



LAKESIDE HOME INSPECTIONS

832-827-4727

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<https://lakeside-inspections.com/>



LAKESIDE HOME INSPECTION REPORT

7983 Ethel St
Houston, TX 77028



Inspector

Gabriel Salazar

TREC#24171

832-827-4727

gabe@lakeside-inspections.com



PROPERTY INSPECTION REPORT FORM

Kimberly Ponce <i>Name of Client</i>	06/26/2025 9:30 am <i>Date of Inspection</i>
7983 Ethel St, Houston, TX 77028 <i>Address of Inspected Property</i>	
Gabriel Salazar <i>Name of Inspector</i>	TREC#24171 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Owner

Occupancy: New construction

Style: Traditional

Temperature (approximate): 90 Fahrenheit (F)

Weather Conditions: Partly cloudy, Humid, Hot

Type of Building: Single Family

General information:

Orientation Directions: All directional references in the report as to right, left, front and back are from a front view perspective of the home.

Please keep in mind, just because some items may be marked as deficient may not mean they were deficient when the home was built. TREC (Texas Real Estate Commission) requires us to mark some items deficient as standards change over time due to safety concerns or evolving construction materials and methods. Don't expect the homeowner to bring these items to current standards when it may not have been required when the home was built.

Appliances not inspected:

Refrigerators, freezers, clothes washers and dryers are not included in the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

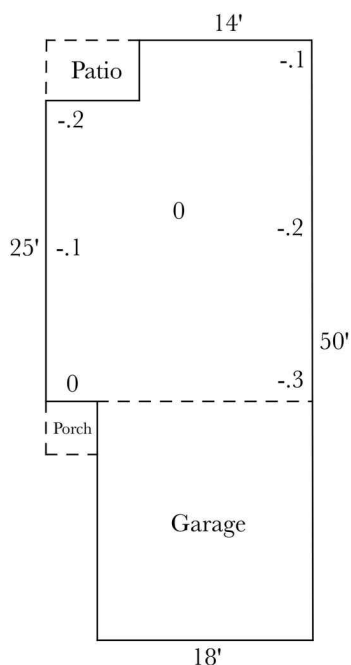
Comments:

(An opinion on performance is mandatory.): The inspector is not a structural engineer. The client should have an engineer give an evaluation if any concern exist about the potential for future movement.

Foundation performance: Functioning as intended:

The foundation integrity appears to be performing the function intended. No visible differential movement was noted at the interior and exterior of the structure.

Note: Zip level readings were within normal ranges. View rendering for reference.



B. Grading and Drainage

Comments:

The inspector will report on drainage around the foundation that is not performing, deficiencies in grade levels around the foundation; and deficiencies in installed gutter and downspout systems.

Grading and drainage: Performing as intended:

All portions of the grading and drainage were performing as intended at the time of the inspection.

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1: Grading and drainage: Gutters absent

Maintenance Item

All roof slopes

Missing gutters were observed during the home inspection. Gutters are an essential component of the home's drainage system, and their absence can cause water damage to the foundation and exterior walls. The lack of gutters can also result in soil erosion and damage to landscaping. It is recommended that the missing gutters be installed by a qualified professional to prevent water damage and maintain the integrity of the home's structure."

Recommendation: Contact a qualified professional.



C. Roof Covering Materials

Viewed From: Drone

Types of Roof Covering: Asphalt, Composition

Comments:

This inspection covers the roof covering, flashings, skylights, gutters and roof penetrations. If any concern exist about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. The home inspector is not responsible for insurability of the roof covering materials.

Roof covering: Further evaluation recommended:

The roof covering shows multiple issues that require further evaluation to determine the extent of necessary repairs. A qualified roofing contractor should be consulted for further evaluation.

I=Inspected

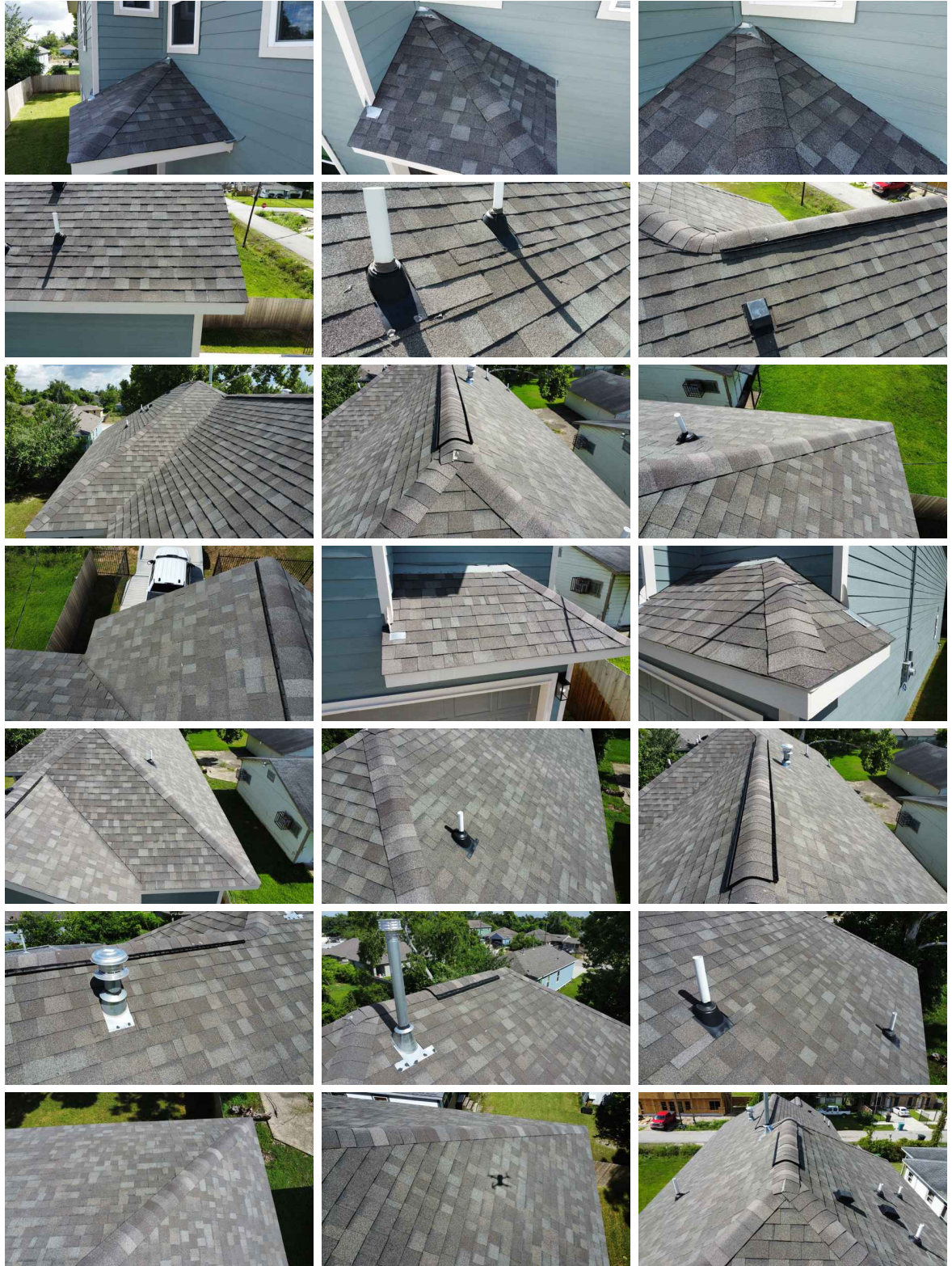
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General Photos:



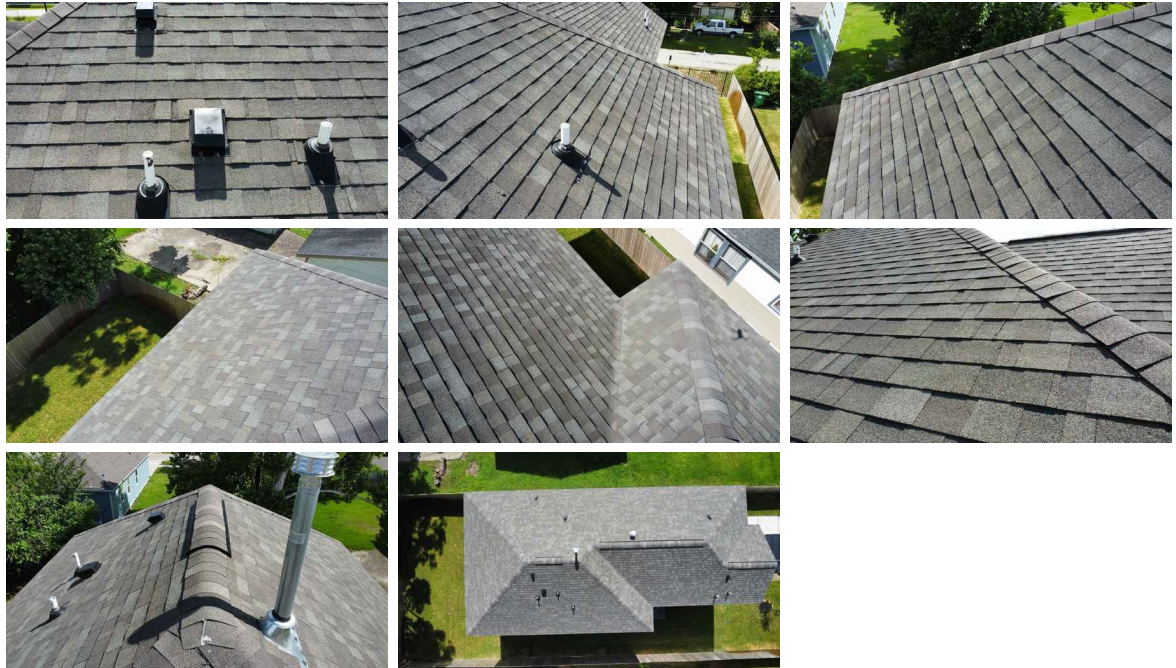
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Roof access: Drone:

The roof covering could not be accessed due to the inspector not being able to reach it safely. The roof was inspected by drone. While the roof was inspected by drone, the roof inspection was still limited as this device only serves to get a general view of the roof covering.

1: Shingles: Lifting/Loose

🔴 Recommendation

Multiple shingles were observed to not be properly secured. This could cause lifting of the shingle in the case of high winds or possible moisture intrusion. Recommend contacting a professional roofer to evaluate and determine the extent of repairs needed.

Recommendation: Contact a qualified professional.



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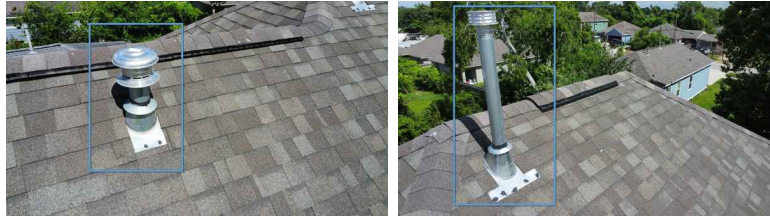
I NI NP D

2: Roof covering: Unpainted materials

Maintenance Item

Several locations including exposed flashing, vents assemblies, and/or plumbing vents were observed to have not been painted. All areas exposed above the roofline are required to be properly painted to avoid premature deterioration. Recommend correction or remedy as needed.

Recommendation: Contact a qualified professional.



D. Roof Structures and Attics

Comments:

This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Viewed From: Attic

Type of Attic roof ventilation: Soffit vents, Ridge vents

Approximate Average Depth of Insulation: 12 12 inches -

•



Type of insulation material: Blown fiberglass

Roof structure: Performing as intended:

All portions of the roof structure were performing as intended at the time of the inspection.

I=Inspected

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D=Deficient

I NI NP D

General photos:



Attic: Limited access:

Due to limited access in the attic, it may not be possible for the home inspector to fully inspect all areas of the attic, which may result in the inspector being unable to identify any potential issues or defects that may be present in those inaccessible areas. Therefore, the inspection report may not provide a complete picture of the condition of the attic or the property as a whole.

E. Walls (Interior and Exterior)

Comments:

This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

Types of exterior wall covering : Lapped cement fiber board siding/trim, Wood trim

I=Inspected

NI=Not Inspected

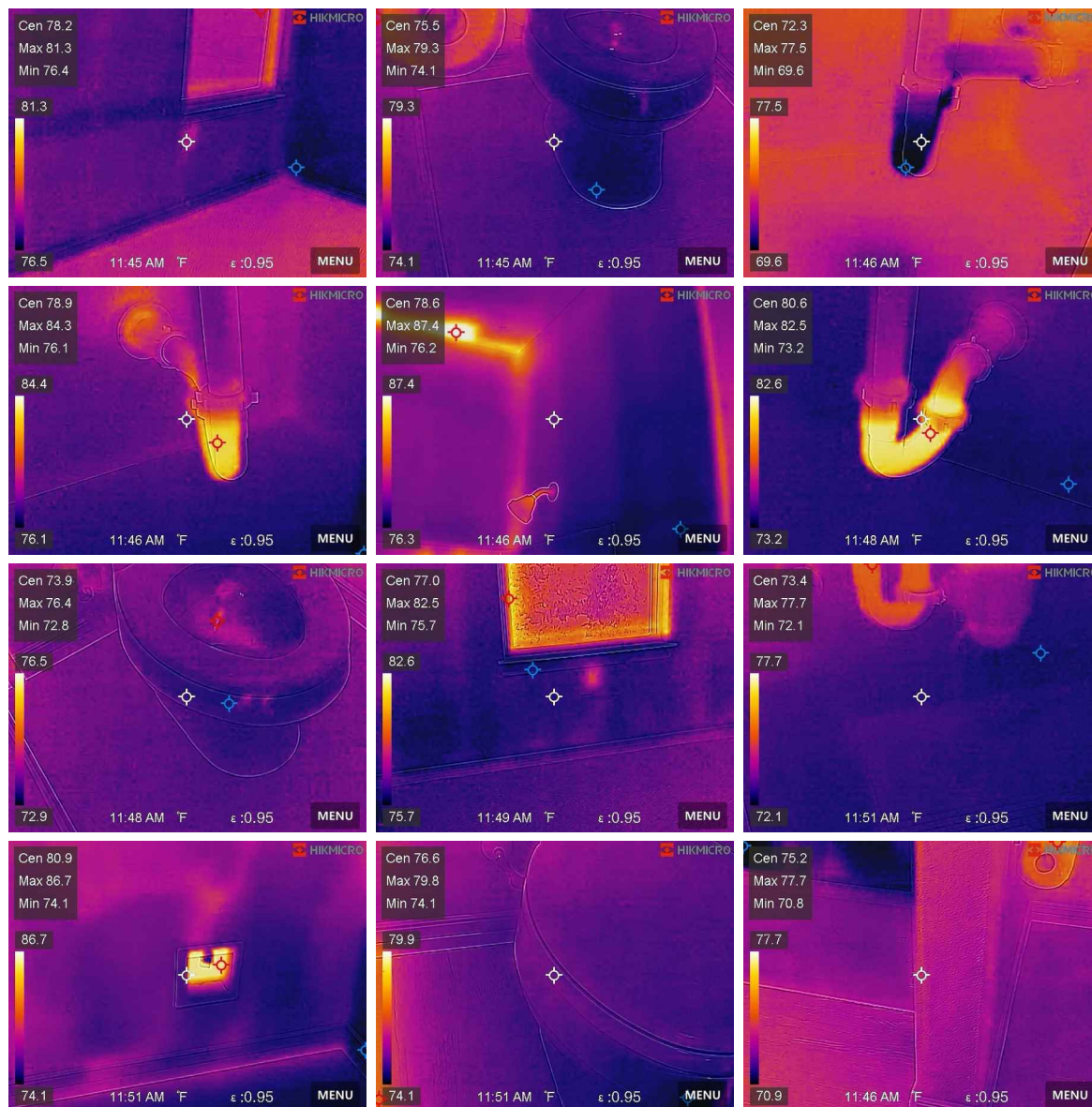
NP=Not Present

D=Deficient

I NI NP D

Thermal imaging scan:

A FLIR thermal imaging camera was used to scan the walls at the time of the inspection. Thermal imaging uses an infrared camera to detect temperature changes within a home by showing thermal differences along the color spectrum. With a thermal imaging camera, a scan of the home reveals pockets of energy or heat loss that need to be fixed. These pockets could be created by roof leaks, missing insulation, or airtightness issues.



Walls: Further evaluation recommended:

Multiple issues were observed to the walls at the time of the inspection. Recommend contacting a qualified contractor to evaluate and determine the extent of repairs needed.

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1: Walls: Caulking and sealing needed

[Maintenance Item](#)

Multiple locations

The following locations were observed to be in need of sealing. Recommend these areas be properly sealed to avoid moisture intrusion.

- Light fixtures
- Around windows

Recommendation: Contact a qualified professional.



Front



Left

2: New home cosmetic issues

[Maintenance Item](#)

Multiple locations

Cosmetic deficiencies(dings, dents, missing paint, missing trim, etc.) were observed at various locations around the home. Cosmetic issues are not included in the scope of this inspection, and these items should be addressed during your builder walkthrough.

Recommendation: Contact a qualified professional.



Garage

F. Ceilings and Floors

I=Inspected

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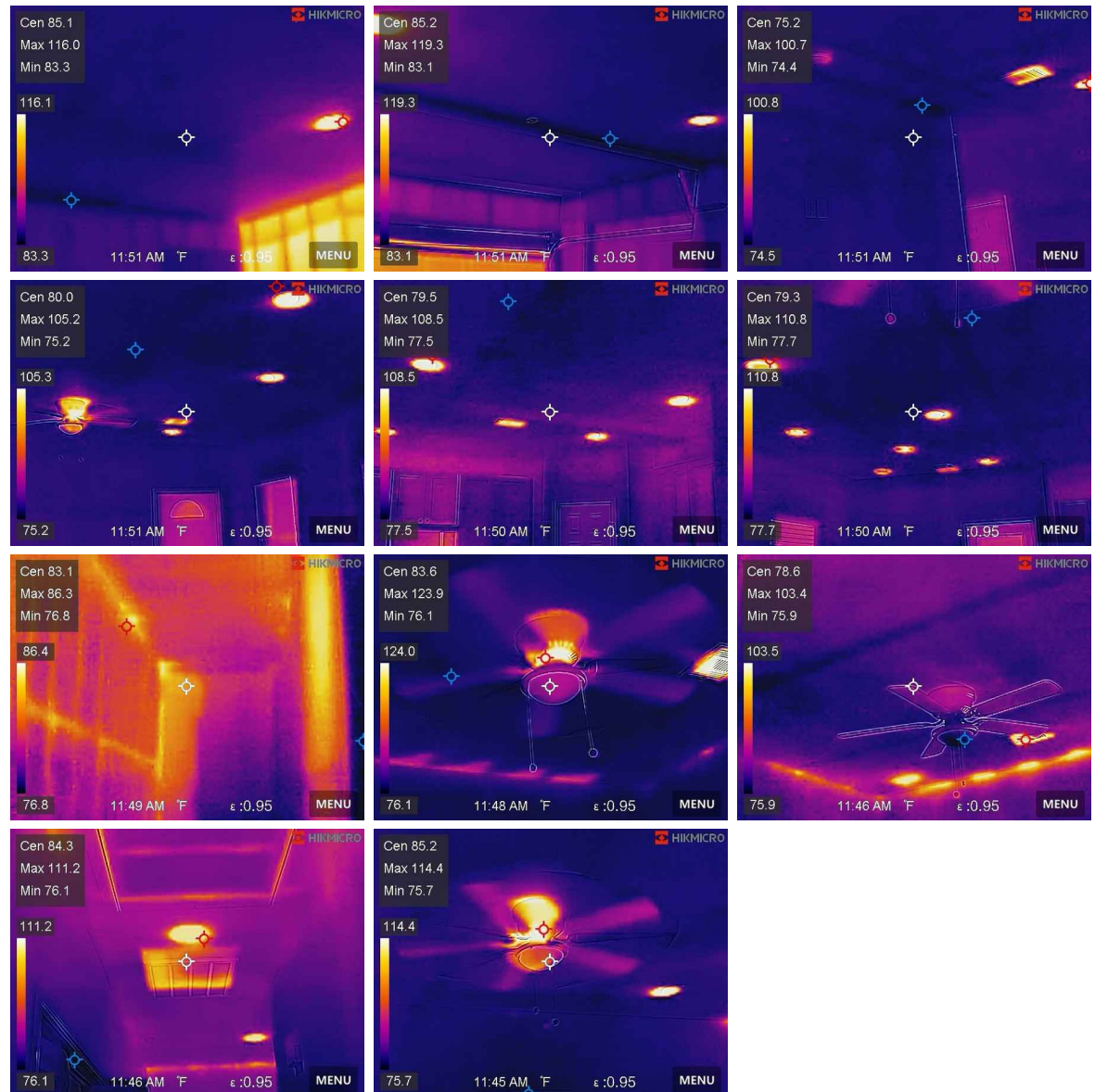
I NI NP D

Comments:

This inspection covers deficiencies of the ceilings and floors related to structural performance or water penetration.

Thermal imaging scan:

A FLIR thermal imaging camera was used to scan the ceilings and floors at the time of the inspection. A FLIR thermal imaging camera was used to scan the ceiling at the time of the inspection. Thermal imaging uses an infrared camera to detect temperature changes within a home by showing thermal differences along the color spectrum. With a thermal imaging camera, a scan of the home reveals pockets of energy or heat loss that need to be fixed. These pockets could be created by roof leaks, missing insulation, or airtightness issues.



Ceiling and floors: Performing as intended:

All portions of the ceiling and floors or performing as it intended at the time of the inspection. The thermal imaging camera shows no signs of any moisture intrusion at the time of inspection.

I=Inspected

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D=Deficient

I	NI	NP	D
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G. Doors (Interior and Exterior)

Comments:

This inspection covers the condition and operation of interior and exterior doors(including the overhead garage doors).

Doors: Further evaluation recommended:

Multiple issues for observed to the doors at the time of the inspection. Recommend contacting a qualified contractor or handyman to evaluate and determine the extent of repairs needed.

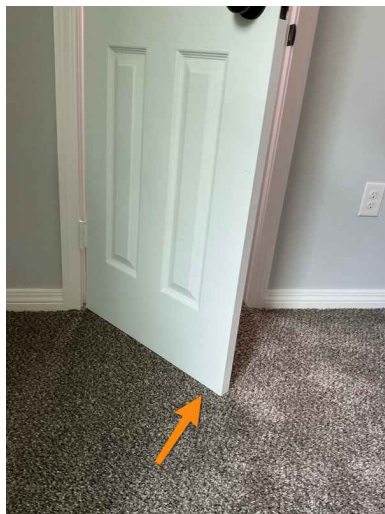
1: Interior door: Binding/Rubbing

🔴Recommendation

2nd Floor Bedroom

A 2nd floor bedroom door was observed to bind/rub when attempting to close. Binding can be caused by several factors, such as hinges that are loose, worn, or improperly installed as well as door frames that are out of square or warped. Recommend contacting a qualified contractor to evaluate and determine the extent of repairs needed.

Recommendation: Contact a qualified professional.



2nd Floor Bedroom

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

2: Doors: Missing hinge screws

 Maintenance Item

Front, Rear

The front and rear exterior doors were observed to be missing screws at the hinges. Recommend installation by the builder.

Recommendation: Contact a qualified professional.



H. Windows

Comments:

This inspection covers the presence and condition of windows and screens.

Windows: Performing as intended:

All portions of the windows were performing at the time of inspection.

I. Stairways (Interior and Exterior)

Comments:

This inspection will note deficiencies in steps, stairways, landings, guardrails, and handrails and for proper spacing between balusters, spindles, or rails for steps stairways, guards and railings.

Stairways: Performing as intended:

All portions of the stairway was performing as intended at the time of the inspection.

J. Fireplaces and Chimneys

Comments:

This inspection covers the visible components and structure of the fireplace and chimney.

I=Inspected

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D=Deficient

I NI NP D

Fireplace: Performing as intended:

All portions of the fireplace/chimney or performing as intended at the time of the inspection.



K. Porches, Balconies, Decks, and Carports

Comments:

This inspection covers any attached porches, decks, steps, balconies and carports for structural performance.

Porches, balconies, decks, and carports: Performing as intended:

All portions of the porches, balconies, decks, and carports for performing as intended at the time of inspection.

1: Patio: Wood/siding post in contact w grade/concrete

🔴 Recommendation

Wood/siding posts at the patio covering were in direct contact with the grade/concrete. This can lead to excessive moisture at the base and wood rot. Recommend correction to avoid possible moisture penetration.

Recommendation: Contact a qualified professional.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service entrance method: Overhead



Main disconnect/Service box type and location : Exterior disconnect, Breakers-Garage

Service size: 200 amps

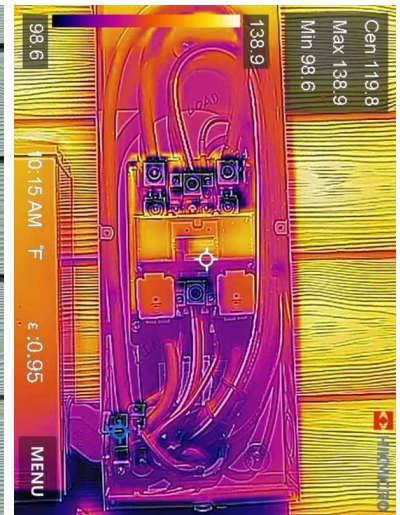
Photo of panel:

Service entrance method: Underground

Service size: 200 amps

Wire material: Aluminum

Right exterior



I=Inspected

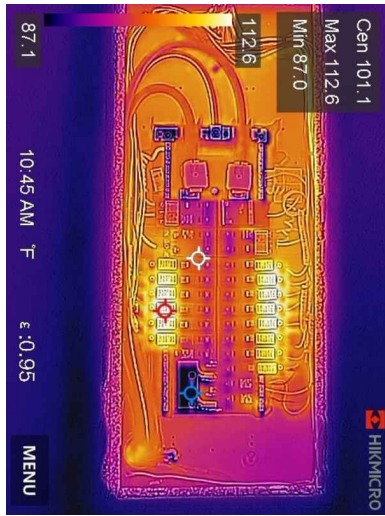
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Photo of distribution panel:
Garage



Electrical Panel: Performing as intended:

All portions of the service entrance and panel was performing as intended at the time of inspection.

Additional information: Surge protection:

The home is equipped with whole home surge protection.

[Click here](#) for more information on home surge protection.



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D=Deficient

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Branch circuits and fixtures: Performing as intended:

All accessible portions of the branch wiring and fixtures were operated and performing as intended at the time of the inspection.

C. Other

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air
Energy Sources: Natural Gas
Data labels/General Photos:
Brand: Carrier

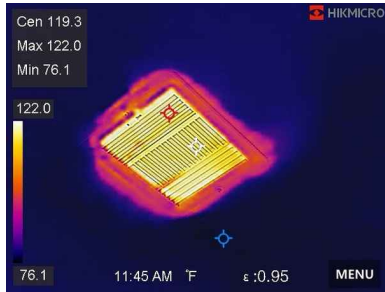
Source: Natural gas

Mfd. date: 2025



Heating equipment: Performing as intended:

All portions of the heating equipment appear to be performing as intended at the time of the inspection.



B. Cooling Equipment

Type of Systems: Central Air Conditioner

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

Ambient air test:

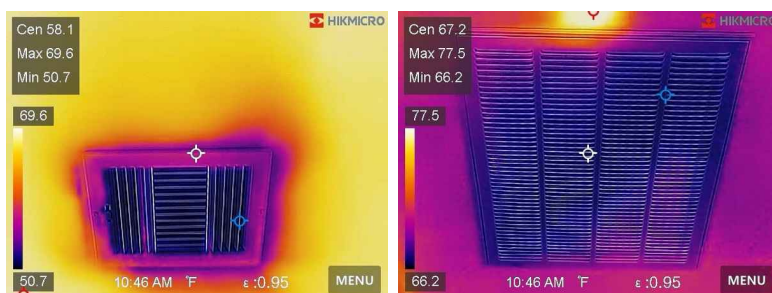
Ambient air test was performed by using thermometers on air handler of the systems to determine if the difference in temperatures of the supply and return air are between 15° and 25° which indicates unit is cooling as intended.

Supply temperature: 50 degrees F

Return temperature: 66 degrees F

Temperature differential: 16 degrees F

The system was cooling as intended at the time of the inspection.



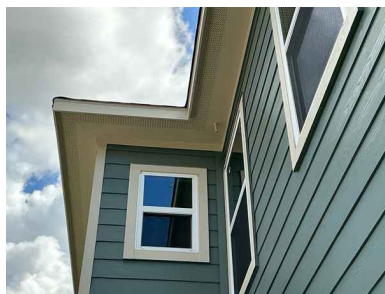
Additional information:

Primary condensate line is located in the primary bathroom

Secondary condensate drain line is located at the front exterior.

[Click here](#) for more information on condensate lines

Front, 'Primary bathroom



Front



'Primary bathroom

C. Duct Systems, Chases, and Vents

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Ducts: Performing as intended:

All visible portions of the ducts were appeared to be in overall good condition and performing as intended at the time of the inspection.



D. Other

I=Inspected

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D=Deficient

I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front yard near street



Location of Main Water Supply Valve : Left exterior



Type of piping: PEX

Static water pressure reading: 55 - 60 55-60 psi



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

Plumbing: Performing as intended:

All portions of the plumbing distribution and fixtures appear to be performing as intended at the time of the inspection.

B. Drains, Wastes, and Vents

Type of piping: PVC

Drains, wastes, vents: Further evaluation recommended:

Multiple issues were observed to the drains at the time of the inspection. Recommend contacting a professional plumber to evaluate and determine the extent of repairs needed.

Inaccessible drains:

Multiple plumbing drains were inaccessible at the time of the inspection.



1: Drains: Active leak

🔴 Recommendation

2nd Floor Bathroom

The inspection revealed a leak in the plumbing drain system. Water was observed dripping from the drain pipe under 2nd floor hallway bathroom sink. If left unaddressed, this leak can lead to water damage and other related issues. Recommend contacting a licensed plumber to evaluate and determine the extent of repairs needed.

Recommendation: Contact a qualified professional.



2nd Floor Bathroom

E. Gas Distribution Systems and Gas Appliances

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Location of Gas Meter: Right exterior

Type of Gas Distribution Piping Material: Galvanized

Gas distributions systems: Performing as intended:

All portions of the gas distribution system were performing as intended the time of the inspection.



C. Water Heating Equipment

Energy Sources: Natural gas

Capacity: 40 gallons

Location: Attic

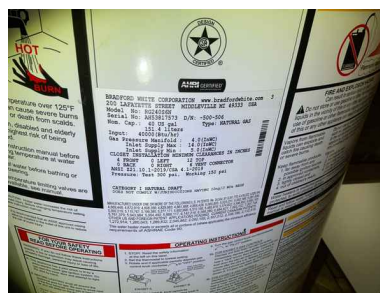
Water heater: Data labels:

Brand: Bradford White

Source: Natural gas

Size: 40 gallons

Mfd. date: 2024



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Water heater: Performing as intended:

All portions of the water heating equipment were observed to be performing as intended at the time of the inspection.



Additional information:

Water heater drains are located at the left exterior.

Left



Left

D. Hydro-Massage Therapy Equipment

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

- A. Dishwashers**
Comments:

- B. Food Waste Disposers**
Food disposal: Performing as intended:
The food disposal was performing as intended at the time of the inspection.



- C. Range Hood and Exhaust Systems**
Exhaust systems: Performing as intended:
All portions of the exhaust system or performing as intended at the time of the inspection.



- D. Ranges, Cooktops, and Ovens**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Range: Performing as intended:
All portions of the range were performing as intended.



Oven: Performing as intended:
All portions of the oven was performing as intended at the time of the inspection.

Note: Testing of the oven was performed at 350 degrees.



E. Microwave Ovens

Microwave: Performing as intended:
All portions of the microwave or performing as intended.

Note: Microwave magic light tool was used to test the unit. Red lights indicate the unit is heating properly.



F. Mechanical Exhaust Vents and Bathroom Heaters

Exhaust fans: Performing as intended:
All portions of the exhaust fans were performing as intended.

G. Garage Door Operators

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Not installed:

The garage door operator was not installed at the time of inspection.



H. Dryer Exhaust Systems

Dryer exhaust system: Performing as intended:

All portions of the dryer exhaust system was performing as intended.