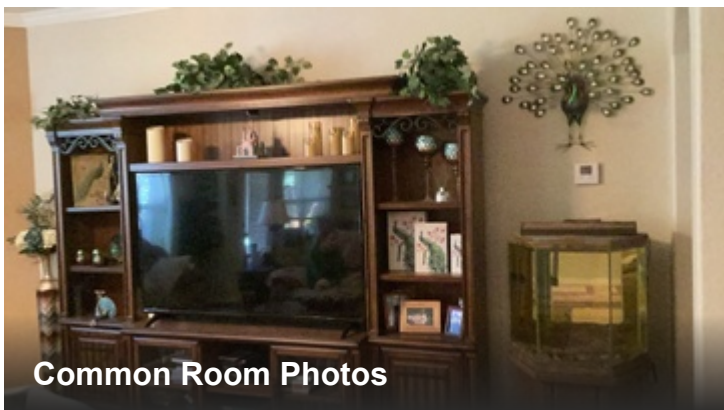
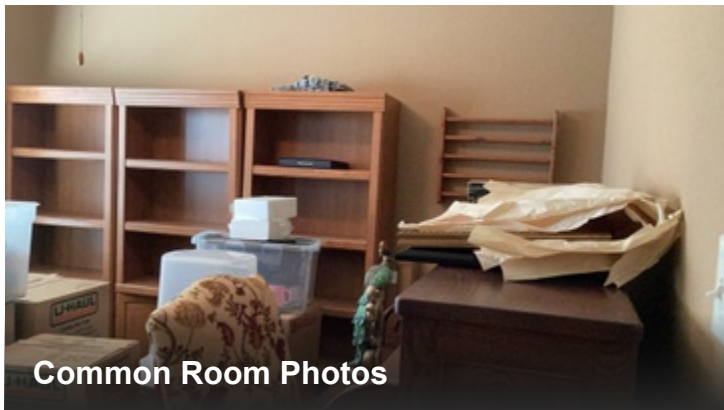
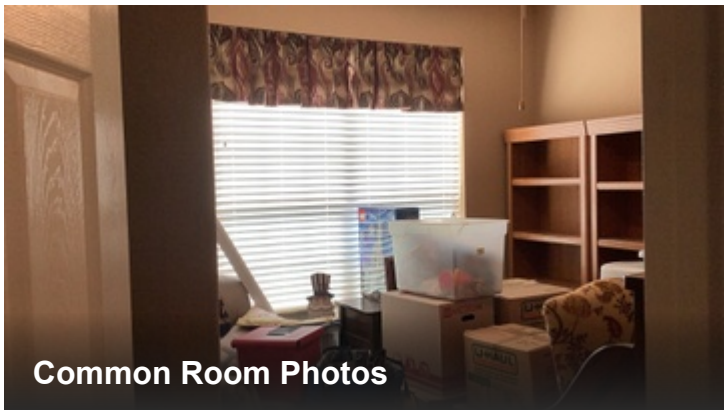
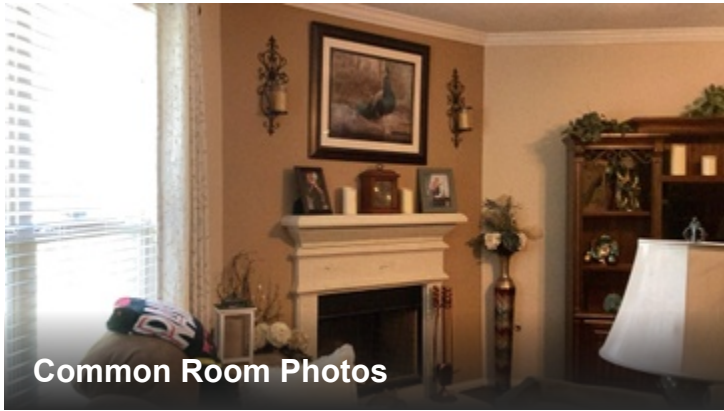
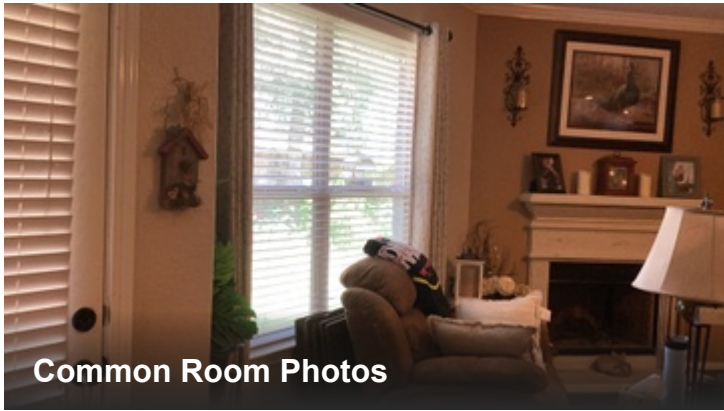
Flooring Material(s)

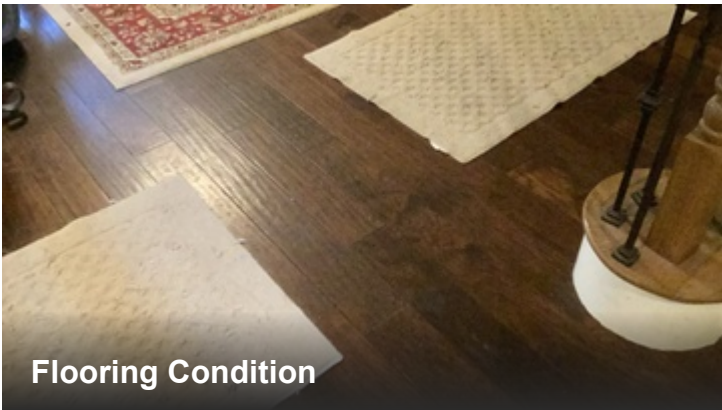
Hardwood

Electrical Condition

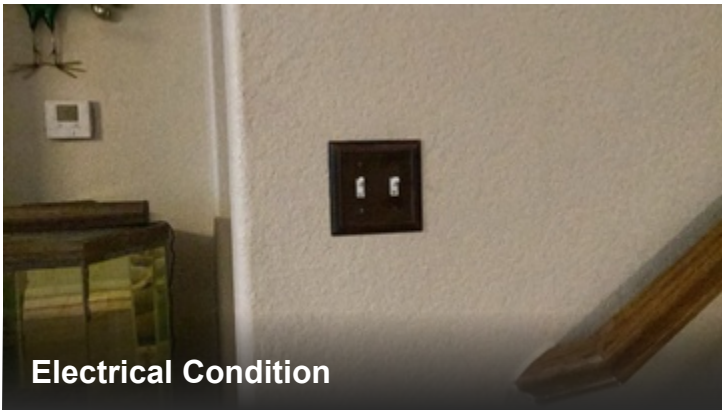
Good (Cosmetic Issues Only)

Common Room photos / videos

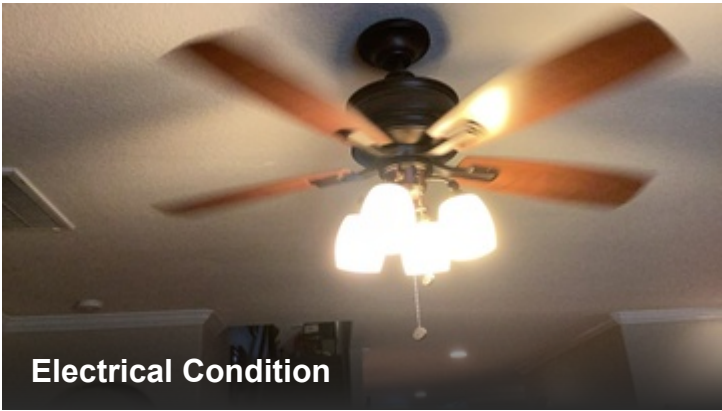




Flooring Condition



Electrical Condition



Electrical Condition

 Inspectify flag

Odor Strength

Subtle

Deficiency photos / videos

 Inspectify flag

Odor Source

Walls

Deficiency photos / videos

Hallway

 4 Issues

Odor Strength

Subtle

Odor Source

Walls

Doors / Casing / Door Stops Condition

Not Present

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)

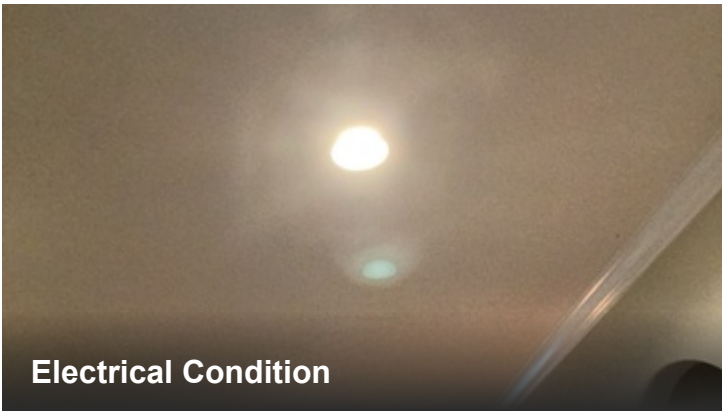
Hardwood

Electrical Condition

Good (Cosmetic Issues Only)

Hallway photos / videos





 Limitation

Doors / Casing / Door Stops Condition: 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

 Inspectify flag

Odor Strength

Subtle

Deficiency photos / videos

 Inspectify flag

Odor Source

Walls

Deficiency photos / videos

 1 Issue

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

Noticeable Wear (Fading / Scuffs / Minor Damage)

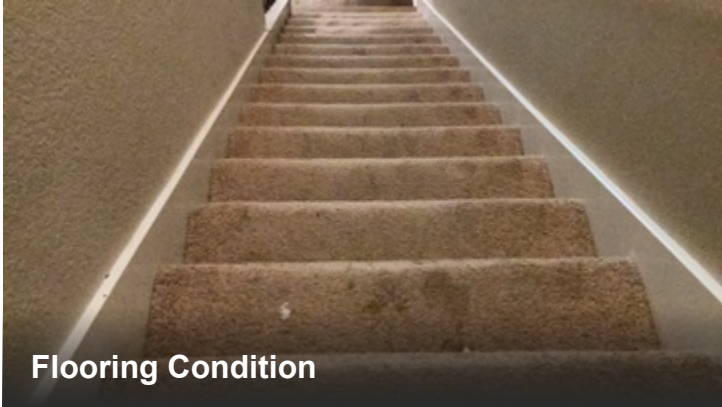
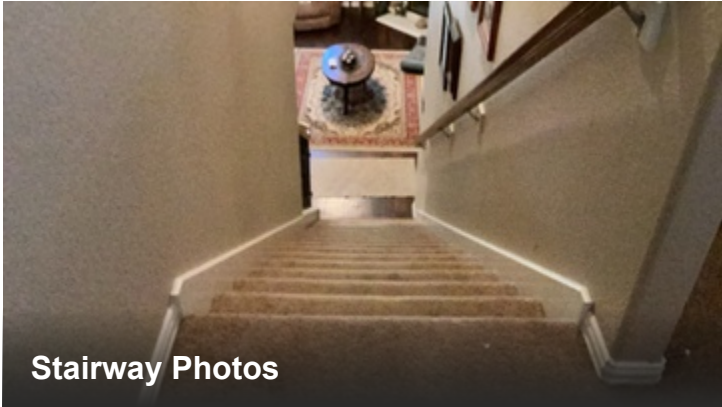
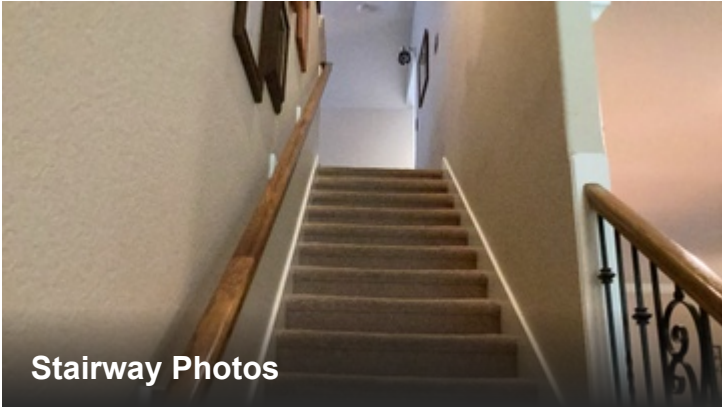
Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Carpet

Stairway photos / videos

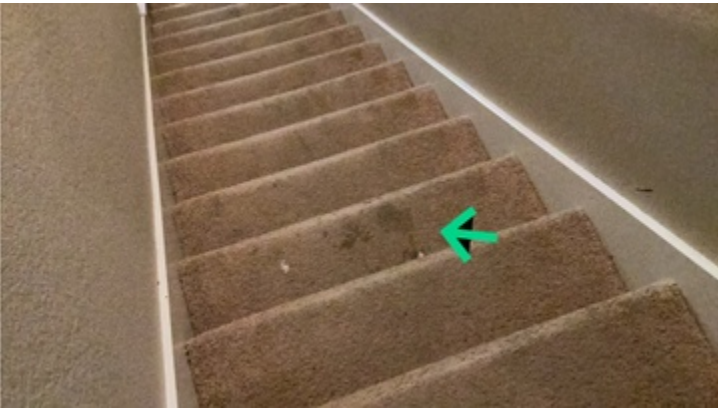


 Monitor deficiency

Stained Carpet

The carpet has areas of staining or discoloration.

Stairway photos / videos



Fireplace

✓ No issues

Fireplace Energy Source

Gas

Fireplace Condition

Good (Cosmetic Issues Only)

Fireplace photos / videos



Fireplace Condition



Fireplace Condition



Fireplace Condition

General

👁️ Not present

General photos / videos

Laundry Area



6 Issues



4 Issues

Odor Strength

Subtle

Odor Source

Walls

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

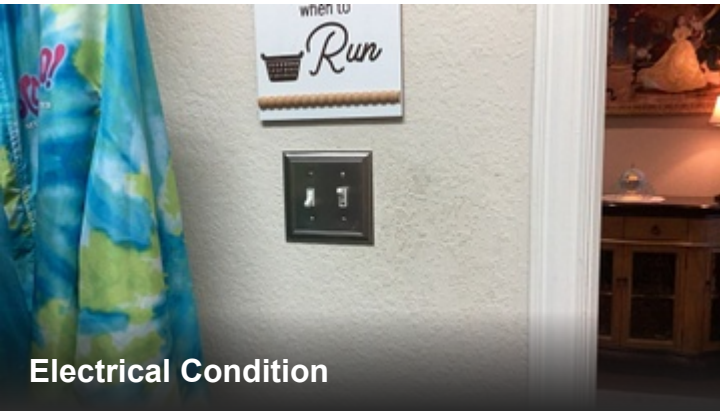
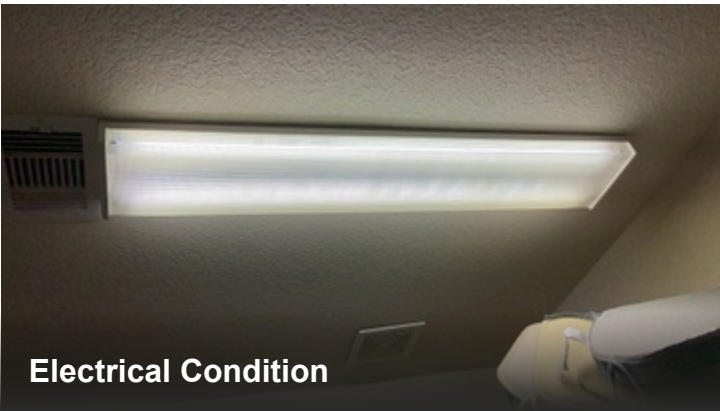
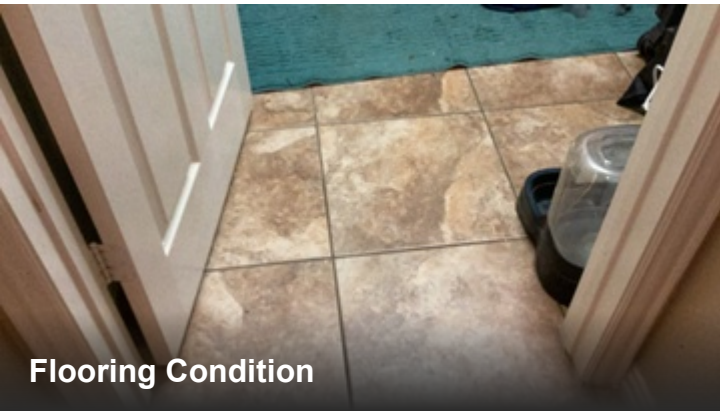
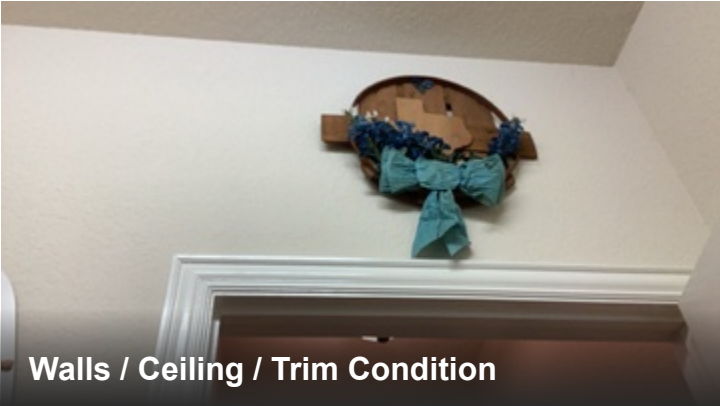
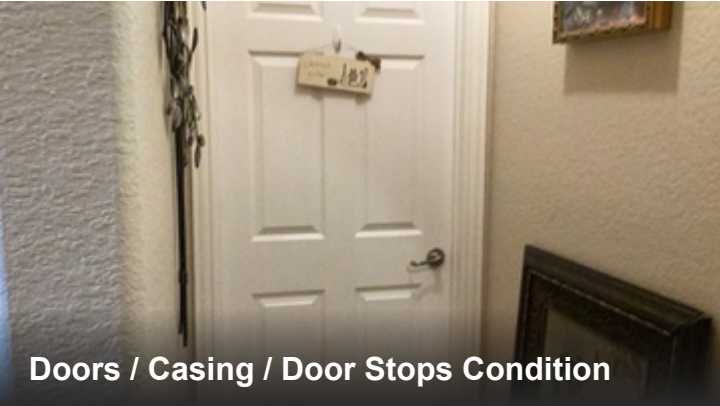
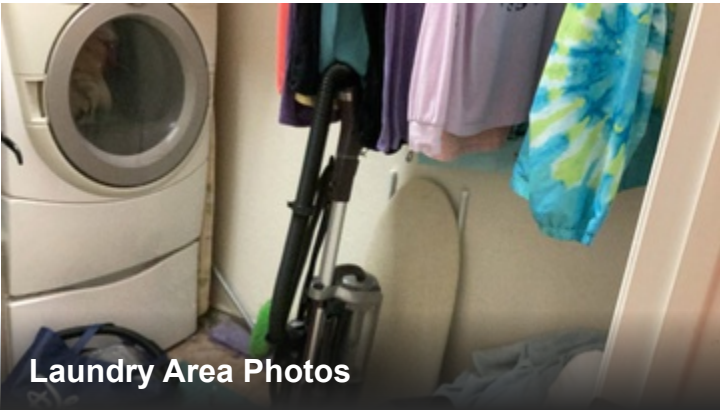
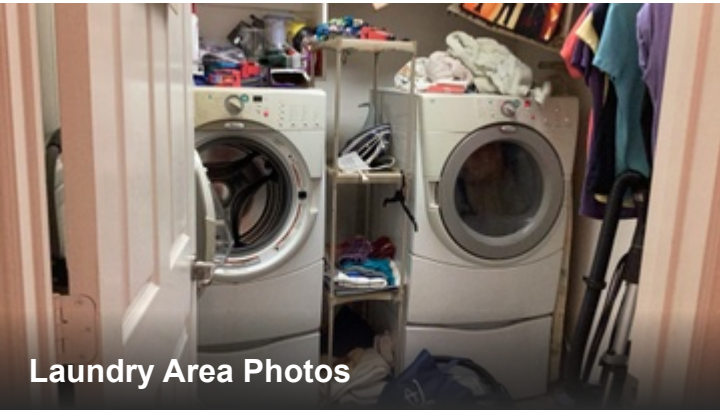
Electrical Condition

Good (Cosmetic Issues Only)

Plumbing Condition

No Access

Laundry Area photos / videos



 Limitation

Window Condition: Not Present

The object / room is not present.

Limitation photos / videos

 **Limitation**

Plumbing Condition: No Access

I cannot access the object / room.

Laundry Area photos / videos



 **Inspectify flag**

Odor Strength

Subtle

Deficiency photos / videos

 **Inspectify flag**

Odor Source

Walls

Deficiency photos / videos

Washer

 **1 Cannot inspect**

Washer Condition

Washer Appliance Tag Photo

Washing Machine not found

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

 Beta Feature

Washer photos / videos

Limitation

Does not convey

Appliances do not convey with purchase of property

Limitation photos / videos

Dryer

1 Cannot inspect

Dryer Condition

Dryer Appliance Tag Photo

Clothes Dryer not found

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

 Beta Feature

Dryer photos / videos

Limitation

Doesn't convey

Appliances do not convey with purchase of property

Limitation photos / videos

Kitchen

 4 Issues

Kitchen General

 3 Issues

Odor Strength

Subtle

Odor Source

Walls

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)

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)

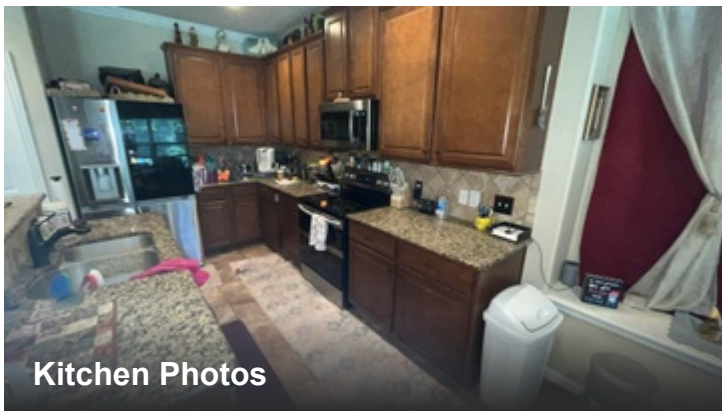
Flooring Beyond Repair

No Flooring Concerns Observed

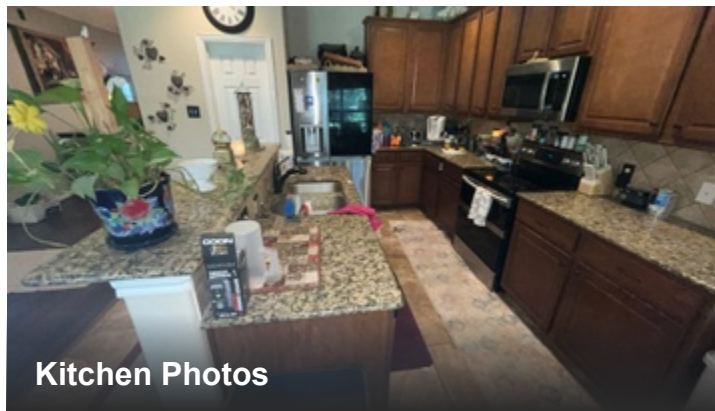
Plumbing Condition

Good (No Leaks but has a Flex Drain)

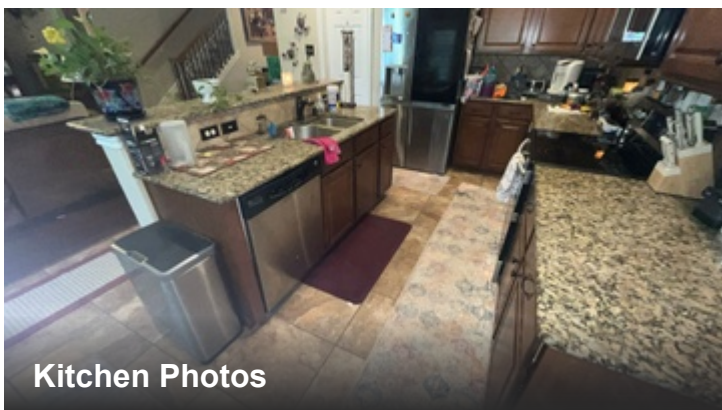
Kitchen General photos / videos



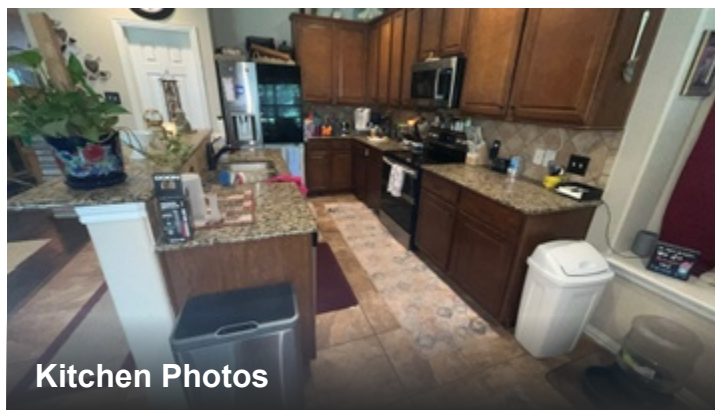
Kitchen Photos



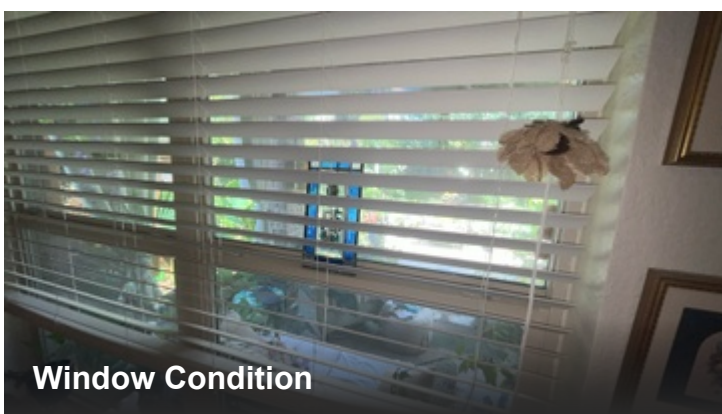
Kitchen Photos



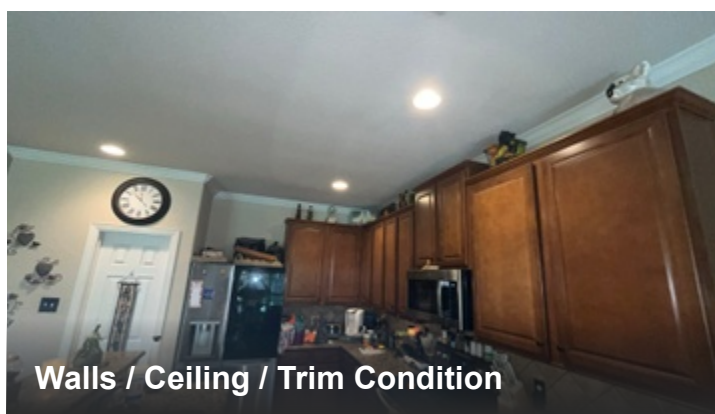
Kitchen Photos



Kitchen Photos



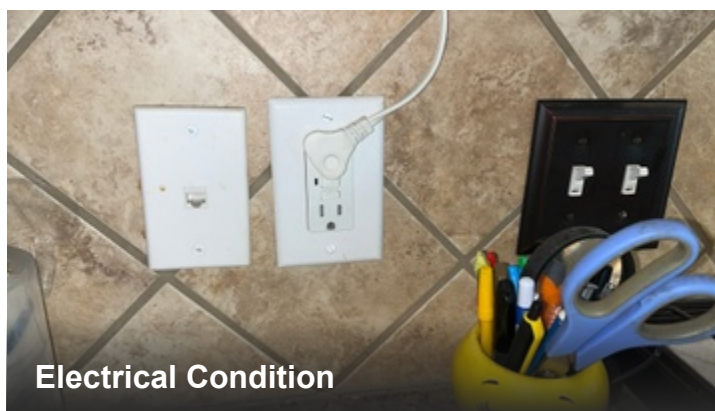
Window Condition



Walls / Ceiling / Trim Condition



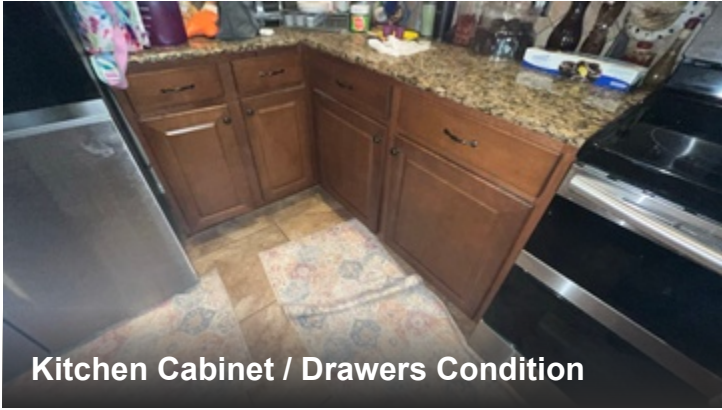
Flooring Condition



Electrical Condition



Faucet(s) / Sink(s) Condition



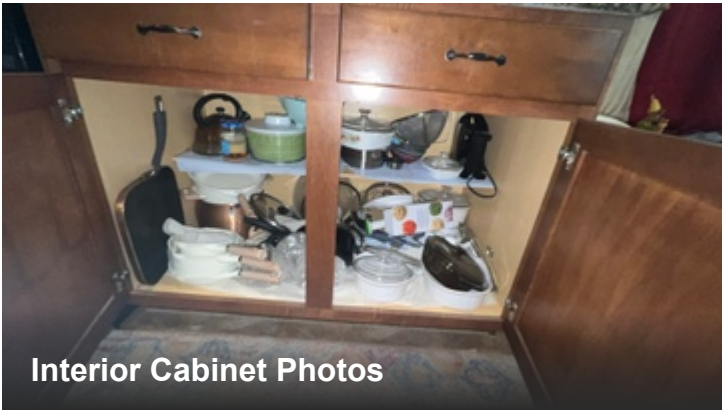
Kitchen Cabinet / Drawers Condition



Kitchen Cabinet / Drawers Condition



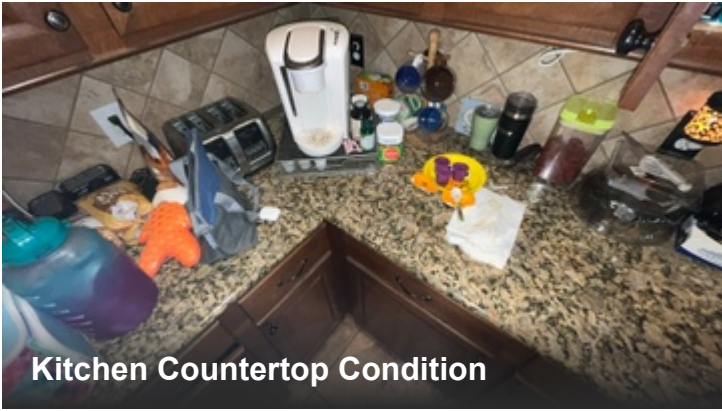
Interior Cabinet Photos



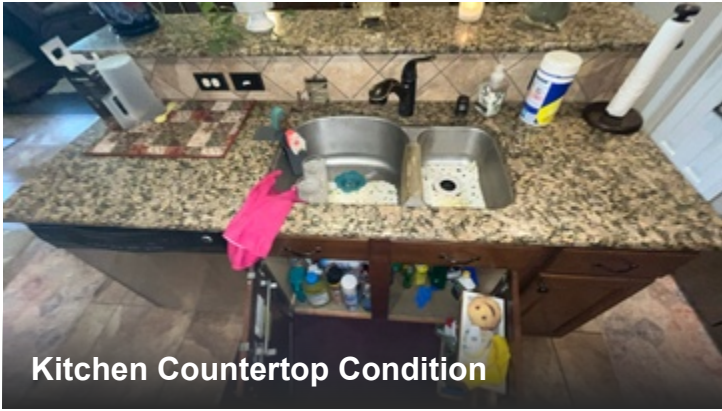
Interior Cabinet Photos



Interior Cabinet Photos



Kitchen Countertop Condition



Kitchen Countertop Condition



Plumbing Condition

 Limitation

Doors / Casing / Door Stops Condition: Not Present

If a defect is noted, please take a close-range photo and include relevant details / observations about the issue.

Limitation photos / videos

 Inspectify flag

Odor Strength

Subtle

Deficiency photos / videos

 Inspectify flag

Odor Source

Walls

Deficiency photos / videos

Dishwasher

 No issues

Dishwasher Condition

Functional With Cosmetic Defects

Dishwasher Appliance Tag Photo

 Beta Feature

Dishwasher

Recall status
No

Expected life
10 years

Brand
GE

Estimated remaining life
0 years

Manufacture date
2009

Model number
GLD5660R00SS

Age
27.99 years

Serial number
TS755537B

Dishwasher photos / videos



Dishwasher Appliance Tag Photo



Dishwasher Appliance Tag Photo

Refrigerator

✓ No issues

Refrigerator Condition

Functional

Refrigerator Appliance Tag Photo

Refrigerator

Recall status

No

Expected life

13 years

Brand

LG

Estimated remaining life

12.37 years

Manufacture date

February 2025

Model number

LRSOS2706S/02

Age

0.63 years

Serial number

502MRAQPRO96

Beta Feature

Refrigerator photos / videos



Range

✓

No issues

Range Condition

Functional With Cosmetic Defects

Range Appliance Tag Photo

Range / Stove / Oven

Recall status

No

Expected life

14 years

Brand

Samsung

Estimated remaining life

7.69 years

Manufacture date

June 2019

Model number

NE59M6850SS/AA

Age

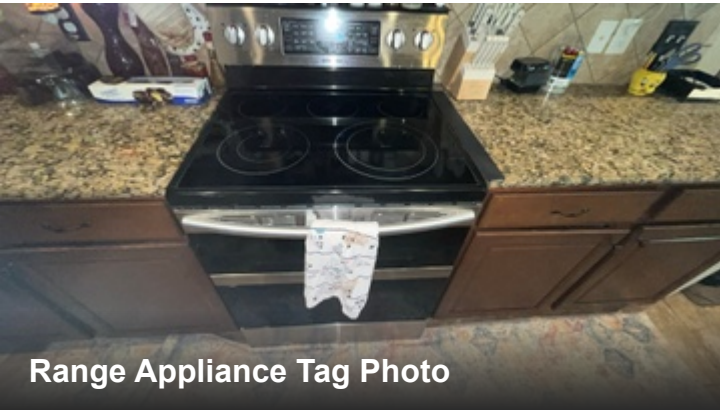
6.31 years

Serial number

0ETR7DCM600128L

Beta Feature

Range photos / videos



Range Appliance Tag Photo



Range Appliance Tag Photo



Range Appliance Tag Photo

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

9 years

Brand

GE

Estimated remaining life

6.61 years

Manufacture date

May 2023

Model number

JVM3160RF8SS

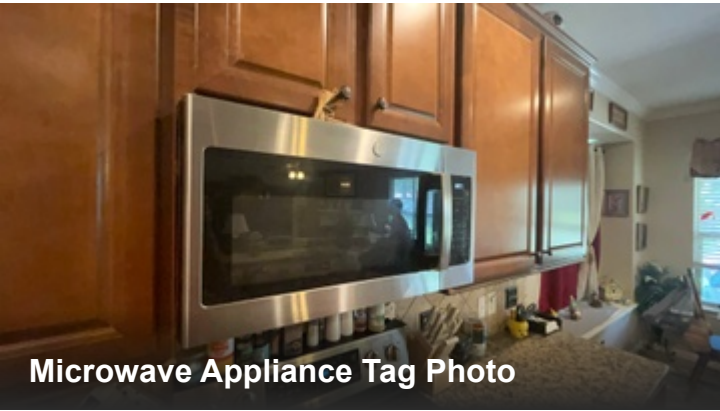
Age

2.39 years

Serial number

HV256086L

Microwave photos / videos



Microwave Appliance Photo



Microwave Appliance Tag Photo

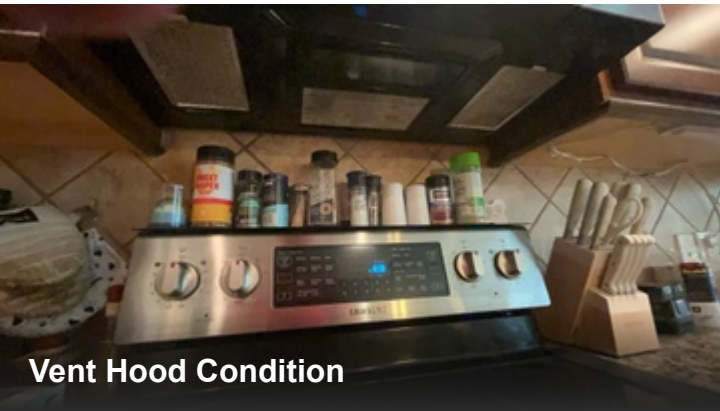
Vent Hood

✓ No issues

Vent Hood Condition

Functional With Cosmetic Defects

Vent Hood photos / videos



Vent Hood Condition

Garbage Disposal

🔧 1 Issue

Garbage Disposal Condition

Non-Functional

Garbage Disposal photos / videos



 **Repair deficiency**

Inoperable Garbage Disposal

The garbage disposal is inoperable.

Garbage Disposal photos / videos



Bedrooms

 10 Issues

Primary Bedroom

 3 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

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

Noticeable Wear (Fading / Scuffs / Minor Damage)

Flooring Beyond Repair

Flooring Needs Minor Repairs

Flooring Material(s)

Carpet

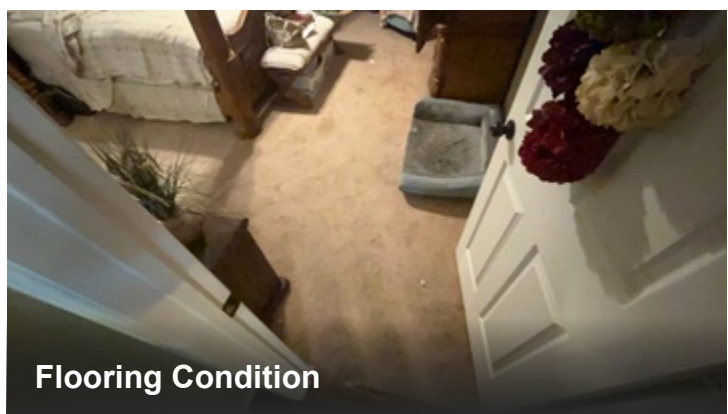
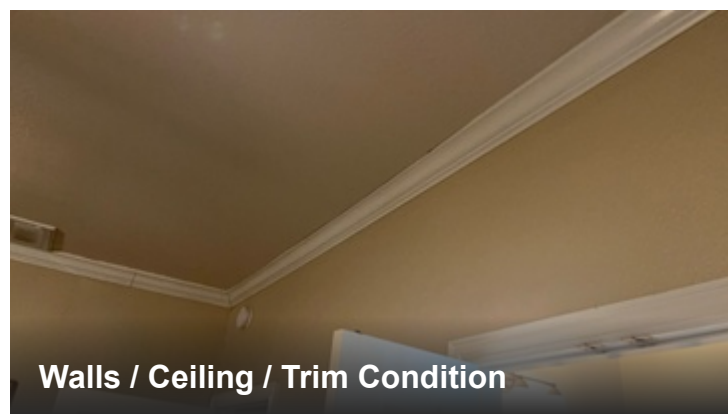
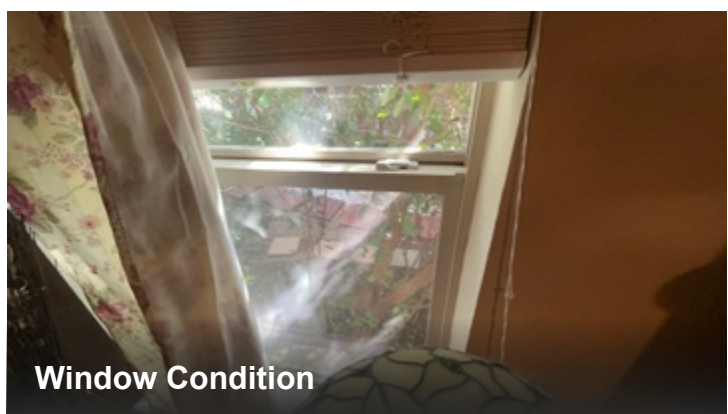
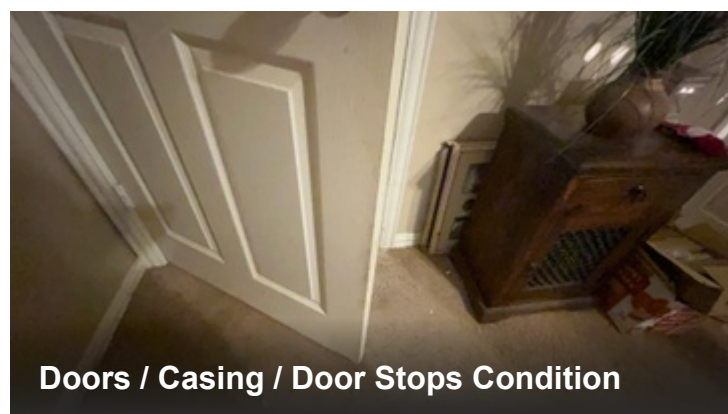
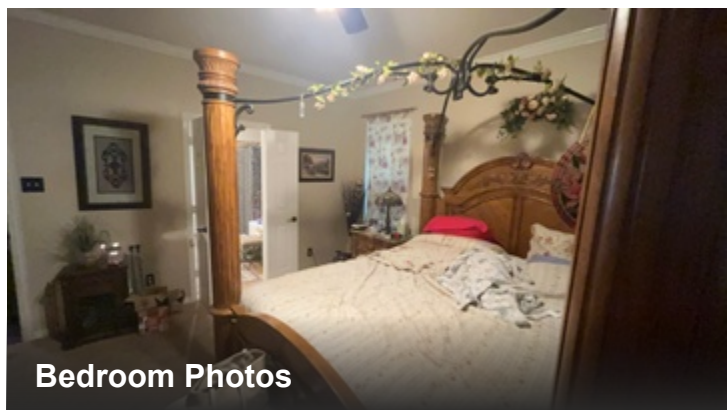
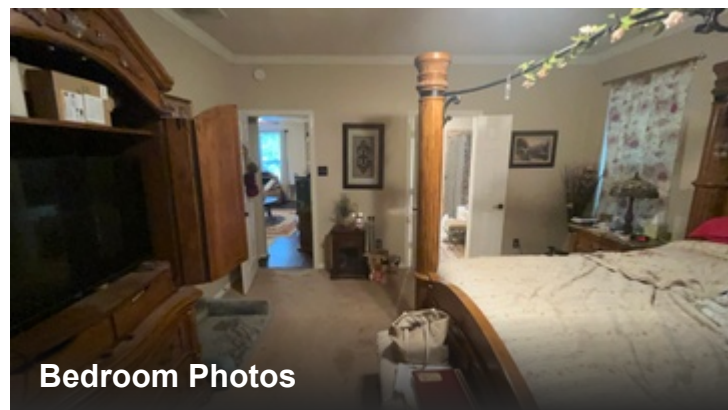
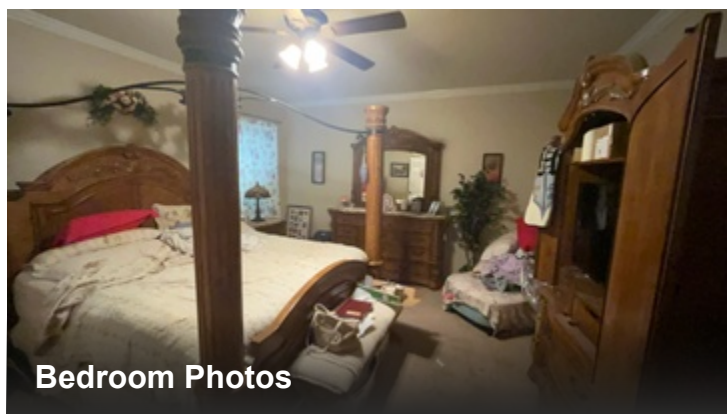
Electrical Condition

Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Primary Bedroom photos / videos





Flooring Beyond Repair



Flooring Beyond Repair



Electrical Condition

 Monitor deficiency

Damaged or Torn Carpet

The carpet floor is damaged or torn in one or more areas.

Primary Bedroom photos / videos



 Limitation



Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 Inspectify flag

Flooring Beyond Repair

Flooring Needs Minor Repairs

Primary Bedroom photos / videos



Bedroom 2

 3 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

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

Noticeable Wear (Fading / Scuffs / Minor Damage)

Flooring Beyond Repair

Flooring Needs Minor Repairs

Flooring Material(s)

Carpet

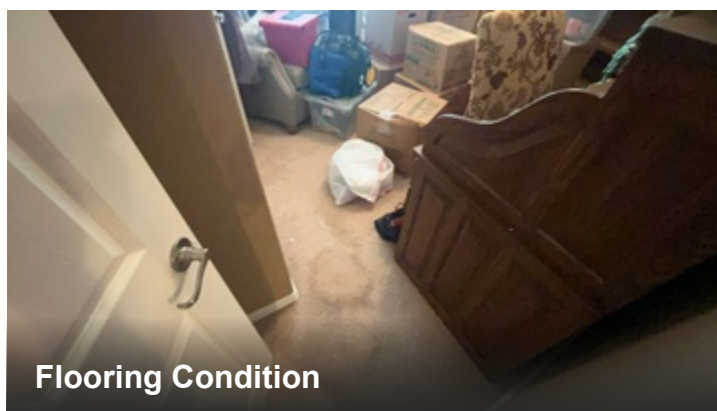
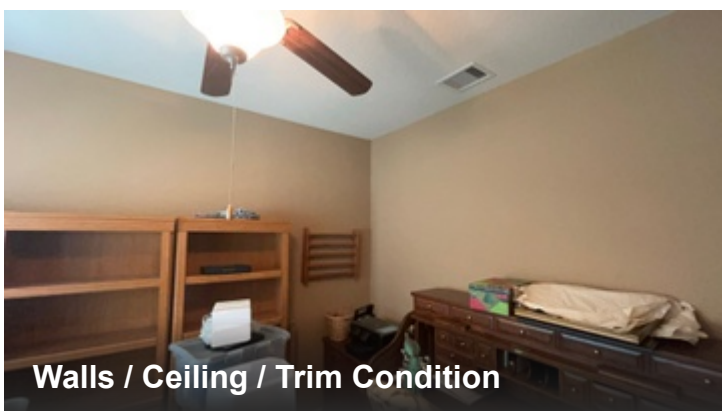
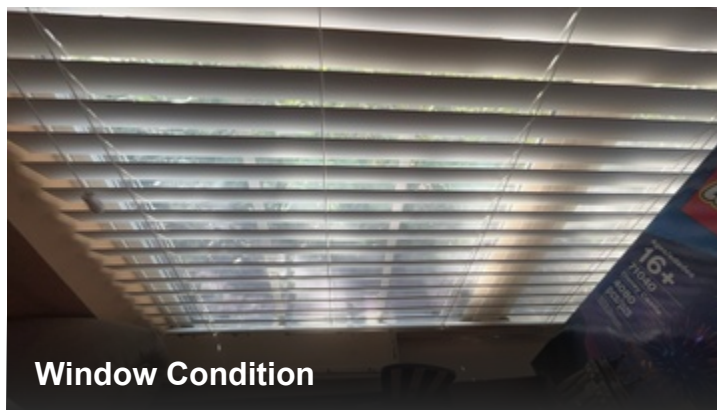
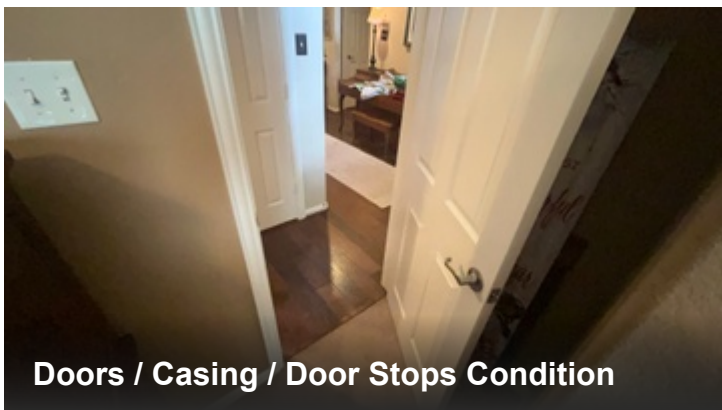
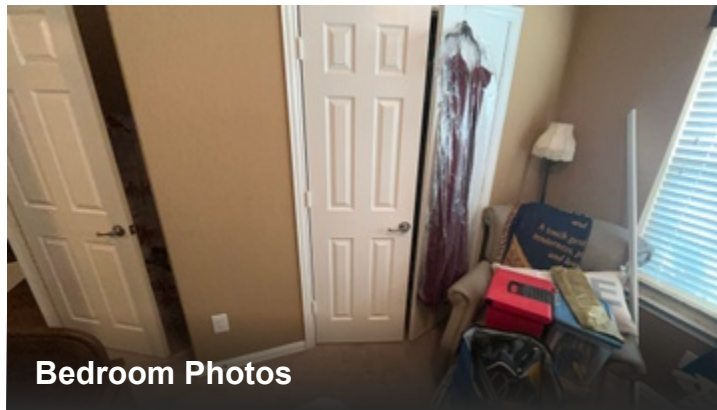
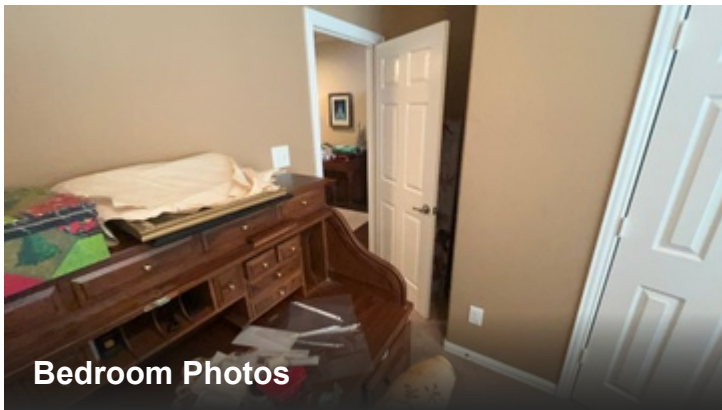
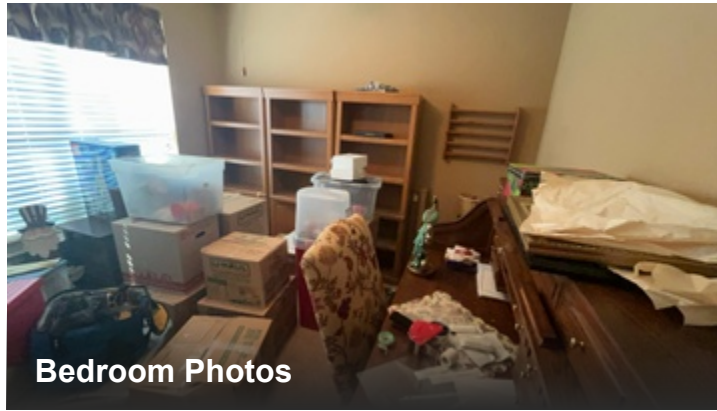
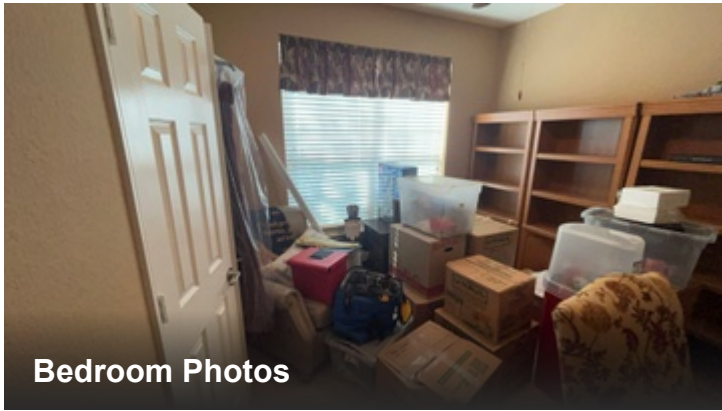
Electrical Condition

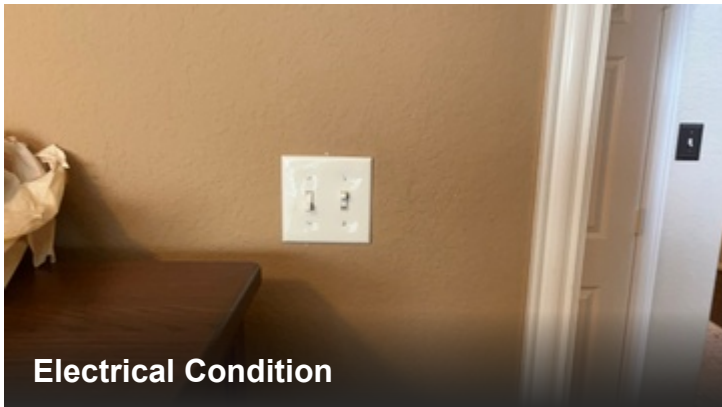
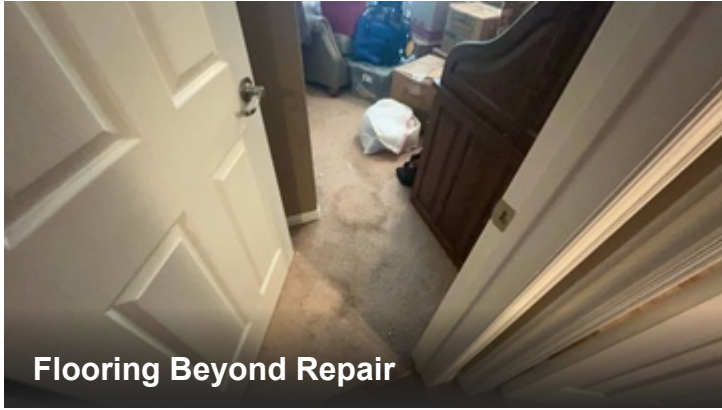
Good (Cosmetic Issues Only)

Walk-in Closet Observed

No

Bedroom 2 photos / videos





Monitor deficiency

Stained Carpet

The carpet has areas of staining or discoloration.

Bedroom 2 photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 Inspectify flag

Flooring Beyond Repair

Flooring Needs Minor Repairs

Bedroom 2 photos / videos



Bedroom 3

 3 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

Second Floor

Approximate Ceiling Height

10' - 12'

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

Noticeable Wear (Fading / Scuffs / Minor Damage)

Flooring Beyond Repair

Flooring Needs Minor Repairs

Flooring Material(s)

Carpet

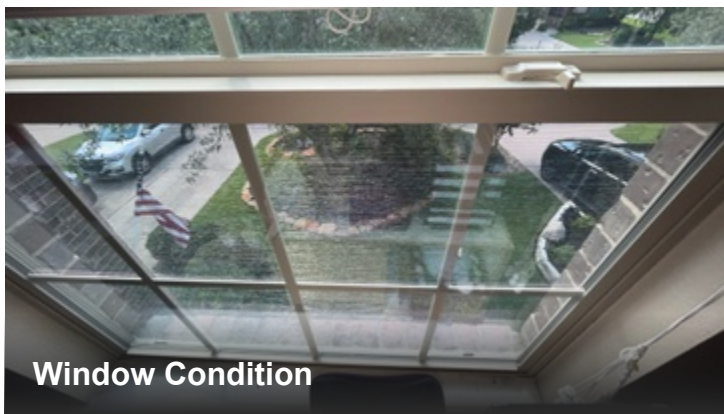
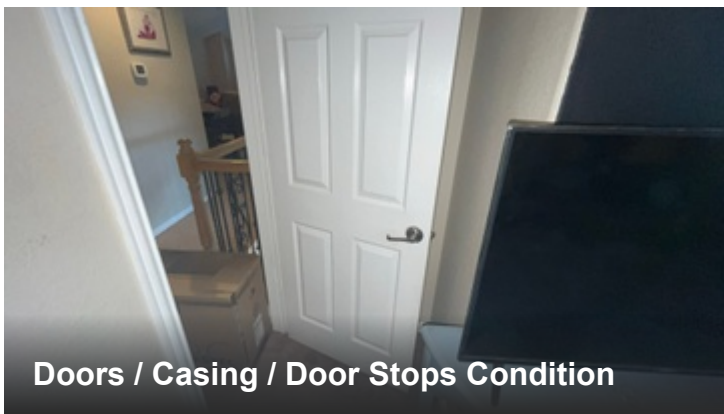
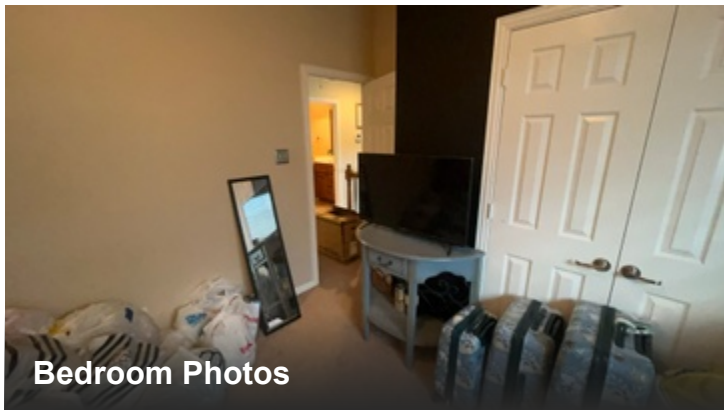
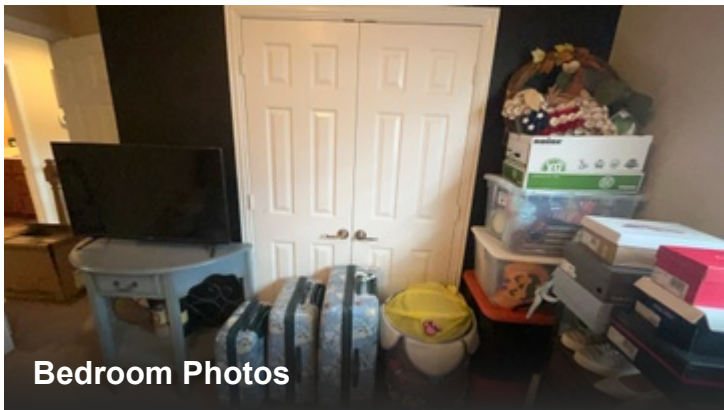
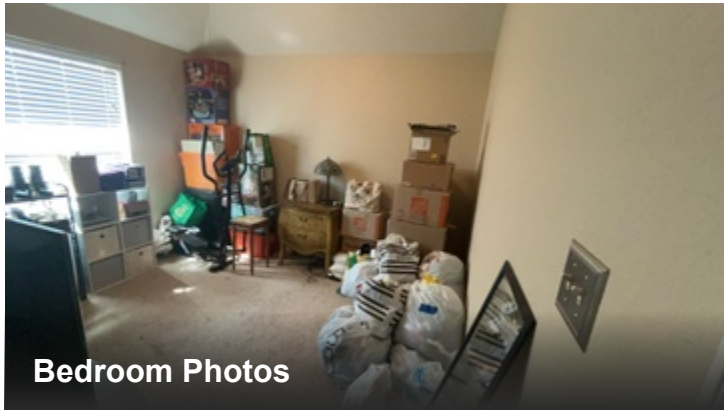
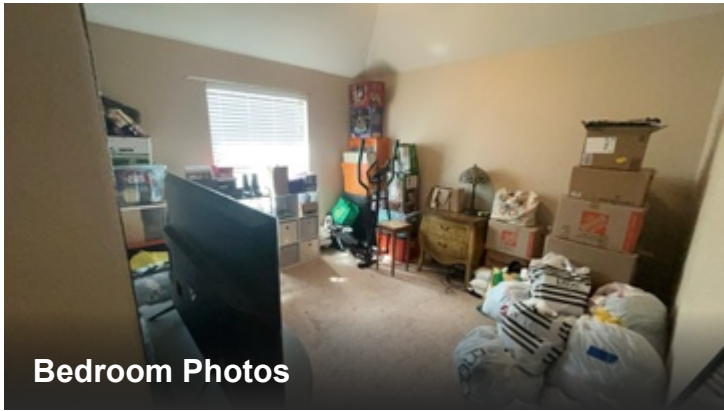
Electrical Condition

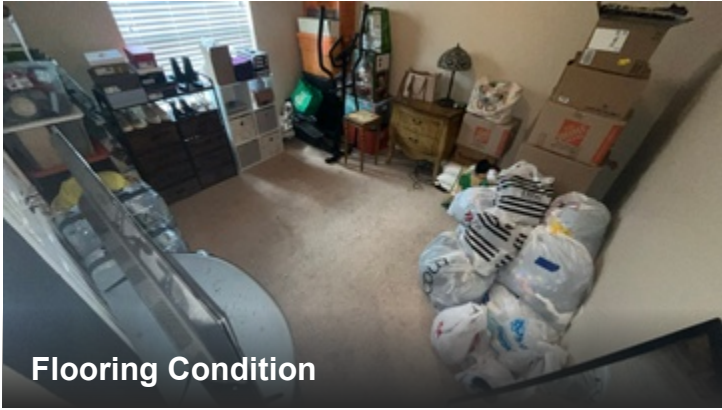
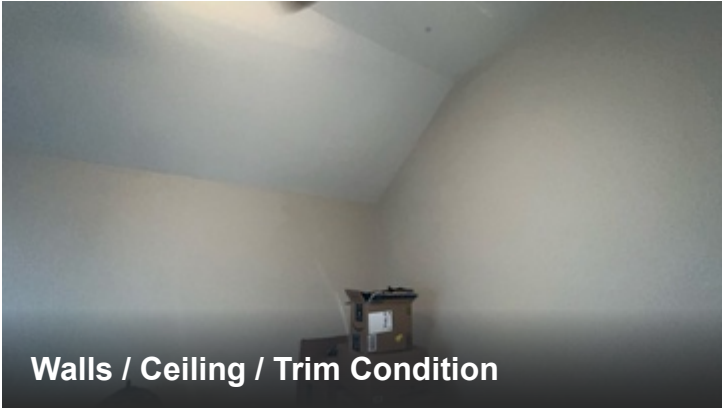
Good (Cosmetic Issues Only)

Walk-in Closet Observed

No

Bedroom 3 photos / videos





 Monitor deficiency

Stained Carpet

The carpet has areas of staining or discoloration.

Bedroom 3 photos / videos



Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Inspectify flag

Flooring Beyond Repair

Flooring Needs Minor Repairs

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

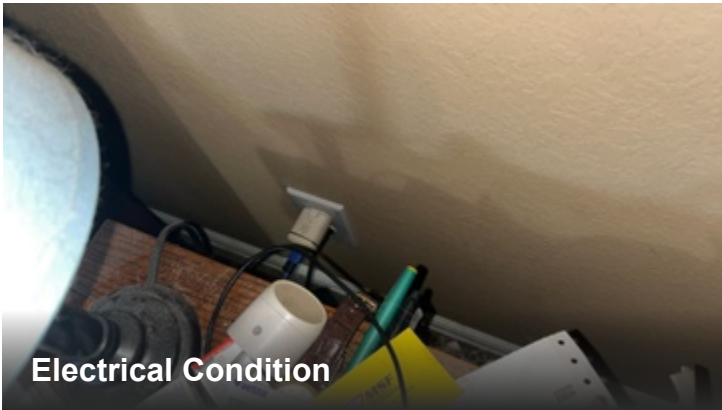
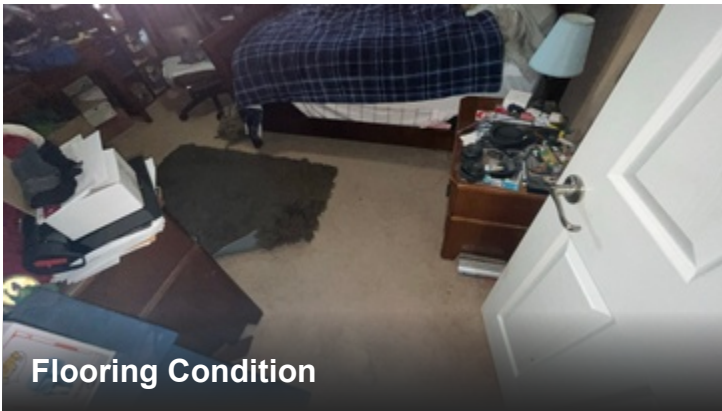
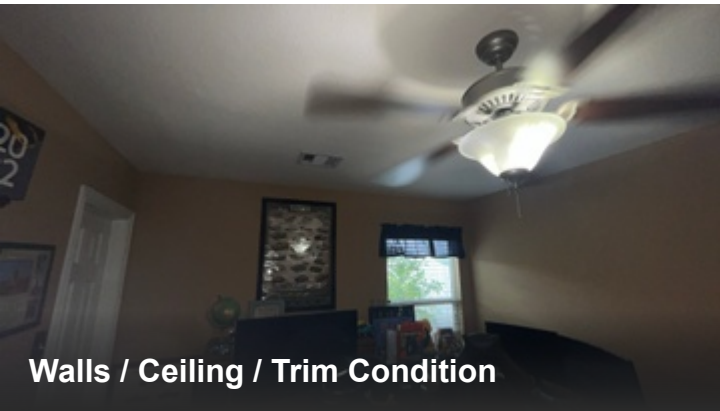
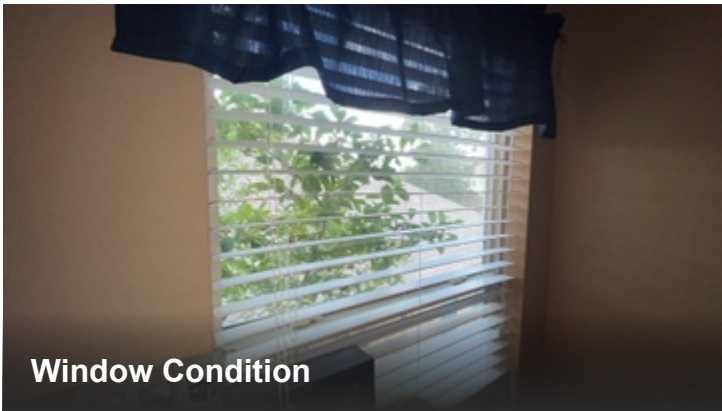
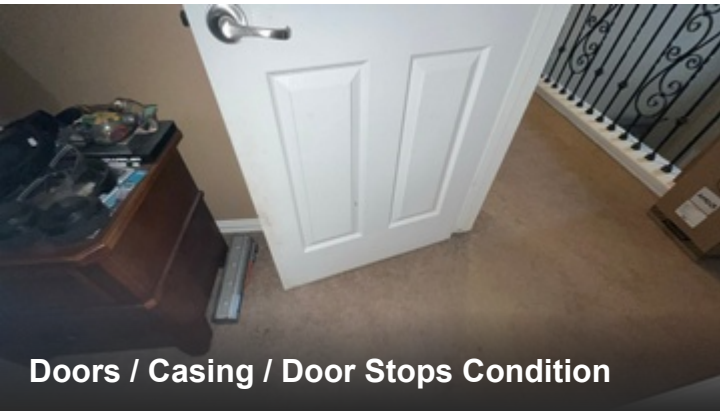
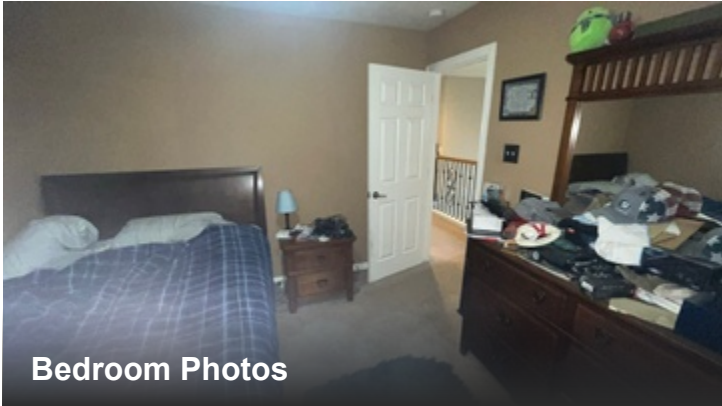
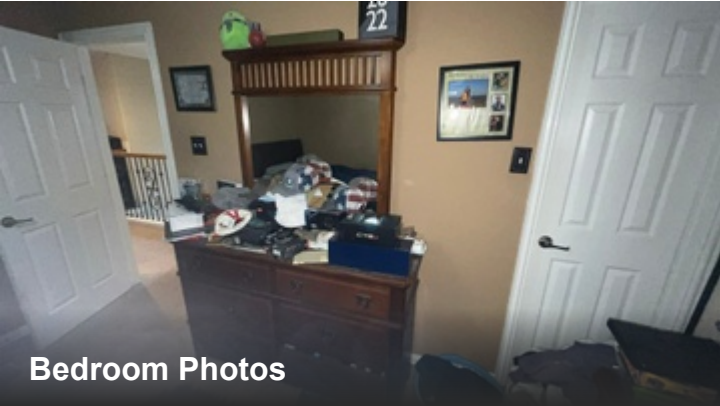
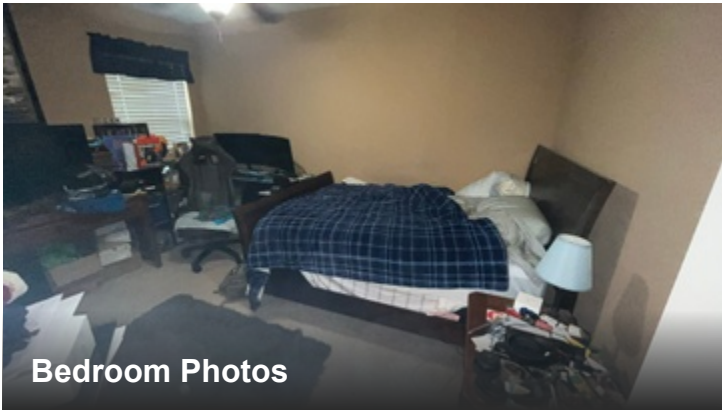
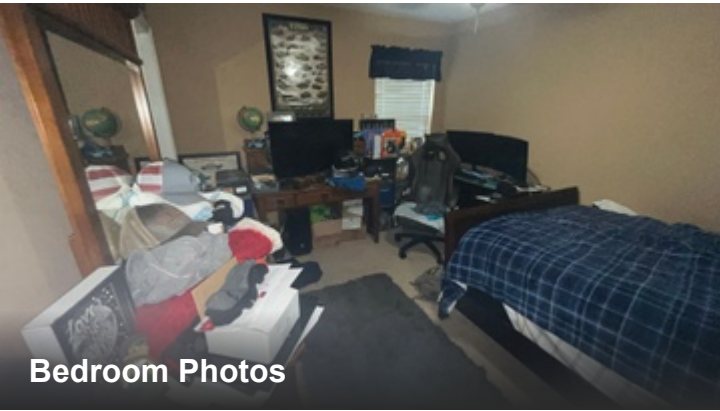
Electrical Condition

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

 10 Issues

Primary Bathroom

 2 Issues

Odor Strength

Subtle

Odor Source

Walls

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

Jetted Tub, Walk-in Shower

Tub / Shower / Plumbing Fixture Condition

Good (Cosmetic Defects Only)

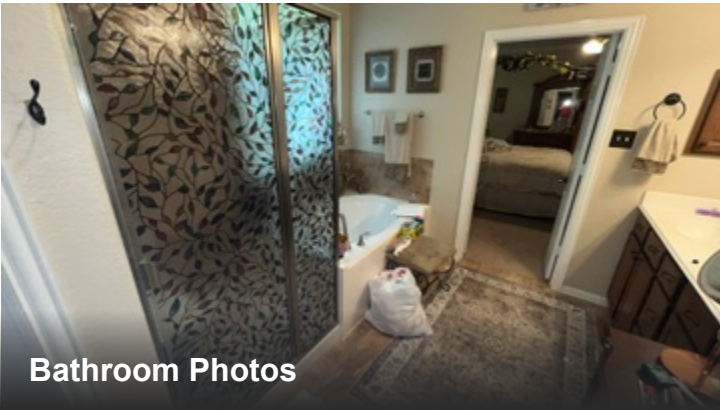
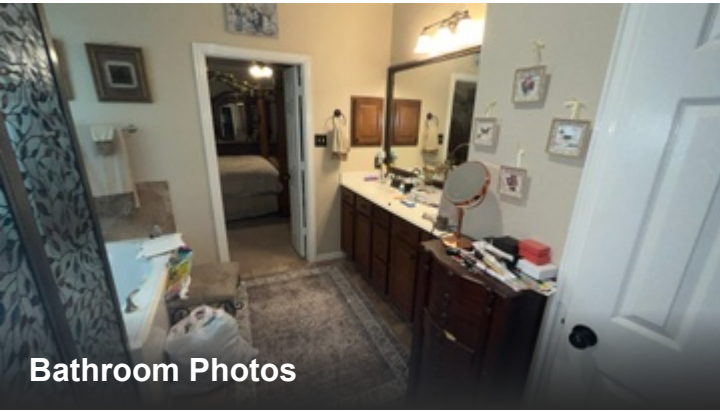
Toilet Condition

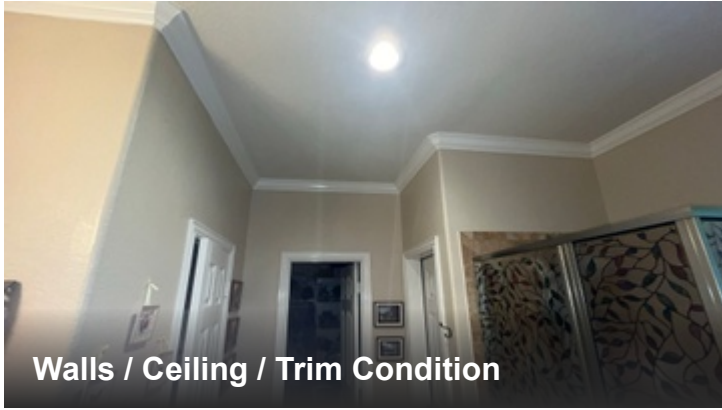
Operational

Exhaust Fan Condition

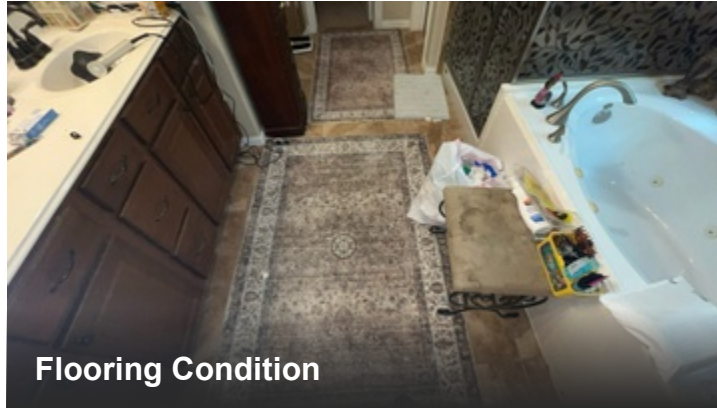
Good (Cosmetic Issues Only)

Primary Bathroom photos / videos

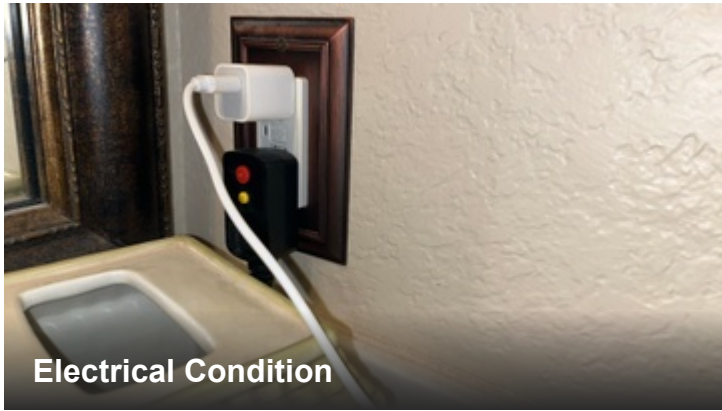




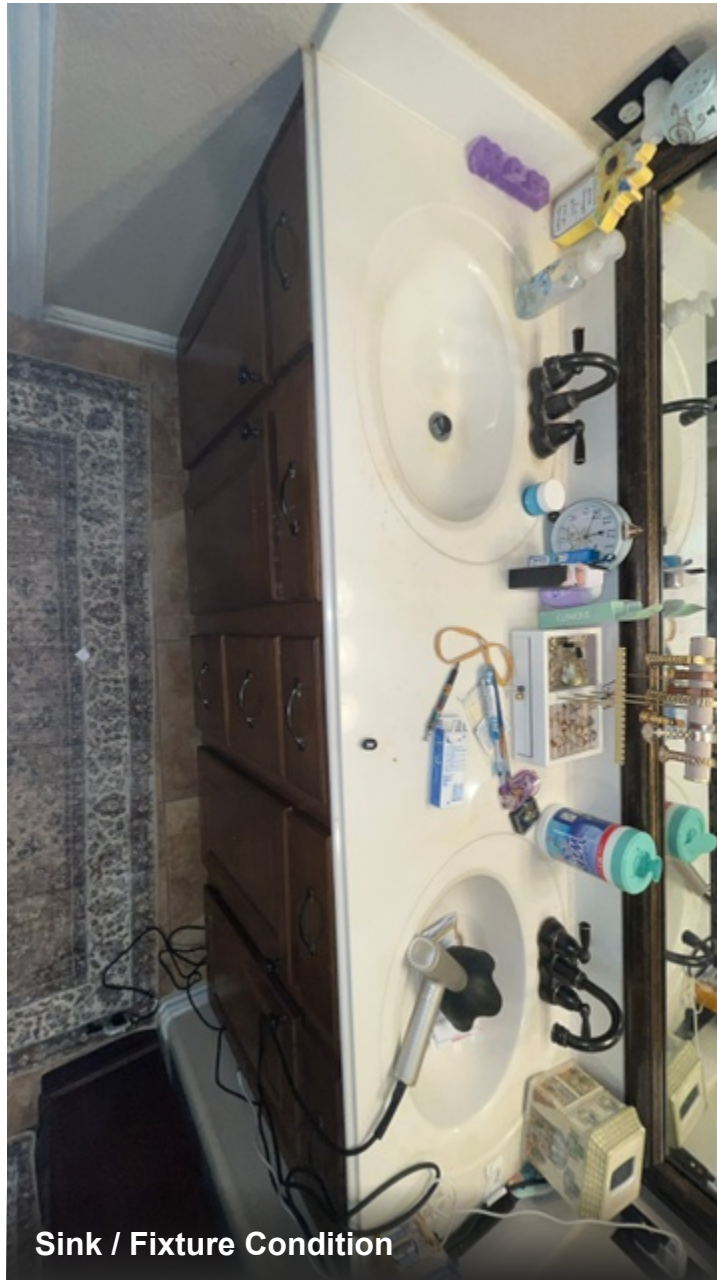
Walls / Ceiling / Trim Condition



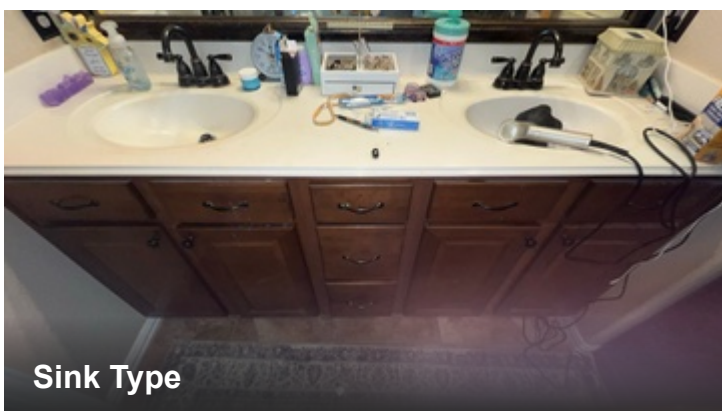
Flooring Condition



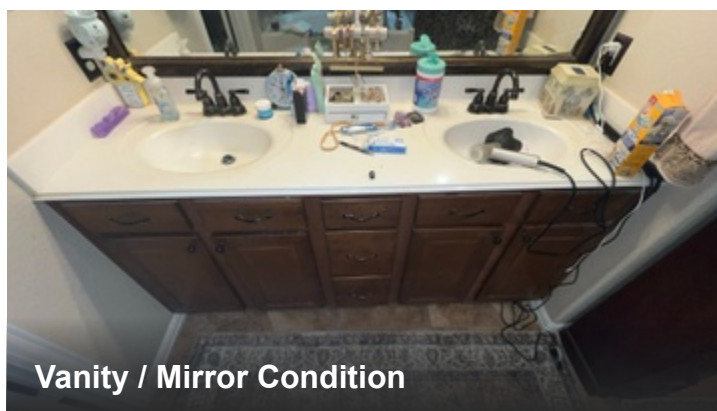
Electrical Condition



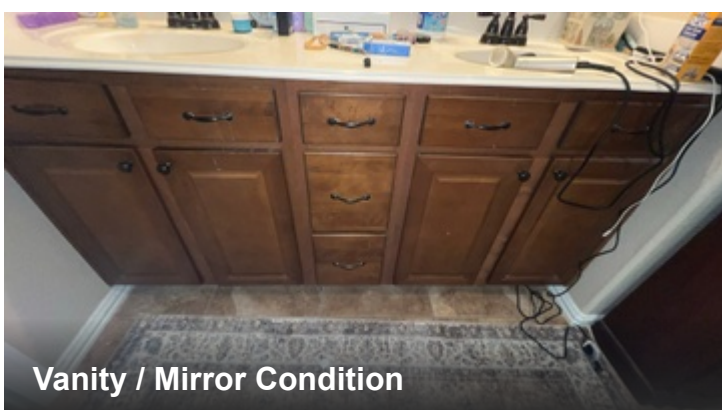
Sink / Fixture Condition



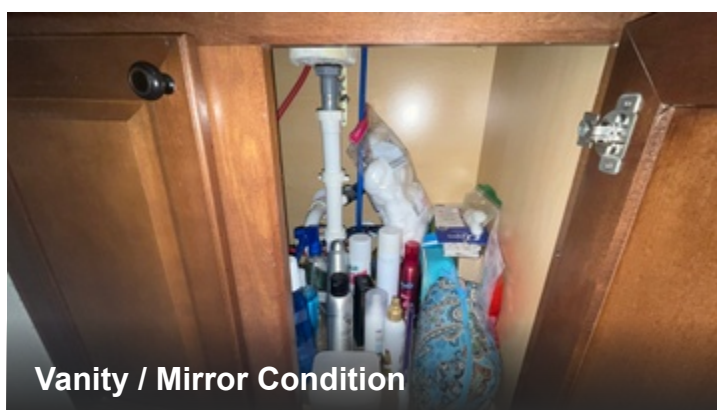
Sink Type



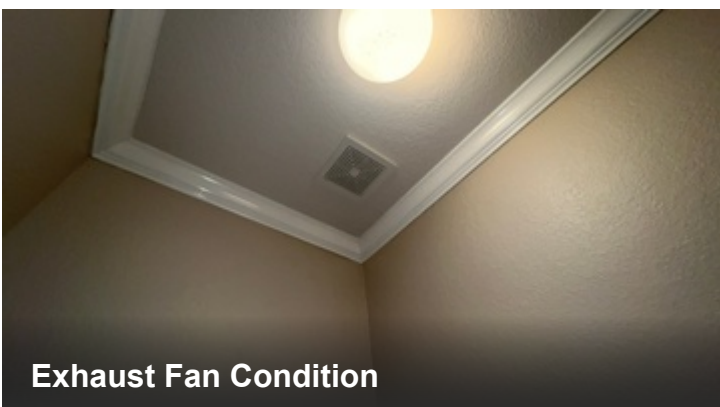
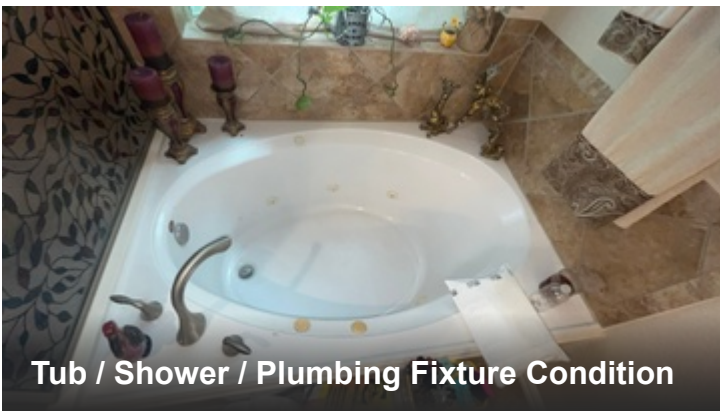
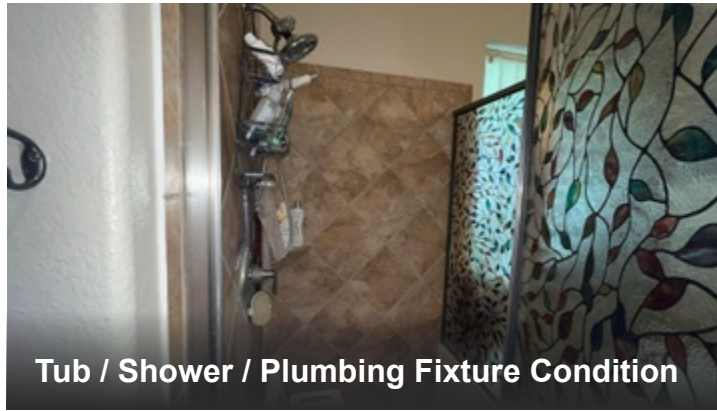
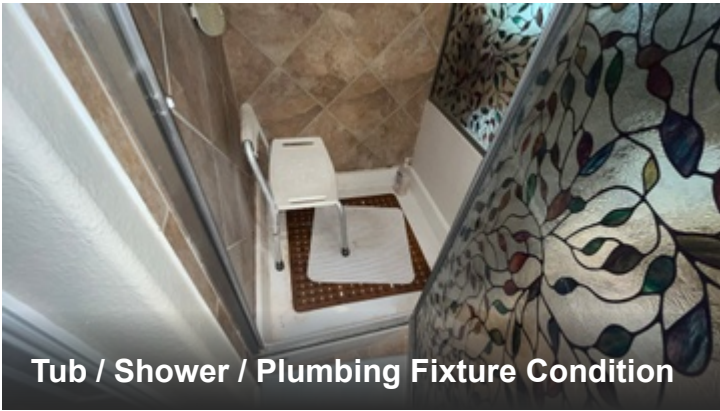
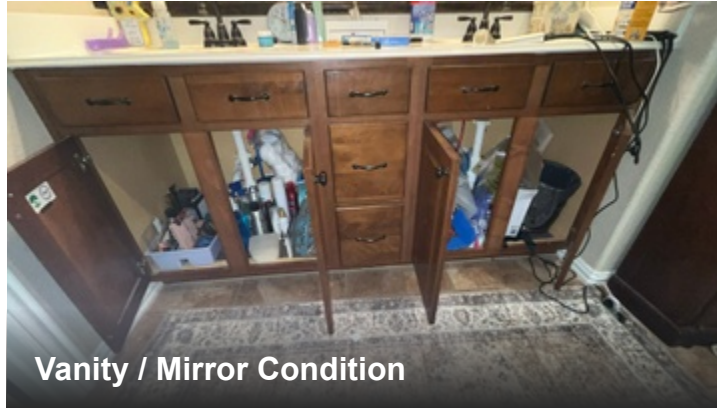
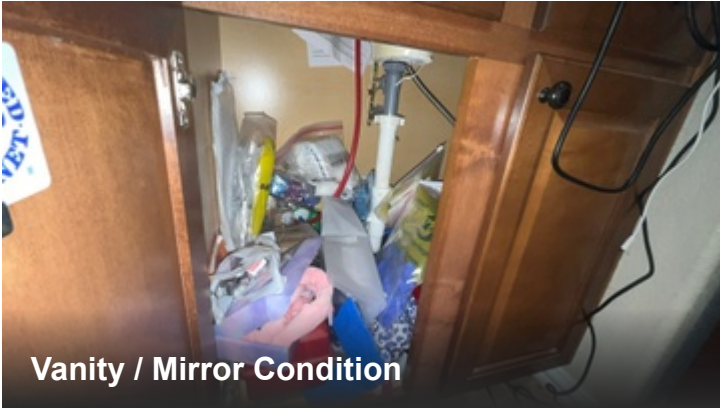
Vanity / Mirror Condition



Vanity / Mirror Condition



Vanity / Mirror Condition



 Inspectify flag

Odor Strength

Subtle

Deficiency photos / videos

 Inspectify flag

Odor Source

Walls

Deficiency photos / videos

Bathroom 2

 4 Issues

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

Not Present

Walls / Ceiling / Trim Condition

Noticeable Wear (Fading / Scuffs / Minor Damage)

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)

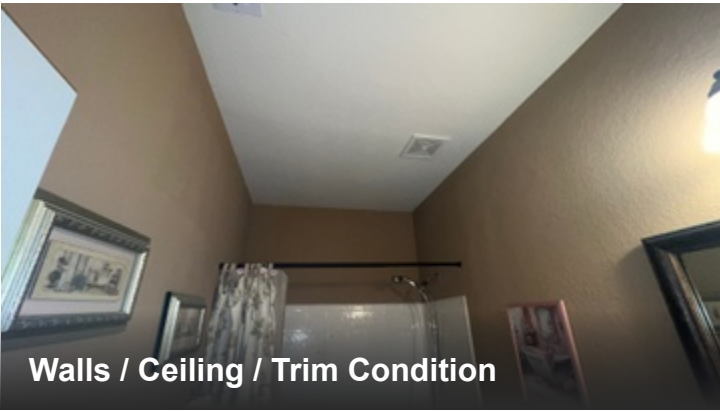
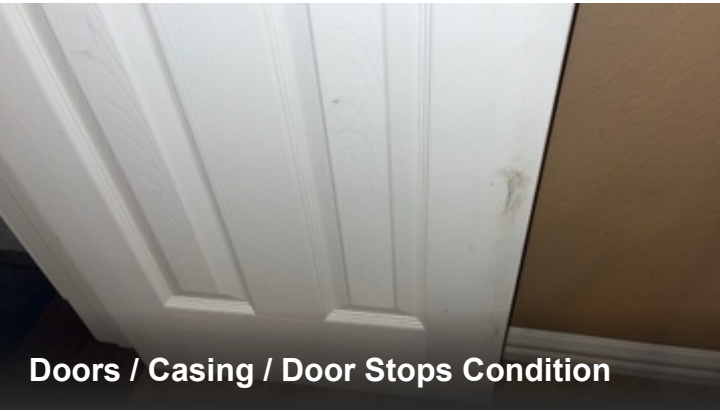
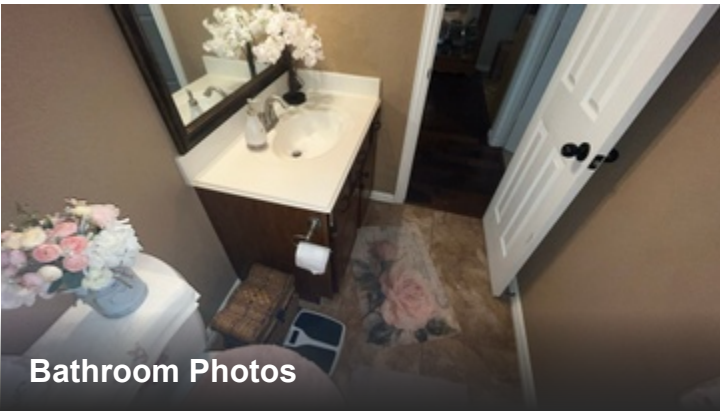
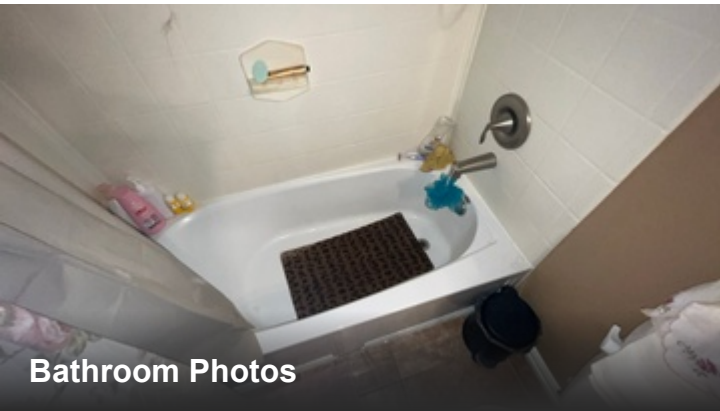
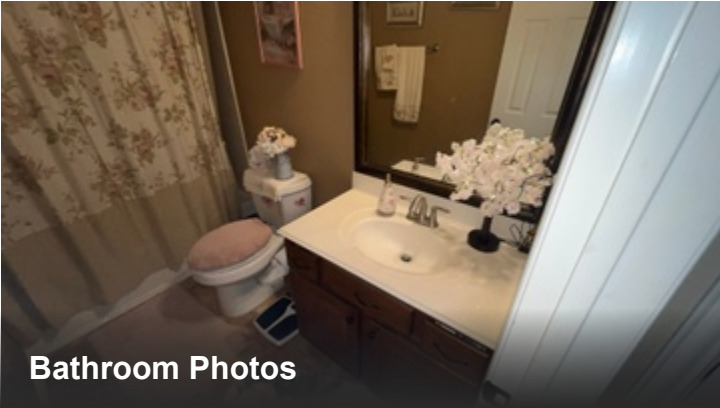
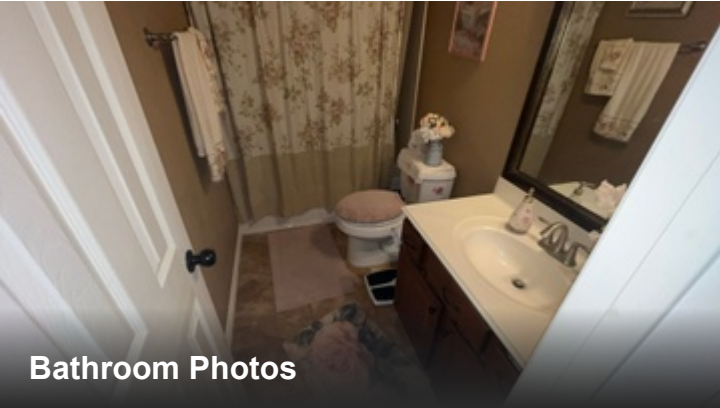
Toilet Condition

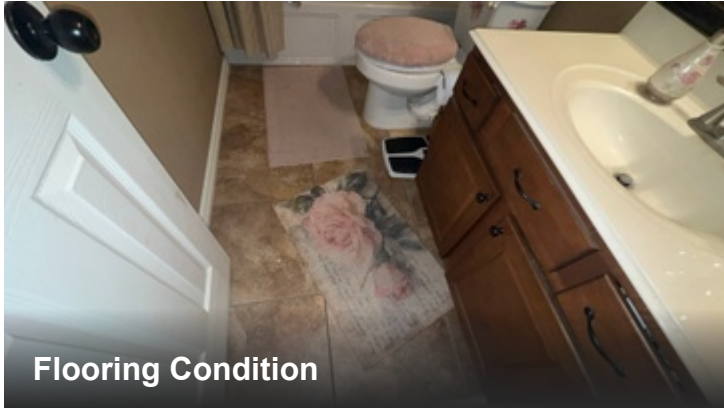
Inoperable

Exhaust Fan Condition

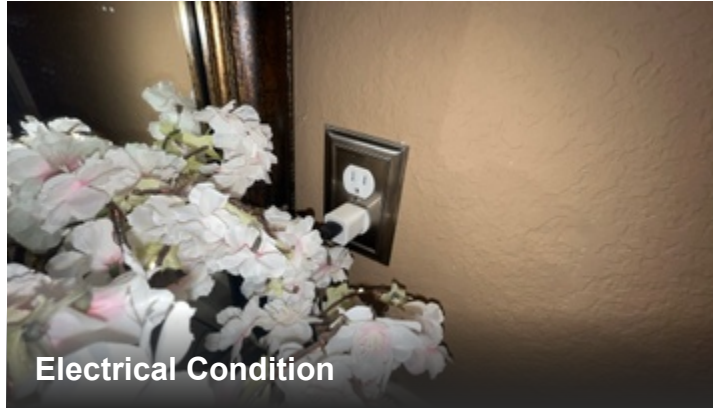
Good (Cosmetic Issues Only)

Bathroom 2 photos / videos





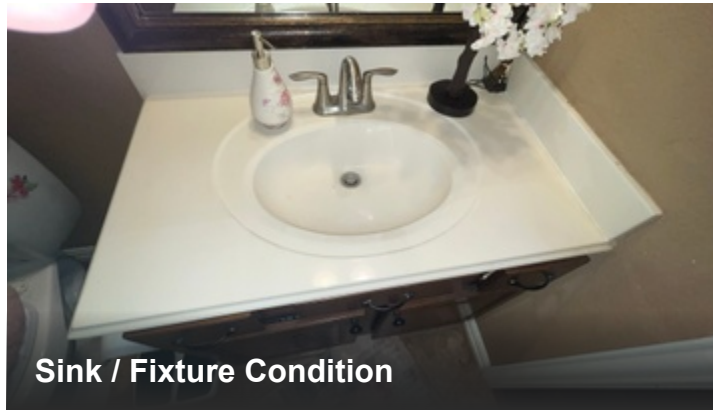
Flooring Condition



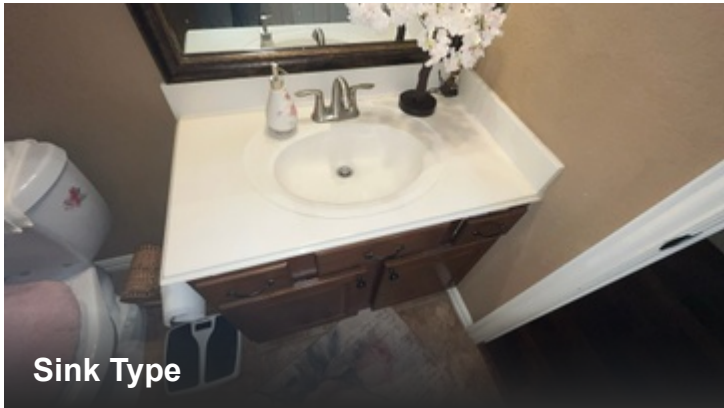
Electrical Condition



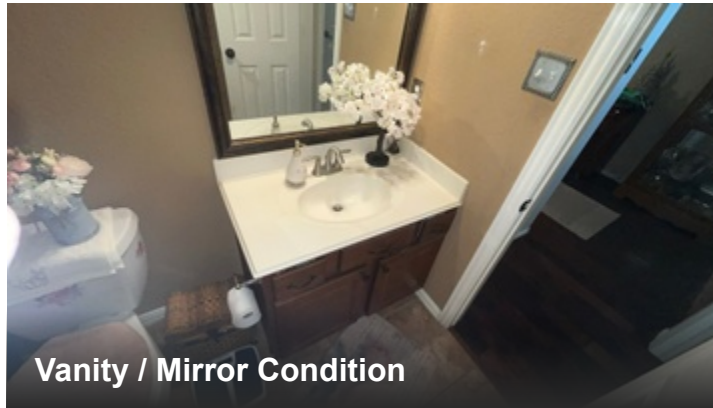
Electrical Condition



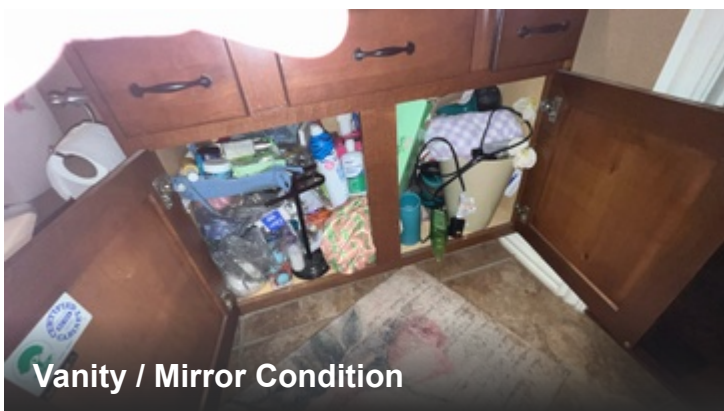
Sink / Fixture Condition



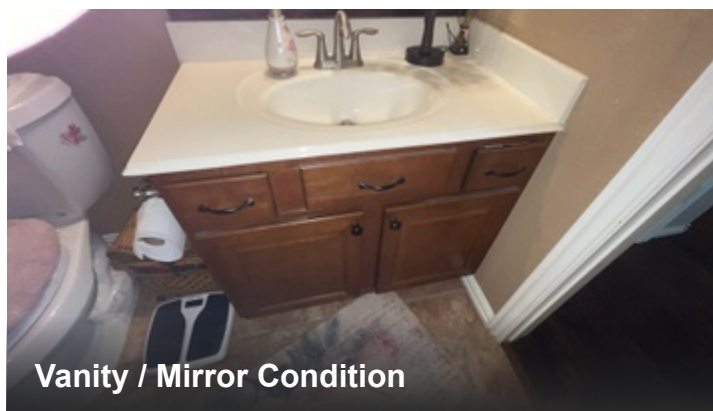
Sink Type



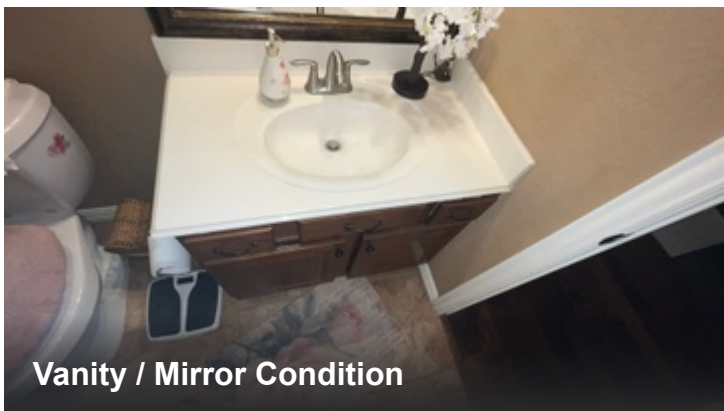
Vanity / Mirror Condition



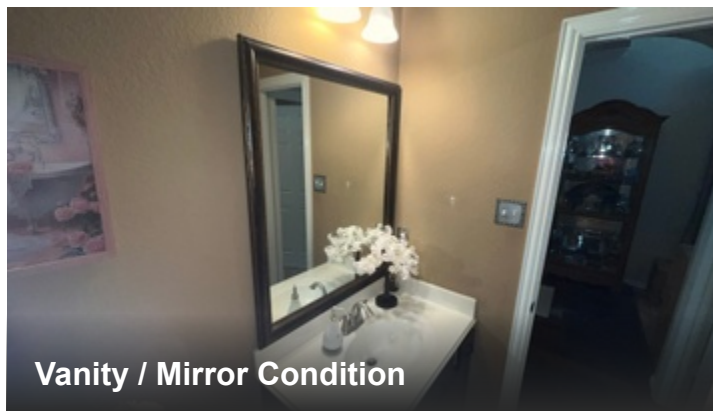
Vanity / Mirror Condition



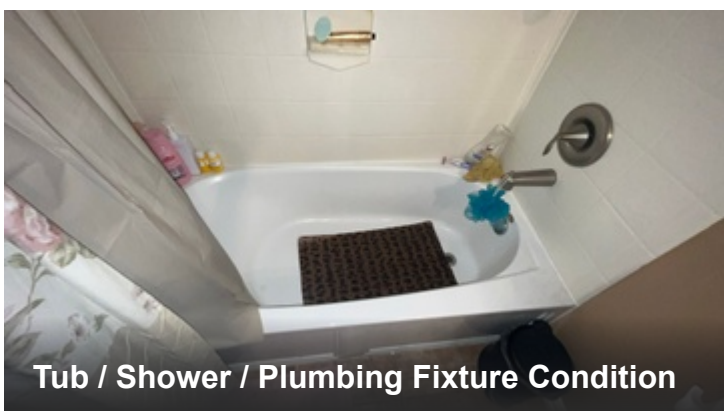
Vanity / Mirror Condition



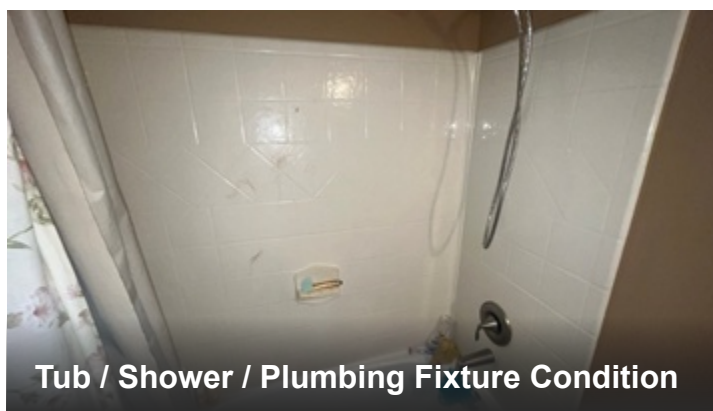
Vanity / Mirror Condition



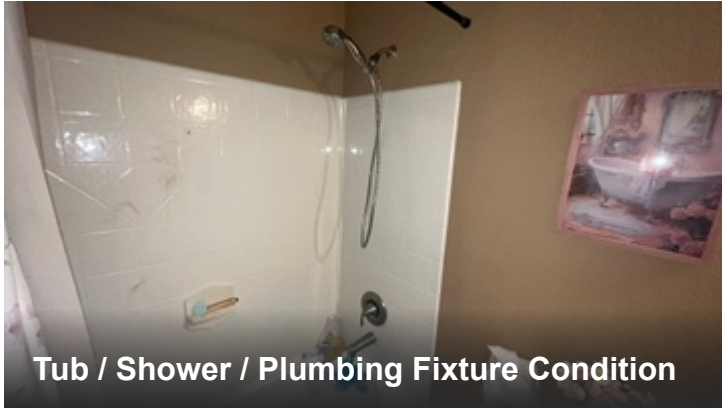
Vanity / Mirror Condition



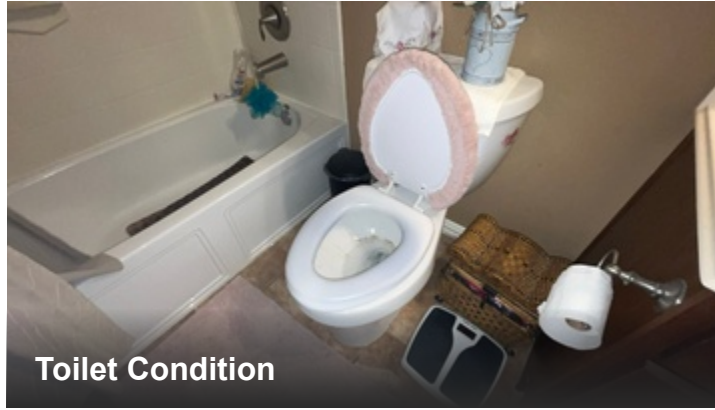
Tub / Shower / Plumbing Fixture Condition



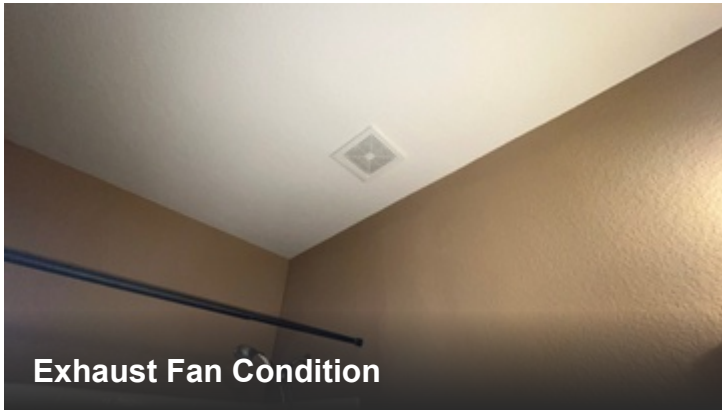
Tub / Shower / Plumbing Fixture Condition



Tub / Shower / Plumbing Fixture Condition



Toilet Condition



Exhaust Fan Condition

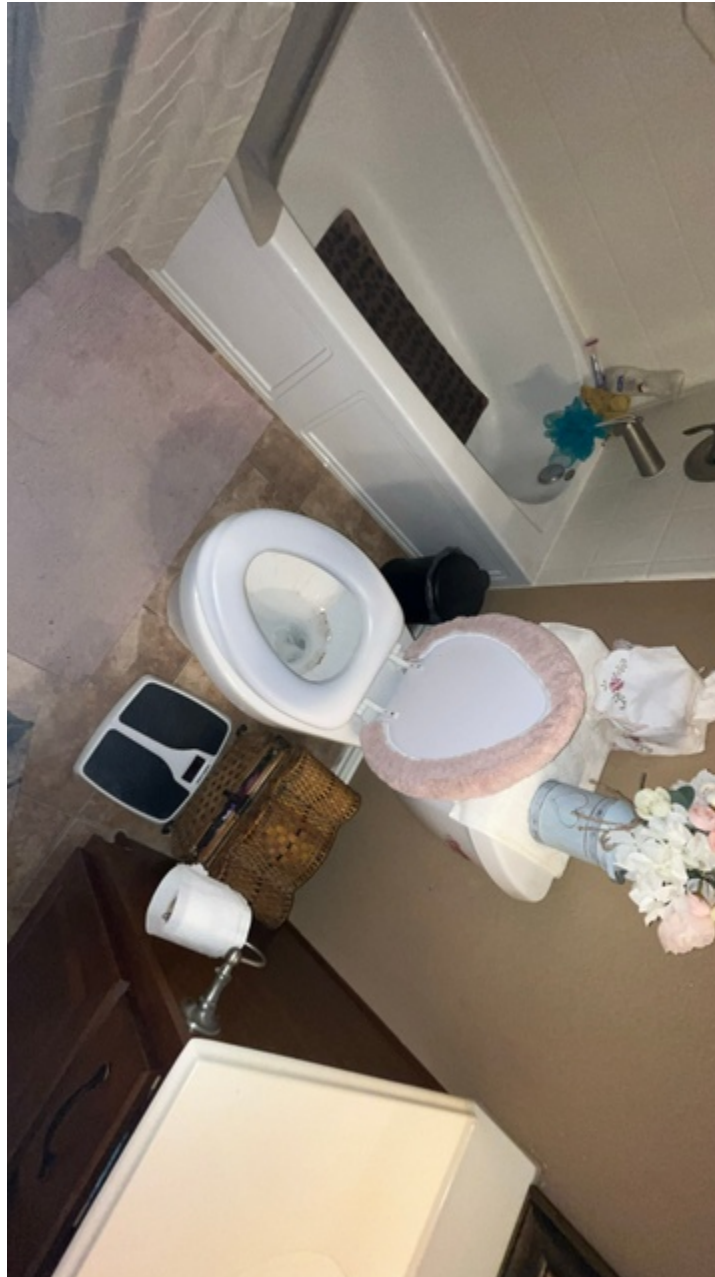
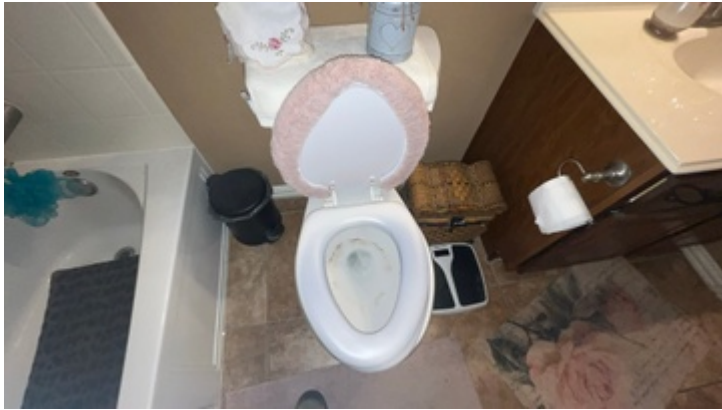


Repair deficiency

Toilet Not Flushing / Improperly Flushing

The toilet does not flush properly or at all.

Bathroom 2 photos / videos



Repair deficiency

Interior Paint Needs Touch-Up

The interior paint needs to be touched up.

Bathroom 2 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

Bathroom 3

4 Issues

Odor Strength

Subtle

Odor Source

Mildew

Bathroom Location

Second 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

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 & Shower

Tub / Shower / Plumbing Fixture Condition

Good (Cosmetic Defects Only)

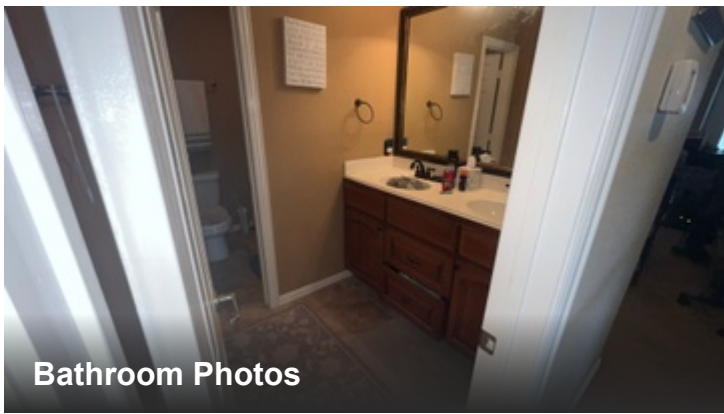
Toilet Condition

Operational

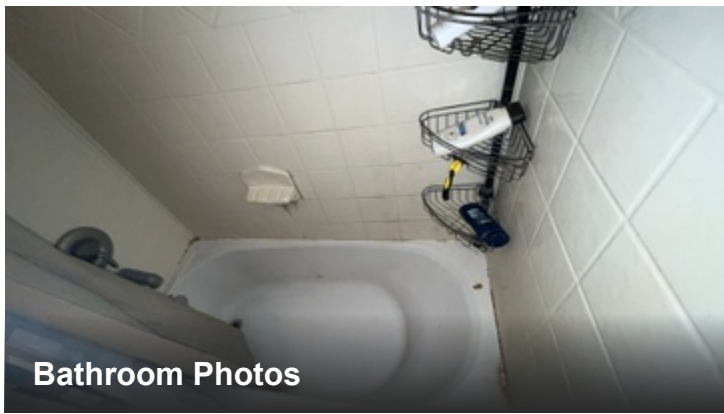
Exhaust Fan Condition

Good (Cosmetic Issues Only)

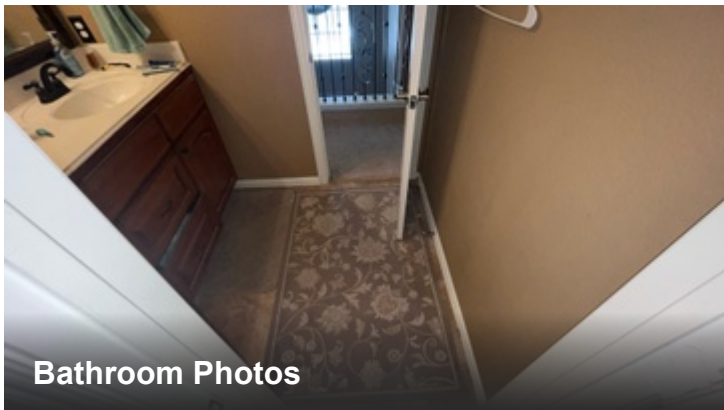
Bathroom 3 photos / videos



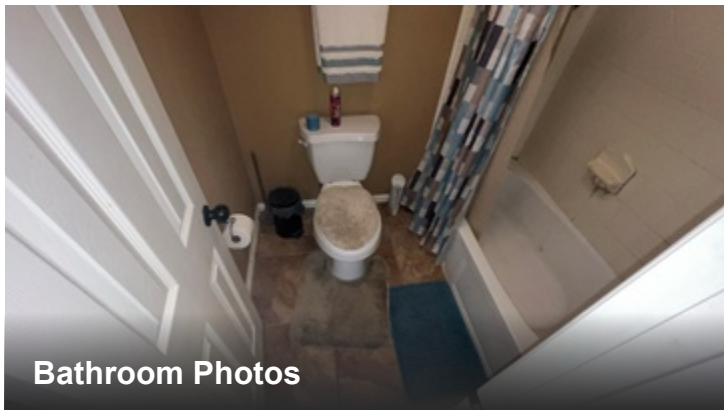
Bathroom Photos



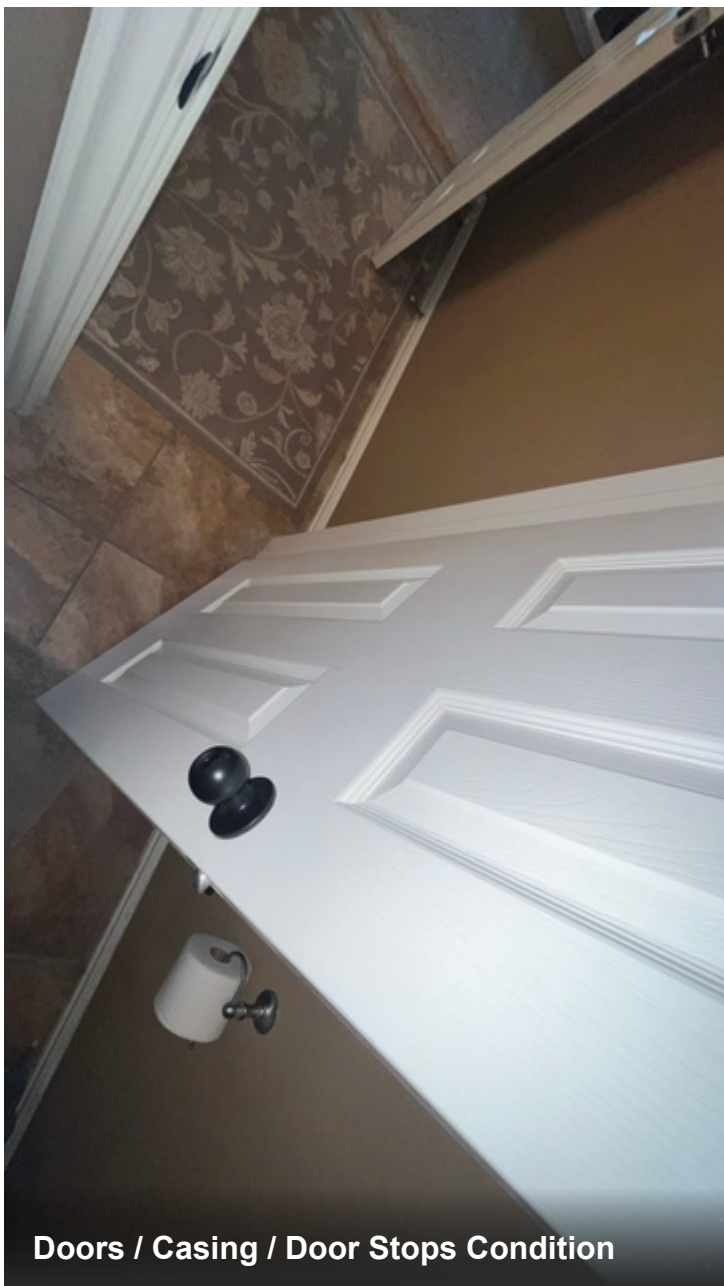
Bathroom Photos



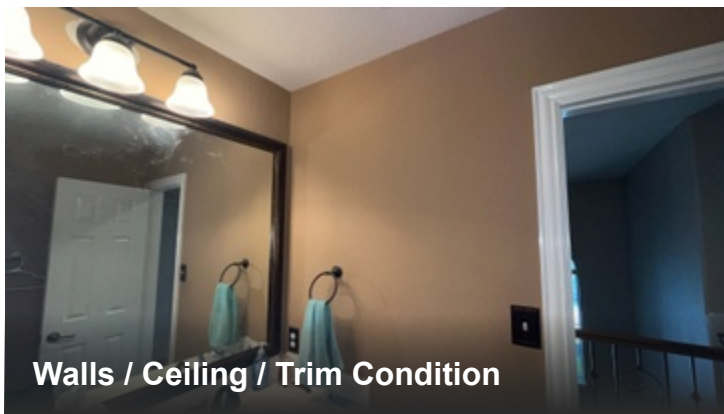
Bathroom Photos



Bathroom Photos



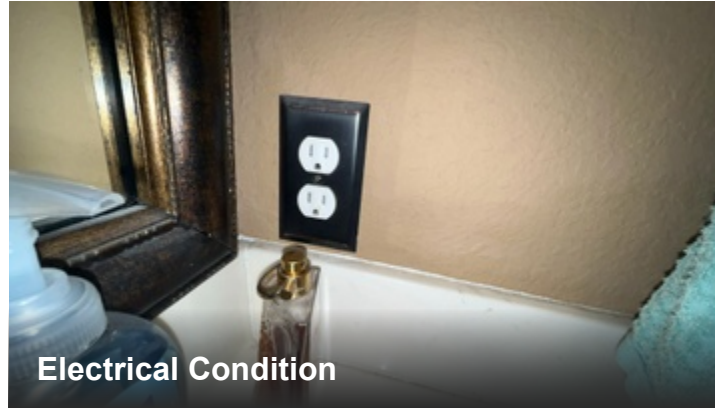
Doors / Casing / Door Stops Condition



Walls / Ceiling / Trim Condition



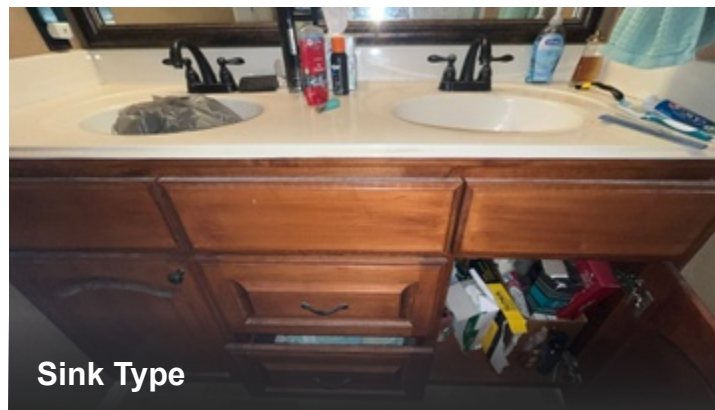
Flooring Condition



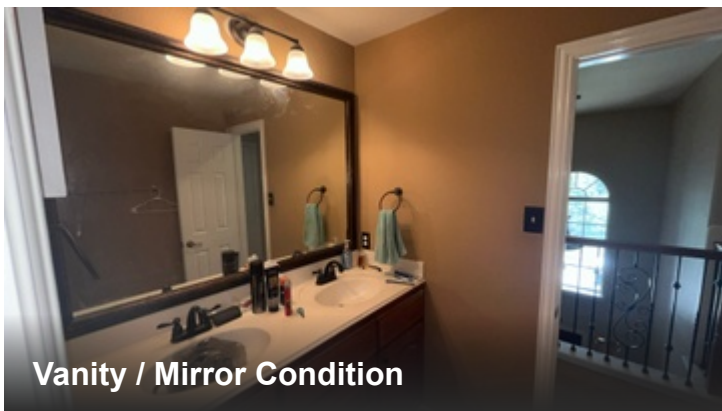
Electrical Condition



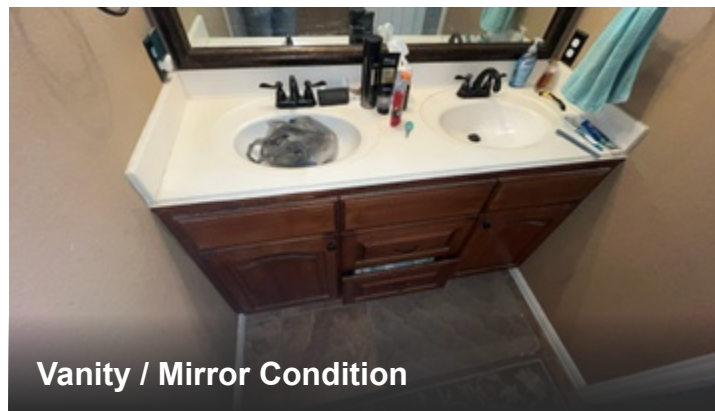
Sink / Fixture Condition



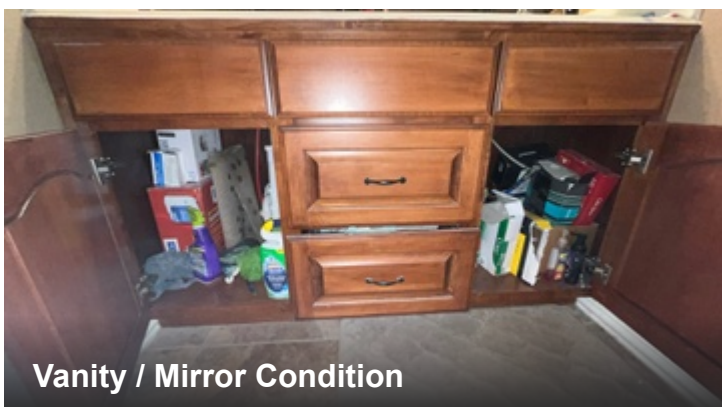
Sink Type



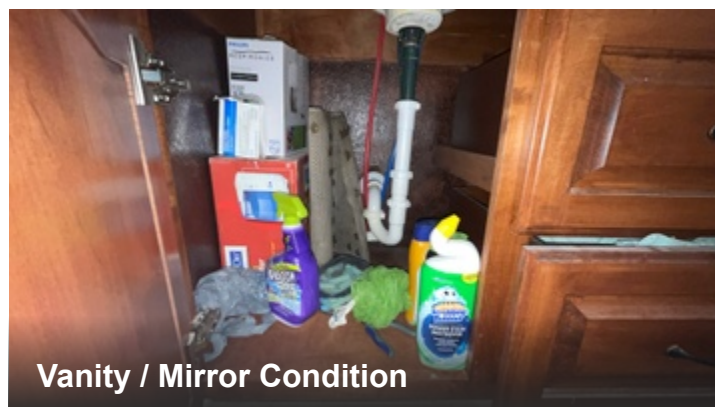
Vanity / Mirror Condition



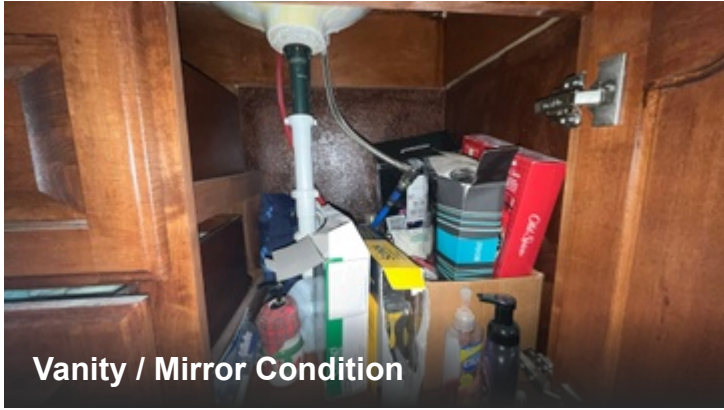
Vanity / Mirror Condition



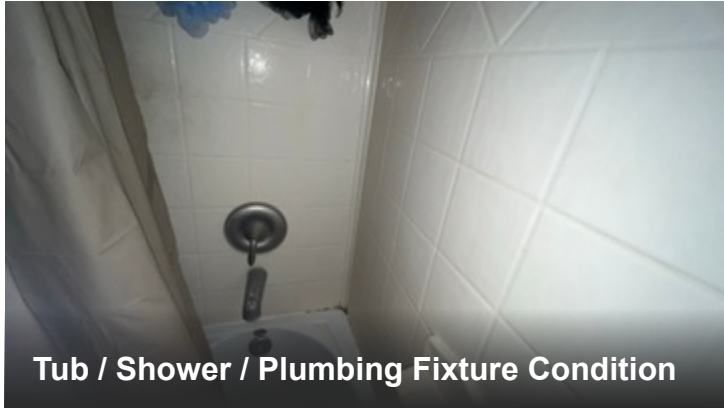
Vanity / Mirror Condition



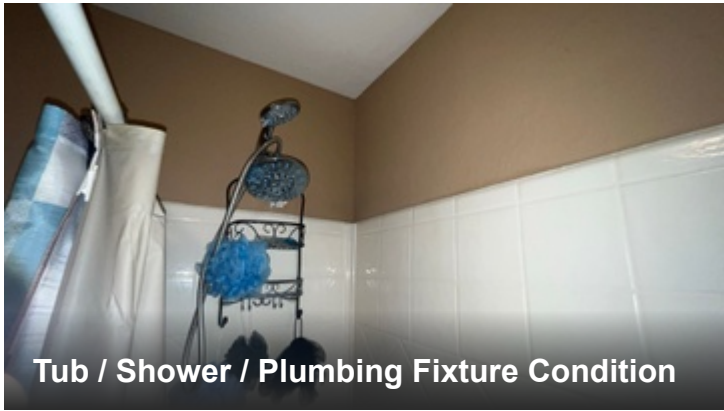
Vanity / Mirror Condition



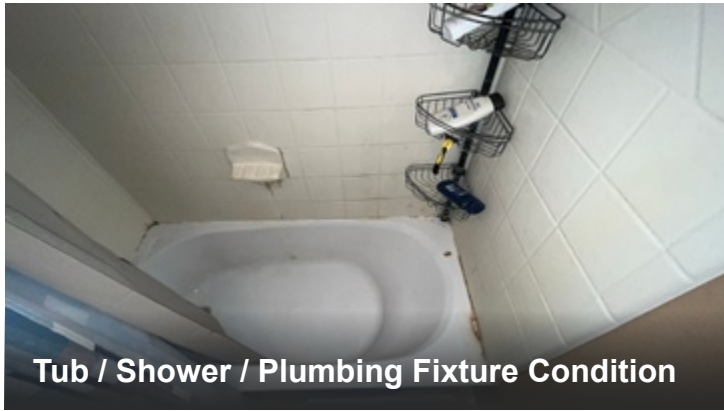
Vanity / Mirror Condition



Tub / Shower / Plumbing Fixture Condition



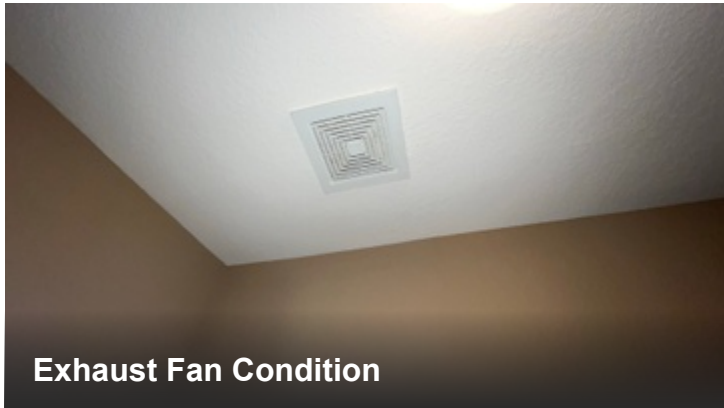
Tub / Shower / Plumbing Fixture Condition



Tub / Shower / Plumbing Fixture Condition



Toilet Condition



Exhaust Fan Condition

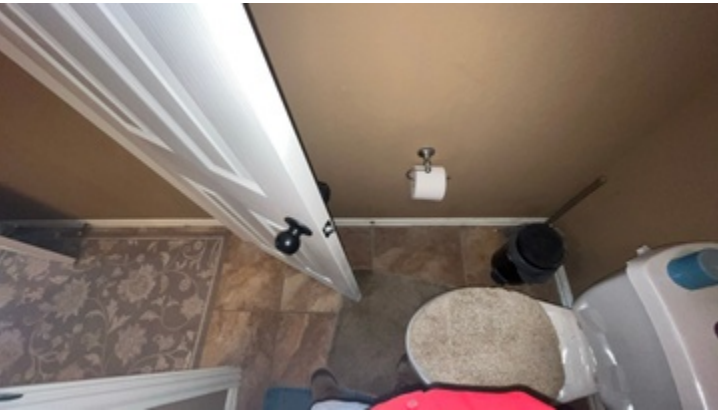


Repair deficiency

Missing / Damaged Door Stop(s)

Door stops are missing or damaged for an interior door.

Bathroom 3 photos / videos



 Limitation



Window Condition: Not Present

The object / room is not present.

Limitation photos / videos

 Inspectify flag

Odor Strength

Subtle

Deficiency photos / videos

 Inspectify flag

Odor Source

Mildew

Deficiency photos / videos

HVAC

Heating

✓**No issues**

Heating System Type(s)

Central Furnace

Heating Fuel Type(s)

Gas

Heating Equipment Condition

Functional

Heating System Appliance Tag Photo

Number of Heated Floors Above Ground

2

Furnace/Air Handler

Recall status

No

Expected life

20 years

Brand

Lennox

Estimated remaining life

4.11 years

Manufacture date

November 2009

Model number

G40UH-48B-090-15

Age

15.89 years

Serial number

5909L20341

Beta Feature

Heating photos / videos



Heating System Appliance Tag Photo



Heating System Appliance Tag Photo

Heating 2

✓No issues

Heating System Type(s)

Central Furnace

Heating Fuel Type(s)

Gas

Heating Equipment Condition

Functional

Heating System Appliance Tag Photo

Number of Heated Floors Above Ground

2

Furnace/Air Handler

Recall status

No

Expected life

20 years

Brand

Lennox

Estimated remaining life

4.1 years

Manufacture date

November 2009

Model number

G40UH-24A-045-15

Age

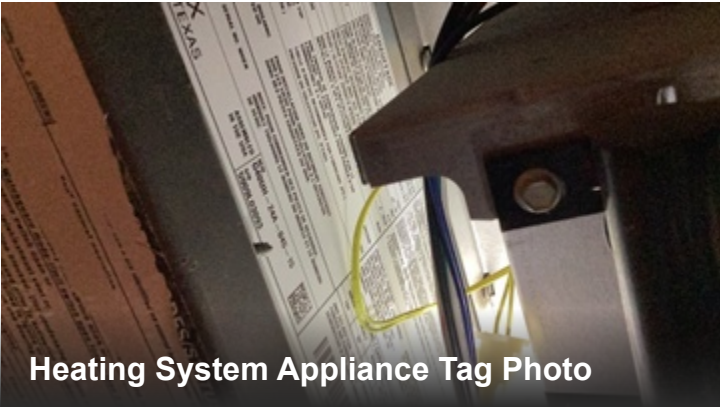
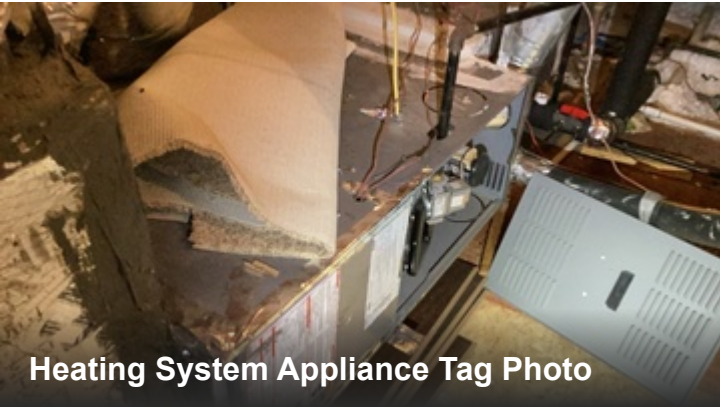
15.9 years

Serial number

5909L03093

Beta Feature

Heating 2 photos / videos



Cooling

✓ No issues

Cooling Equipment Condition

Functional

Cooling System Appliance Tag Photo

Air Conditioner

Recall status

No

Expected life

15 years

Brand

Lennox

Estimated remaining life

0 years

Manufacture date

December 2009

Model number

14ACX-024-230-10

Age

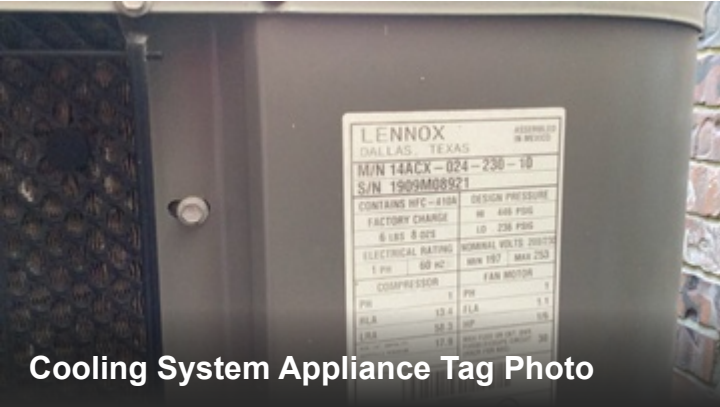
15.81 years

Serial number

1909M08921

Beta Feature

Cooling photos / videos



Thermostat

✓

No issues

Thermostat Location

Hallway

Thermostat photos / videos

Cooling 2

✓

No issues

Cooling Equipment Condition

Functional

Cooling System Appliance Tag Photo

Air Conditioner

Recall status

No

Manufacture date

December 2009

Expected life

15 years

Model number

14ACX-042-230-10

Brand

Lennox

Age

15.81 years

Estimated remaining life

0 years

Serial number

1909L08506

Cooling 2 photos / videos



Cooling System Condenser Video



Cooling System Appliance Tag Photo



Cooling System Appliance Tag Photo

Plumbing

Main Water Supply

 No issues

Water Source

Public

Water Pressure Sufficient

Yes

Clear Water Observed

Yes

Supply Plumbing Condition

Good (Cosmetic Issues Only)

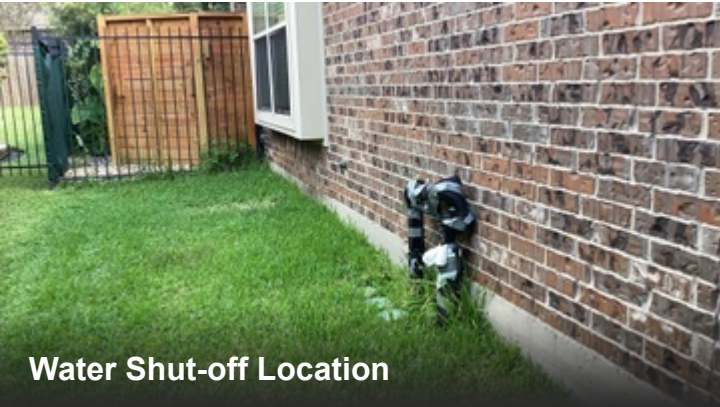
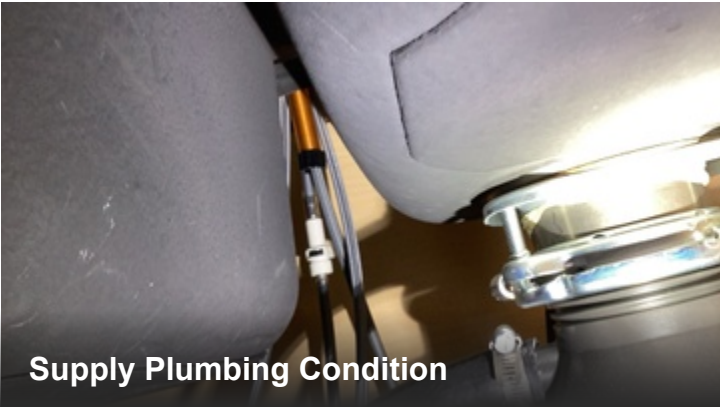
Main Water Supply Plumbing Material(s)

Copper

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)

Copper

Drainage photos / videos



Water Heater

✓ No issues

Water Heater Brand

State

Water Heater Capacity

40 gal

Water Heater Location

Attic

Water Heater Condition

Functional

Water Heater Appliance Tag Photo

Water Heater - Gas

Recall status

No

Expected life

10 years

Brand

State

Estimated remaining life

0 years

Manufacture date

October 2009

Model number

GS640YBRS

Age

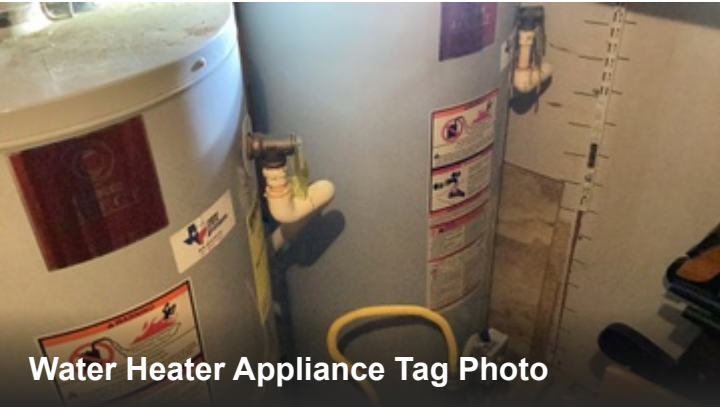
15.98 years

Serial number

0943J005305

 Beta Feature

Water Heater photos / videos



Water Heater Appliance Tag Photo



Water Heater Appliance Tag Photo

Water Heater 2


No issues

Water Heater Brand

State

Water Heater Capacity

40 gal

Water Heater Location

Attic

Water Heater Condition

Functional

Water Heater Appliance Tag Photo

Water Heater - Gas

Recall status

No

Expected life

10 years

Brand

State

Estimated remaining life

0 years

Manufacture date

October 2009

Model number

GS640YBRS

Age

15.98 years

Serial number

0943J005174


Beta Feature

Water Heater 2 photos / videos



Water Heater Appliance Tag Photo



Water Heater Appliance Tag Photo

Electrical

Service Entrance Conductors

✓ No issues

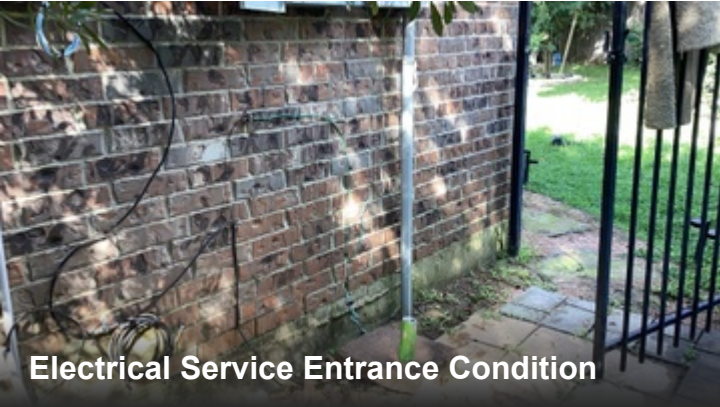
Electrical Service Entrance Type

Below Ground

Electrical Service Entrance Condition

Good (Cosmetic Issues Only)

Service Entrance Conductors photos / videos



Electrical Panels, Grounding, Main Overcurrent Device

✓ No issues

Electrical Main Panel Brand

Cutler Hammer

Electrical Main Panel Condition

Good (Cosmetic Issues Only)

Electrical Main Panel Location

Exterior

Electrical Main Panel Wiring Type

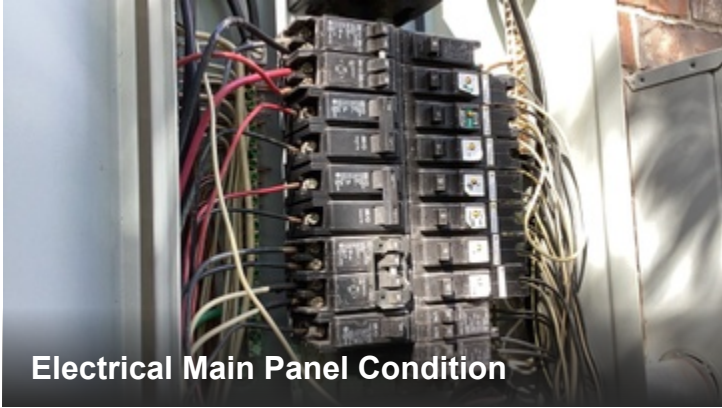
Aluminum

Electrical Main Panel Amperage Rating

125

Electrical Panels, Grounding, Main Overcurrent Device photos /

videos



Branch Wiring

✓ No issues

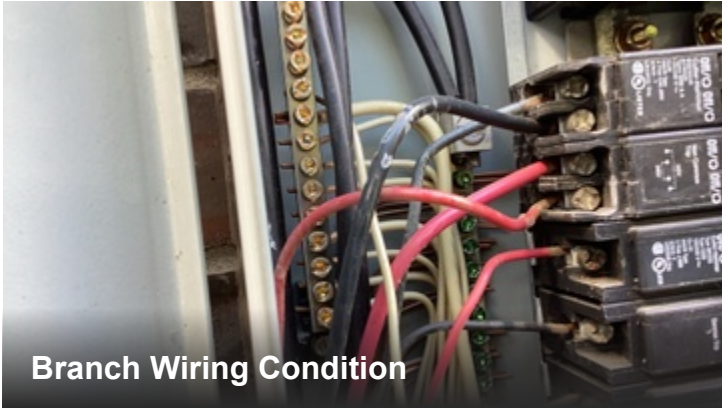
Branch Circuit Material(s)

Copper

Branch Wiring Condition

Good (Cosmetic Issues Only)

Branch Wiring photos / videos



Smoke / Carbon Monoxide Detectors

✓ No issues

Required CO / Smoke Detectors Observed

Yes

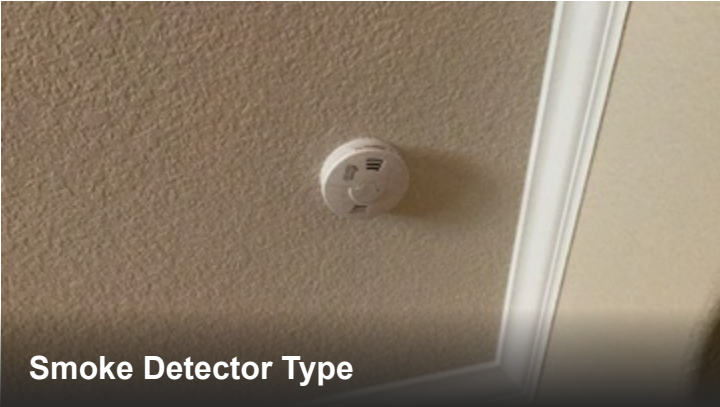
Smoke Detector Type

Battery Operated

Carbon Monoxide Detector Type

Wired

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

**1 Issue****1 Issue**

Hazardous Conditions Observed

No

Pest Infestation Observed

No

Odor Type Observed

No Odors Observed

Air Sealing Observed

Yes

Incompatible / Clashing Flooring Materials Observed

No

Homeowner Unavailable for Access

Yes

Additional Information

None present

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.

166 Hawkhurst Cir Magnolia, Texas 77354 - September 20, 2025