

12325 Green Ridge Dr Willis, Texas 77318



✉ hello@inspectify.com

Client	--
Reference id	a4xPd000003GAo5IAG
Type	Home Inspection and Floor Plan Report - 12325 Green Ridge Dr
Inspected by	HomeTeam Inspection Service - Northwest Houston
State license	Texas: TREC 22223
InterNACHI	Certified Professional Inspector (CPI): NACHI16110228
Other license	Texas Mold Assessment Consultant: MAC1506
Scheduled	December 5, 2025, 12:00 PM CST
Completed	December 5, 2025, 6:03 PM CST

🛡️ 2 safety
🔧 14 repair
👁️ 5 monitor
⚠️ 30 limitation
🚩 2 Inspectify flag

System	Subsystem	Issues identified
Home Inspection Details	Home Inspection Details	⚠️ <u>Neighborhood Commentary: Not Present</u>
		⚠️ <u>Repairs / Renovations in Progress: Not Present</u>
Surroundings	Fences / Gates	🔧 <u>Damaged / Missing Fence Boards</u>
Utilities	Utilities	⚠️ <u>Gas Meter Tag Photo: Not Present</u>
Exterior	Siding / Trim	🔧 <u>Vegetation is Too Close to the Structure</u>
	Windows	⚠️ <u>Window Release Mechanism operational?: Not Present</u>
		⚠️ <u>Window Treatment Type: Not Present</u>
Garage	Attached Garage	🔧 <u>Missing GFCI</u>
		👁️ <u>Missing / Inoperable Self-Closing Door Hinges</u>
		🚩 <u>Odor Strength</u>
Common Areas	Common Room	⚠️ <u>Odor Source: Not Present</u>
		⚠️ <u>Doors / Casing / Door Stops Condition: Not Present</u>
	Hallway	⚠️ <u>Odor Source: Not Present</u>
		⚠️ <u>Window Condition: Not Present</u>
	Common Room 2	⚠️ <u>Odor Source: Not Present</u>
		⚠️ <u>Doors / Casing / Door Stops Condition: Not Present</u>
	General	⚠️ <u>Additional Interior Amenities Observed: Not Present</u>
Laundry Area	Laundry Area	🔧 <u>Missing GFCI</u>
		⚠️ <u>Odor Source: Not Present</u>
		⚠️ <u>Window Condition: Not Present</u>
Kitchen	Kitchen General	🔧 <u>Missing GFCI</u>
		⚠️ <u>Odor Source: Not Present</u>
	Dishwasher	🔧 <u>Missing Dishwasher High Loop</u>
		🔧 <u>Dishwasher malfunctioning</u>
Bedrooms	Primary Bedroom	⚠️ <u>Odor Source: Not Present</u>
	Bedroom 2	🔧 <u>Missing / Damaged Door Stop(s)</u>

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System	Subsystem	Issues identified
	Bedroom 3	 <u>Missing Window Screen</u>
		 <u>Odor Source: Not Present</u>
		 <u>Limited view</u>
	Bedroom 4	 <u>Damaged Drywall</u>
		 <u>Damaged Screen</u>
		 <u>Damaged Screen</u>
		 <u>Odor Source: Not Present</u>
Bathrooms	Primary Bathroom	 <u>Accordion Drain Material Present</u>
		 <u>Odor Source: Not Present</u>
	Bathroom 2	 <u>Inoperable Bathroom Exhaust Fan</u>
		 <u>Damaged / Missing Drain Stopper</u>
		 <u>Odor Source: Not Present</u>
HVAC	Cooling 1	 <u>Cooling System Condenser Video: Other</u>
		 <u>Cooling Equipment Condition: Other</u>
		 <u>Cool Temperature Restriction</u>
	Cooling 2	 <u>Cooling System Condenser Video: Other</u>
		 <u>Cooling Equipment Condition: Other</u>
		 <u>Cool Temperature Restriction</u>
Plumbing	Main Water Supply	 <u>Deteriorated / Damaged Water Valve</u>
Electrical	Smoke / Carbon Monoxide Detectors	 <u>Missing Smoke Detector(s)</u>
		 <u>Carbon Monoxide Detector Type: Not Present</u>
Electrical Subpanel	Electrical Subpanels, Grounding, Main Overcurrent Device	 <u>Neutral / Ground Shared Bus Bar</u>
		 <u>Missing Electrical Panel Knockouts</u>
		 <u>Missing Labels in Electrical Panel</u>
Miscellaneous Property Information	Miscellaneous Property Information	 <u>Odor Type Observed: Not Present</u>
		 <u>Homeowner Unavailable for Access</u>

Home Inspection Details 🔍 2 Issues

Neighborhood Commentary

Not Present

Nonresidential Use

No

Renovations / Upgrades in the Past 15 Years

No

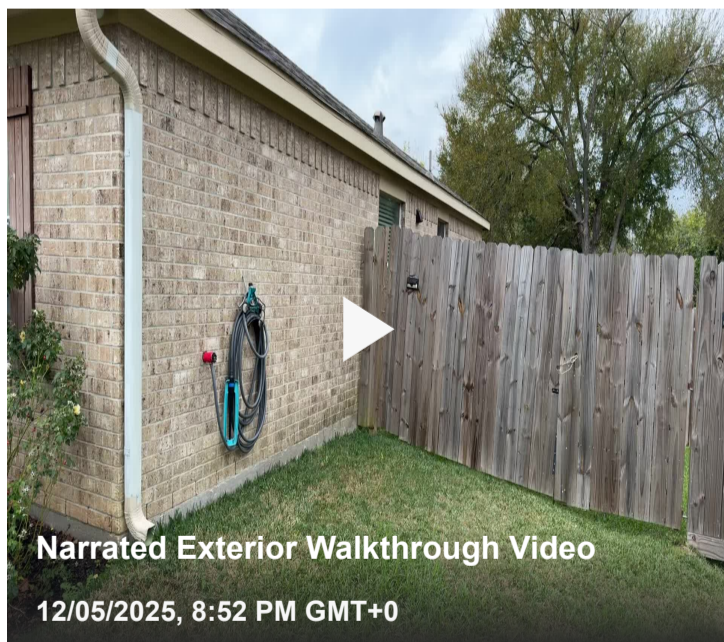
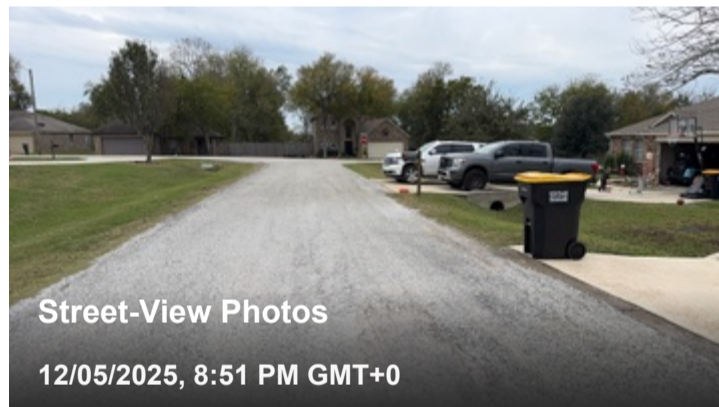
Additions / Conversions Observed

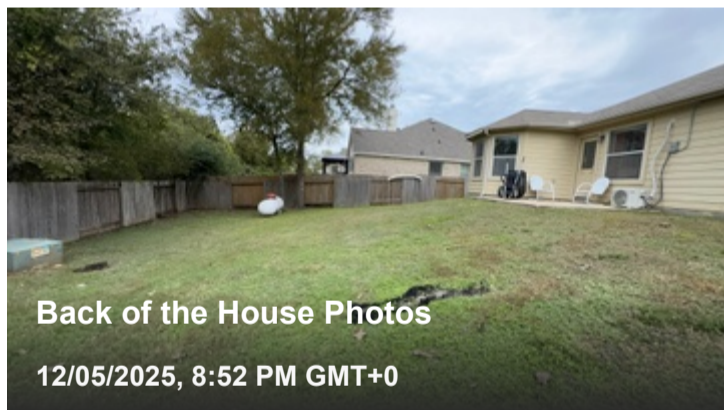
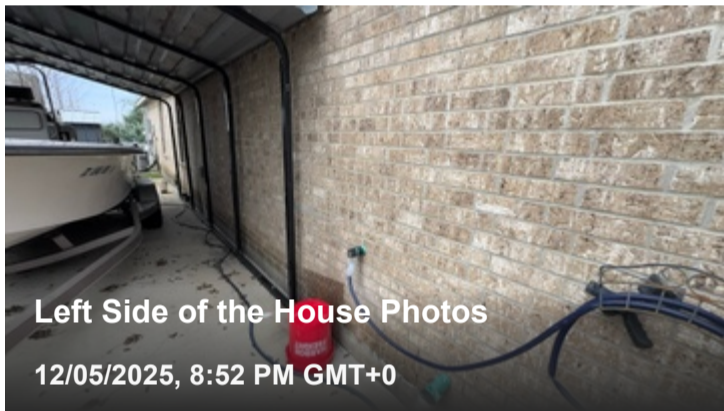
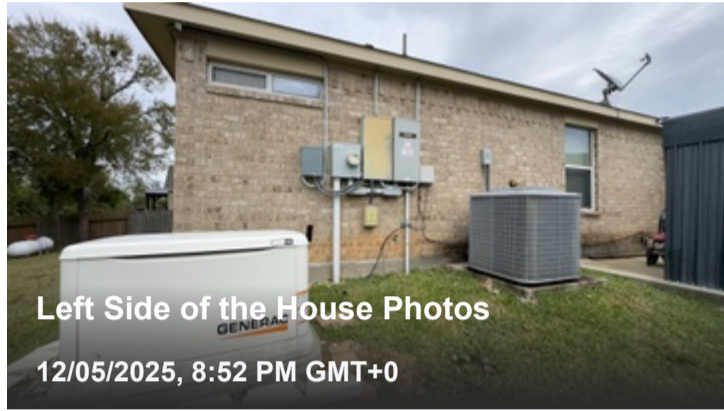
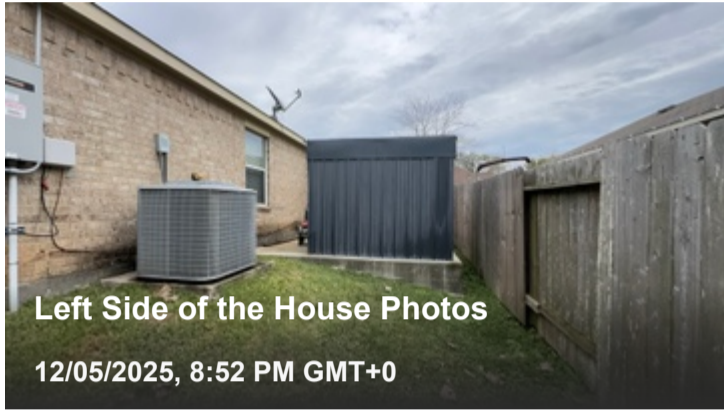
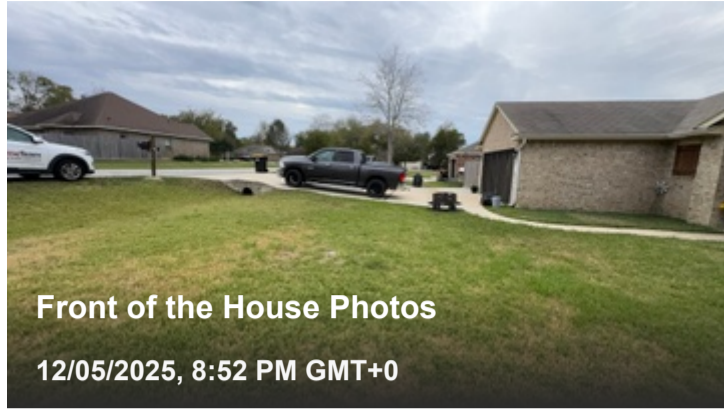
No

Repairs / Renovations in Progress

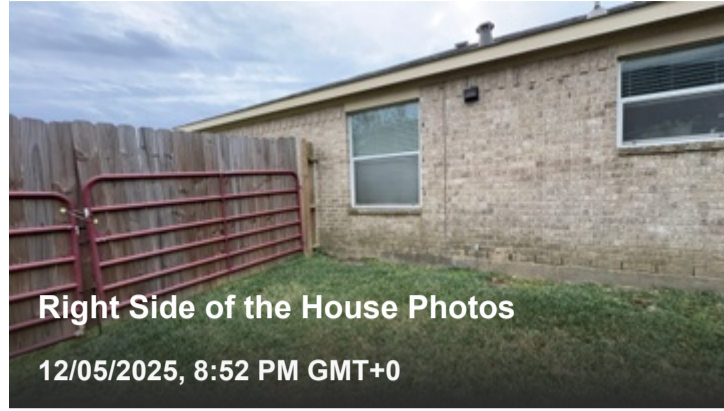
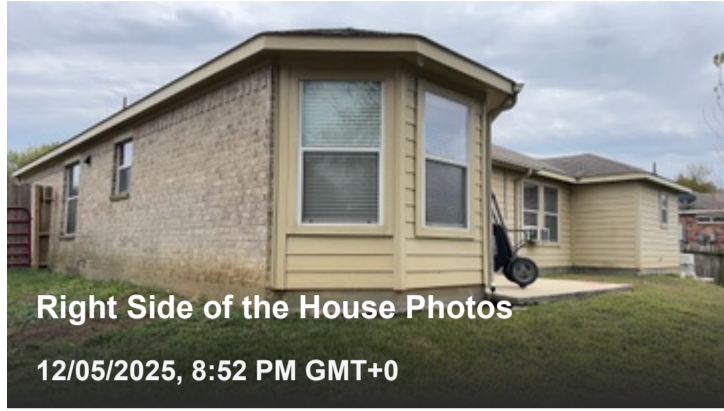
Not Present

Home Inspection Details photos / videos





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⚠ Limitation

Neighborhood Commentary: Not Present

The object / room is not present.

Limitation photos / videos

⚠ Limitation

Repairs / Renovations in Progress: Not Present

The object / room is not present.

Limitation photos / videos

Unit Details

Unit

✓ **No issues**

Occupancy Status

Occupied

Bedroom Count

4 bedroom(s)

Bathroom Count, Half

0 bathroom(s)

Bathroom Count, Full

2 bathroom(s)

Unit photos / videos



Surroundings 📷 1 Issue

Driveways / Walkways

✓ **No issues**

Driveway Access Issues

No

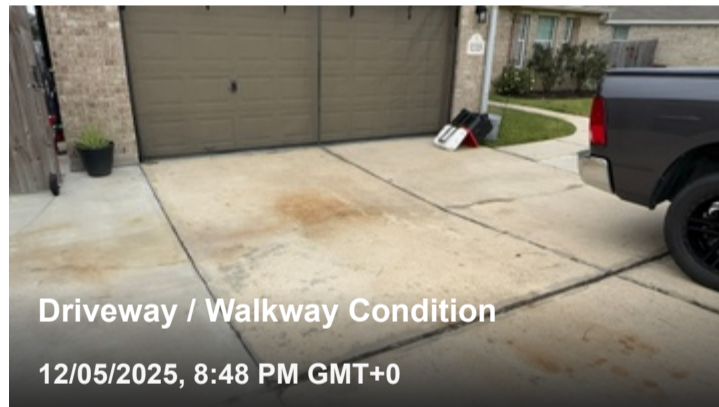
Driveway / Walkway Condition

Good (Cosmetic Issues Only)

Driveway / Walkway Material(s)

Concrete

Driveways / Walkways photos / videos



Fences / Gates

 **1 Issue**

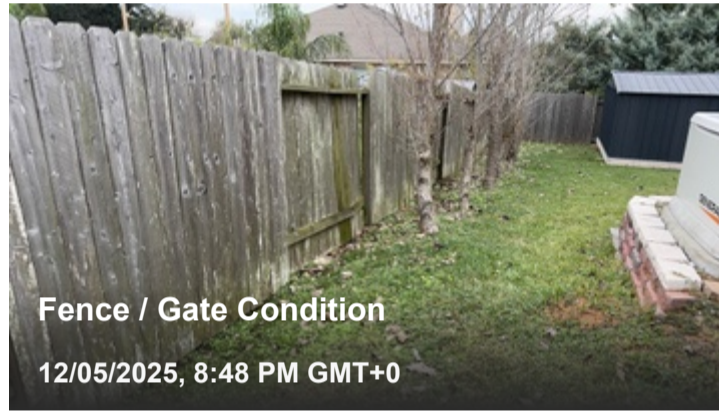
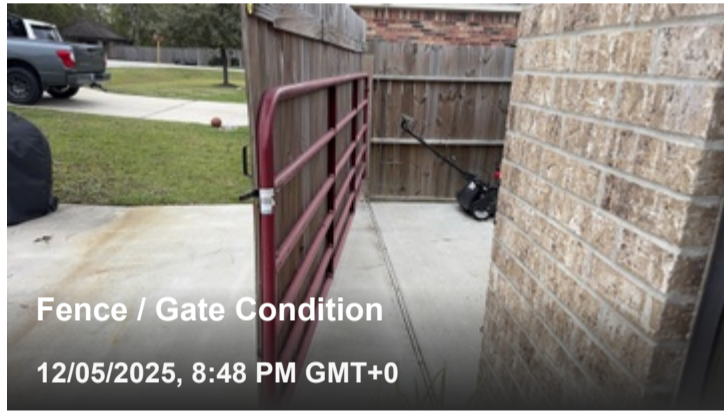
Fence Material(s)

Wood, Iron

Fence / Gate Condition

Fair (Some Repairs)

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

Good

Left Side Yard Condition

Good

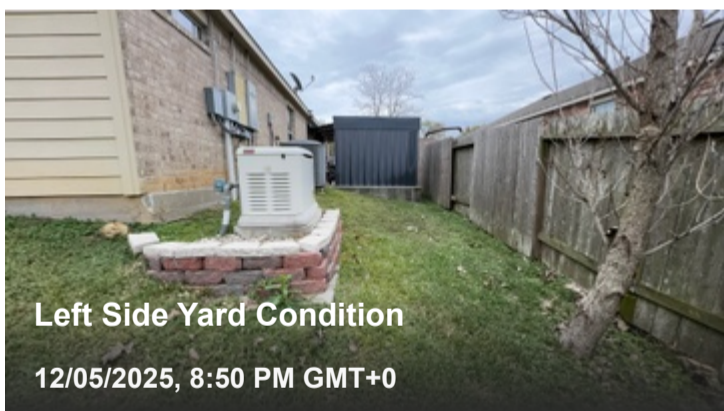
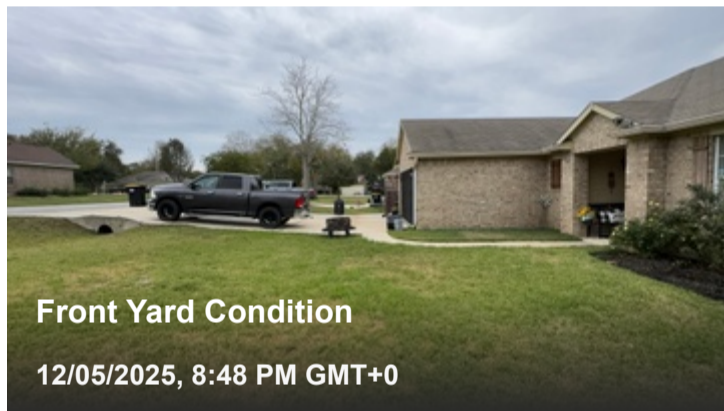
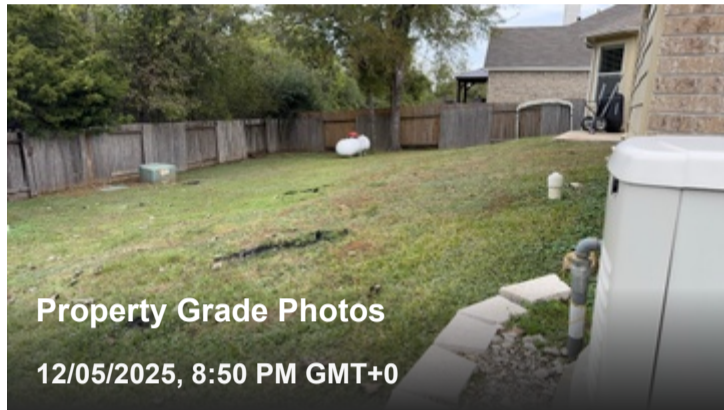
Back Yard Condition

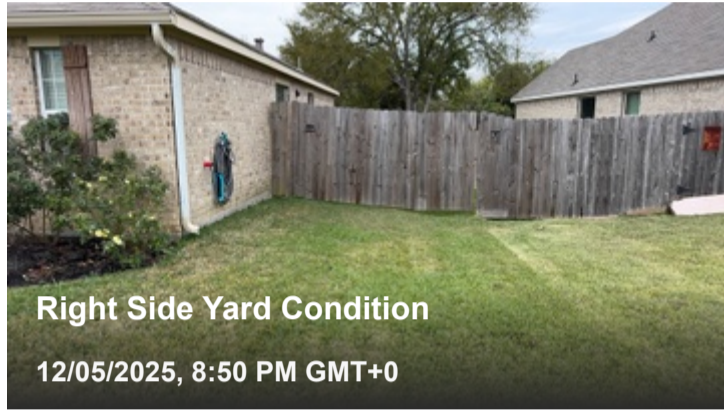
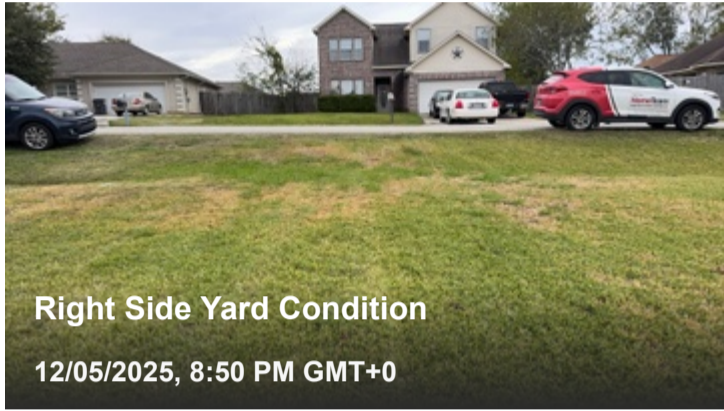
Good

Right Side Yard Condition

Good

Landscaping photos / videos





Additional Structure

✓ **No issues**

Additional Structure Type

Storage Shed

Additional Structure Location

Back of Property

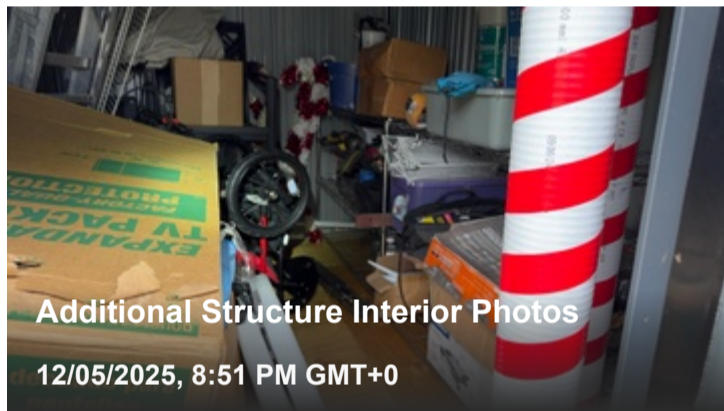
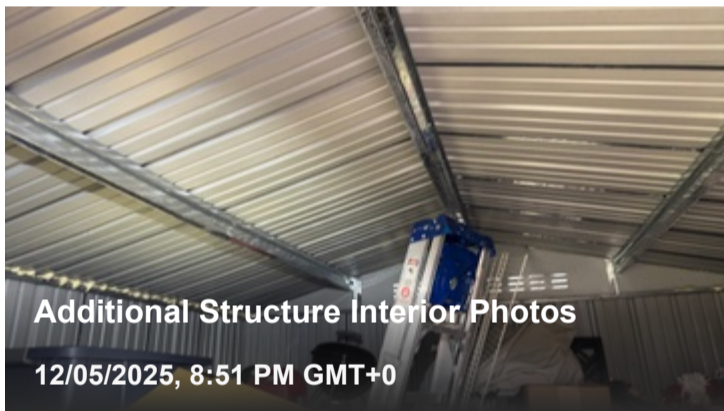
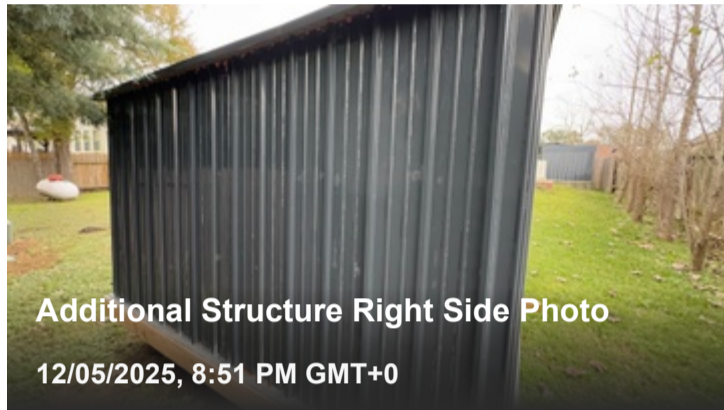
Structure Exterior Condition

Good (Cosmetic Issues Only)

Structure Interior Condition

Good (Cosmetic Issues Only)

Additional Structure photos / videos



Porch

✓ No issues

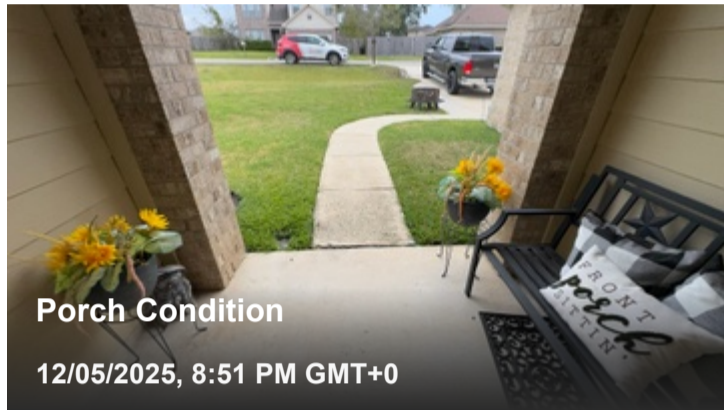
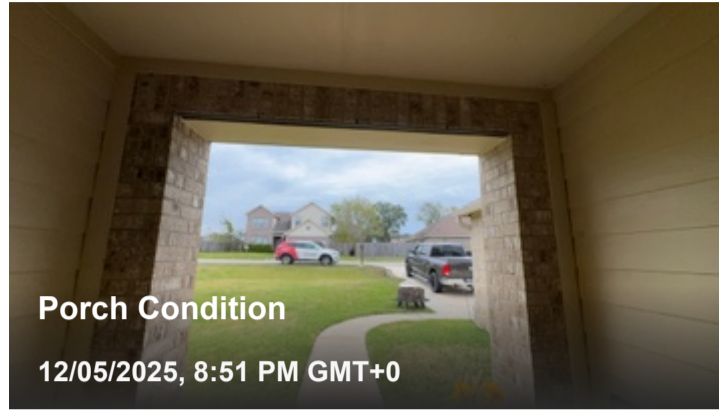
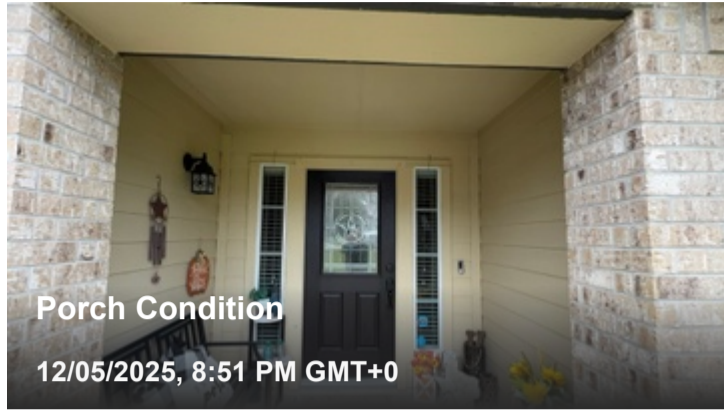
Porch Type

Covered Porch

Porch Condition

Great (No Repairs)

Porch photos / videos



Patio

✓ No issues

Patio Condition

Good (Cosmetic Issues Only)

Patio Material(s)

Concrete

Patio photos / videos



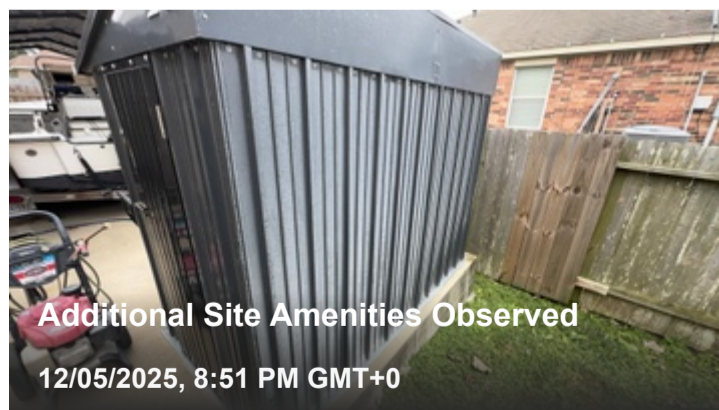
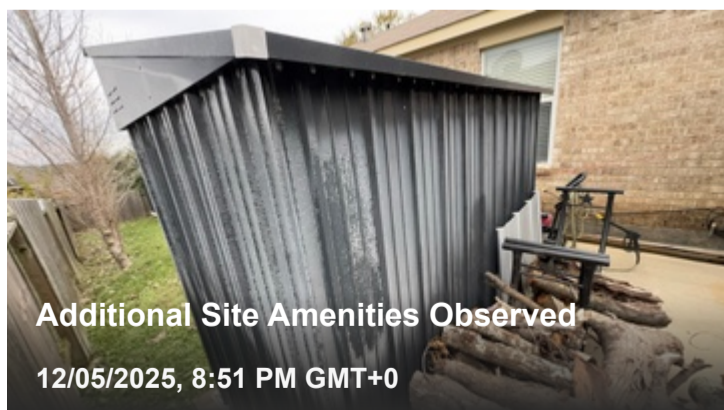
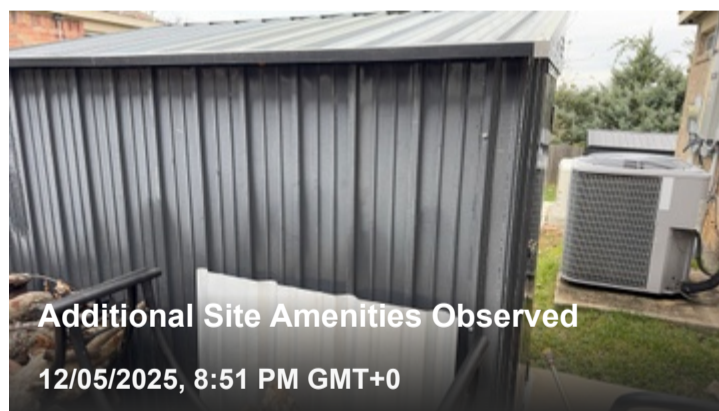
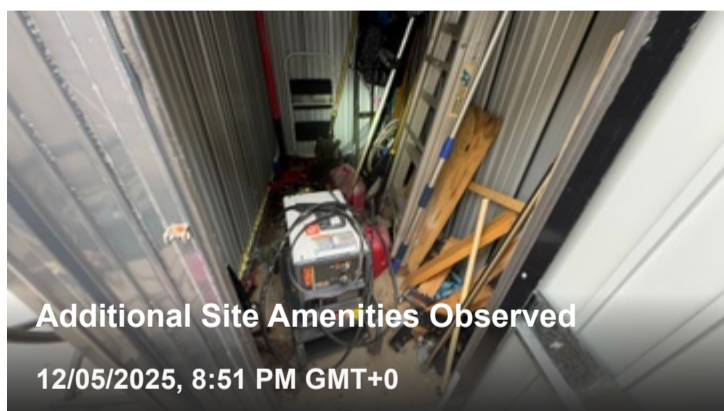
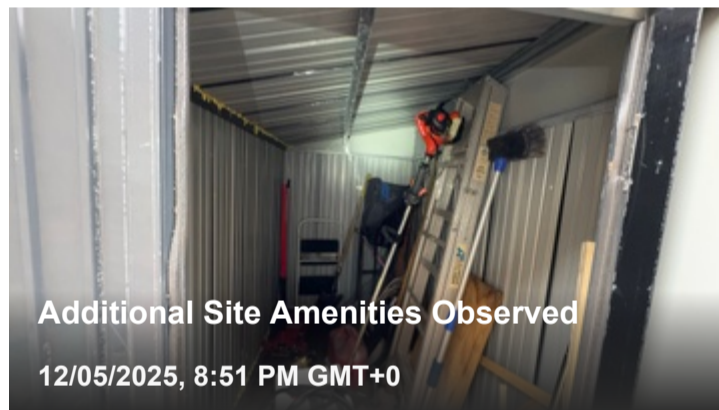
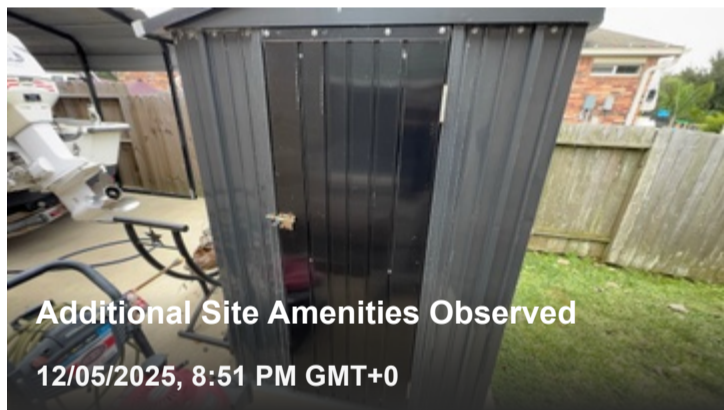
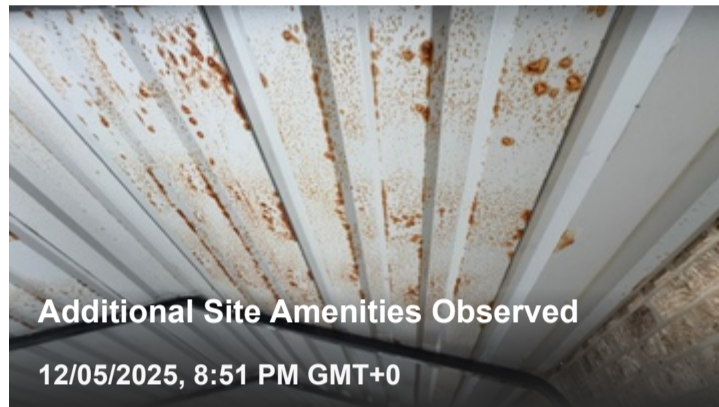
Additional Site Amenities

✓ No issues

Additional Site Amenities Observed

A carport and additional storage shed on the left side A carport and additional storage shed on the left side

Additional Site Amenities photos / videos



Utilities 🔍 1 Issue

🔍 1 Issue

Electric Meter Condition

Good (Cosmetic Issues Only)

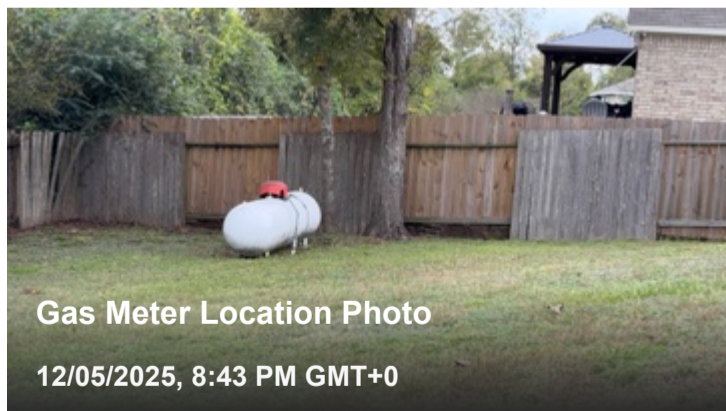
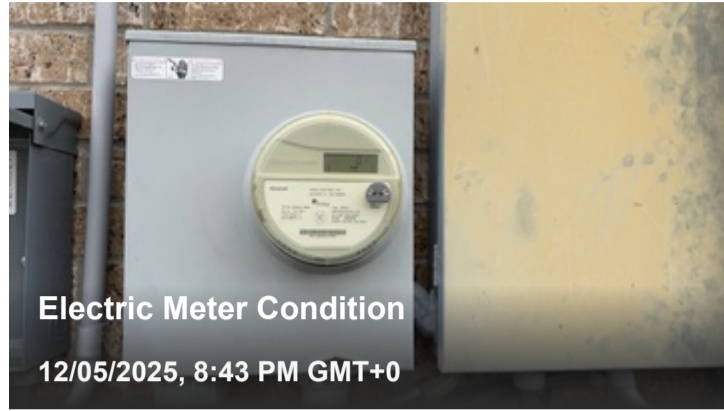
Gas Meter Tag Photo

Not Present

Note

There is no gas meter only a propane tank in the backyard

Utilities photos / videos



⚠ Limitation

Gas Meter Tag Photo: Not Present

The object / room is not present.

Limitation photos / videos

Exterior 🔍 3 Issues

Siding / Trim

🔍 1 Issue

Siding Condition

Good (Cosmetic Issues Only)

Siding Material(s)

Brick Veneer, Fiber Cement

Exterior Paint Condition

Good (Cosmetic Issues Only)

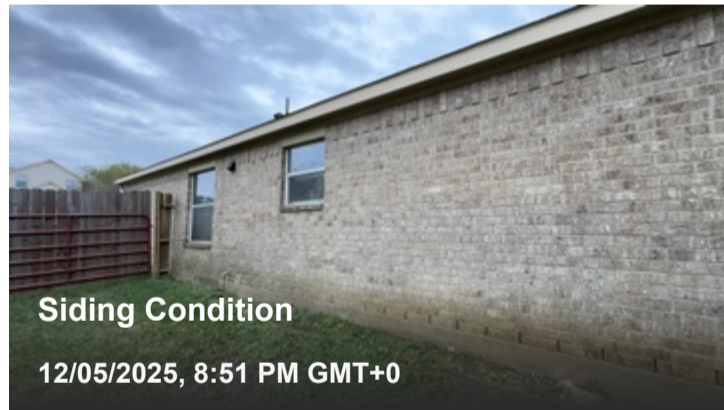
Exterior Trim Condition

Good (Cosmetic Issues Only)

Trim Material(s)

Fiber Cement

Siding / Trim photos / videos



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 **Repair deficiency**


Vegetation is Too Close to the Structure

There is vegetation too close to the structure.

Siding / Trim photos / videos



Gutters

 **No issues**

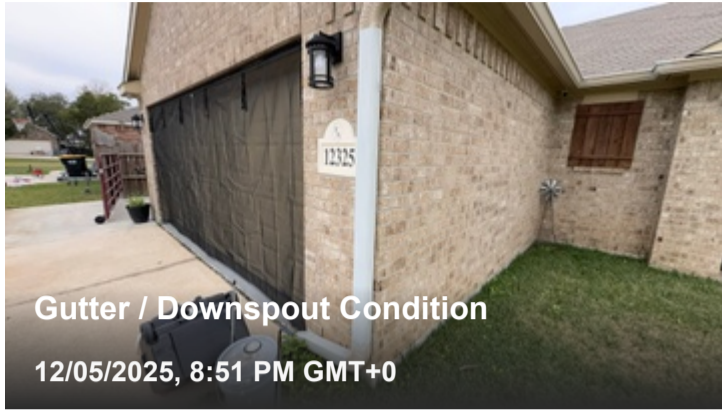
Gutter / Downspout Condition

Great (No Repairs)

Gutter / Downspout Material(s)

Aluminum

Gutters photos / videos



Eaves, Soffits, and Fascia

✓ No issues

Eaves / Soffits / Fascia Condition

Good (Cosmetic Issues Only)


Eaves / Soffits / Fascia Material(s)

Fiber cement

Eaves, Soffits, and Fascia photos / videos



Windows

 **2 Issues**

Window Count

18 windows

Window Condition

Great (No Repairs)

Windows With Security Bars Count

0 windows

Window With Quick Release Count

0 windows

Window Release Mechanism operational?

Not Present

Number of Panes

Double Pane

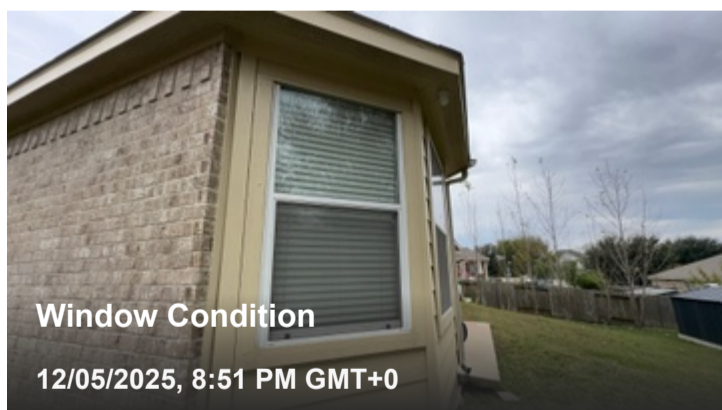
Frame Type


Vinyl

Window Treatment Type

Not Present

Windows photos / videos



 **Limitation**

Window Release Mechanism operational?: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Window Treatment Type: Not Present

The object / room is not present.

Limitation photos / videos

Exterior Doors

No issues

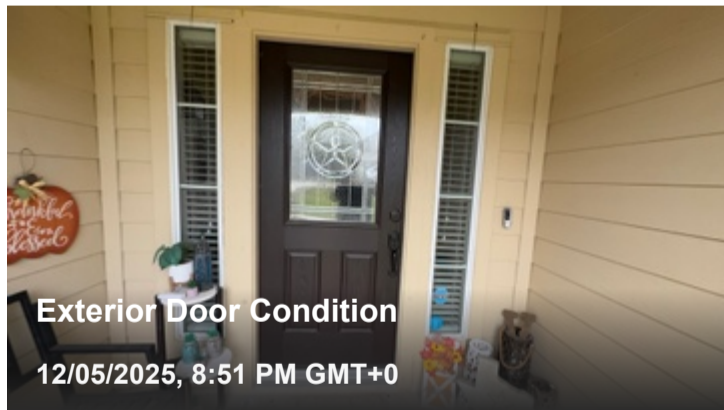
Exterior Door Condition

Great (No Repairs)

Exterior Door Material(s)

Fiberglass

Exterior Doors photos / videos



Dryer Exhaust

No issues

Dryer Vent / Exhaust Condition

Good (Cosmetic Issues Only)

[View web report](#)

Dryer Exhaust photos / videos



Pool

 Not present

Pool photos / videos

Roof

Coverings

✓ No issues

Roof Inspection Method

Walking on Roof

Roof Covering Condition

Great (No Repairs)

Roof Covering Material(s)

Asphalt Shingles

Roof Layer Count

1 layers

Previous / Partial Roof Repairs Observed

No

Estimated Roof Age

3 year(s)

Estimated Roof Life Remaining

Greater than 5 Years

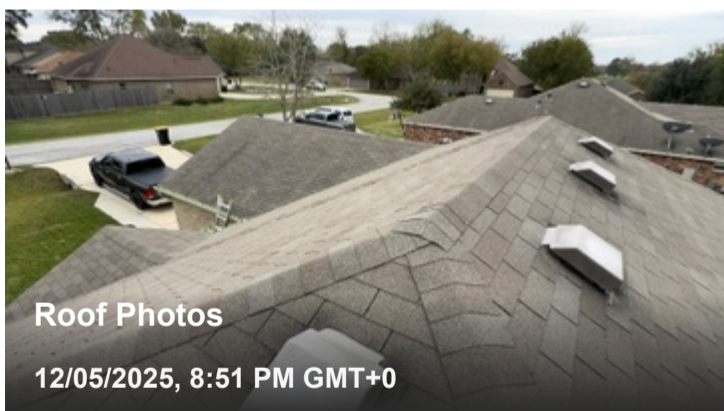
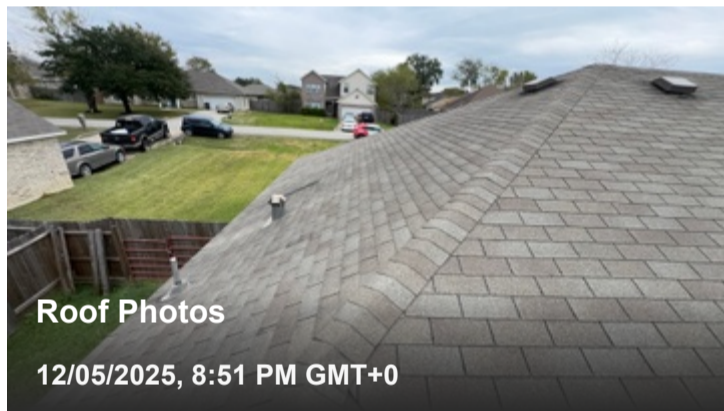
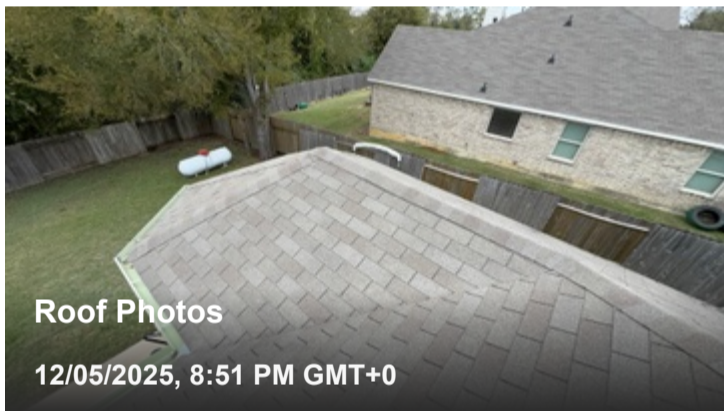
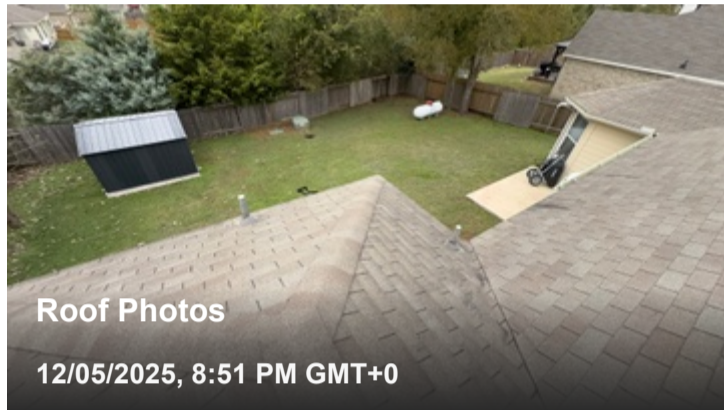
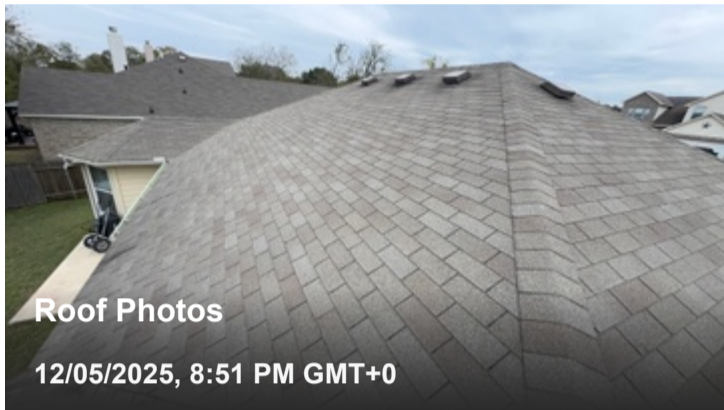
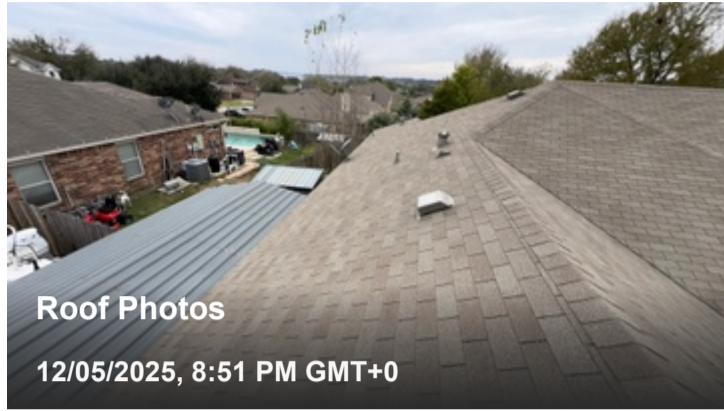
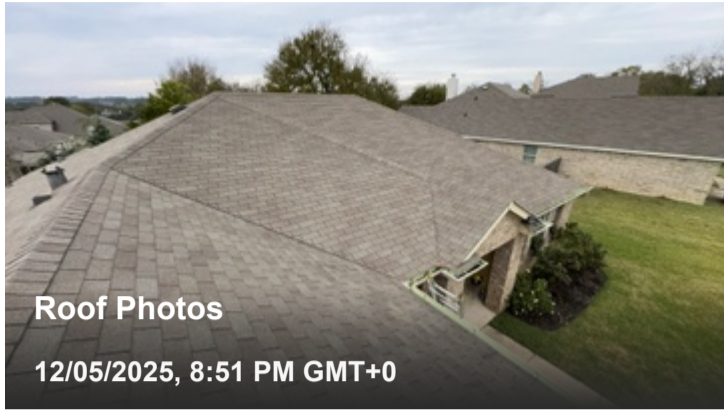
Evidence of Hail / Wind Damage

No

Evidence of Roof Leaks

No

Coverings photos / videos



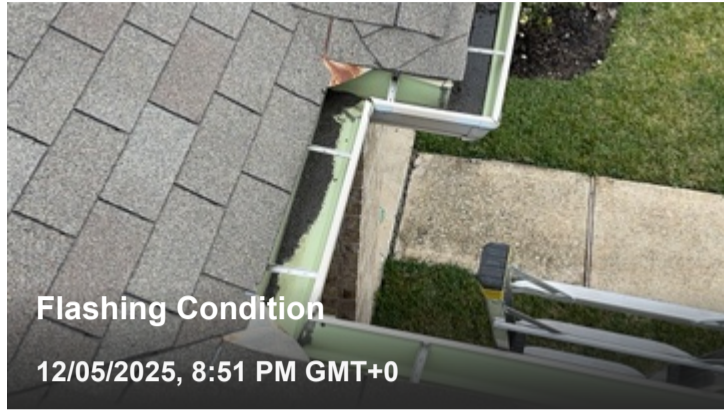
Flashing

✓ No issues

Flashing Condition

Great (No Repairs)

Flashing photos / videos




Chimney

 Not present

Chimney photos / videos

Vents

 No issues

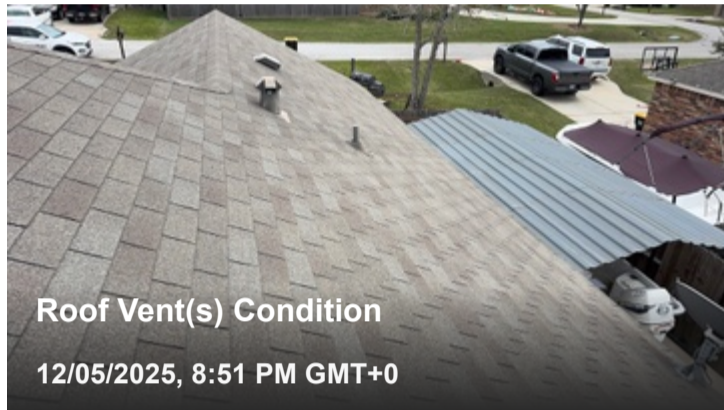
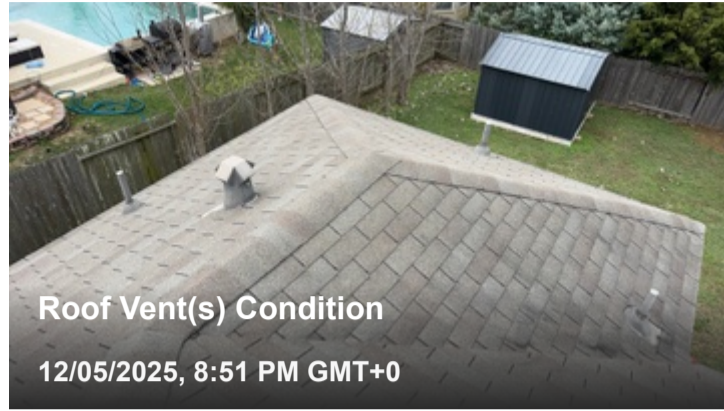
Roof Vent(s) Condition

Good (Cosmetic Issues Only)

Roof Vents Material(s)

PVC

Vents photos / videos



Skylights

 Not present

Skylights photos / videos

Garage 🔍 3 Issues

Attached Garage

🔍 3 Issues

Interior Condition

Good (Cosmetic Issues Only)

Odor Strength

Subtle

Odor Source

Smoking

Fire Separation Wall Observed

Yes

Electrical Condition

Fair (Some Repairs)

Garage Door Condition

Functional

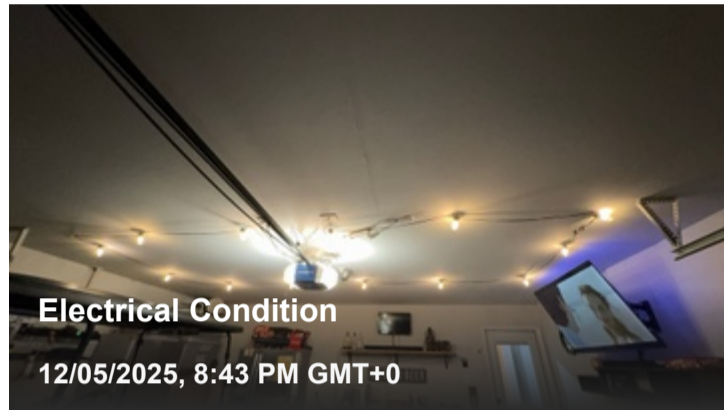
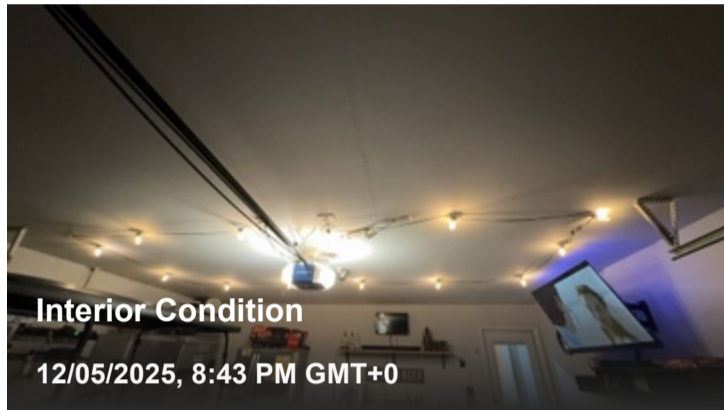
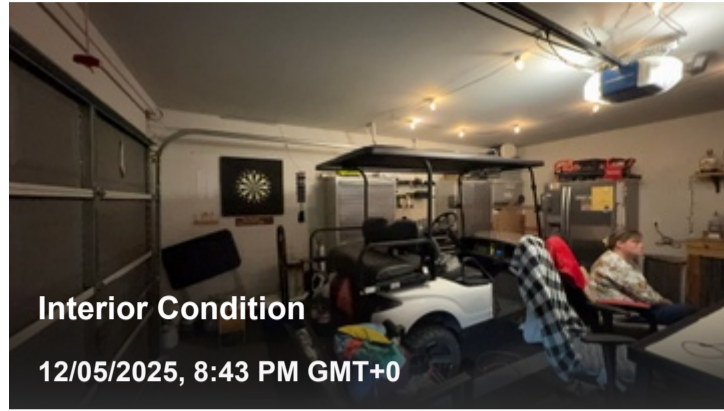
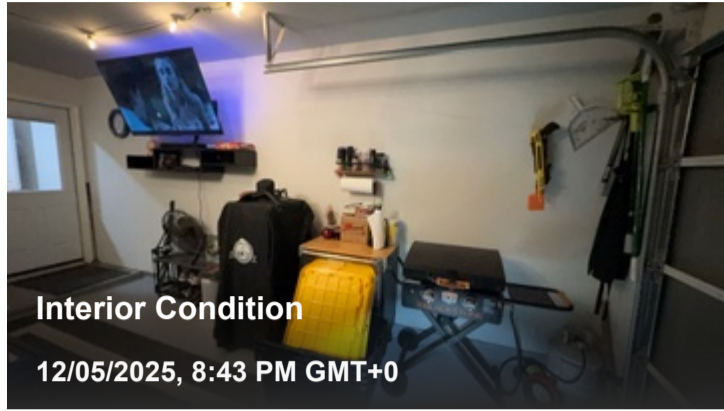
Garage Capacity

2 parking spaces

Garage Converted Into Living Space

No

Attached Garage photos / videos



 **Repair deficiency**

Missing GFCI

There is no GFCI (Ground-Fault Circuit Interrupter) protection.

Attached Garage photos / videos



Note

Some garage receptacles were not GFCI protected

 **Monitor deficiency**

Missing / Inoperable Self-Closing Door Hinges

The self-closing door hinges are missing / inoperable.

Attached Garage photos / videos



Note

Also, we could not confirm the door was fire rated with the window in the door.

 Inspectify flag

Odor Strength

Subtle

Deficiency photos / videos

Structural

Foundation

✓ **No issues**

Foundation Type

Slab

Foundation Condition

Great (No Repairs)

Foundation Cracks Observed

No

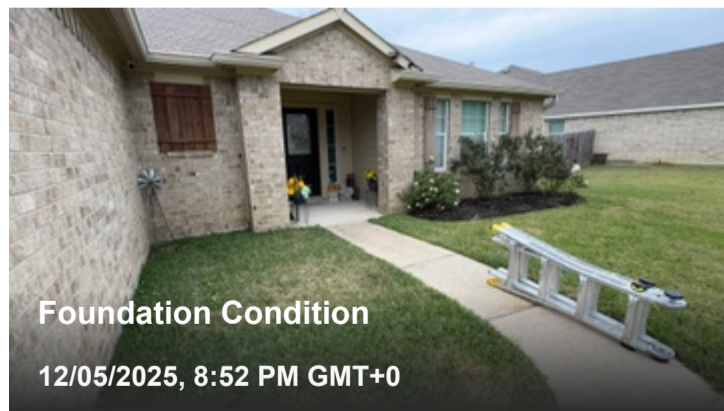
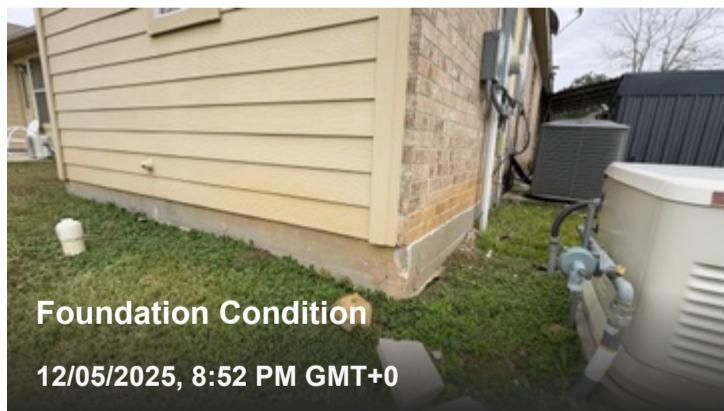
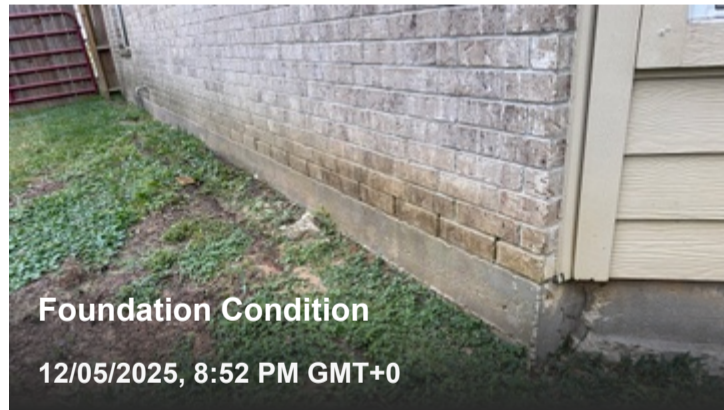
Evidence of Moisture Observed

No

Additional Foundation Concerns

No

Foundation photos / videos




Crawl Space

 Not present

Crawl Space photos / videos

Attic

 No issues

Attic Condition

Great (No Repairs)

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

4-6

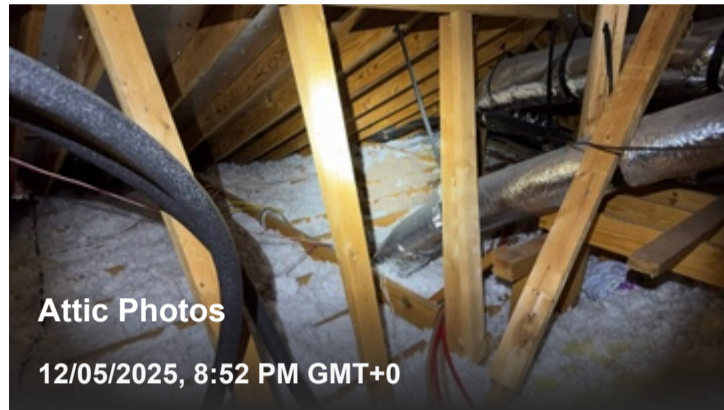
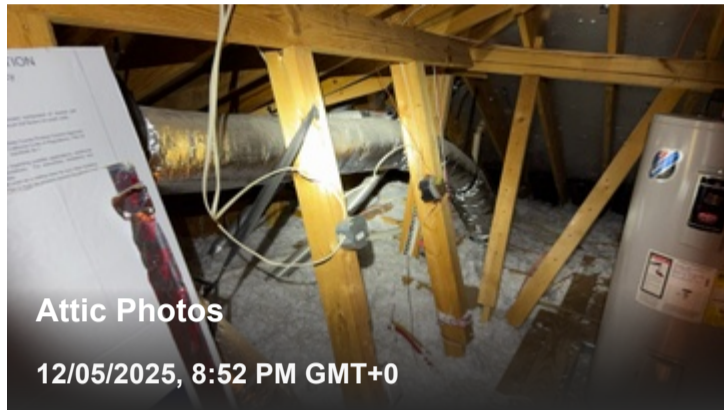
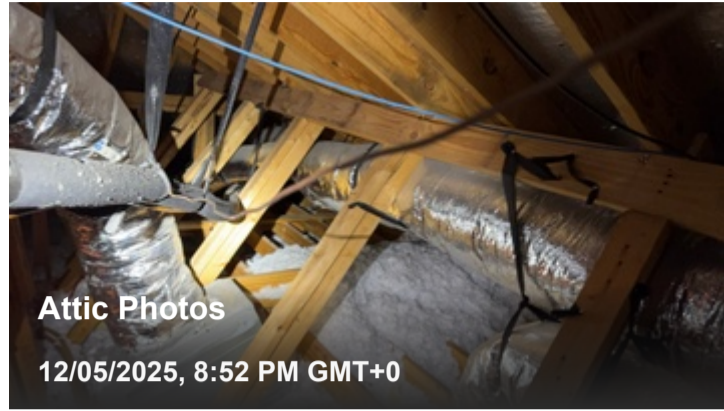
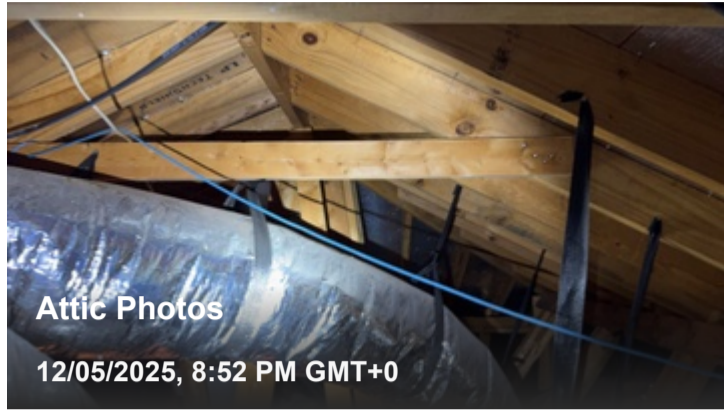
Roof Insulation Depth

0

Percentage of Roof Area Above Attic

100%

Attic photos / videos



Finished Basement

 Not present

Finished Basement photos / videos

Unfinished Basement

 Not present

Unfinished Basement photos / videos

Sump Pump

 Not present

Sump Pump photos / videos

Common Areas 🔍 7 Issues

Common Room

🔍 2 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Approximate Ceiling Height

10'

Doors / Casing / Door Stops Condition

Not Present

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

No

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

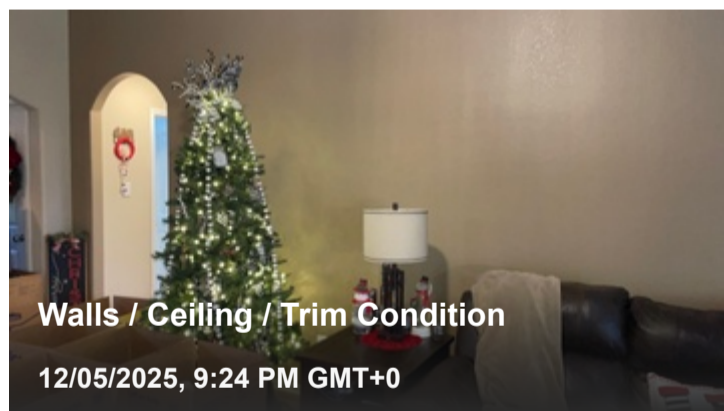
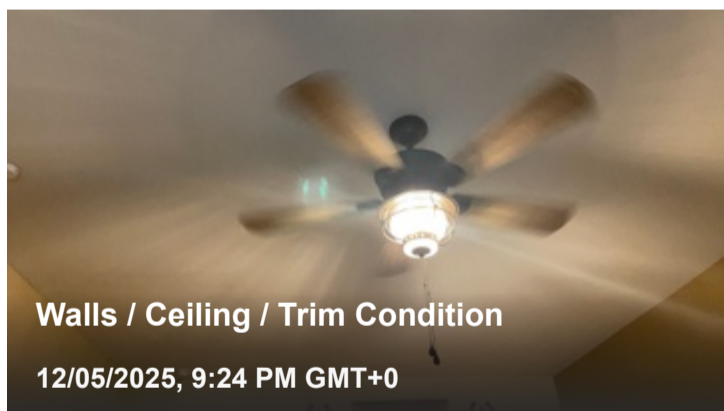
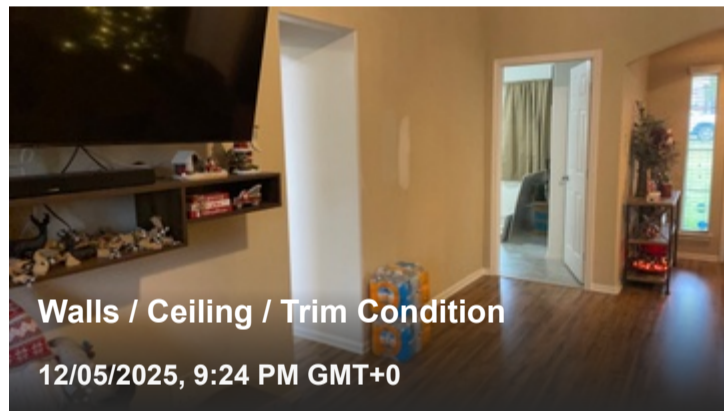
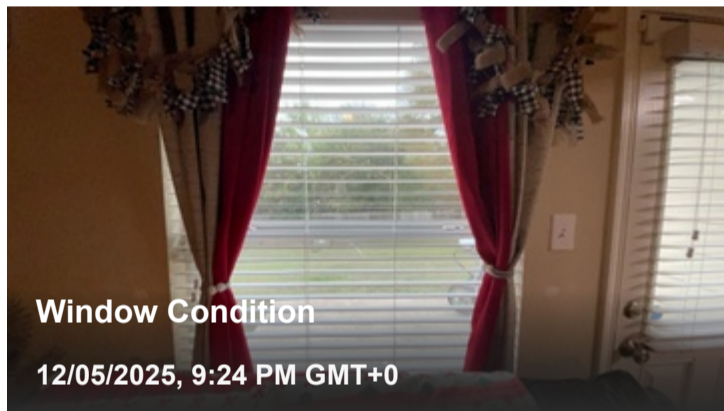
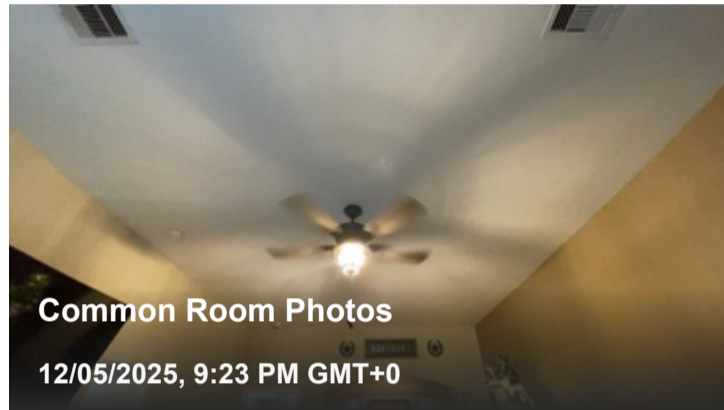
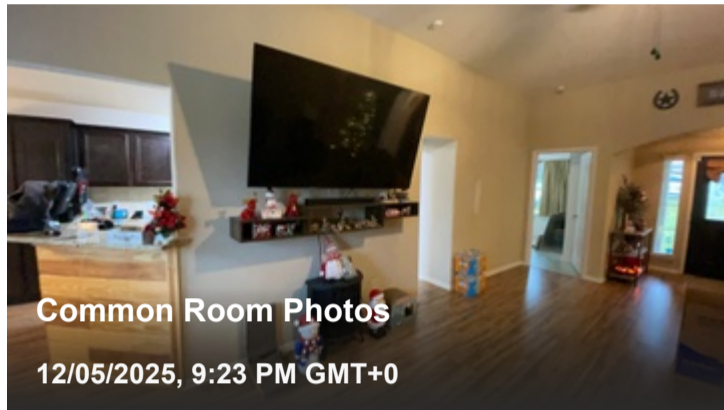
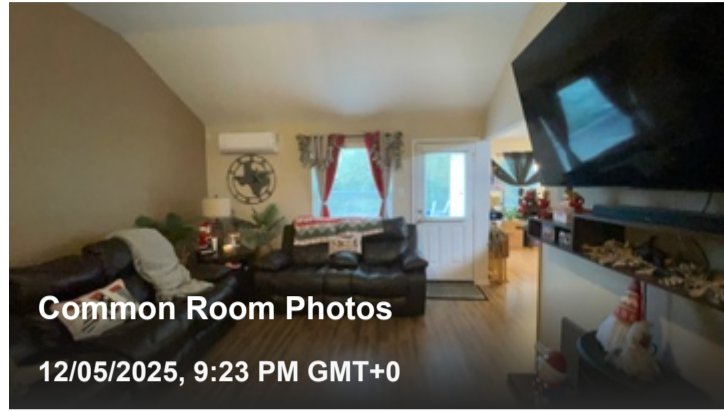
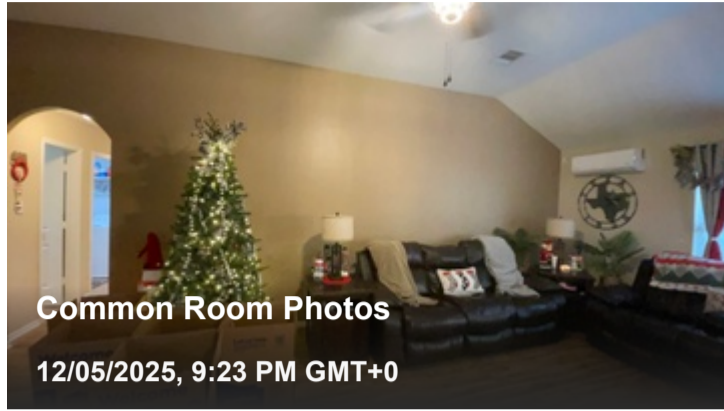
Flooring Material(s)

Engineered Wood

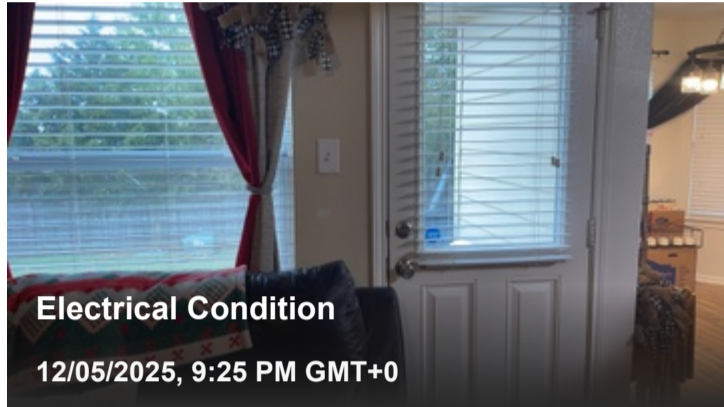
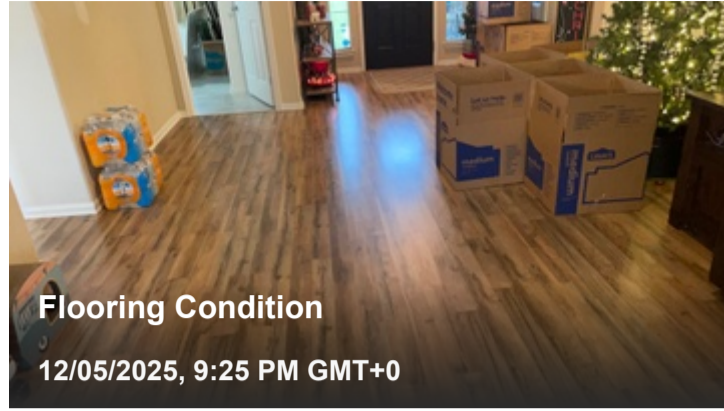
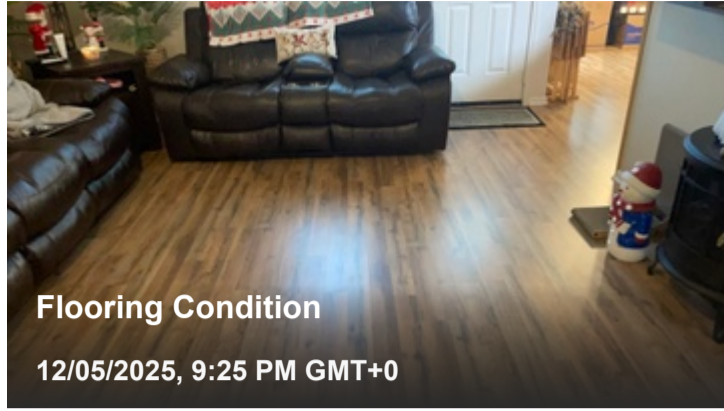
Electrical Condition

Great (No Repairs)

Common Room photos / videos



[View web report](#)



⚠ 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

Hallway

🕒 2 Issues

Odor Strength

No Odor Detected

Odor Source

[View web report](#)

Not Present

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Not Present

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

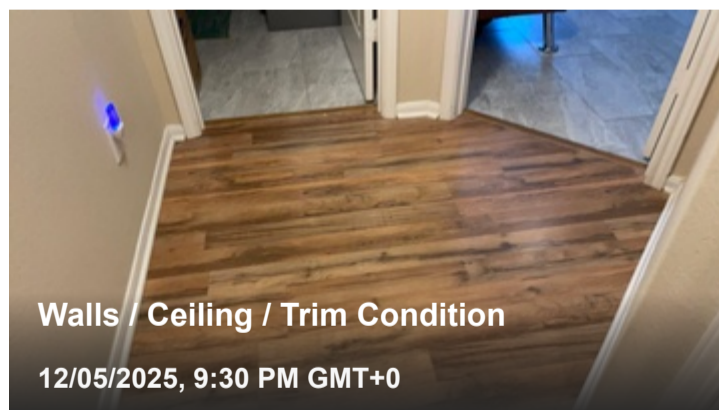
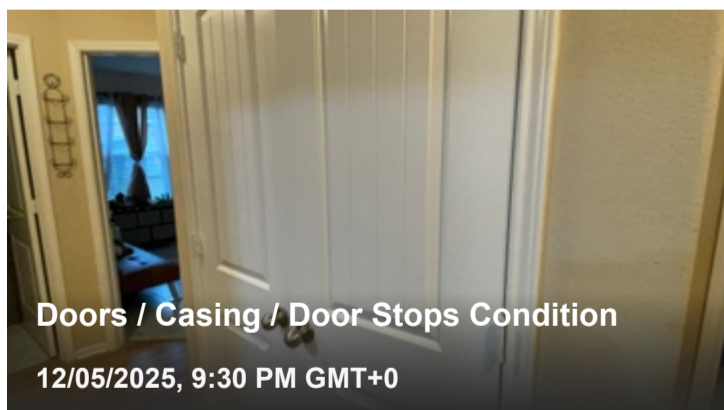
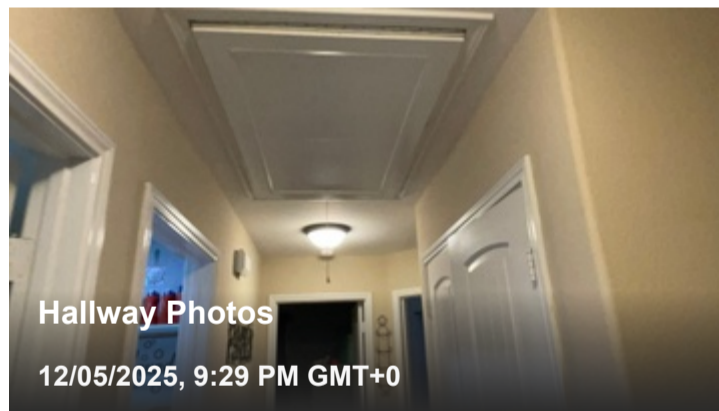
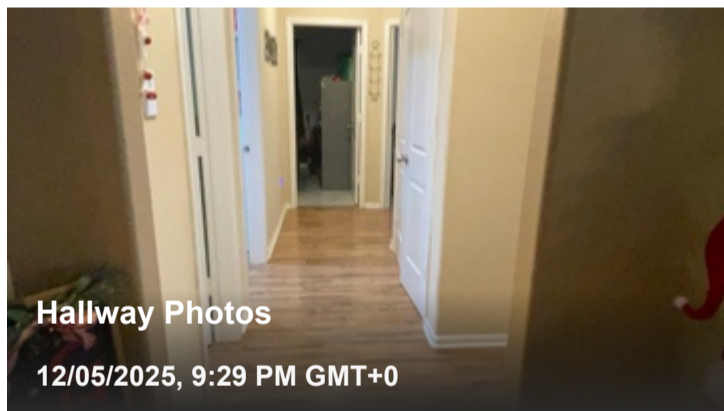
Flooring Material(s)

Engineered Wood

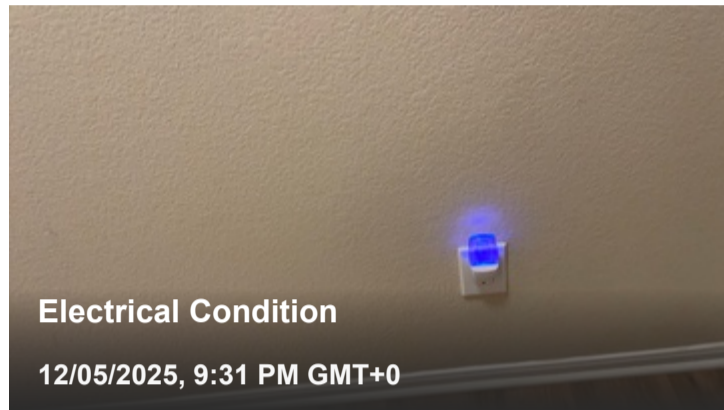
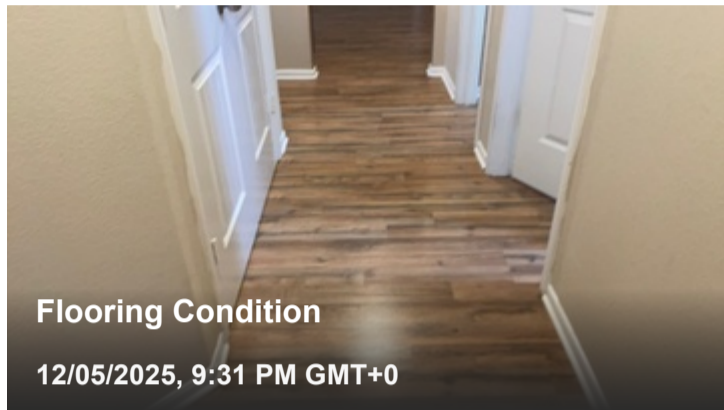
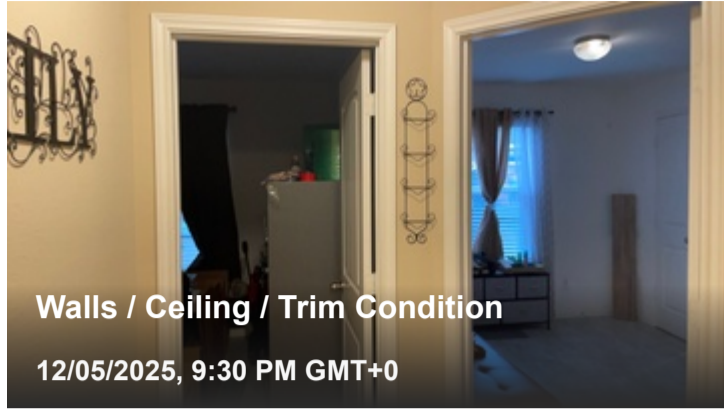
Electrical Condition

Great (No Repairs)

Hallway photos / videos



[View web report](#)



⚠ 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

Common Room 2

🔍 2 Issues

Odor Strength

No Odor Detected

Odor Source

[View web report](#)

Not Present

Approximate Ceiling Height

8'

Doors / Casing / Door Stops Condition

Not Present

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

No

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

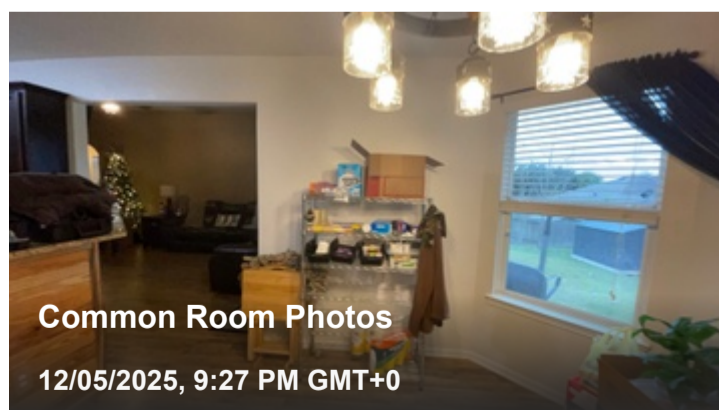
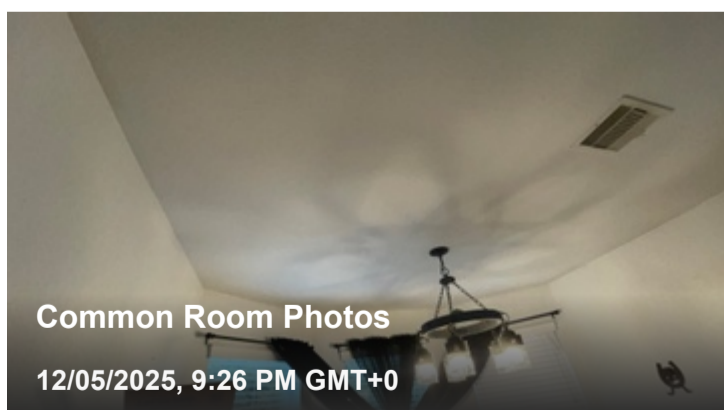
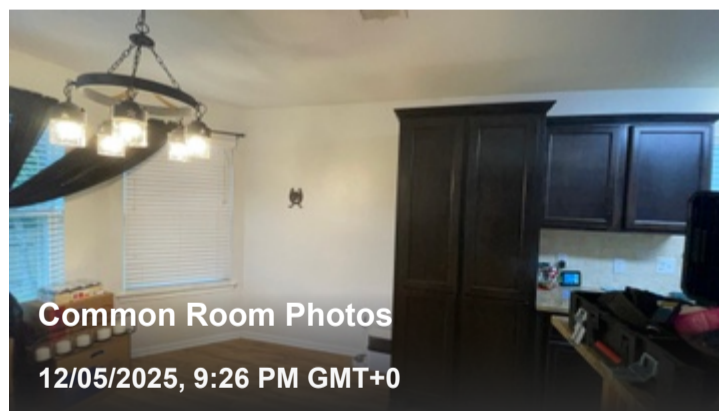
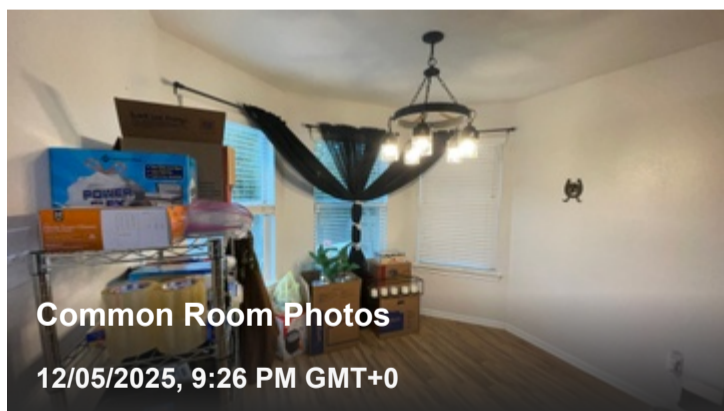
Flooring Material(s)

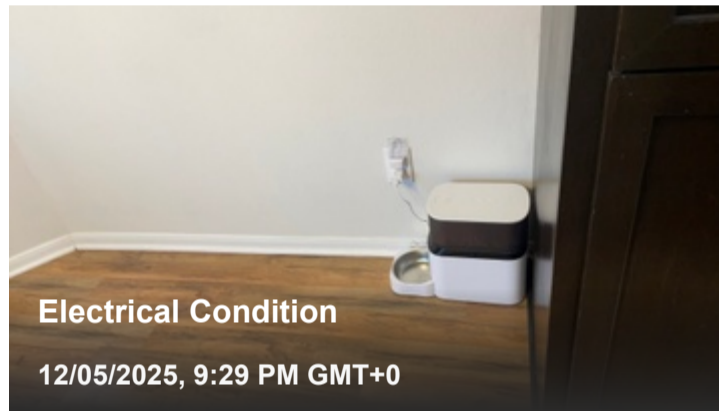
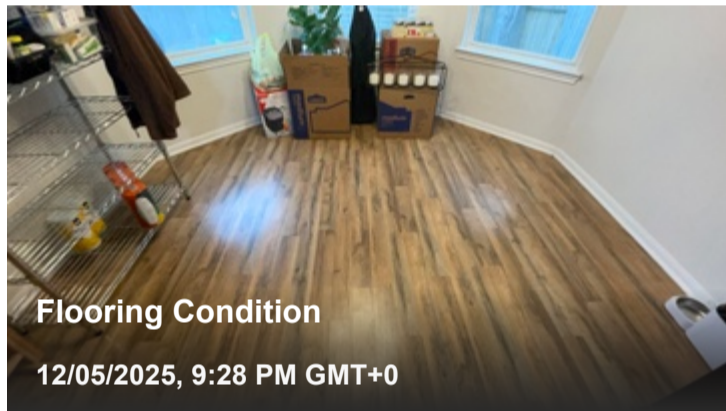
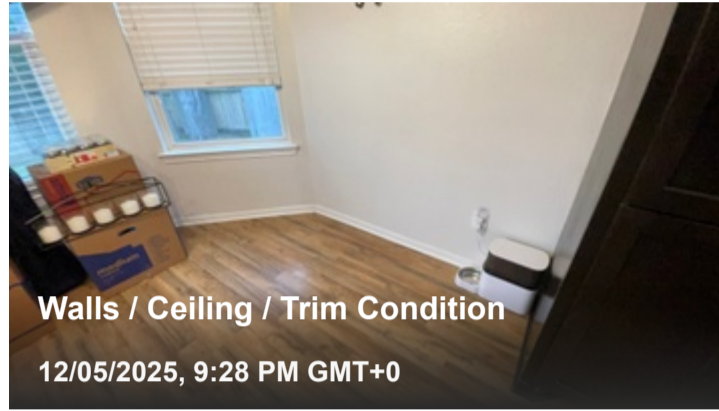
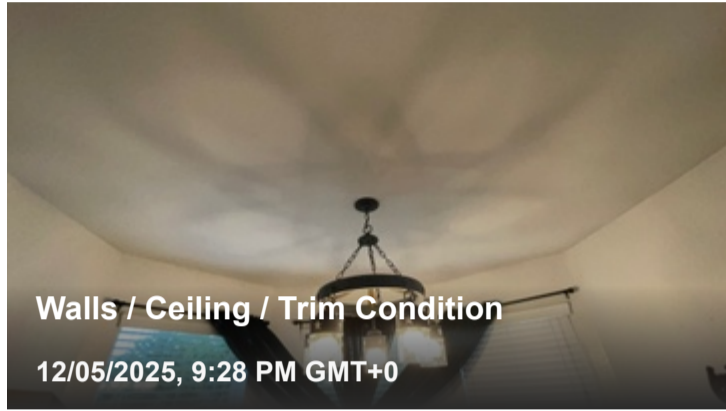
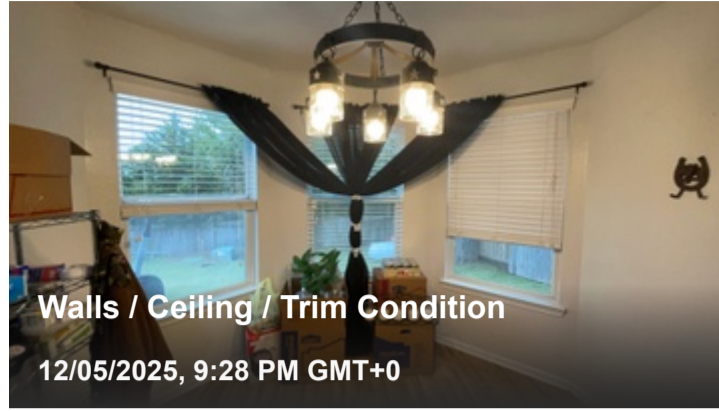
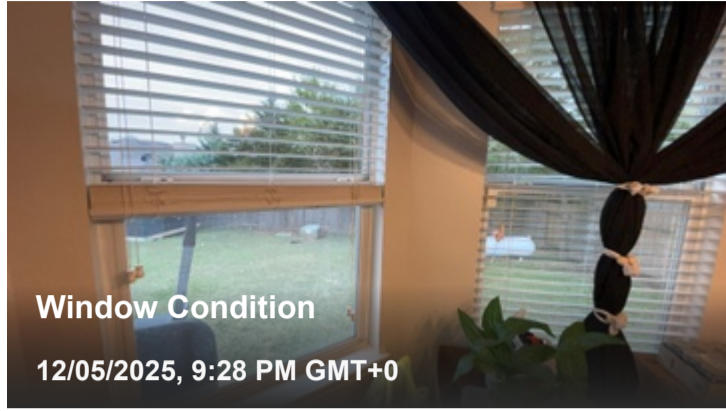
Engineered Wood

Electrical Condition

Great (No Repairs)

Common Room 2 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

Stairway

 Not present

Stairway photos / videos

Fireplace

 Not present

Fireplace photos / videos


General

 1 Issue

Additional Interior Amenities Observed

Not Present

General photos / videos

 Limitation

Additional Interior Amenities Observed: Not Present

The object / room is not present.

Limitation photos / videos

Laundry Area 🔍 3 Issues

🔍 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

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)

Engineered Wood

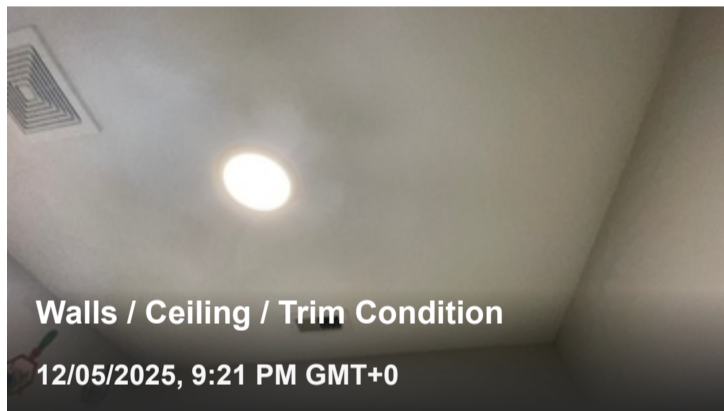
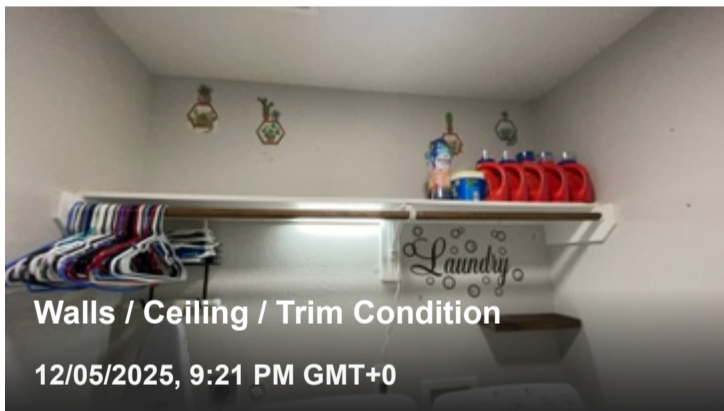
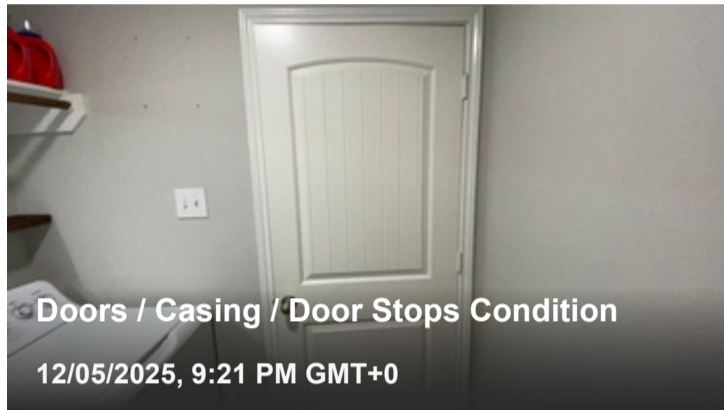
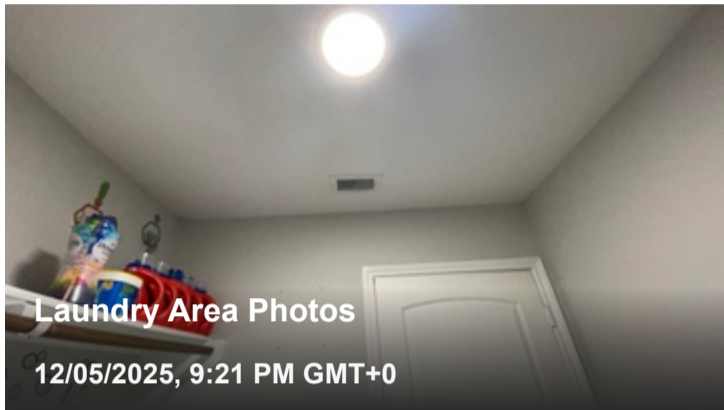
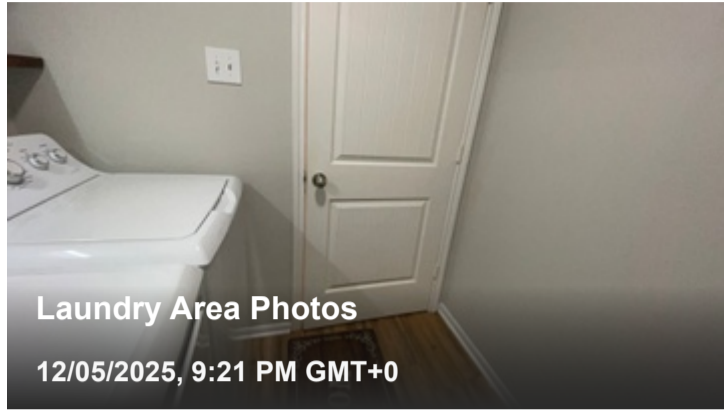
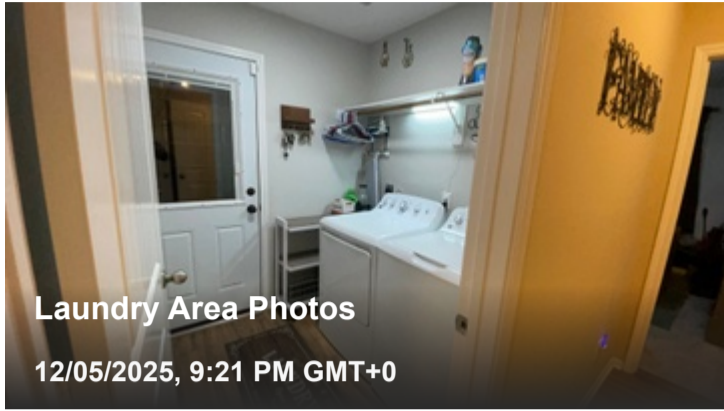
Electrical Condition

Fair (Some Repairs)

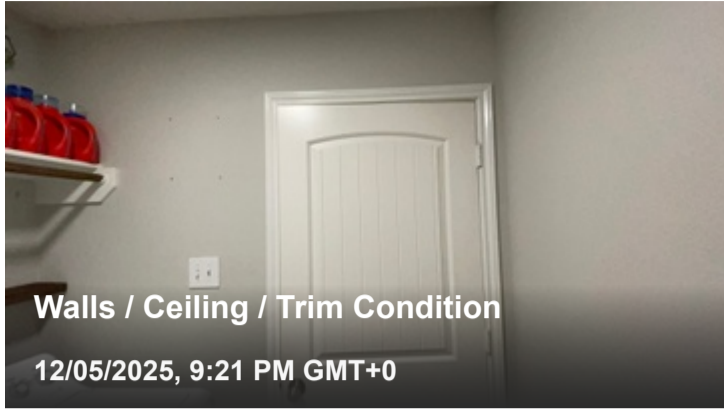
Plumbing Condition

Great (No Repairs)

Laundry Area photos / videos



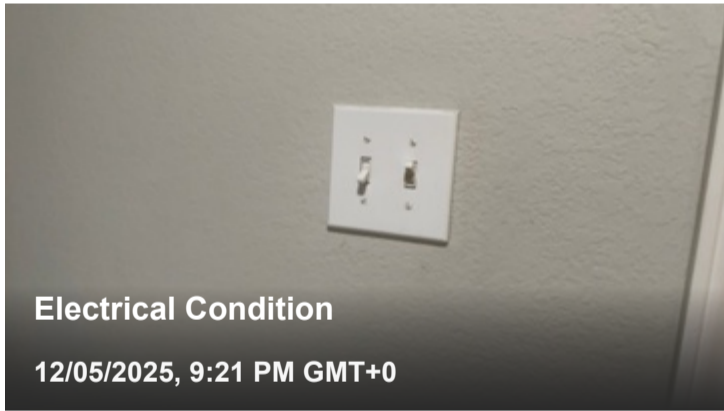
[View web report](#)



Walls / Ceiling / Trim Condition
12/05/2025, 9:21 PM GMT+0



Flooring Condition
12/05/2025, 9:21 PM GMT+0



Electrical Condition
12/05/2025, 9:21 PM GMT+0



Plumbing Condition
12/05/2025, 9:21 PM GMT+0

 **Repair deficiency**

Missing GFCI

There is no GFCI (Ground-Fault Circuit Interrupter) protection.

Laundry Area photos / videos



 **Limitation**

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 **Limitation**

Window Condition: Not Present

The object / room is not present.

Limitation photos / videos

Washer

 **Not present**

[View web report](#)

Washer photos / videos

Dryer

 Not present

Dryer photos / videos

Kitchen 🔍 4 Issues

Kitchen General

🔍 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

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)

Engineered Wood

Electrical Condition

Fair (Some Repairs)

Faucet(s) / Sink(s) Condition

Great (No Repairs)

Kitchen Cabinet / Drawers Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Kitchen Countertop Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

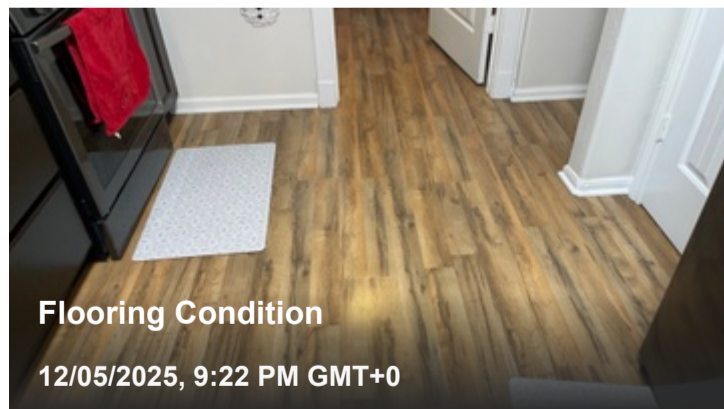
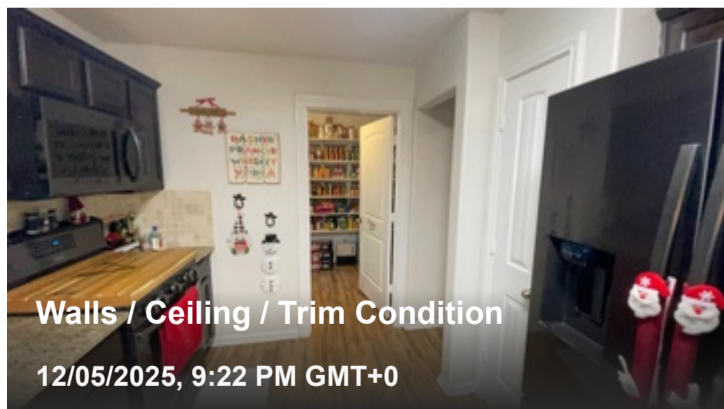
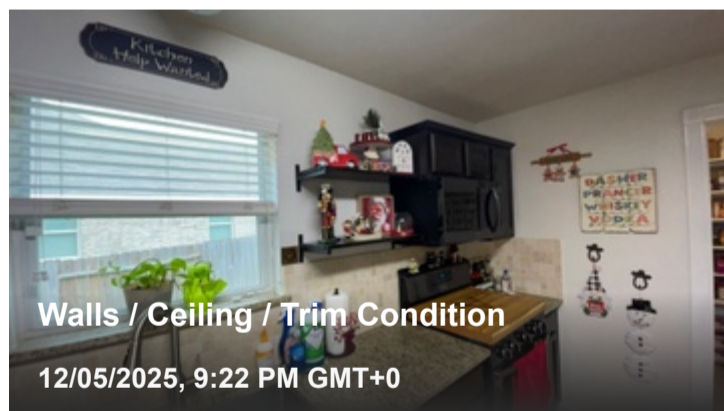
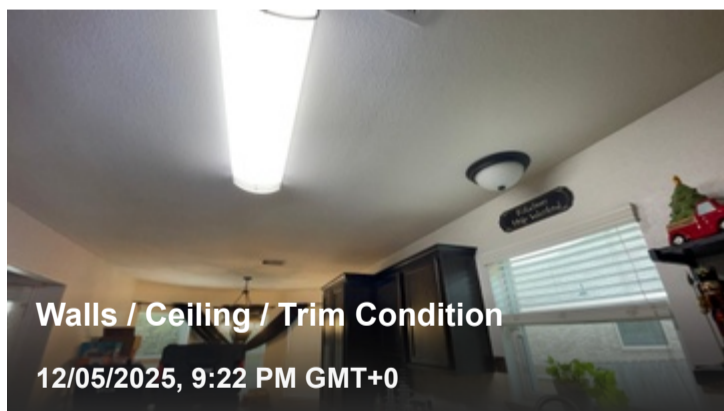
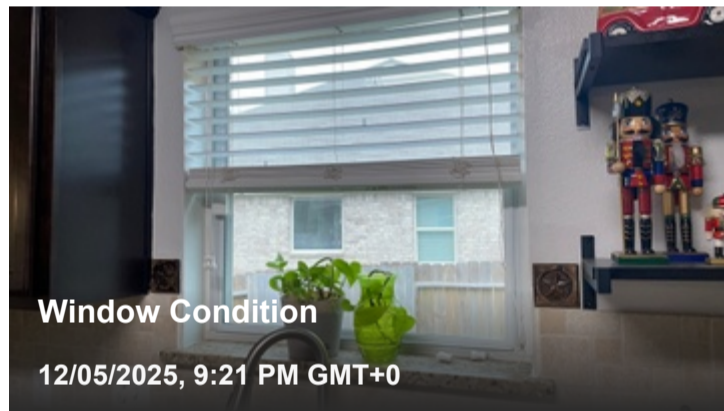
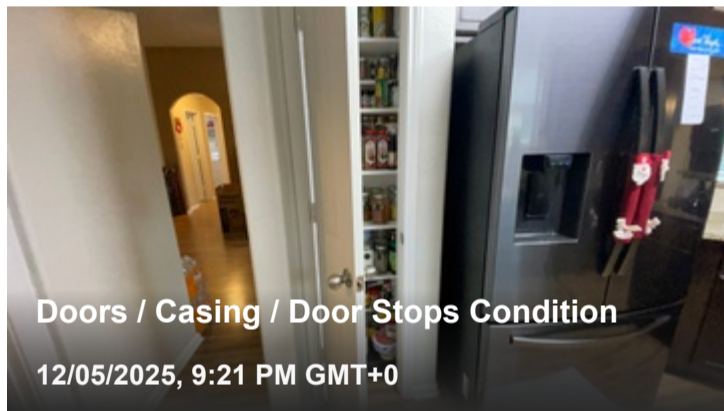
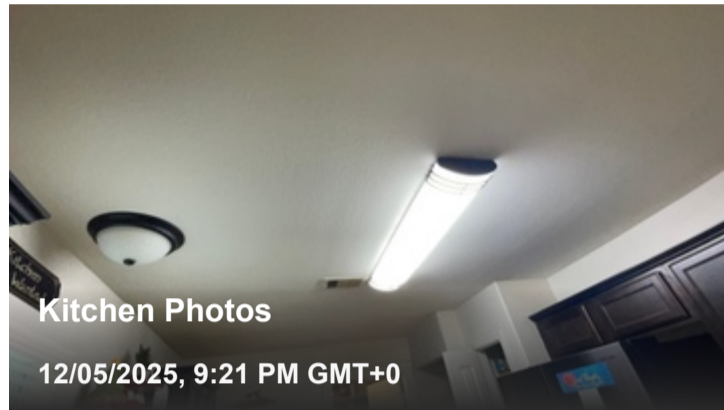
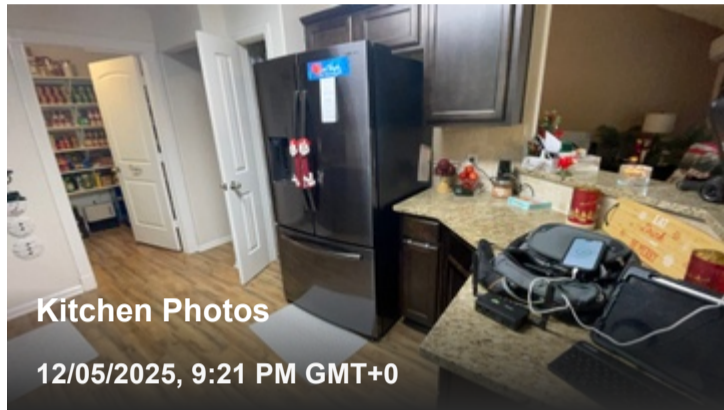
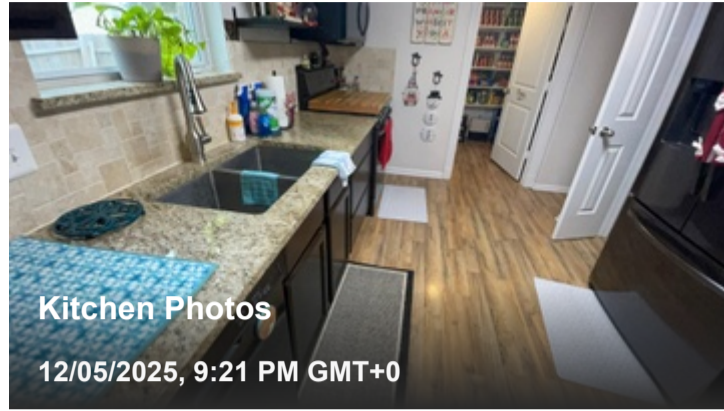
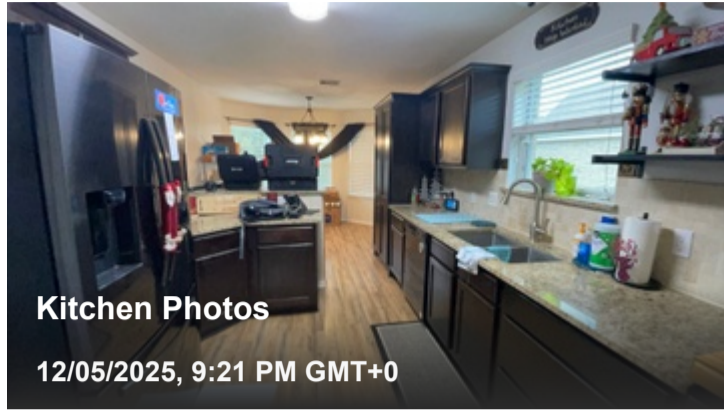
Flooring Beyond Repair

No Flooring Concerns Observed

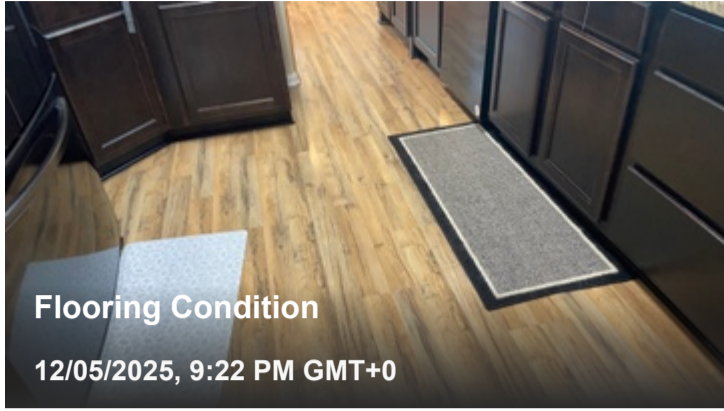
Plumbing Condition

Great (No Leaks)

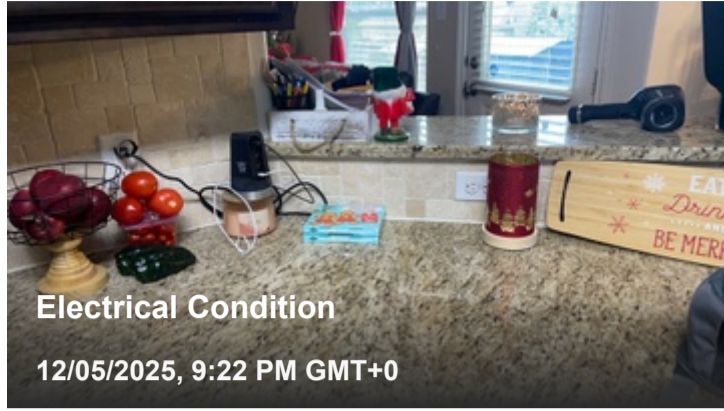
Kitchen General photos / videos



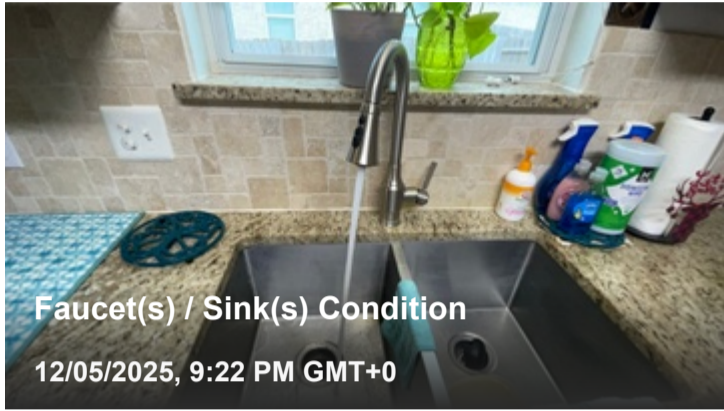
[View web report](#)



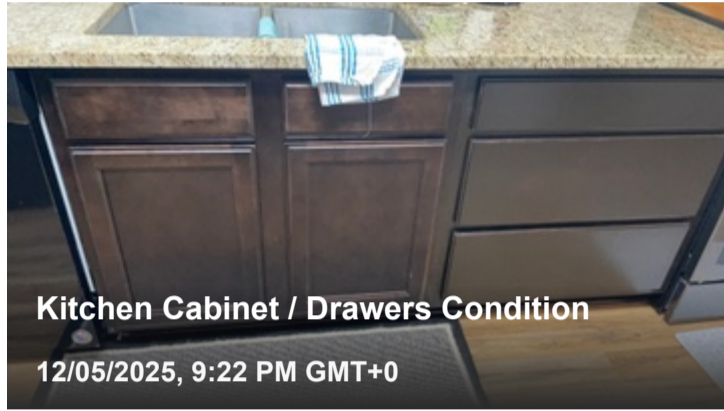
Flooring Condition
12/05/2025, 9:22 PM GMT+0



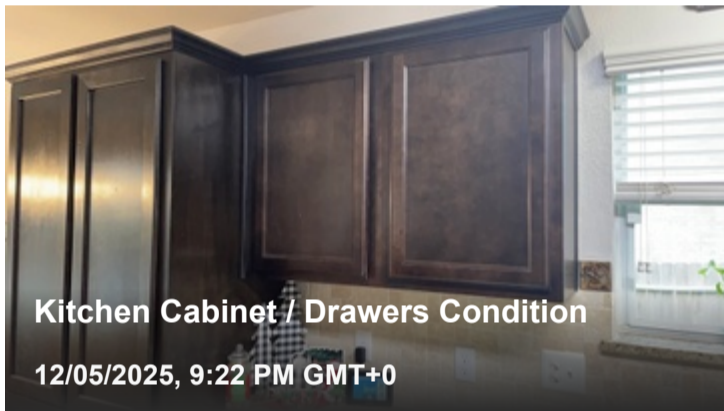
Electrical Condition
12/05/2025, 9:22 PM GMT+0



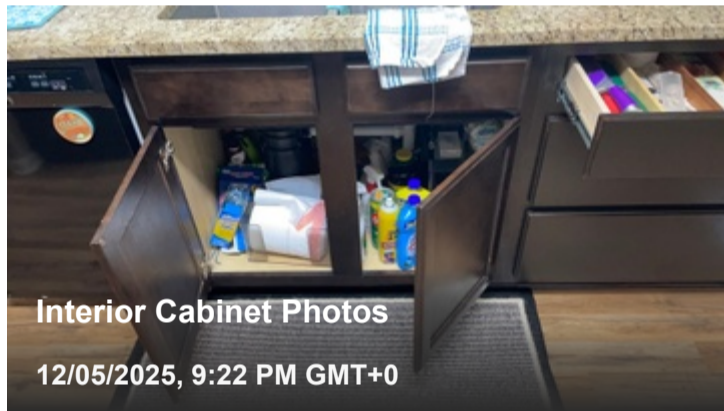
Faucet(s) / Sink(s) Condition
12/05/2025, 9:22 PM GMT+0



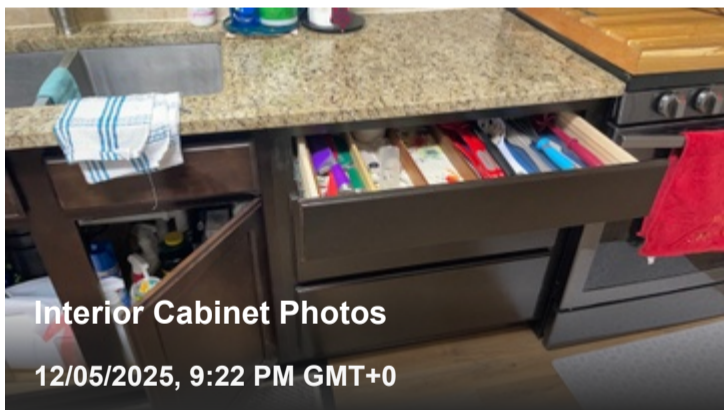
Kitchen Cabinet / Drawers Condition
12/05/2025, 9:22 PM GMT+0



Kitchen Cabinet / Drawers Condition
12/05/2025, 9:22 PM GMT+0



Interior Cabinet Photos
12/05/2025, 9:22 PM GMT+0

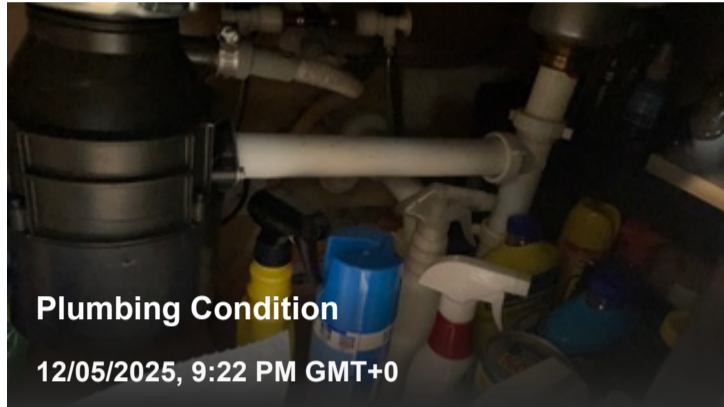
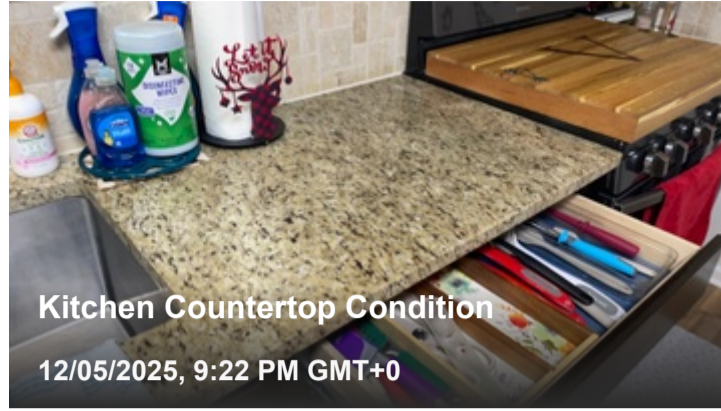
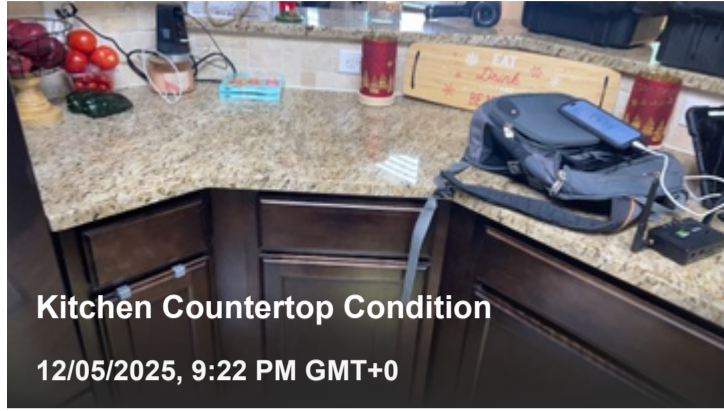


Interior Cabinet Photos
12/05/2025, 9:22 PM GMT+0



Interior Cabinet Photos
12/05/2025, 9:22 PM GMT+0

[View web report](#)

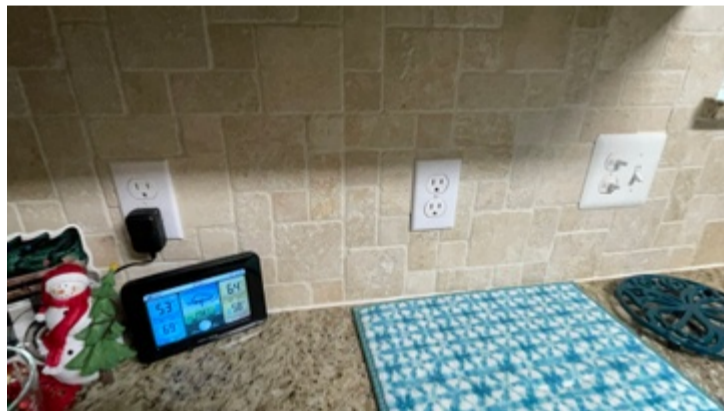



 **Repair deficiency**

Missing GFCI

There is no GFCI (Ground-Fault Circuit Interrupter) protection.

Kitchen General photos / videos



 **Limitation**

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos


Dishwasher

 **2 Issues**

Dishwasher Condition

Functional

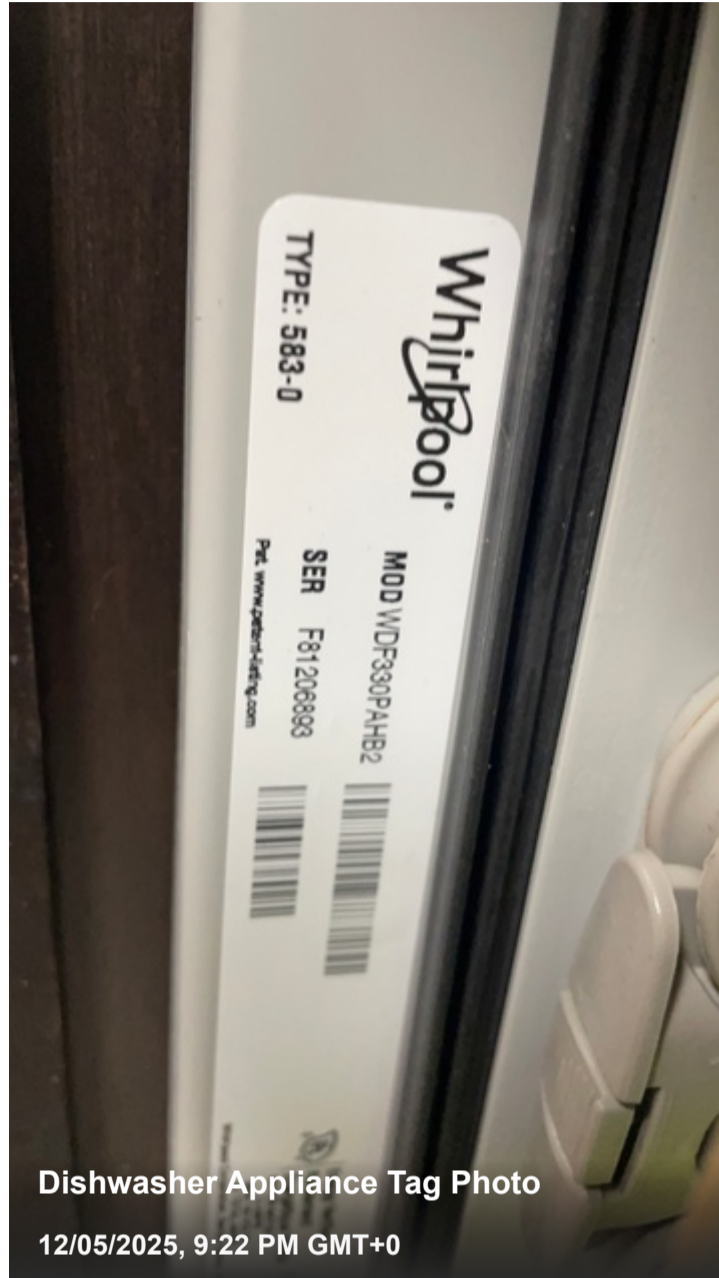
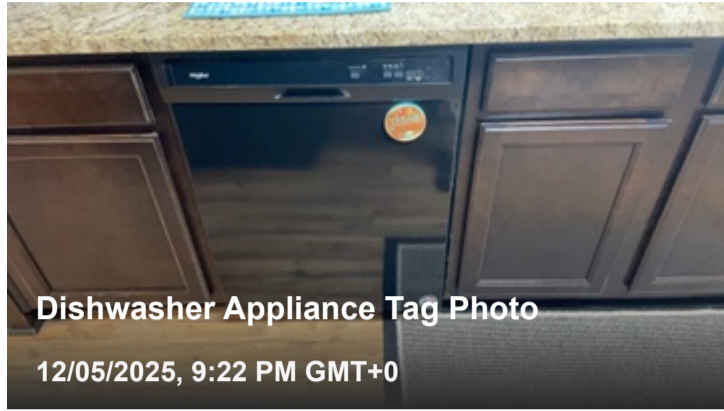
Dishwasher Appliance Tag Photo

 Beta Feature

Dishwasher

Recall status No	Manufacture date March 2016
Expected life 10 years	Model number WDF330PAHB2
Brand Whirlpool	Age 9.77 years
Estimated remaining life 0.23 years	Serial number F61206893

Dishwasher photos / videos



 **Repair deficiency**

Missing Dishwasher High Loop

The dishwasher plumbing is missing a high loop.

Dishwasher photos / videos



 **Repair deficiency**

Dishwasher malfunctioning

The dishwasher would not drain during the wash cycle. So water was standing in the bottom of the wash chamber when I left the inspection.

Dishwasher photos / videos



Refrigerator

 **No issues**

Refrigerator Condition

Functional

Refrigerator Appliance Tag Photo

Refrigerator

 Beta Feature

Recall status
No

Expected life
13 years

Brand
Samsung

Estimated remaining life
8.32 years

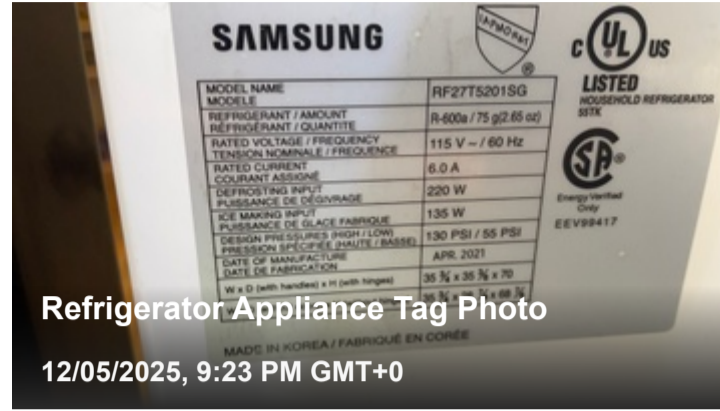
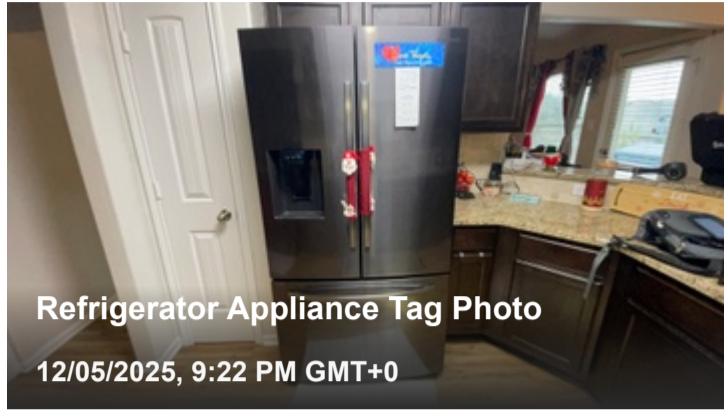
Manufacture date
April 2021

Model number
RF27T5201SG

Age
4.68 years

Serial number
0CEA43AR400809B

Refrigerator photos / videos



Range

✓ **No issues**

Range Condition

Functional

Range Appliance Tag Photo

Range / Stove / Oven

Beta Feature

Recall status

No

Expected life

15 years

Brand

Samsung

Estimated remaining life

9.91 years

Manufacture date

November 2020

Model number

NX58R5601SG/AA

Age

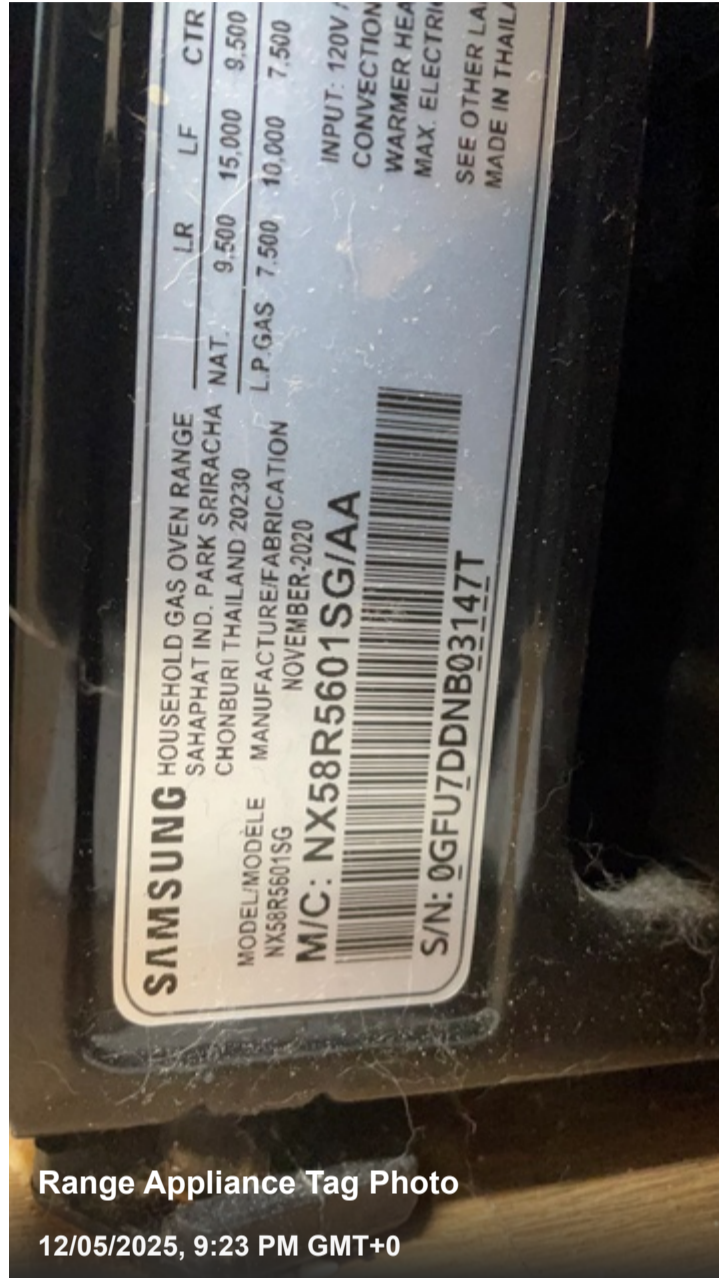
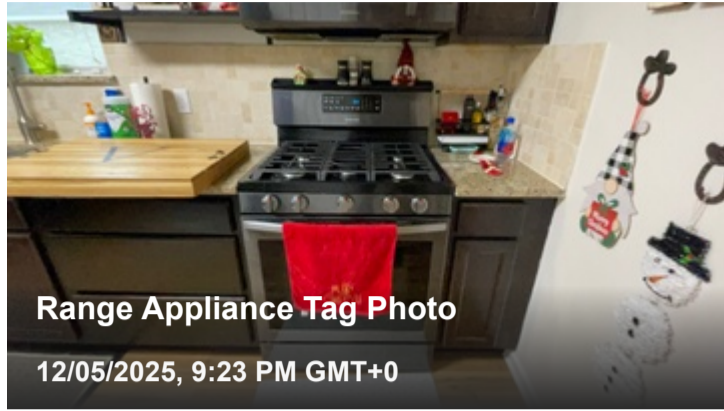
5.09 years

Serial number

0GFU7DDNB03147T

[View web report](#)

Range photos / videos



Cooktop

 Not present

Cooktop photos / videos

Wall Oven

 Not present

Wall Oven photos / videos


Microwave

✓ **No issues**

Microwave Condition

Functional

Microwave Appliance Tag Photo

 Beta Feature

Microwave

Recall status No	Manufacture date November 2020
Expected life 9 years	Model number ME19R7041FG
Brand Samsung	Age 5.09 years
Estimated remaining life 3.91 years	Serial number 0BQR7W0NB03096L

Microwave photos / videos



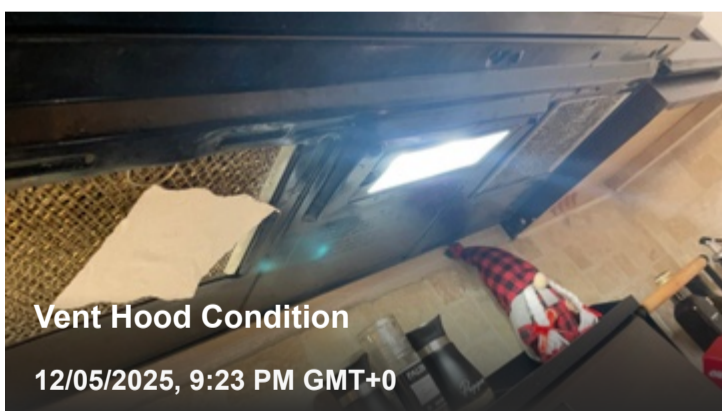
Vent Hood

✓ No issues

Vent Hood Condition

Functional

Vent Hood photos / videos



Garbage Disposal

✓ No issues

Garbage Disposal Condition

Functional

Garbage Disposal photos / videos



Bedrooms 🔍 10 Issues

Primary Bedroom

🔍 1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

First Floor

Approximate Ceiling Height

10'

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

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)

Engineered Wood

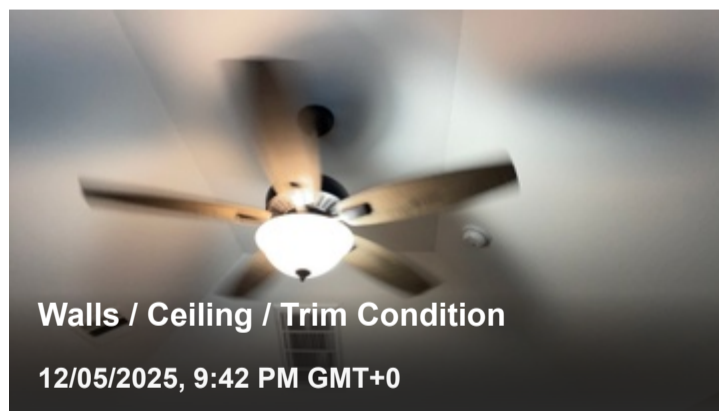
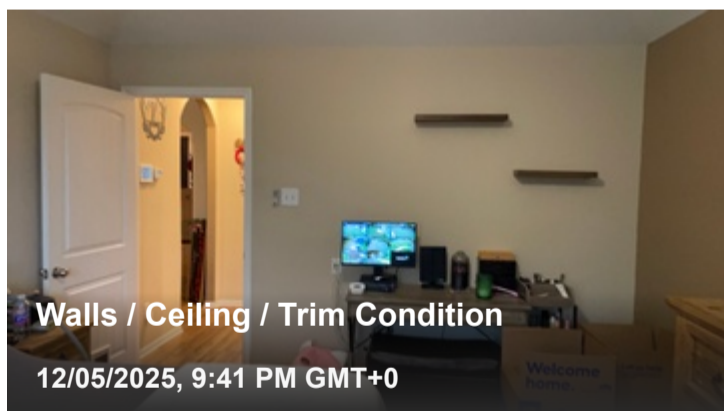
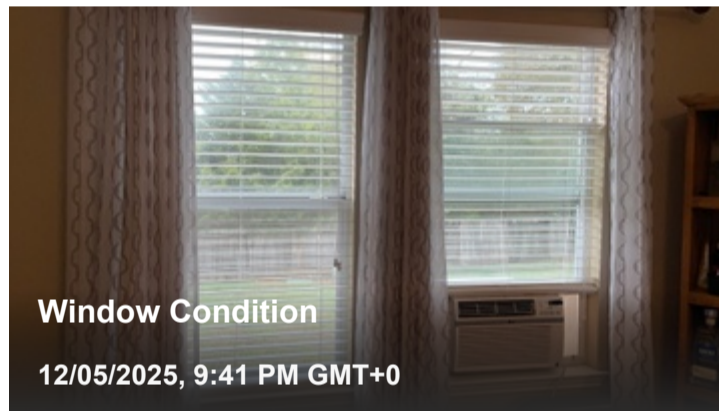
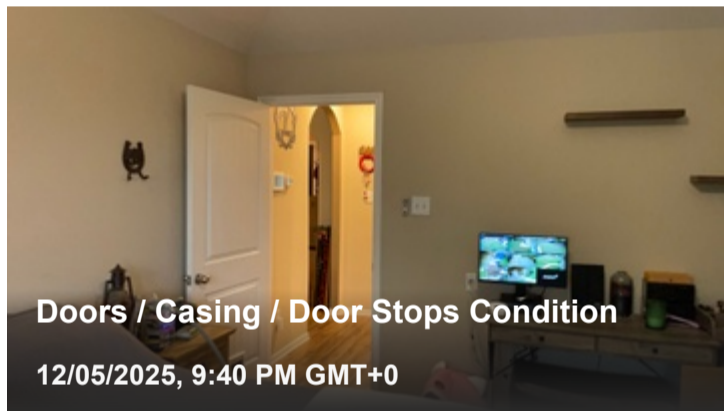
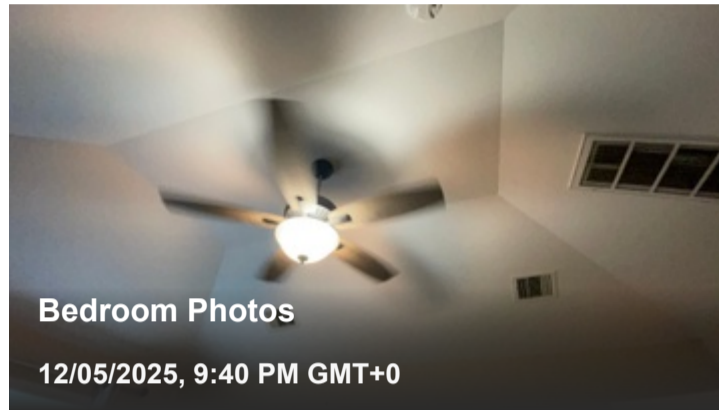
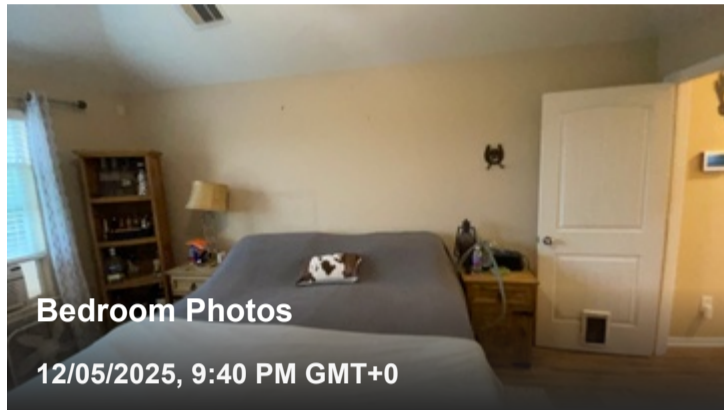
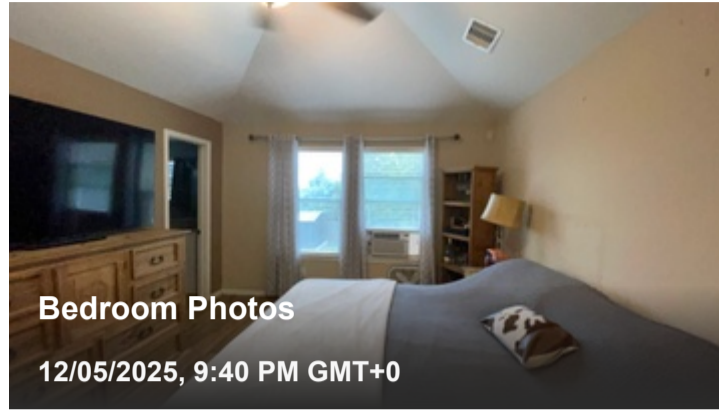
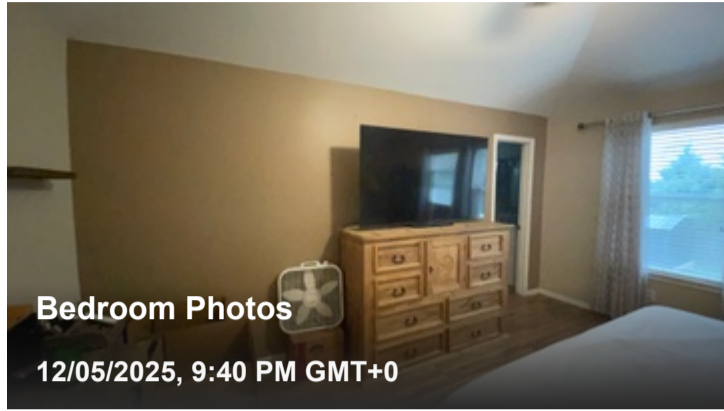
Electrical Condition

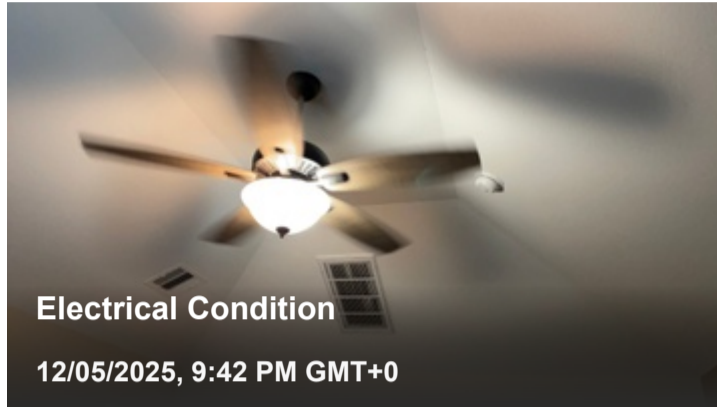
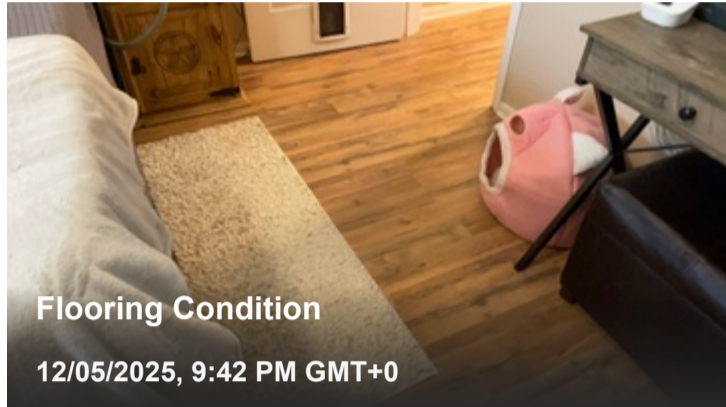
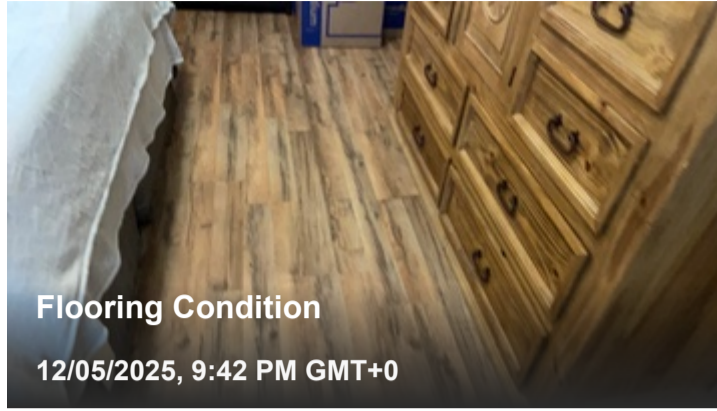
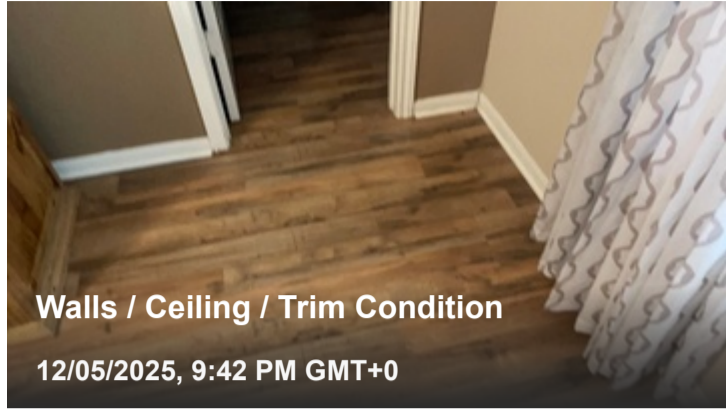
Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Primary Bedroom photos / videos





⚠ Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bedroom 2

🔍 2 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

First Floor

Approximate Ceiling Height

8'

Doors / Casing / Door Stops Condition

Noticeable Wear (Fading / Scuffs / Minor Damage)

[View web report](#)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Screens Condition

Great (No Repairs)

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)

Tile

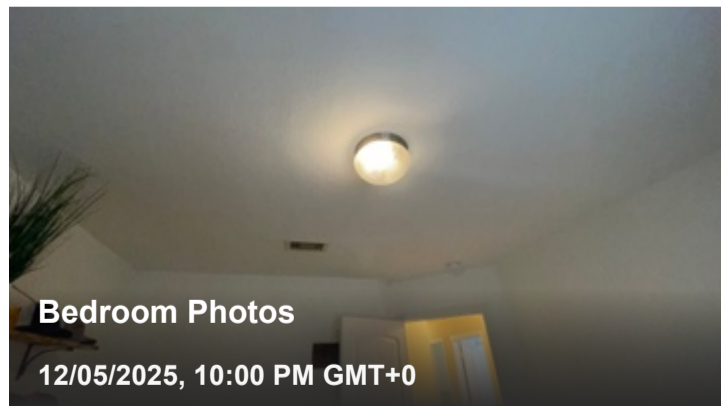
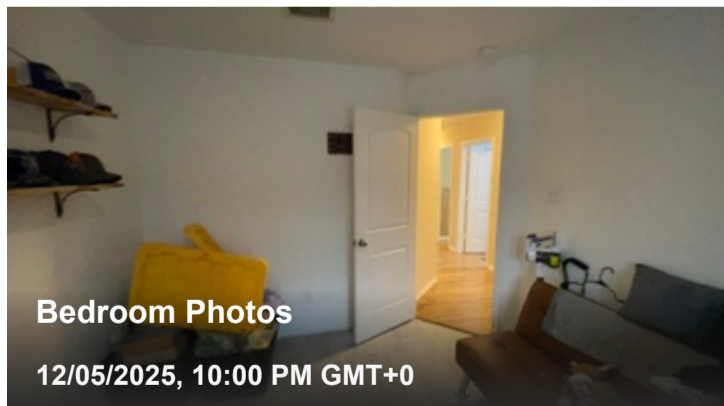
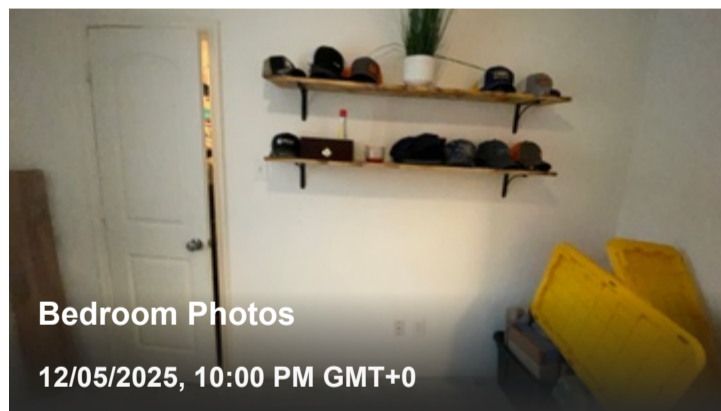
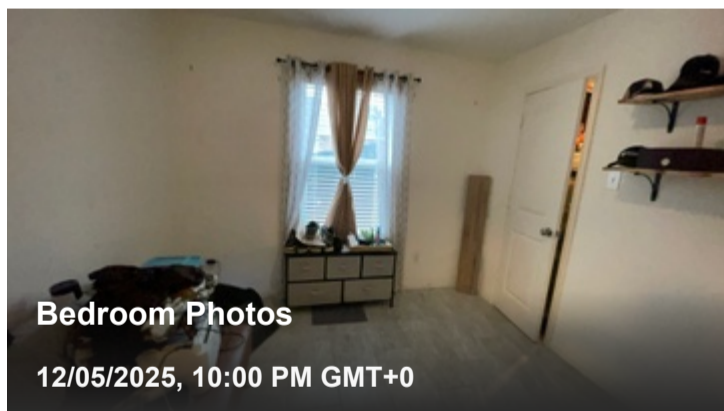
Electrical Condition

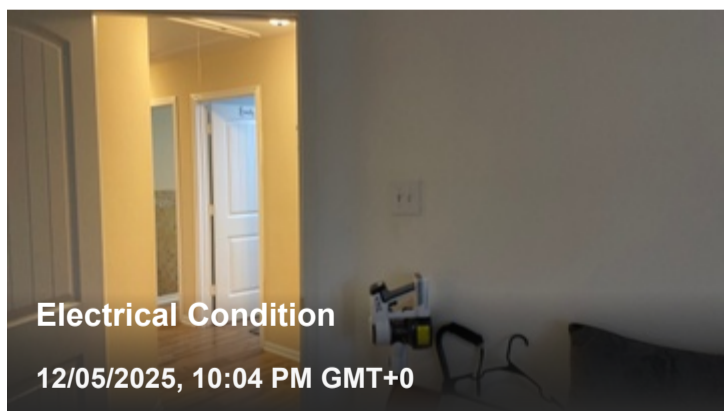
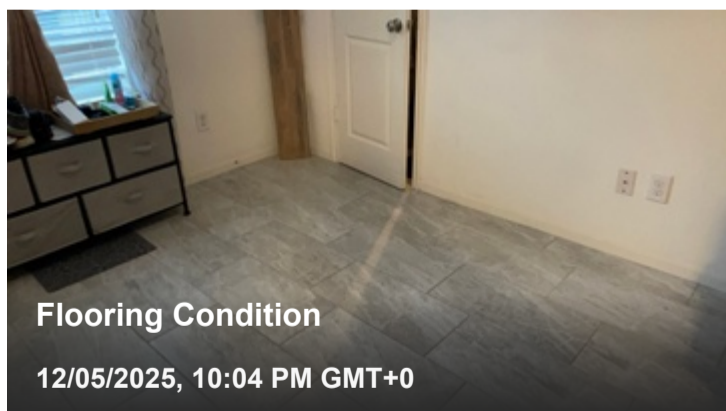
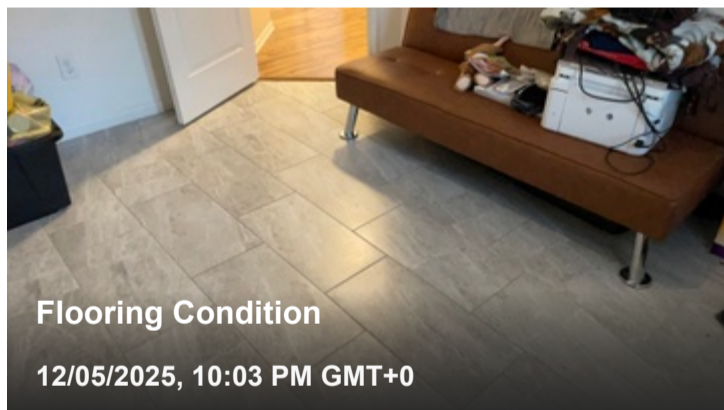
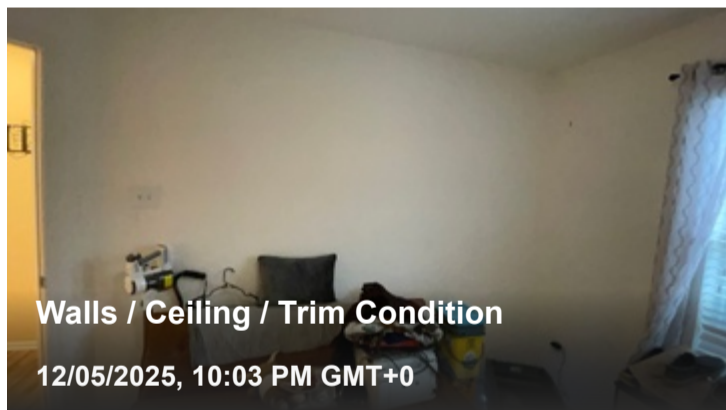
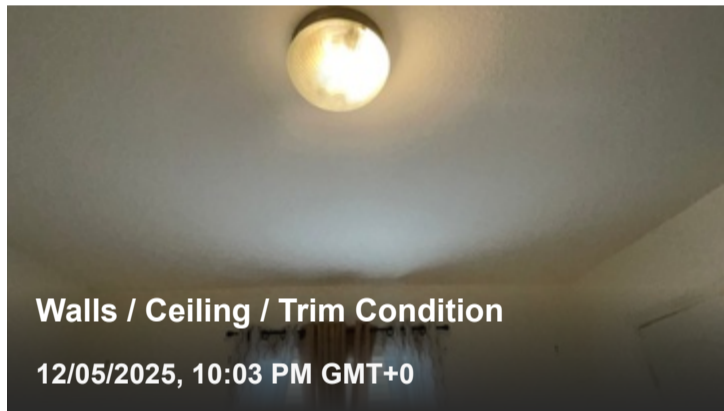
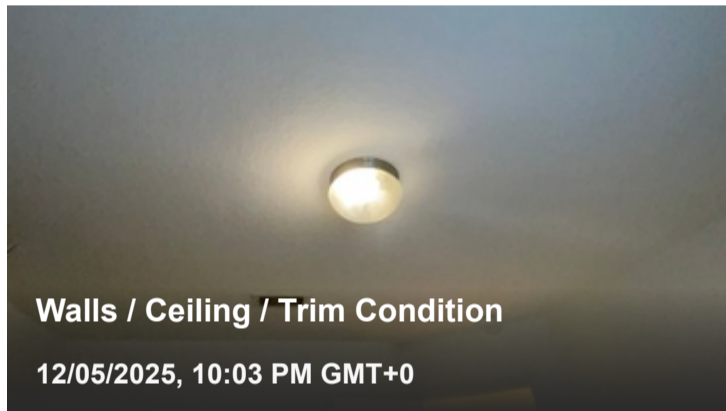
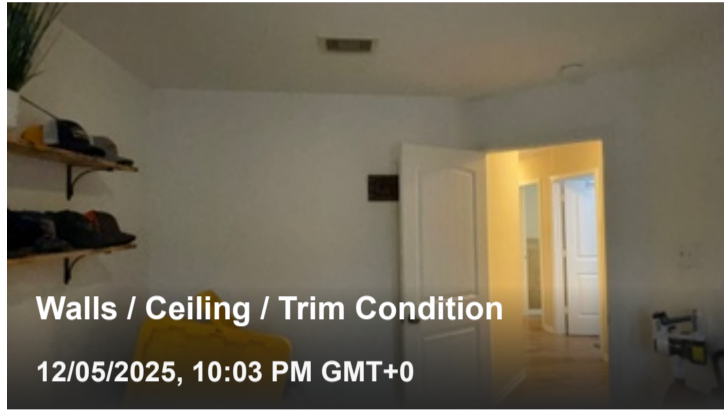
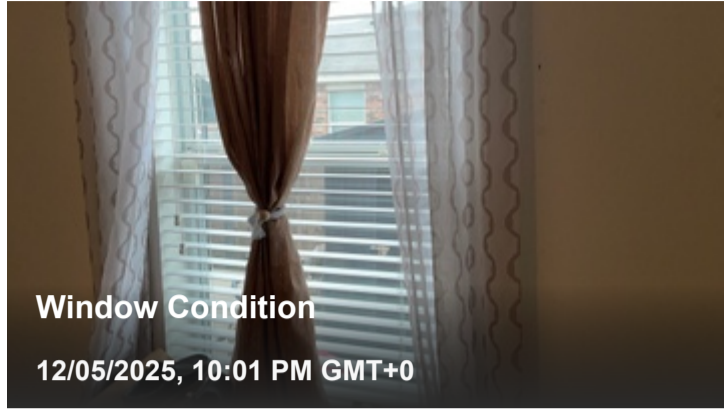
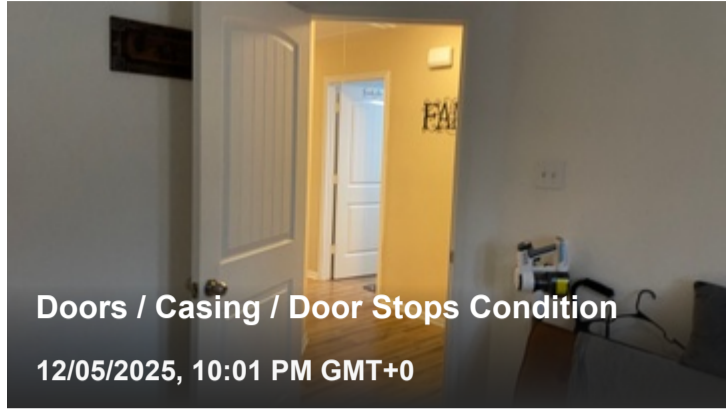
Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Bedroom 2 photos / videos



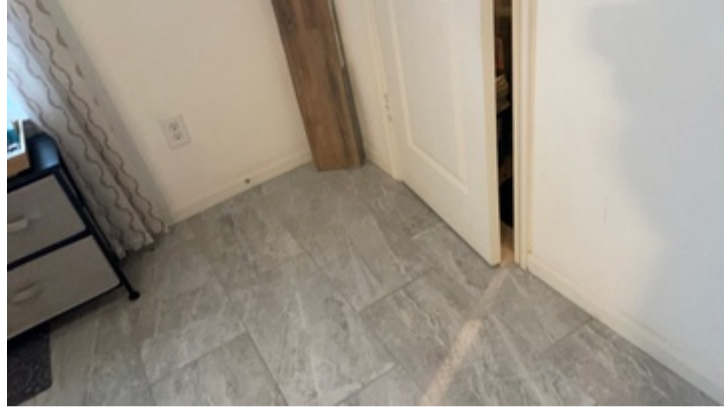


 **Repair deficiency**

Missing / Damaged Door Stop(s)

Door stops are missing or damaged for an interior door.

Bedroom 2 photos / videos



⚠ 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

[View web report](#)

Not Present

Bedroom Location

First Floor

Approximate Ceiling Height

8'

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Screens Condition

Fair (Some Repairs)

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)

Tile

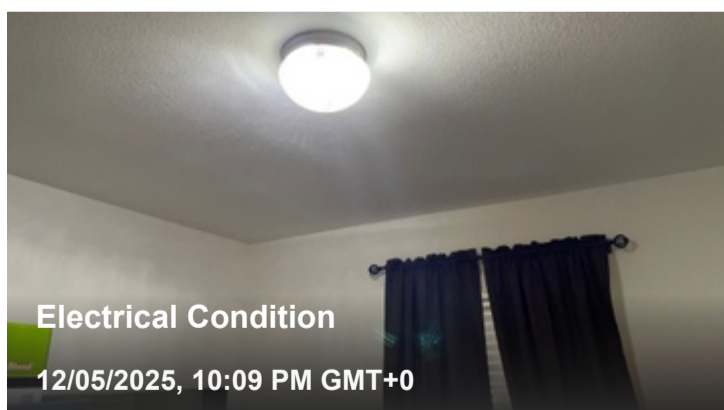
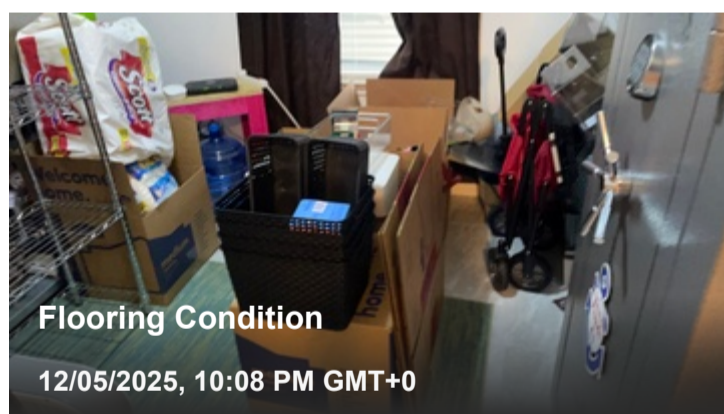
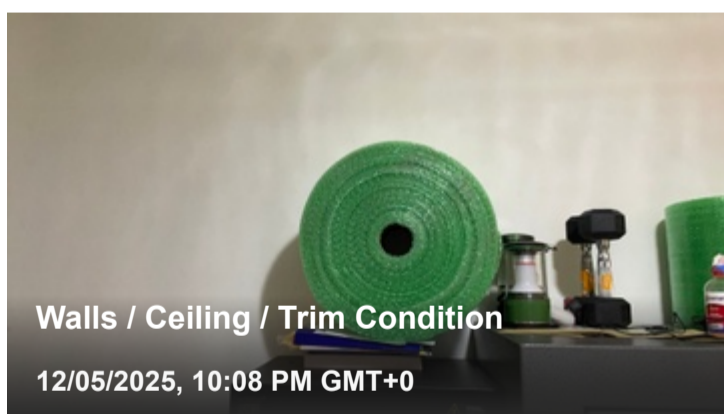
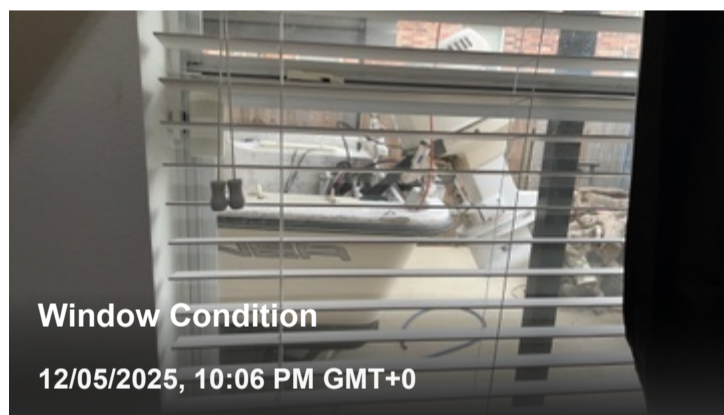
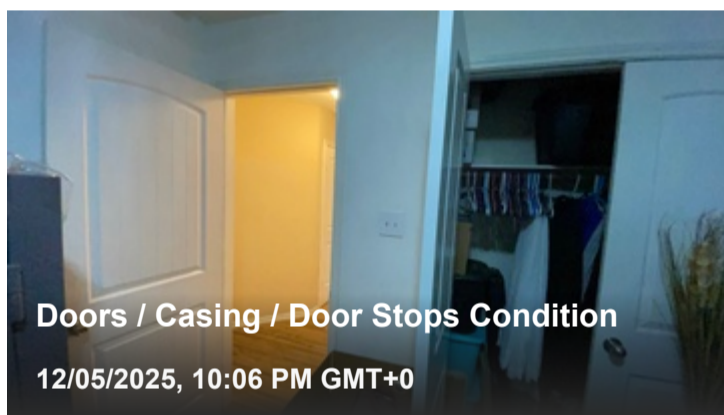
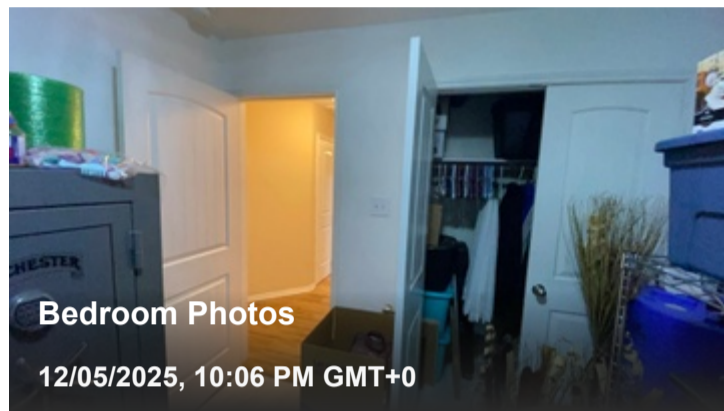
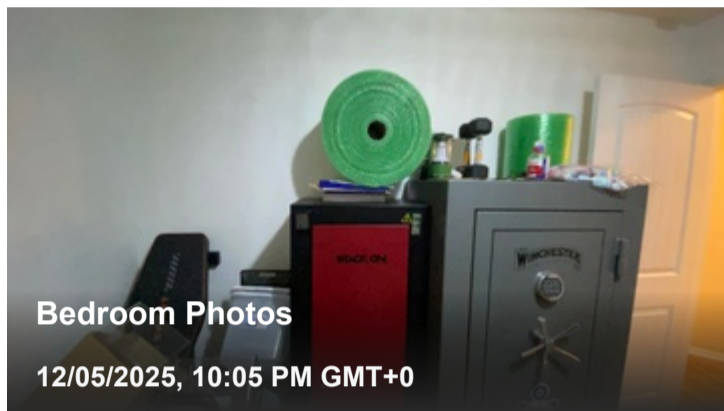
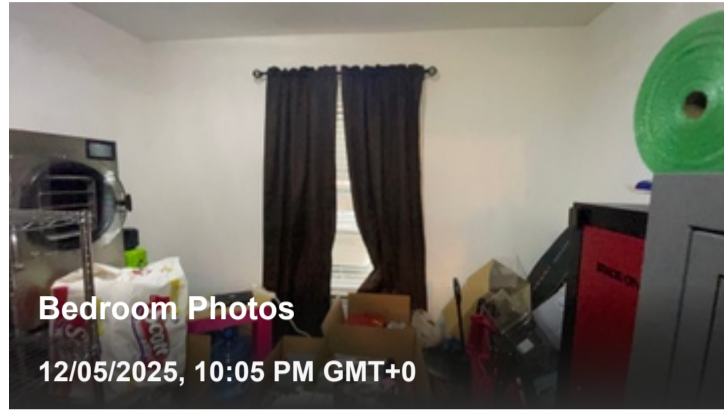
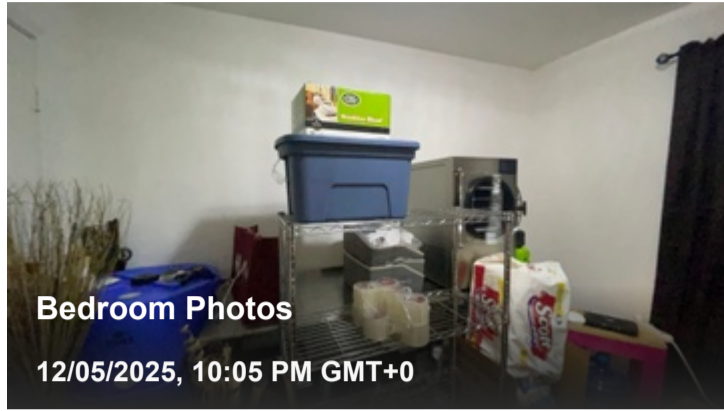
Electrical Condition

Good (Cosmetic Issues Only)

Walk-in Closet Observed

No

Bedroom 3 photos / videos



 **Monitor deficiency**

Missing Window Screen

One or more windows are missing a screen.

Bedroom 3 photos / videos



 **Limitation**


Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 **Limitation**

Limited view

There is limited view of this and other rooms as well, due to furniture and other store times 

Limitation photos / videos

Bedroom 4

 **4 Issues**

Odor Strength

No Odor Detected

[View web report](#)

Odor Source

Not Present

Bedroom Location

First Floor

Approximate Ceiling Height

8'

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Noticeable Wear (Fading / Scuffs / Minor Damage)

Window Screens Condition

Fair (Some Repairs)

Walls / Ceiling / Trim Condition

Noticeable Wear (Fading / Scuffs / Minor Damage)

Walls / Ceilings Need Repainting

No

Flooring Condition

Perfect Condition (Looks Brand New Without Wear / Damage)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Tile

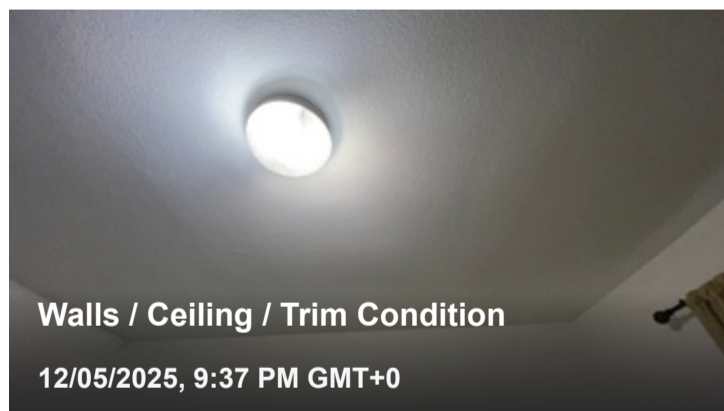
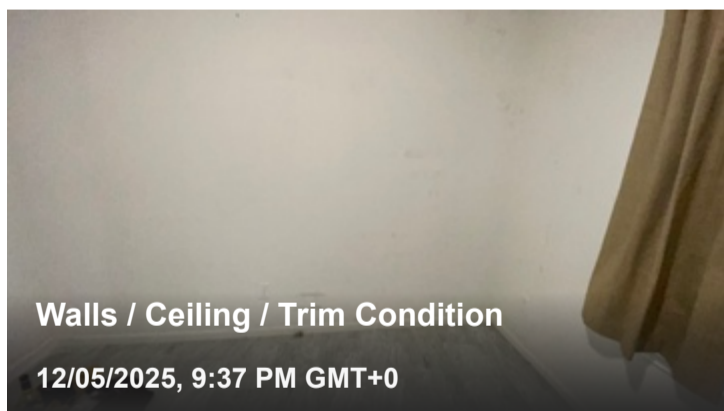
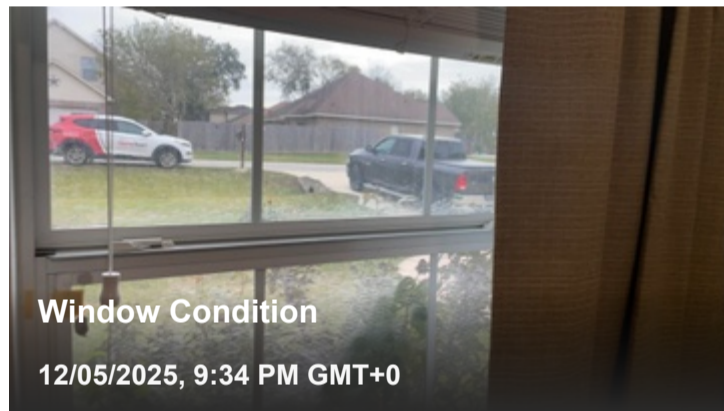
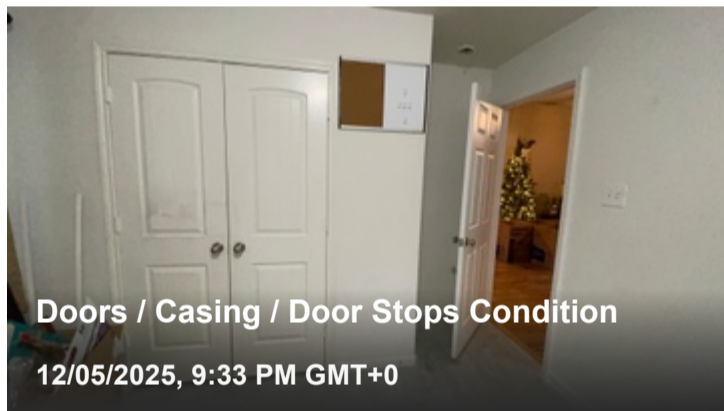
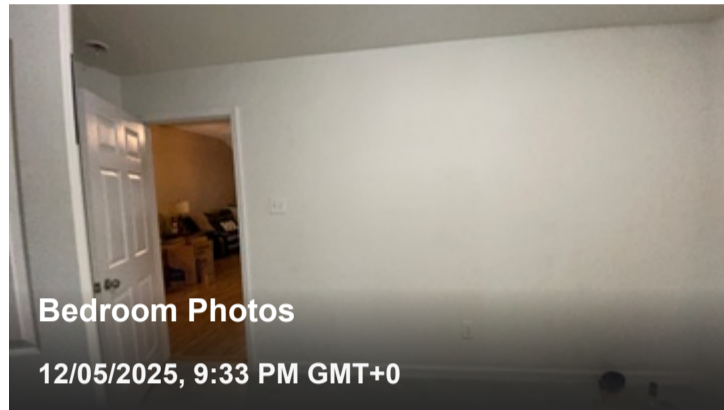
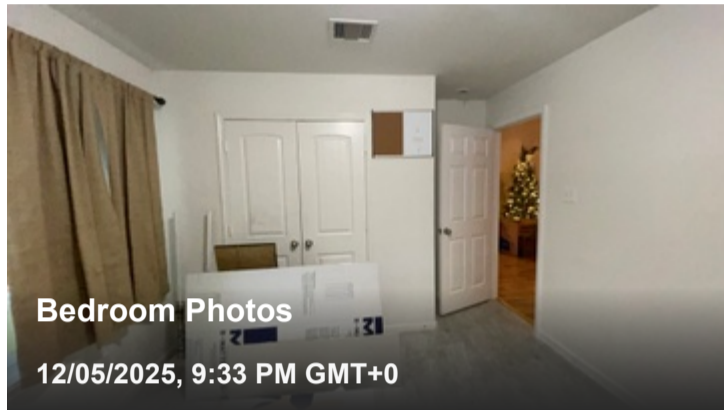
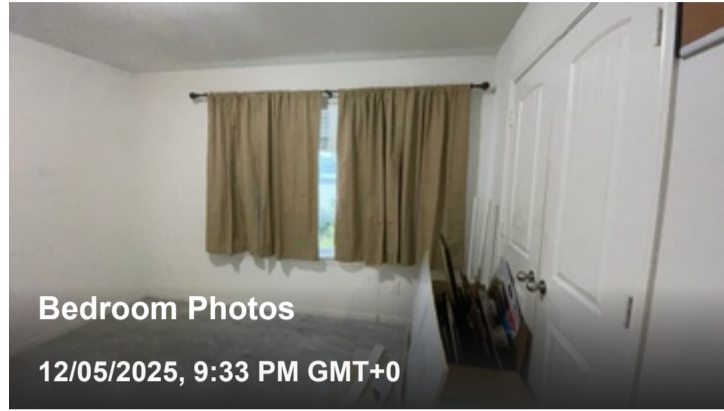
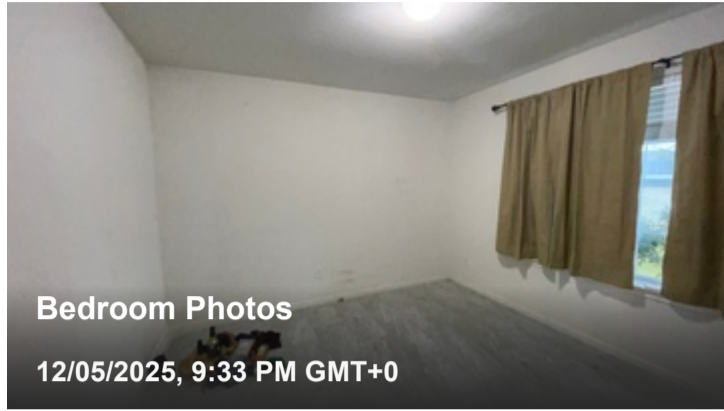
Electrical Condition

Good (Cosmetic Issues Only)

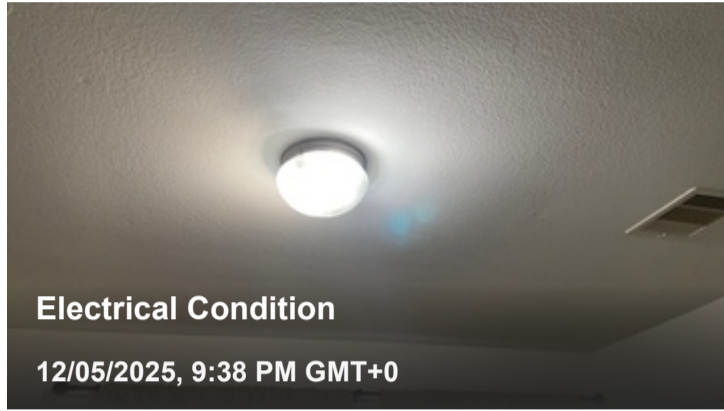
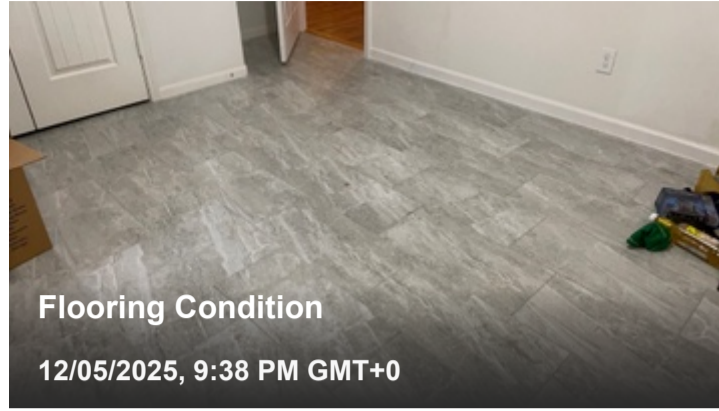
Walk-in Closet Observed

No

Bedroom 4 photos / videos



[View web report](#)

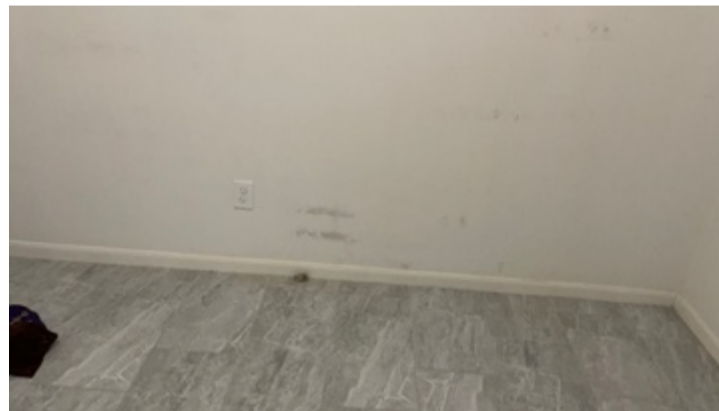
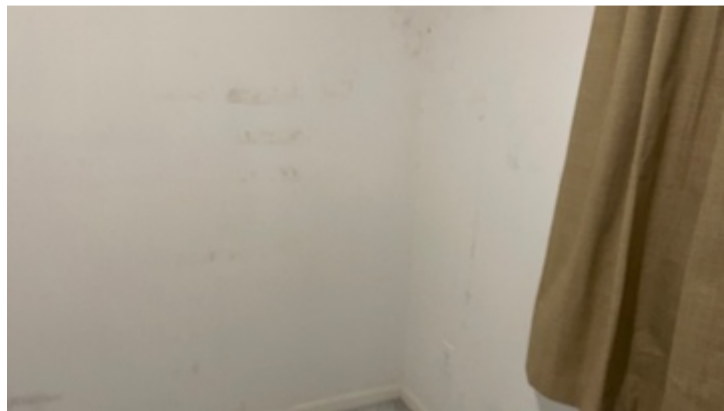


 **Repair deficiency**

Damaged Drywall

The drywall is damaged.

Bedroom 4 photos / videos



 **Monitor deficiency**

Damaged Screen

One or more window screens are damaged.

Bedroom 4 photos / videos

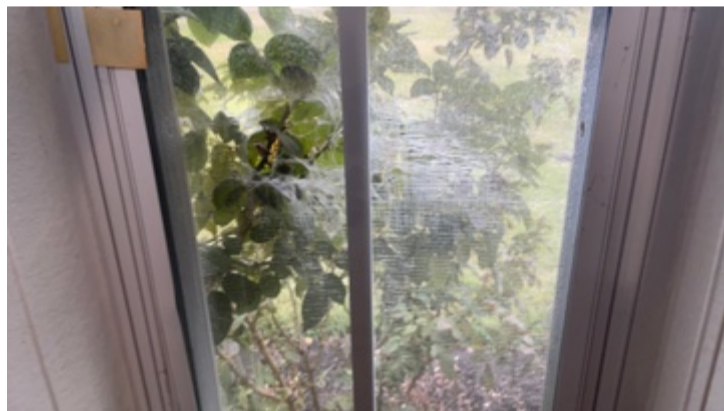


 **Monitor deficiency**

Damaged Screen

One or more window screens are damaged.

Bedroom 4 photos / videos



 **Limitation**

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bathrooms 🔍 5 Issues

Primary Bathroom

🔍 2 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

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Engineered Wood

Electrical Condition

Great (No Repairs)

Sink / Fixture Condition

Good (Cosmetic Issues Only)

Plumbing Condition

Fair (Some Repairs)

Sink Type

Single Sink

Vanity / Mirror Condition

Great (No Repairs)

[View web report](#)

Tub / Shower Type

Walk-in Shower

Tub / Shower / Plumbing Fixture Condition

Good (Cosmetic Defects Only)

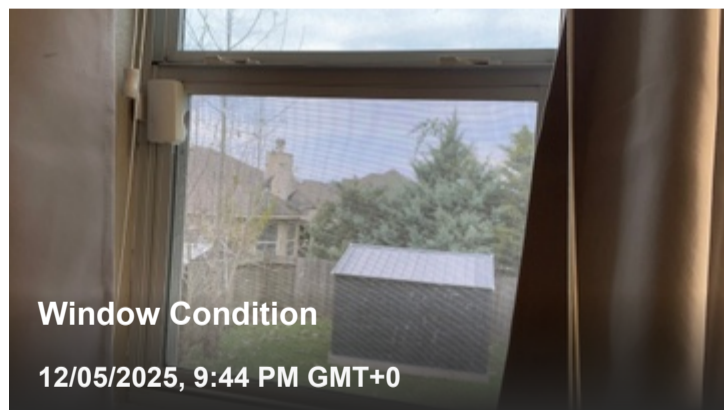
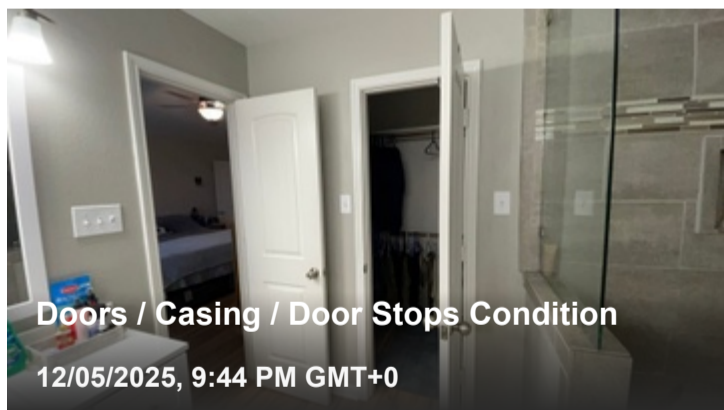
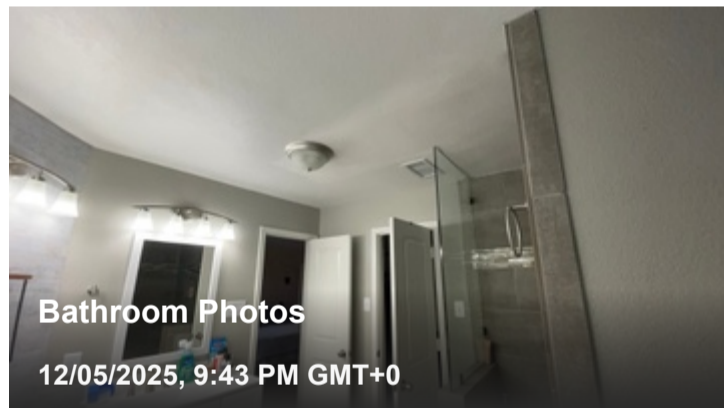
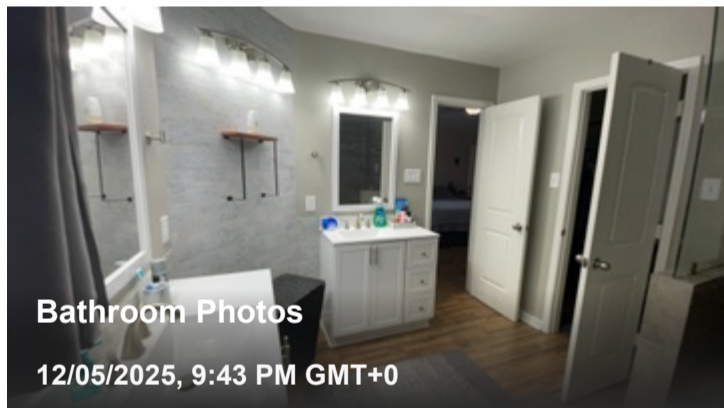
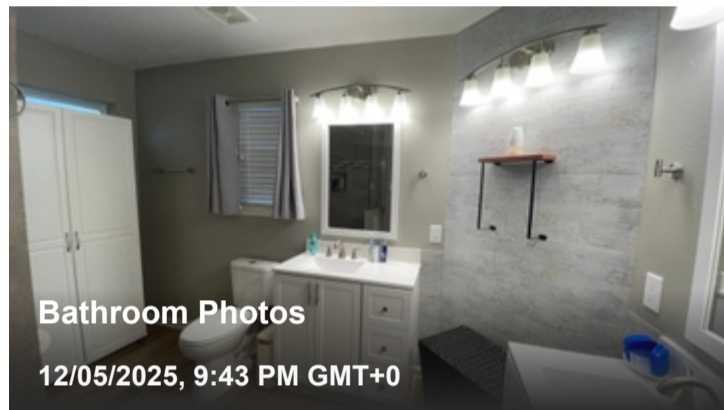
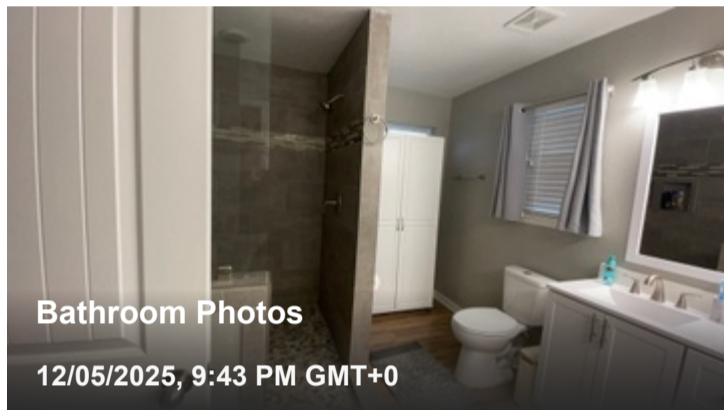
Toilet Condition

Operational

Exhaust Fan Condition

Good (Cosmetic Issues Only)

Primary Bathroom photos / videos



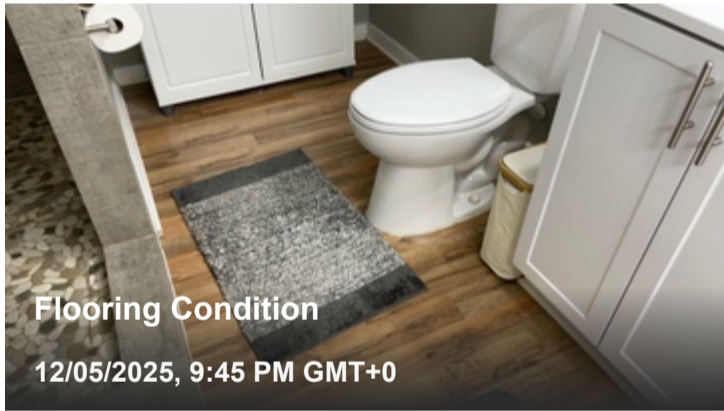
[View web report](#)



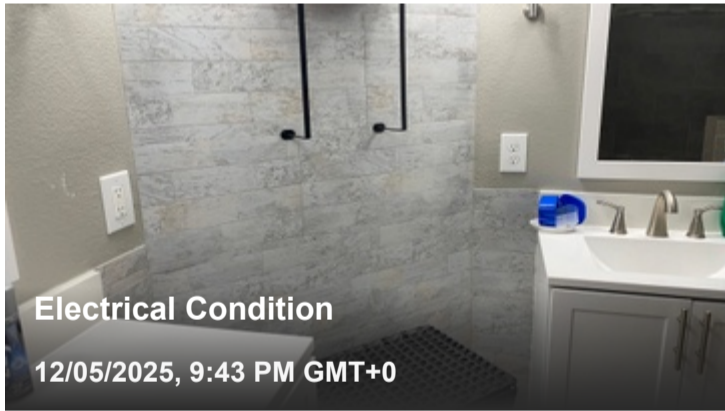
Walls / Ceiling / Trim Condition
12/05/2025, 9:45 PM GMT+0



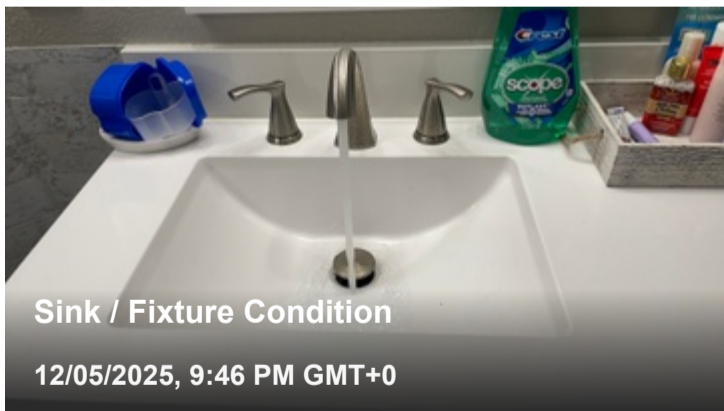
Flooring Condition
12/05/2025, 9:45 PM GMT+0



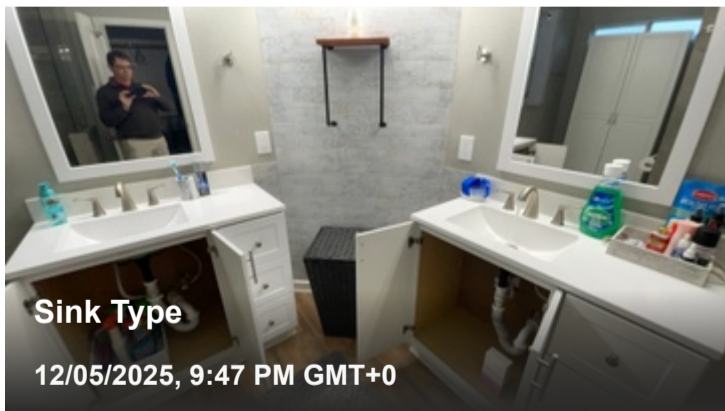
Flooring Condition
12/05/2025, 9:45 PM GMT+0



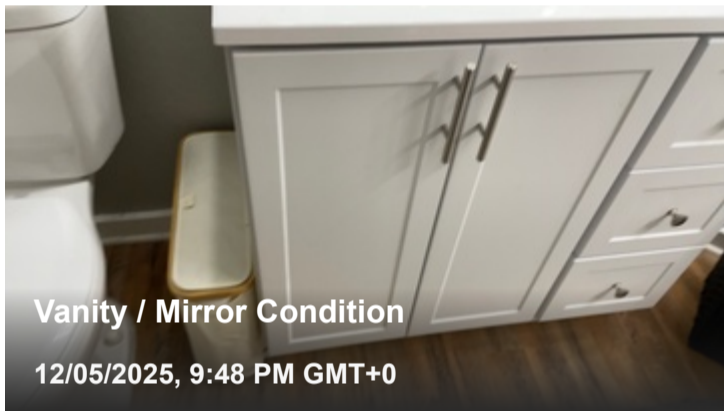
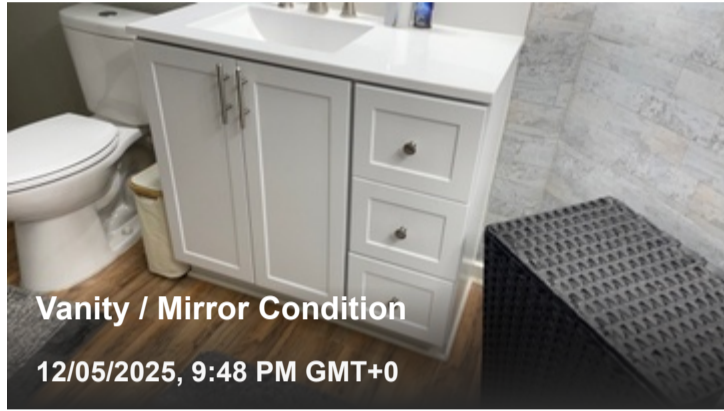
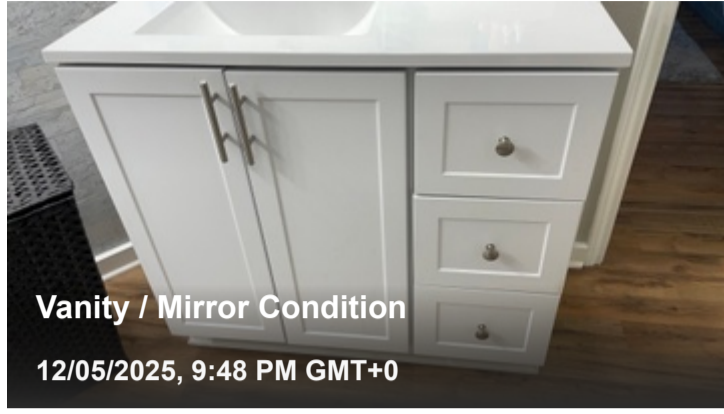
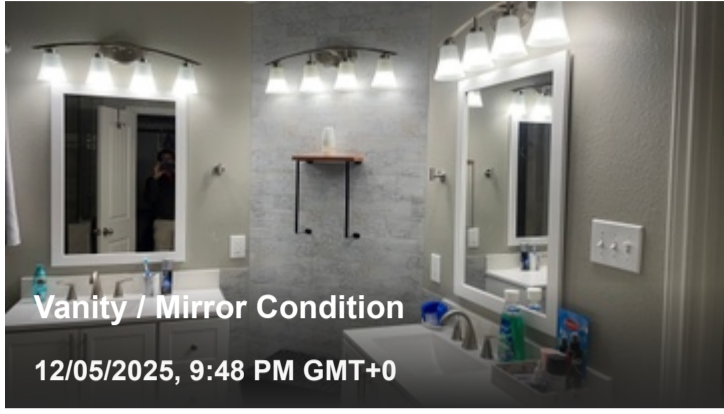
Electrical Condition
12/05/2025, 9:43 PM GMT+0

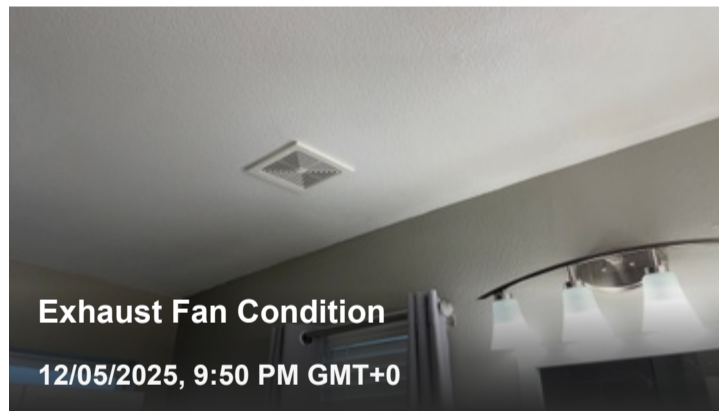
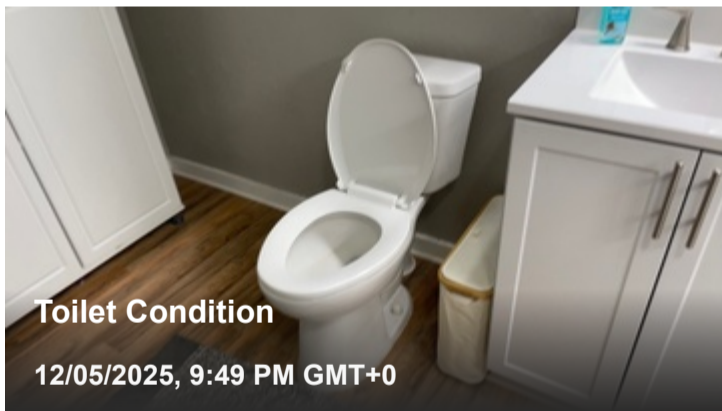
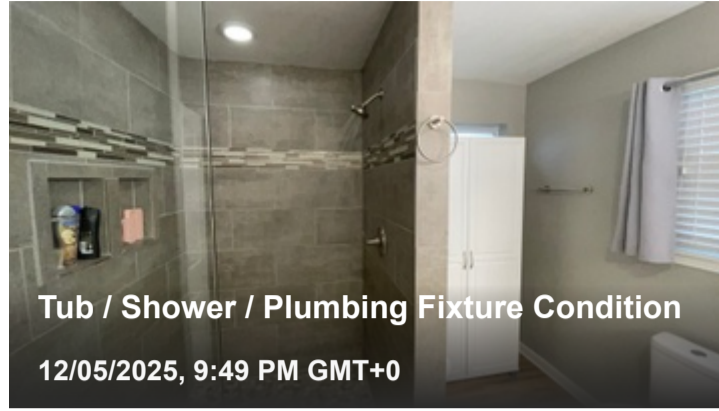


Sink / Fixture Condition
12/05/2025, 9:46 PM GMT+0



Sink Type
12/05/2025, 9:47 PM GMT+0





 **Repair deficiency**

Accordion Drain Material Present

There is accordion drain material present.

Primary Bathroom photos / videos



Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bathroom 2

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

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

[View web report](#)

No Flooring Concerns Observed

Flooring Material(s)

Engineered Wood

Electrical Condition

Great (No Repairs)

Sink / Fixture Condition

Fair (Some Repairs)

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)

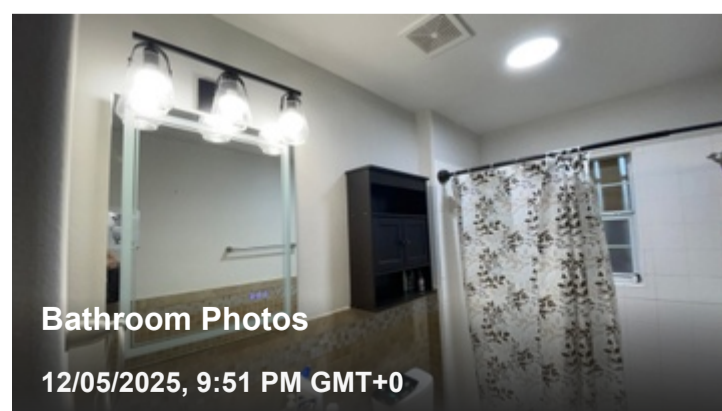
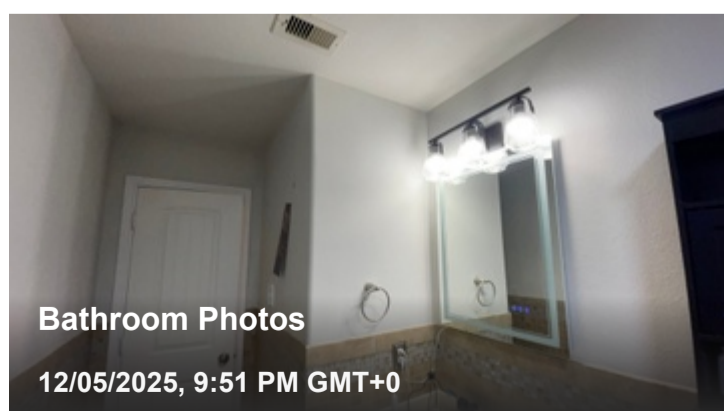
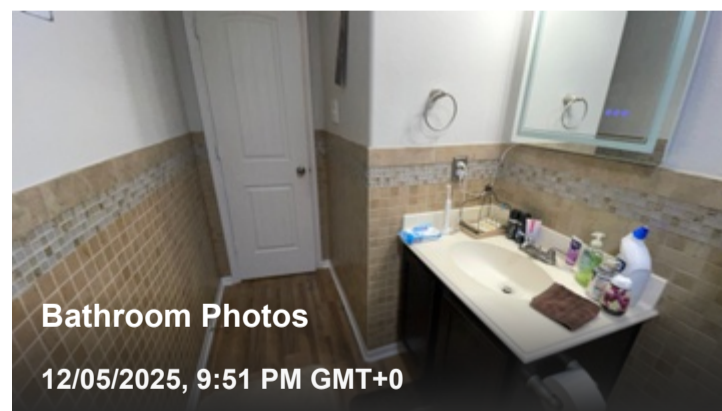
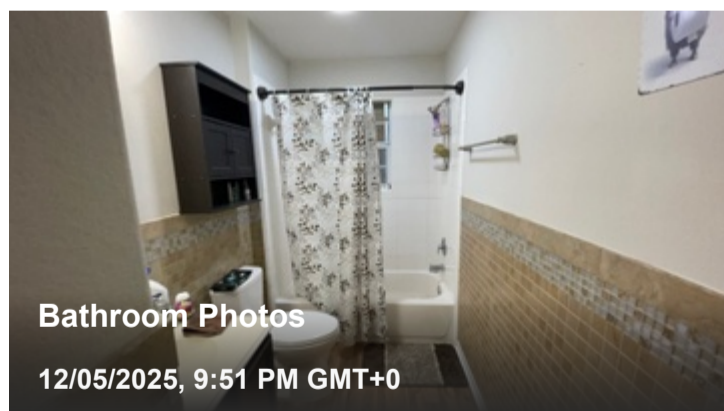
Toilet Condition

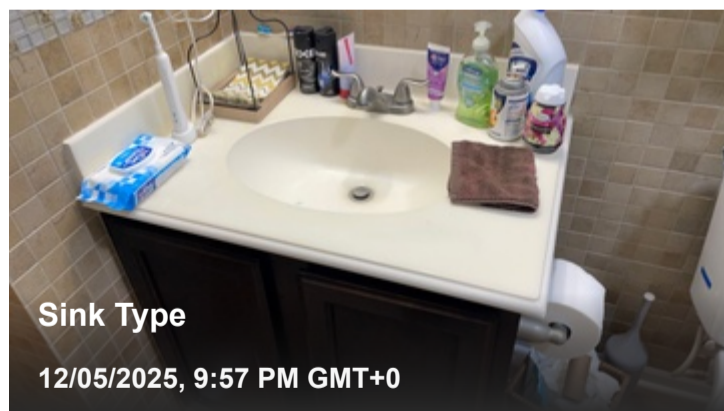
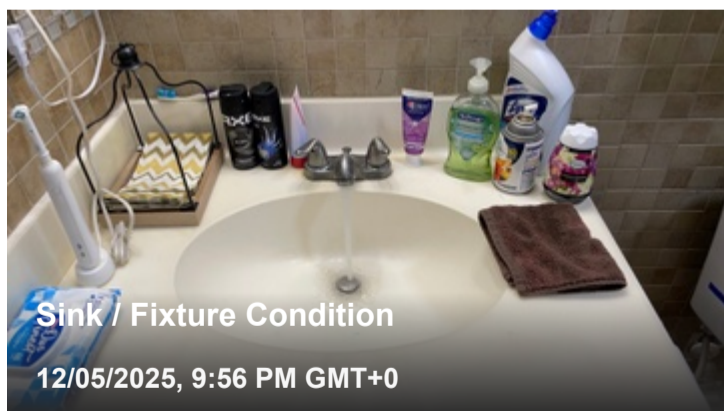
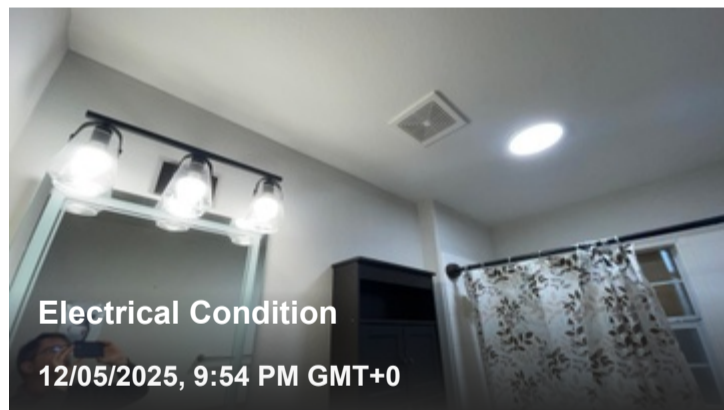
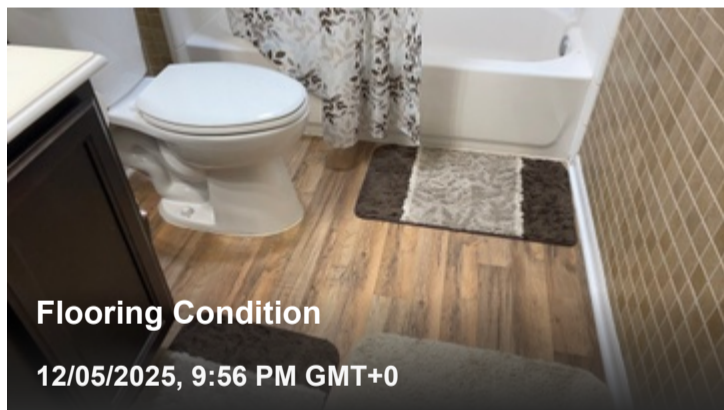
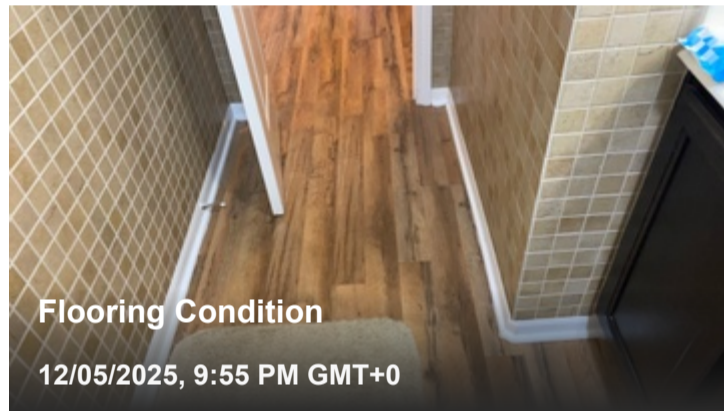
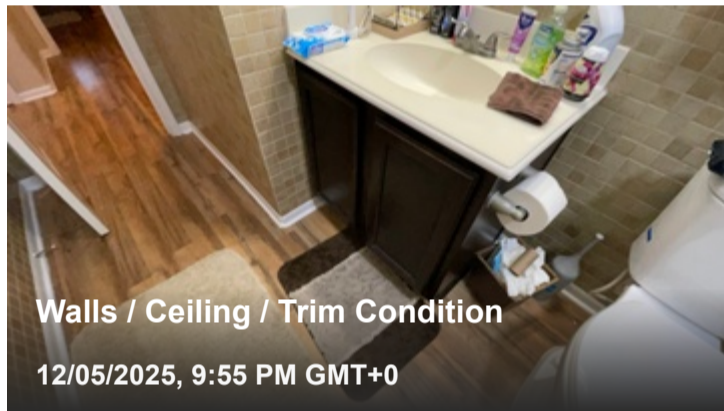
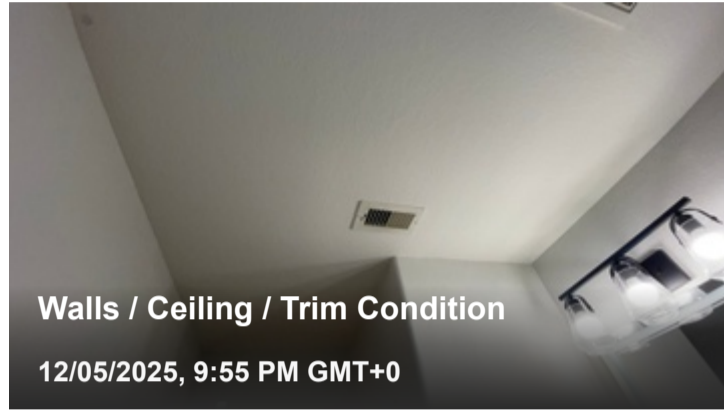
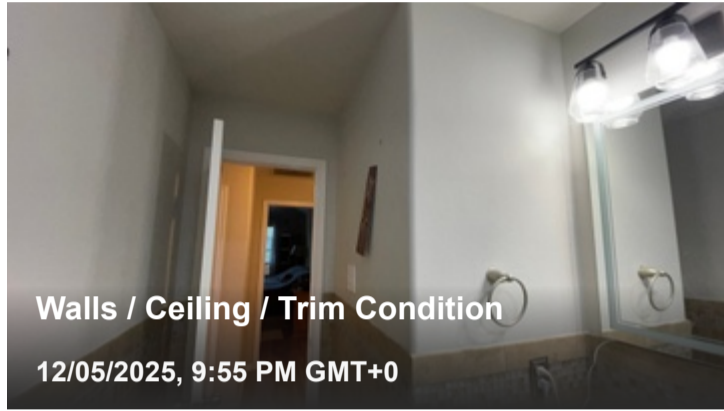
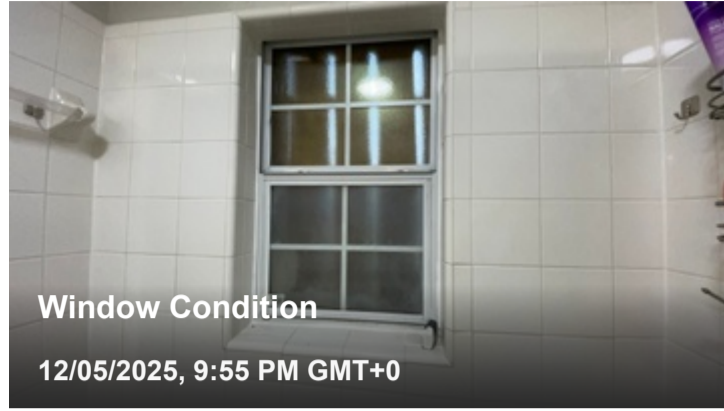
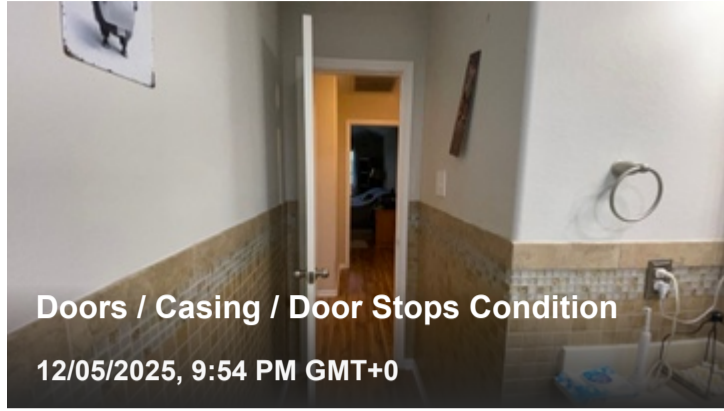
Operational

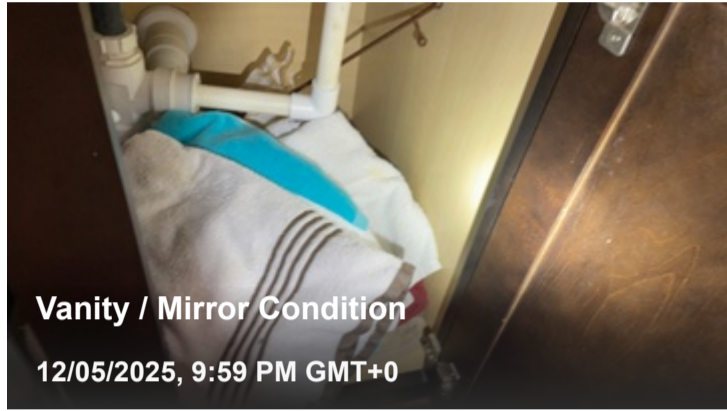
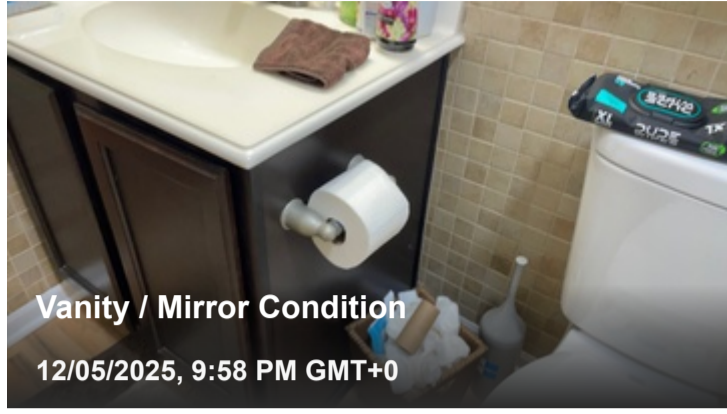
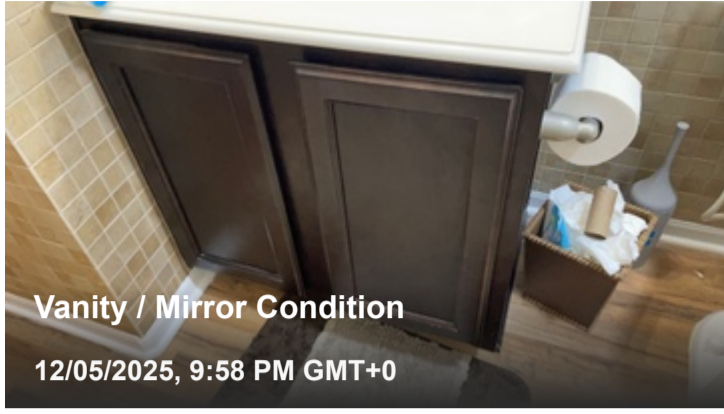
Exhaust Fan Condition

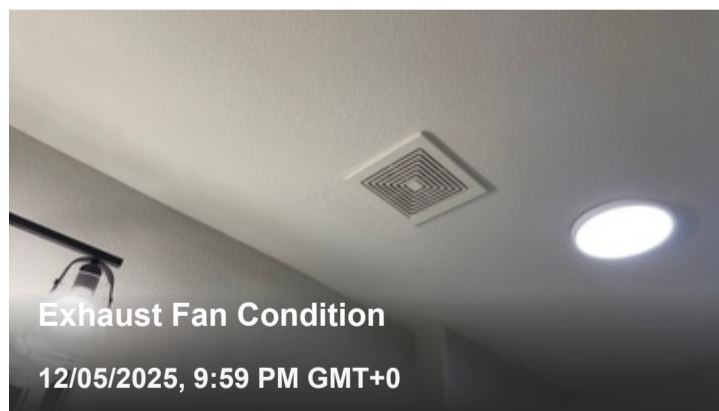
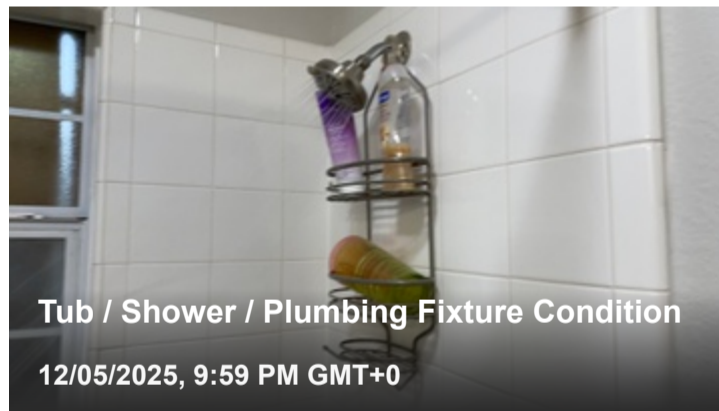
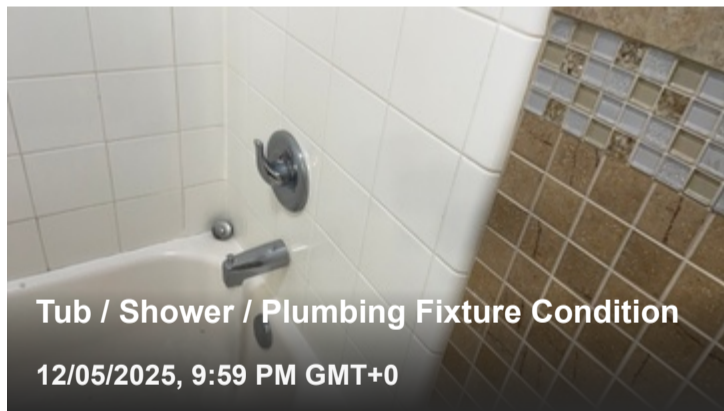
Fair (Some Repairs)

Bathroom 2 photos / videos









 **Repair deficiency**

Inoperable Bathroom Exhaust Fan

The bathroom exhaust fan is inoperable.

Bathroom 2 photos / videos

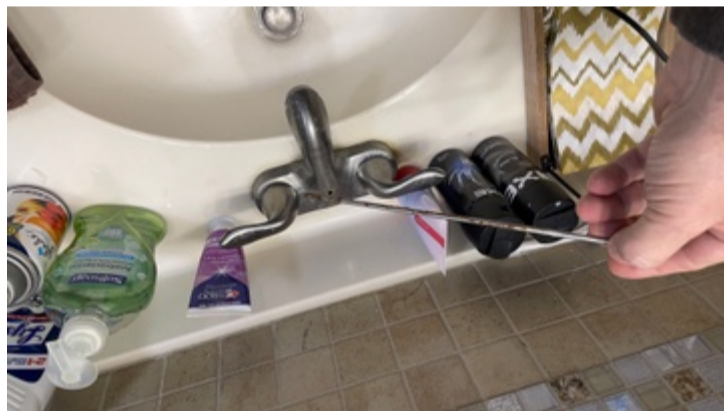
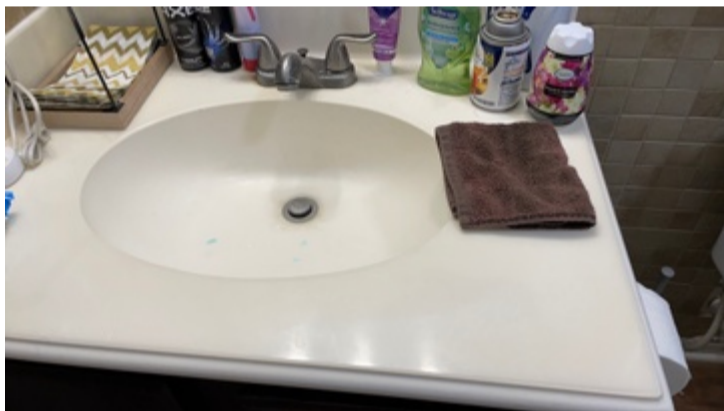



 Monitor deficiency

Damaged / Missing Drain Stopper

The drain stopper is damaged or missing.

Bathroom 2 photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

HVAC 🔍 6 Issues

Heating

✓ **No issues**

Heating System Type(s)

Central Furnace

Heating Fuel Type(s)

Electric

Heating Equipment Condition

Functional

Heating System Appliance Tag Photo

Number of Heated Floors Above Ground

1

Furnace/Air Handler

 Beta Feature

Recall status

No

Manufacture date

May 2014

Expected life

18 years

Model number

FB4CNF042

Brand

Carrier

Age

11.6 years

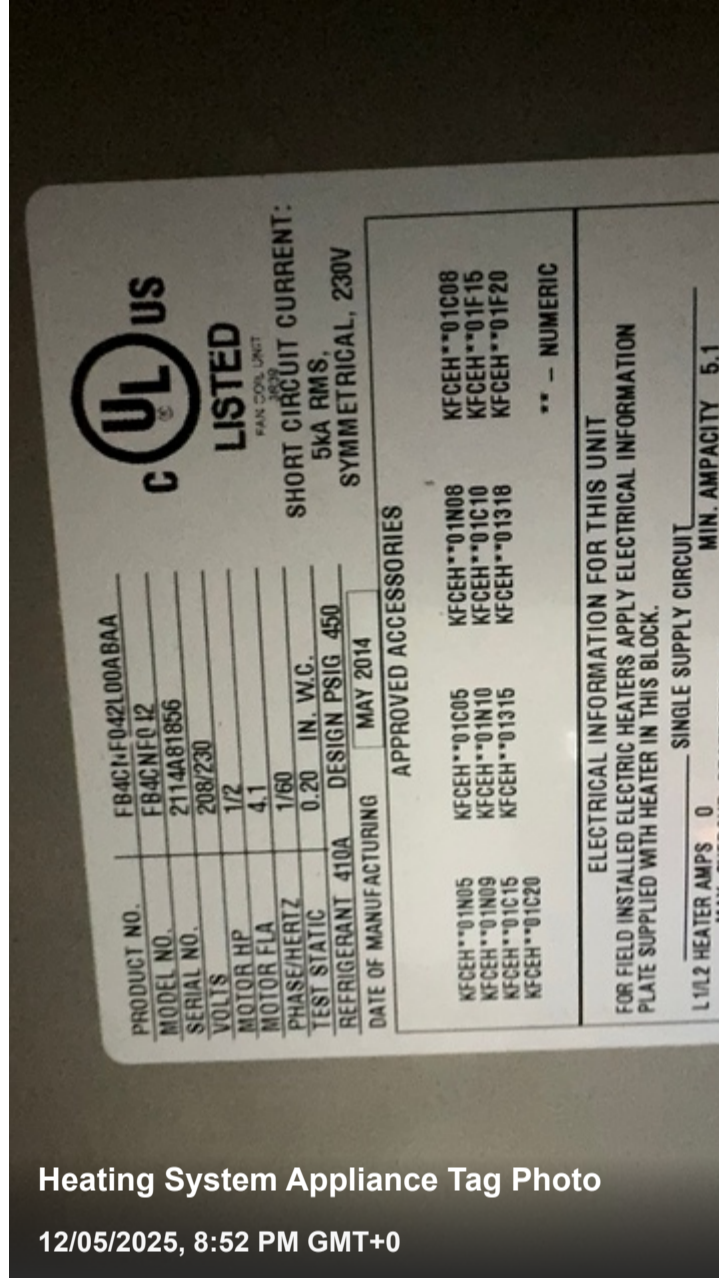
Estimated remaining life

6.4 years

Serial number

2114A81856

Heating photos / videos



Cooling 1

 **3 Issues**

Cooling System Condenser Video

Refer to limitations

Cooling Equipment Condition

Refer to limitations

Cooling System Appliance Tag Photo

 Beta Feature

Air Conditioner

Recall status
No

Expected life
15 years

Brand
Carrier

Estimated remaining life
4.07 years

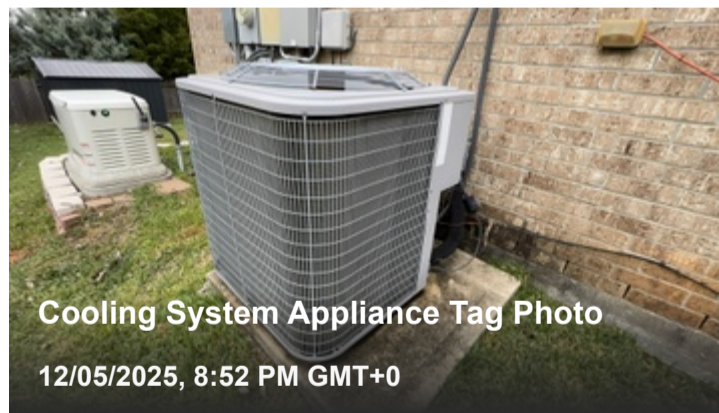
Manufacture date
January 2015

Model number
CA16NA042-A

Age
10.93 years

Serial number
0315E11158

Cooling 1 photos / videos



⚠️ Limitation

Cooling System Condenser Video: Other

Too cold to run unit

Limitation photos / videos

⚠️ Limitation

Cooling Equipment Condition: Other

Too cold to run unit

Limitation photos / videos

⚠️ Limitation

Cool Temperature Restriction

Because the outside temperature was too cool to operate the air conditioner without the possibility of damaging the system, I did not operate the cooling system.

Limitation photos / videos

Thermostat


✓ No issues

Thermostat Location

Hallway

Thermostat photos / videos

Cooling 2

 3 Issues

Cooling System Condenser Video

Refer to limitations

Cooling Equipment Condition

Refer to limitations

Cooling System Appliance Tag Photo

Air Conditioner

 Beta Feature

Recall status

No

Manufacture date

October 2020

Expected life

15 years

Model number

YN012ALFI19RPE

Brand

Pioneer

Age

5.18 years

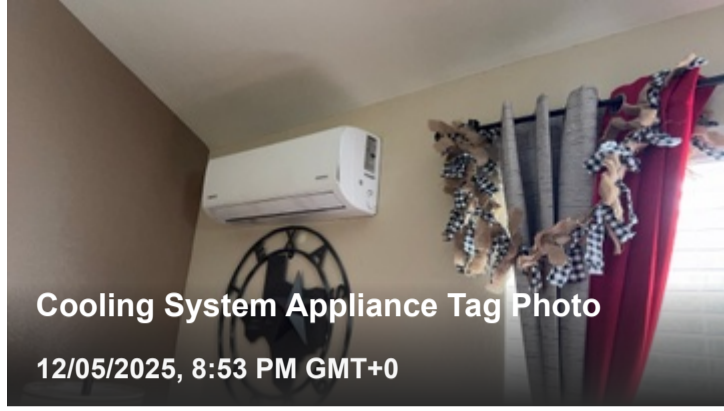
Estimated remaining life

9.82 years

Serial number

Z2U20103007201

Cooling 2 photos / videos



Limitation

Cooling System Condenser Video: Other

Too cold

Limitation photos / videos

Limitation

Cooling Equipment Condition: Other

Too cold

Limitation photos / videos

Limitation

Cool Temperature Restriction

Because the outside temperature was too cool to operate the air conditioner without the possibility of damaging the system, I did not operate the cooling system.

Limitation photos / videos

Plumbing 🔍 1 Issue

Main Water Supply

🔍 1 Issue

Water Source

Public

Water Pressure Sufficient

Yes

Clear Water Observed

Yes

Supply Plumbing Condition

Great (No Repairs)

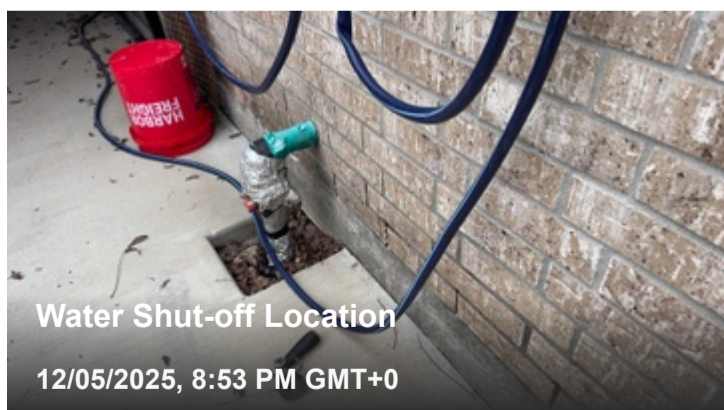
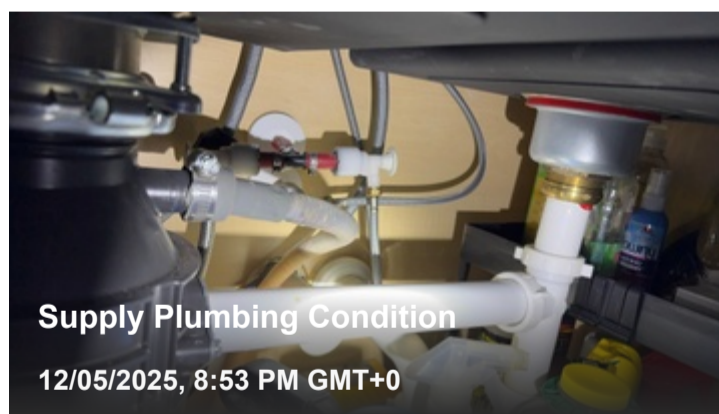
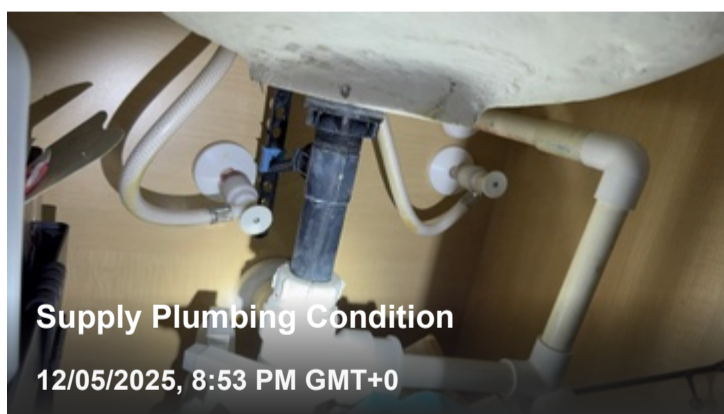
Main Water Supply Plumbing Material(s)

PEX

Water Shut-off Location

Exterior

Main Water Supply photos / videos

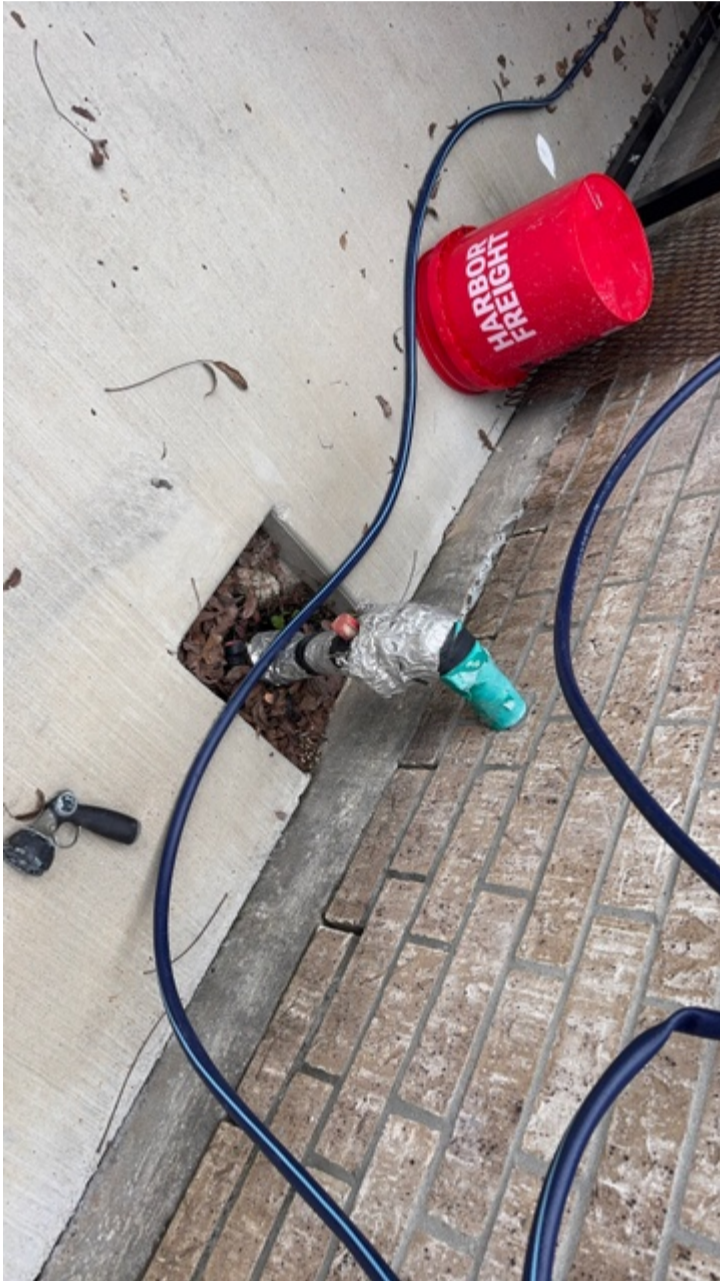


 **Repair deficiency**

Deteriorated / Damaged Water Valve

The valve is deteriorated / damaged.

Main Water Supply photos / videos



Note

No handles for the main water shut off valve

Drainage

✓ **No issues**

Drainage System Condition

Great (No Repairs)

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 - Electric

Recall status

No

Expected life

10 years

Brand

Bradford White

Estimated remaining life

0 years

Manufacture date

August 2014

Model number

M240S6DS-1NCWW

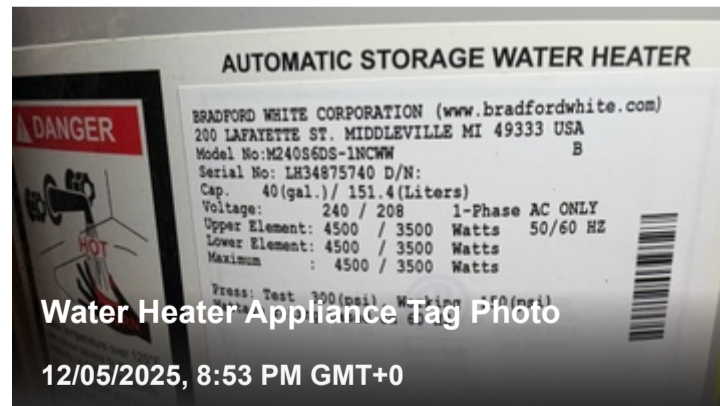
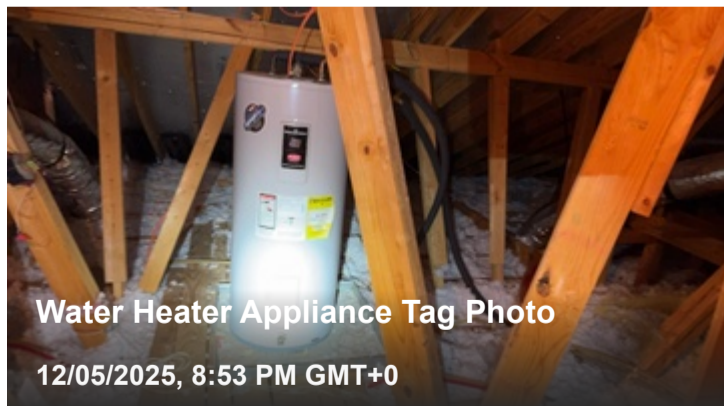
Age

11.35 years

Serial number

LH34875740

Water Heater photos / videos



Electrical 🔍 2 Issues

Service Entrance Conductors

✓ No issues

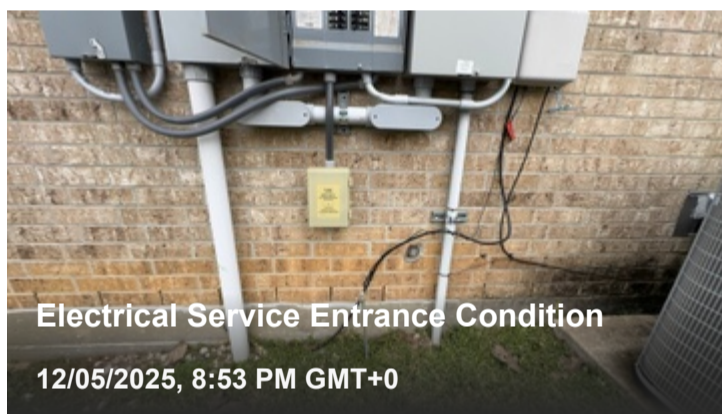
Electrical Service Entrance Type

Below Ground

Electrical Service Entrance Condition

Great (No Repairs)

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

Exterior

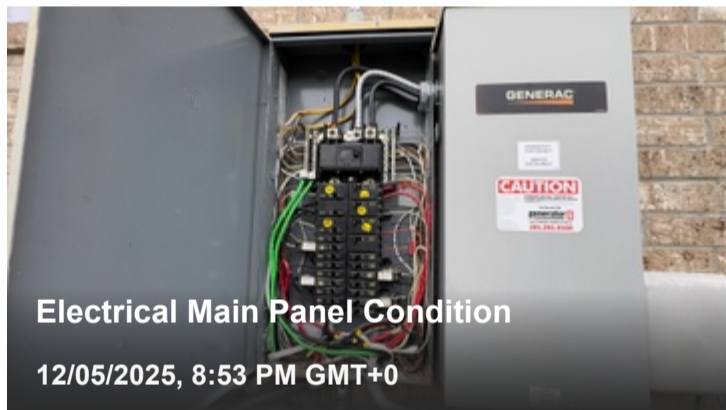
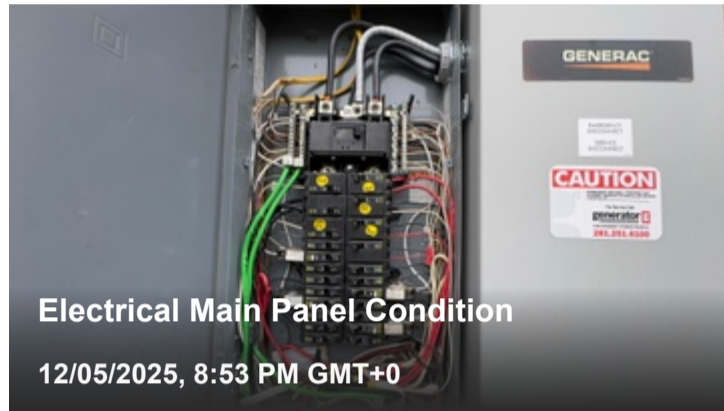
Electrical Main Panel Wiring Type

Copper

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

Great (No Repairs)

Branch Wiring photos / videos



Smoke / Carbon Monoxide Detectors

 2 Issues

Required CO / Smoke Detectors Observed

No

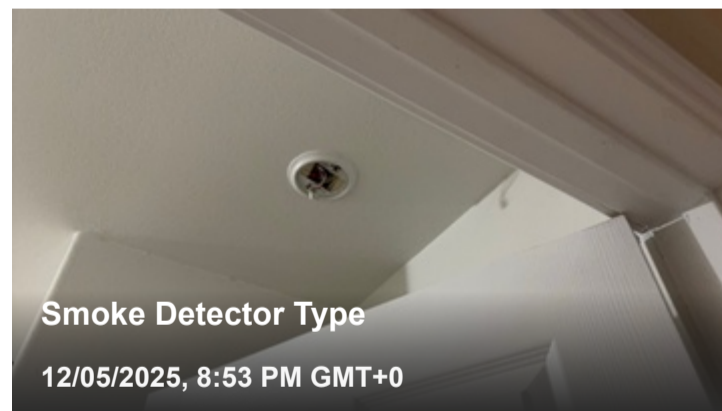
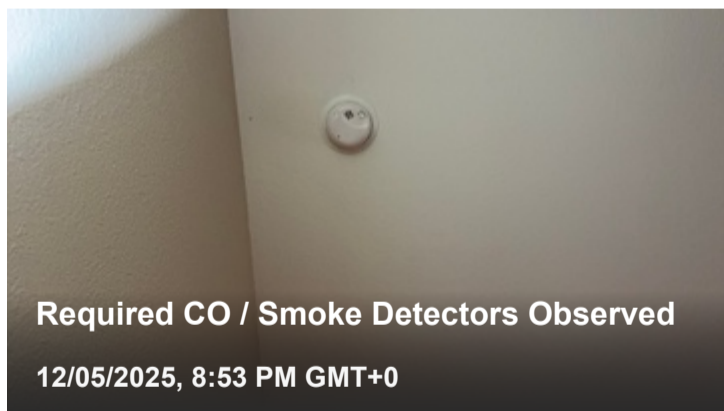
Smoke Detector Type

Wired

Carbon Monoxide Detector Type

Not Present

Smoke / Carbon Monoxide Detectors photos / videos

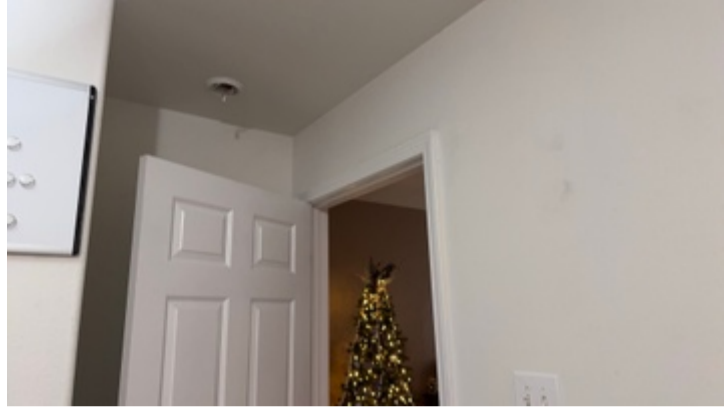


 Safety deficiency

Missing Smoke Detector(s)

The amount of smoke detectors on the property does not meet the residential requirements.

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 🔍 3 Issues

Electrical Subpanels, Grounding, Main Overcurrent Device

🔍 3 Issues

Electrical Subpanel Brand

Square D

Electrical Subpanel Location

Exterior

Electrical Subpanel Wiring Type

Copper

Electrical Subpanel Amperage Rating

100

Electrical Subpanel Condition

Fair (Some Repairs)

Electrical Subpanels, Grounding, Main Overcurrent Device photos / videos



🛡️ **Safety deficiency**

Neutral / Ground Shared Bus Bar

The neutral (white wire) and equipment grounding conductors (bare wire) terminate under the same lug.

Electrical Subpanels, Grounding, Main Overcurrent

[View web report](#)

Device photos / videos



 **Repair deficiency**

Missing Electrical Panel Knockouts

The electric panel knockouts are missing.

Electrical Subpanels, Grounding, Main Overcurrent Device photos / videos



 **Repair deficiency**

Missing Labels in Electrical Panel

The electrical panel is missing circuit labeling.

Electrical Subpanels, Grounding, Main Overcurrent Device photos / videos



Subpanel Branch Wiring

✓ No issues

Branch Circuit Material(s)

Copper

Branch Wiring Condition

Great (No Repairs)

Subpanel Branch Wiring photos / videos

Miscellaneous Property Information 🔍 2 Issues

🔍 2 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

None

Miscellaneous Property Information photos / videos

⚠️ Limitation

Odor Type Observed: 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



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.