

7510 Rosepath Ln

Richmond, Texas 77407



✉ hello@inspectify.com

Client	--
Reference id	a4xPd0000035CLNIA2
Type	Home Inspection and Floor Plan Report - 7510 Rosepath Ln
Inspected by	Noble Property Inspections - Houston
State license	23964
Scheduled	November 8, 2025, 9:00 AM CST
Completed	November 8, 2025, 10:50 PM CST

2 safety

12 repair

1 monitor

41 limitation

2 Inspectify flag

System	Subsystem	Issues identified
Home Inspection Details	Home Inspection Details	 <u>Repairs / Renovations in Progress: Not Present</u>
Surroundings	Fences / Gates	 <u>Damaged Gate</u>
		 <u>Damaged / Missing Fence Boards</u>
	Additional Structure	 <u>Additional Structure Type: Not Present</u>
		 <u>Additional Structure Location: Not Present</u>
		 <u>Structure Exterior Condition: Not Present</u>
		 <u>Additional Structure Front Photo: Not Present</u>
		 <u>Structure Interior Condition: Not Present</u>
		 <u>Additional Structure Left Side Photo: Not Present</u>
		 <u>Additional Structure Back Photo: Not Present</u>
		 <u>Additional Structure Right Side Photo: Not Present</u>
		 <u>Additional Structure Interior Photos: Not Present</u>
	Additional Site Amenities	 <u>Additional Site Amenities Observed: Not Present</u>
Exterior	Siding / Trim	 <u>Damaged / Cracked Hardie Plank Siding</u>
	Gutters	 <u>Missing Downspout(s)</u>
Garage	Attached Garage	 <u>Inoperable Garage Door Motor</u>
		 <u>Odor Source: Not Present</u>
Structural	Attic	 <u>Roof Insulation Depth: Not Present</u>
Common Areas	Common Room	 <u>Odor Source: Not Present</u>
	Hallway	 <u>Odor Source: Not Present</u>
		 <u>Doors / Casing / Door Stops Condition: Not Present</u>
		 <u>Window Condition: Not Present</u>
	Stairway	 <u>Walls / Ceiling / Trim Condition: Not Present</u>
		 <u>Walls / Ceilings Need Repainting: Not Present</u>
	General	 <u>Additional Interior Amenities Observed: Not Present</u>
Laundry Area	Laundry Area	 <u>Odor Source: Not Present</u>
		 <u>Plumbing Condition: No Access</u>
Kitchen	Kitchen General	 <u>Damaged / Missing Cabinet Door / Drawer</u>
		 <u>Odor Source: Not Present</u>
		 <u>Flooring Material(s)</u>
	Cooktop	 <u>Unable to Access Appliance Tag</u>
	Wall Oven	 <u>Unable to Access Appliance Tag</u>

System	Subsystem	Issues identified
Bedrooms	Primary Bedroom	 <u>Odor Source: Not Present</u>
	Bedroom 2	 <u>Odor Source: Not Present</u>
	Bedroom 3	 <u>Door Does Not Latch</u>
		 <u>Missing Light Cover</u>
		 <u>Odor Source: Not Present</u>
	Bedroom 4	 <u>Minor Wall Cracks</u>
		 <u>Odor Source: Not Present</u>
Bathrooms	Primary Bathroom	 <u>Odor Source: Not Present</u>
		 <u>Window Condition: Not Present</u>
	Bathroom 2	 <u>Odor Source: Not Present</u>
		 <u>Window Condition: Not Present</u>
	Bathroom 3	 <u>Odor Source: Not Present</u>
		 <u>Window Condition: Not Present</u>
		 <u>Vanity / Mirror Condition: Other</u>
HVAC	Heating	 <u>Inoperable Heating System</u>
		 <u>Unable to Access Appliance Tag</u>
	Cooling	 <u>Discoloration and Possible Mold in Attic</u>
		 <u>Missing or Damaged HVAC Line Insulation</u>
		 <u>Rusting or Damaged HVAC Drip Pan</u>
		 <u>Standing Water in Drain Pan</u>
Plumbing	Main Water Supply	 <u>Water Shut-off Location: Other</u>
Electrical	Smoke / Carbon Monoxide Detectors	 <u>Missing Carbon Monoxide Detector(s)</u>
		 <u>Carbon Monoxide Detector Type: Not Present</u>
Miscellaneous Property Information	Miscellaneous Property Information	 <u>Odor Type Observed: Not Present</u>
		 <u>Additional Information: Not Present</u>
		 <u>Homeowner Unavailable for Access</u>

Home Inspection Details



1 Issue

Neighborhood Commentary

None

Nonresidential Use

No

Renovations / Upgrades in the Past 15 Years

No

Additions / Conversions Observed

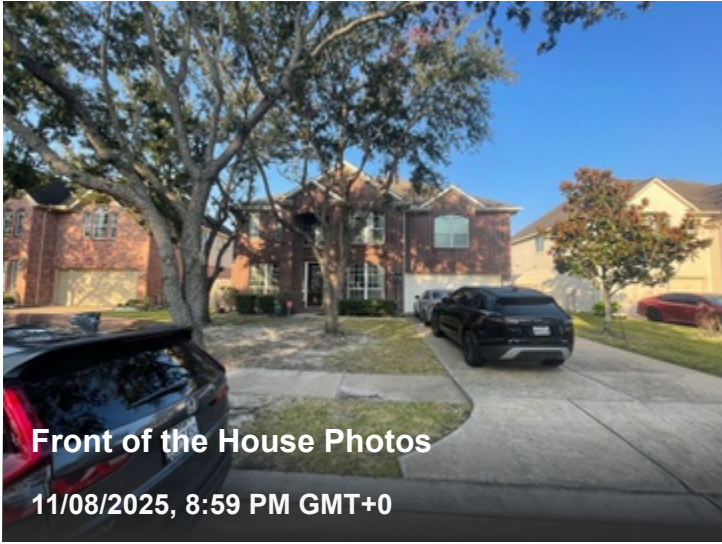
No

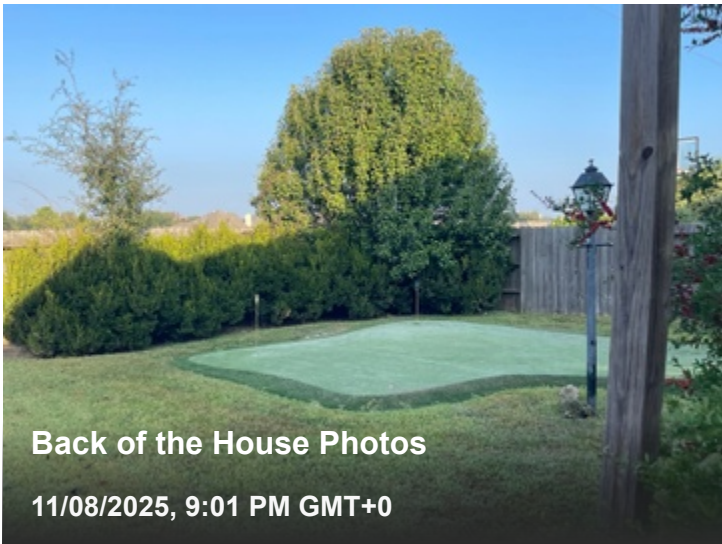
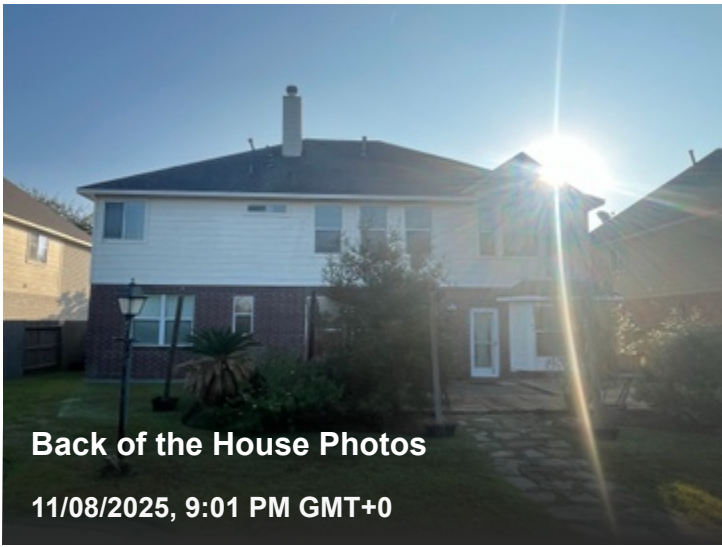
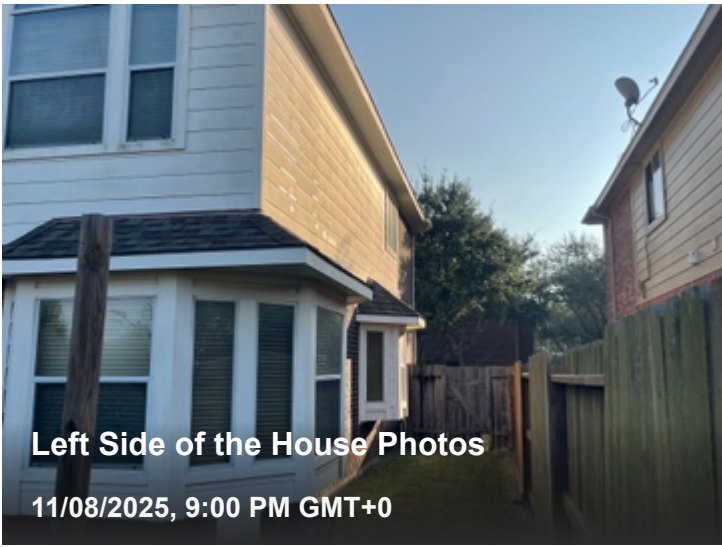
Repairs / Renovations in Progress

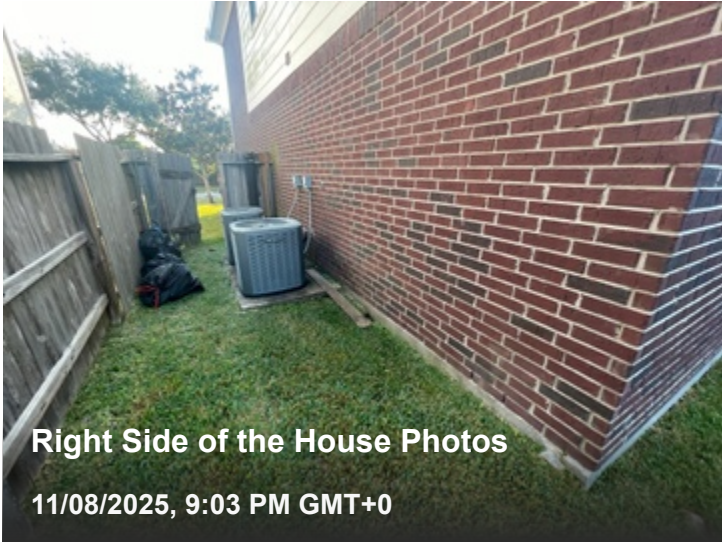
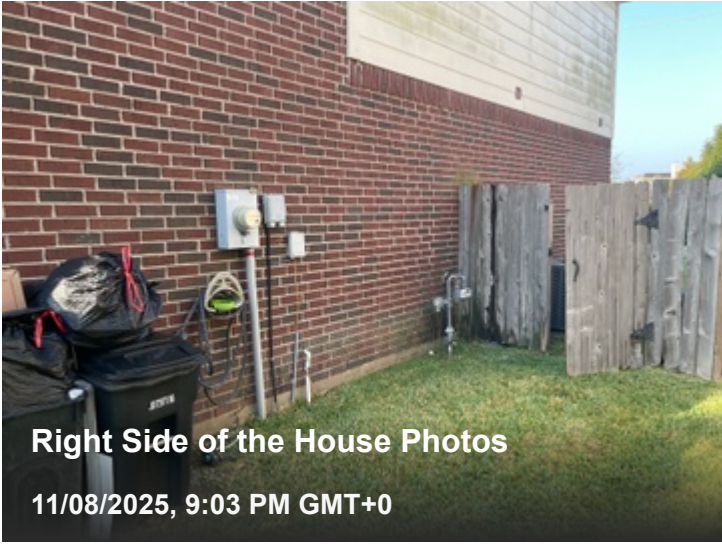
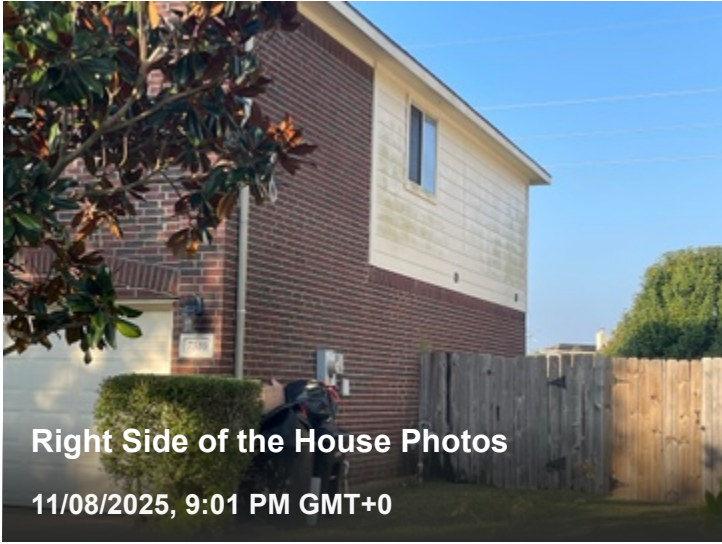
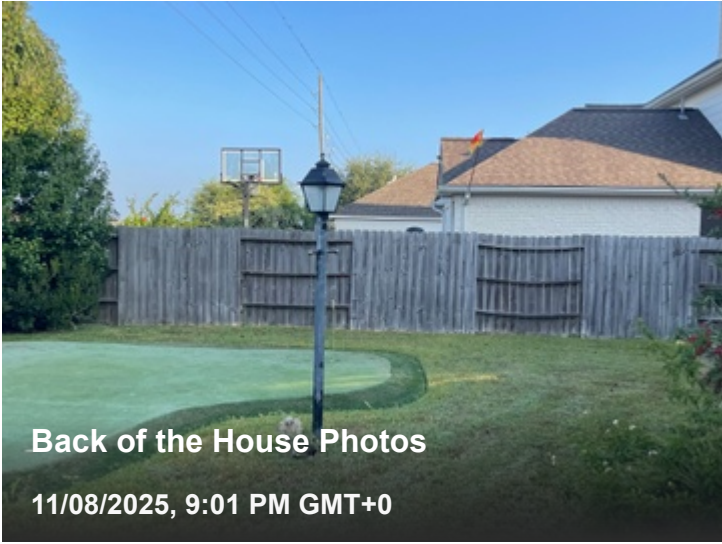
Not Present

Home Inspection Details photos / videos









 Limitation

Repairs / Renovations in Progress: Not Present

The object / room is not present.

Limitation photos / videos

Unit Details

Unit

✓No issues

Occupancy Status

Occupied

Bedroom Count

4 bedroom(s)

Bathroom Count, Half

0 bathroom(s)

Bathroom Count, Full

3 bathroom(s)

Unit photos / videos



Surroundings

12 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

Fence / Gate Condition

Fair (Some Repairs)

Fences / Gates photos / videos



 **Repair deficiency**

Damaged Gate

The gate is sticking.

Fences / Gates photos / videos



 **Repair deficiency**

Damaged / Missing Fence Boards

One or more fence boards are missing or damaged.

Fences / Gates photos / videos



Landscaping

✓ No issues

Proper Grading Observed

Yes

Front Yard Condition

Fair

Left Side Yard Condition

Good

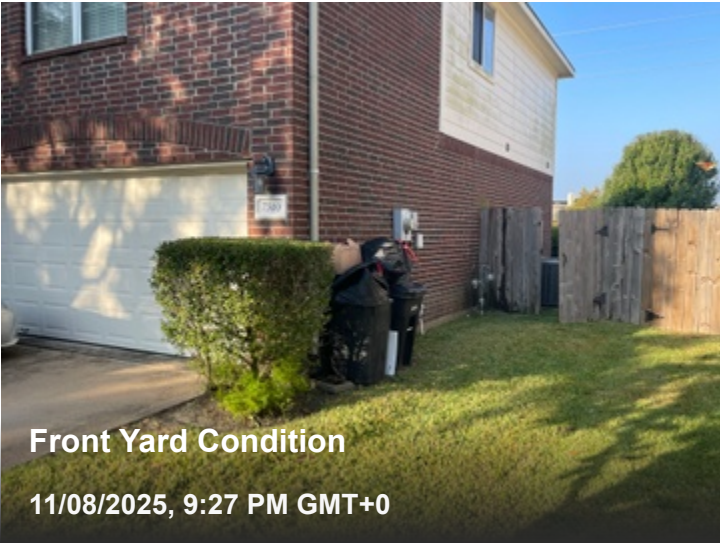
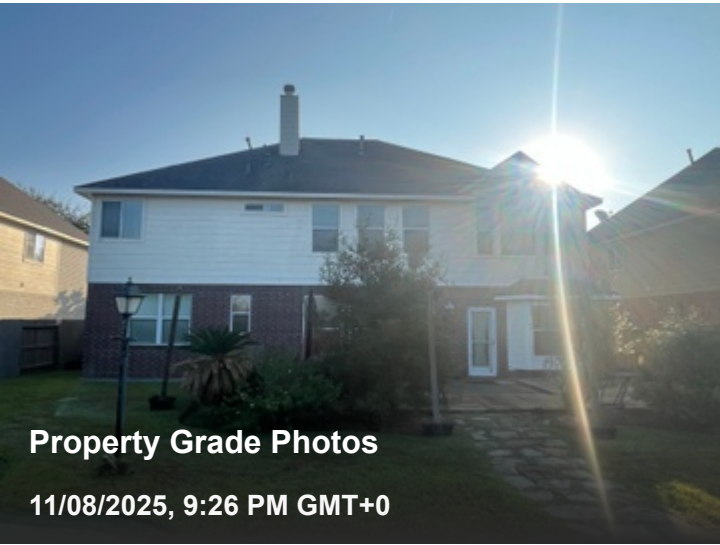
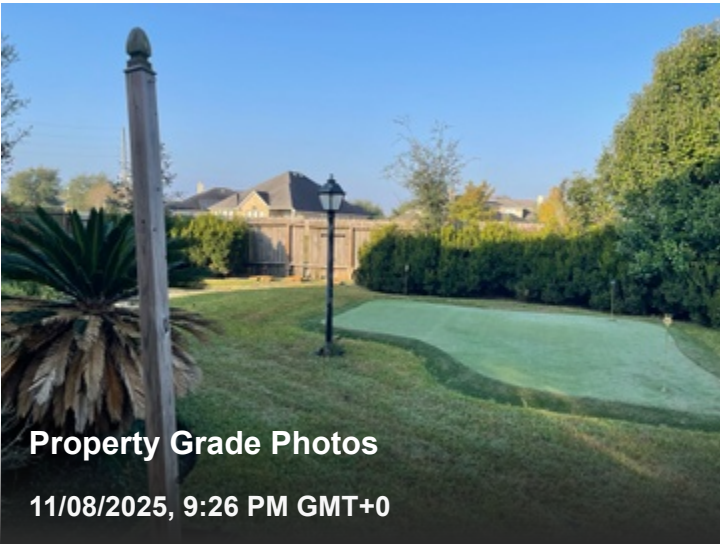
Back Yard Condition

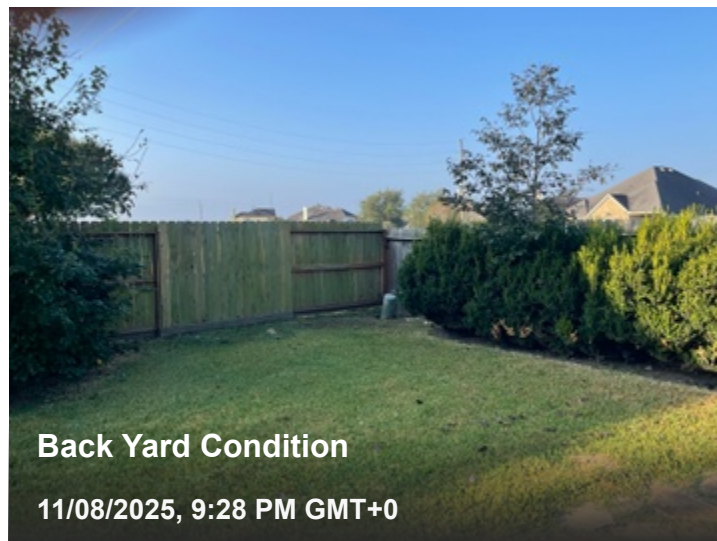
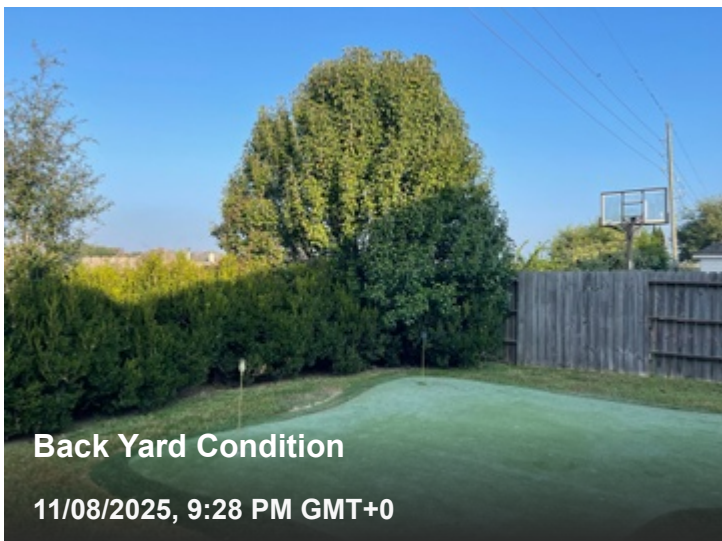
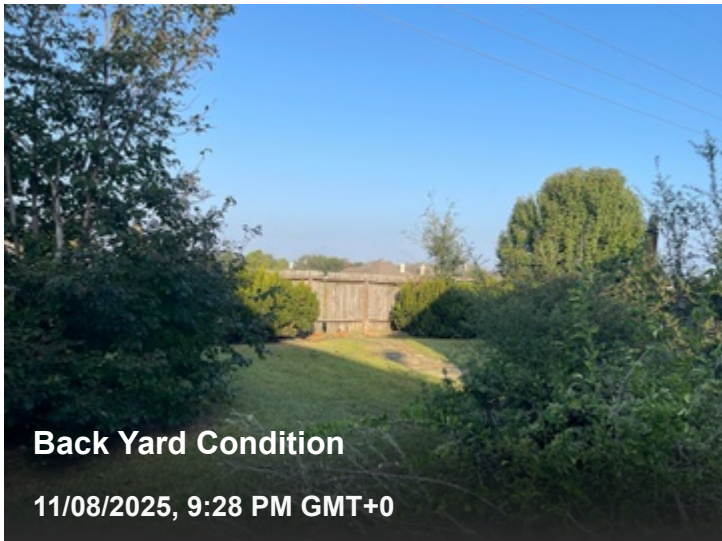
Fair

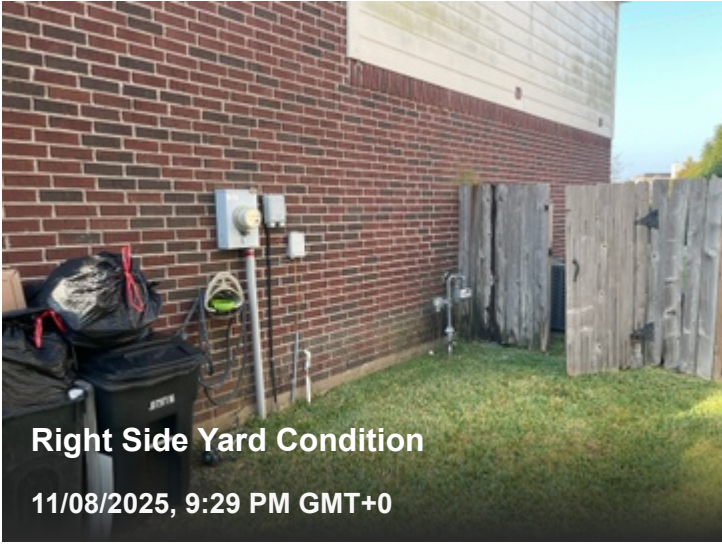
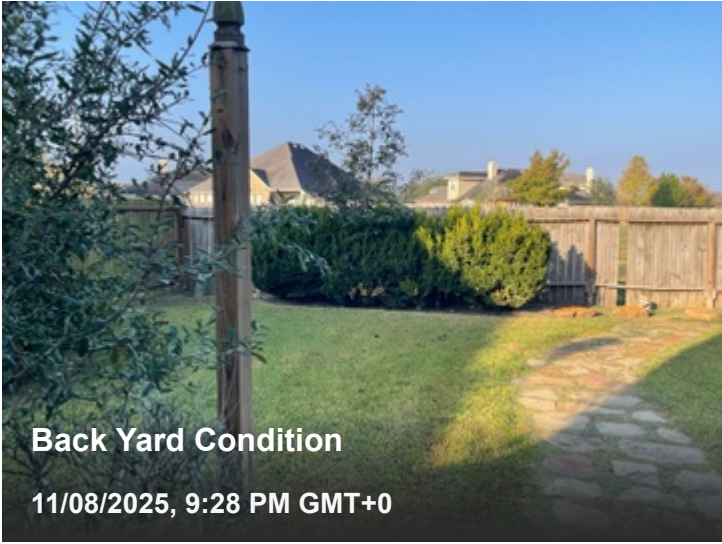
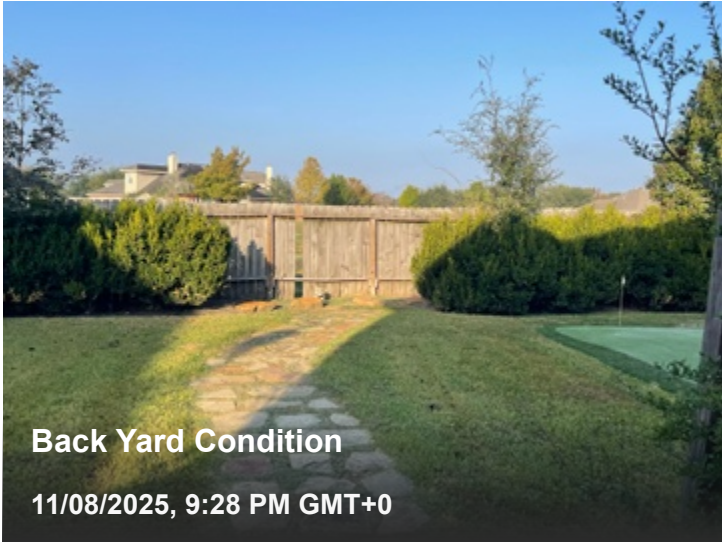
Right Side Yard Condition

Good

Landscaping photos / videos







Additional Structure

 9 Issues

Additional Structure Type

Not Present

Additional Structure Location

Not Present

Structure Exterior Condition

Not Present

Additional Structure Front Photo

Not Present

Additional Structure Left Side Photo

Not Present

Additional Structure Back Photo

Not Present

Additional Structure Right Side Photo

Not Present

Additional Structure Interior Photos

Not Present

Structure Interior Condition

Not Present

Additional Structure photos / videos

 Limitation

Additional Structure Type: Not Present

The object / room is not present.

Limitation photos / videos

 Limitation

Additional Structure Location: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Structure Exterior Condition: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Additional Structure Front Photo: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Structure Interior Condition: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Additional Structure Left Side Photo: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Additional Structure Back Photo: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Additional Structure Right Side Photo: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Additional Structure Interior Photos: Not Present

The object / room is not present.

Limitation photos / videos

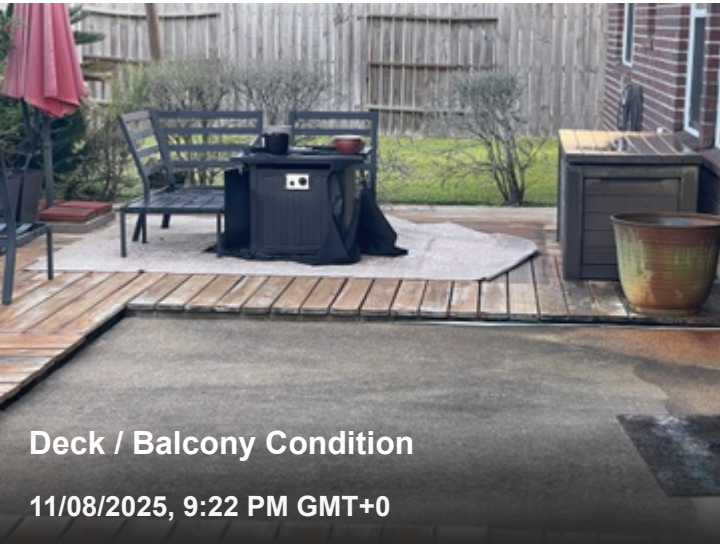
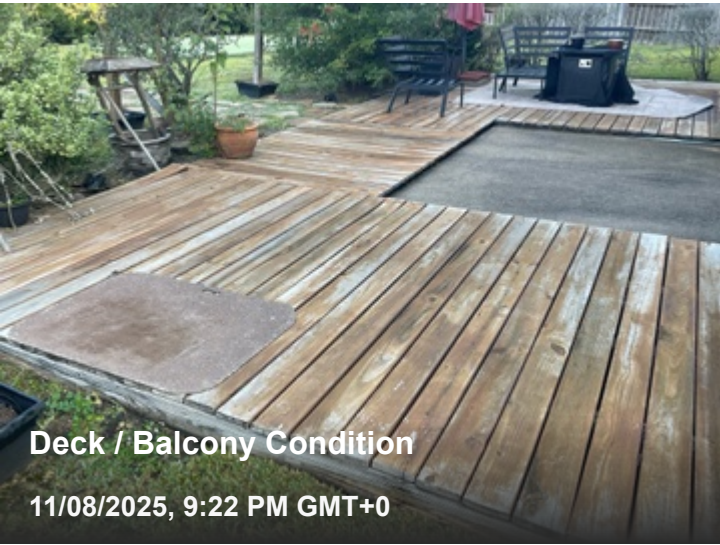
Deck

No issues

Deck / Balcony Condition

Good (Cosmetic Issues Only)

Deck photos / videos



Porch

✓ No issues

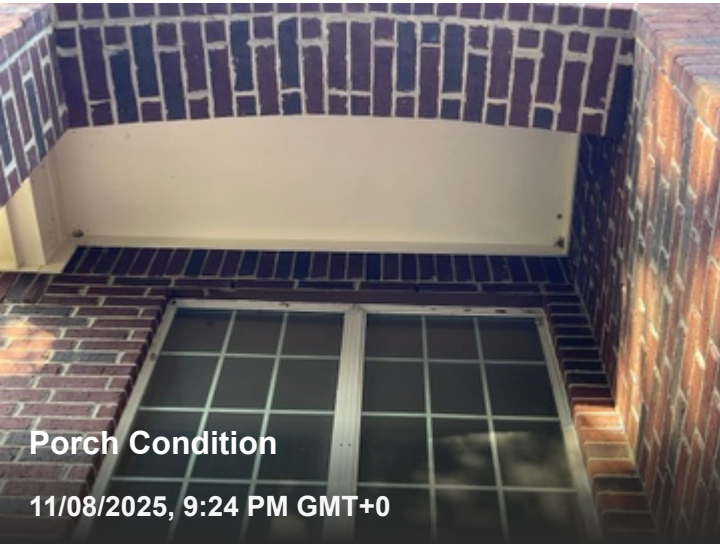
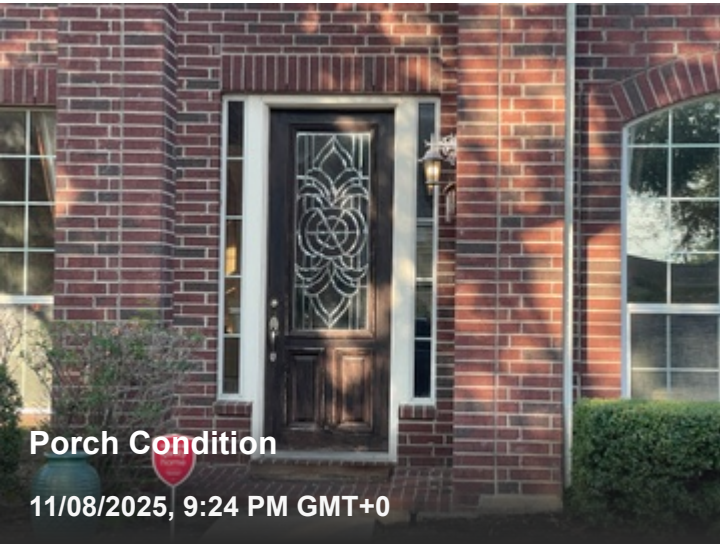
Porch Type

Covered Porch

Porch Condition

Good (Cosmetic Issues Only)

Porch photos / videos



Patio

✓ No issues

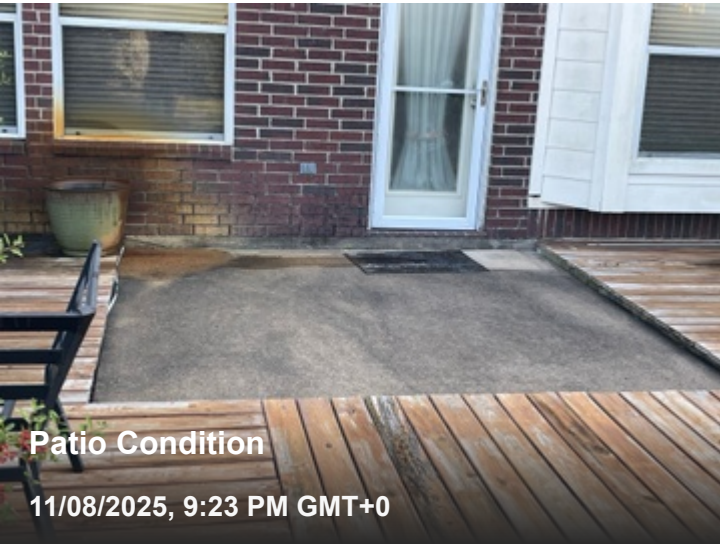
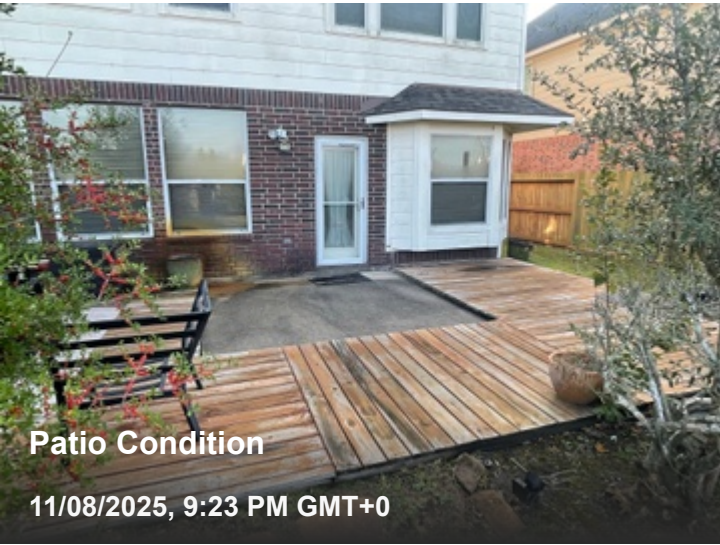
Patio Condition

Good (Cosmetic Issues Only)

Patio Material(s)

Concrete

Patio photos / videos



Additional Site Amenities

 1 Issue

Additional Site Amenities Observed

Not Present

Additional Site Amenities photos / videos

 Limitation

Additional Site Amenities Observed: Not Present

The object / room is not present.

Limitation photos / videos

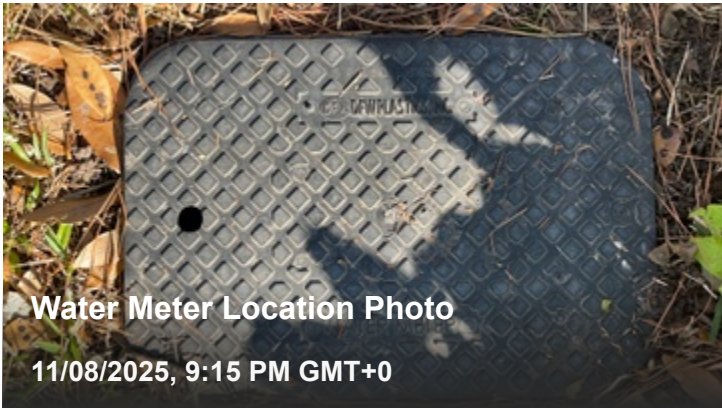
Utilities

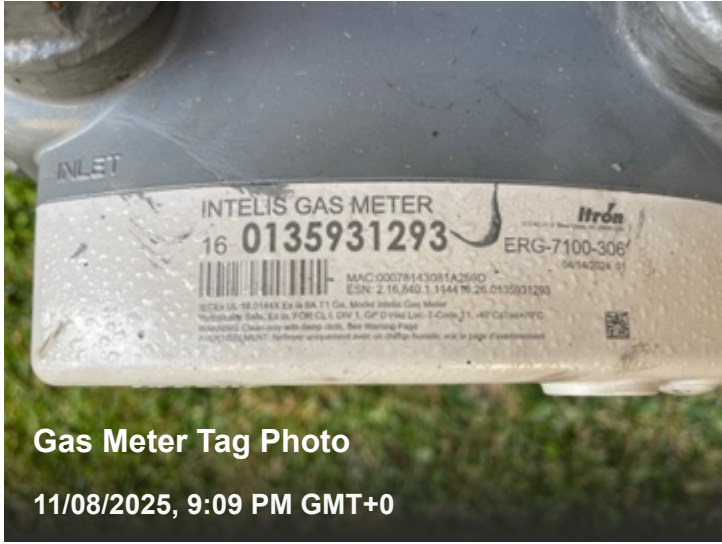
✓ No issues

Electric Meter Condition

Good (Cosmetic Issues Only)

Utilities photos / videos





Exterior

 2 Issues

Siding / Trim

 1 Issue

Siding Condition

Fair (Some Repairs)

Siding Material(s)

Fiber Cement

Exterior Paint Condition

Good (Cosmetic Issues Only)

Exterior Trim Condition

Good (Cosmetic Issues Only)

Trim Material(s)

Fiber Cement

Siding / Trim photos / videos



 Repair deficiency

Damaged / Cracked Hardie Plank Siding

The Hardie plank siding is cracked or damaged.

Siding / Trim photos / videos



Gutters

 1 Issue

Gutter / Downspout Condition

Fair (Some Repairs)

Gutter / Downspout Material(s)

Aluminum

Gutters photos / videos



 Repair deficiency

Missing Downspout(s)

The downspouts are missing in one or more areas.

Gutters photos / videos



Eaves, Soffits, and Fascia

✓ No issues

Eaves / Soffits / Fascia Condition

Good (Cosmetic Issues Only)

Eaves / Soffits / Fascia Material(s)

Fiber cement

Eaves, Soffits, and Fascia photos / videos



Windows

✓ No issues

Window Count
30 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
Double Pane

Frame Type
Vinyl

Window Treatment Type
Reflective

Windows photos / videos



Exterior Doors

✓ No issues

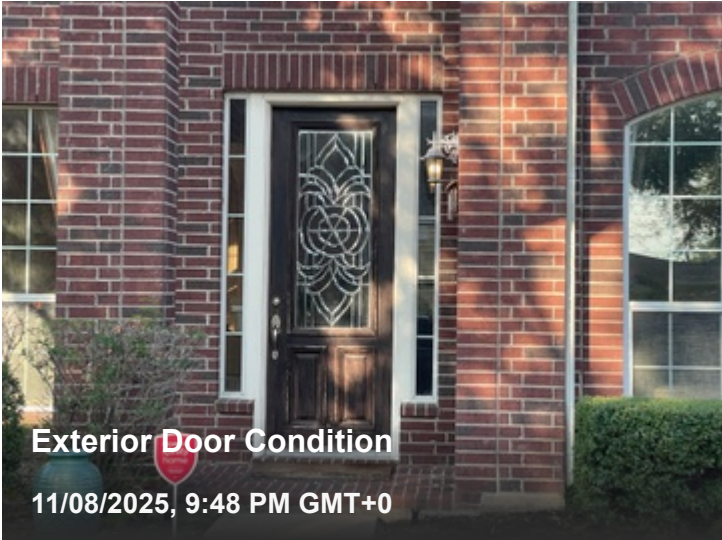
Exterior Door Condition

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

Drone

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

8 year(s)

Estimated Roof Life Remaining

Greater than 5 Years

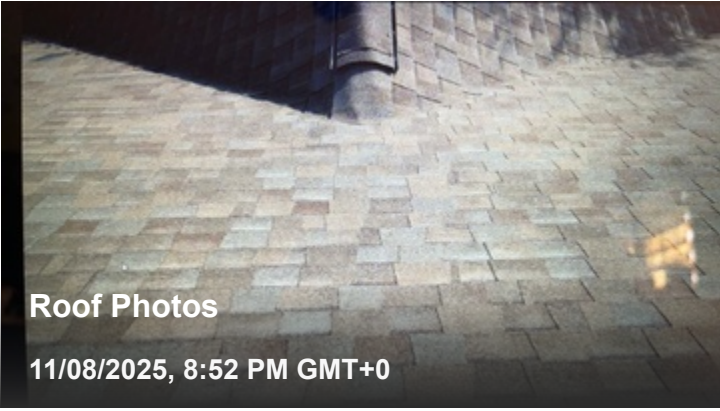
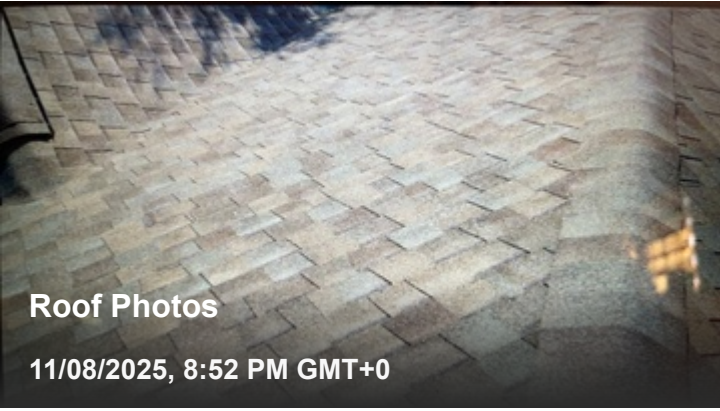
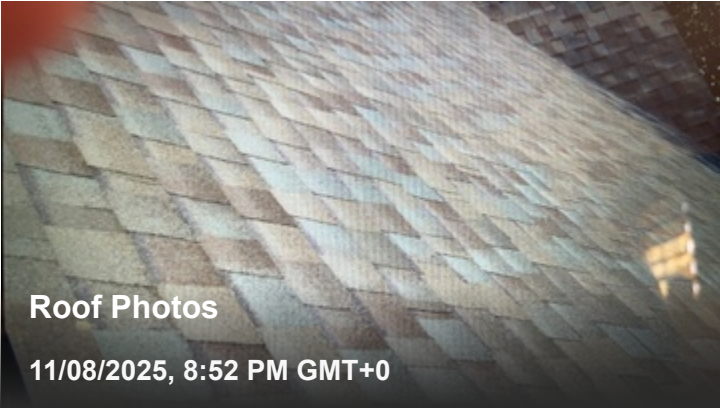
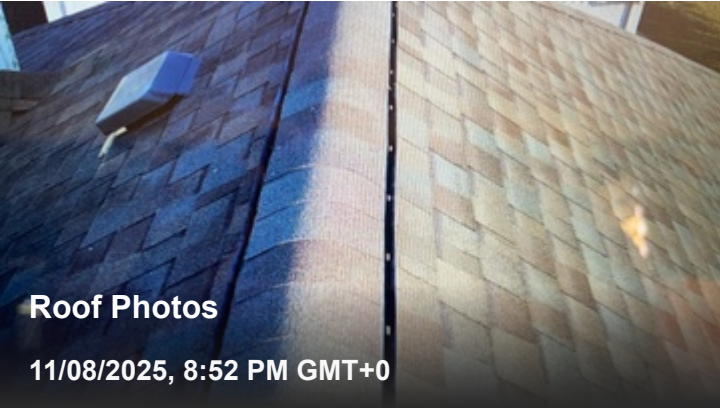
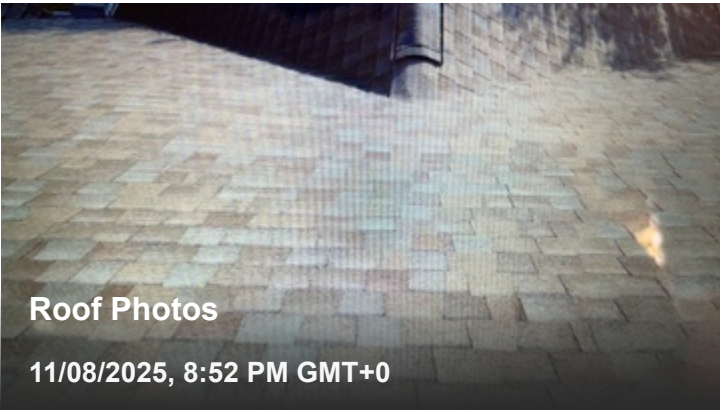
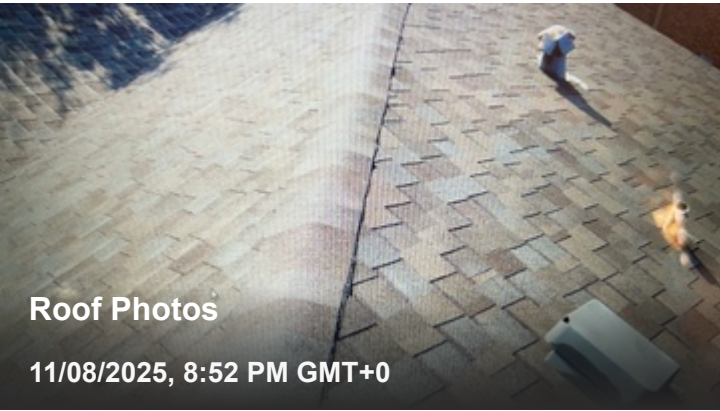
Evidence of Hail / Wind Damage

No

Evidence of Roof Leaks

No

Coverings photos / videos



Flashing

✓ No issues

Flashing Condition

Good (Cosmetic Issues Only)

Flashing photos / videos



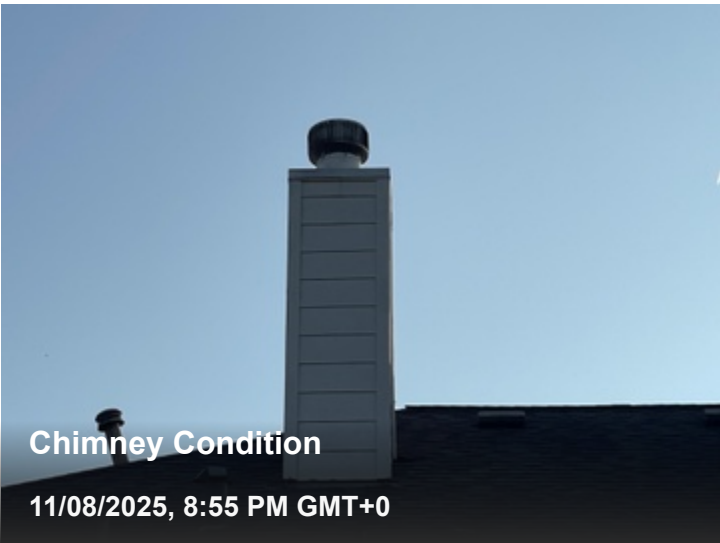
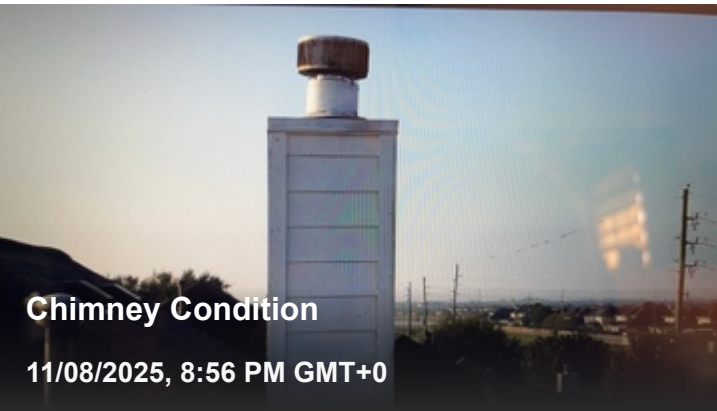
Chimney

✓ 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

Vents photos / videos

Skylights

 Not present

Skylights photos / videos

Garage

 2 Issues

Attached Garage

 2 Issues

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

Non-Functional

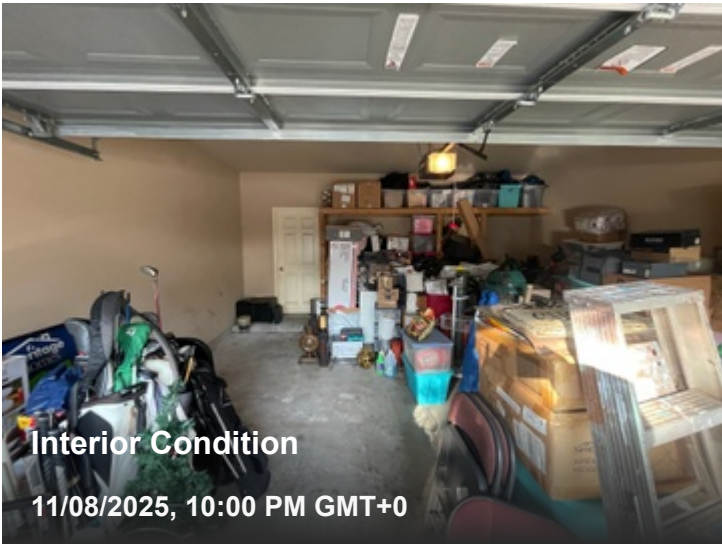
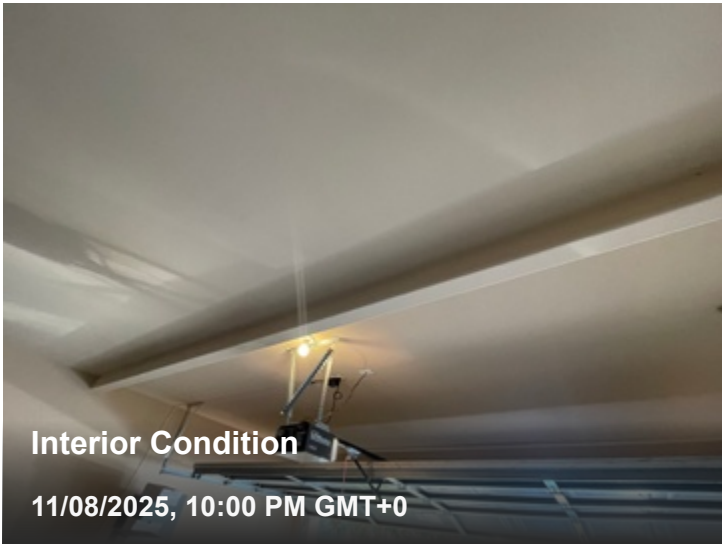
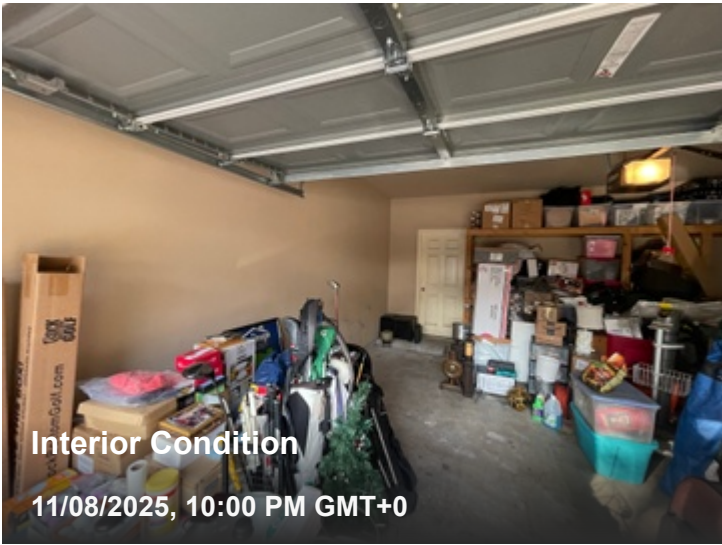
Garage Capacity

2 parking spaces

Garage Converted Into Living Space

No

Attached Garage photos / videos



 **Repair deficiency**

Inoperable Garage Door Motor

The garage door motor needs to be repaired or replaced.

Attached Garage photos / videos



 Limitation



Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Structural

 1 Issue

Foundation

✓

No issues

Foundation Type

Slab

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

Attic Ladder & Hatch

Attic or Ceiling Type

Unconditioned (Vented)

Attic Insulation Type

Fiberglass

Attic Floor Insulation Depth

10-12

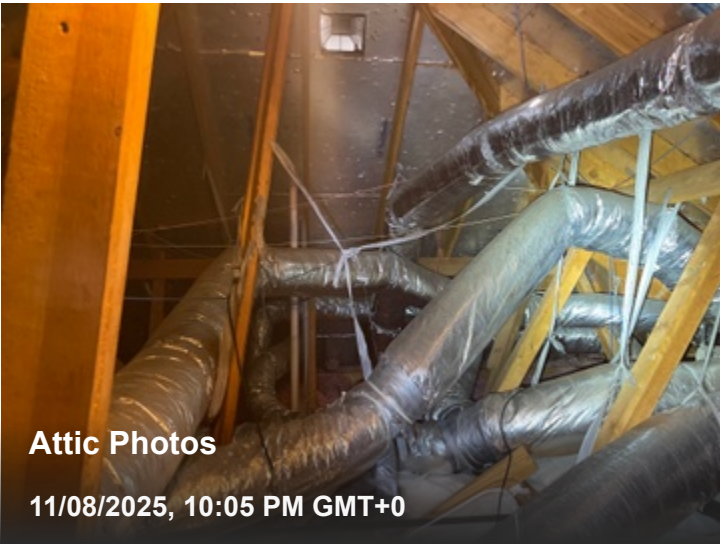
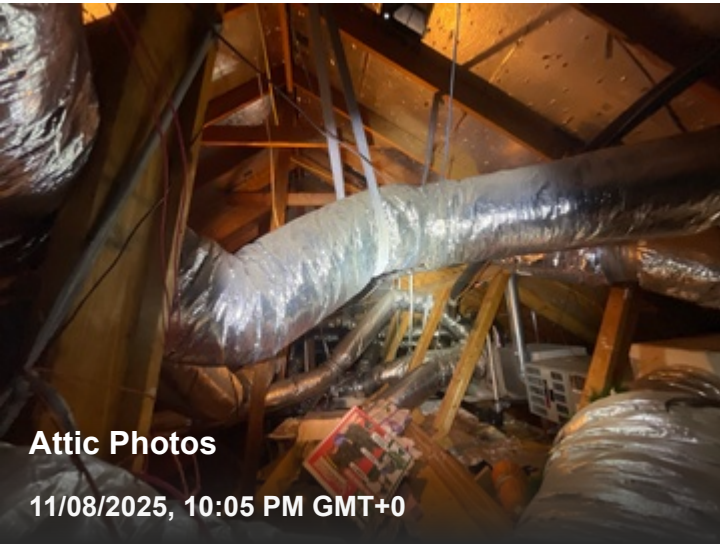
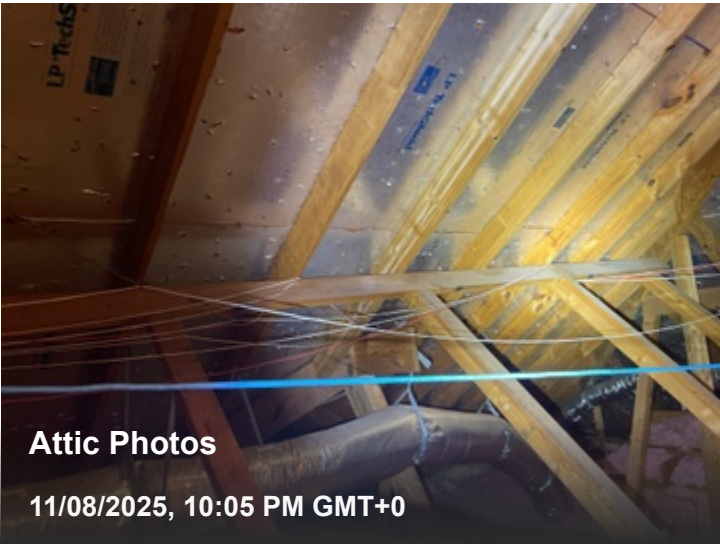
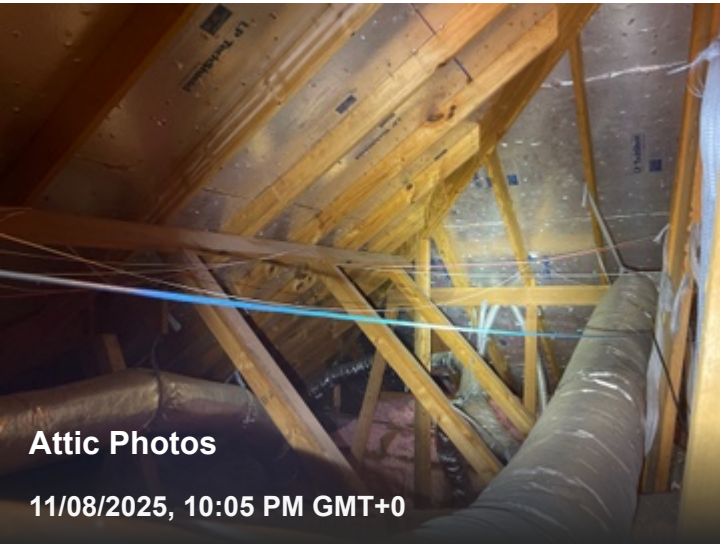
Roof Insulation Depth

Not Present

Percentage of Roof Area Above Attic

100%

Attic photos / videos



 Limitation

Roof Insulation Depth: Not Present

The object / room is not present.

Limitation 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



1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

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)

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

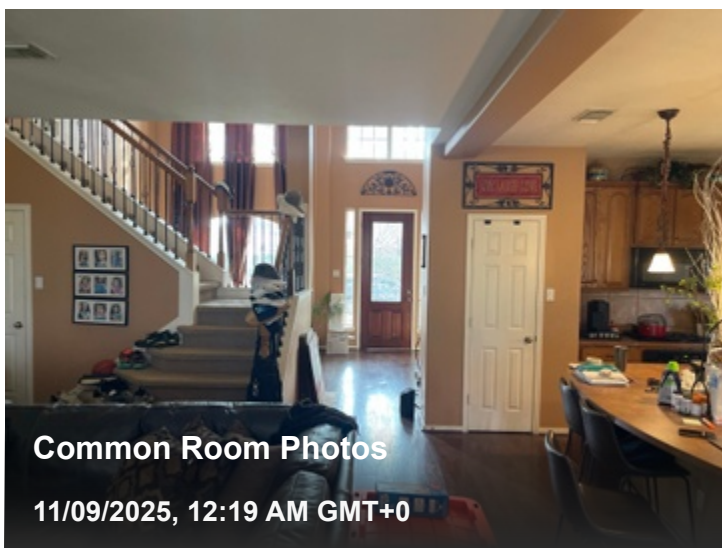
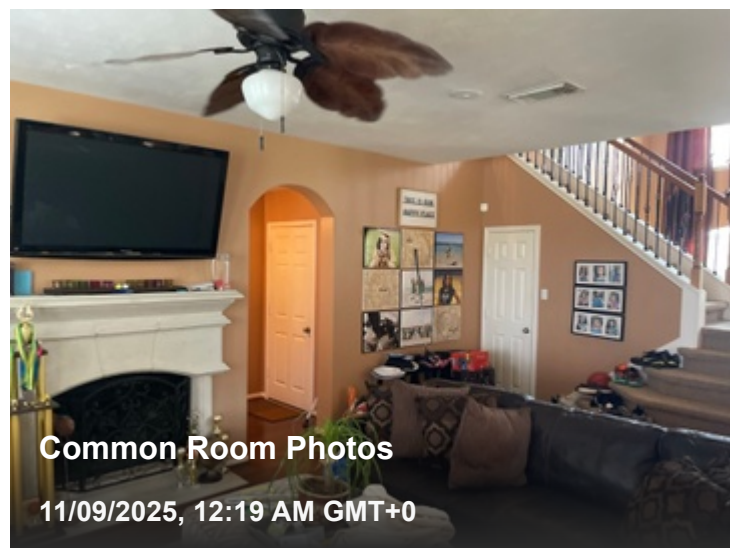
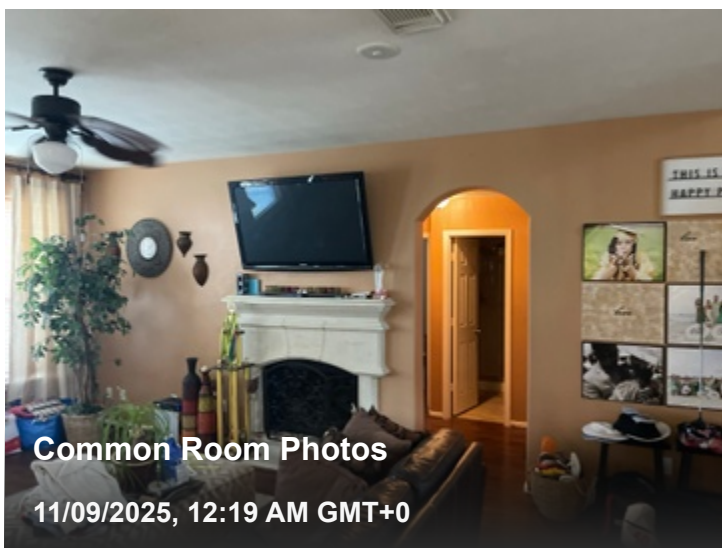
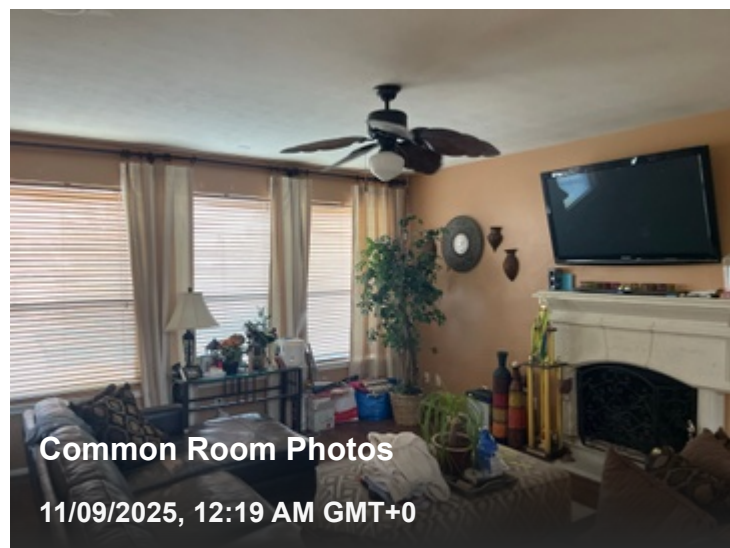
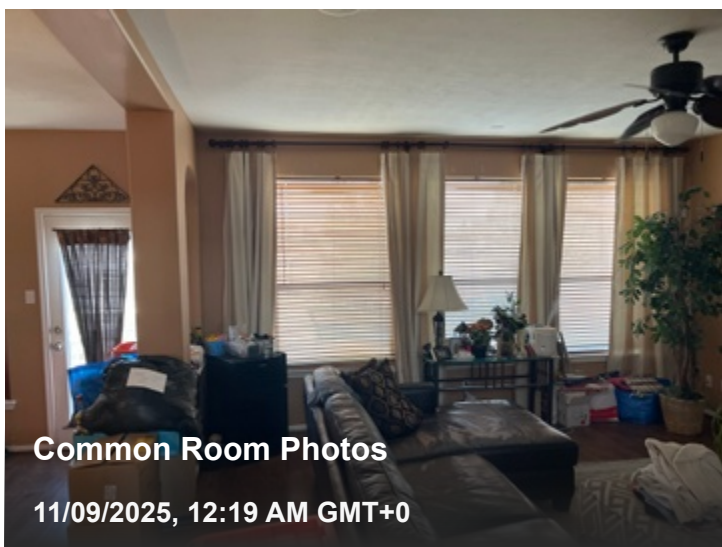
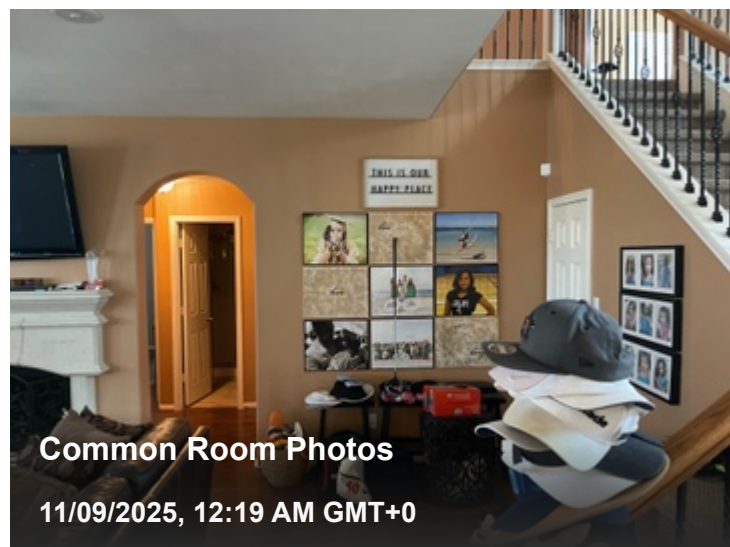
Flooring Material(s)

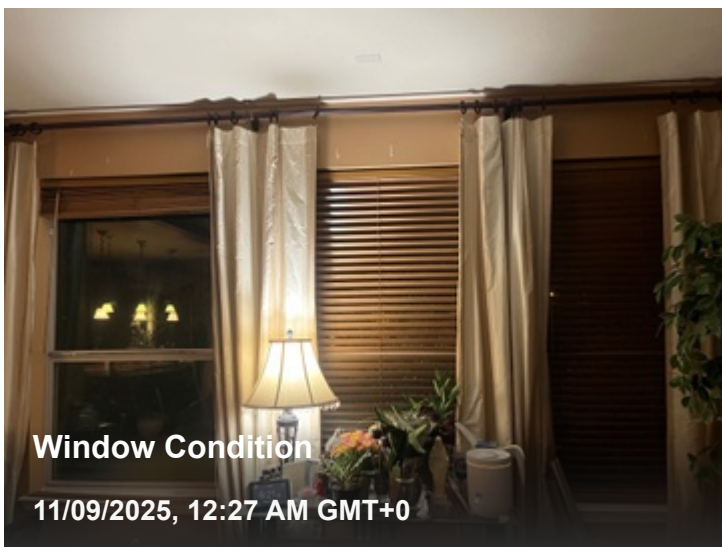
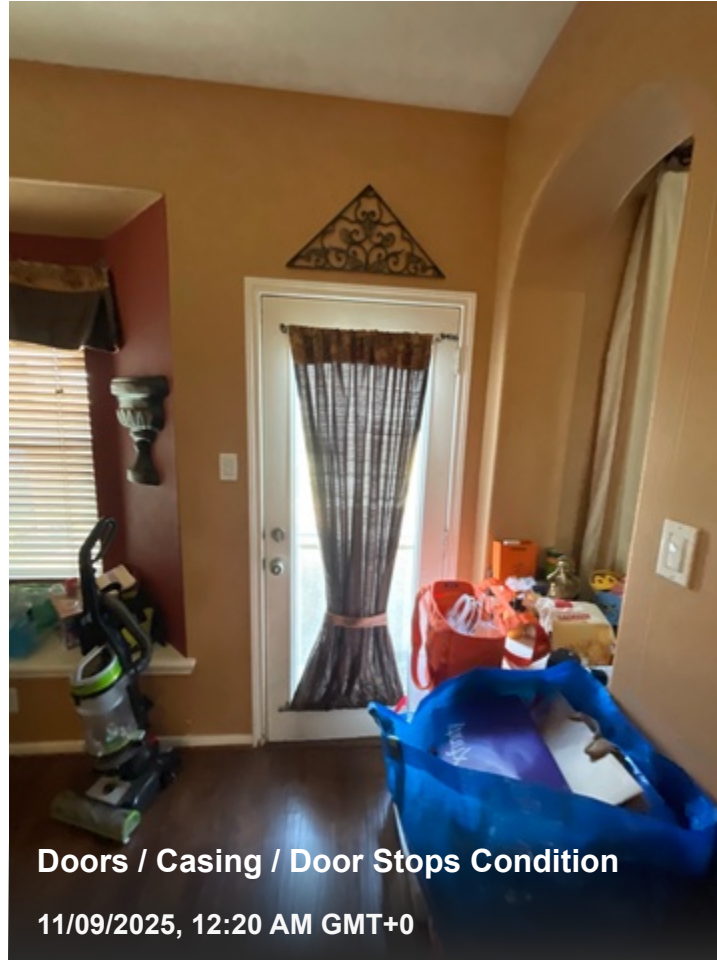
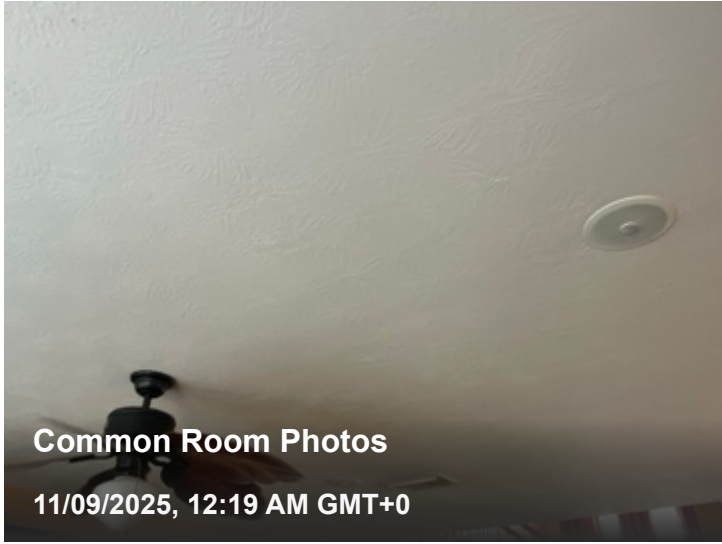
Laminate

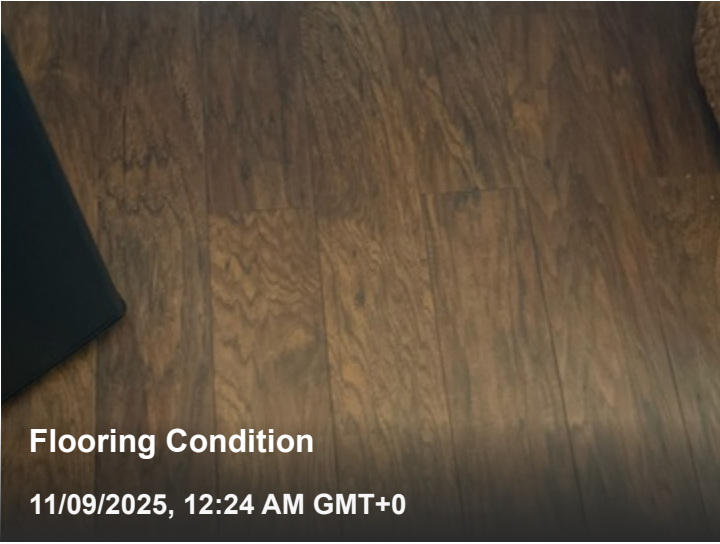
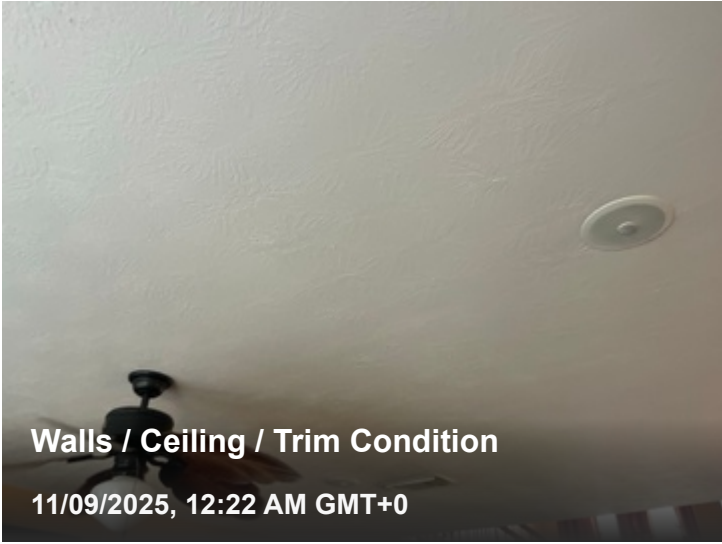
Electrical Condition

Good (Cosmetic Issues Only)

Common Room photos / videos







 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Hallway

 3 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

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

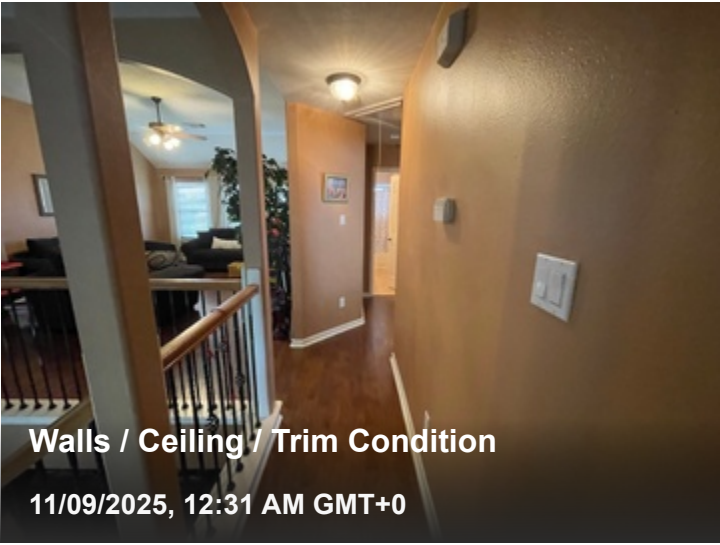
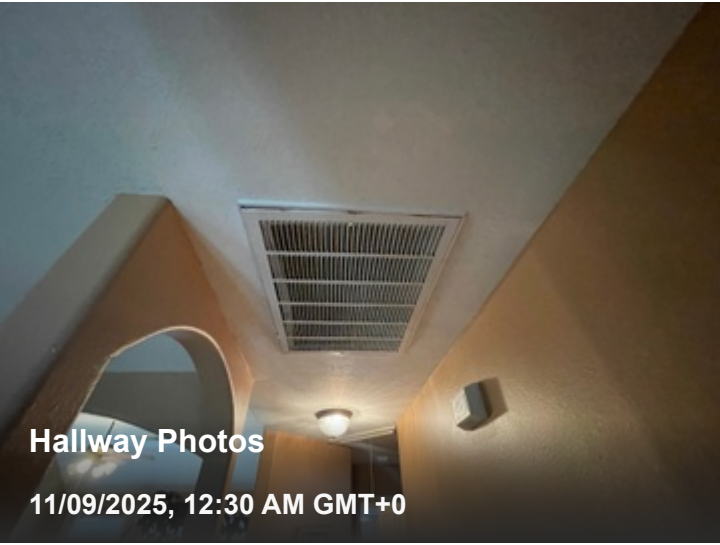
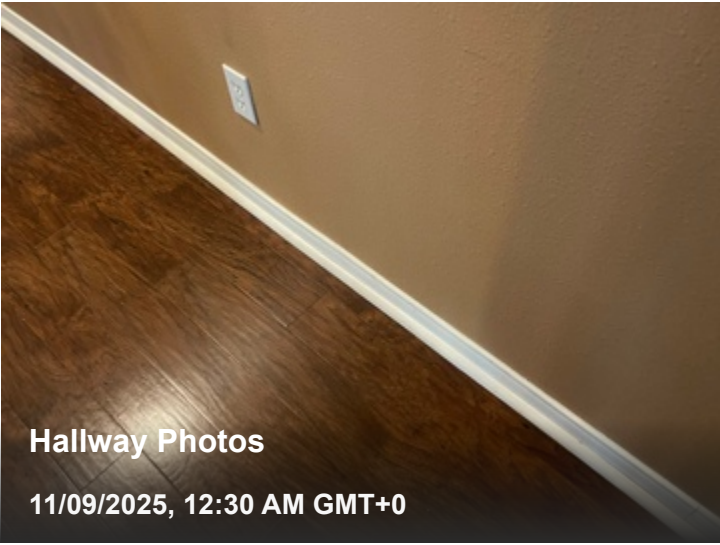
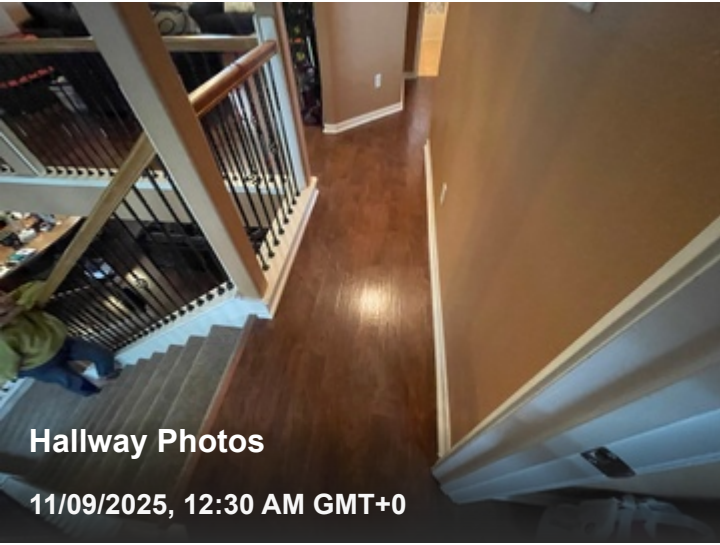
Flooring Material(s)

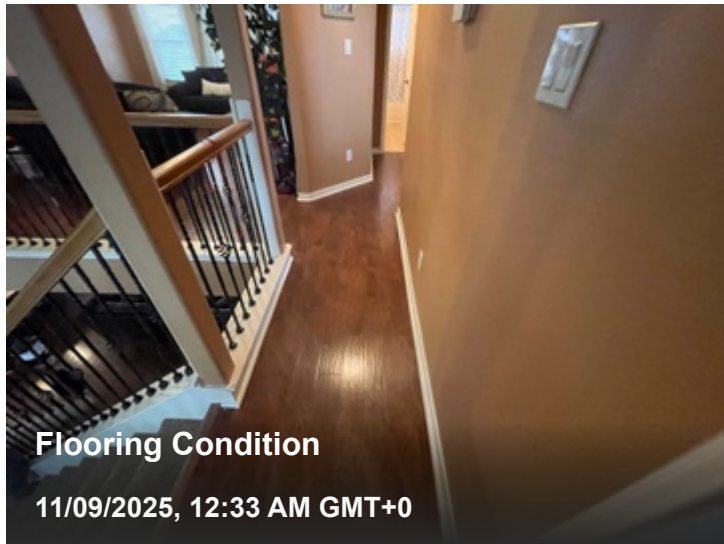
Laminate

Electrical Condition

Good (Cosmetic Issues Only)

Hallway 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

Limitation

Window Condition: Not Present

The object / room is not present.

Limitation photos / videos

Stairway

 2 Issues

Stairway Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceiling / Trim Condition

Not Present

Walls / Ceilings Need Repainting

Not Present

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Carpet

Stairway photos / videos



 Limitation

Walls / Ceiling / Trim Condition: Not Present

The object / room is not present.

Limitation photos / videos

 **Limitation**

Walls / Ceilings Need Repainting: Not Present

The object / room is not present.

Limitation photos / videos

Fireplace

 **No issues**

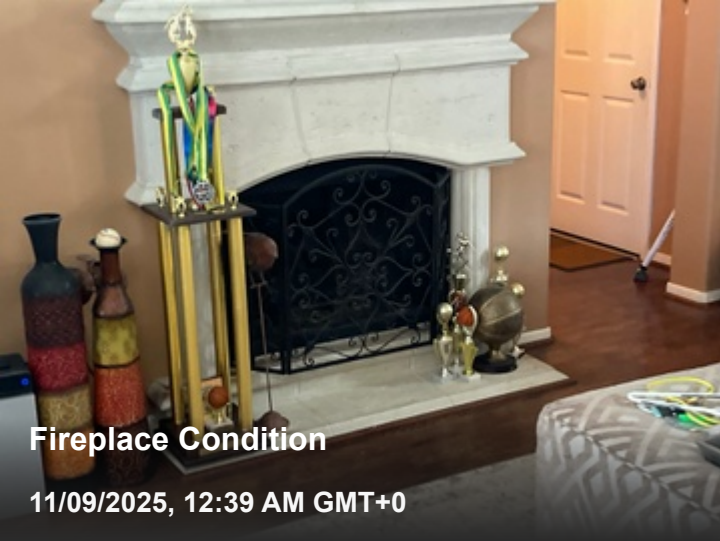
Fireplace Energy Source

Gas

Fireplace Condition

Good (Cosmetic Issues Only)

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

Perfect Condition (Looks Brand New Without Wear / Damage)

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)

Laminate

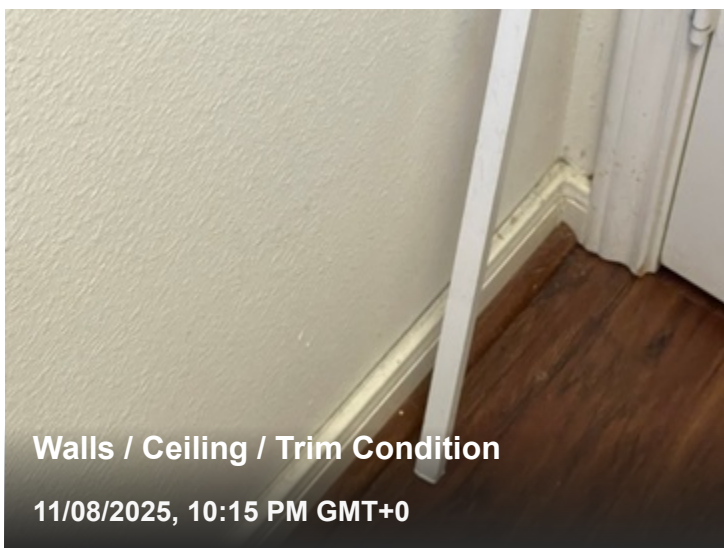
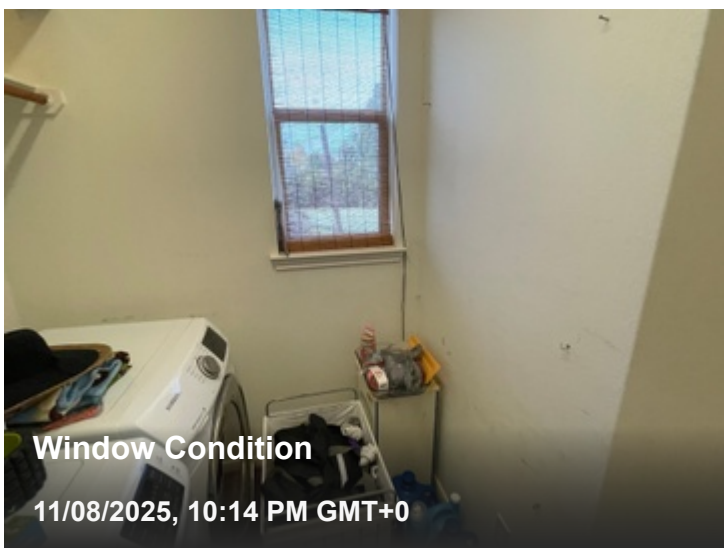
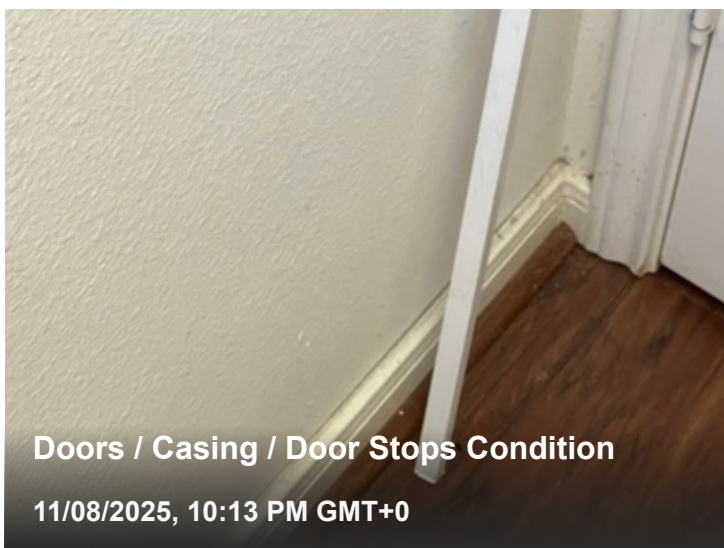
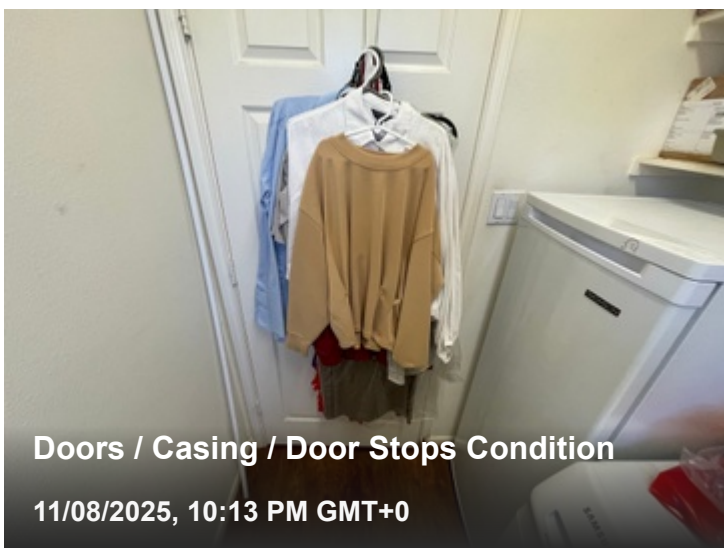
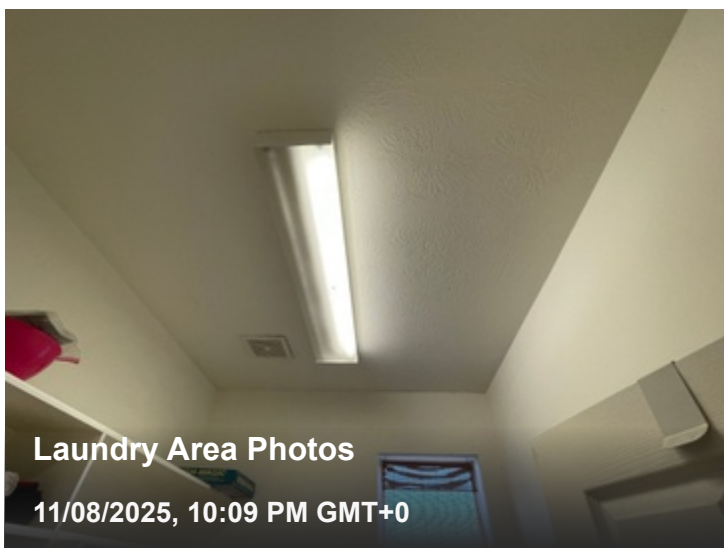
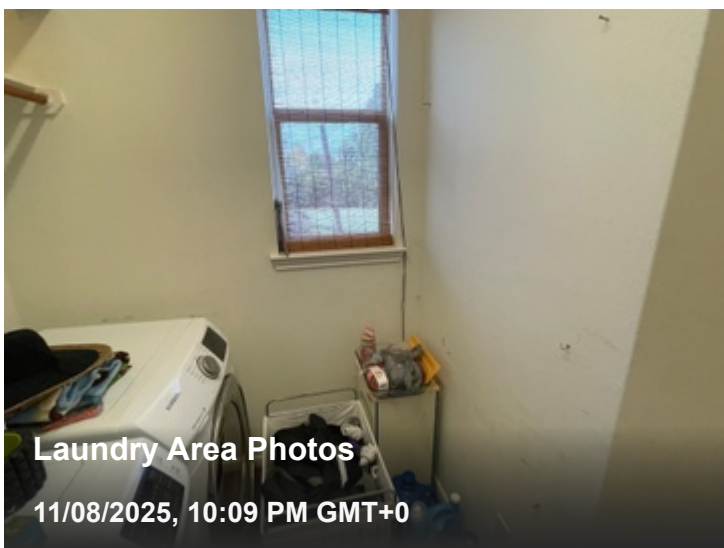
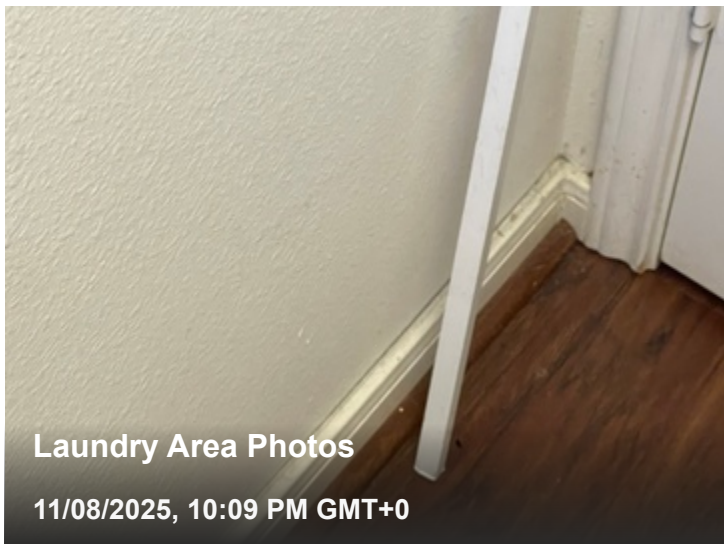
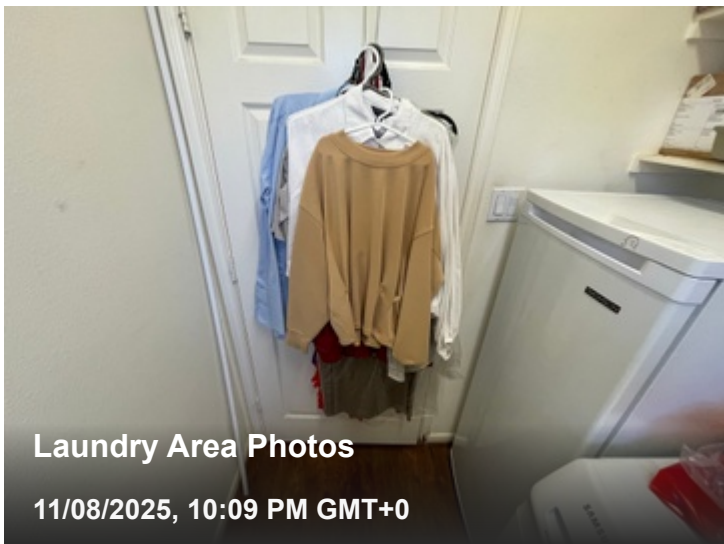
Electrical Condition

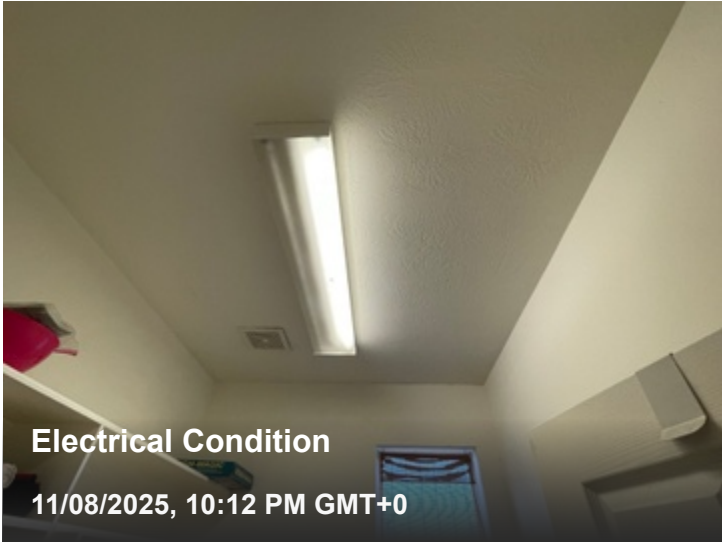
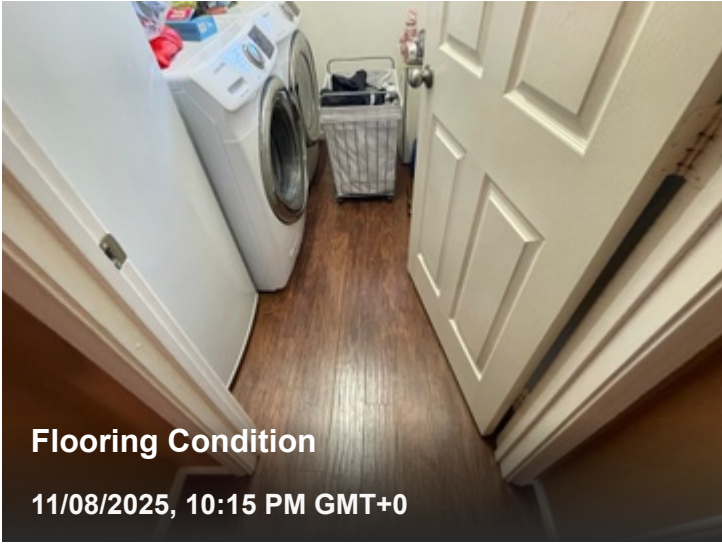
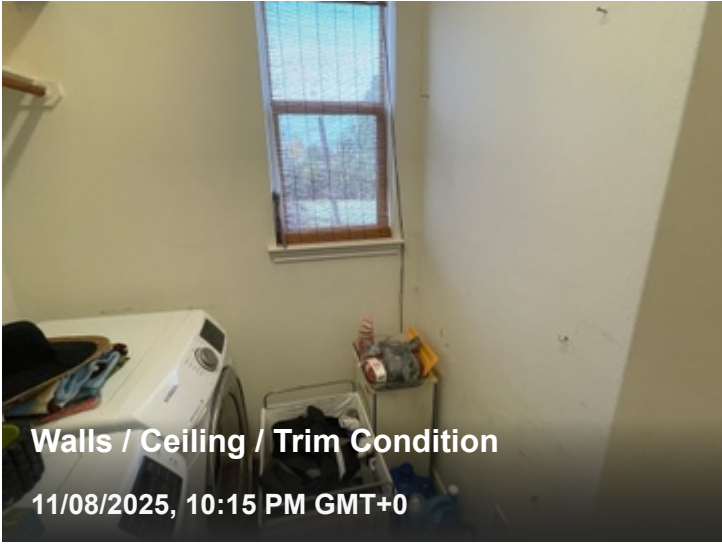
Good (Cosmetic Issues Only)

Plumbing Condition

No Access

Laundry Area photos / videos





 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 Limitation

Plumbing Condition: No Access

I cannot access the object / room.

Limitation photos / videos

Washer

 No issues

Washer Condition

Functional

Washer Appliance Tag Photo

Beta Feature

Washing Machine

Recall status

No

Expected life

11 years

Brand

Samsung

Estimated remaining life

2.89 years

Manufacture date

October 2017

Model number

WF42H5200AW/A2

Age

8.11 years

Serial number

000F5NAJA00489X

Washer photos / videos



Washer Appliance Tag Photo

11/08/2025, 10:18 PM GMT+0



Washer Appliance Tag Photo

11/08/2025, 10:18 PM GMT+0

Dryer

✓ No issues

Dryer Condition

Functional

Dryer Appliance Tag Photo

Clothes Dryer

Recall status

No

Expected life

13 years

Brand

Samsung

Estimated remaining life

4.56 years

Manufacture date

June 2017

Model number

DV42H5200GW/A3

Age

8.44 years

Serial number

0ABJ5BBJ600257T

Beta Feature

Dryer photos / videos



Dryer Appliance Tag Photo

11/08/2025, 11:15 PM GMT+0



Dryer Appliance Tag Photo

11/08/2025, 11:15 PM GMT+0

Kitchen

 5 Issues

Kitchen General

 3 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

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 Material(s)

Laminate

Electrical Condition

Good (Cosmetic Issues Only)

Faucet(s) / Sink(s) Condition

Good (Cosmetic Issues Only)

Kitchen Cabinet / Drawers Condition

Noticeable Wear (Fading / Scuffs / Minor Damage)

Kitchen Countertop Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

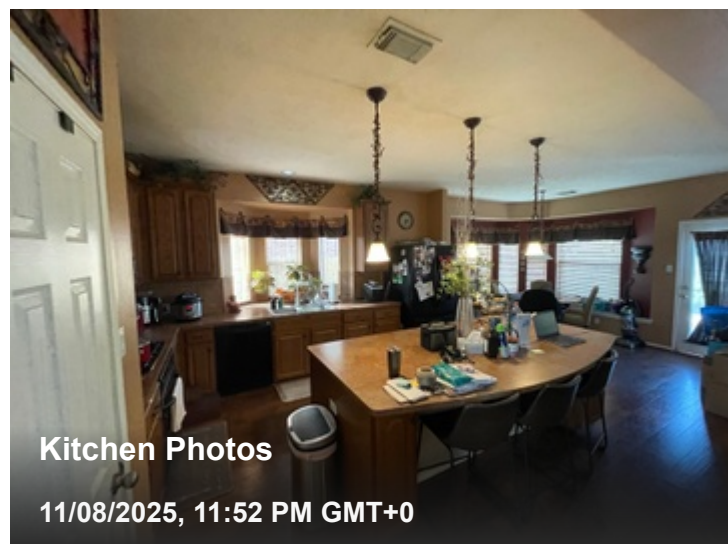
Flooring Beyond Repair

No Flooring Concerns Observed

Plumbing Condition

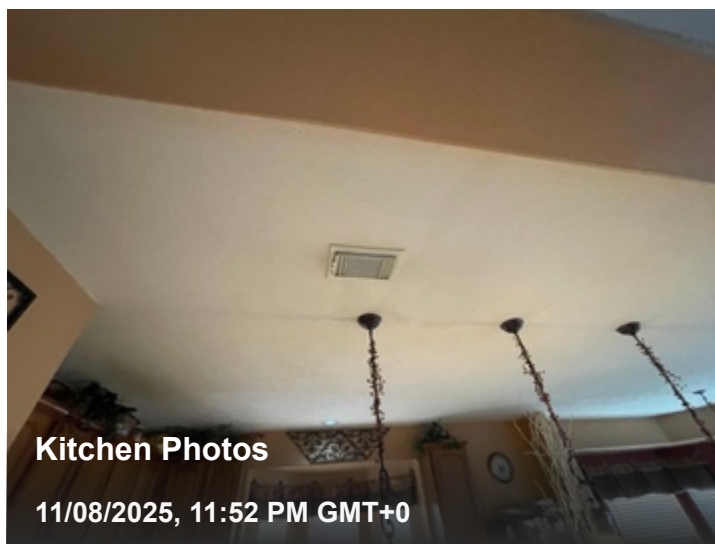
Good (No Leaks but has a Flex Drain)

Kitchen General photos / videos



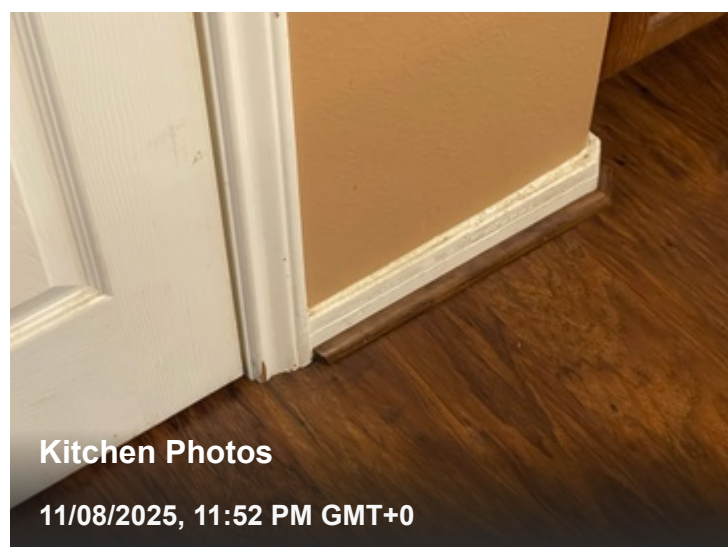
Kitchen Photos

11/08/2025, 11:52 PM GMT+0



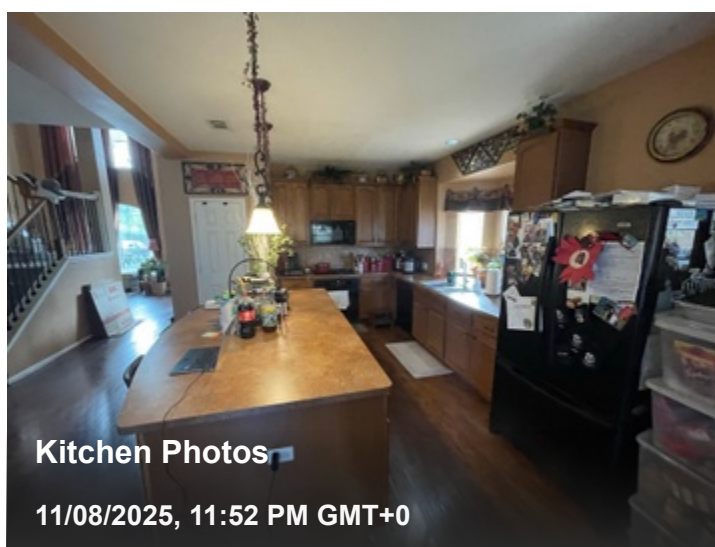
Kitchen Photos

11/08/2025, 11:52 PM GMT+0



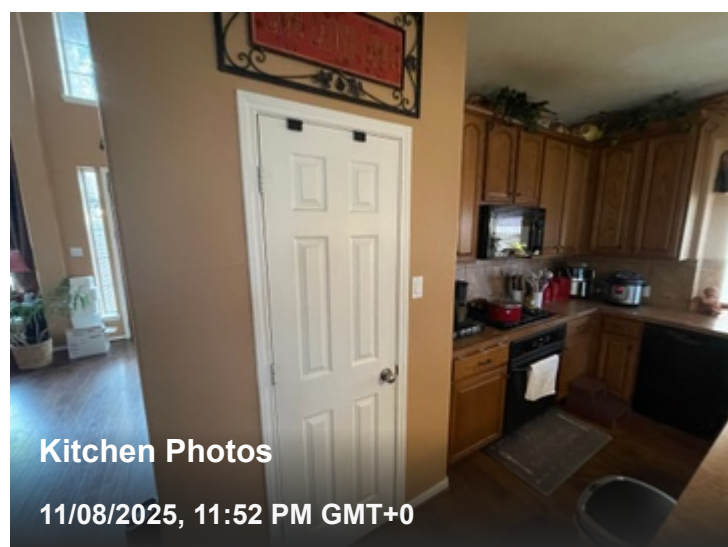
Kitchen Photos

11/08/2025, 11:52 PM GMT+0



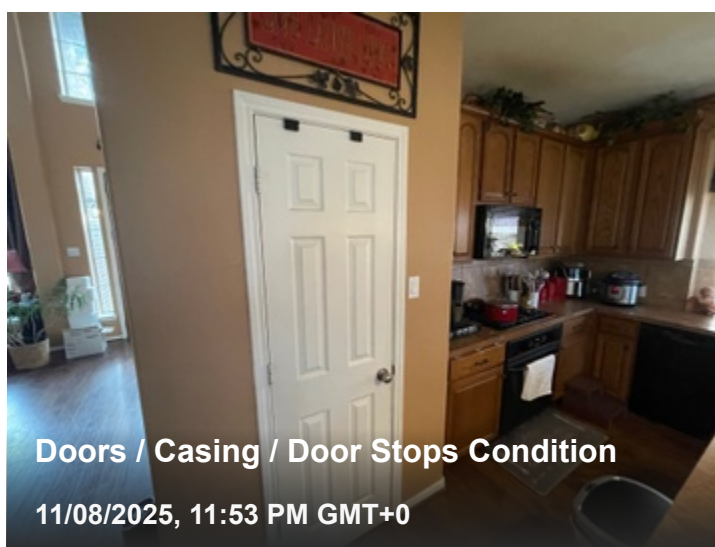
Kitchen Photos

11/08/2025, 11:52 PM GMT+0



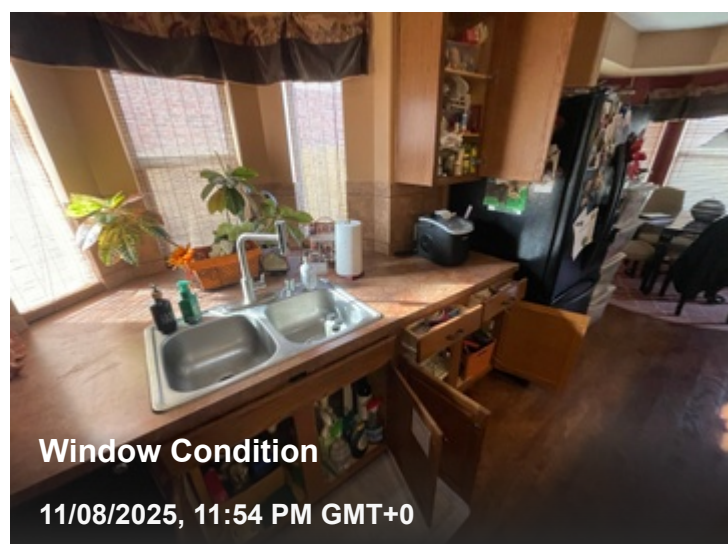
Kitchen Photos

11/08/2025, 11:52 PM GMT+0



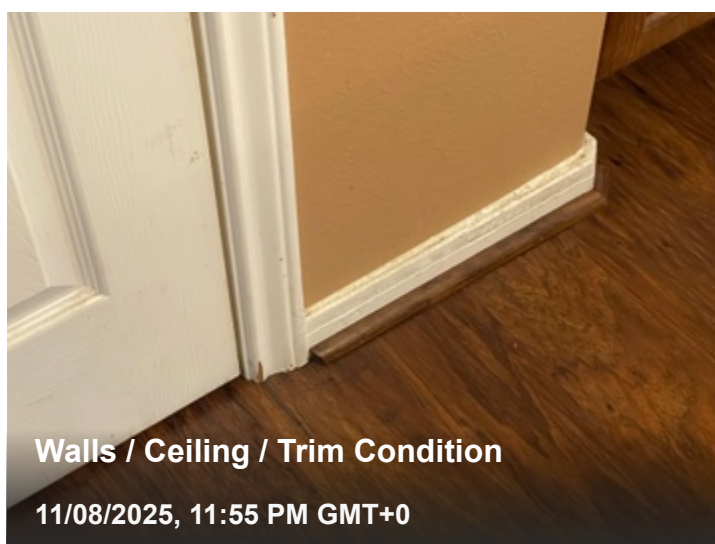
Doors / Casing / Door Stops Condition

11/08/2025, 11:53 PM GMT+0



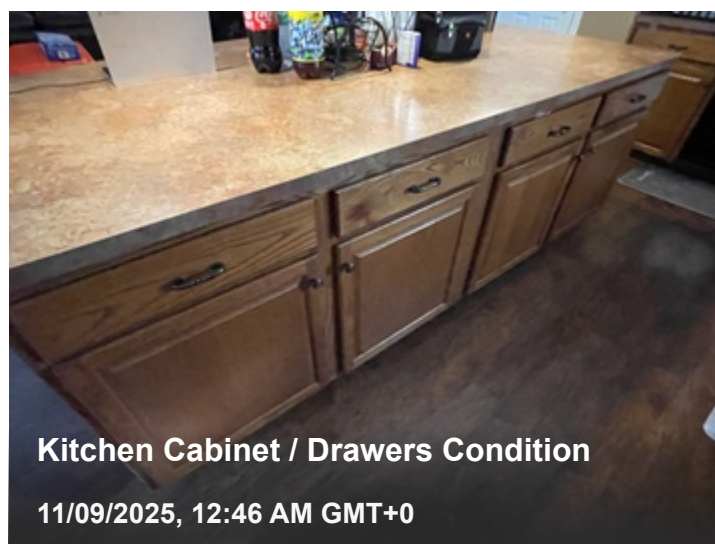
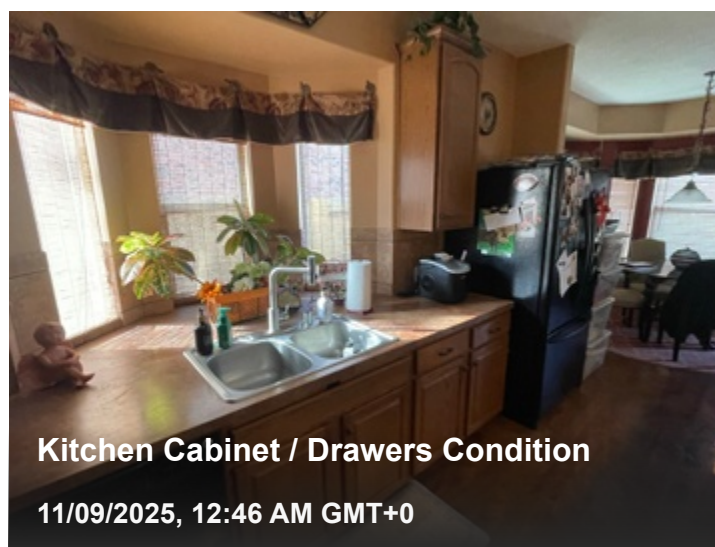
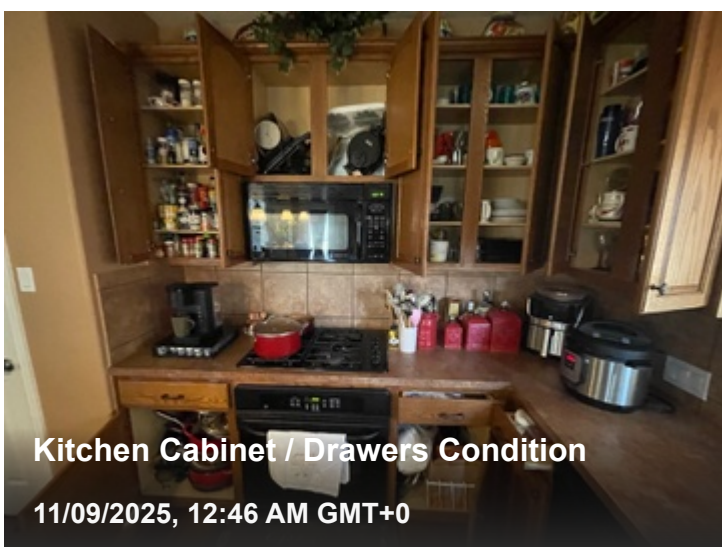
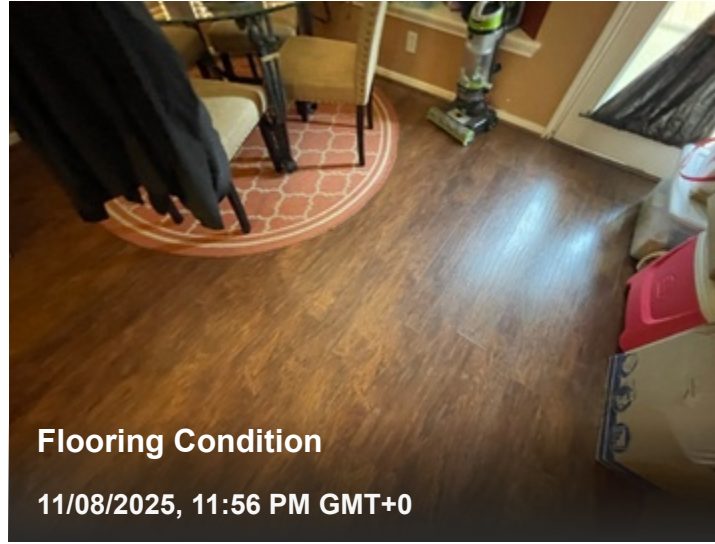
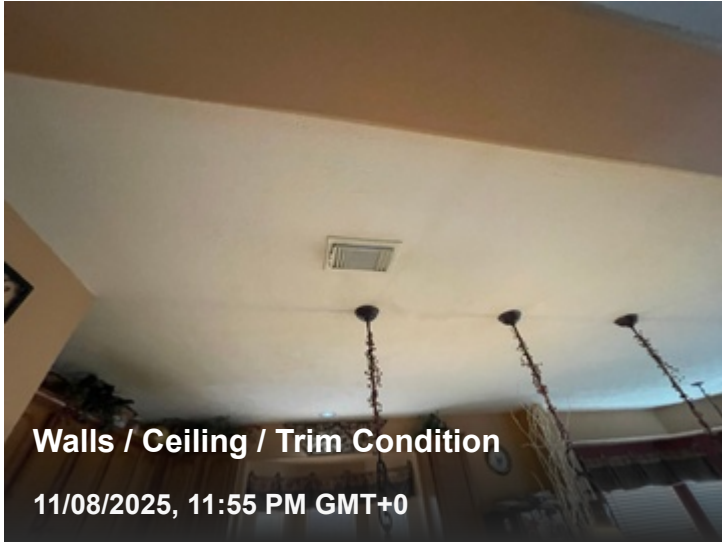
Window Condition

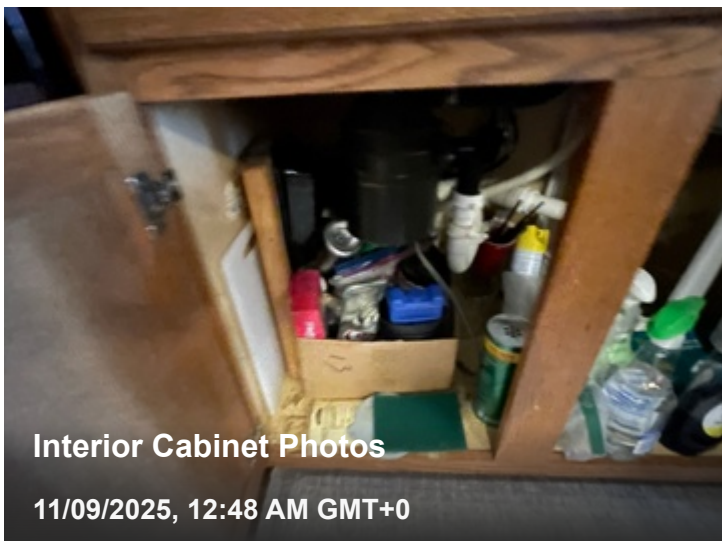
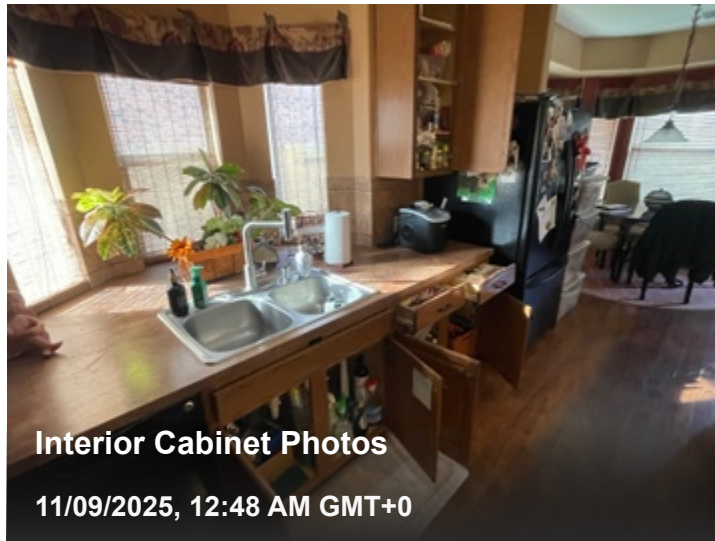
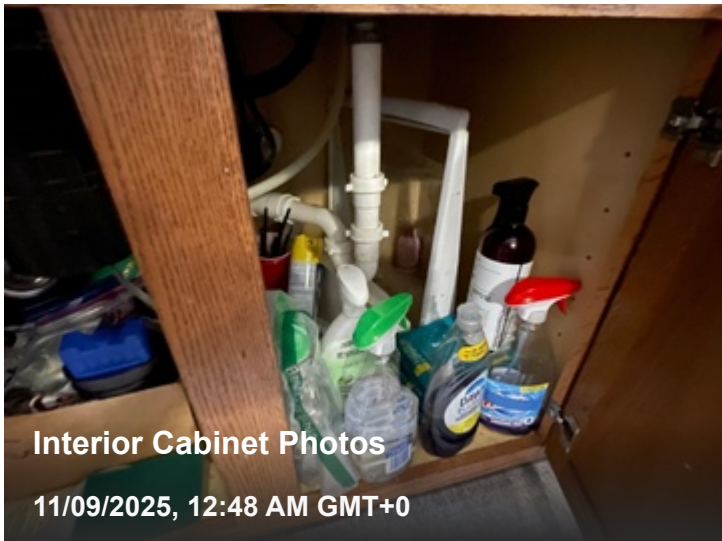
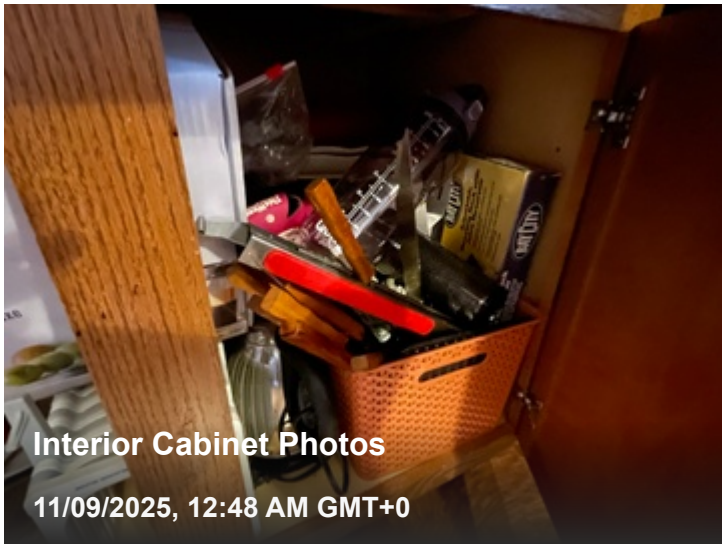
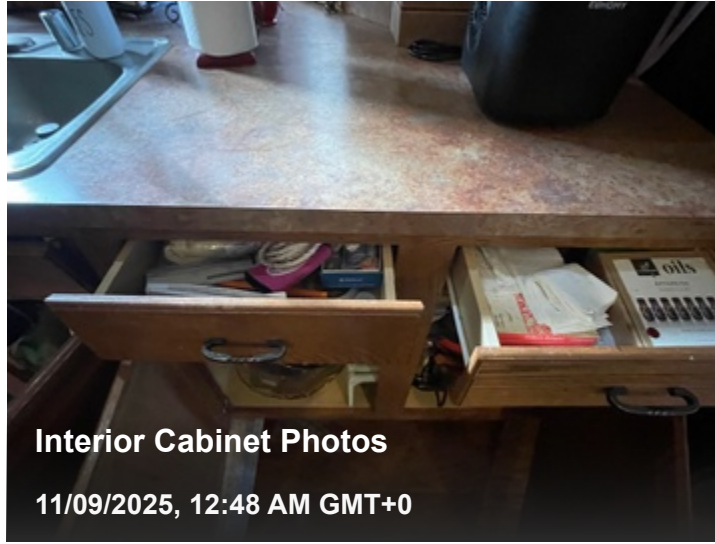
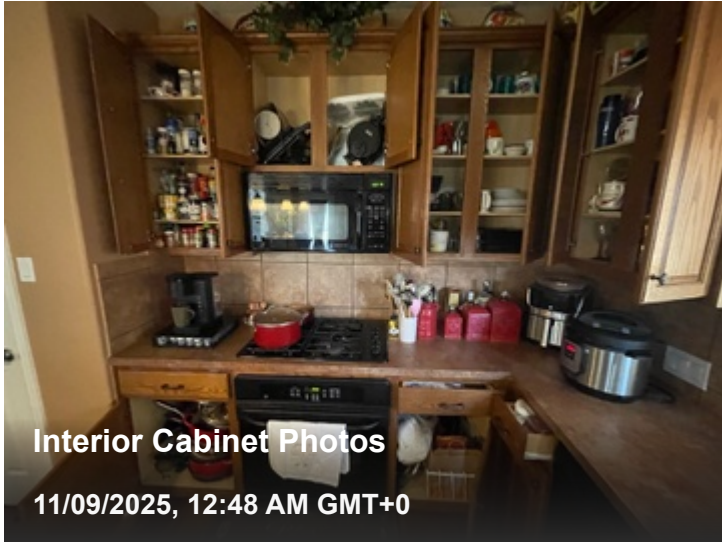
11/08/2025, 11:54 PM GMT+0

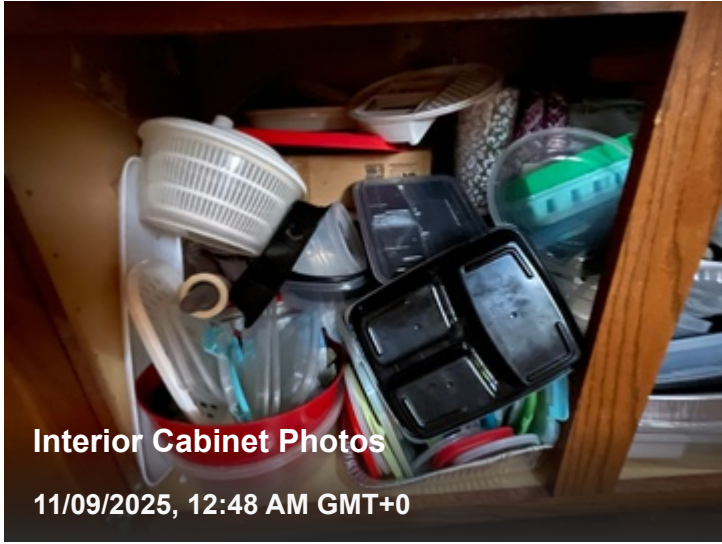


Walls / Ceiling / Trim Condition

11/08/2025, 11:55 PM GMT+0

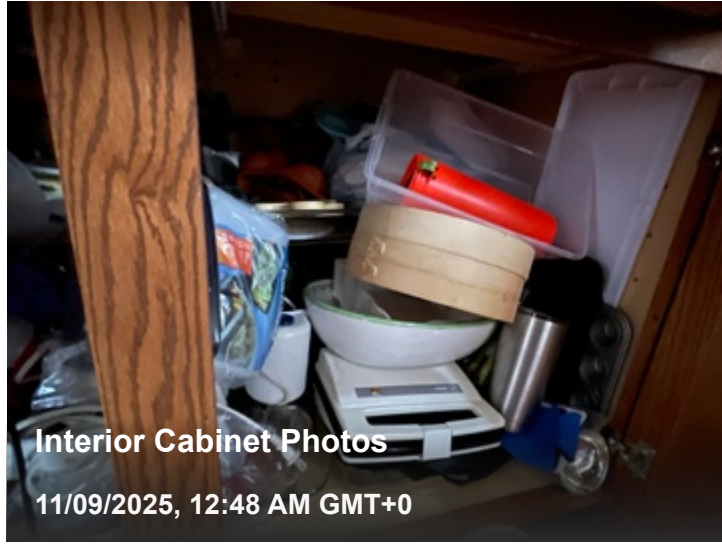






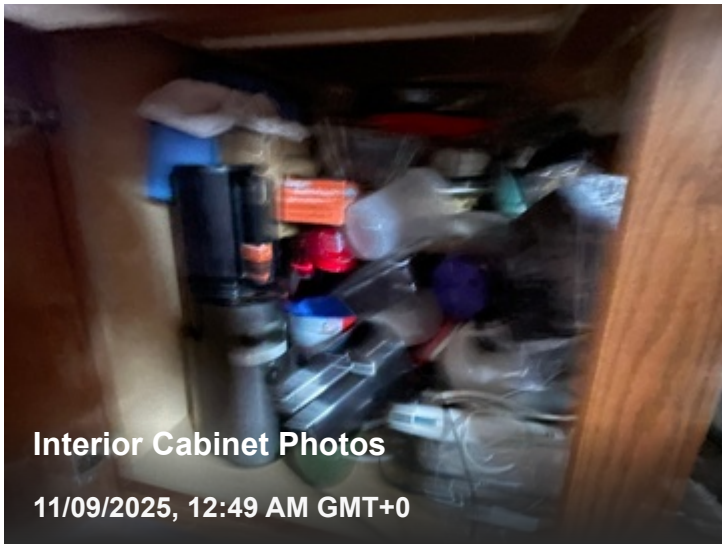
Interior Cabinet Photos

11/09/2025, 12:48 AM GMT+0



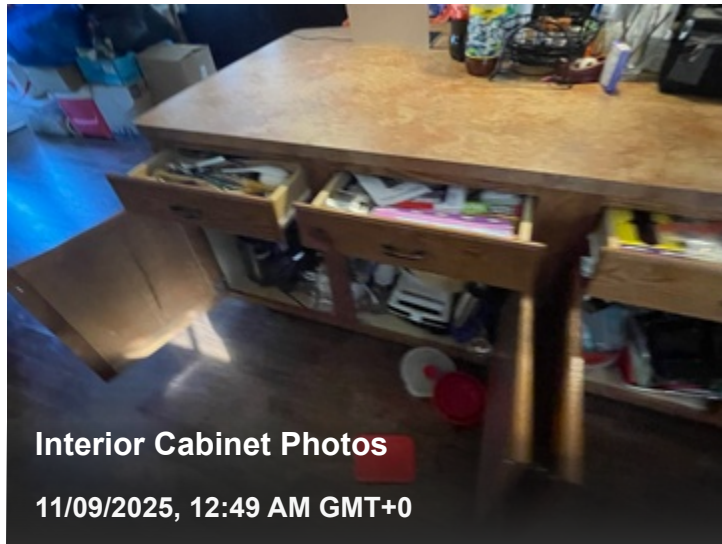
Interior Cabinet Photos

11/09/2025, 12:48 AM GMT+0



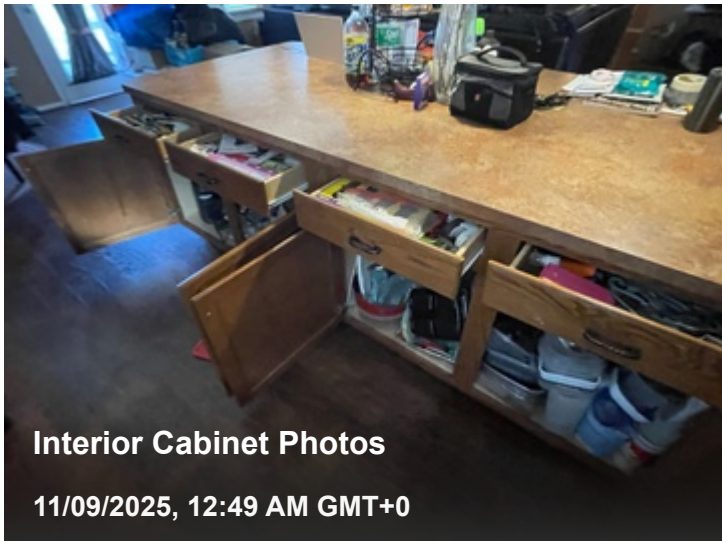
Interior Cabinet Photos

11/09/2025, 12:49 AM GMT+0



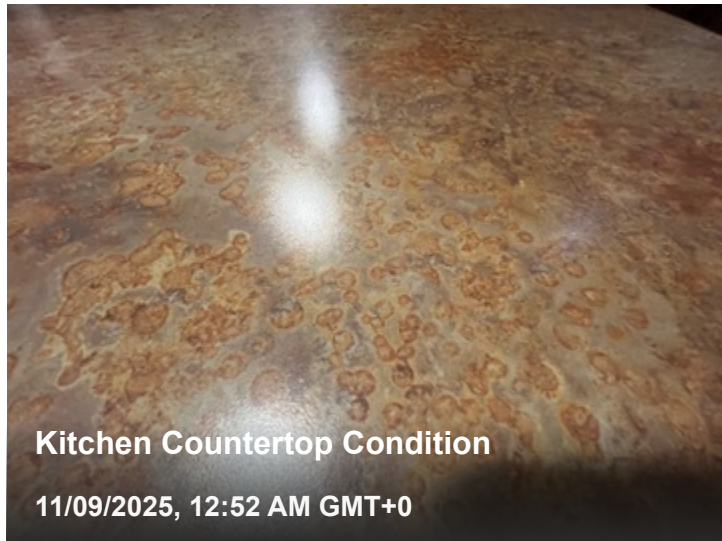
Interior Cabinet Photos

11/09/2025, 12:49 AM GMT+0



Interior Cabinet Photos

11/09/2025, 12:49 AM GMT+0



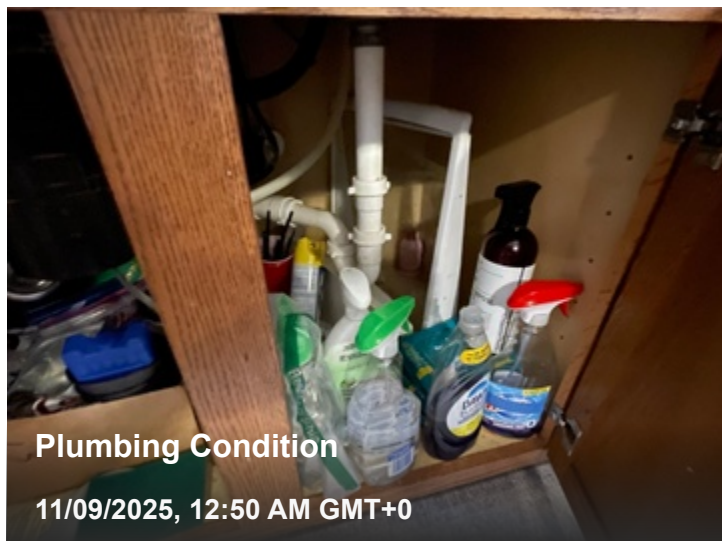
Kitchen Countertop Condition

11/09/2025, 12:52 AM GMT+0



Kitchen Countertop Condition

11/09/2025, 12:52 AM GMT+0



Plumbing Condition

11/09/2025, 12:50 AM GMT+0

 Repair deficiency

Damaged / Missing Cabinet Door / Drawer

The cabinet door / drawer is damaged / missing.

Kitchen General photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 Inspectify flag

Flooring Material(s)

Laminate

Deficiency photos / videos

Dishwasher

 No issues

Dishwasher Condition

Functional

Dishwasher Appliance Tag Photo

Dishwasher

 Beta Feature

Recall status

No

Expected life

12 years

Brand

General Electric

Estimated remaining life

0 years

Manufacture date

November 2005

Model number

GLD4200L00BB

Age

20.03 years

Serial number

VH787011B

Dishwasher photos / videos



Dishwasher Appliance Tag Photo

11/08/2025, 11:58 PM GMT+0



Dishwasher Appliance Tag Photo

11/08/2025, 11:58 PM GMT+0

Refrigerator

✓ No issues

Refrigerator Condition

Functional

Refrigerator Appliance Tag Photo

Refrigerator

Recall status

No

Expected life

13 years

Brand

Kenmore

Estimated remaining life

0 years

Manufacture date

January 2008

Model number

596.76539500

Age

17.86 years

Serial number

10969078GX

Beta Feature

Refrigerator photos / videos



Range

Not present

Range photos / videos

Cooktop

 1 Issue

Cooktop Condition

Functional

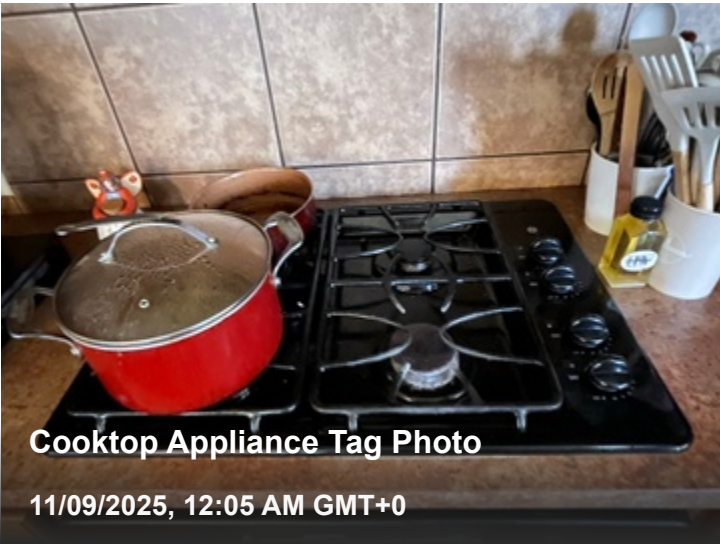
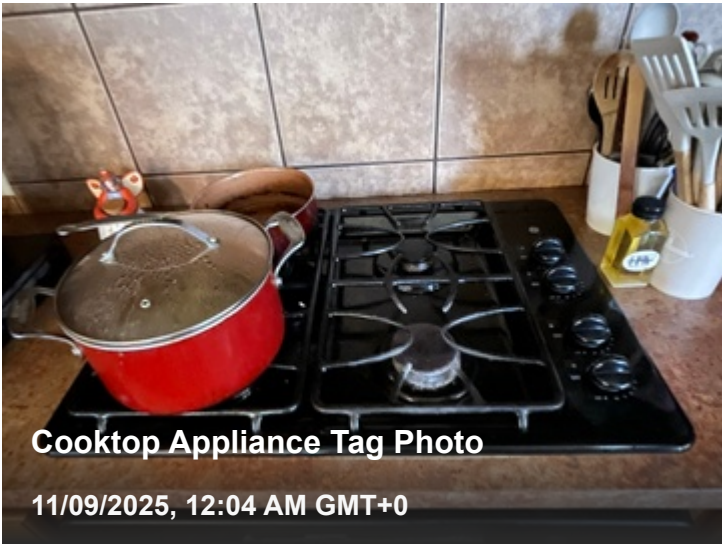
Cooktop Appliance Tag Photo

Cooktop not found

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

 Beta Feature

Cooktop photos / videos



 Limitation

Unable to Access Appliance Tag

The appliance label was not accessible for inspection.

Limitation photos / videos

Wall Oven

 1 Issue

Wall Oven Condition

Functional

Wall Oven Appliance Tag Photo

Range / Stove / Oven not found

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

 Beta Feature

Wall Oven photos / videos



Wall Oven Appliance Tag Photo

11/09/2025, 12:06 AM GMT+0



Wall Oven Appliance Tag Photo

11/09/2025, 12:14 AM GMT+0

 Limitation

Unable to Access Appliance Tag

The appliance label was not accessible for inspection.

Limitation photos / videos

Microwave

✓ No issues

Microwave Condition

Functional

Microwave Appliance Tag Photo

Microwave

Recall status

No

Expected life

9 years

Brand

General Electric

Estimated remaining life

0 years

Manufacture date

November 2005

Model number

JVM1850BH06

Age

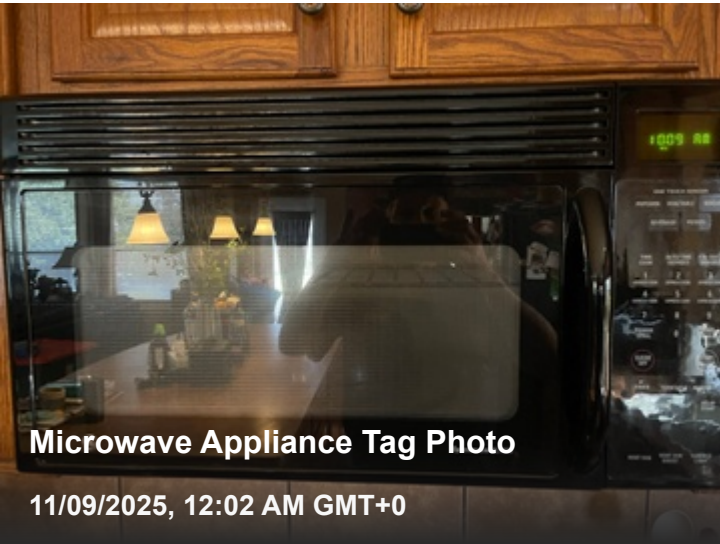
20.03 years

Serial number

VH900653B

Beta Feature

Microwave photos / videos



Vent Hood

✓ No issues

Vent Hood Condition

Functional

Vent Hood photos / videos



Garbage Disposal

✓ No issues

Garbage Disposal Condition

Functional With Cosmetic Defects

Garbage Disposal photos / videos



Bedrooms

 7 Issues

Primary Bedroom

 1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

Second 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)

Laminate

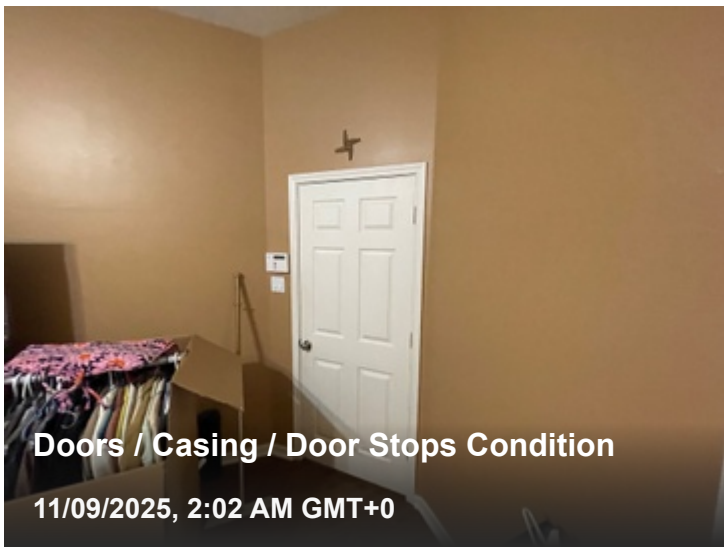
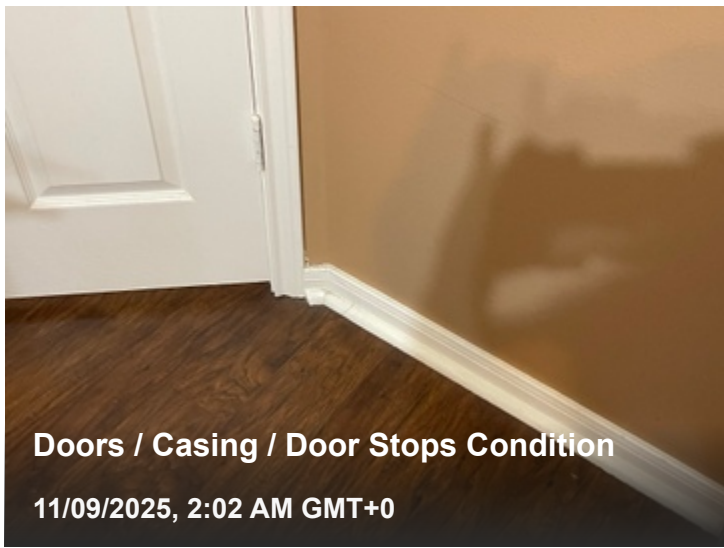
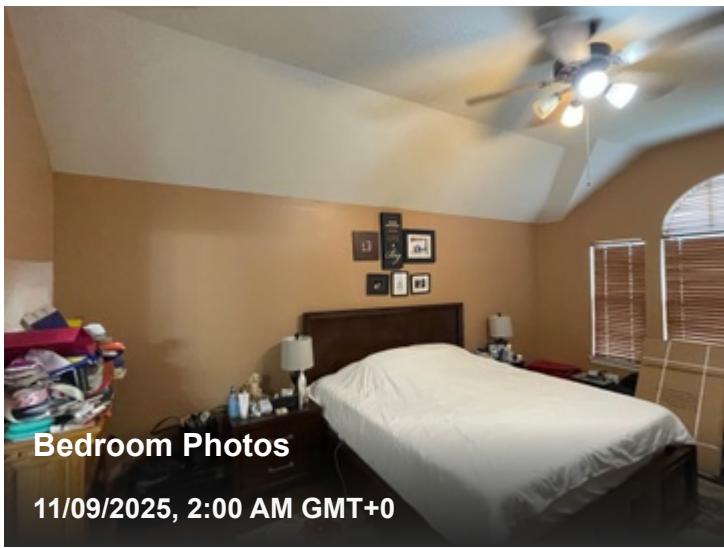
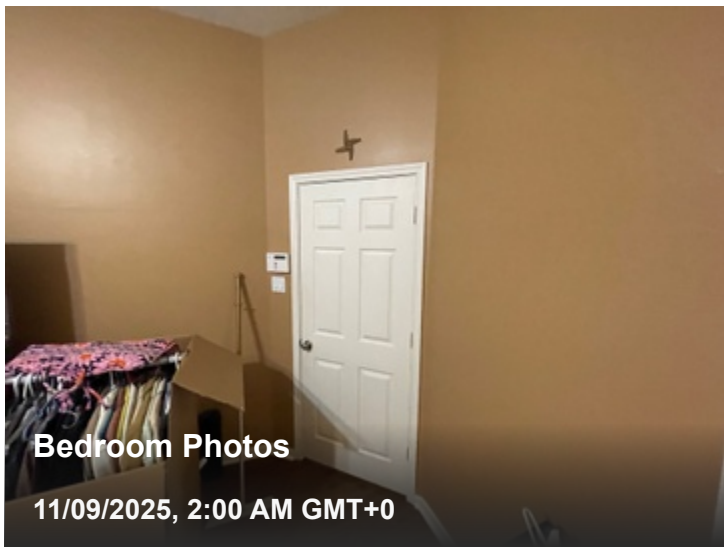
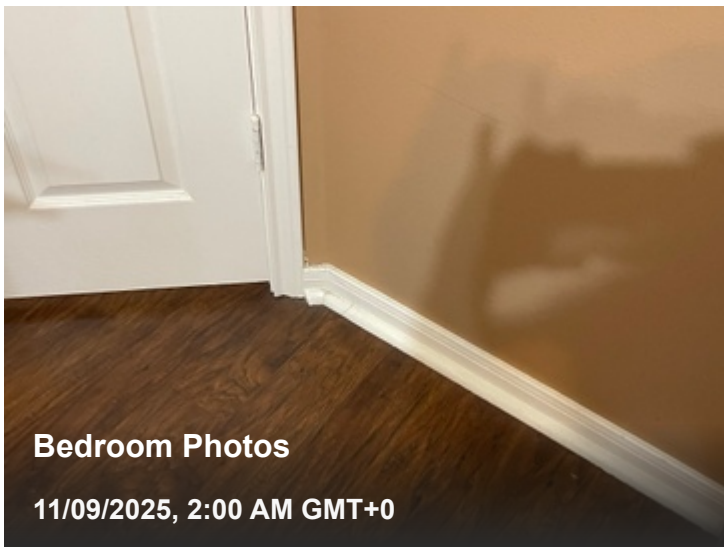
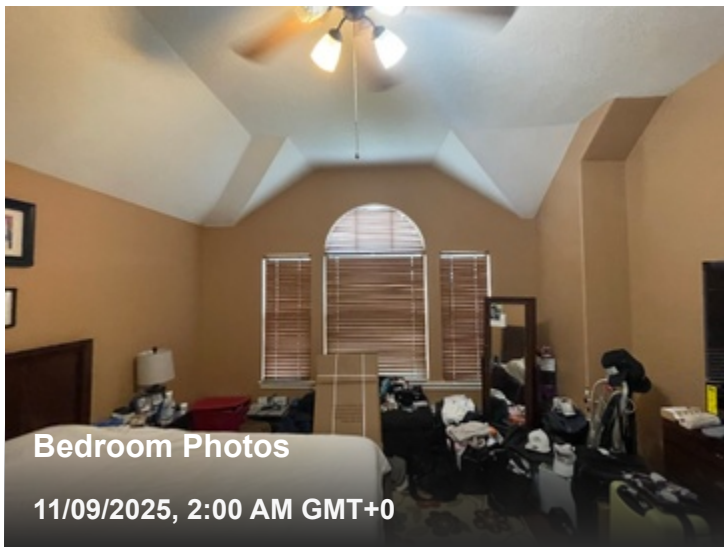
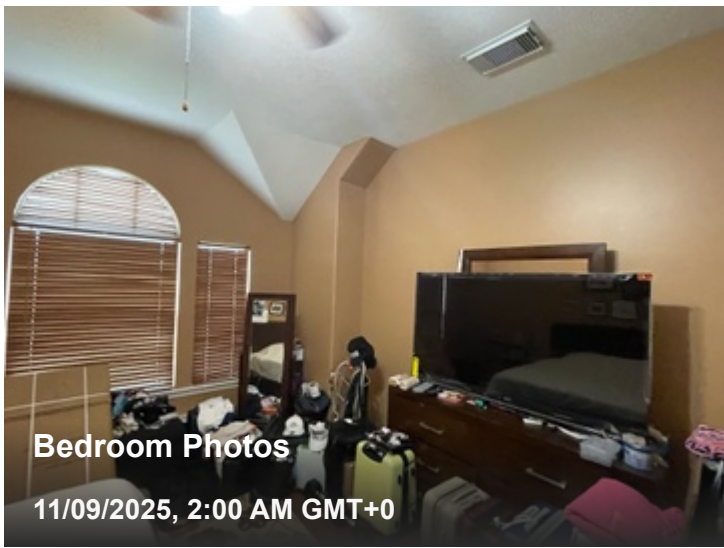
Electrical Condition

Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

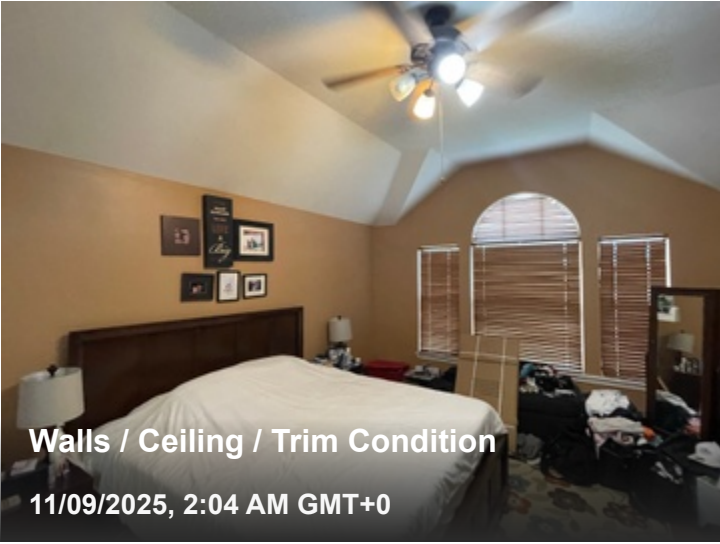
Primary Bedroom photos / videos





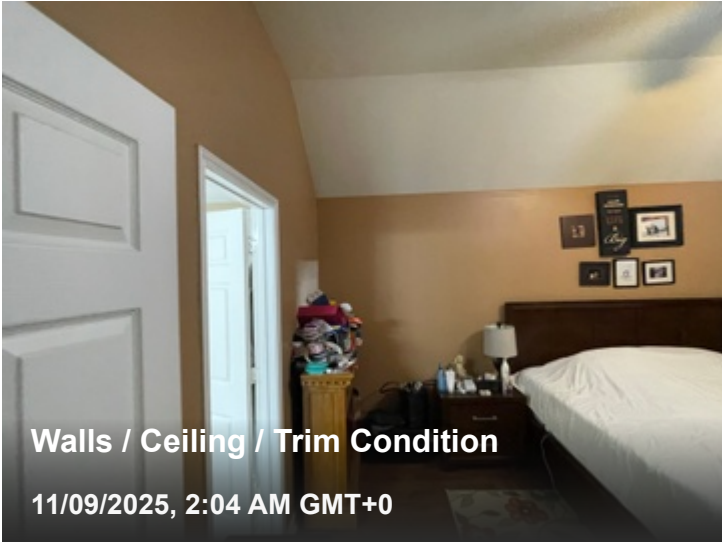
Walls / Ceiling / Trim Condition

11/09/2025, 2:04 AM GMT+0



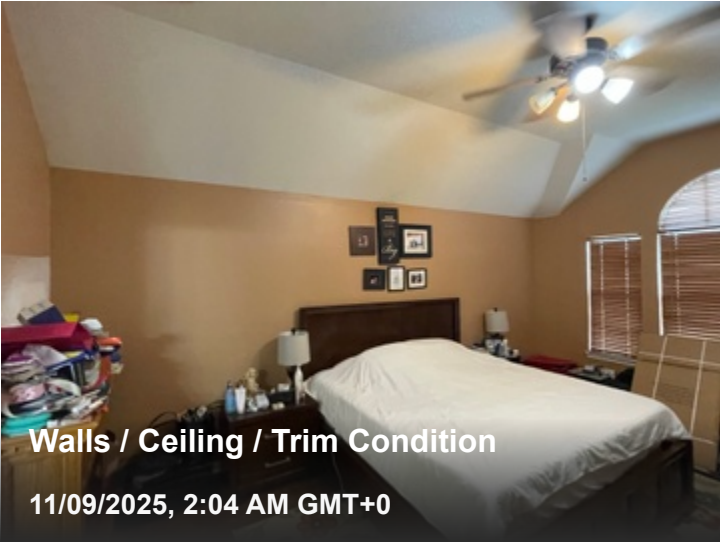
Walls / Ceiling / Trim Condition

11/09/2025, 2:04 AM GMT+0



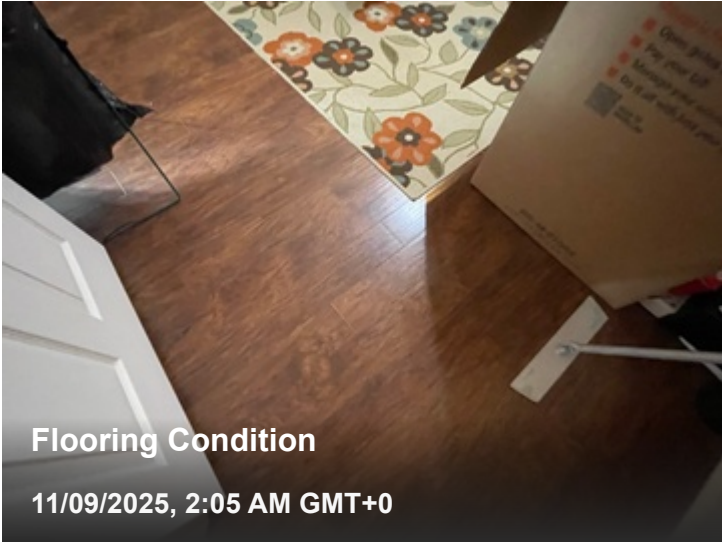
Walls / Ceiling / Trim Condition

11/09/2025, 2:04 AM GMT+0



Walls / Ceiling / Trim Condition

11/09/2025, 2:04 AM GMT+0



Flooring Condition

11/09/2025, 2:05 AM GMT+0



Electrical Condition

11/09/2025, 2:05 AM GMT+0

 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bedroom 2

 1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

Second 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)

Laminate

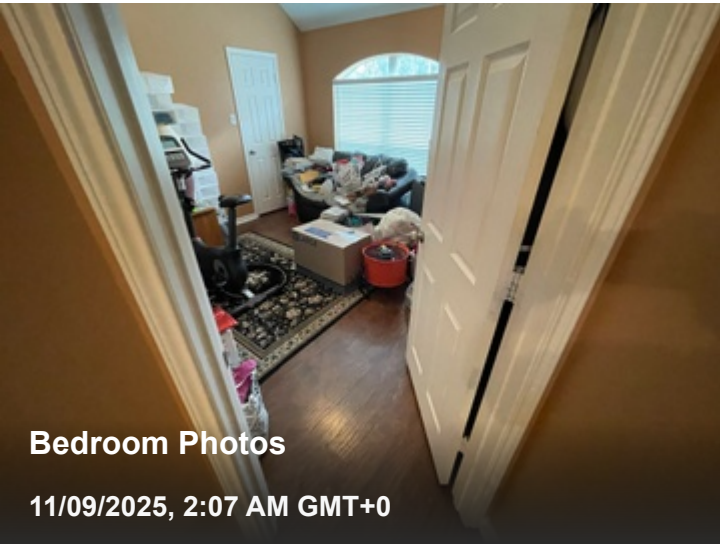
Electrical Condition

Good (Cosmetic Issues Only)

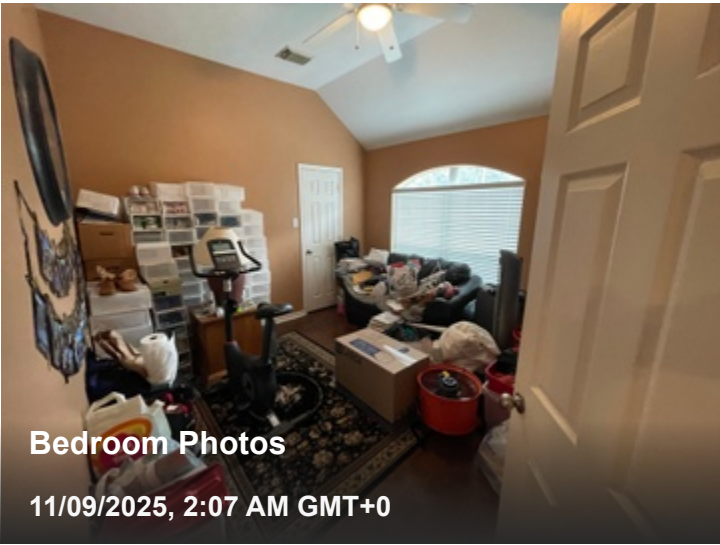
Walk-in Closet Observed

Yes

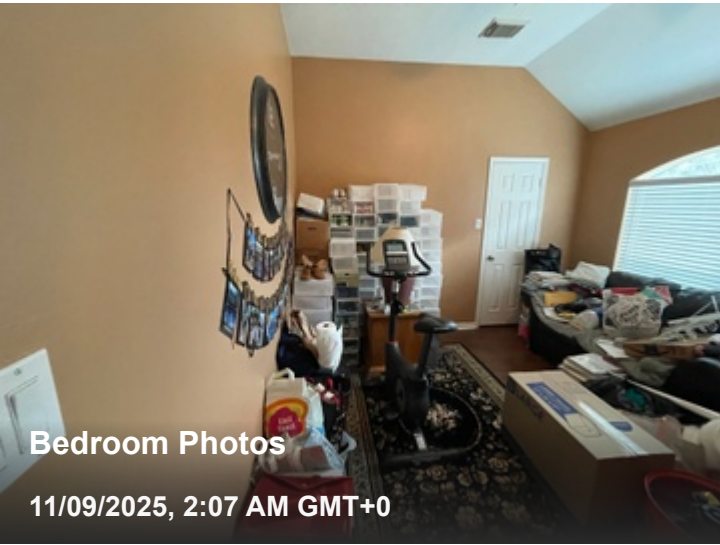
Bedroom 2 photos / videos



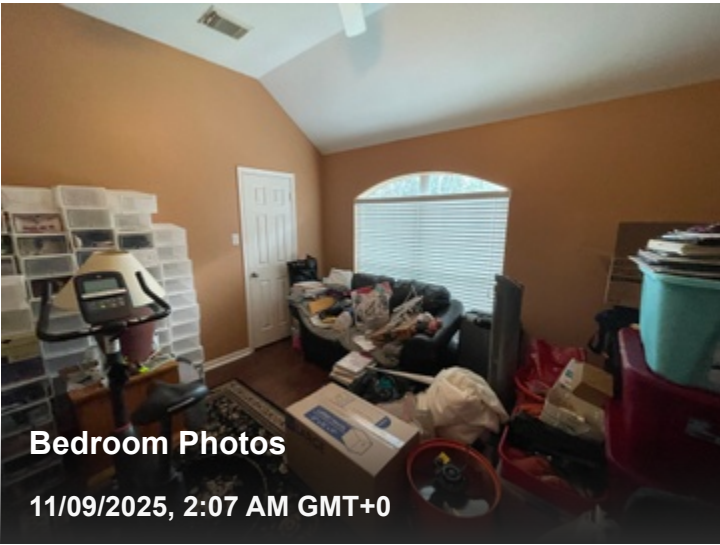
Bedroom Photos
11/09/2025, 2:07 AM GMT+0



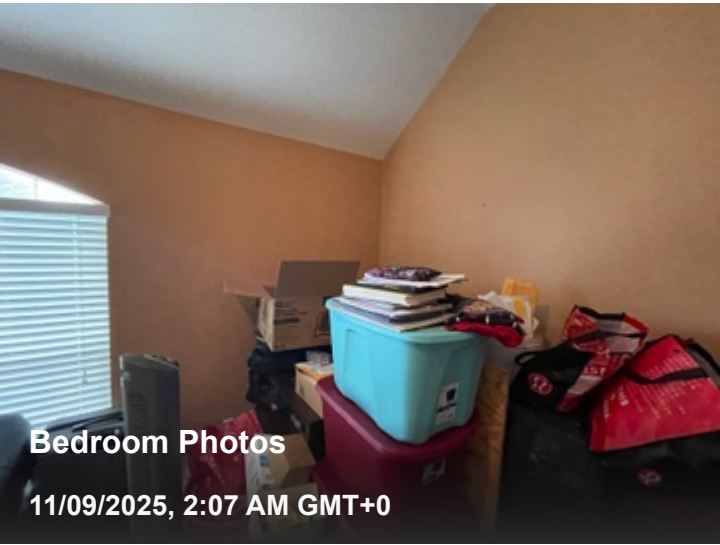
Bedroom Photos
11/09/2025, 2:07 AM GMT+0



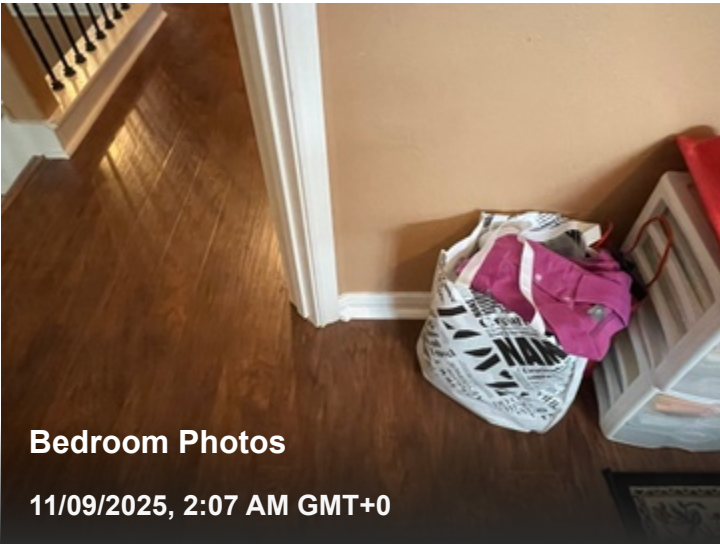
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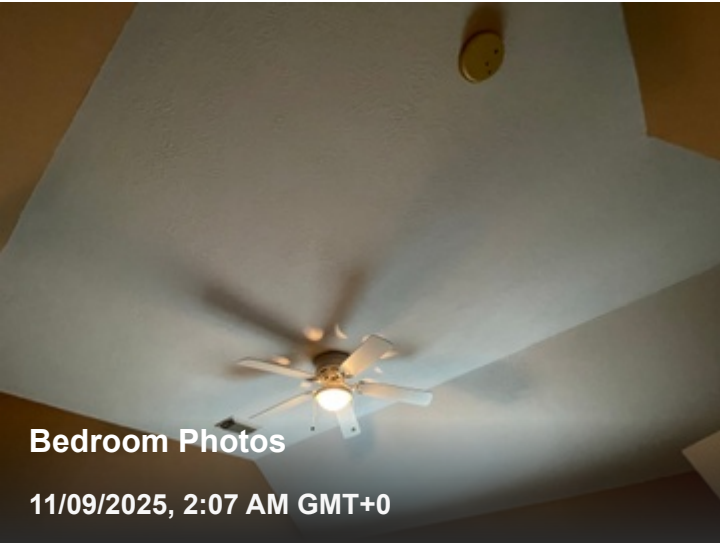
Bedroom Photos
11/09/2025, 2:07 AM GMT+0



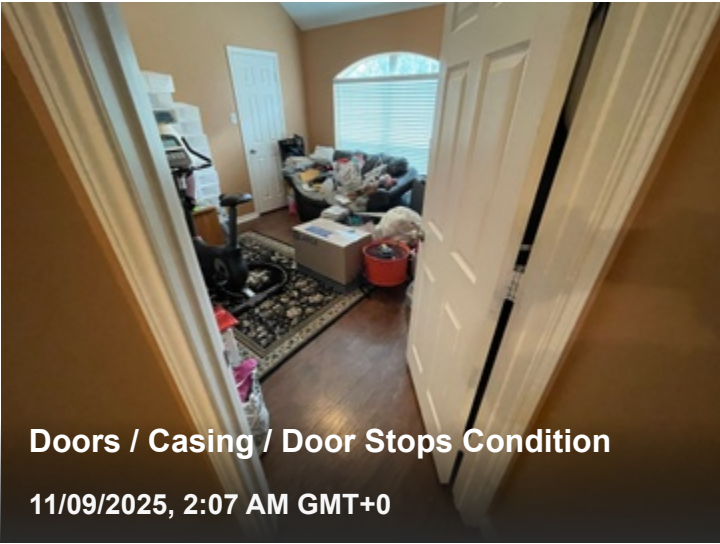
Bedroom Photos
11/09/2025, 2:07 AM GMT+0



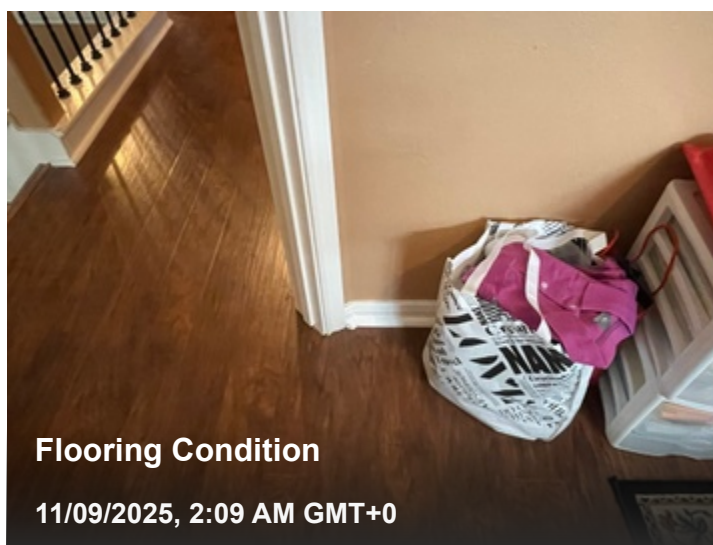
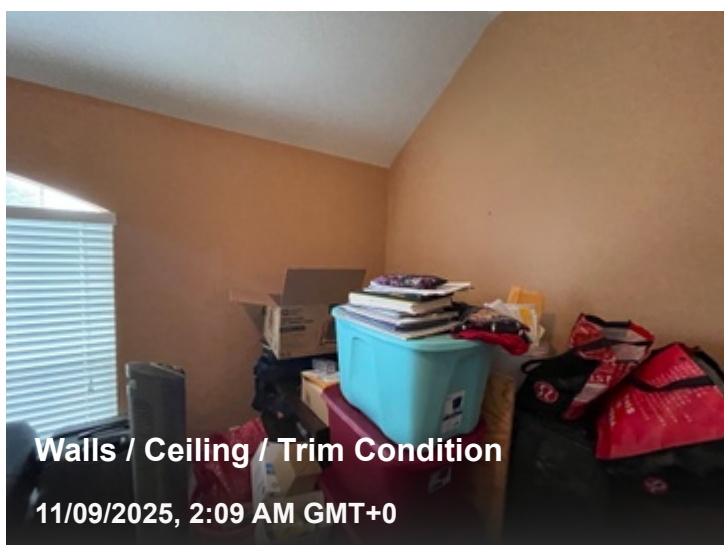
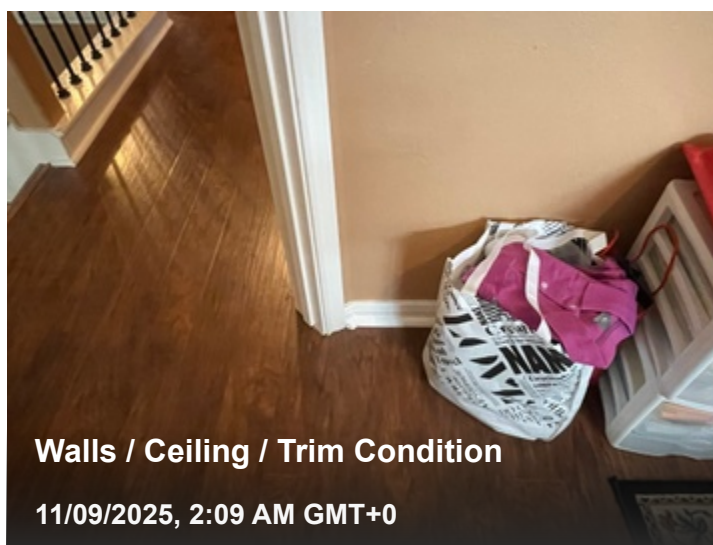
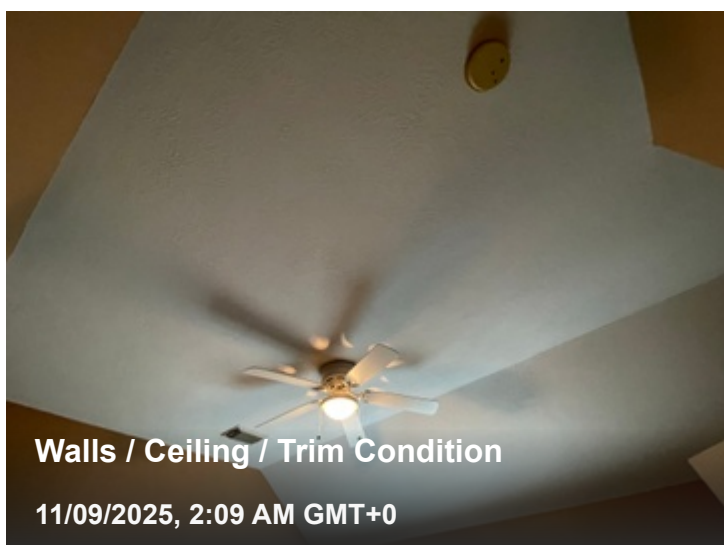
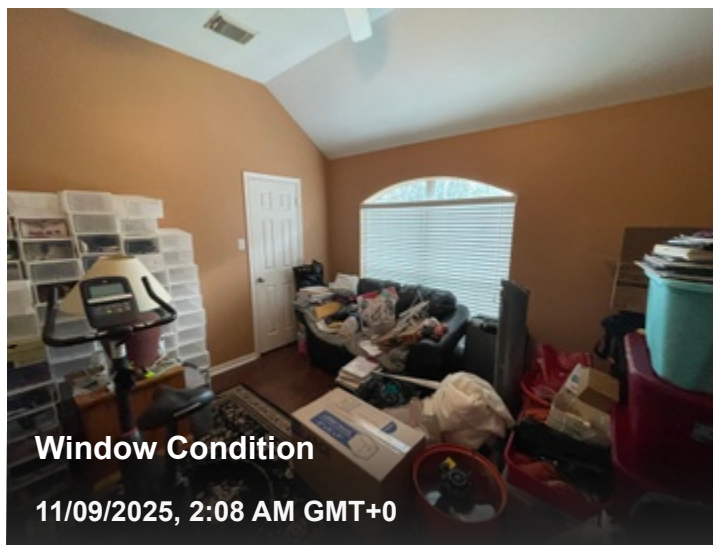
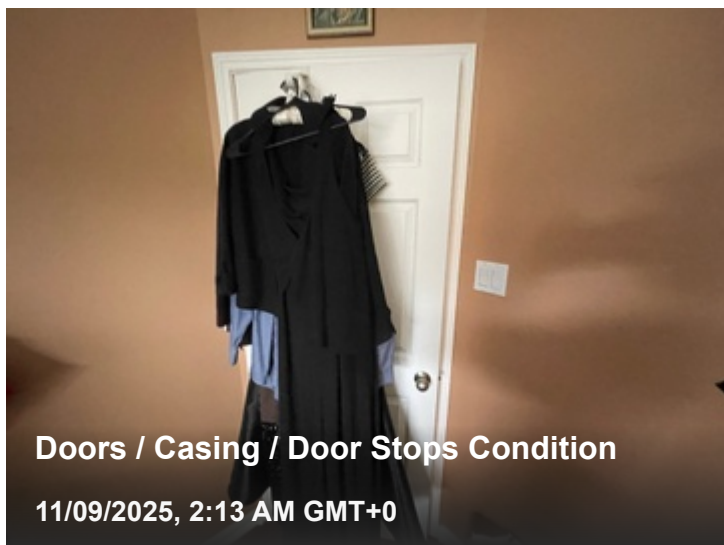
Bedroom Photos
11/09/2025, 2:07 AM GMT+0



Bedroom Photos
11/09/2025, 2:07 AM GMT+0



Doors / Casing / Door Stops Condition
11/09/2025, 2:07 AM GMT+0



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bedroom 3

 3 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

Second Floor

Approximate Ceiling Height

9'

Doors / Casing / Door Stops Condition

Noticeable Wear (Fading / Scuffs / Minor Damage)

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)

Laminate

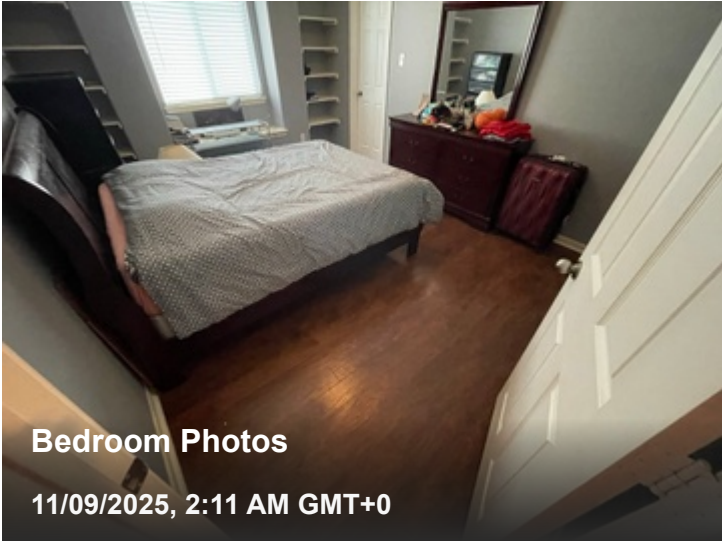
Electrical Condition

Fair (Some Repairs)

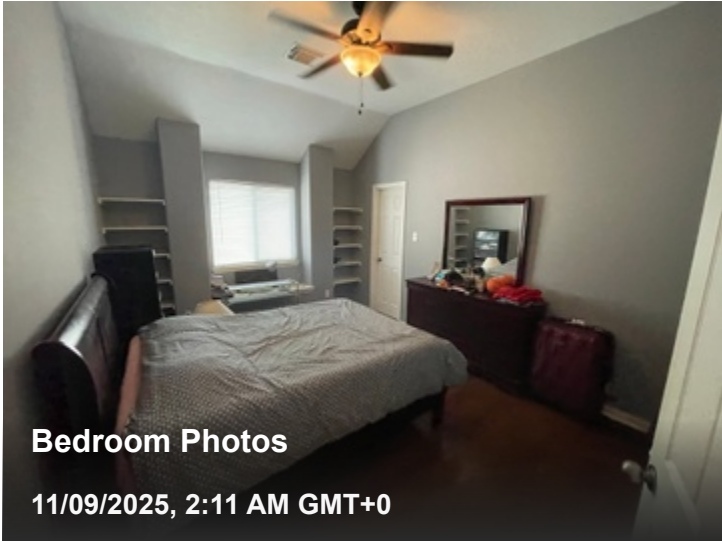
Walk-in Closet Observed

No

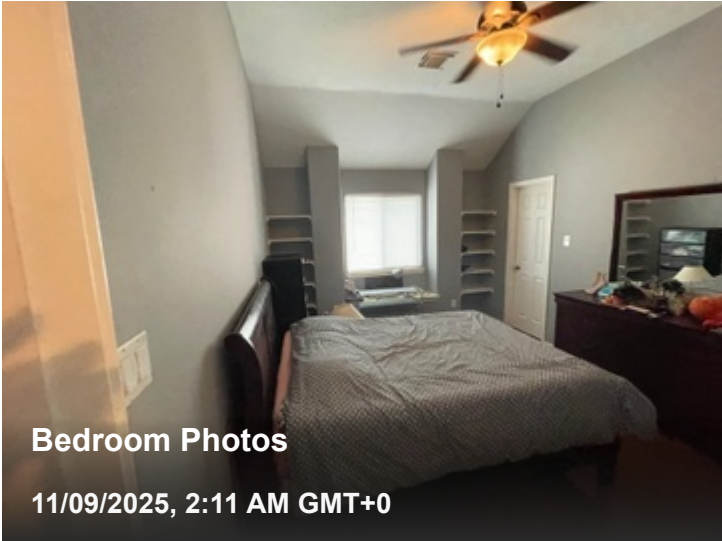
Bedroom 3 photos / videos



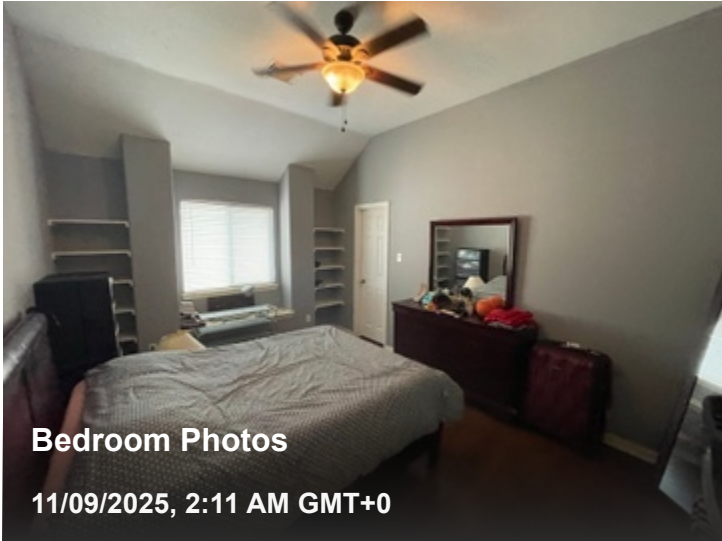
Bedroom Photos
11/09/2025, 2:11 AM GMT+0



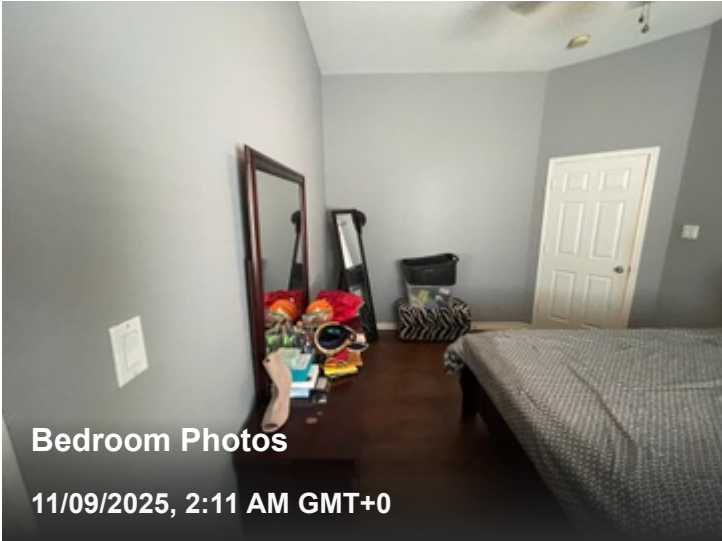
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11/09/2025, 2:11 AM GMT+0



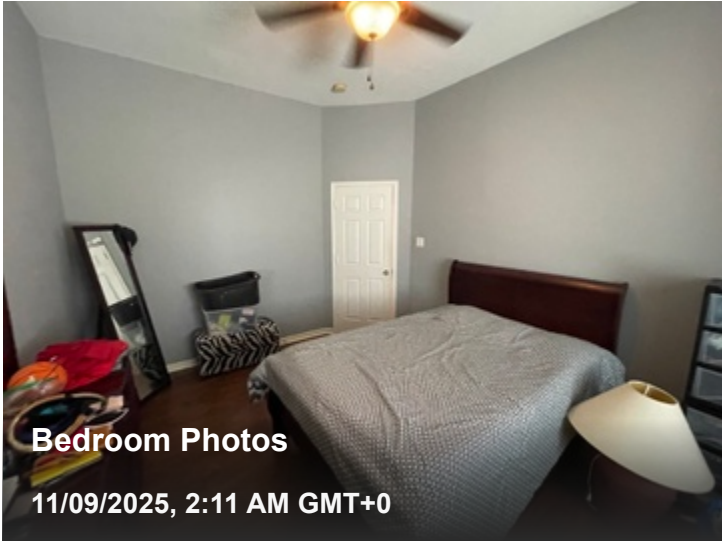
Bedroom Photos
11/09/2025, 2:11 AM GMT+0



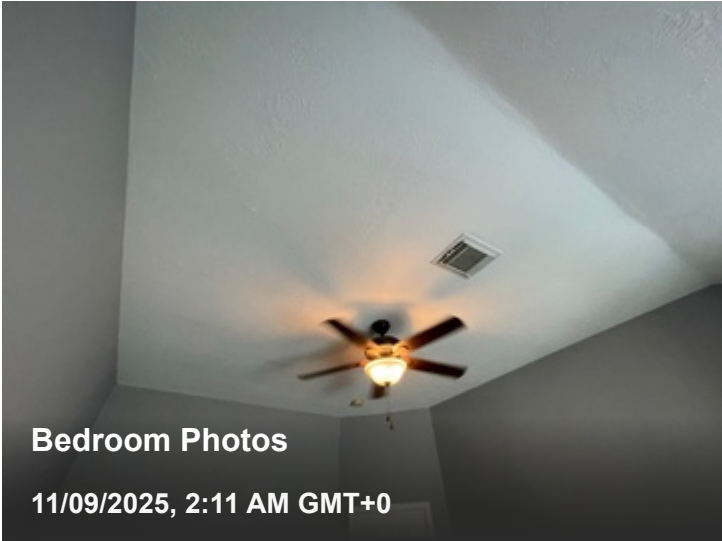
Bedroom Photos
11/09/2025, 2:11 AM GMT+0



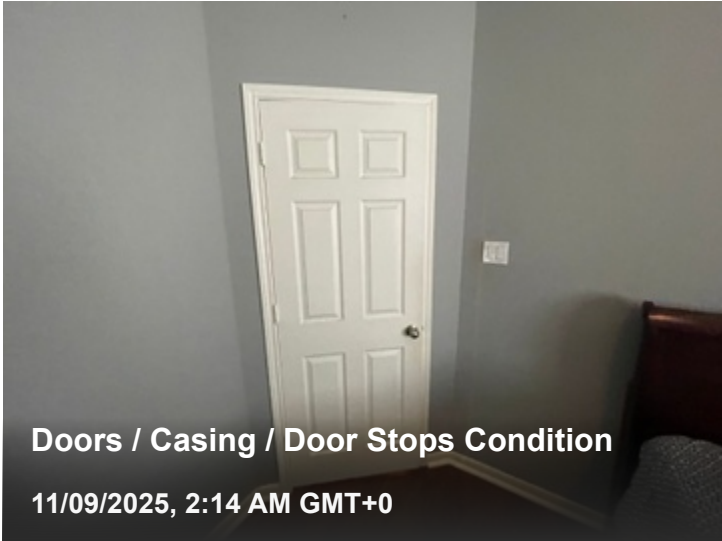
Bedroom Photos
11/09/2025, 2:11 AM GMT+0



Bedroom Photos
11/09/2025, 2:11 AM GMT+0



Bedroom Photos
11/09/2025, 2:11 AM GMT+0

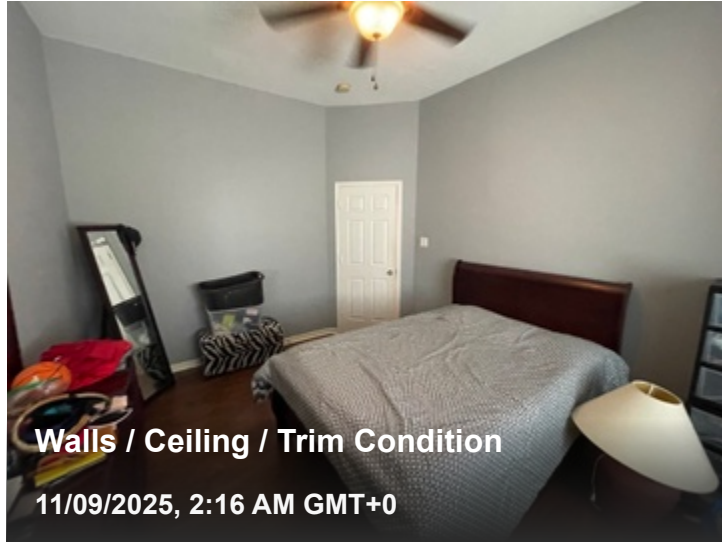


Doors / Casing / Door Stops Condition
11/09/2025, 2:14 AM GMT+0



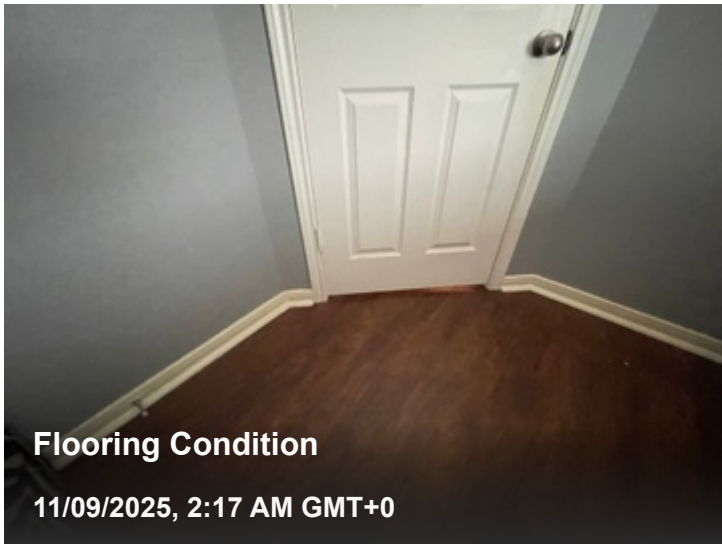
Window Condition

11/09/2025, 2:16 AM GMT+0



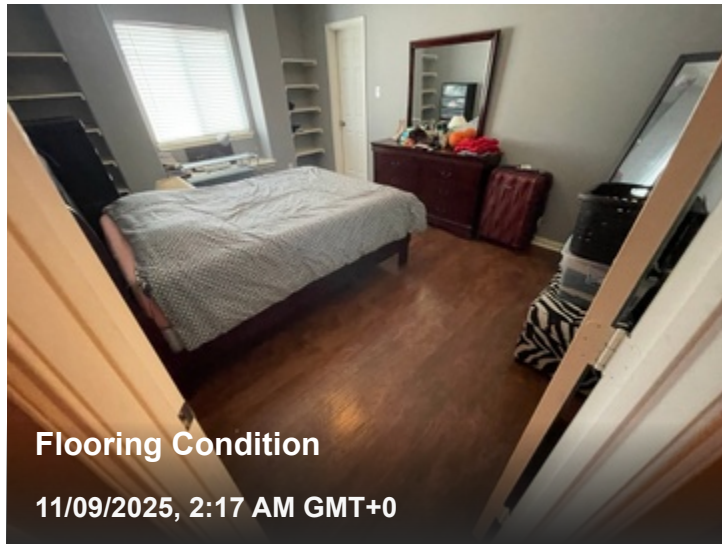
Walls / Ceiling / Trim Condition

11/09/2025, 2:16 AM GMT+0



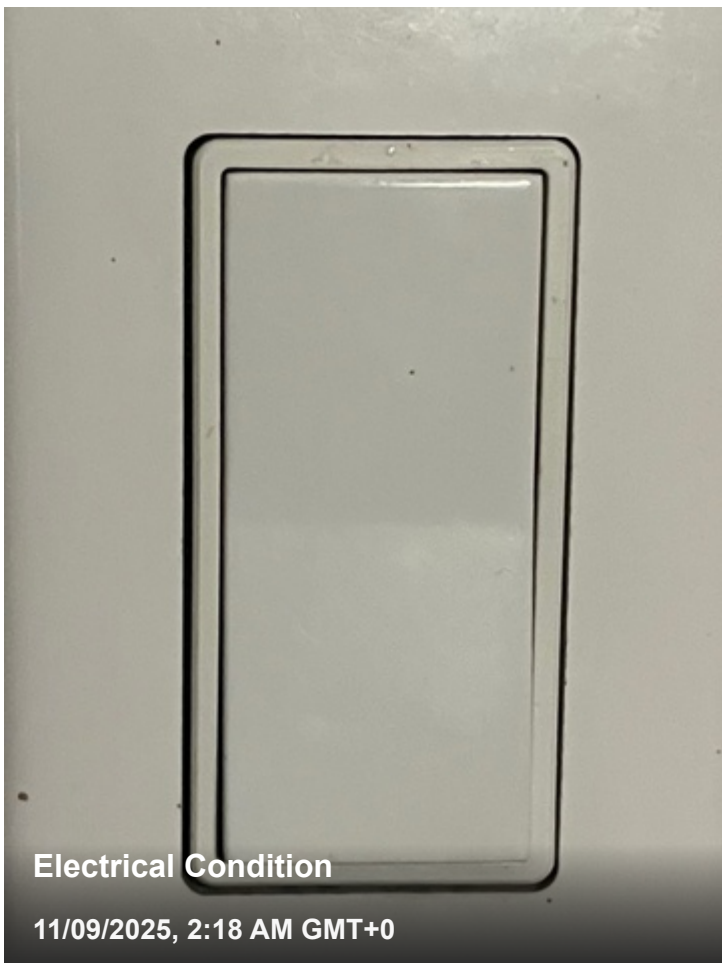
Flooring Condition

11/09/2025, 2:17 AM GMT+0



Flooring Condition

11/09/2025, 2:17 AM GMT+0



Electrical Condition

11/09/2025, 2:18 AM GMT+0

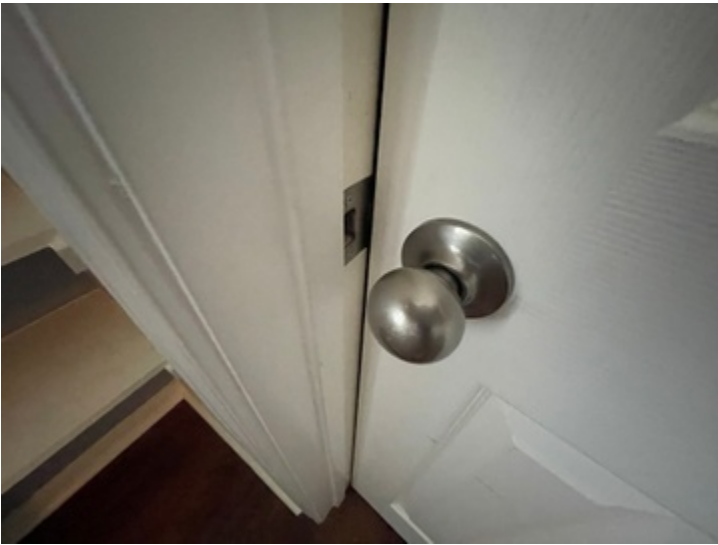
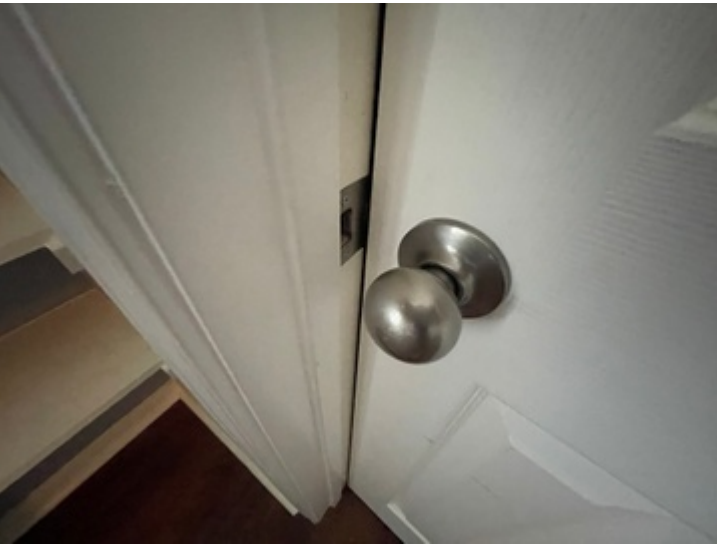


Repair deficiency

Door Does Not Latch

The door does not latch properly.

Bedroom 3 photos / videos

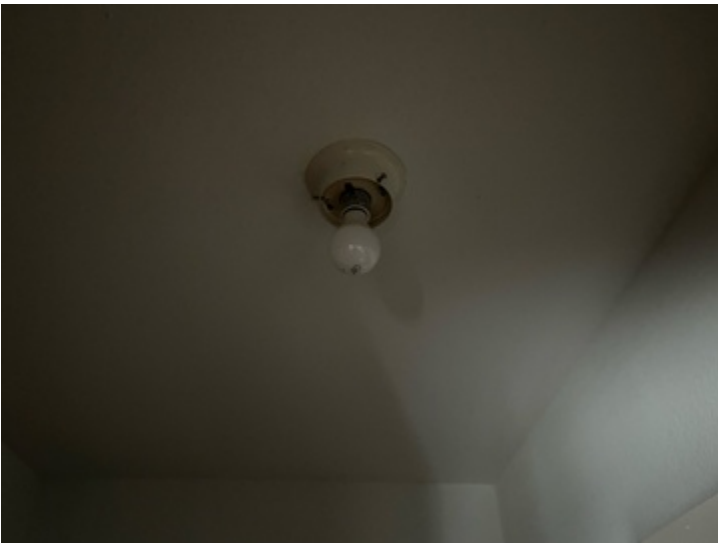
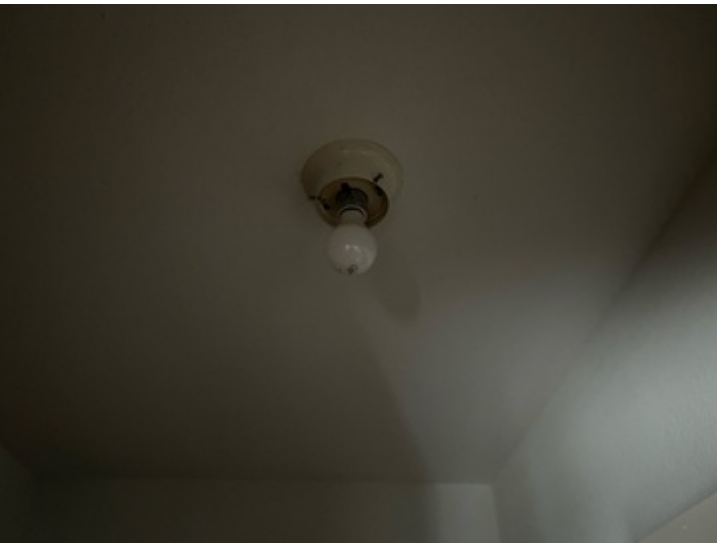


 **Repair deficiency**

Missing Light Cover

One or more light fixtures have exposed bulbs.

Bedroom 3 photos / videos



 **Limitation**

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bedroom 4

 **2 Issues**

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

Second 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

Noticeable Wear (Fading / Scuffs / Minor Damage)

Walls / Ceilings Need Repainting

No

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Laminate

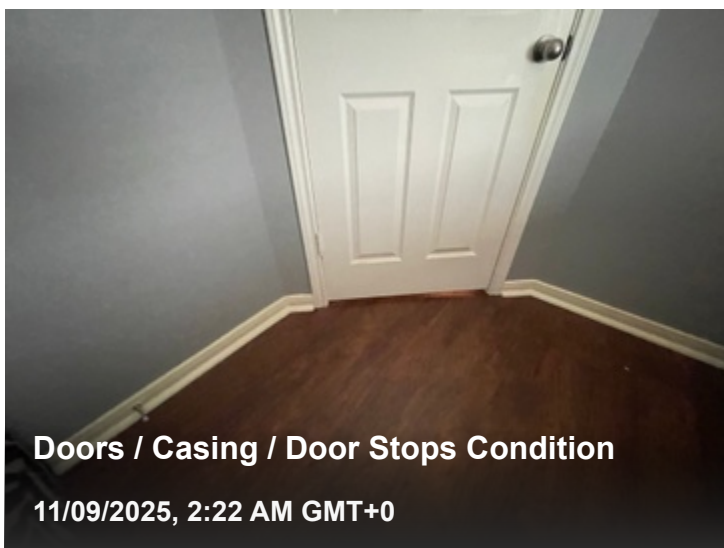
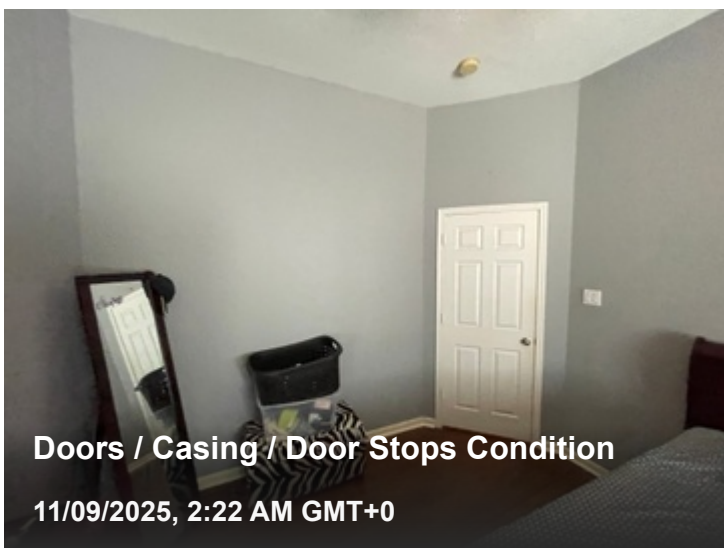
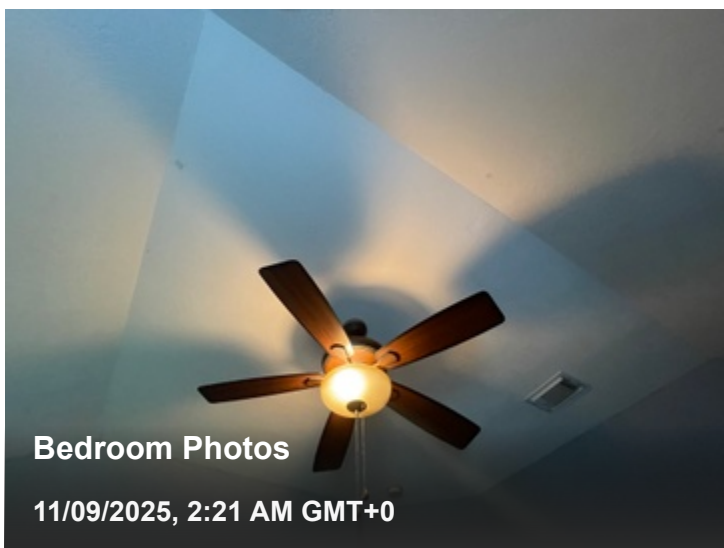
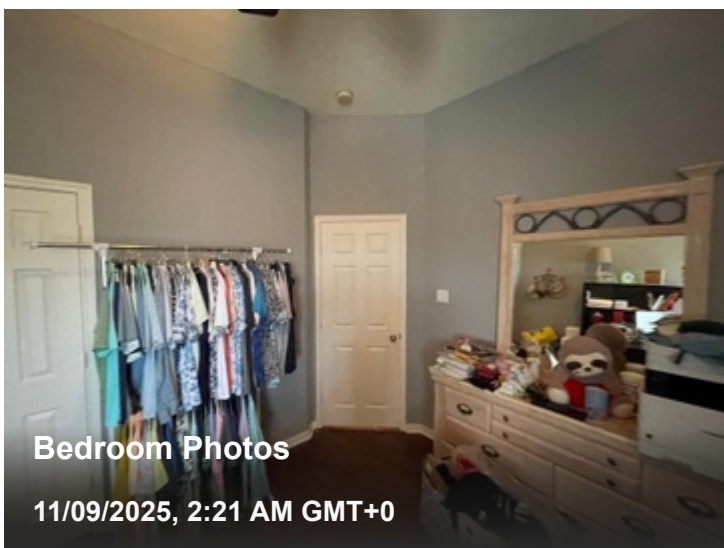
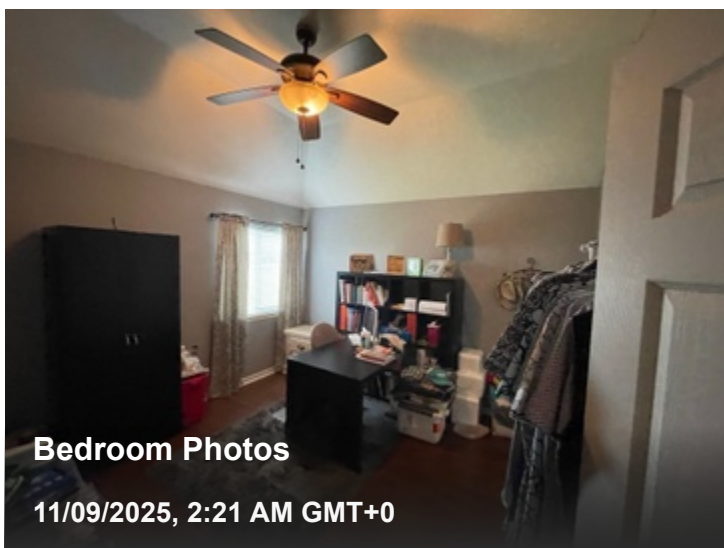
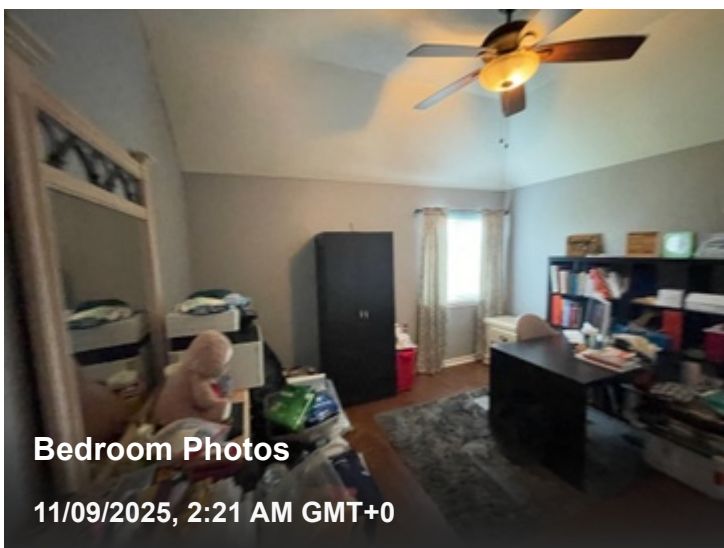
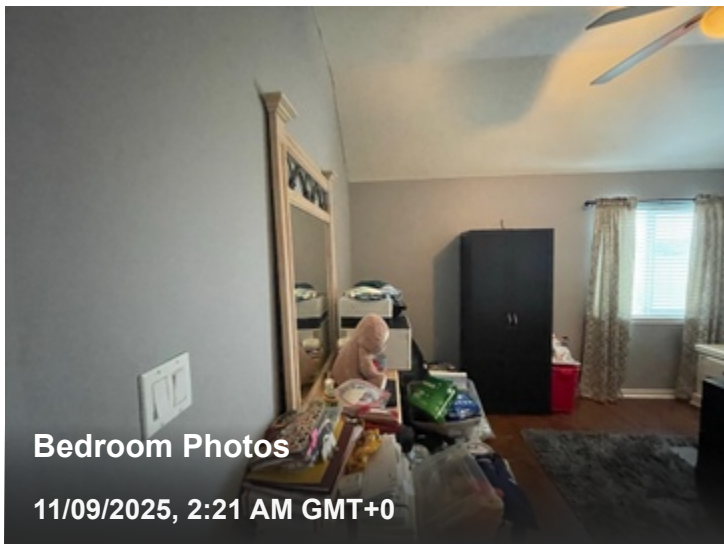
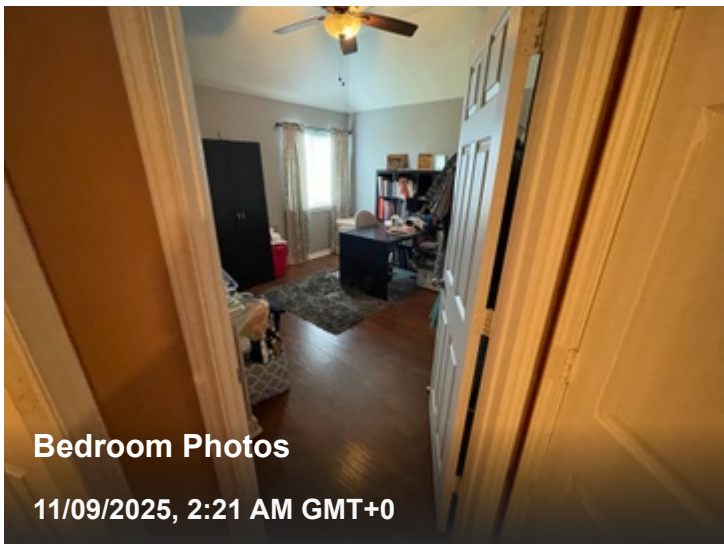
Electrical Condition

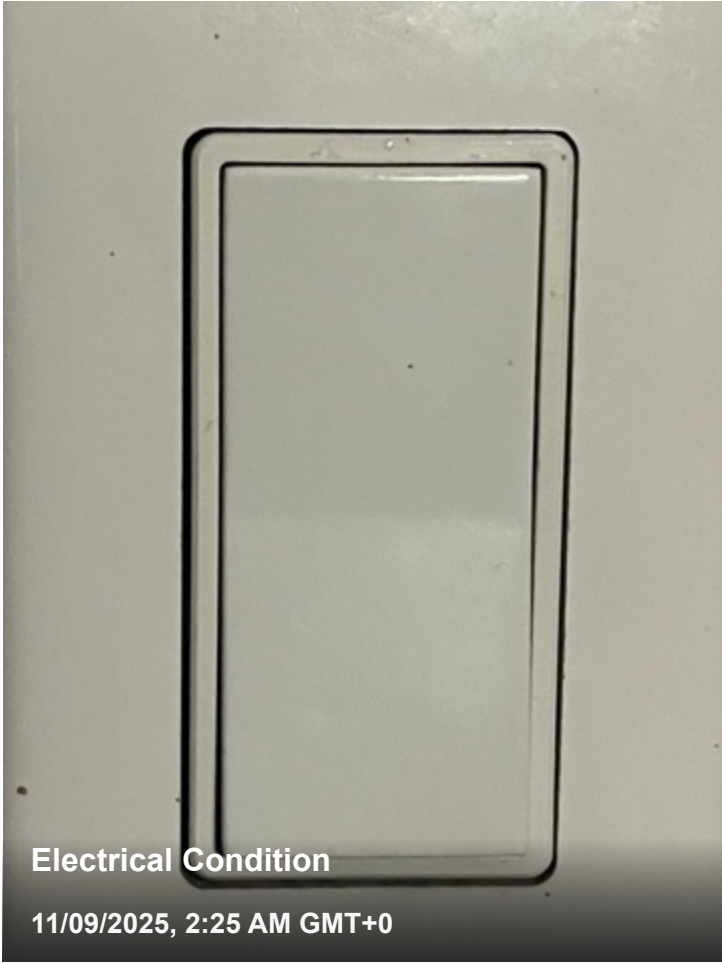
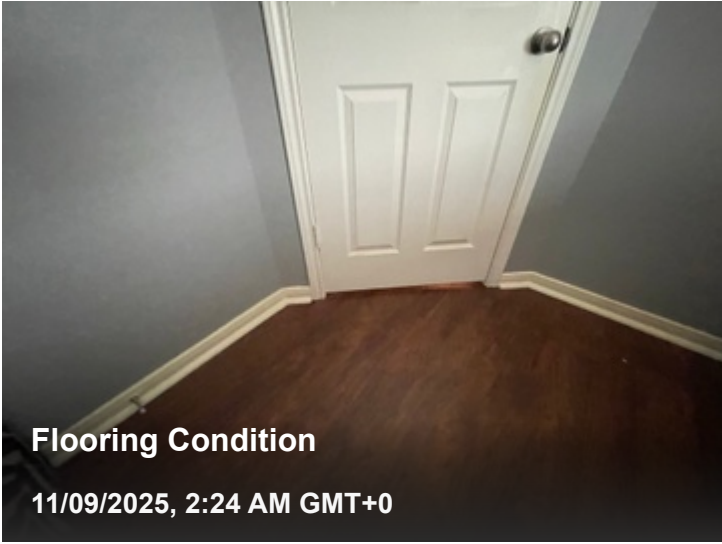
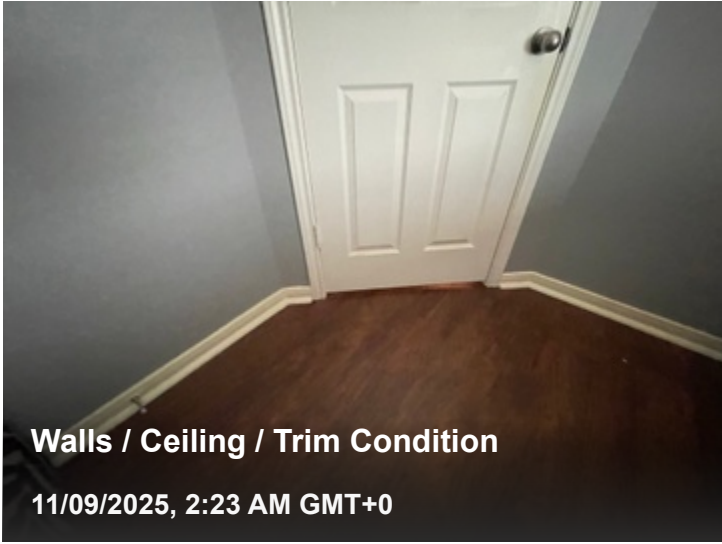
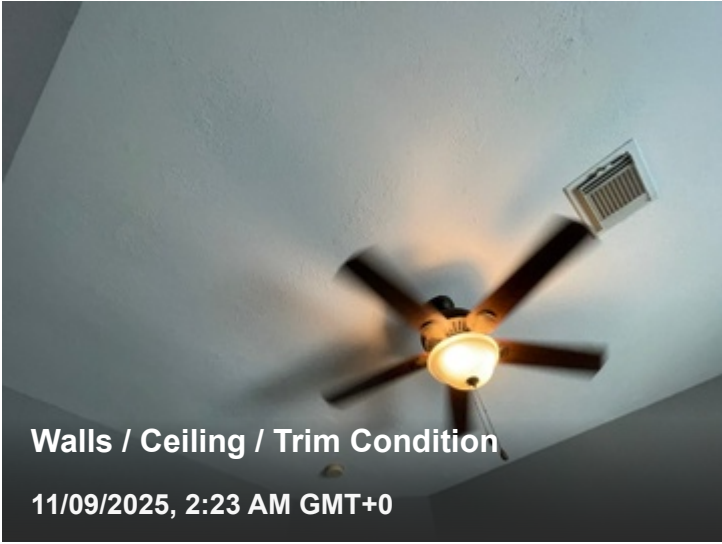
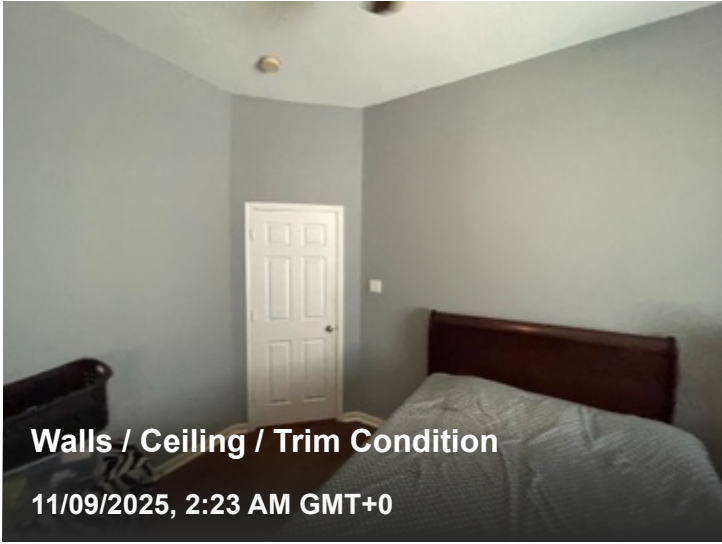
Good (Cosmetic Issues Only)

Walk-in Closet Observed

No

Bedroom 4 photos / videos



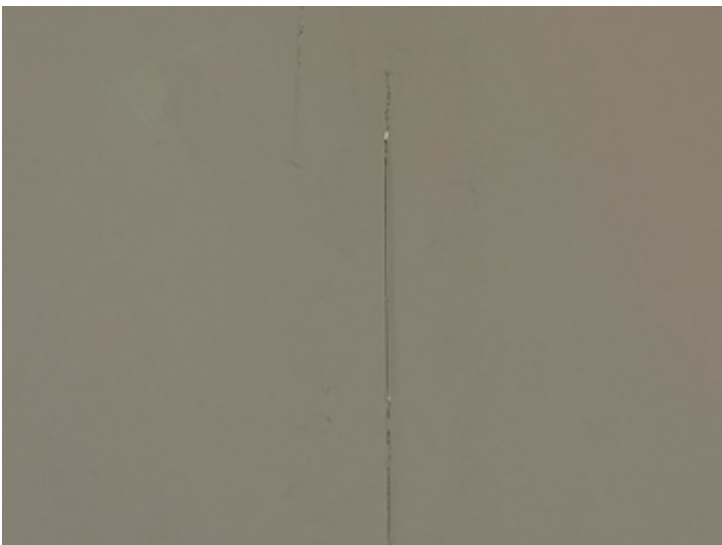
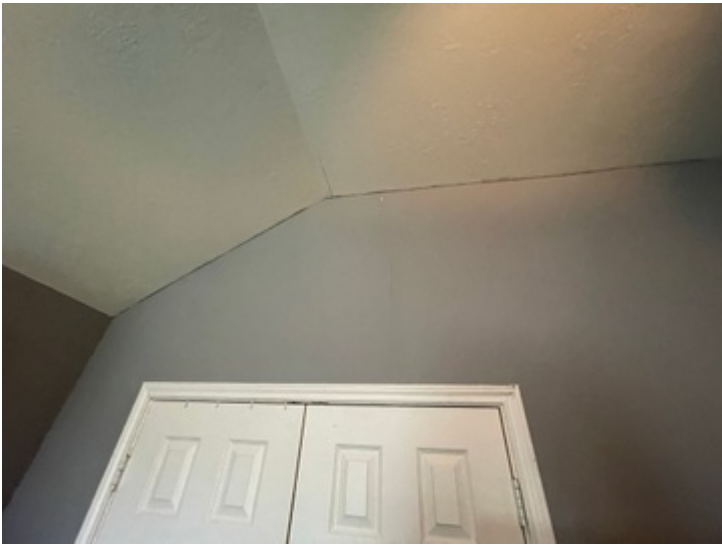


Monitor deficiency

Minor Wall Cracks

There is minor cracking on the wall / ceiling.

Bedroom 4 photos / videos



Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bathrooms

 7 Issues

Primary Bathroom

 2 Issues

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

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)

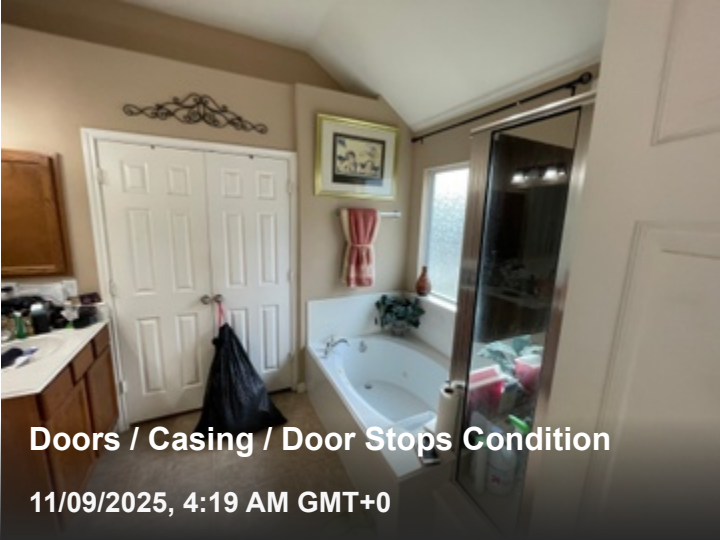
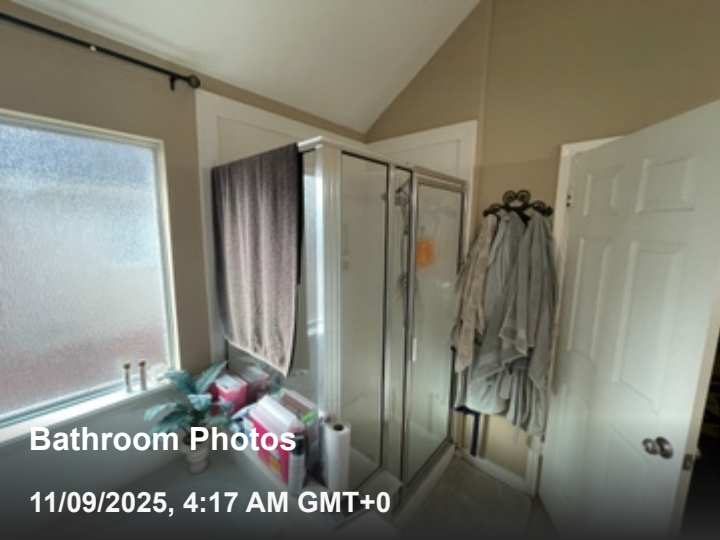
Toilet Condition

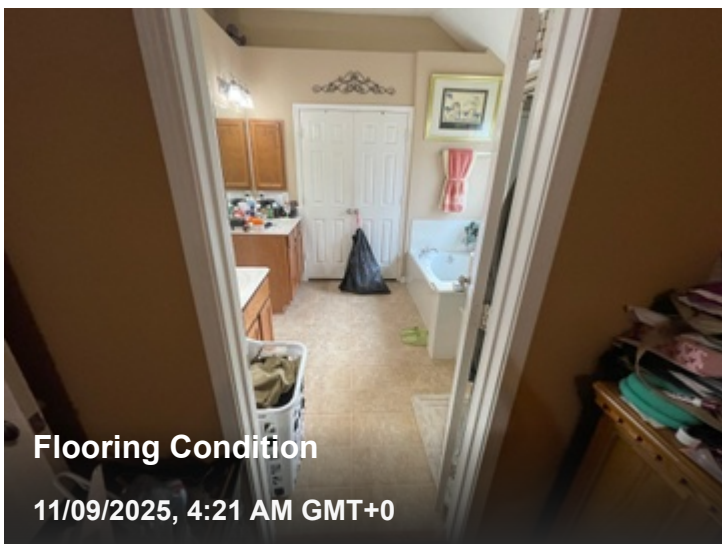
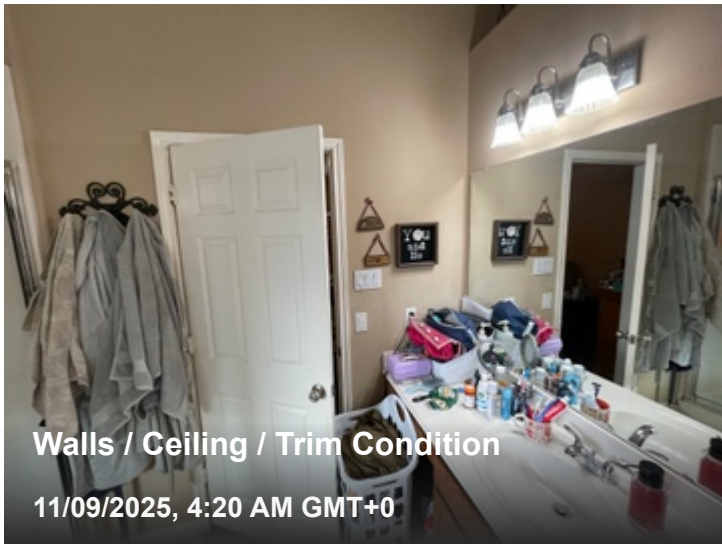
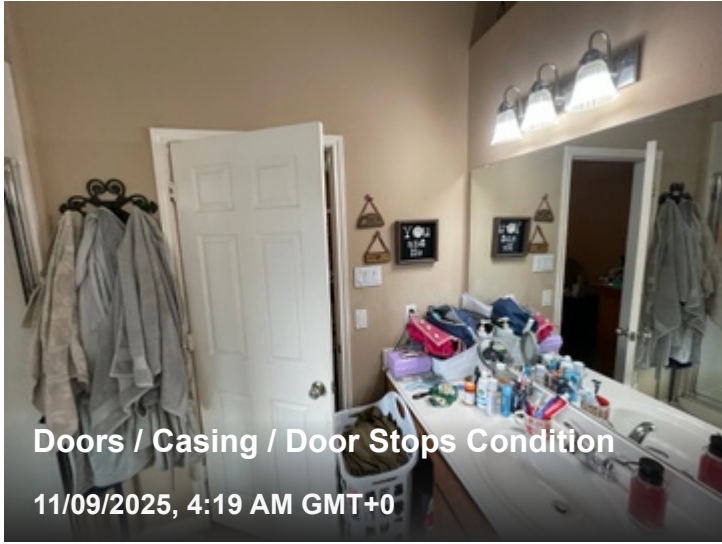
Operational

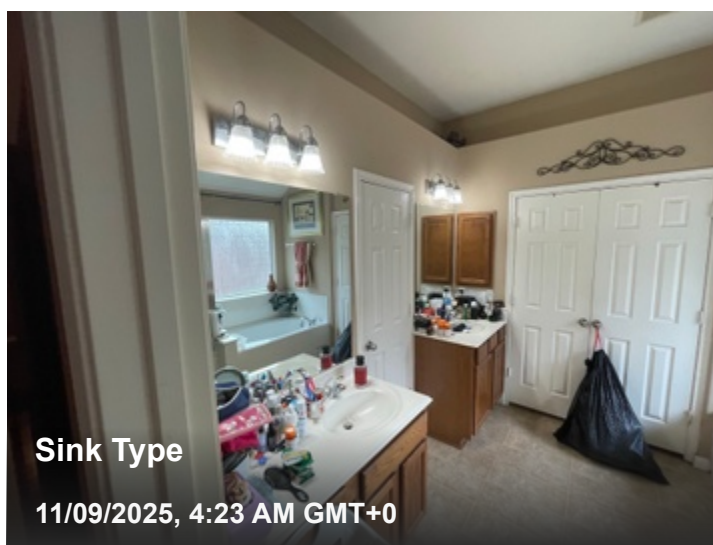
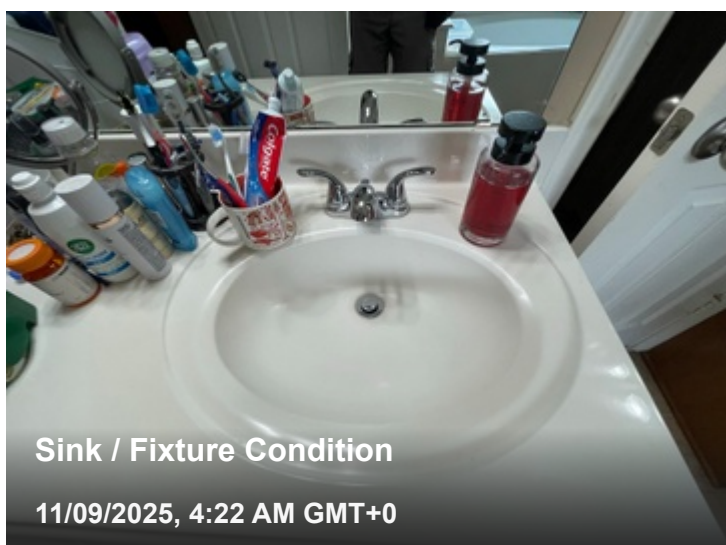
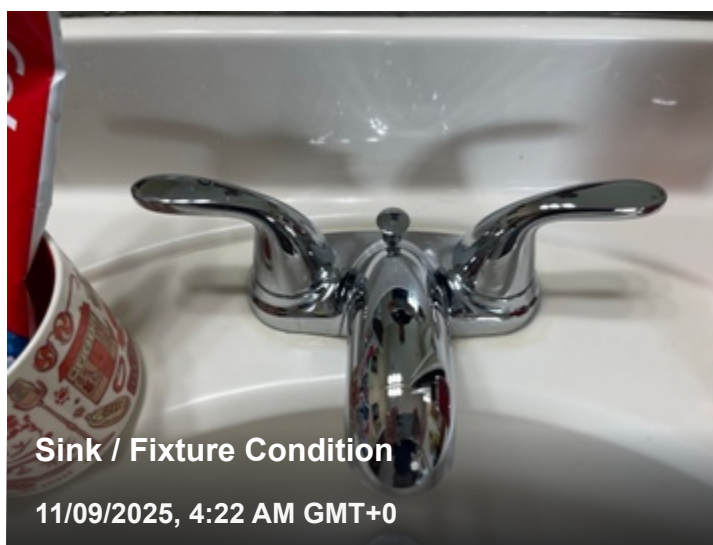
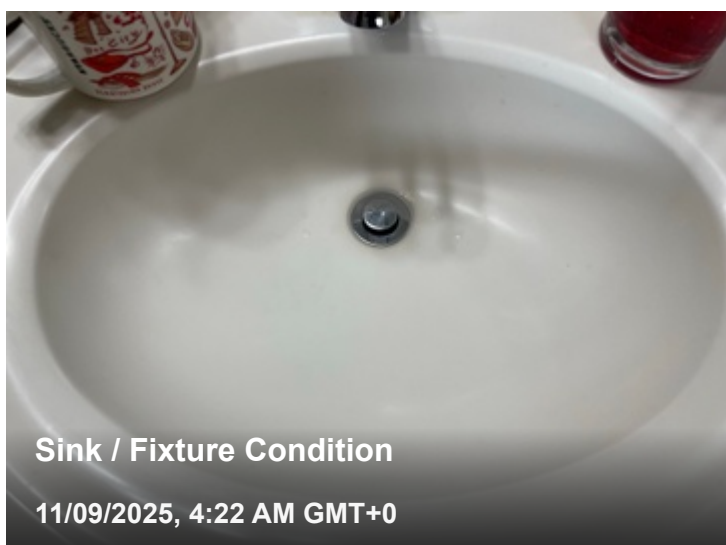
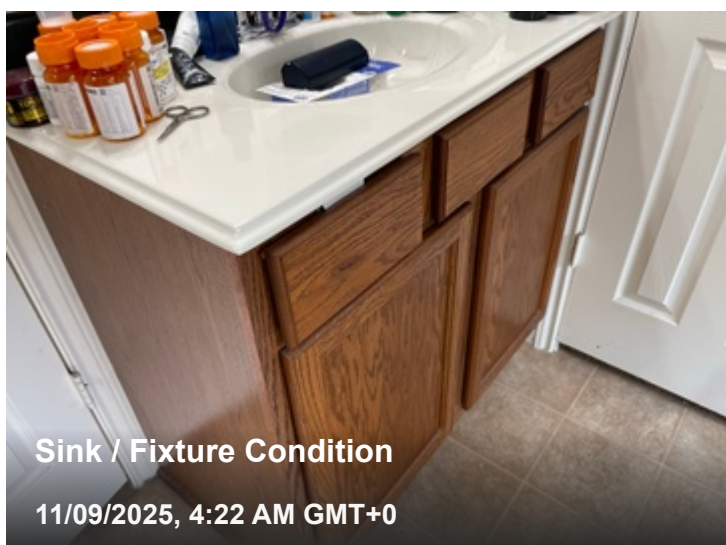
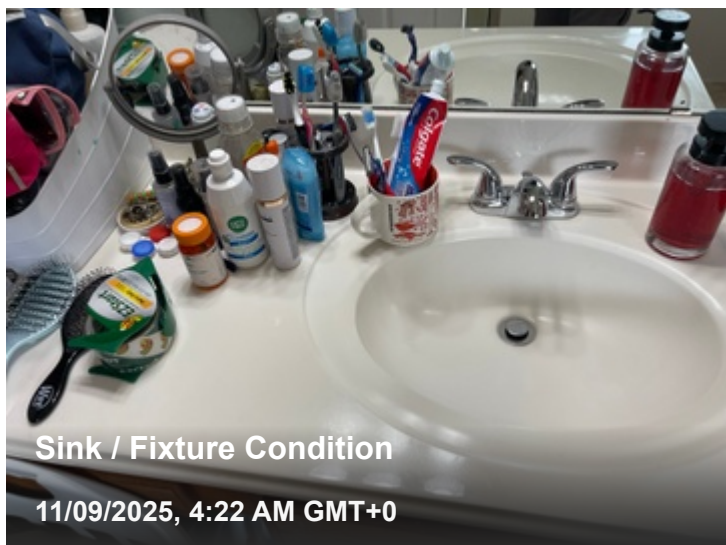
Exhaust Fan Condition

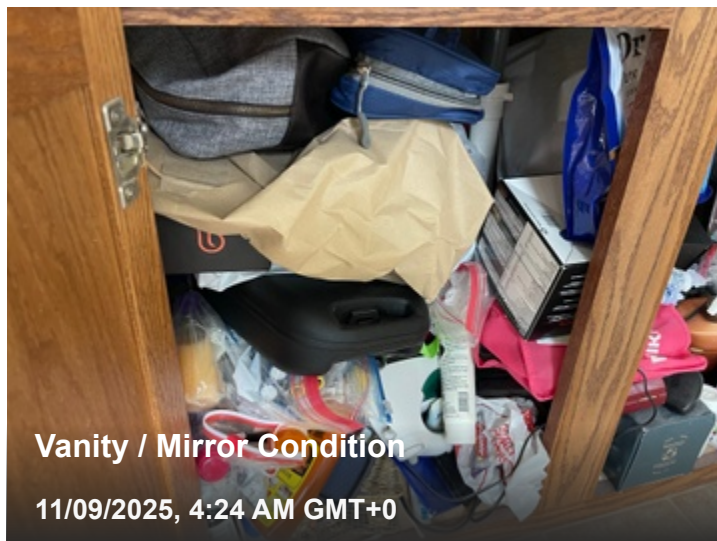
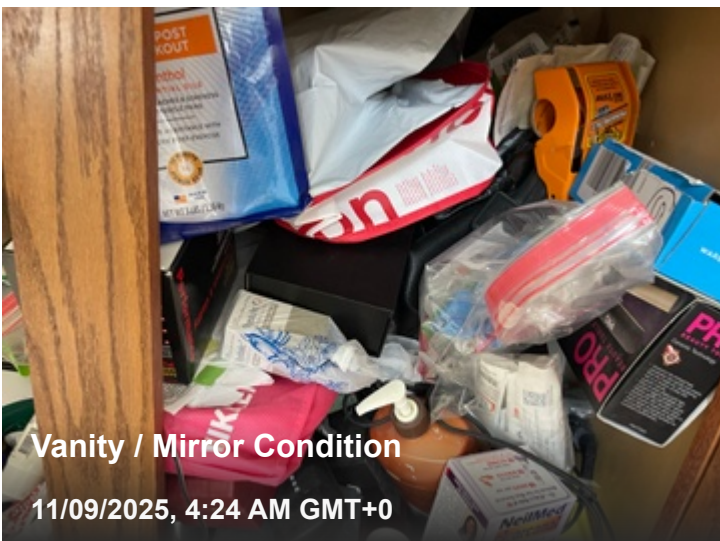
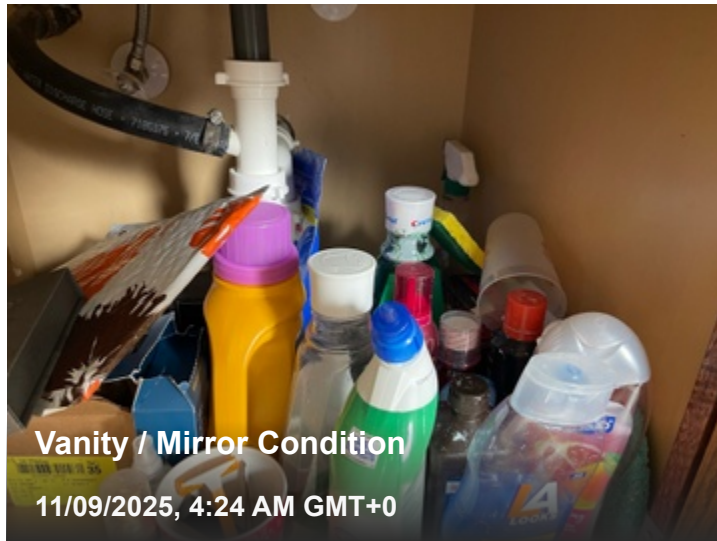
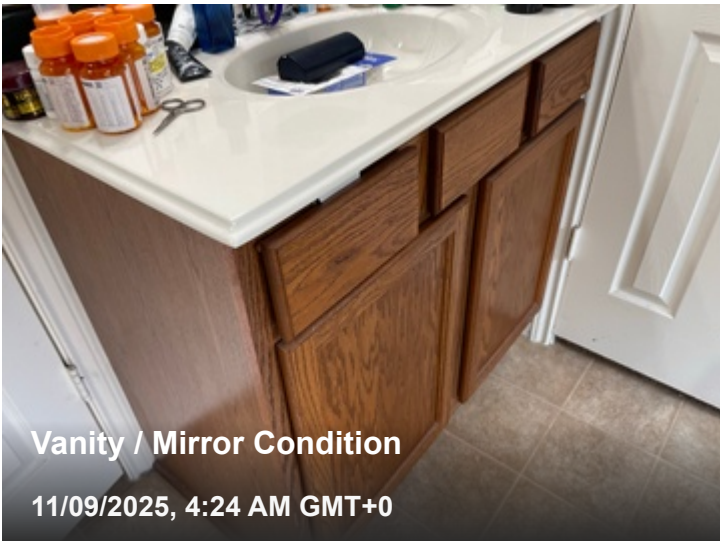
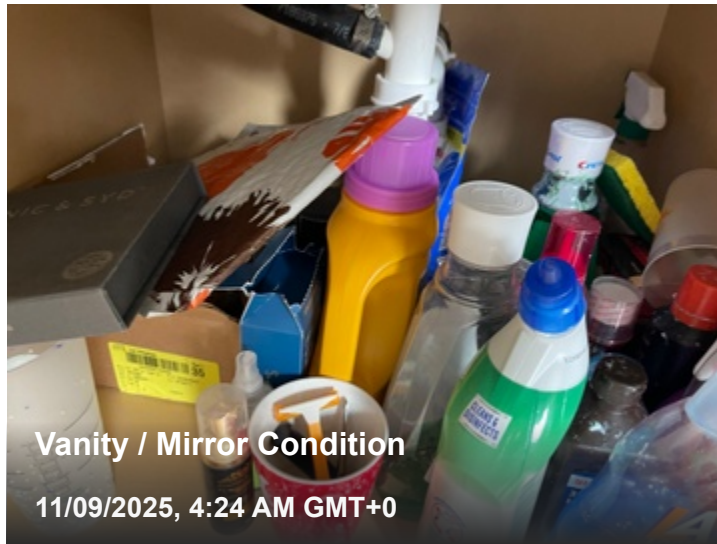
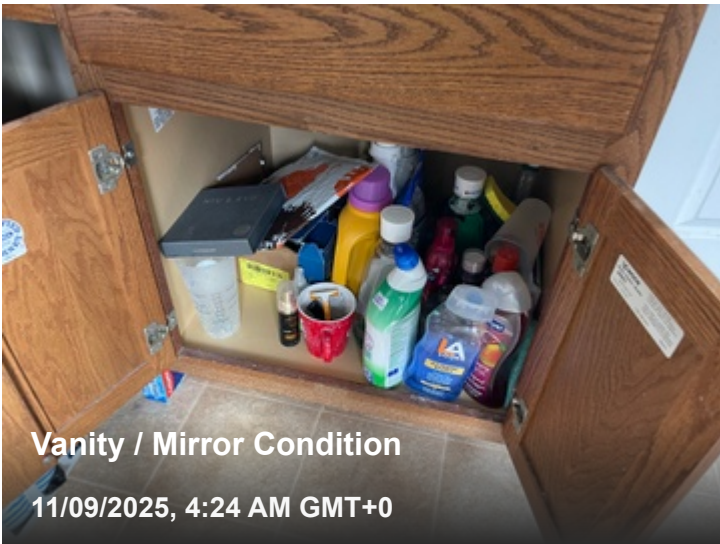
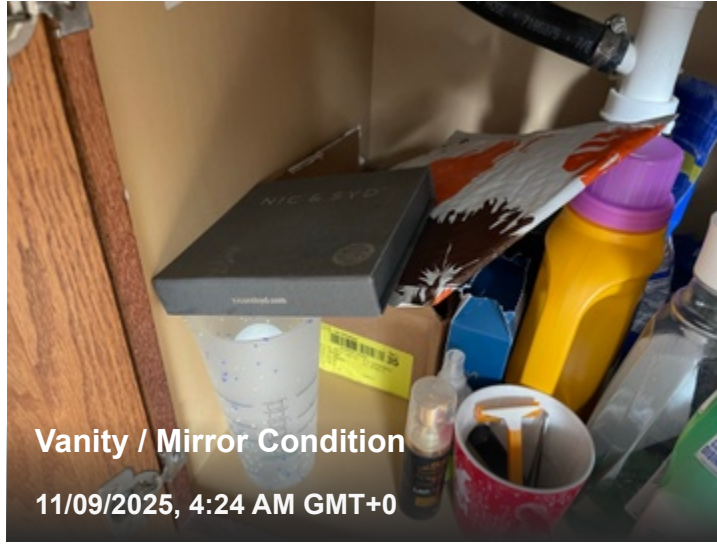
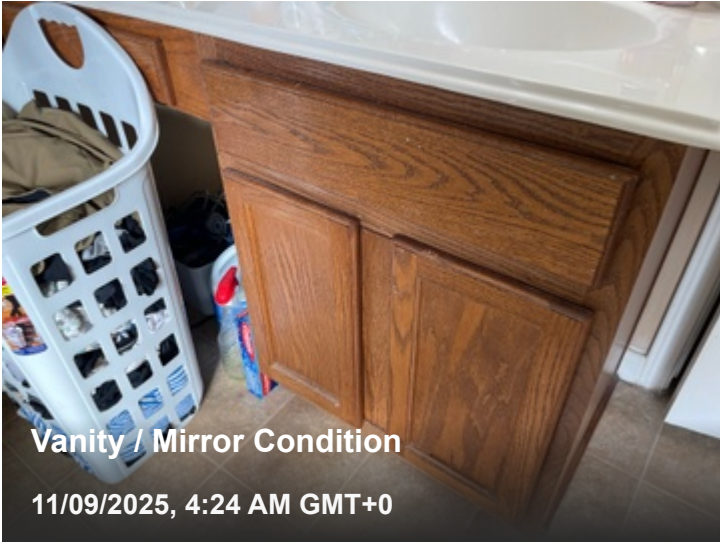
Good (Cosmetic Issues Only)

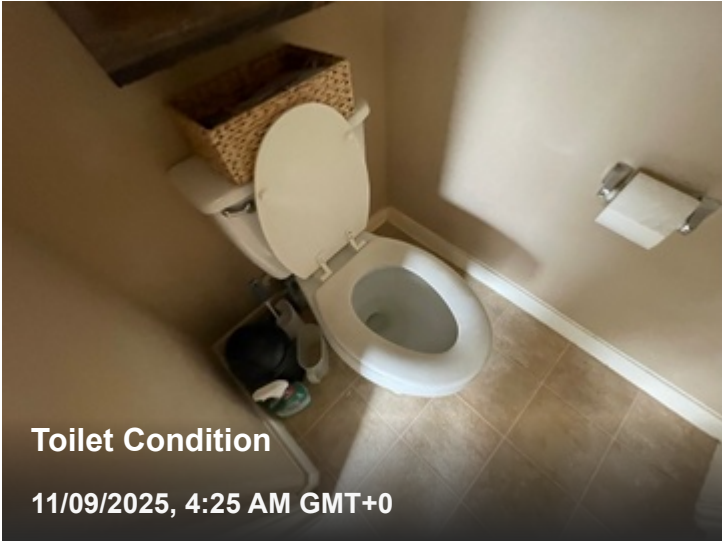
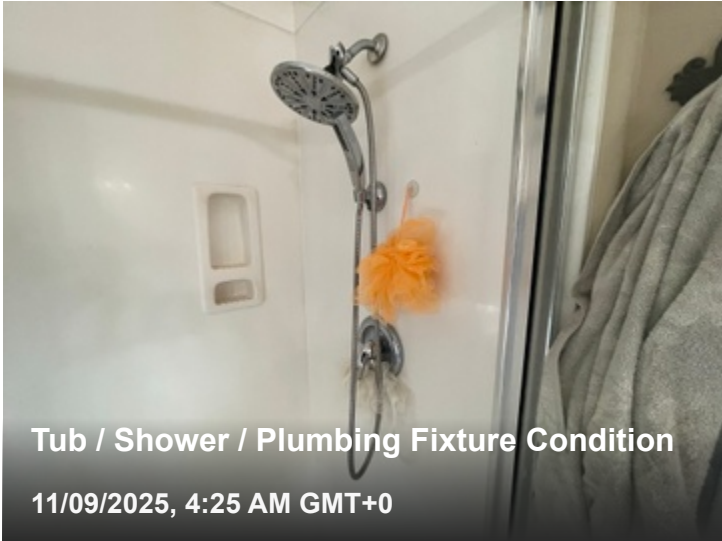
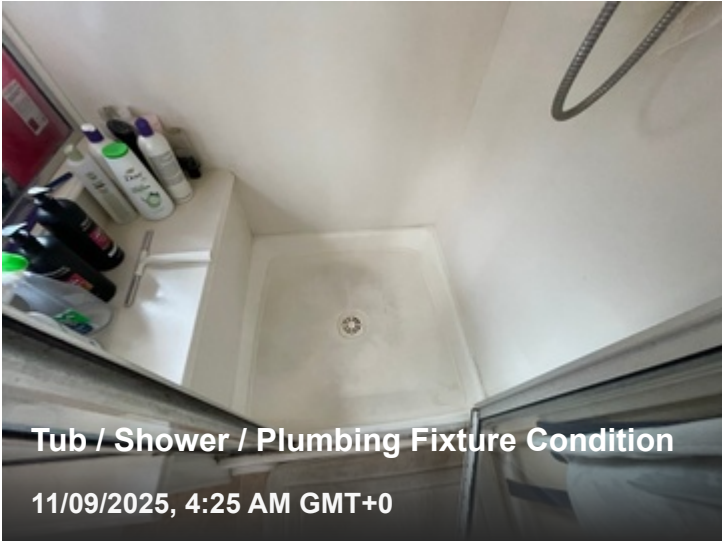
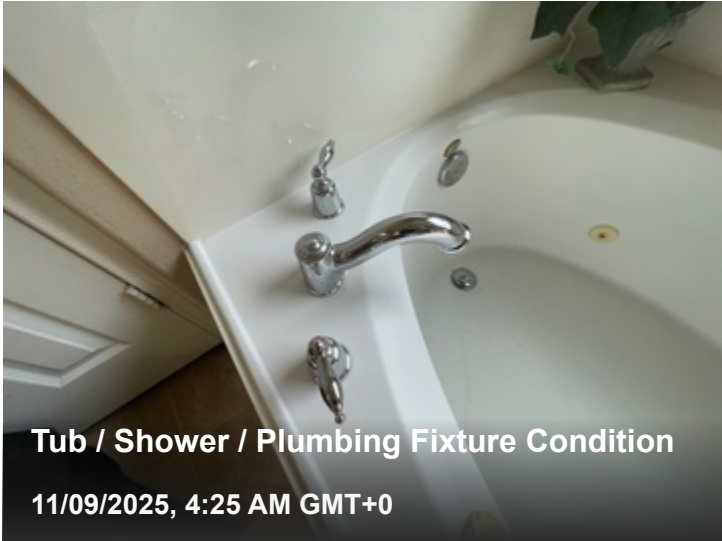
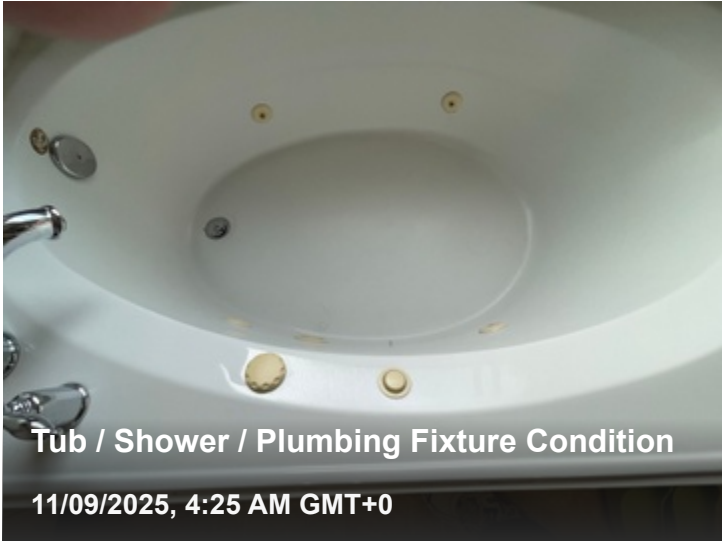
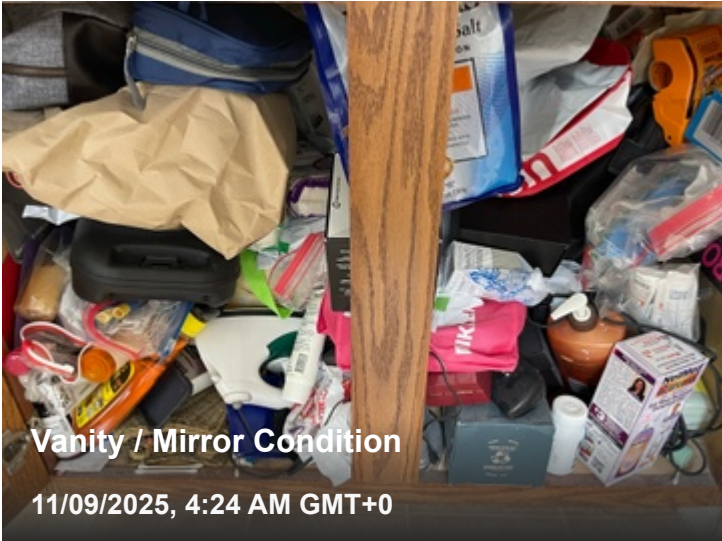
Primary Bathroom photos / videos











 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 2

2 Issues

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

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

Single Sink

Vanity / Mirror Condition

Good (Cosmetic Issues Only)

Tub / Shower Type

Tub & Shower

Tub / Shower / Plumbing Fixture Condition

Good (Cosmetic Defects Only)

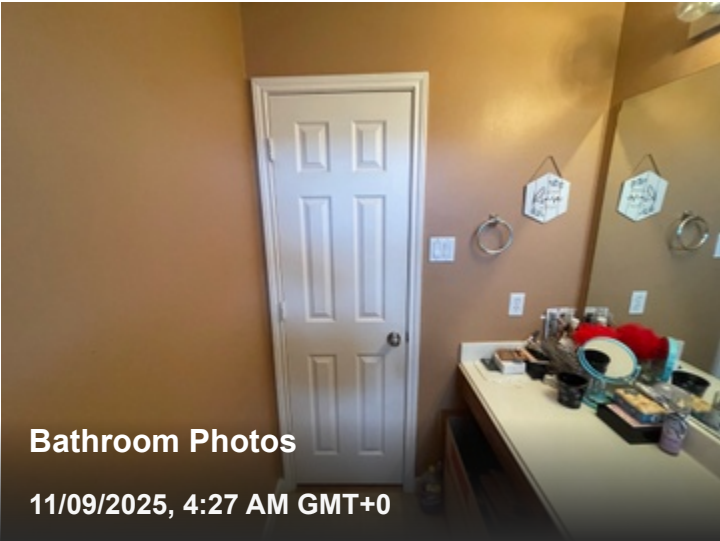
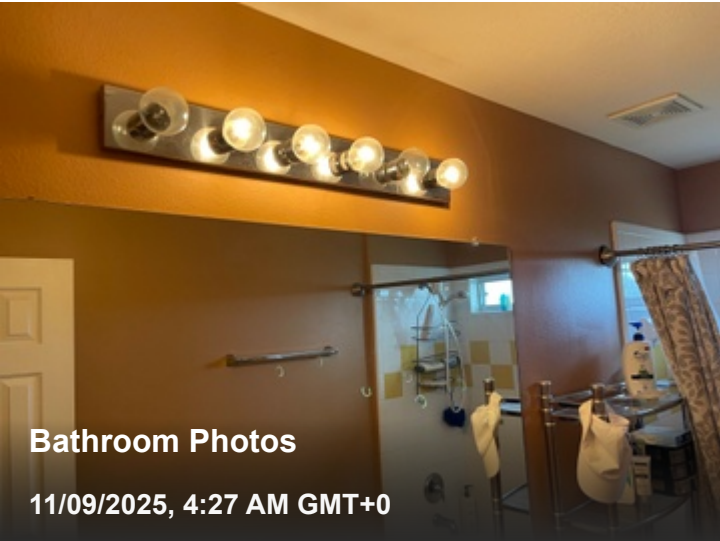
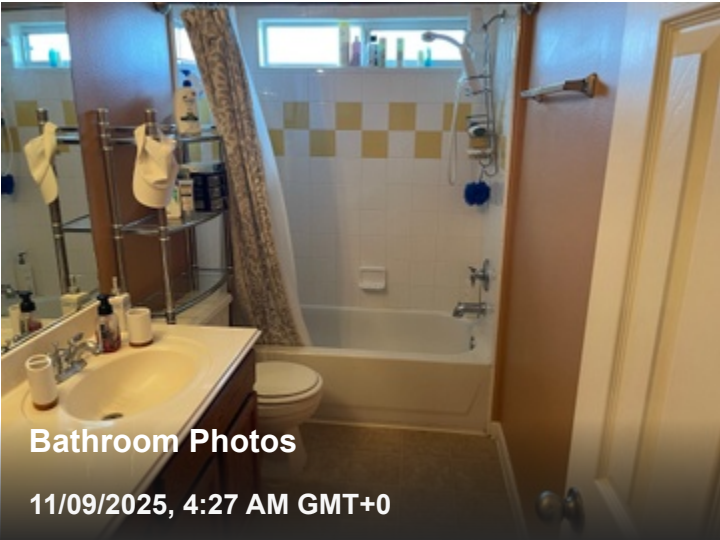
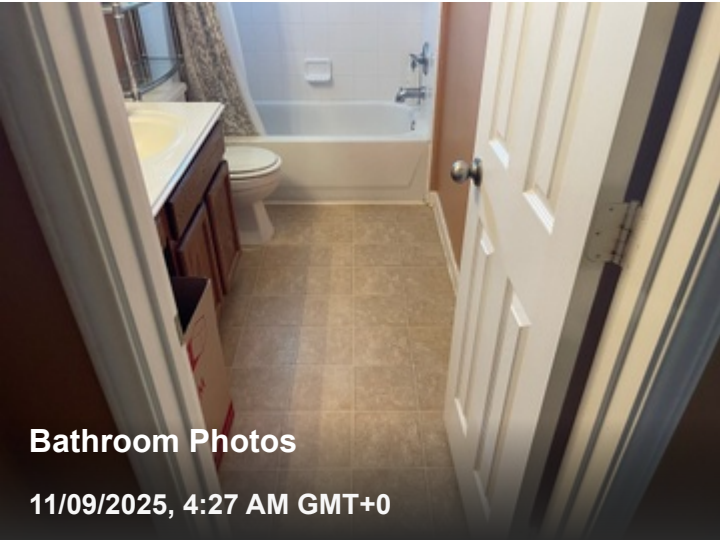
Toilet Condition

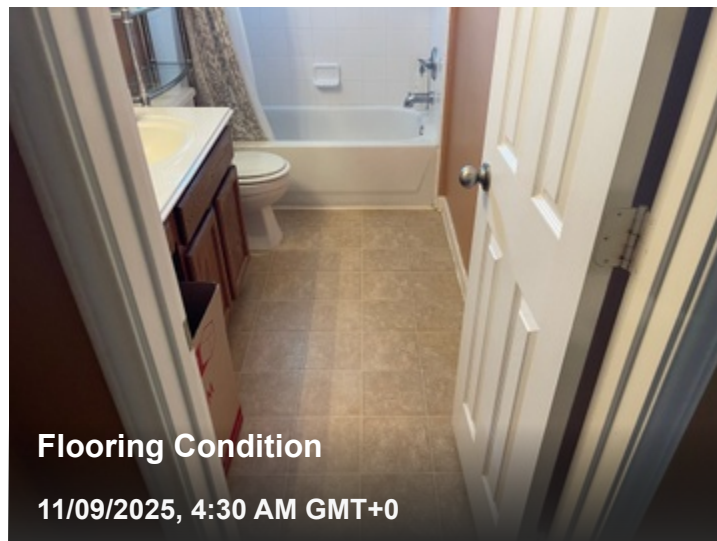
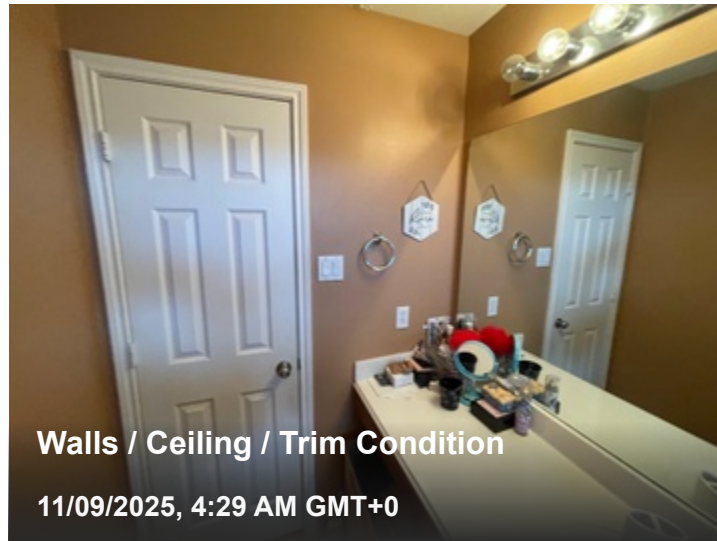
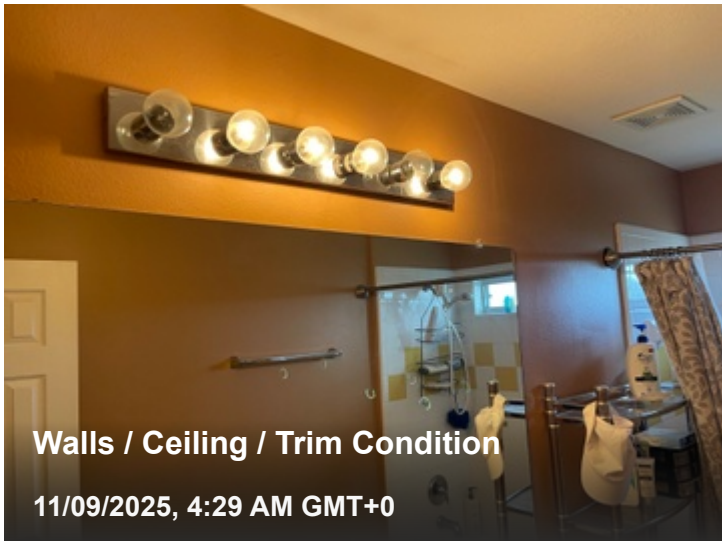
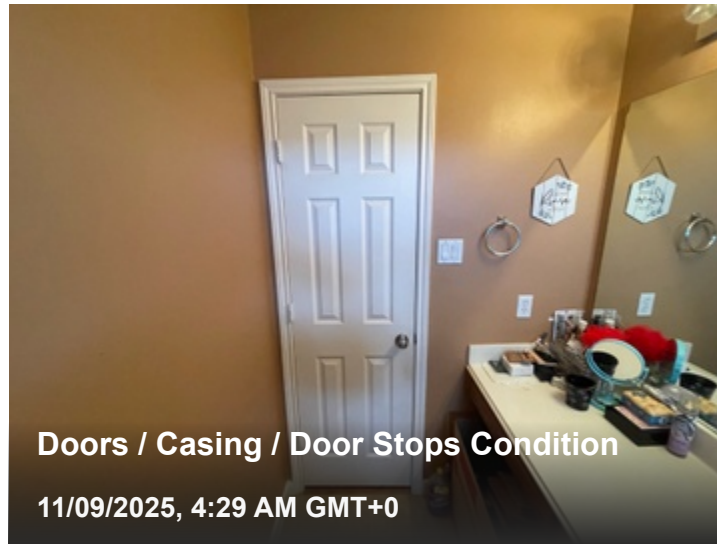
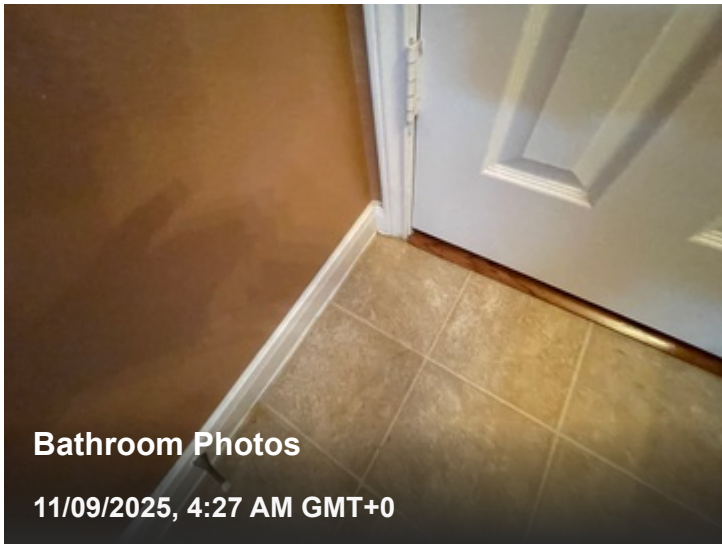
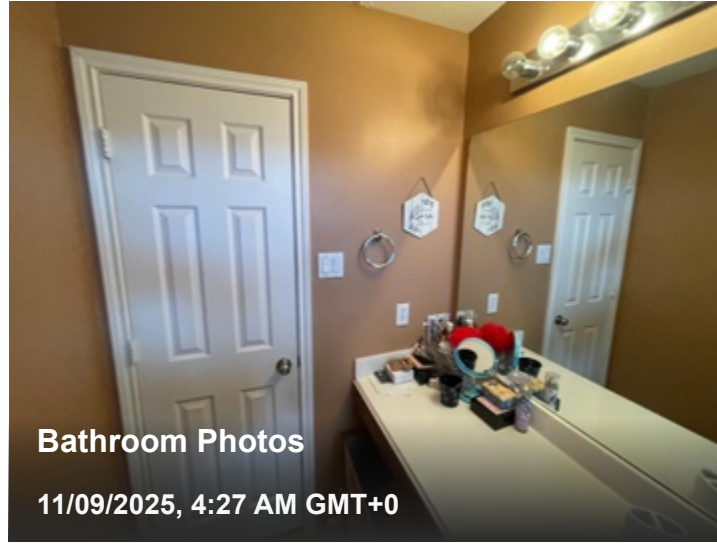
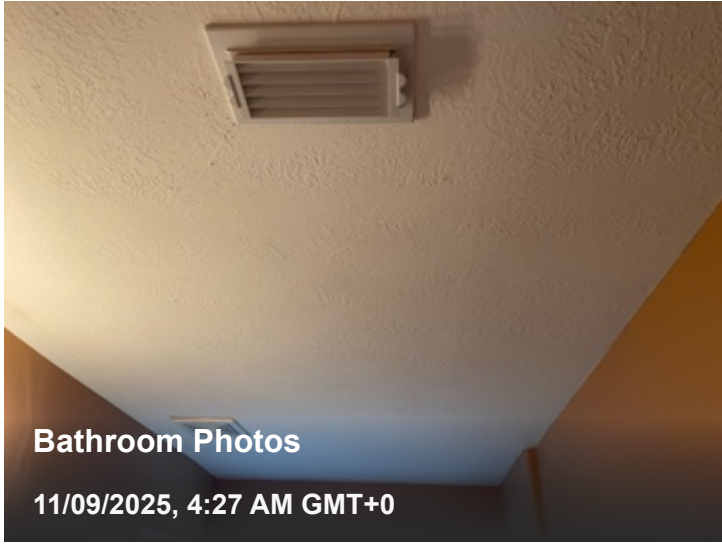
Operational

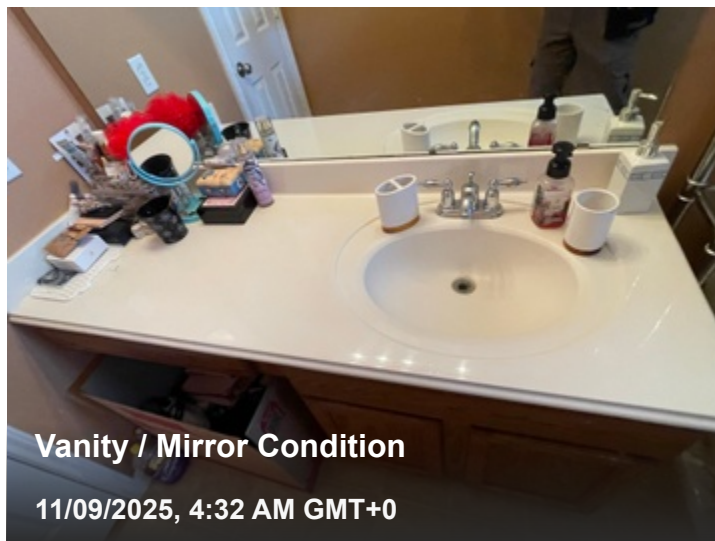
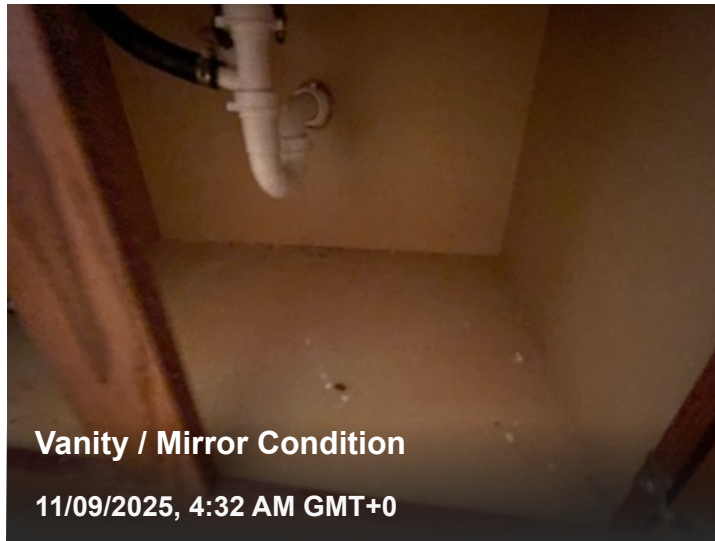
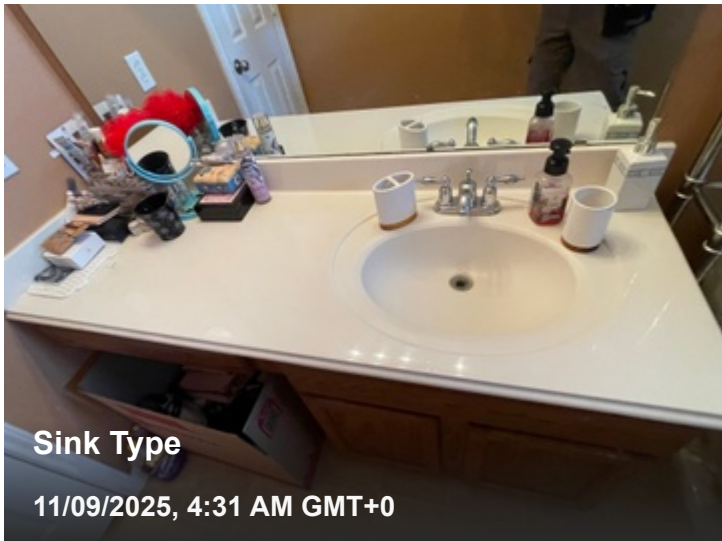
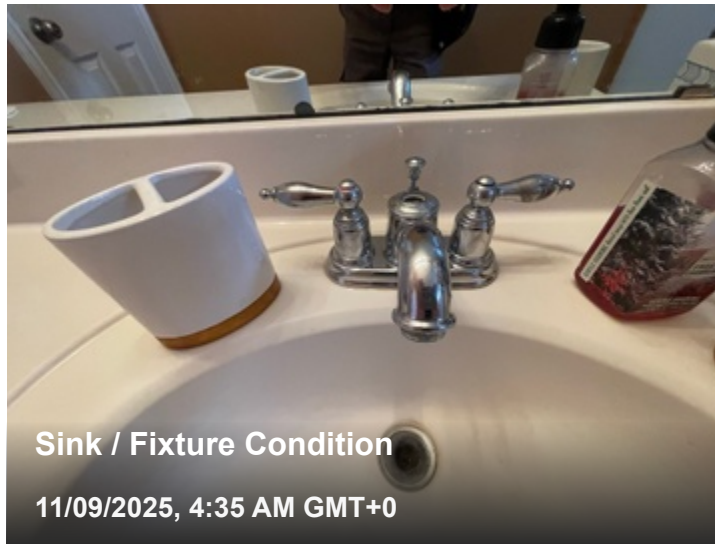
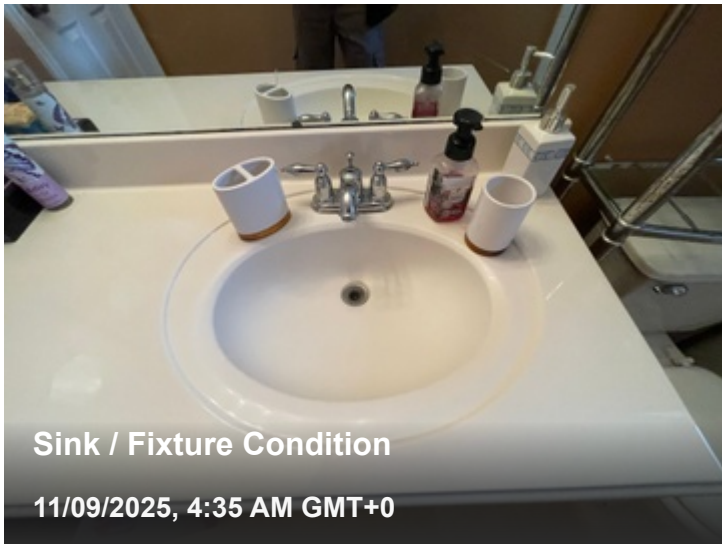
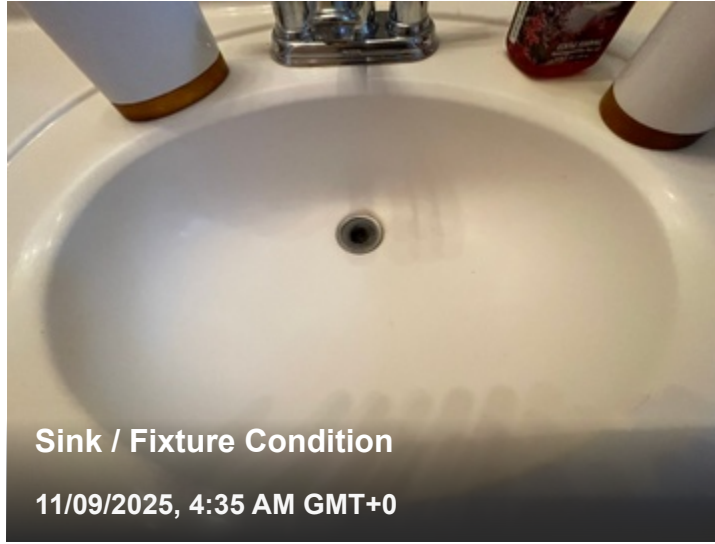
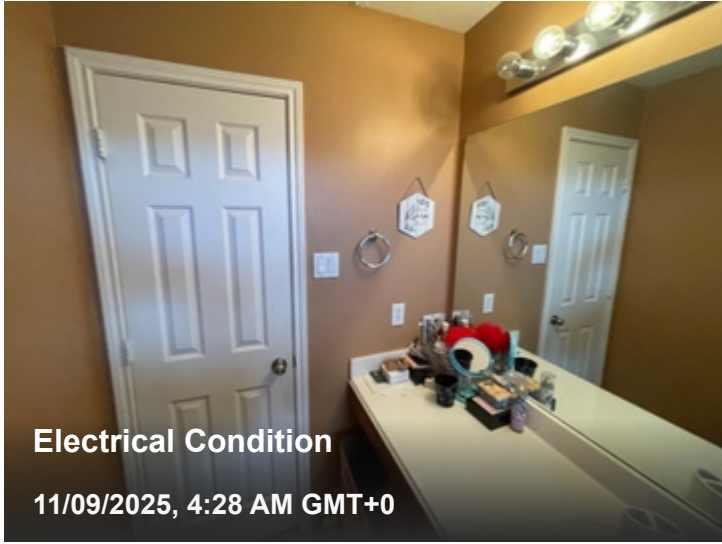
Exhaust Fan Condition

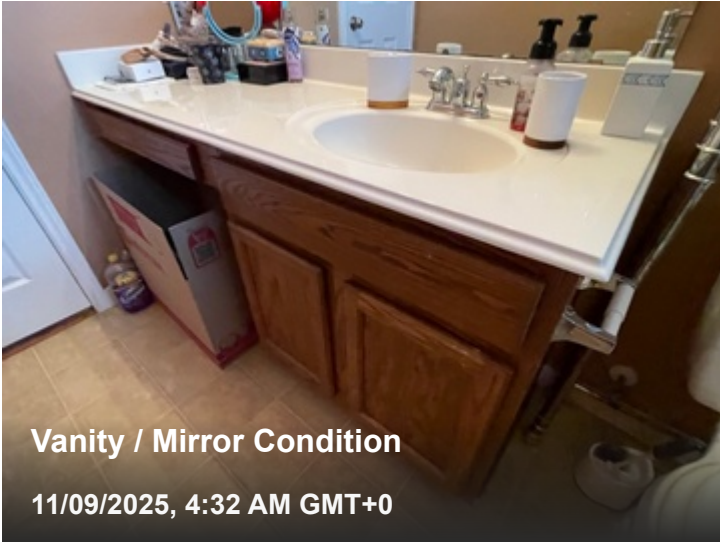
Good (Cosmetic Issues Only)

Bathroom 2 photos / videos



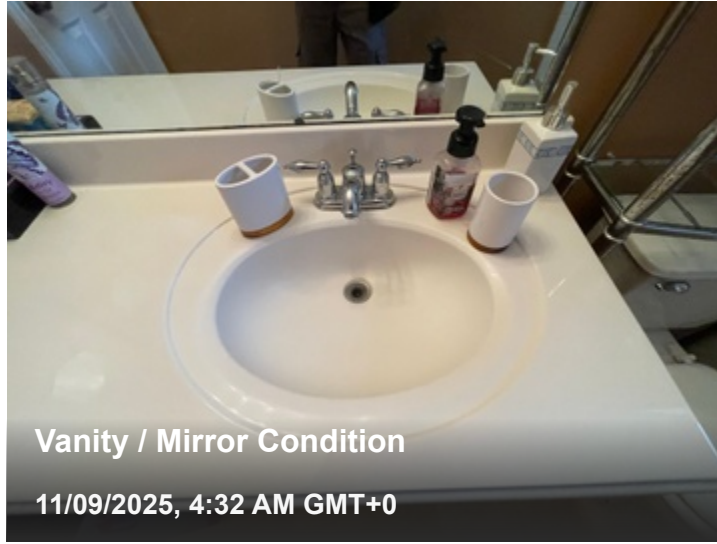






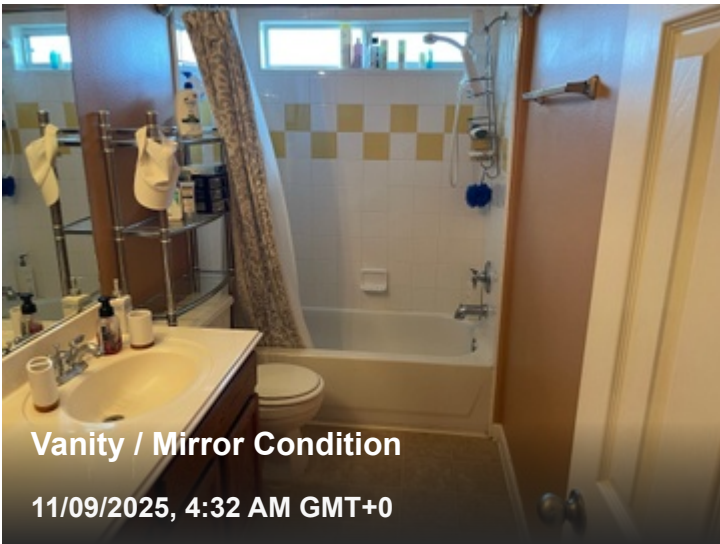
Vanity / Mirror Condition

11/09/2025, 4:32 AM GMT+0



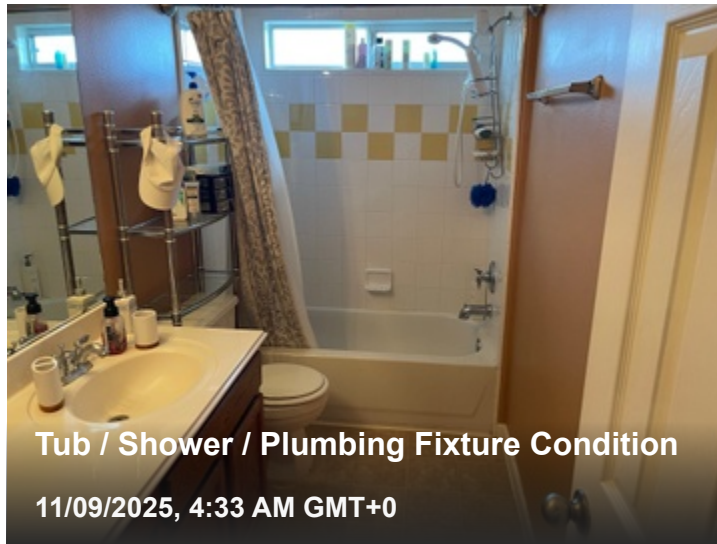
Vanity / Mirror Condition

11/09/2025, 4:32 AM GMT+0



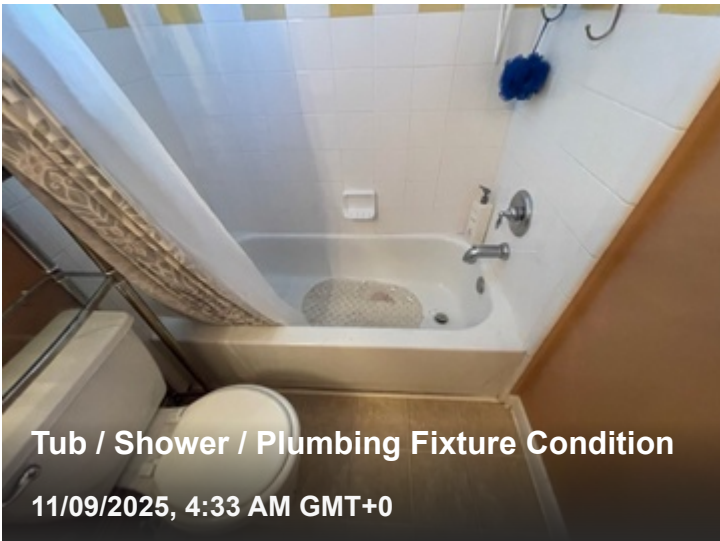
Vanity / Mirror Condition

11/09/2025, 4:32 AM GMT+0



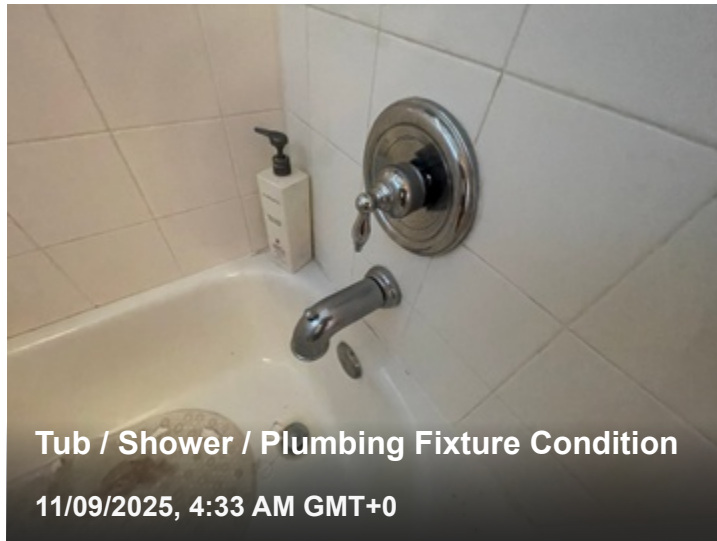
Tub / Shower / Plumbing Fixture Condition

11/09/2025, 4:33 AM GMT+0



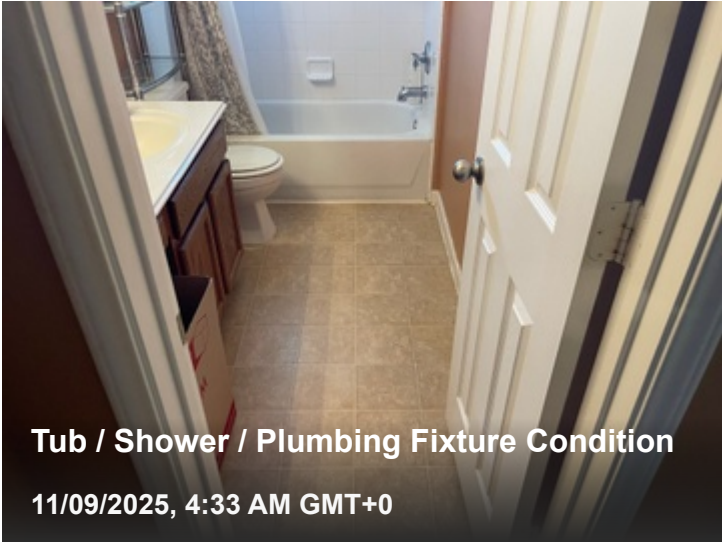
Tub / Shower / Plumbing Fixture Condition

11/09/2025, 4:33 AM GMT+0

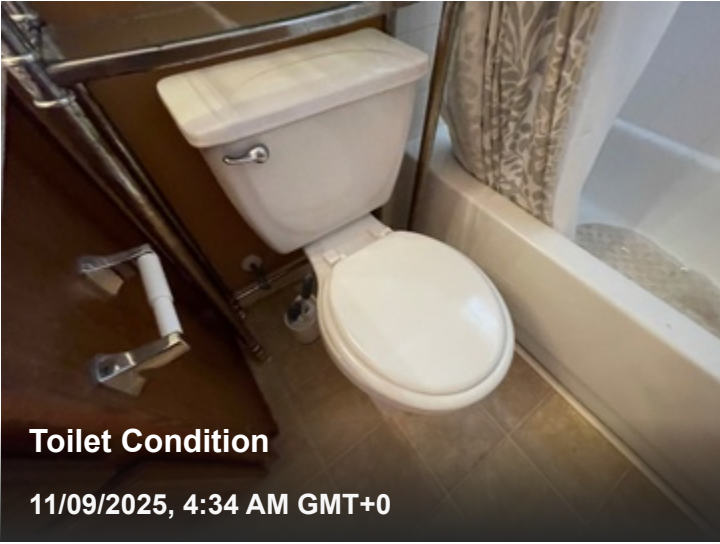


Tub / Shower / Plumbing Fixture Condition

11/09/2025, 4:33 AM GMT+0



Tub / Shower / Plumbing Fixture Condition
11/09/2025, 4:33 AM GMT+0



Toilet Condition
11/09/2025, 4:34 AM GMT+0



Exhaust Fan Condition
11/09/2025, 4:34 AM GMT+0

 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

 3 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

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

Refer to limitations

Tub / Shower Type

Walk-in Shower

Tub / Shower / Plumbing Fixture Condition

Good (Cosmetic Defects Only)

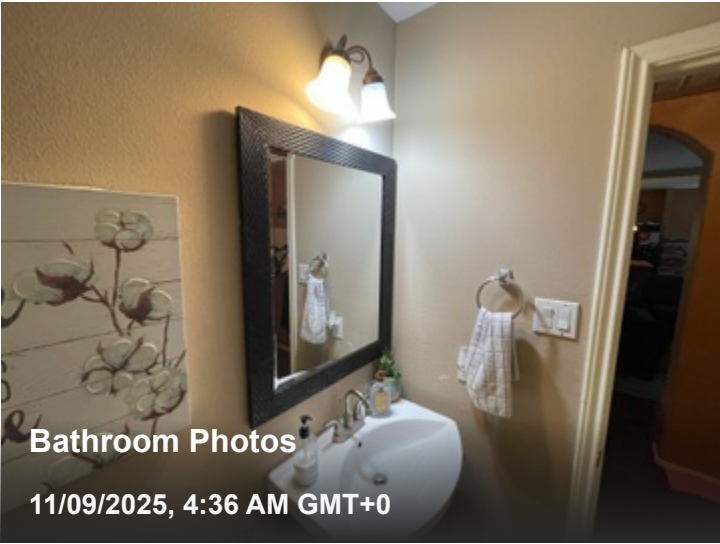
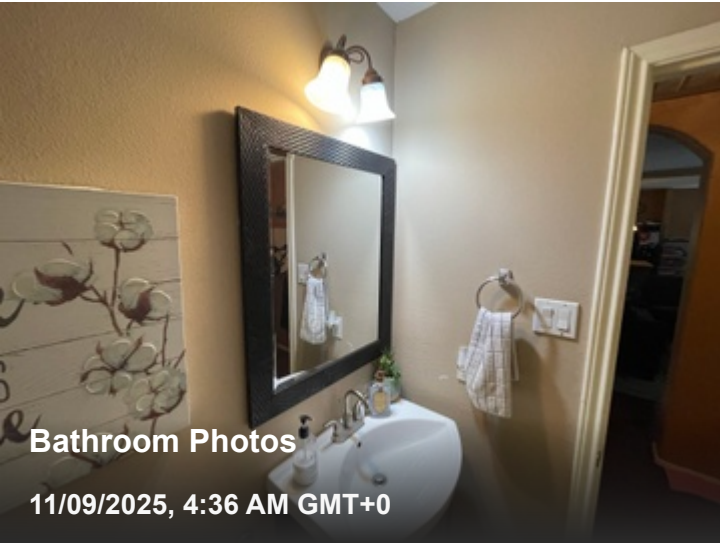
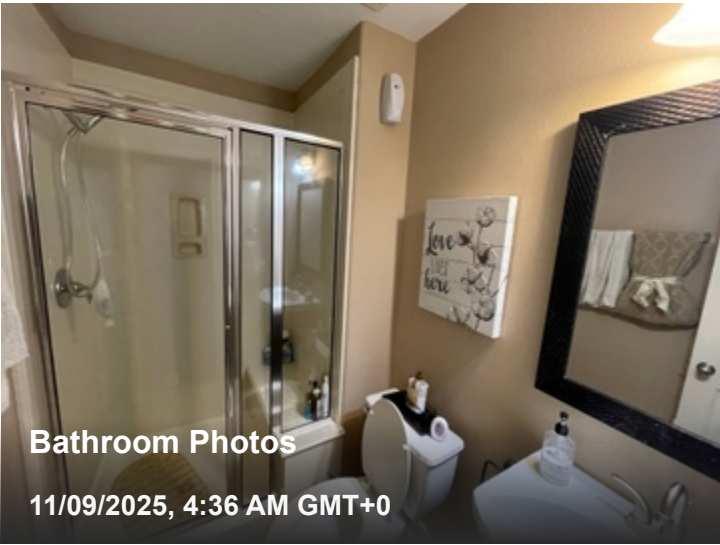
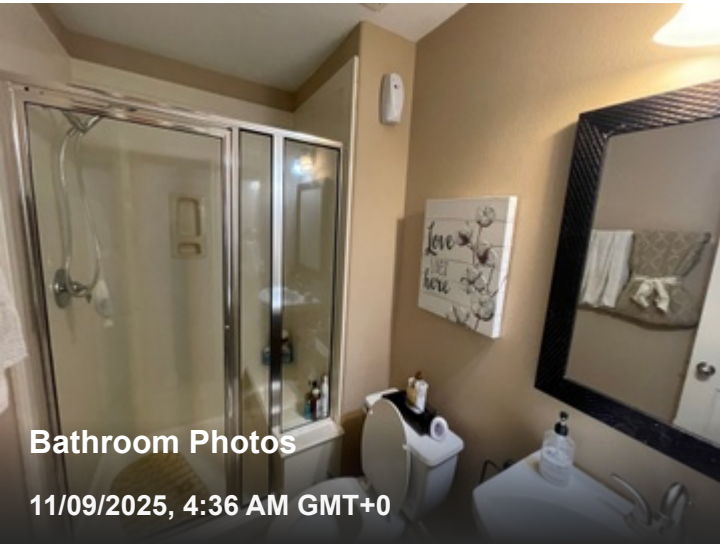
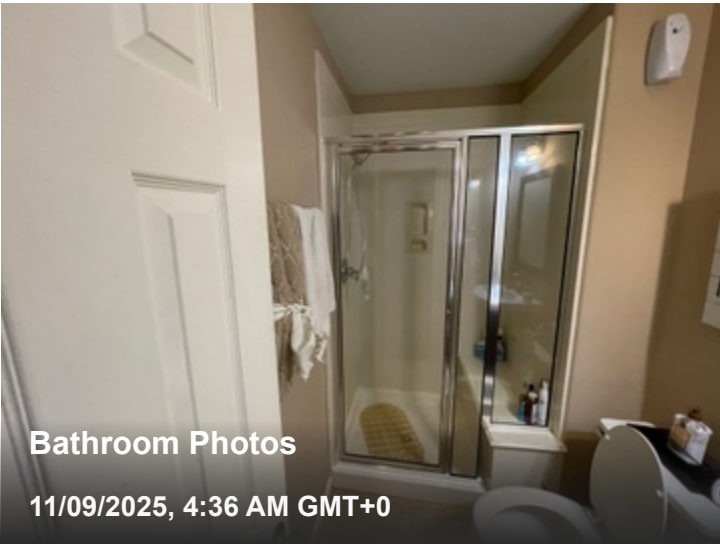
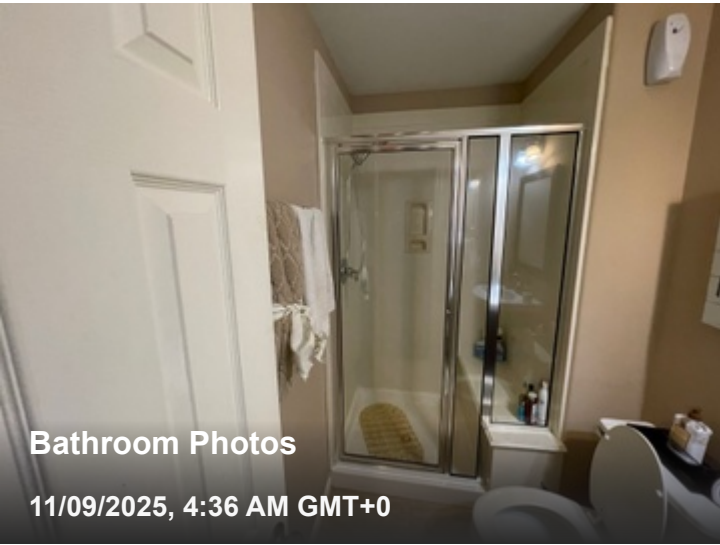
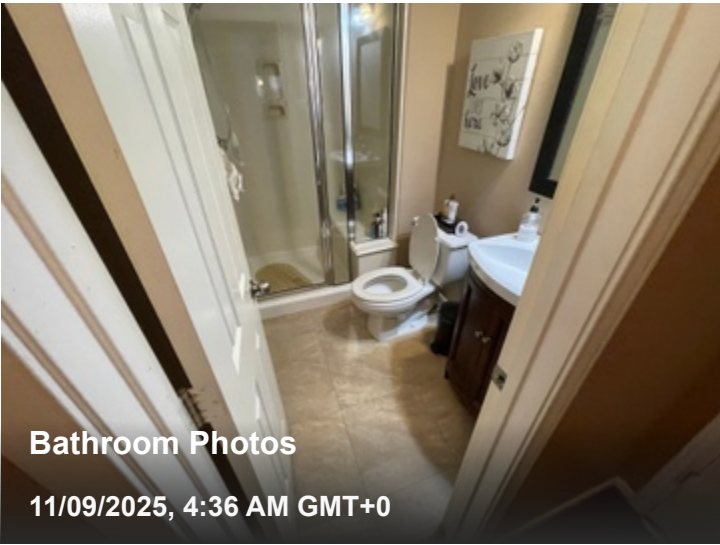
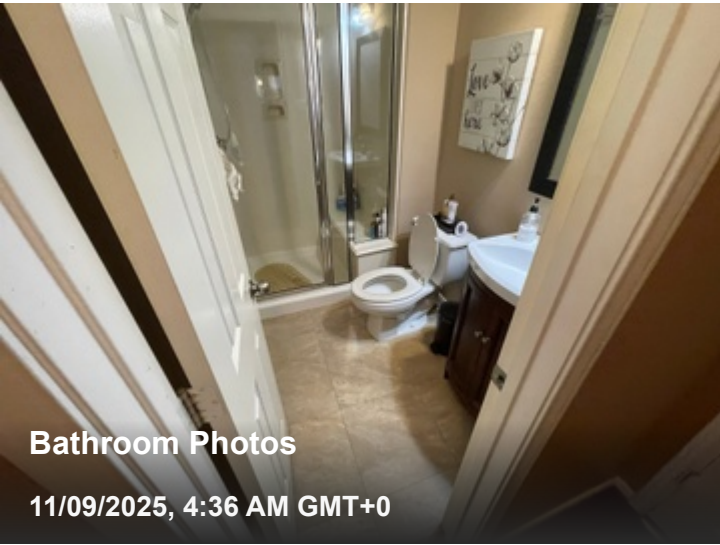
Toilet Condition

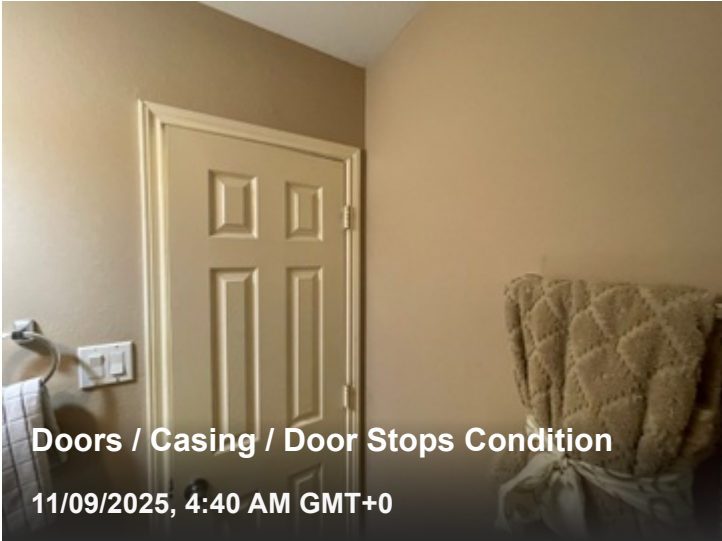
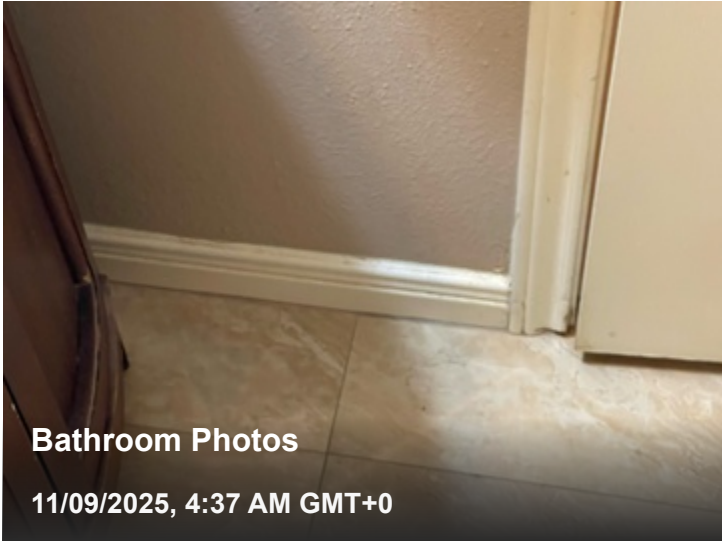
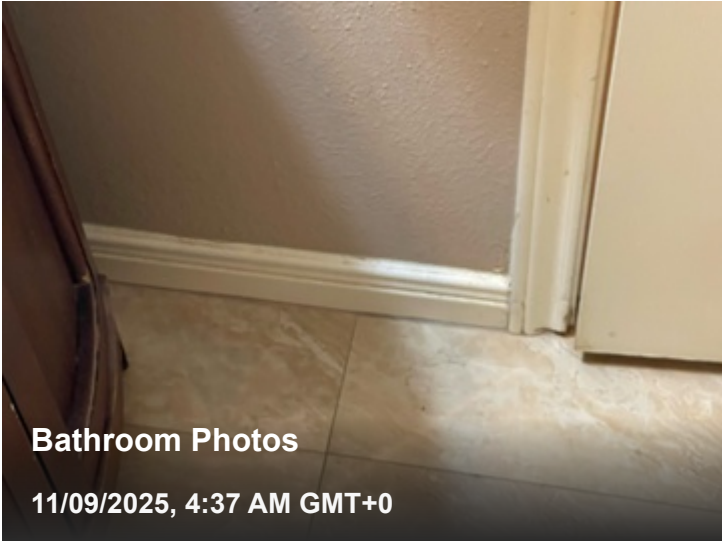
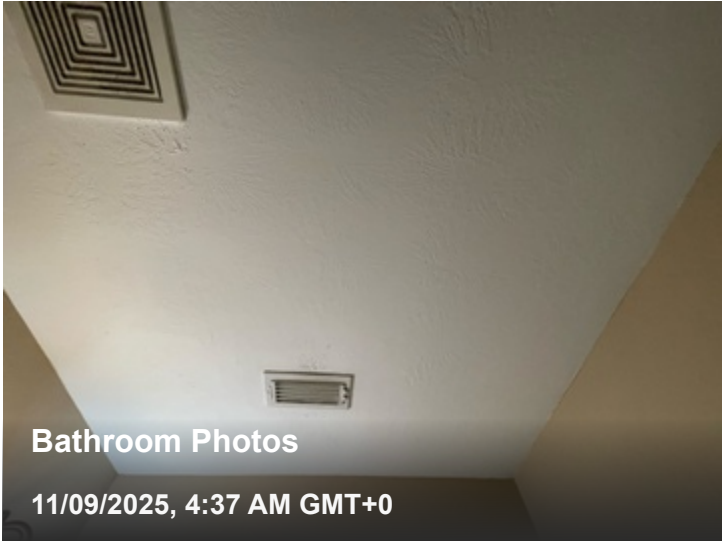
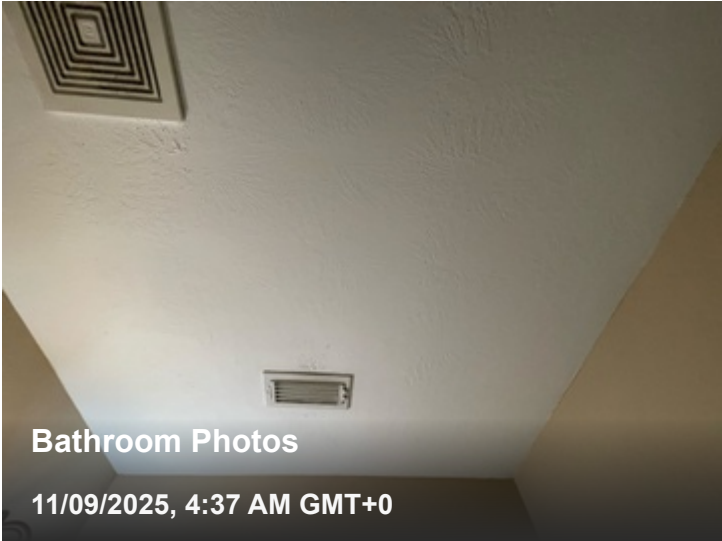
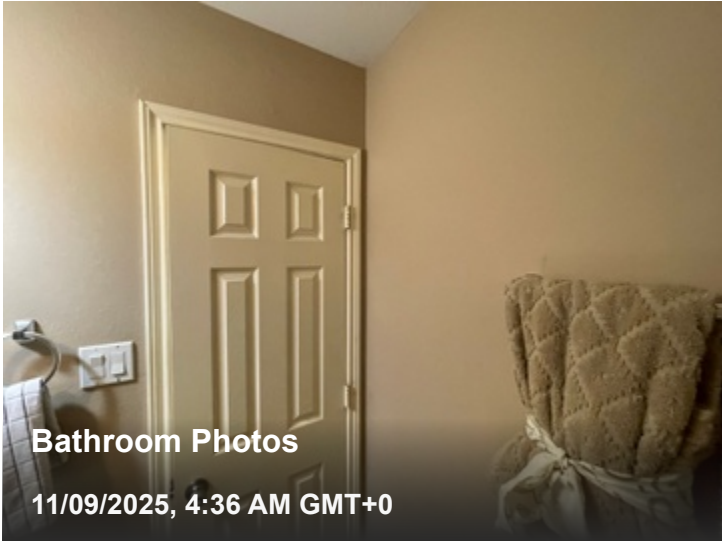
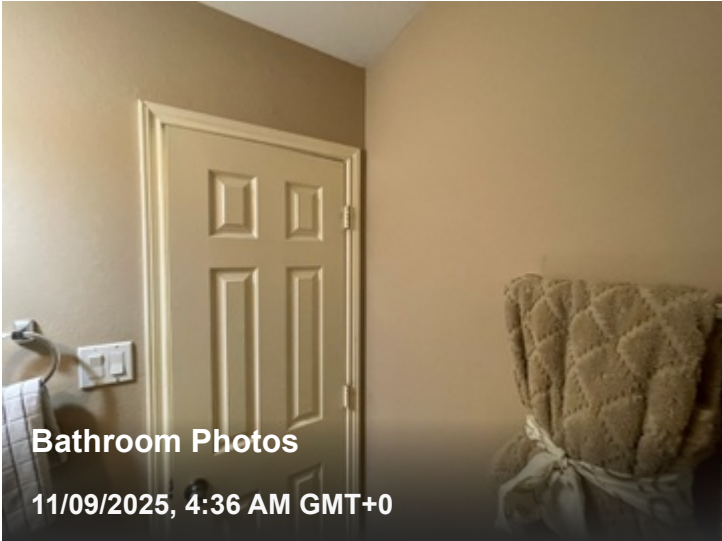
Operational

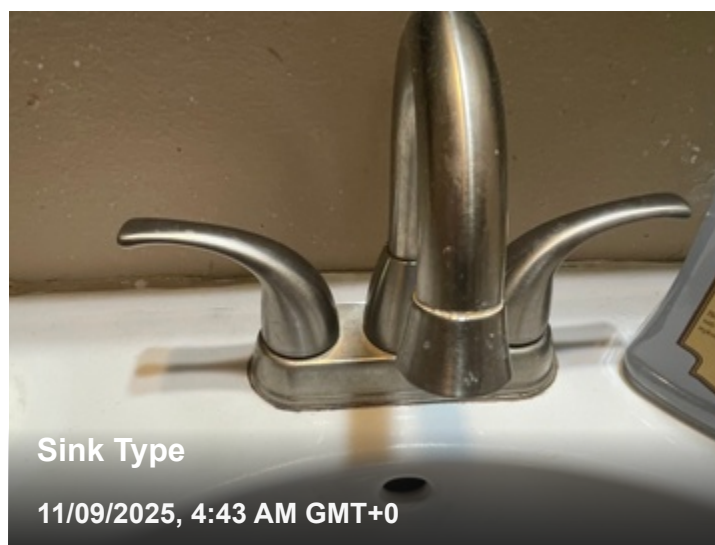
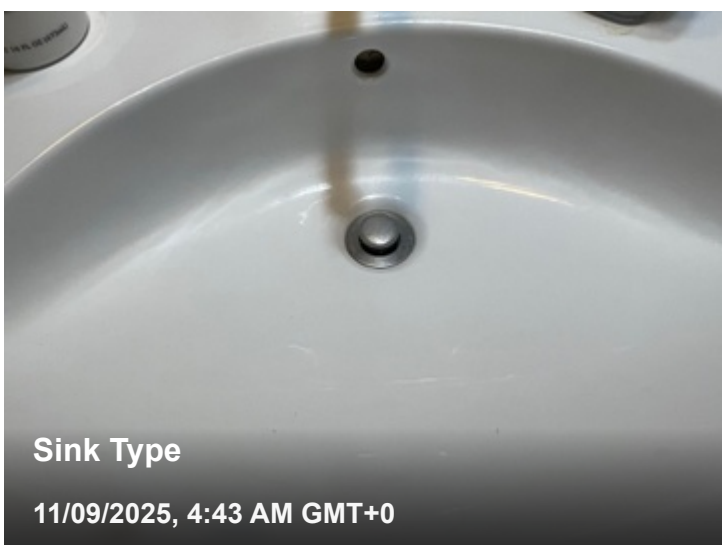
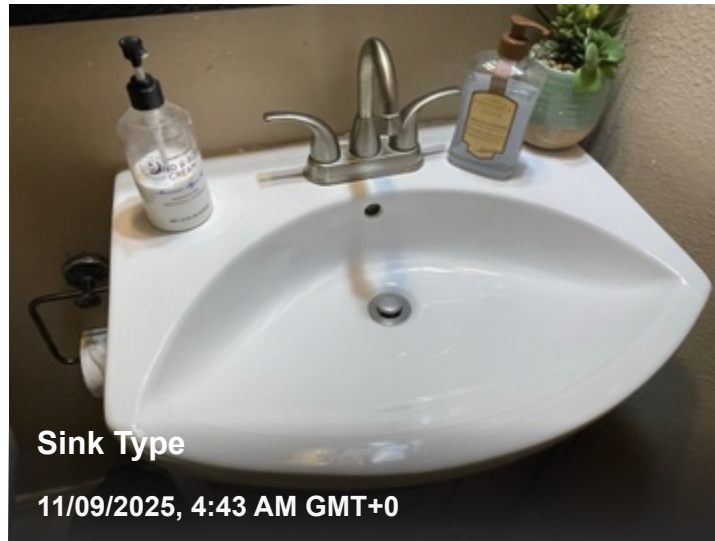
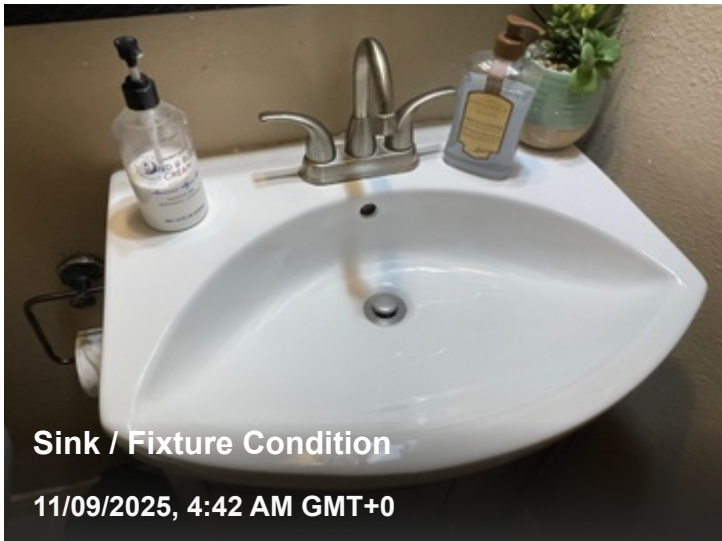
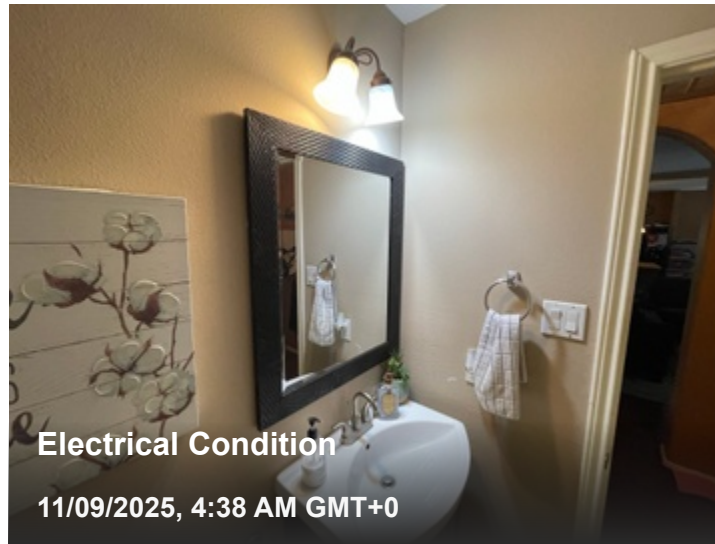
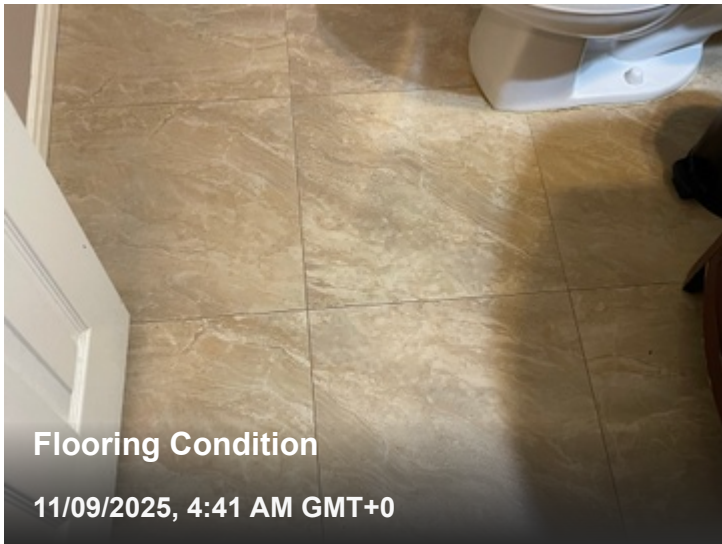
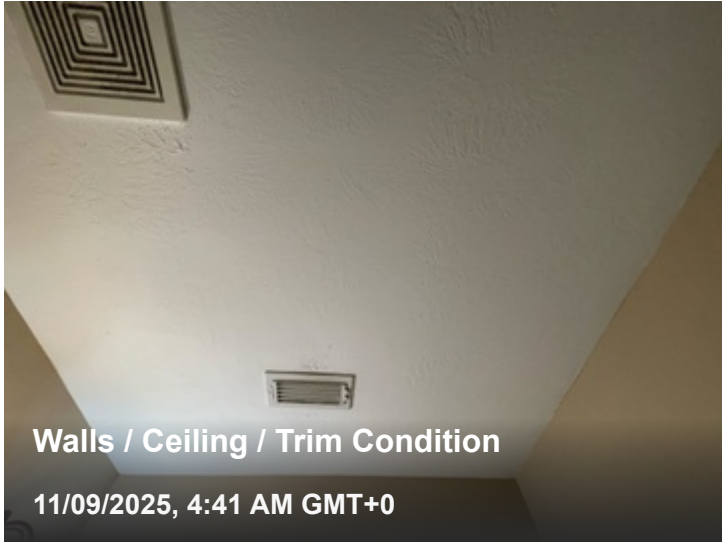
Exhaust Fan Condition

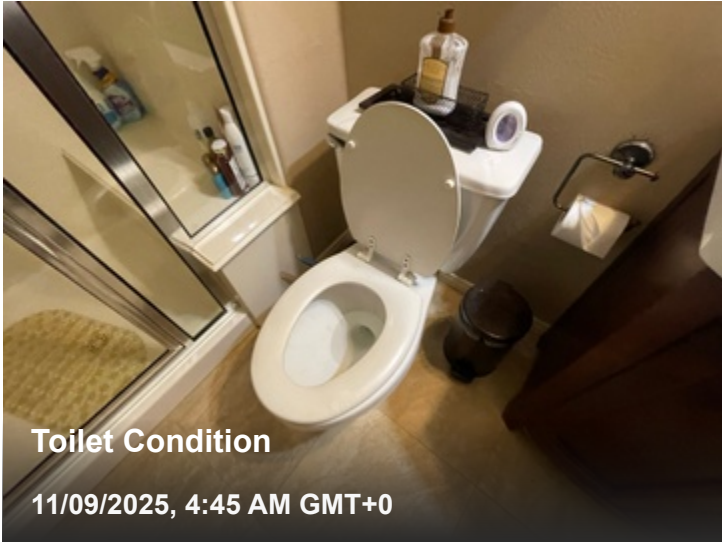
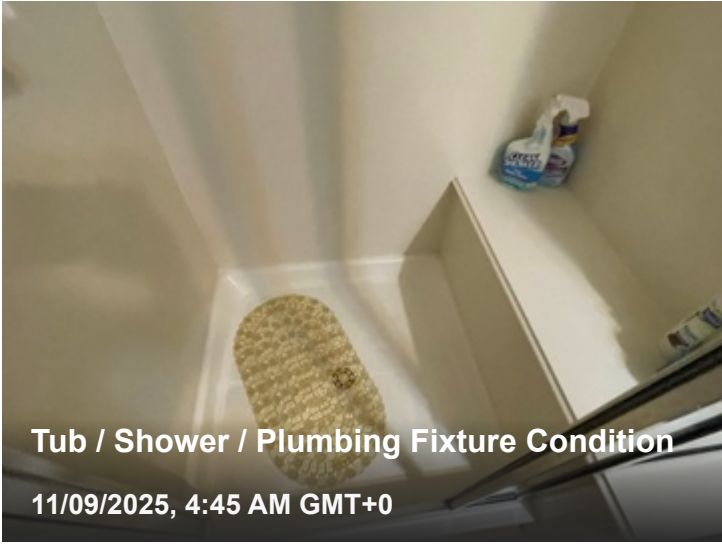
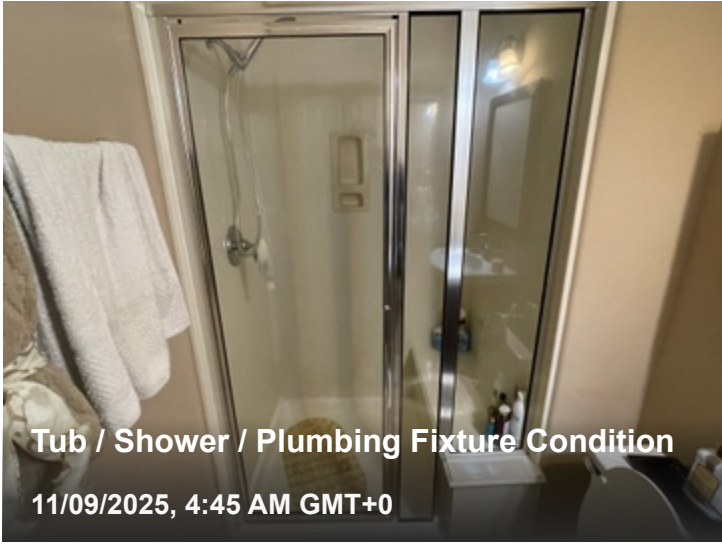
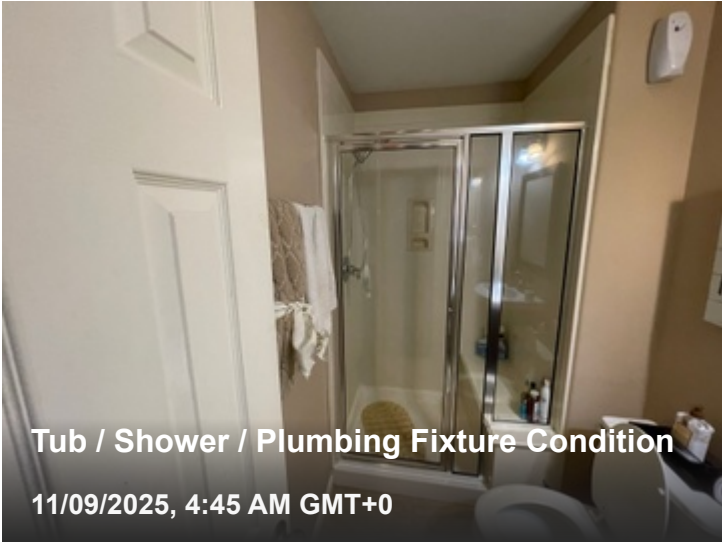
Good (Cosmetic Issues Only)

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: Other

Pedestal sink, no cabinet

Bathroom 3 photos / videos



HVAC

 6 Issues

Heating

 2 Issues

Heating System Type(s)

Central Furnace

Heating Fuel Type(s)

Gas

Heating Equipment Condition

Non-Functional

Heating System Appliance Tag Photo

Cannot Answer

Heating System Appliance Tag Photo

Number of Heated Floors Above Ground

1

Furnace/Air Handler not found

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

Heating photos / videos



Heating System Appliance Tag Photo

11/08/2025, 11:37 PM GMT+0



Heating System Appliance Tag Photo

11/08/2025, 11:40 PM GMT+0

 **Repair deficiency**

Inoperable Heating System

The furnace / boiler / heater is inoperable.

Location

1st Floor

Heating photos / videos



 Limitation

Unable to Access Appliance Tag

The appliance label was not accessible for inspection.

Limitation photos / videos

Cooling

 4 Issues

Cooling Equipment Condition

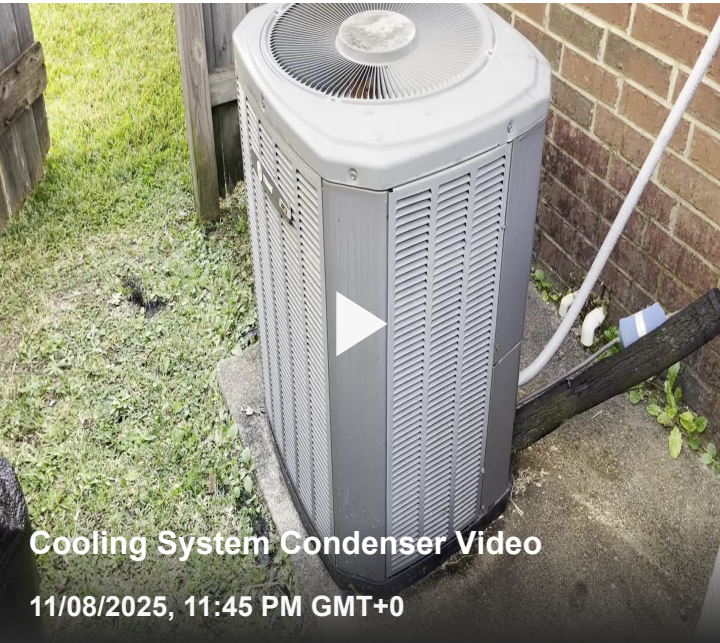
Functional

Cooling System Appliance Tag Photo

Air Conditioner not found

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

Cooling photos / videos

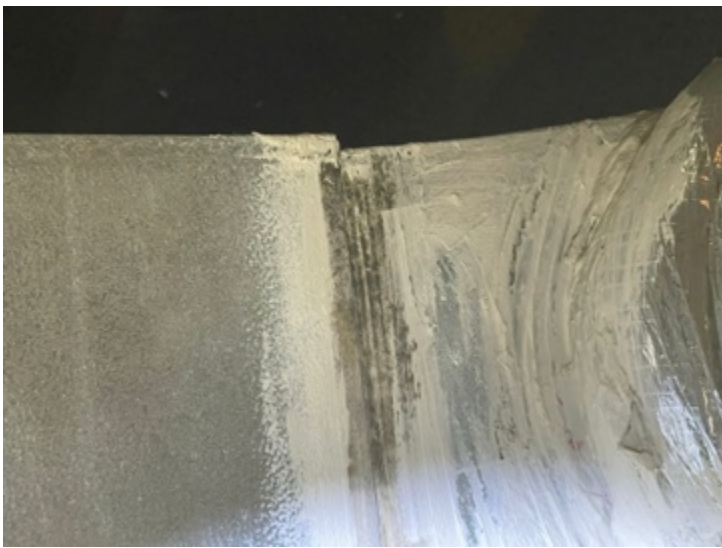


 Safety deficiency

Discoloration and Possible Mold in Attic

There is discoloration and possible mold growth in the attic.

Cooling photos / videos



 **Repair deficiency**

Missing or Damaged HVAC Line Insulation

The refrigerant line insulation is missing or damaged.

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



 **Repair deficiency**

Standing Water in Drain Pan

Standing water was noted in the drain pan.

Cooling photos / videos



Thermostat

 **No issues**

Thermostat Location

Hallway

Thermostat photos / videos

Plumbing

 1 Issue

Main Water Supply

 1 Issue

Water Source

Public

Water Pressure Sufficient

Yes

Clear Water Observed

Yes

Supply Plumbing Condition

Good (Cosmetic Issues Only)

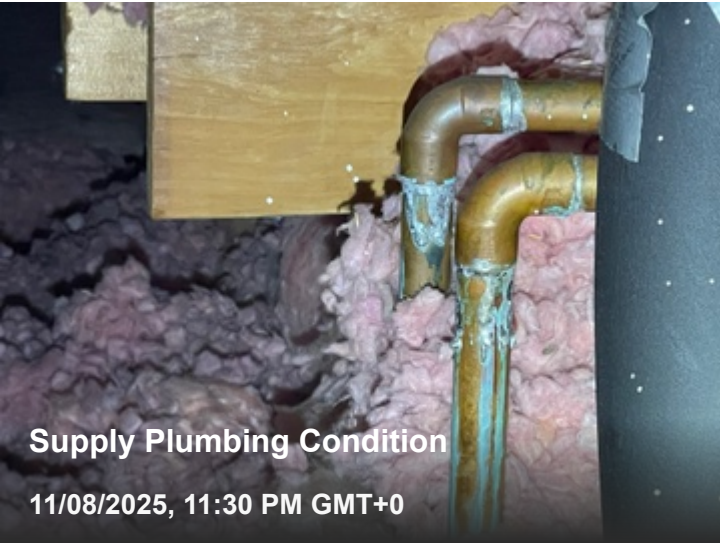
Main Water Supply Plumbing Material(s)

Copper

Water Shut-off Location

Refer to limitations

Main Water Supply photos / videos



⚠

Limitation

Water Shut-off Location: Other

Could not locate

Limitation photos / videos

Drainage

✓

No issues

Drainage System Condition

Good (Cosmetic Issues Only)

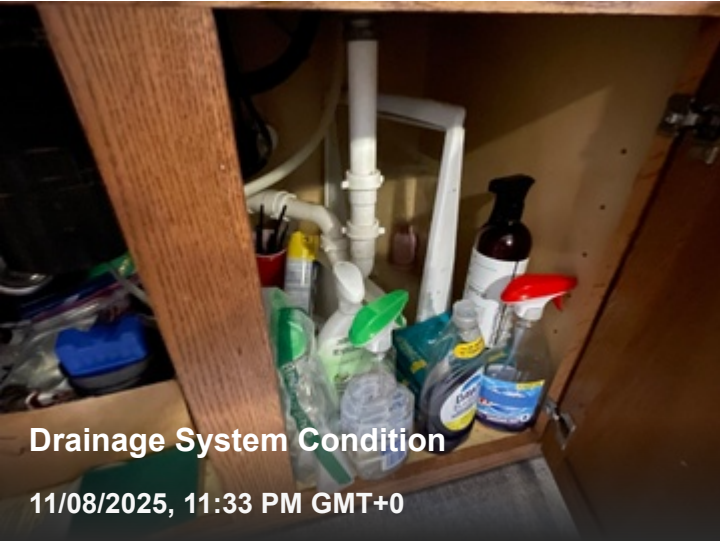
Sewer System Type

Public

Main Drain Material(s)

PVC

Drainage photos / videos



Water Heater

✓ No issues

Water Heater Brand

Bradford & White

Water Heater Capacity

40 gal

Water Heater Location

Attic

Water Heater Condition

Functional

Water Heater Appliance Tag Photo

Beta Feature

Water Heater - Gas

Recall status

No

Expected life

10 years

Brand

Bradford White

Estimated remaining life

0 years

Manufacture date

September 2005

Model number

MI403S6FBN7

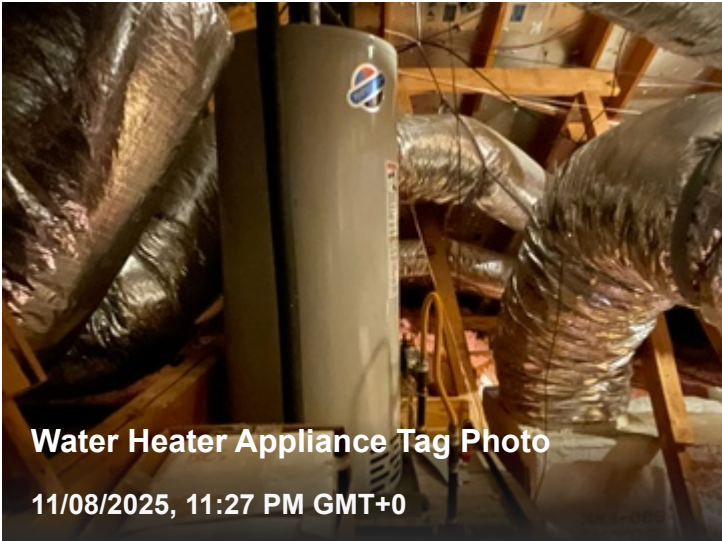
Age

20.2 years

Serial number

BJ6745801

Water Heater photos / videos



Water Heater Appliance Tag Photo

11/08/2025, 11:27 PM GMT+0



Water Heater Appliance Tag Photo

11/08/2025, 11:27 PM GMT+0

Electrical

 2 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

✓ No issues

Electrical Main Panel Brand

Square D

Electrical Main Panel Condition

Good (Cosmetic Issues Only)

Electrical Main Panel Location

Garage

Electrical Main Panel Wiring Type

Aluminum

Electrical Main Panel Amperage Rating

150

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

🔍 2 Issues

Required CO / Smoke Detectors Observed

No

Smoke Detector Type

Wired

Carbon Monoxide Detector Type

Not Present

Smoke / Carbon Monoxide Detectors photos / videos



 Safety deficiency

Missing Carbon Monoxide Detector(s)

One or more carbon monoxide detector(s) is missing or not installed.

Smoke / Carbon Monoxide Detectors photos / videos



 Limitation

Carbon Monoxide Detector Type: Not Present

The object / room is not present.

Limitation 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

 No issues

Branch Circuit Material(s)

Copper

Branch Wiring Condition

Good (Cosmetic Issues Only)

Subpanel Branch Wiring photos / videos

Miscellaneous Property Information



3 Issues



3 Issues

Hazardous Conditions Observed

No

Pest Infestation Observed

No

Odor Type Observed

Not Present

Air Sealing Observed

No

Incompatible / Clashing Flooring Materials Observed

No

Homeowner Unavailable for Access

Yes

Additional Information

Not Present

Miscellaneous Property Information photos / videos



Limitation

Odor Type Observed: Not Present

The object / room is not present.

Limitation photos / videos



Limitation

Additional Information: Not Present

The object / room is not present.

Limitation photos / videos

 Inspectify flag

Homeowner Unavailable for Access

Yes

Deficiency photos / videos

GoToScan

✓ No issues

GoToScan Floor Plan

Yes

GoToScan photos / videos

i 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.

7510 Rosepath Ln Richmond, Texas 77407 - November 8, 2025 CST