

10210 Crooks Way Ct

Houston, Texas 77065



✉ hello@inspectify.com

Client	--
Reference id	a4xPd000002uG7NIAU
Type	Home Inspection and Floor Plan Report - 10210 Crooks Way Ct
Inspected by	ArchiTech Home Inspections
State license	026393
InterNACHI	24043013
Scheduled	October 11, 2025, 4:15 PM
Completed	October 11, 2025, 8:33 PM

🛡️ 4 safety
🔧 17 repair
👁️ 3 monitor
⚠️ 26 limitation
🚩 1 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>	
		🔧 <u>Damaged Gate</u>	
	Landscaping	👁️ <u>Trim and Monitor Trees</u>	
	Patio 1	👁️ <u>Minor Cracks in Patio / Porch</u>	
Exterior	Siding / Trim	🔧 <u>Deteriorating Exterior</u>	
		Gutters	🔧 <u>Downspouts Drain Near House</u>
	🔧 <u>Loose Gutters</u>		
	🔧 <u>Damaged Gutter / Downspout</u>		
	Windows		⚠️ <u>Windows With Security Bars Count: Not Present</u>
			⚠️ <u>Window With Quick Release Count: Not Present</u>
			⚠️ <u>Window Release Mechanism operational?: Not Present</u>
			⚠️ <u>Window Treatment Type: Not Present</u>
	Dryer Exhaust	🔧 <u>Vent Separating From Structure</u>	
Roof	Chimney	🔧 <u>Corroded Chimney Cap</u>	
Garage	Detached Garage	🔧 <u>Damaged Fascia</u>	
		🔧 <u>Missing GFCI</u>	
		⚠️ <u>Odor Source: Not Present</u>	
Structural	Foundation	👁️ <u>Minor Corner Cracks</u>	
	Attic	🔧 <u>Condensate Line Missing Insulation</u>	
		🔧 <u>Missing Attic Hatch Insulation</u>	
Common Areas	Common Room	⚠️ <u>Odor Source: Not Present</u>	
	Hallway	⚠️ <u>Odor Source: Not Present</u>	
		⚠️ <u>Window 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>	
Kitchen	Kitchen General	🔧 <u>Missing GFCI</u>	
		⚠️ <u>Odor Source: Not Present</u>	
		Range	⚠️ <u>Range Appliance Tag Photo: Not Present</u>
Bedrooms	Primary Bedroom	⚠️ <u>Odor Source: Not Present</u>	

System	Subsystem	Issues identified
	Bedroom 2	<u>Open Ground Outlet(s)</u>
		<u>Odor Source: Not Present</u>
	Bedroom 3	<u>Odor Source: Not Present</u>
	Bedroom 4	<u>Odor Source: Not Present</u>
Bathrooms	Primary Bathroom	<u>Odor Source: Not Present</u>
	Bathroom 2	<u>Inoperable Bathroom Exhaust Fan</u>
		<u>Odor Source: Not Present</u>
	Bathroom 3	<u>Odor Source: Not Present</u>
		<u>Window Condition: Not Present</u>
		<u>Tub / Shower Type: Not Present</u>
		<u>Tub / Shower / Plumbing Fixture Condition: Not Present</u>
HVAC	Heating	<u>Missing Sediment Trap</u>
Plumbing	Main Water Supply	<u>Water Shut-off Location: Not Present</u>
	Water Heater	<u>Missing Gas Line Sediment Trap</u>
Electrical	Branch Wiring	<u>Neutral / Ground Shared Bus Bar</u>
		<u>Scorched Wire(s)</u>
	Smoke / Carbon Monoxide Detectors	<u>Missing Smoke Detector(s)</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

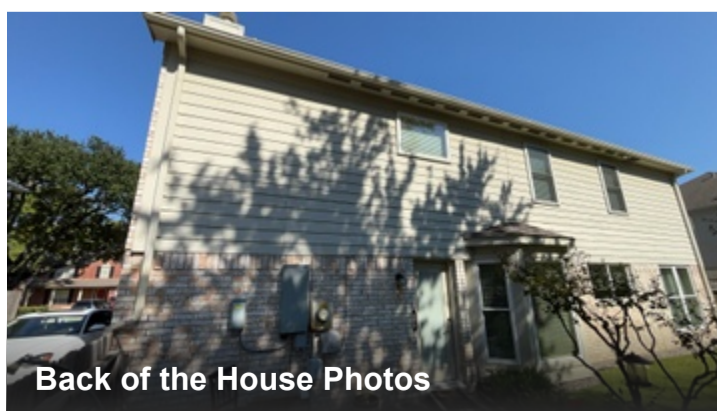
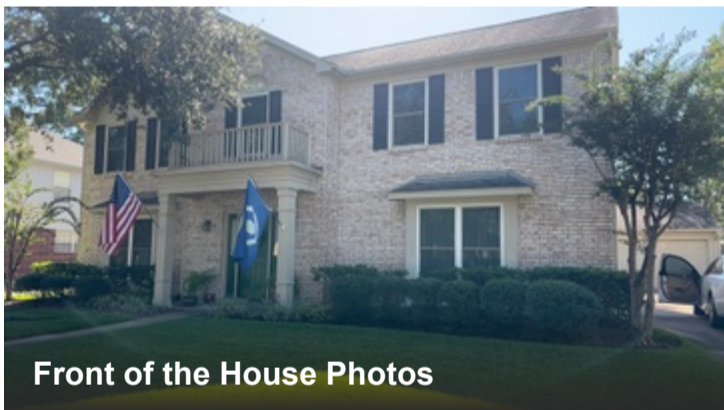
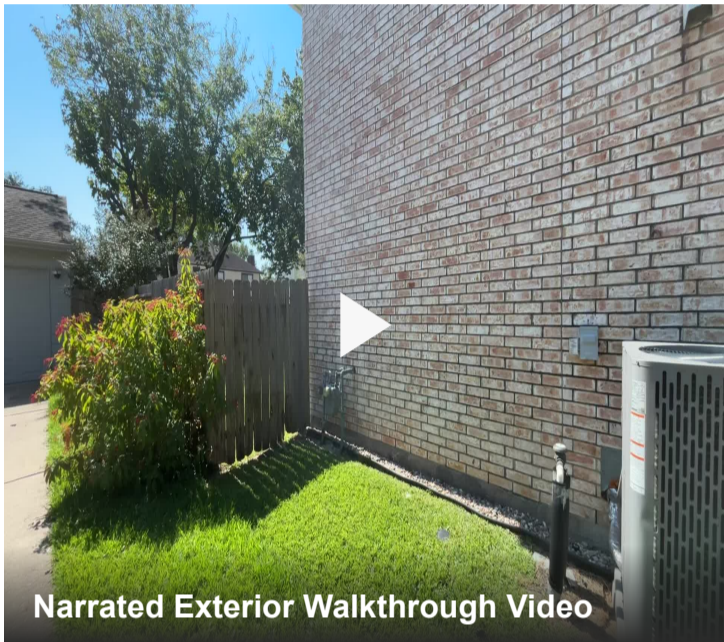
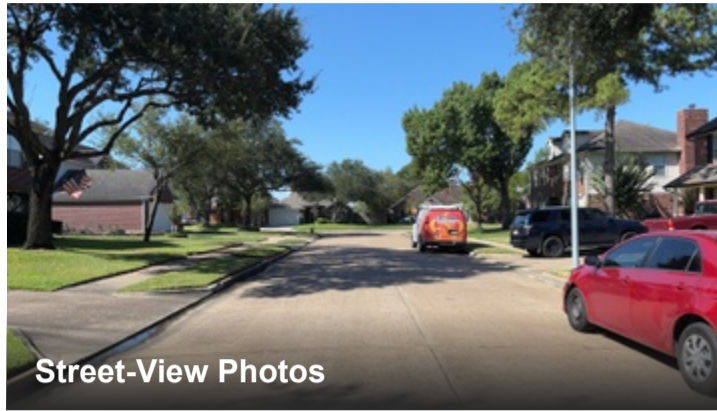
Additions / Conversions Observed

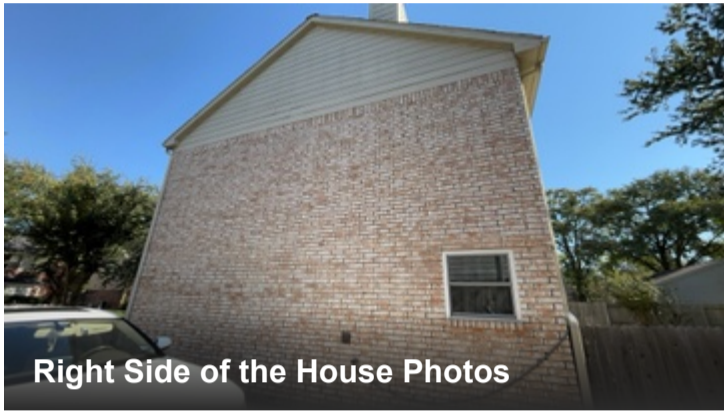
No

Repairs / Renovations in Progress

Not Present

Home Inspection Details photos / videos





 **Limitation**

Neighborhood Commentary: Not Present

The object / room is not present.

Limitation photos / videos

 **Limitation**

Repairs / Renovations in Progress: Not Present

The object / room is not present.

Limitation photos / videos

GoToScan

✓ No issues

GoToScan Floor Plan

Yes

GoToScan photos / videos

Unit Details

Unit

✓ **No issues**

Occupancy Status

Occupied

Bedroom Count

4 bedroom(s)

Bathroom Count, Half

1 bathroom(s)

Bathroom Count, Full

2 bathroom(s)

Unit photos / videos



Surroundings 🔍 4 Issues

Driveways / Walkways

✓ **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 / Missing Fence Boards

One or more fence boards are missing or damaged. Recommend repairs or replacing by a qualified professional.

Fences / Gates photos / videos

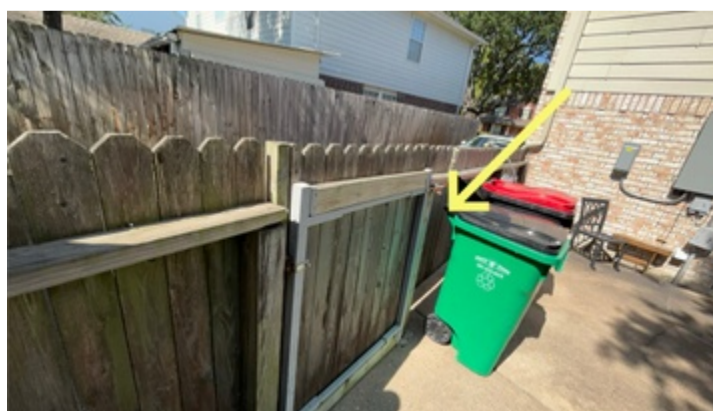


 **Repair deficiency**

Damaged Gate

The gate is sticking. Recommend further evaluation by a qualified professional.

Fences / Gates photos / videos



Landscaping

 1 Issue

Proper Grading Observed

Yes

Front Yard Condition

Good

Left Side Yard Condition

Good

Back Yard Condition

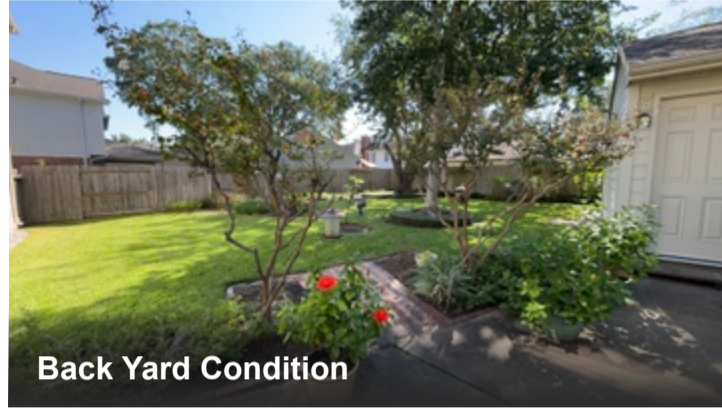
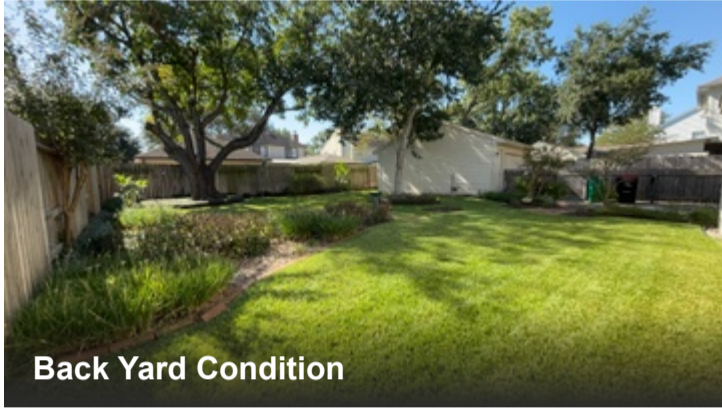
Good

Right Side Yard Condition

Good

Landscaping photos / videos





Monitor deficiency

Trim and Monitor Trees

Trees need to be trimmed. Recommend further evaluation by a qualified professional.

Landscaping photos / videos



Patio 1

 1 Issue

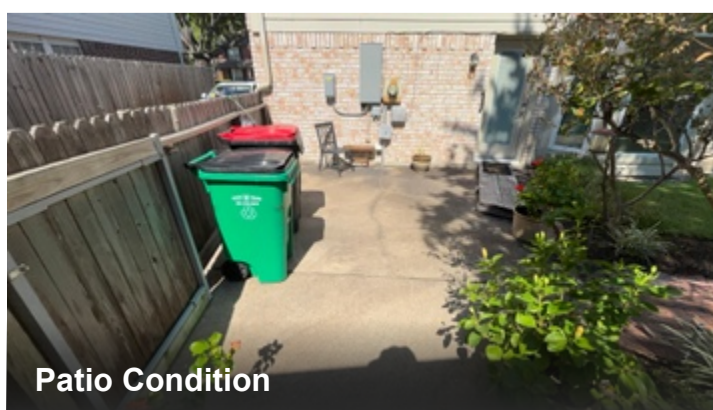
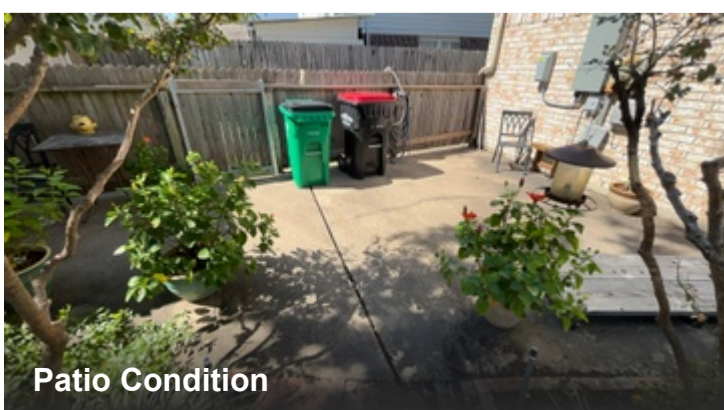
Patio Condition

Fair (Some Repairs)

Patio Material(s)

Concrete, Patio Pavers

Patio 1 photos / videos



 Monitor deficiency

Minor Cracks in Patio / Porch

There are minor cosmetic cracks on the patio / porch. Recommend further evaluation by a qualified professional.

Patio 1 photos / videos



Additional Site Amenities

 Not present

Additional Site Amenities photos / videos

Utilities

✓ No issues

Electric Meter Condition

Good (Cosmetic Issues Only)

Utilities photos / videos



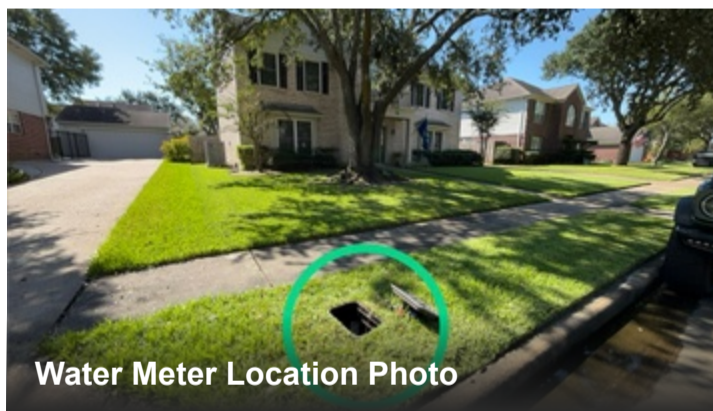
Electric Meter Tag Photo



Electric Meter Condition



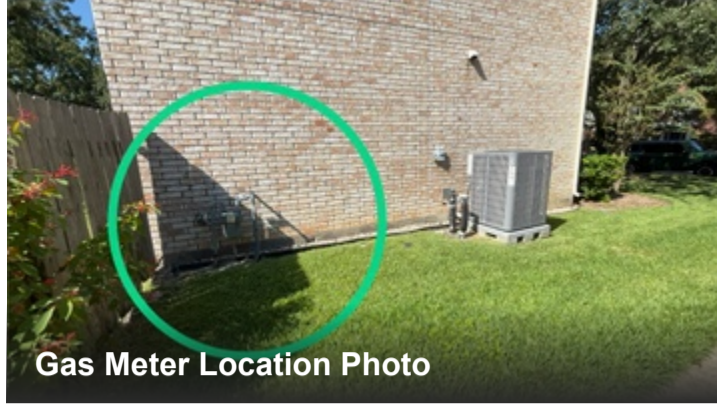
Water Meter Tag Photo



Water Meter Location Photo



Gas Meter Tag Photo



Gas Meter Location Photo

Exterior 📌 9 Issues

Siding / Trim

📌 1 Issue

Siding Condition

Good (Cosmetic Issues Only)

Siding Material(s)

Brick, Fiber Cement

Exterior Paint Condition

Good (Cosmetic Issues Only)

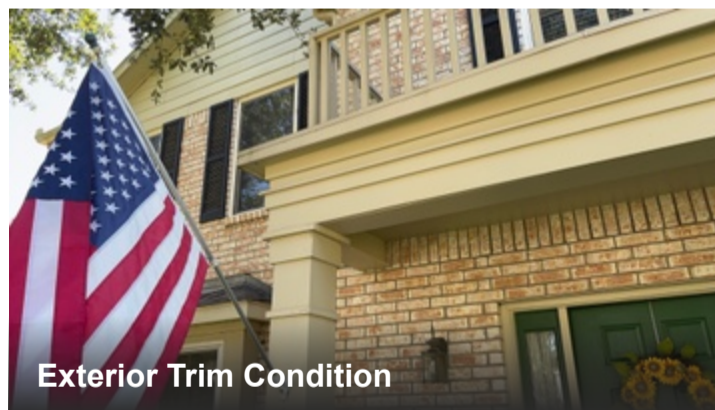
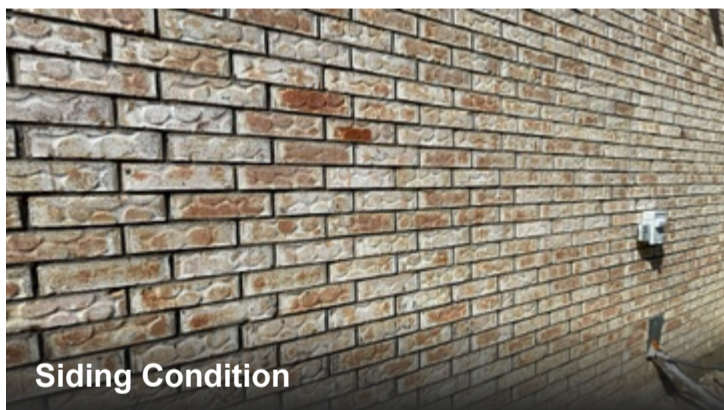
Exterior Trim Condition

Good (Cosmetic Issues Only)

Trim Material(s)

Fiber Cement

Siding / Trim photos / videos



🔧 **Repair deficiency**

Deteriorating Exterior

One or more areas of the exterior are rotting. Recommend repairs or replacing by a qualified professional.

Siding / Trim photos / videos



Gutters

 3 Issues

Gutter / Downspout Condition

Fair (Some Repairs)

Gutter / Downspout Material(s)

Aluminum

Gutters photos / videos



 **Repair deficiency**

Downspouts Drain Near House

One or more downspouts / downspout extensions drain too close to the property's foundation. Recommend repairs or replacing by a qualified professional.

Gutters photos / videos



 **Repair deficiency**

Loose Gutters

One or more gutters are loose and need to be re-fastened to fascia and pitched properly. Recommend further evaluation by a qualified professional.

Gutters photos / videos



 **Repair deficiency**

Damaged Gutter / Downspout

The gutter / downspout is damaged. Recommend further evaluation, and repairs or replacing by a qualified professional.

Gutters photos / videos



Eaves, Soffits, and Fascia

✓ No issues

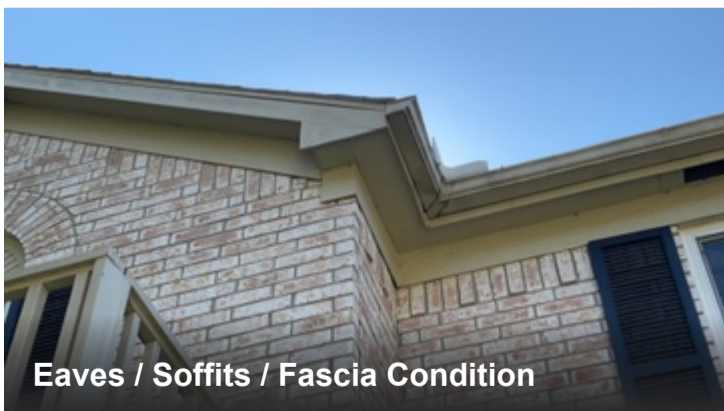
Eaves / Soffits / Fascia Condition

Good (Cosmetic Issues Only)


Eaves / Soffits / Fascia Material(s)

Fiber cement

Eaves, Soffits, and Fascia photos / videos



Windows

 4 Issues

Window Count

21 windows

Window Condition

Good (Cosmetic Issues Only)

Windows With Security Bars Count

Not Present

Window With Quick Release Count

Not Present

Window Release Mechanism operational?

Not Present

Number of Panes

Double Pane

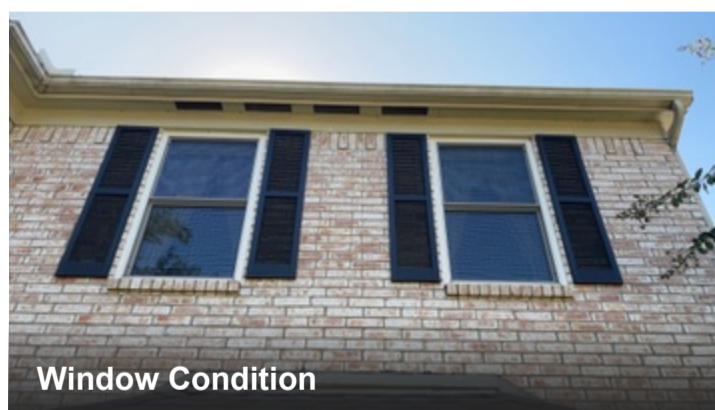
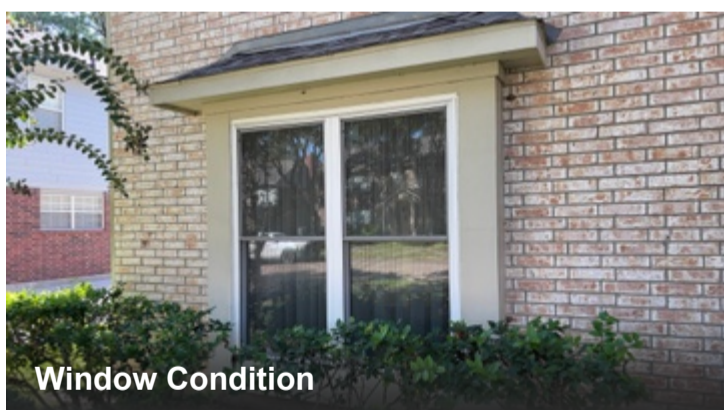
Frame Type

Vinyl

Window Treatment Type

Not Present

Windows photos / videos



 Limitation

Windows With Security Bars Count: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Window With Quick Release Count: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Window Release Mechanism operational?: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Window Treatment Type: Not Present

The object / room is not present.

Limitation photos / videos

Exterior Doors

No issues

Exterior Door Condition

Good (Cosmetic Issues Only)

Exterior Door Material(s)

Wood

Exterior Doors photos / videos



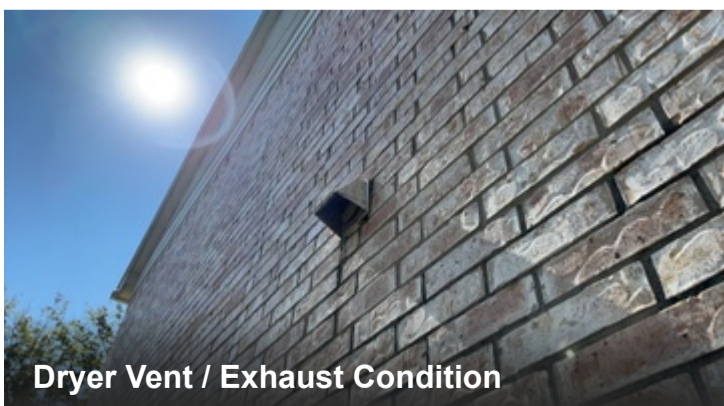
Dryer Exhaust

 1 Issue

Dryer Vent / Exhaust Condition

Fair (Some Repairs)

Dryer Exhaust photos / videos



 **Repair deficiency**

Vent Separating From Structure

The exterior vent is separating from the property and needs to be sealed. Recommend further evaluation, and repairs or replacing by a qualified professional.

Dryer Exhaust photos / videos



Pool

 Not present

Pool photos / videos

Roof 🔍 1 Issue

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

5 year(s)

Estimated Roof Life Remaining

Greater than 5 Years

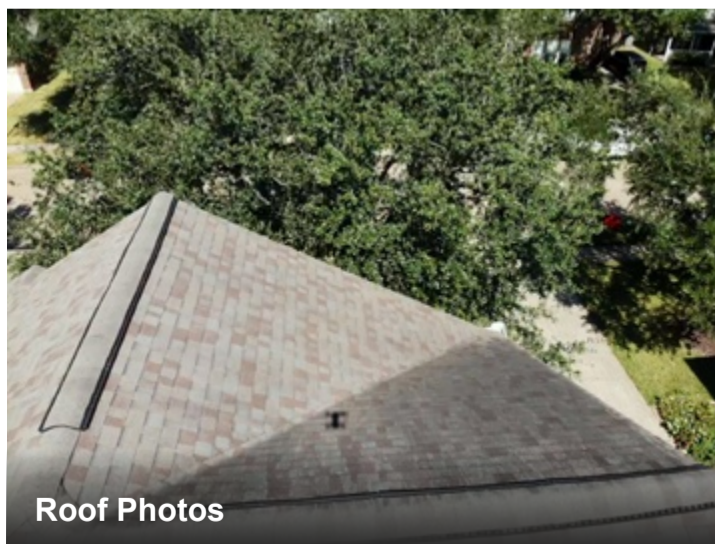
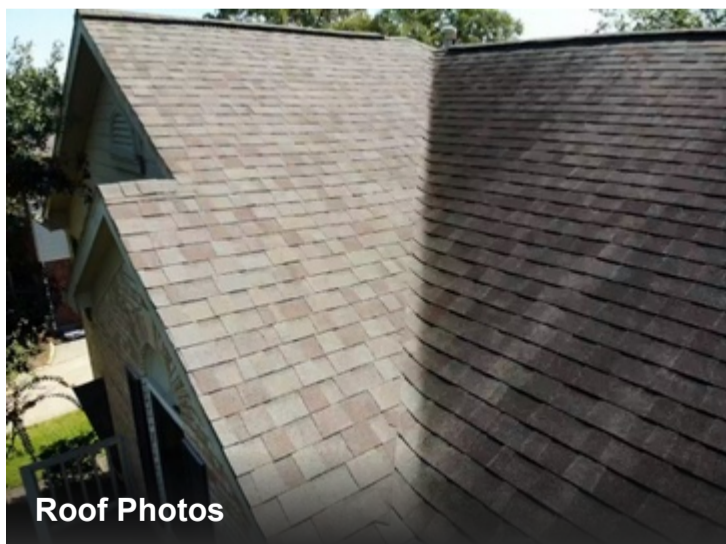
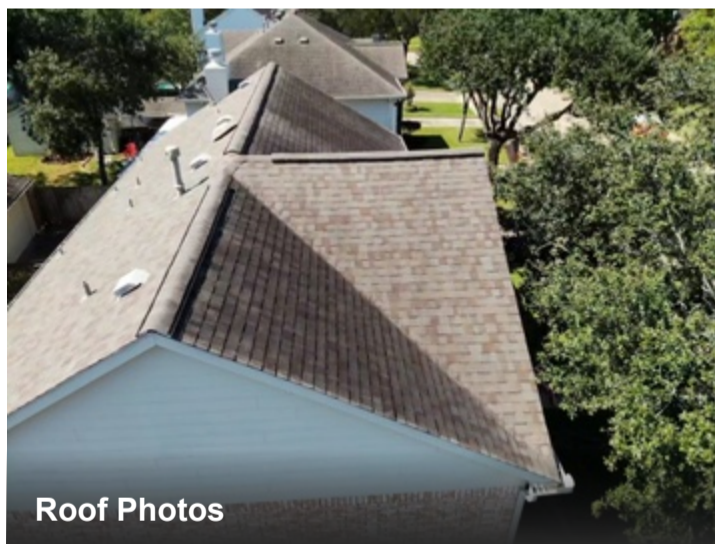
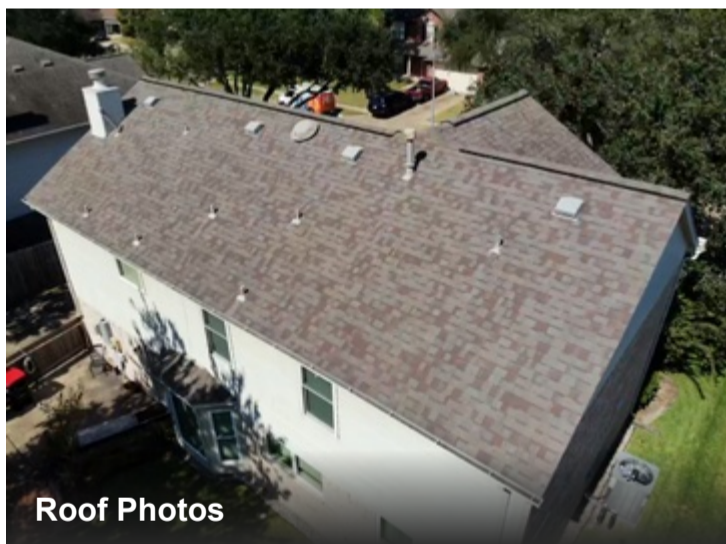
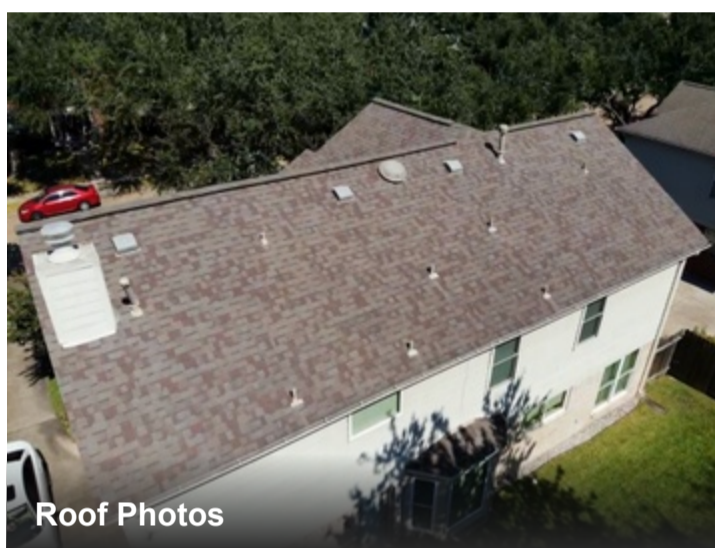
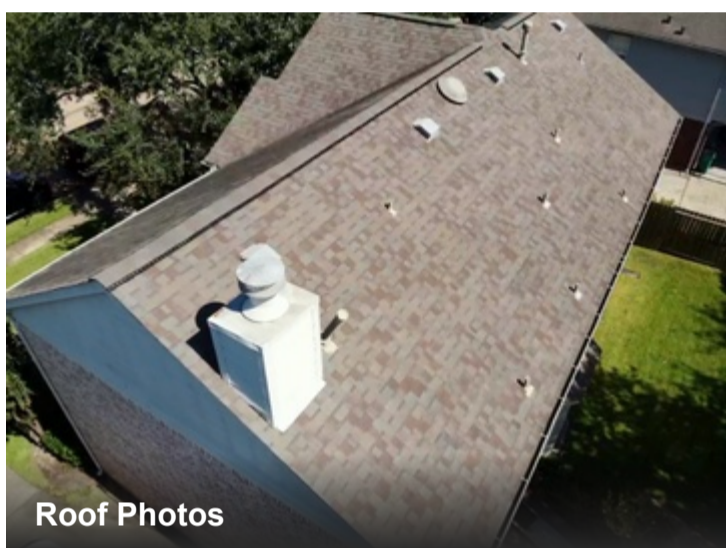
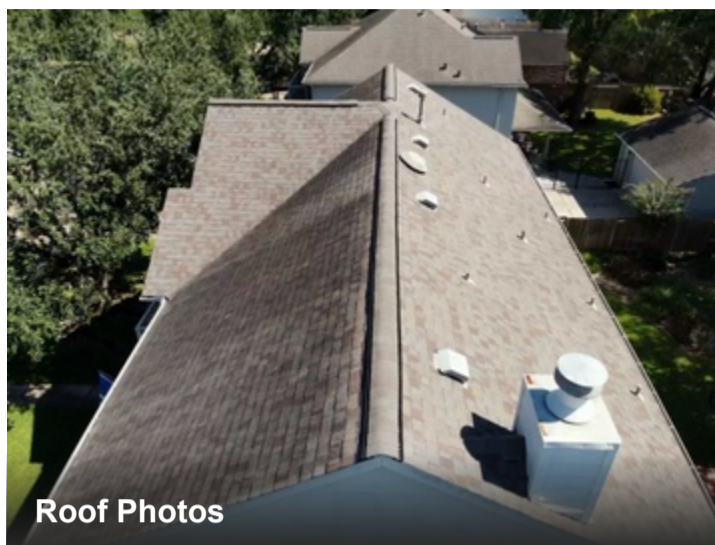
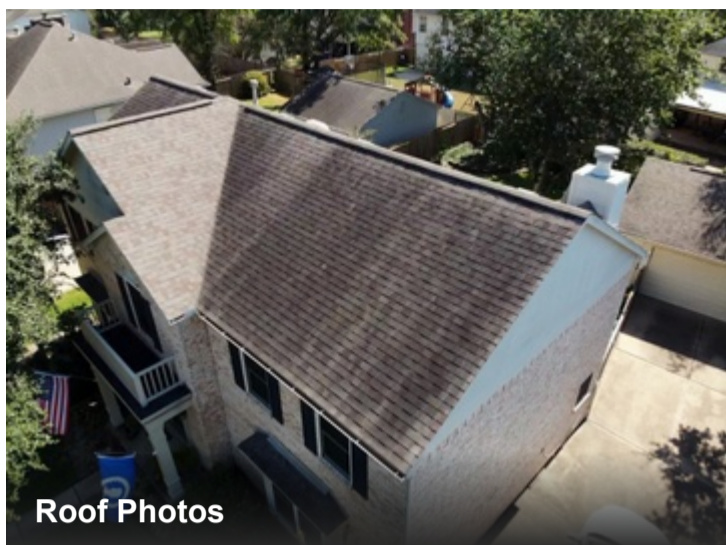
Evidence of Hail / Wind Damage

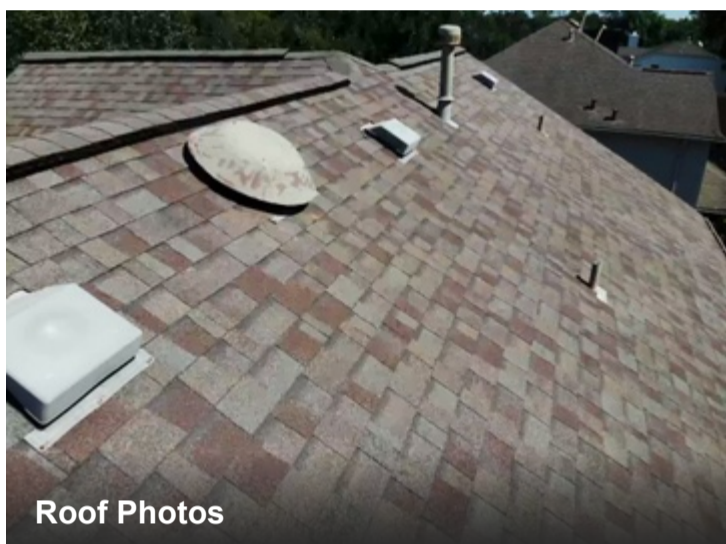
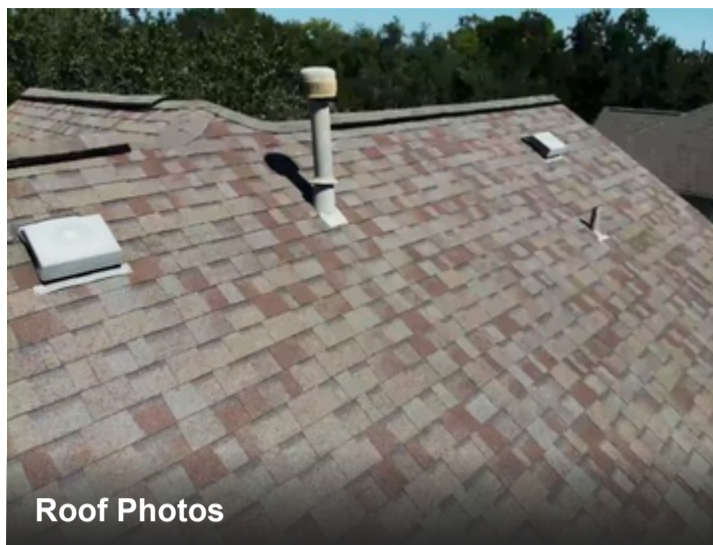
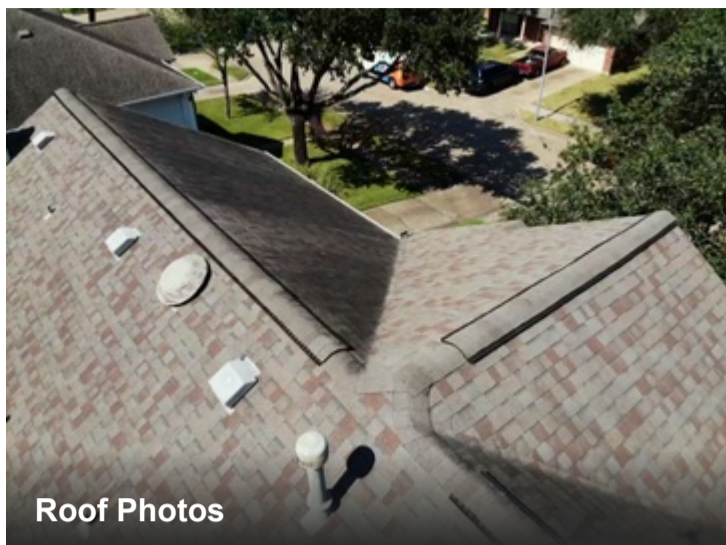
No

Evidence of Roof Leaks

No

Coverings photos / videos





Flashing

✓ No issues

Flashing Condition

Good (Cosmetic Issues Only)

Flashing photos / videos



Chimney

🕒 1 Issue

Chimney Condition

Fair (Some Repairs)

Chimney photos / videos



🔧 Repair deficiency

Corroded Chimney Cap

The chimney cap is corroded. Recommend further evaluation by a qualified professional.

Chimney photos / videos



Vents

✓ No issues

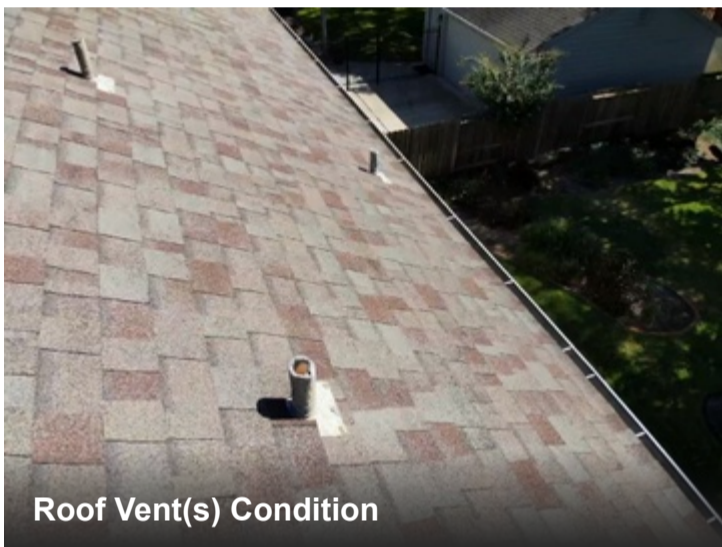
Roof Vent(s) Condition

Good (Cosmetic Issues Only)

Roof Vents Material(s)

Steel

Vents photos / videos



Skylights

👁️ Not present

Skylights photos / videos

Garage 🔍 3 Issues

Detached Garage

🔍 3 Issues

Exterior Condition

Fair (Some Repairs)

Odor Strength

No Odor Detected

Odor Source

Not Present

Roof Condition

Good (Cosmetic Issues Only)

Interior Condition

Good (Cosmetic Issues Only)

Electrical Condition

Fair (Some Repairs)

Garage Door Condition

Functional With Cosmetic Defects

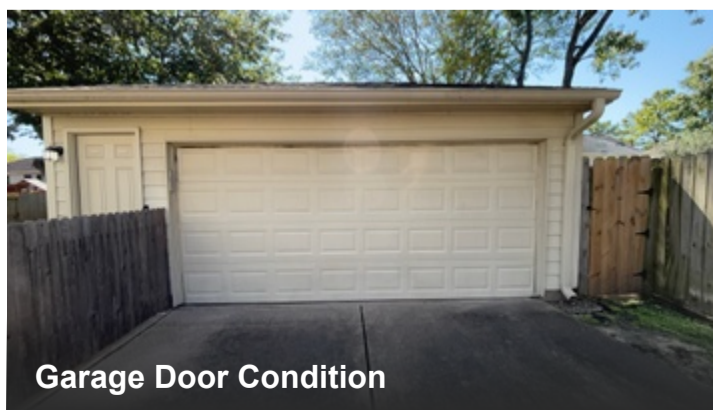
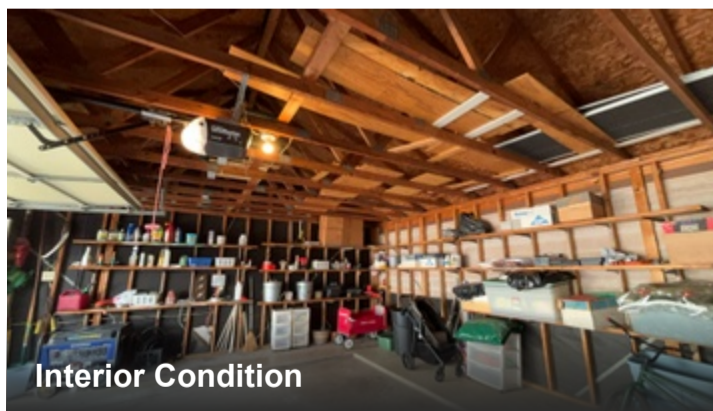
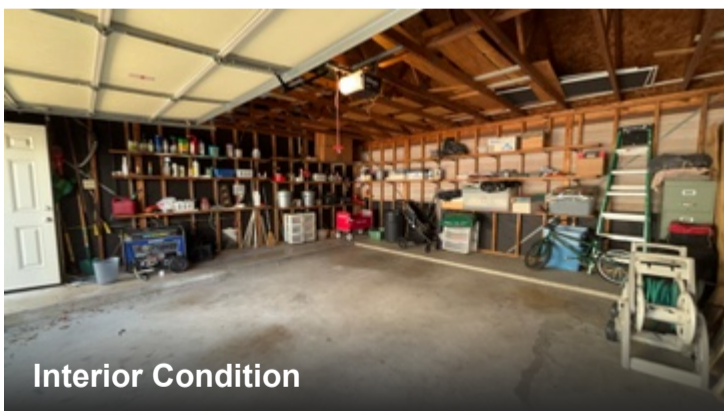
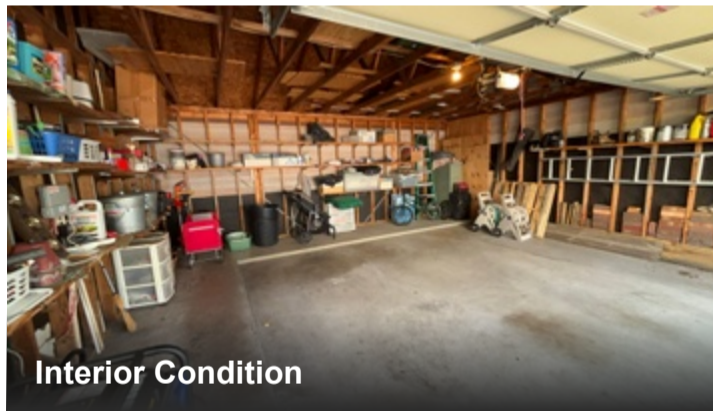
Garage Capacity

2 parking spaces

Garage Converted Into Living Space

No

Detached Garage photos / videos



 **Repair deficiency**

Damaged Fascia

One or more sections of the fascia are damaged. Recommend further evaluation by a qualified professional.

Detached Garage photos / videos



 **Repair deficiency**

Missing GFCI

There is no GFCI (Ground-Fault Circuit Interrupter) protection. Recommend further evaluation by a qualified professional.

Detached Garage photos / videos



 **Limitation**

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Attached Garage

 Not present

Attached Garage photos / videos

Structural 🕒 3 Issues

Foundation

🕒 1 Issue

Foundation Type

Slab

Foundation Condition

Fair (Some Repairs)

Foundation Cracks Observed

No

Evidence of Moisture Observed

No

Additional Foundation Concerns

No

Foundation photos / videos



🔍 Monitor deficiency

Minor Corner Cracks

There are minor cracks at the corners of doors / windows / walls. Recommend further evaluation by a qualified professional.

Foundation photos / videos




Crawl Space

 Not present

Crawl Space photos / videos

Attic

 2 Issues

Attic Condition

Good (Cosmetic Issues Only)

Attic Converted Into Living Space

No

Attic Access Method

Attic Ladder & Hatch

Attic or Ceiling Type

Unconditioned (Vented)

Attic Insulation Type

Fiberglass

Attic Floor Insulation Depth

7-9

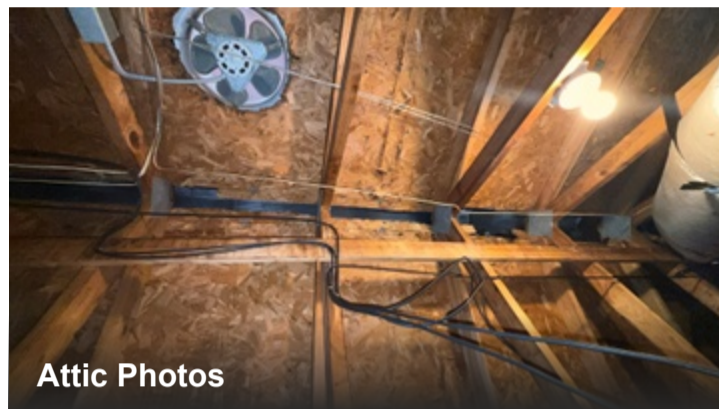
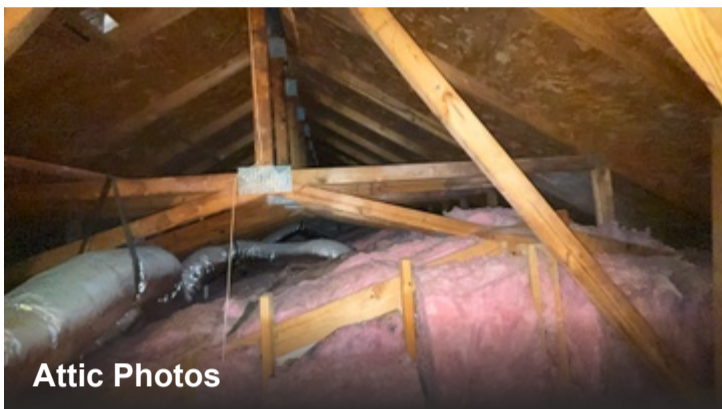
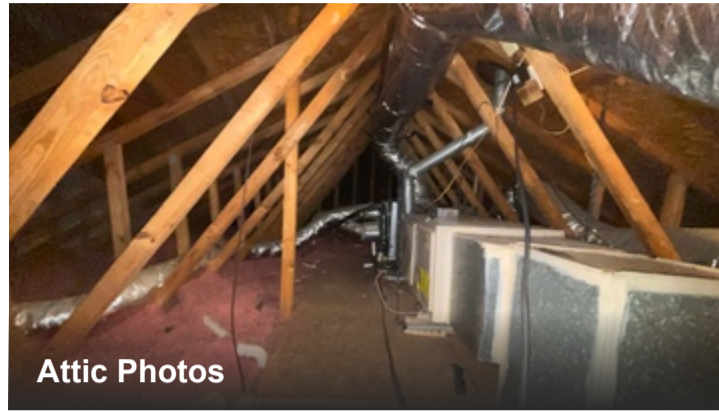
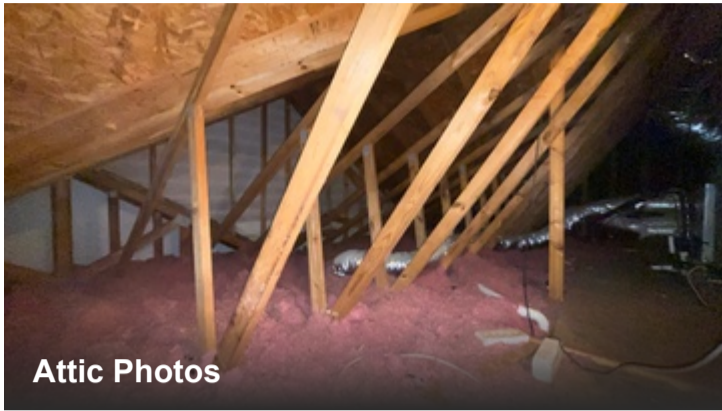
Roof Insulation Depth

7-9

Percentage of Roof Area Above Attic

50%

Attic photos / videos



 **Repair deficiency**

Condensate Line Missing Insulation

The condensate line is not insulated. Recommend further evaluation, and repairs or replacing by a qualified professional.

Attic photos / videos



 **Repair deficiency**

Missing Attic Hatch Insulation

There is no insulation for the attic access hatches. Recommend further evaluation by a qualified professional.

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 📌 4 Issues

Common Room

📌 1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

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)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

No

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

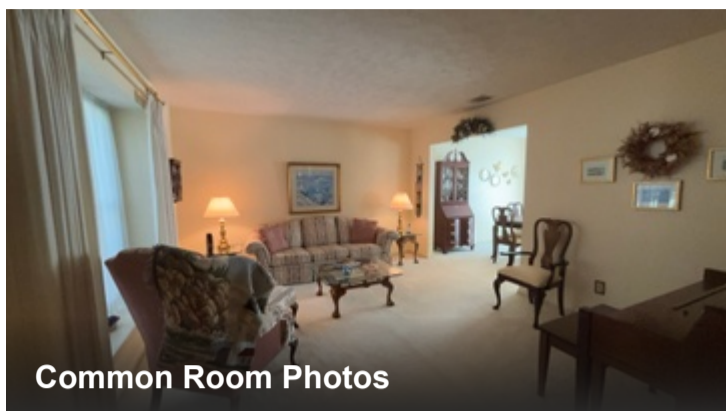
Flooring Material(s)

Carpet

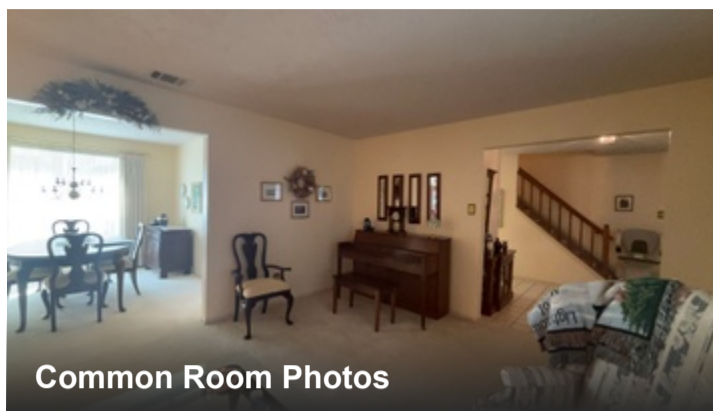
Electrical Condition

Good (Cosmetic Issues Only)

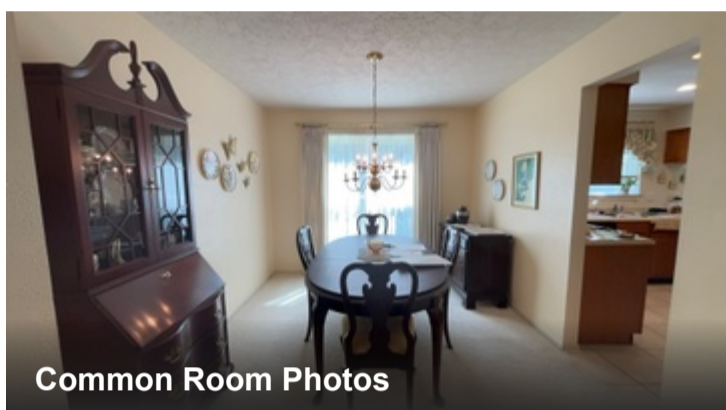
Common Room photos / videos



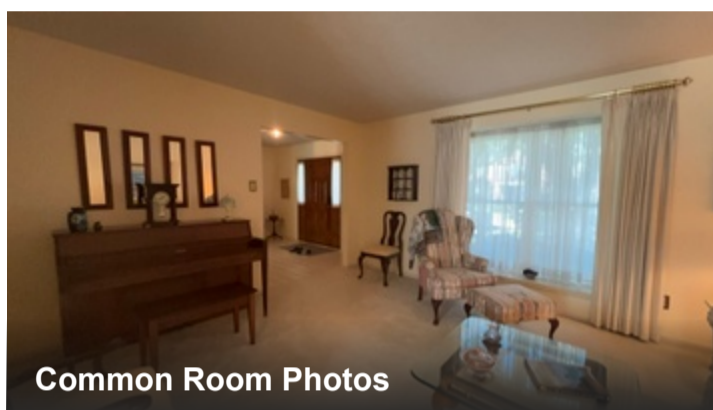
Common Room Photos



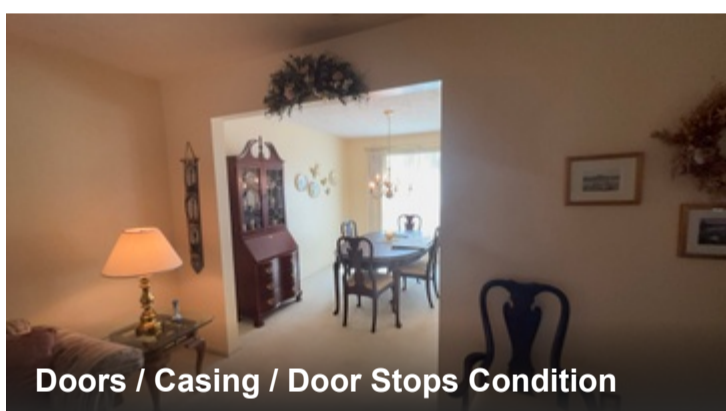
Common Room Photos



Common Room Photos



Common Room Photos



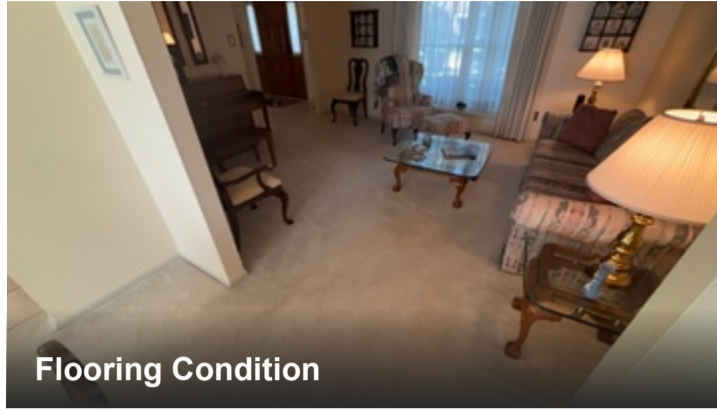
Doors / Casing / Door Stops Condition



Window Condition



Walls / Ceiling / Trim Condition



Flooring Condition



Electrical Condition

⚠️ Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Hallway

🔍 2 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Not Present

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

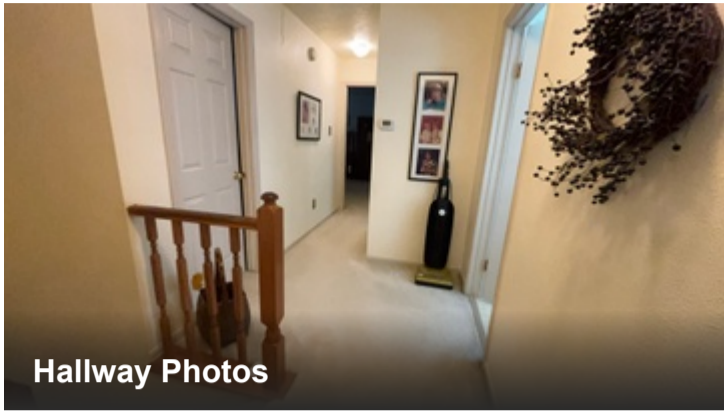
Flooring Material(s)

Carpet

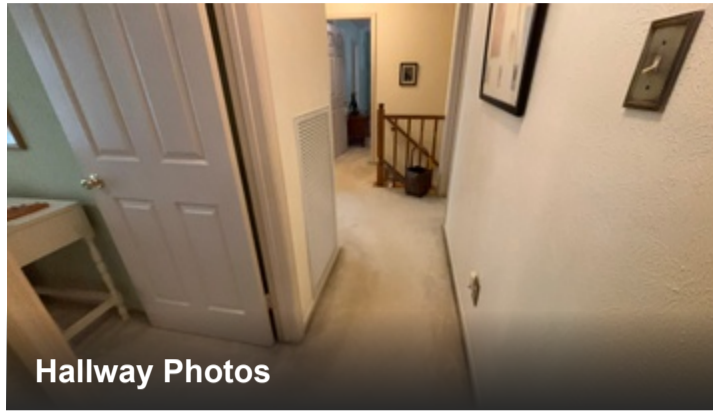
Electrical Condition

Good (Cosmetic Issues Only)

Hallway photos / videos



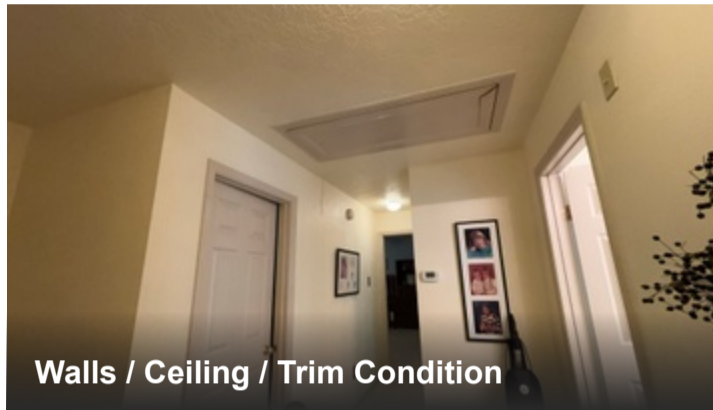
Hallway Photos



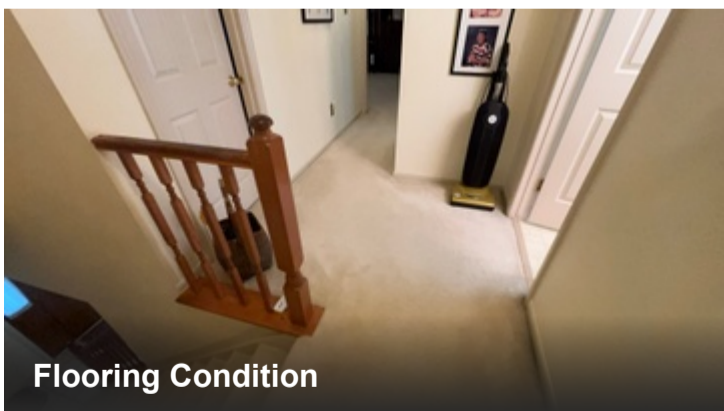
Hallway Photos



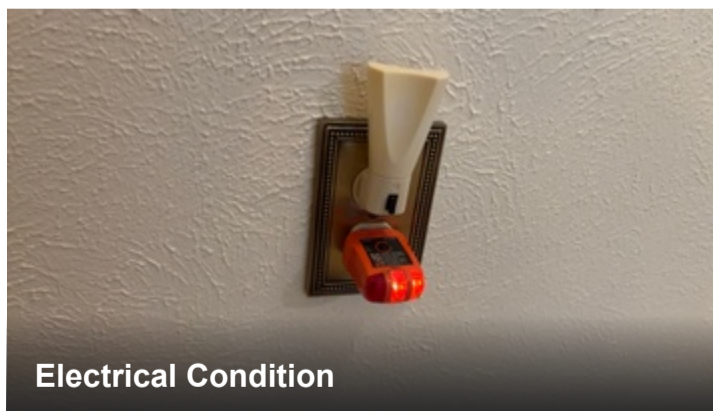
Doors / Casing / Door Stops Condition



Walls / Ceiling / Trim Condition



Flooring Condition



Electrical Condition

⚠️ 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

Stairway

No issues

Stairway Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

No

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

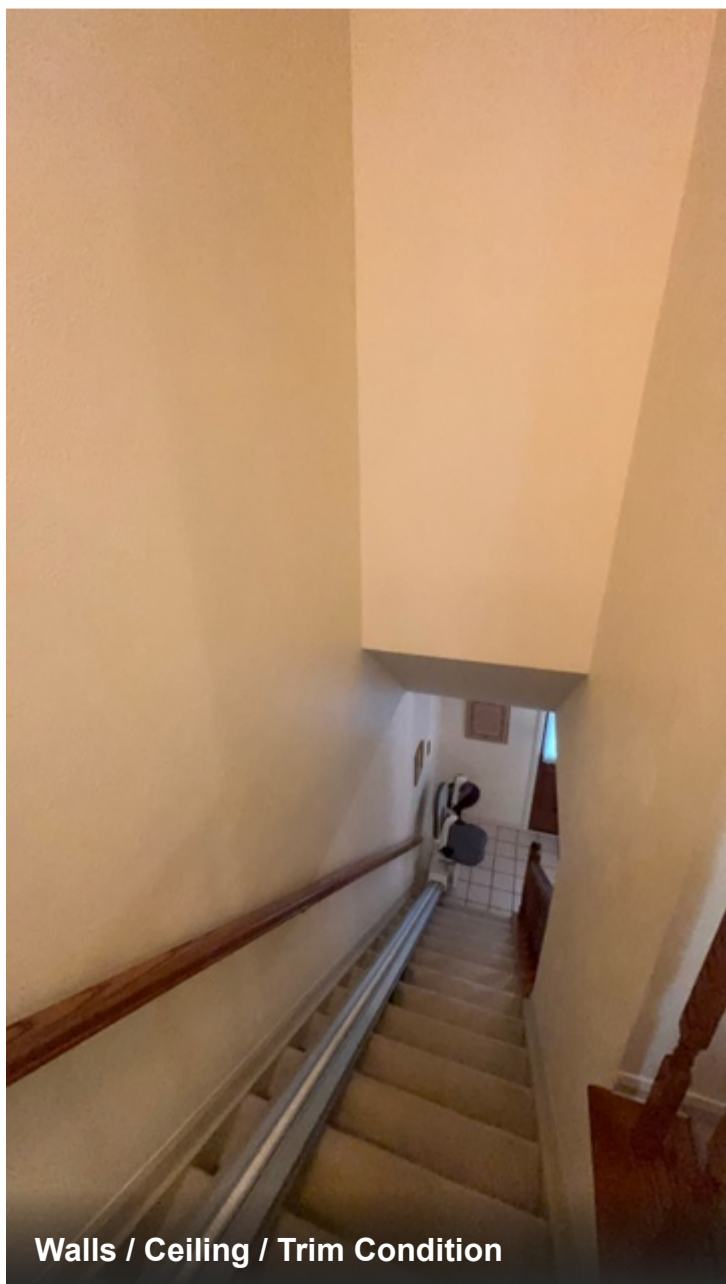
Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Carpet

Stairway photos / videos



Fireplace

✓ 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

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Tile

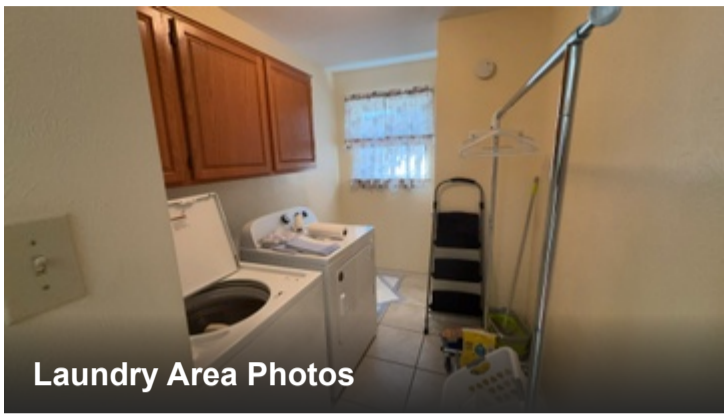
Electrical Condition

Fair (Some Repairs)

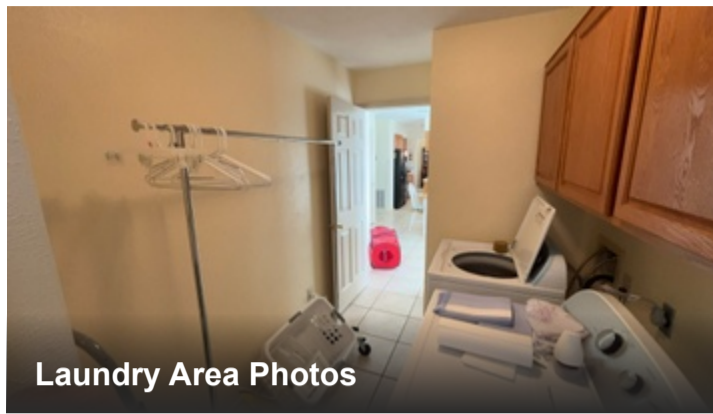
Plumbing Condition

Good (Cosmetic Issues Only)

Laundry Area photos / videos



Laundry Area Photos



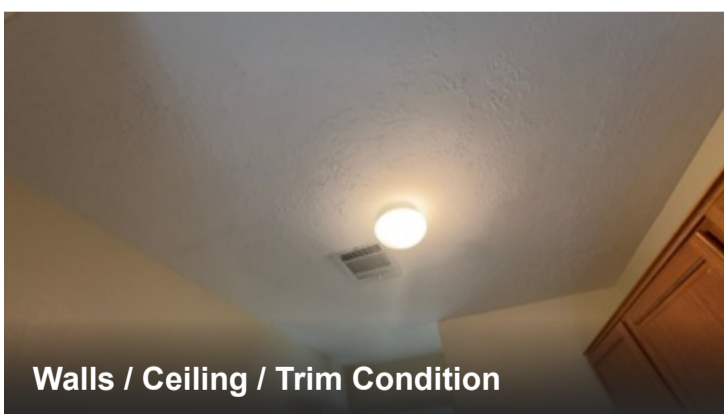
Laundry Area Photos



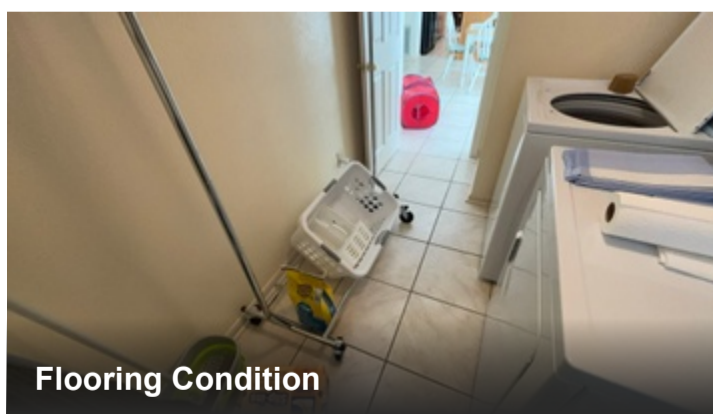
Doors / Casing / Door Stops Condition



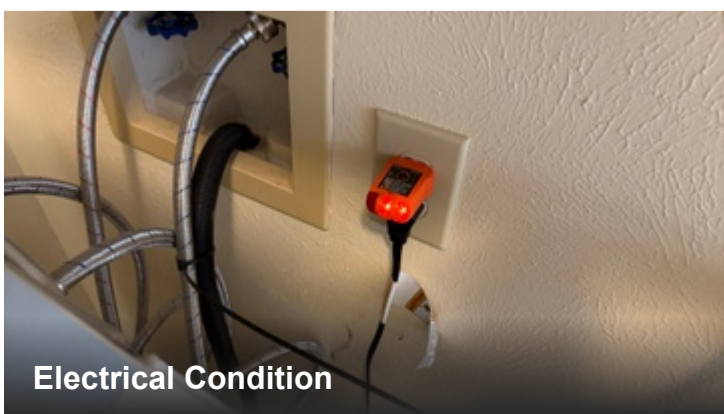
Window Condition



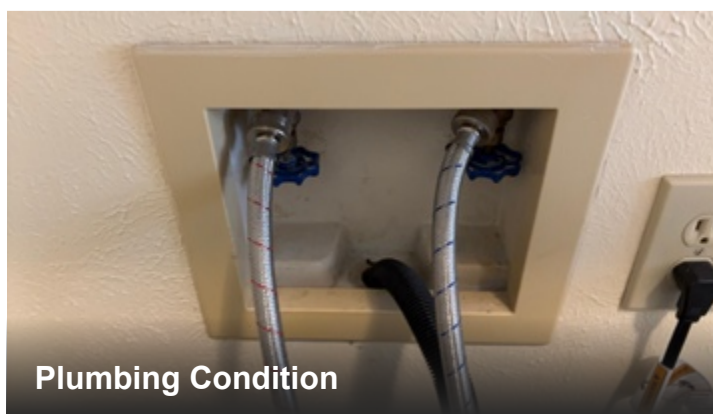
Walls / Ceiling / Trim Condition



Flooring Condition



Electrical Condition



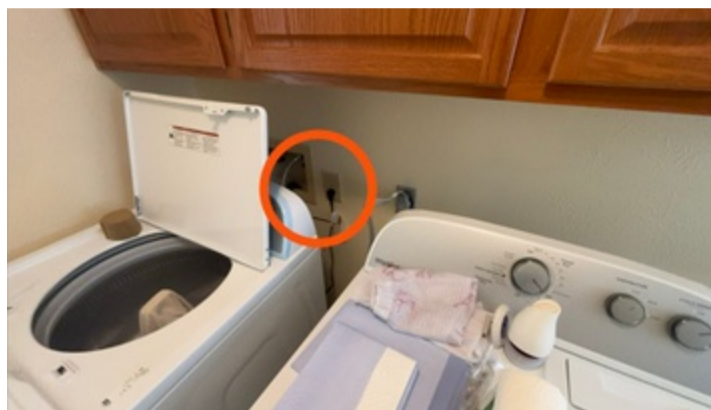
Plumbing Condition

Repair deficiency

Missing GFCI

There is no GFCI (Ground-Fault Circuit Interrupter) protection. Recommend further evaluation, and repairs or replacing by a qualified professional.

Laundry Area photos / videos



Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Washer

No issues

Washer Condition

Functional With Cosmetic Defects

Washer Appliance Tag Photo

Washing Machine

Recall status
No

Expected life
12 years

Manufacture date
December 2023

Model number
WTW4957PW0

Beta Feature

Brand Whirlpool	Age 1.86 years
Estimated remaining life 10.14 years	Serial number CC4810661

Washer photos / videos



Washer Appliance Tag Photo



Washer Appliance Tag Photo

Dryer

✓ No issues

Dryer Condition

Functional With Cosmetic Defects

Dryer Appliance Tag Photo

Beta Feature

Clothes Dryer

Recall status

No

Expected life

12 years

Brand

Whirlpool

Estimated remaining life

9.64 years

Manufacture date

June 2023

Model number

WED4815EW1

Age

2.36 years

Serial number

MC5242896

Dryer photos / videos



Kitchen 🔍 3 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)

Tile

Electrical Condition

Fair (Some Repairs)

Faucet(s) / Sink(s) Condition

Good (Cosmetic Issues Only)

Kitchen Cabinet / Drawers Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Kitchen Countertop Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

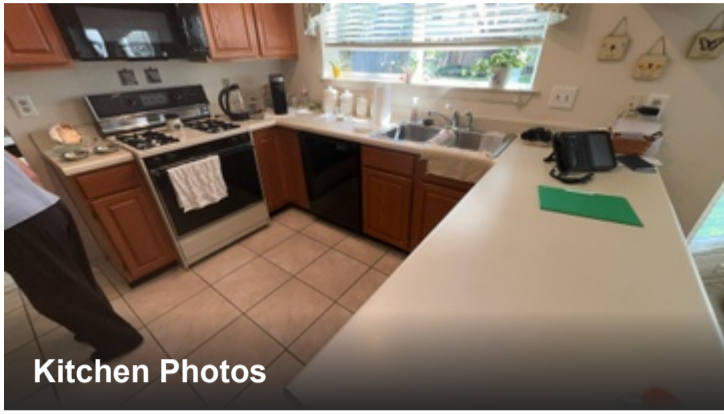
Flooring Beyond Repair

No Flooring Concerns Observed

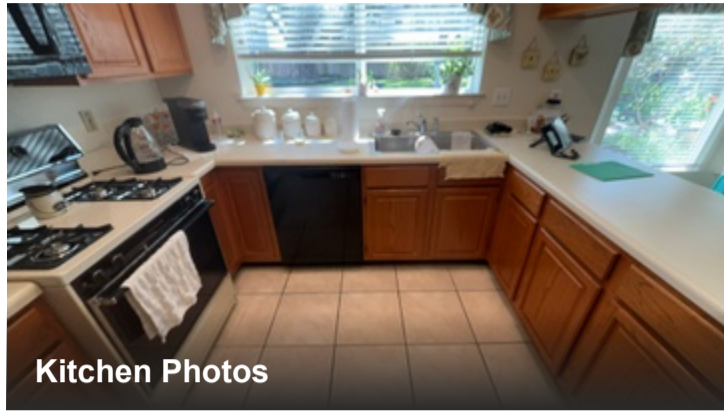
Plumbing Condition

Good (No Leaks but has a Flex Drain)

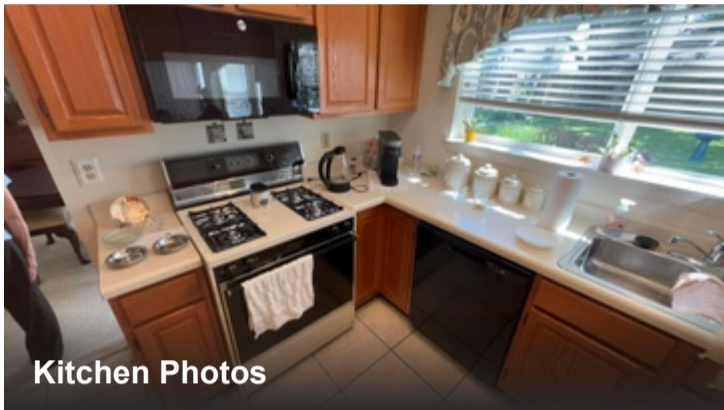
Kitchen General photos / videos



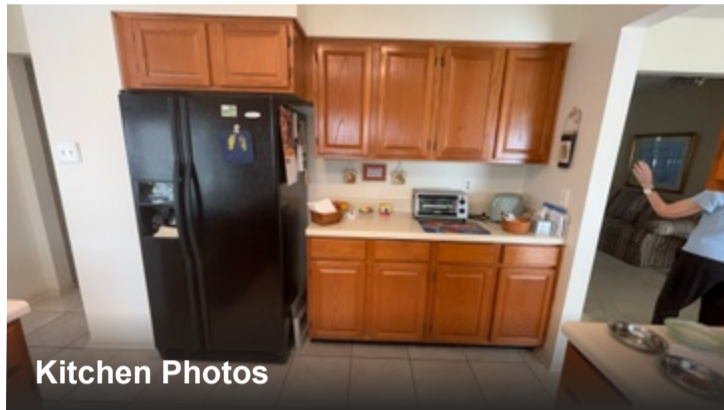
Kitchen Photos



Kitchen Photos



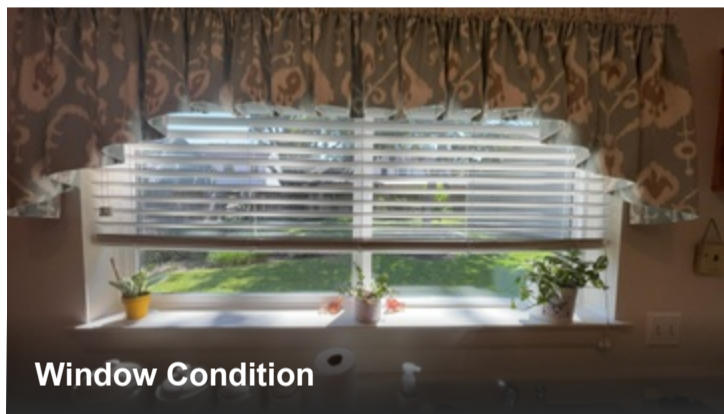
Kitchen Photos



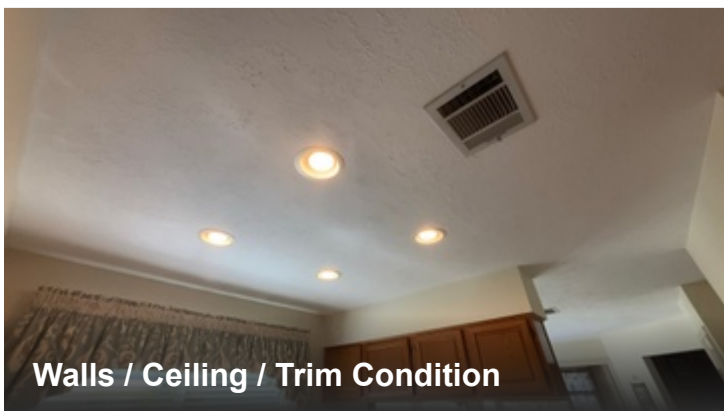
Kitchen Photos



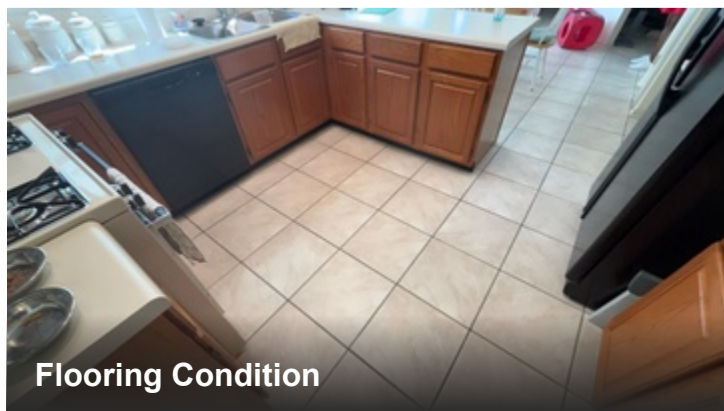
Doors / Casing / Door Stops Condition



Window Condition



Walls / Ceiling / Trim Condition



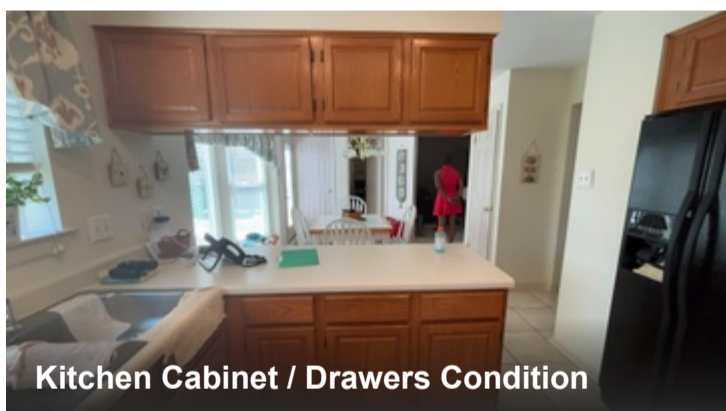
Flooring Condition



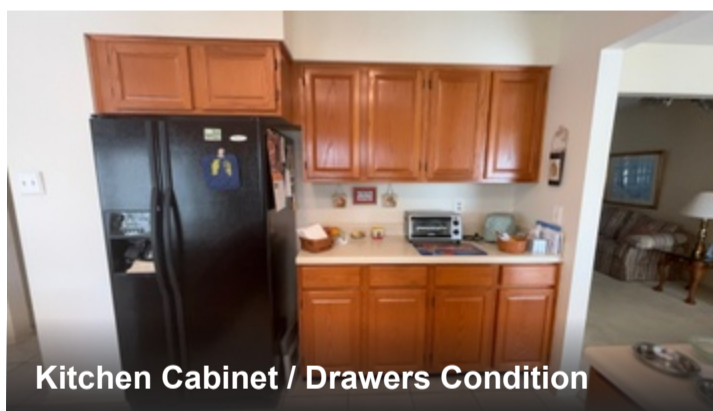
Electrical Condition



Faucet(s) / Sink(s) Condition



Kitchen Cabinet / Drawers Condition



Kitchen Cabinet / Drawers Condition



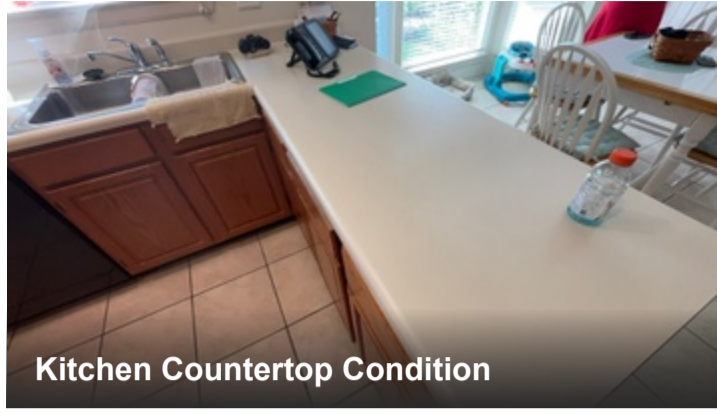
Interior Cabinet Photos



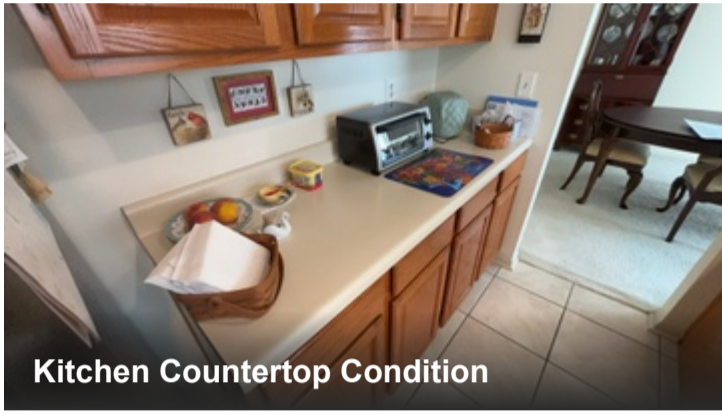
Interior Cabinet Photos



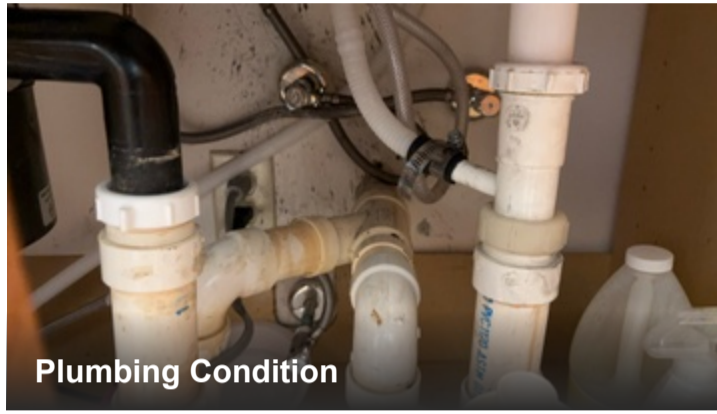
Interior Cabinet Photos



Kitchen Countertop Condition



Kitchen Countertop Condition



Plumbing Condition

 **Repair deficiency**

Missing GFCI

There is no GFCI (Ground-Fault Circuit Interrupter) protection. Recommend further evaluation, and repairs or replacing by a qualified professional.

Kitchen General photos / videos



 **Limitation**

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Dishwasher

 **No issues**

Dishwasher Condition

Functional With Cosmetic Defects

Dishwasher Appliance Tag Photo

 Beta Feature

Dishwasher

Recall status

No

Expected life

10 years

Brand

GE

Estimated remaining life

0 years

Manufacture date

June 2013

Model number

GDF460PGT6BB

Age

12.37 years

Serial number

HA862566B

Dishwasher photos / videos



Dishwasher Appliance Tag Photo



Dishwasher Appliance Tag Photo

Refrigerator

✓ **No issues**

Refrigerator Condition

Functional With Cosmetic Defects

Refrigerator Appliance Tag Photo

 Beta Feature

Refrigerator

Recall status

No

Expected life

15 years

Brand

Whirlpool

Estimated remaining life

0 years

Manufacture date

May 2006

Model number

ED2JHGXR02

Age

19.46 years

Serial number

ST2222771

Refrigerator photos / videos



Range

🔍 1 Issue

Range Condition

Functional With Cosmetic Defects

Range Appliance Tag Photo

Not Present

Range photos / videos



 Limitation

Range Appliance Tag Photo: Not Present

The object / room is not present.

Limitation photos / videos

Cooktop

 Not present

Cooktop photos / videos

Wall Oven

Not present

Wall Oven photos / videos

Microwave

No issues

Microwave Condition

Functional With Cosmetic Defects

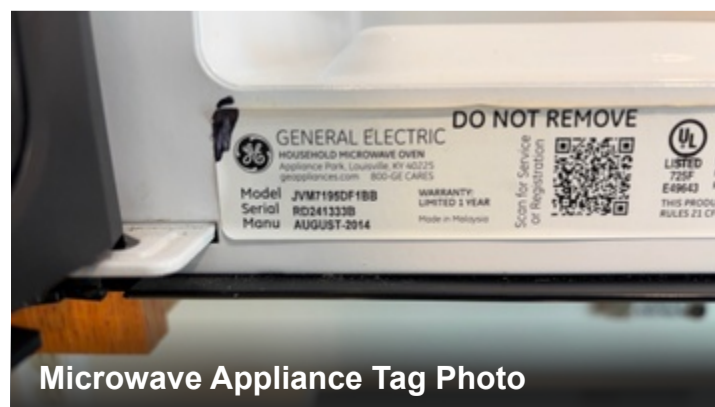
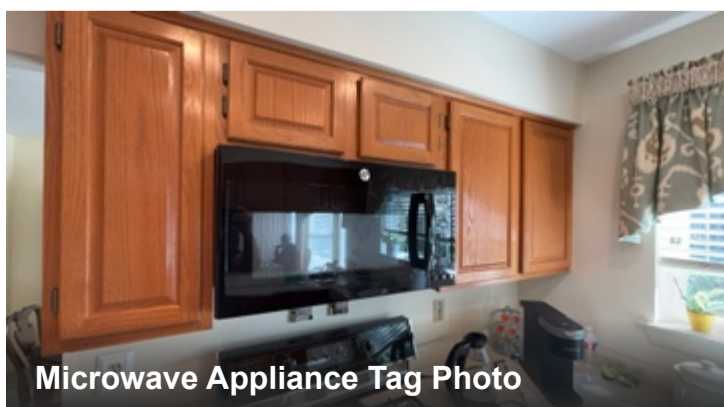
Microwave Appliance Tag Photo

Beta Feature

Microwave

Recall status	Manufacture date
No	August 2014
Expected life	Model number
10 years	JVM7195DF1BB
Brand	Age
General Electric	11.2 years
Estimated remaining life	Serial number
0 years	RD241333B

Microwave photos / videos



Vent Hood

✓ No issues

Vent Hood Condition

Functional With Cosmetic Defects

Vent Hood photos / videos



Garbage Disposal

✓ No issues

Garbage Disposal Condition

Functional With Cosmetic Defects

Garbage Disposal photos / videos



Bedrooms 📌 5 Issues

Primary Bedroom

📌 1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

Second Floor

Approximate Ceiling Height

10' - 12'

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Screens Condition

Good (Cosmetic Issues Only)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

No

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Carpet

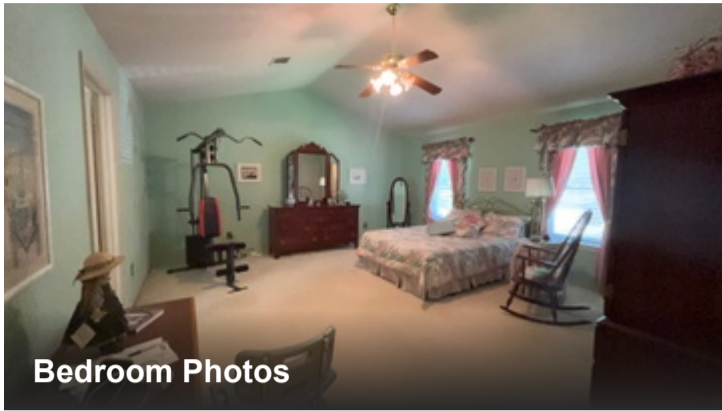
Electrical Condition

Good (Cosmetic Issues Only)

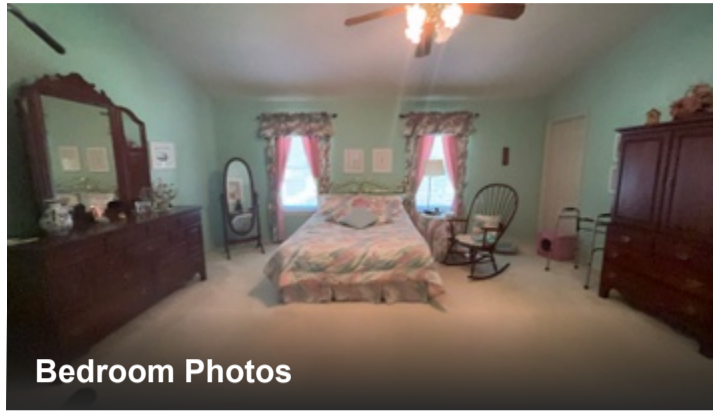
Walk-in Closet Observed

Yes

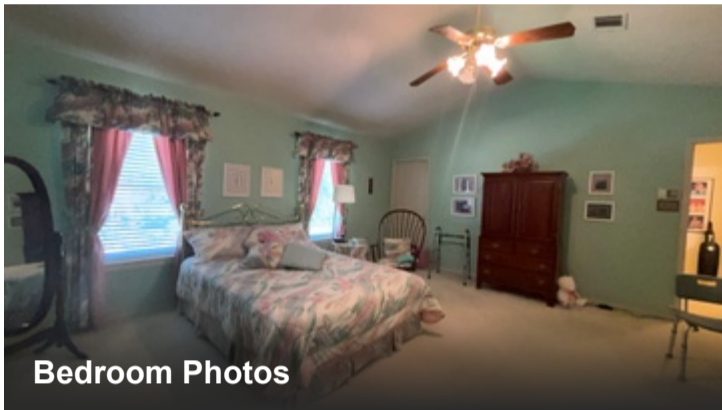
Primary Bedroom photos / videos



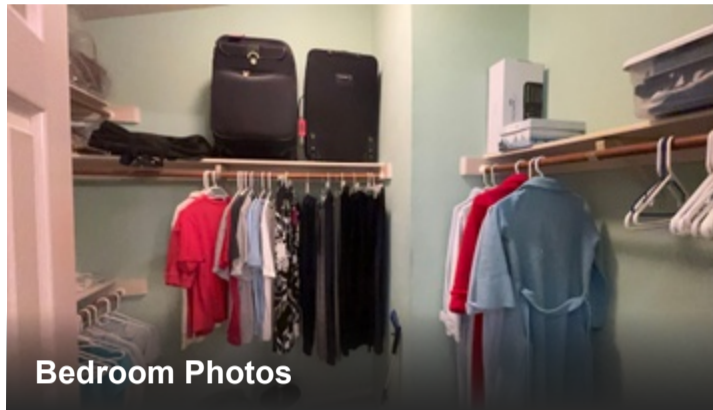
Bedroom Photos



Bedroom Photos



Bedroom Photos



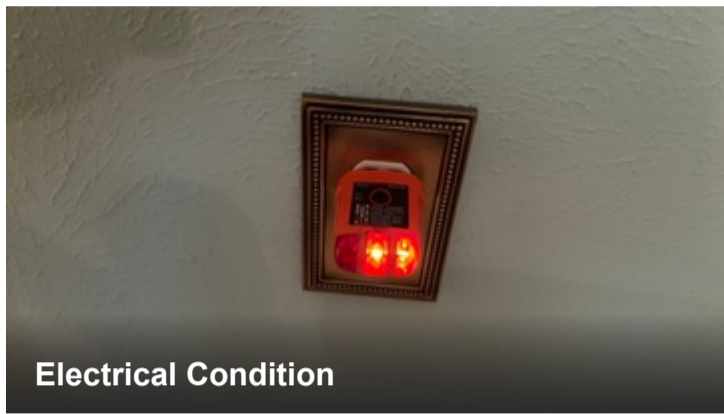
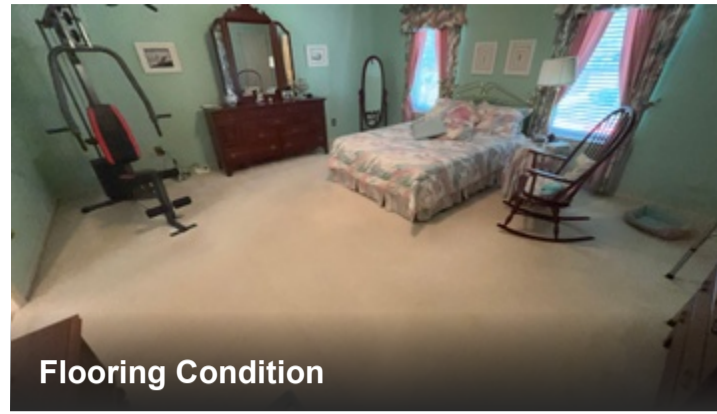
Bedroom Photos



Doors / Casing / Door Stops Condition



Window Condition



⚠️ 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

Second Floor

Approximate Ceiling Height

8'

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Screens Condition

Good (Cosmetic Issues Only)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

No

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Carpet

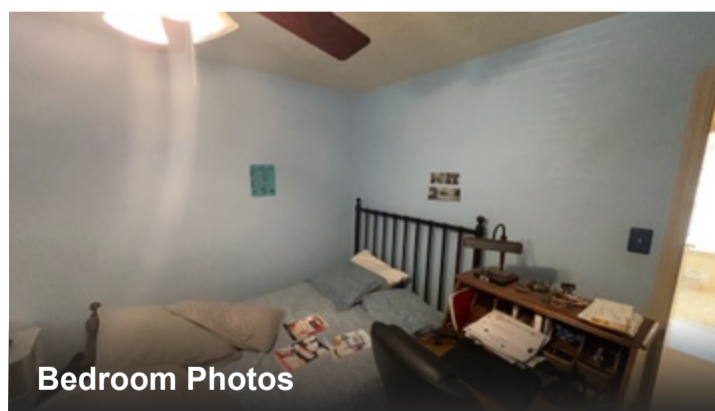
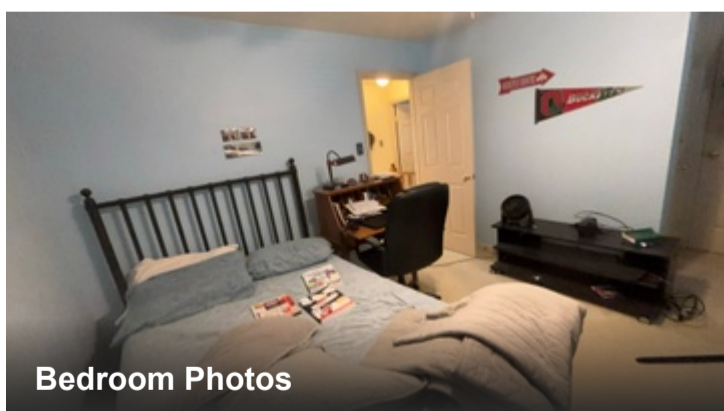
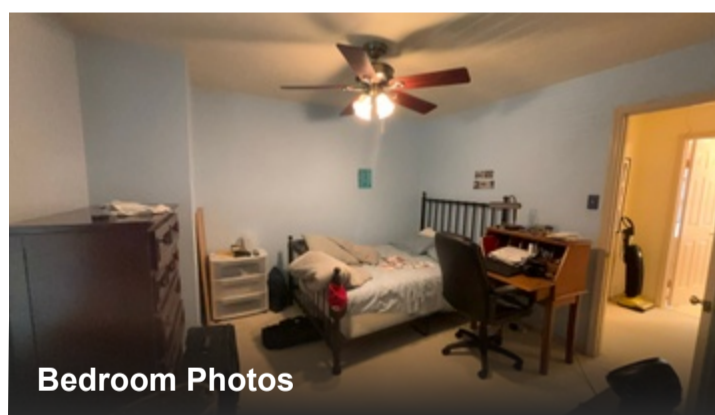
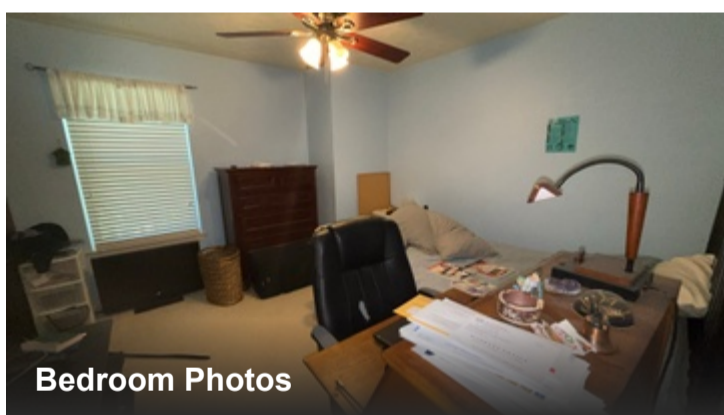
Electrical Condition

Fair (Some Repairs)

Walk-in Closet Observed

No

Bedroom 2 photos / videos

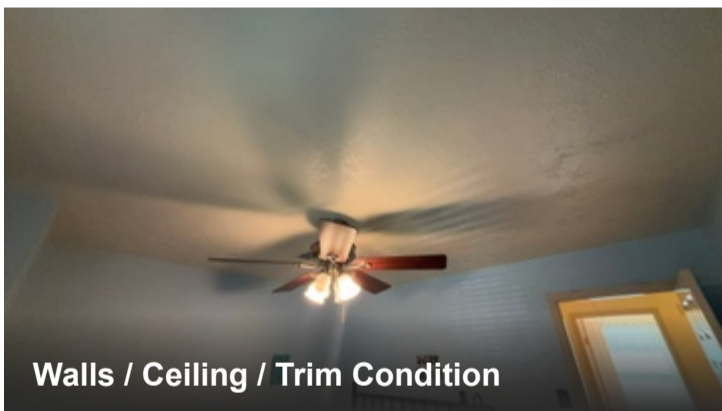




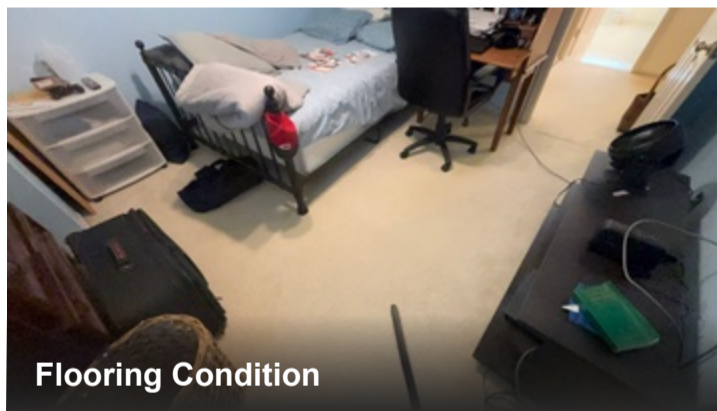
Doors / Casing / Door Stops Condition



Window Condition



Walls / Ceiling / Trim Condition



Flooring Condition



 **Safety deficiency**

Open Ground Outlet(s)

One or more outlets do not have a connected ground wire. Recommend further evaluation, and repairs or replacing by a qualified professional.

Bedroom 2 photos / videos



Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bedroom 3

1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

Second Floor

Approximate Ceiling Height

8'

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Screens Condition

Good (Cosmetic Issues Only)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

No

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Carpet

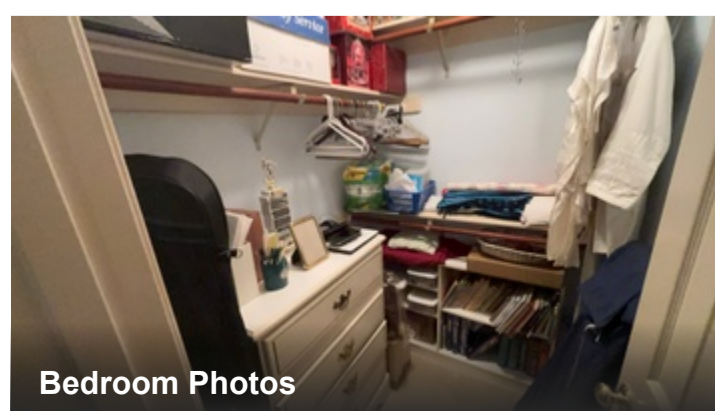
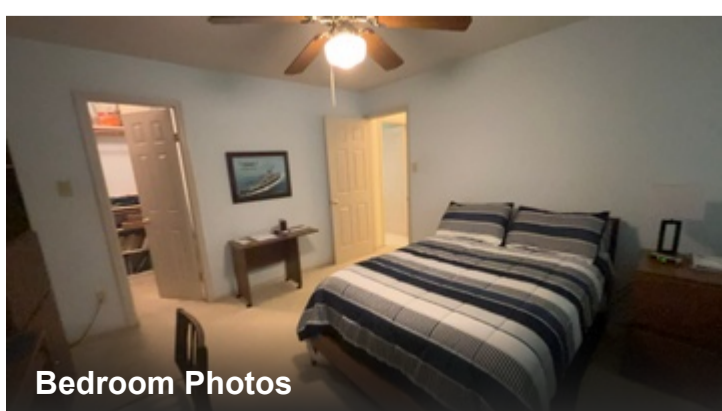
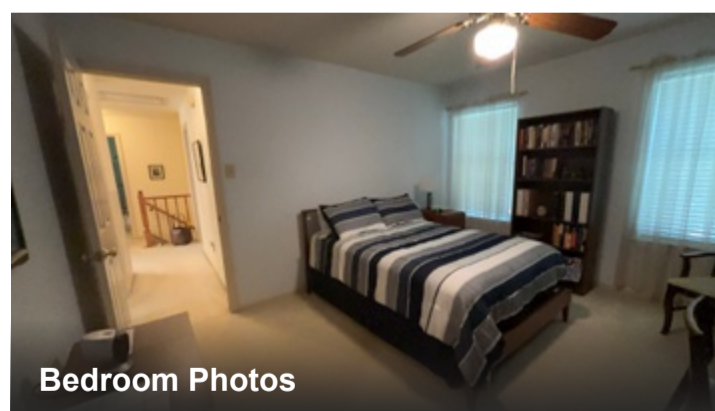
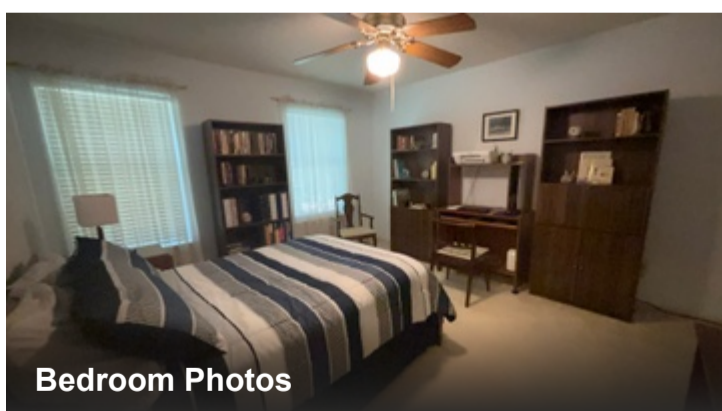
Electrical Condition

Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Bedroom 3 photos / videos





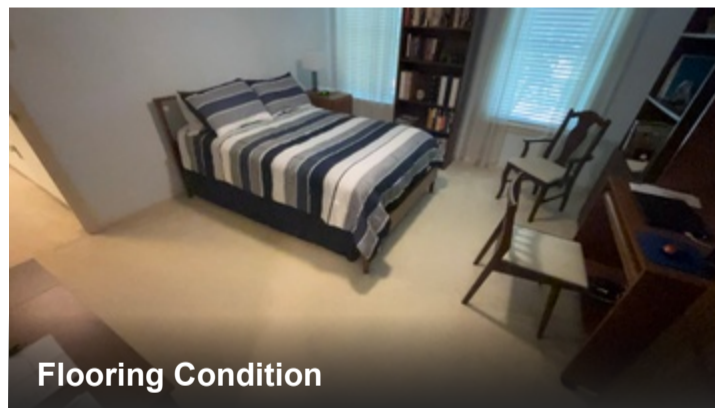
Doors / Casing / Door Stops Condition



Window Condition



Walls / Ceiling / Trim Condition



Flooring Condition



⚠️ Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bedroom 4

🕒 1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

Second Floor

Approximate Ceiling Height

8'

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Screens Condition

Good (Cosmetic Issues Only)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

No

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Carpet

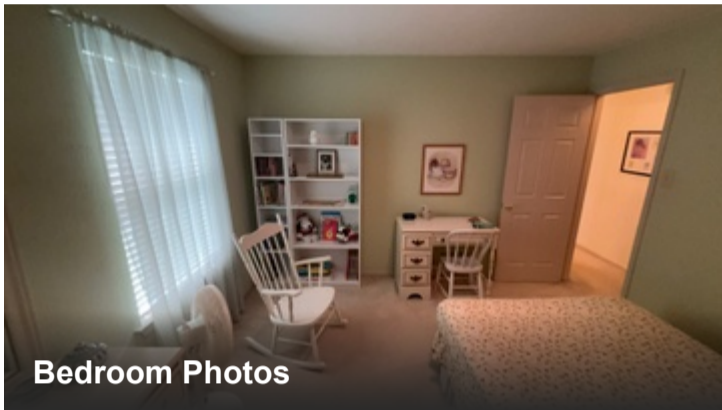
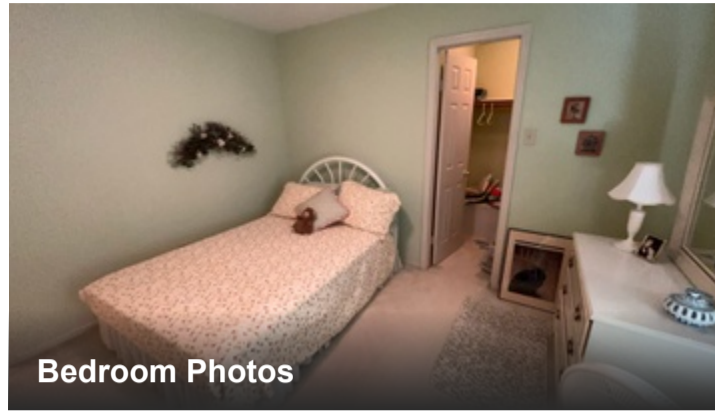
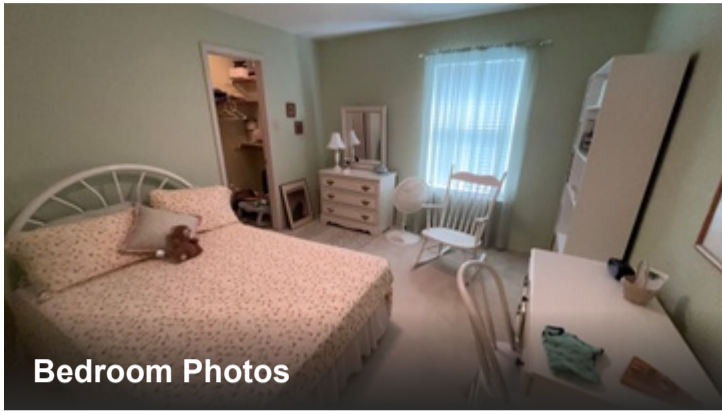
Electrical Condition

Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Bedroom 4 photos / videos

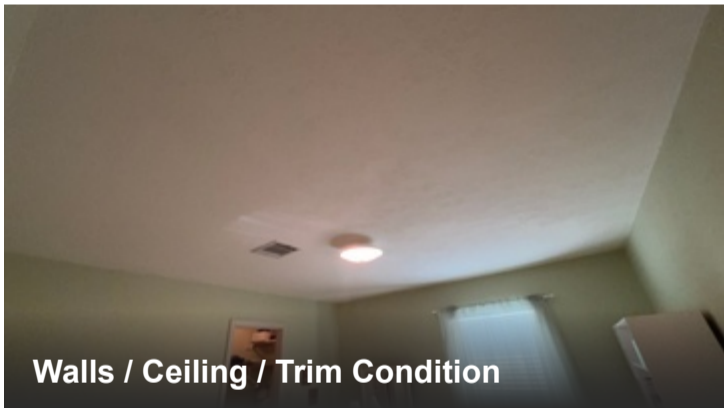




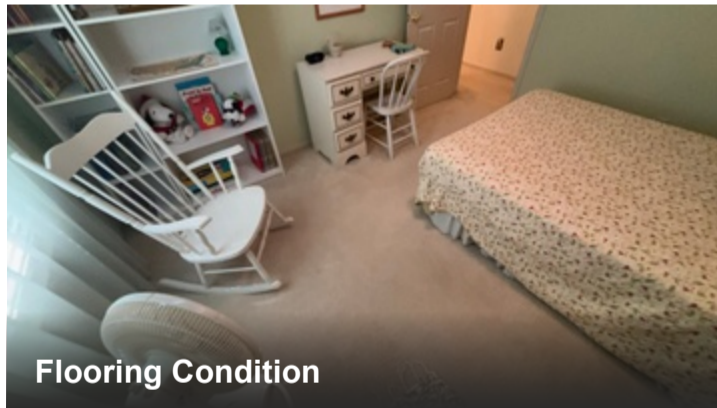
Doors / Casing / Door Stops Condition



Window Condition



Walls / Ceiling / Trim Condition



Flooring Condition



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bathrooms 🔍 7 Issues

Primary Bathroom

🔍 1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

Bathroom Location

Second Floor

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

Sink / Fixture Condition

Good (Cosmetic Issues Only)

Plumbing Condition

Good (Cosmetic Issues Only)

Sink Type

Double Sink

Vanity / Mirror Condition

Good (Cosmetic Issues Only)

Tub / Shower Type

Jetted Tub, Walk-in Shower

Tub / Shower / Plumbing Fixture Condition

Good (Cosmetic Defects Only)

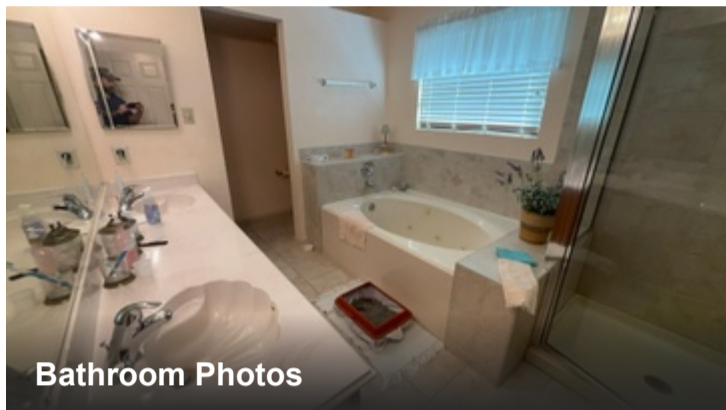
Toilet Condition

Operational

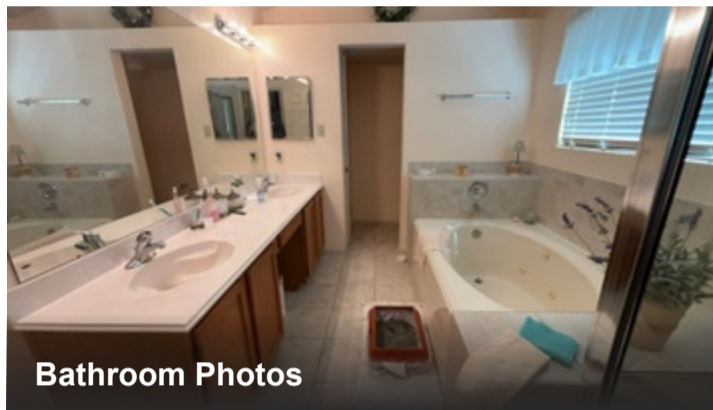
Exhaust Fan Condition

Good (Cosmetic Issues Only)

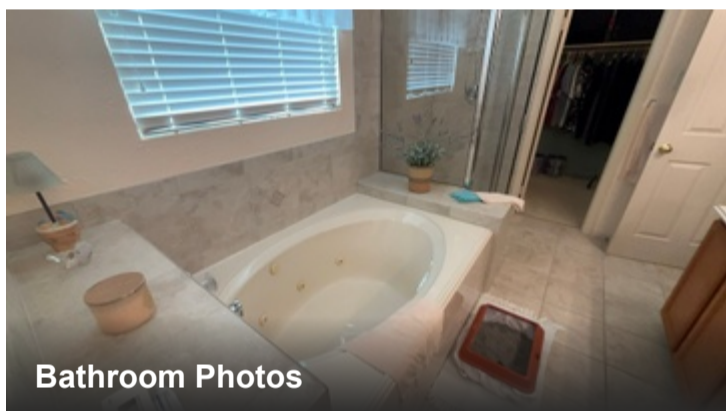
Primary Bathroom photos / videos



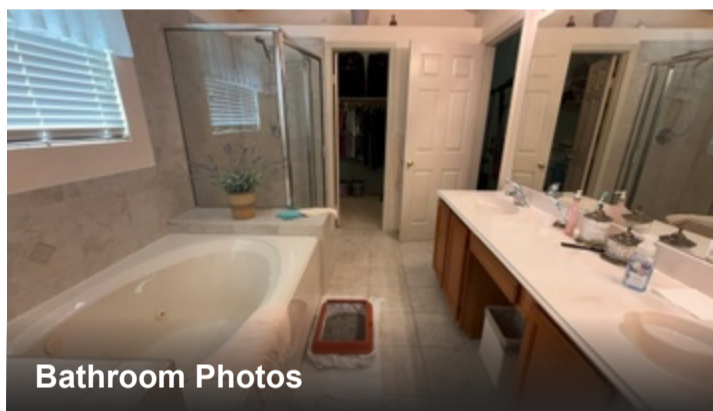
Bathroom Photos



Bathroom Photos



Bathroom Photos



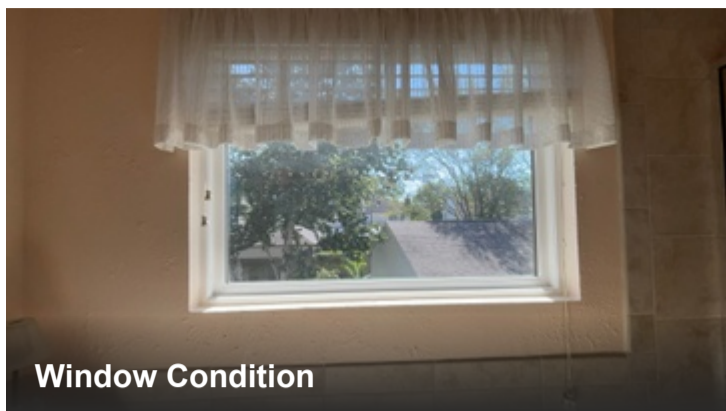
Bathroom Photos



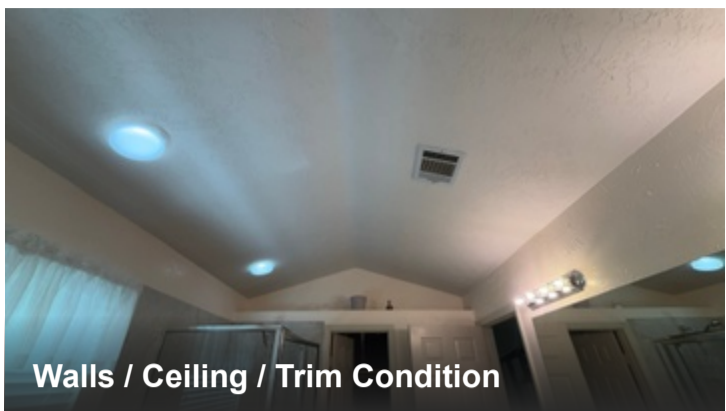
Doors / Casing / Door Stops Condition



Doors / Casing / Door Stops Condition



Window Condition



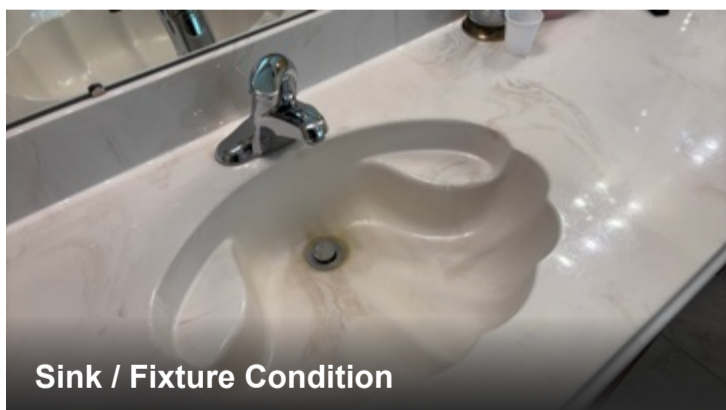
Walls / Ceiling / Trim Condition



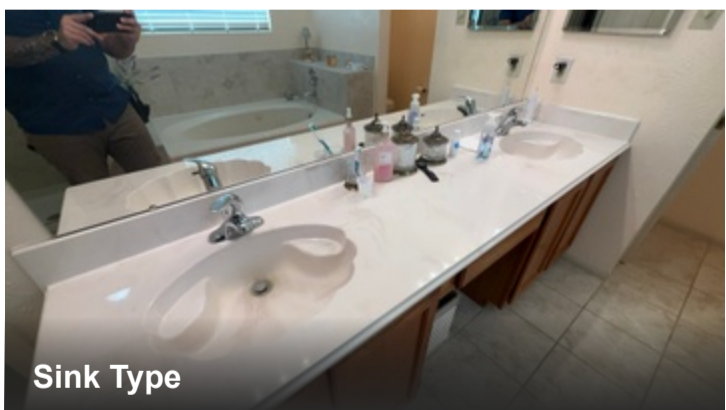
Flooring Condition



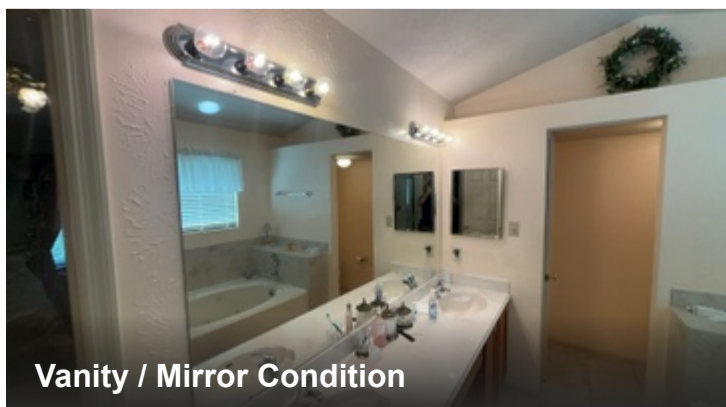
Electrical Condition



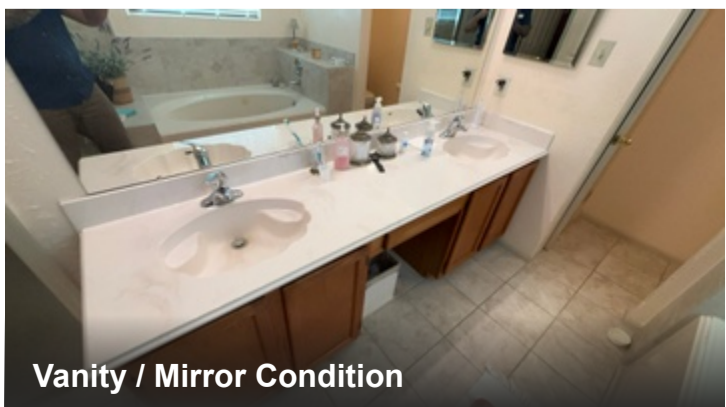
Sink / Fixture Condition



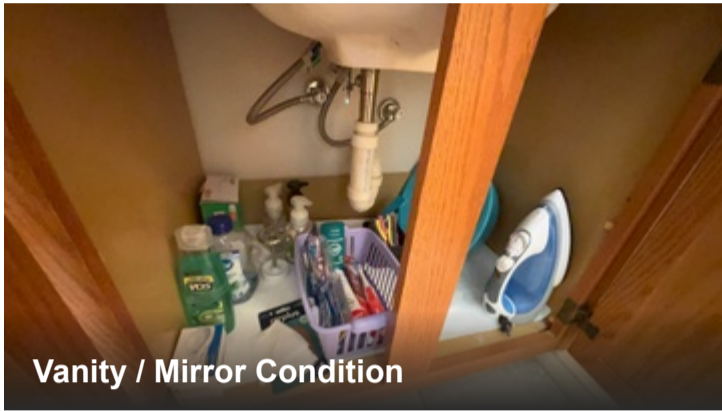
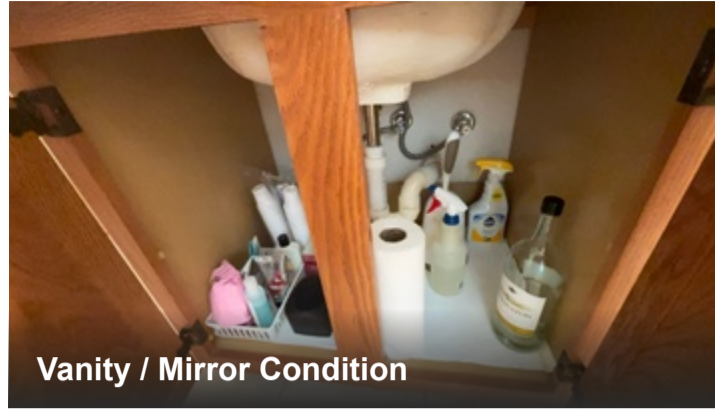
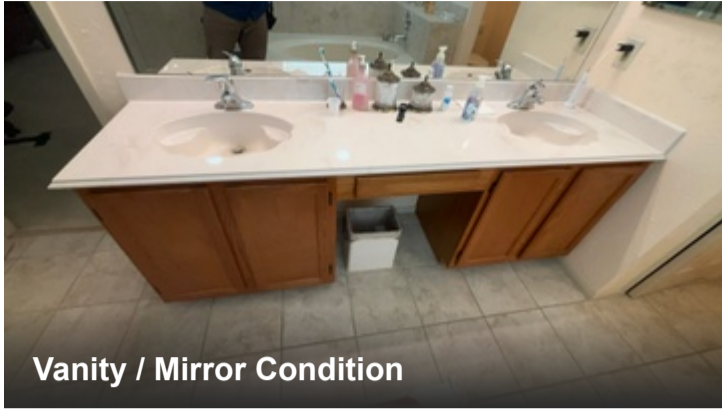
Sink Type



Vanity / Mirror Condition



Vanity / Mirror Condition





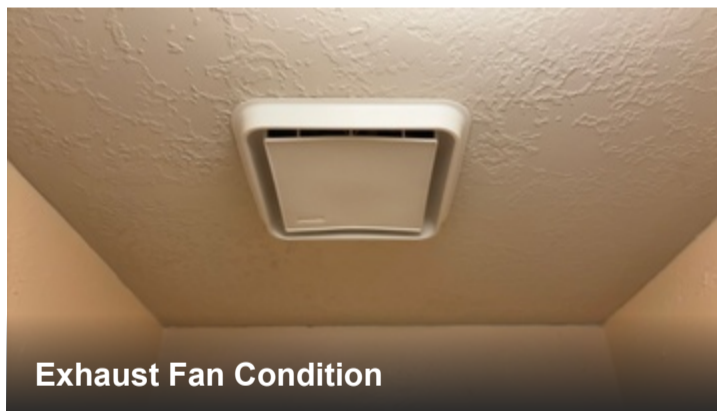
Tub / Shower / Plumbing Fixture Condition



Tub / Shower / Plumbing Fixture Condition



Toilet Condition



Exhaust Fan Condition


 **Limitation**

Odor Source: 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

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)

Linoleum

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)

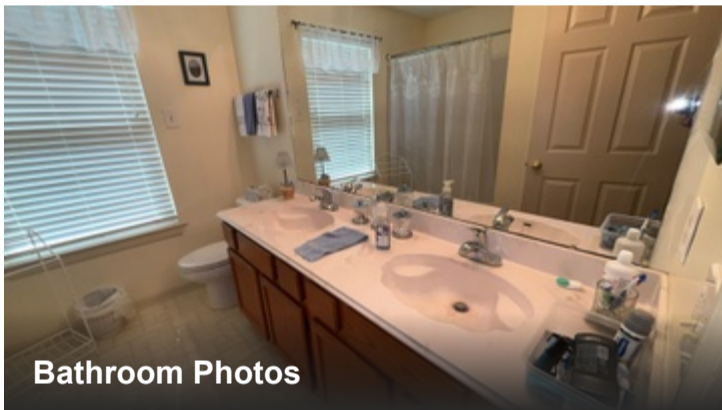
Toilet Condition

Operational

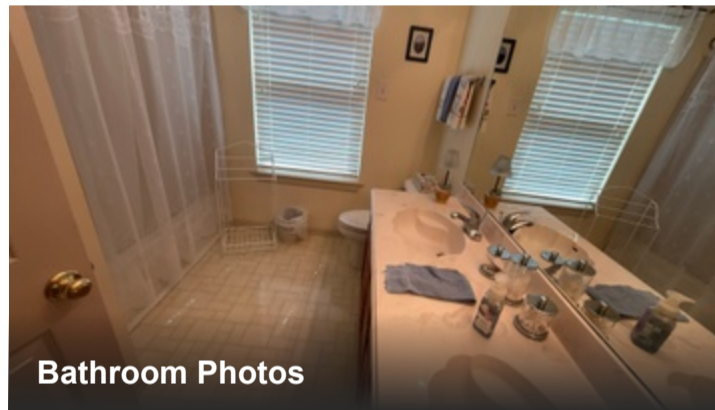
Exhaust Fan Condition

Fair (Some Repairs)

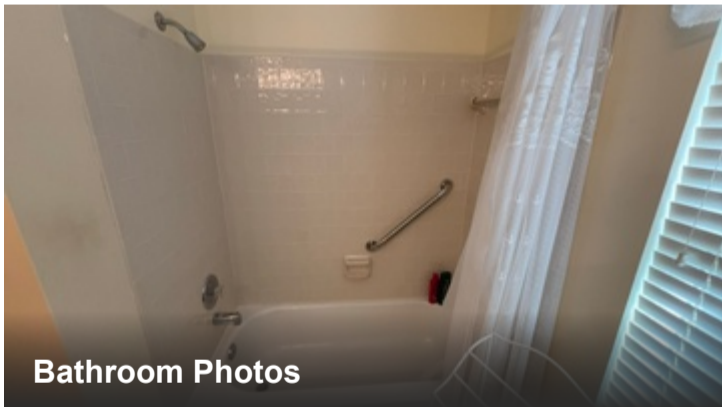
Bathroom 2 photos / videos



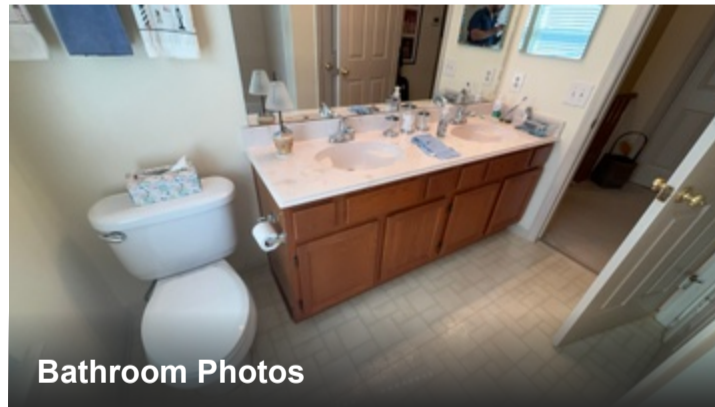
Bathroom Photos



Bathroom Photos



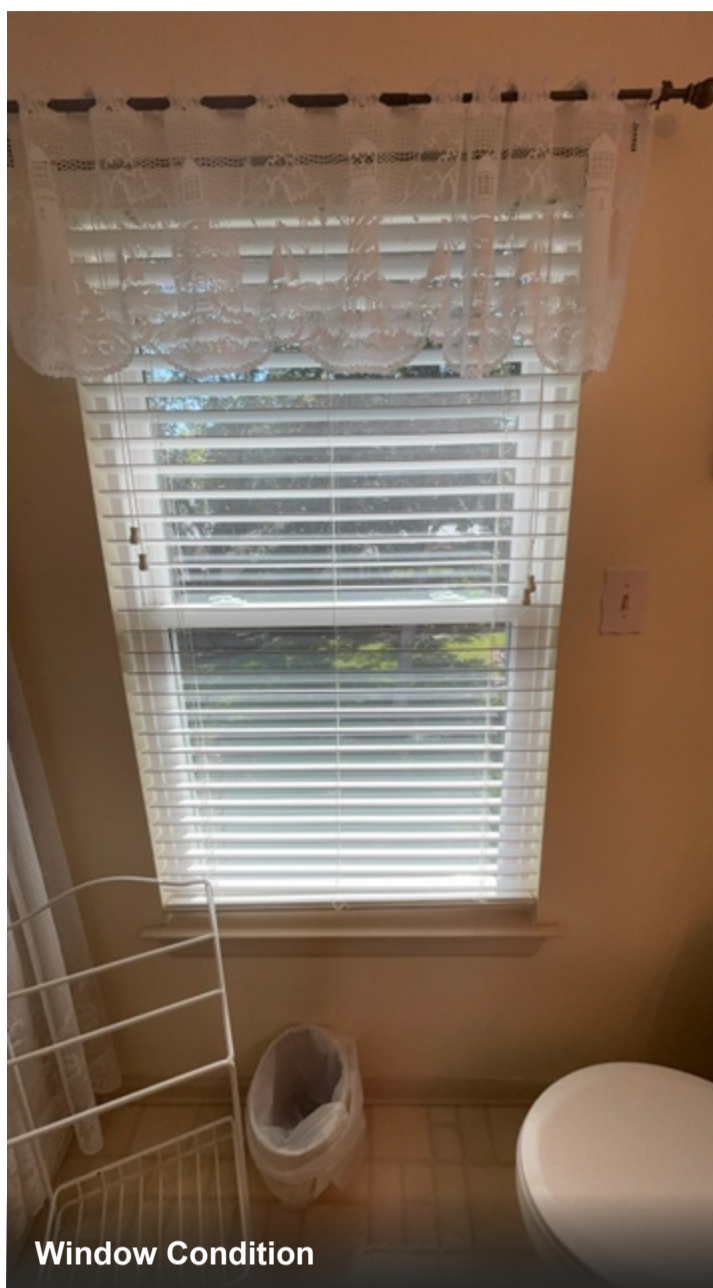
Bathroom Photos



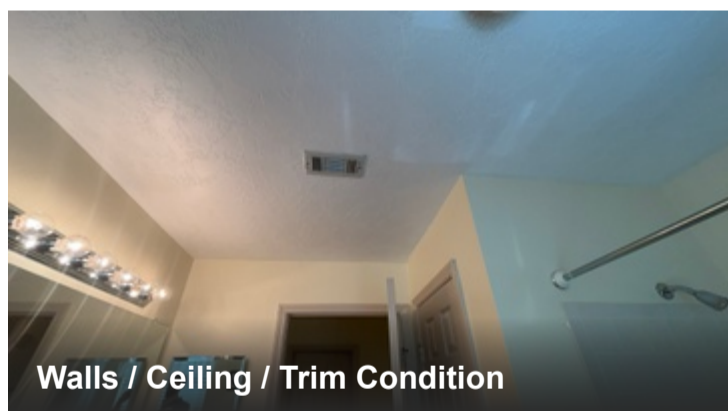
Bathroom Photos



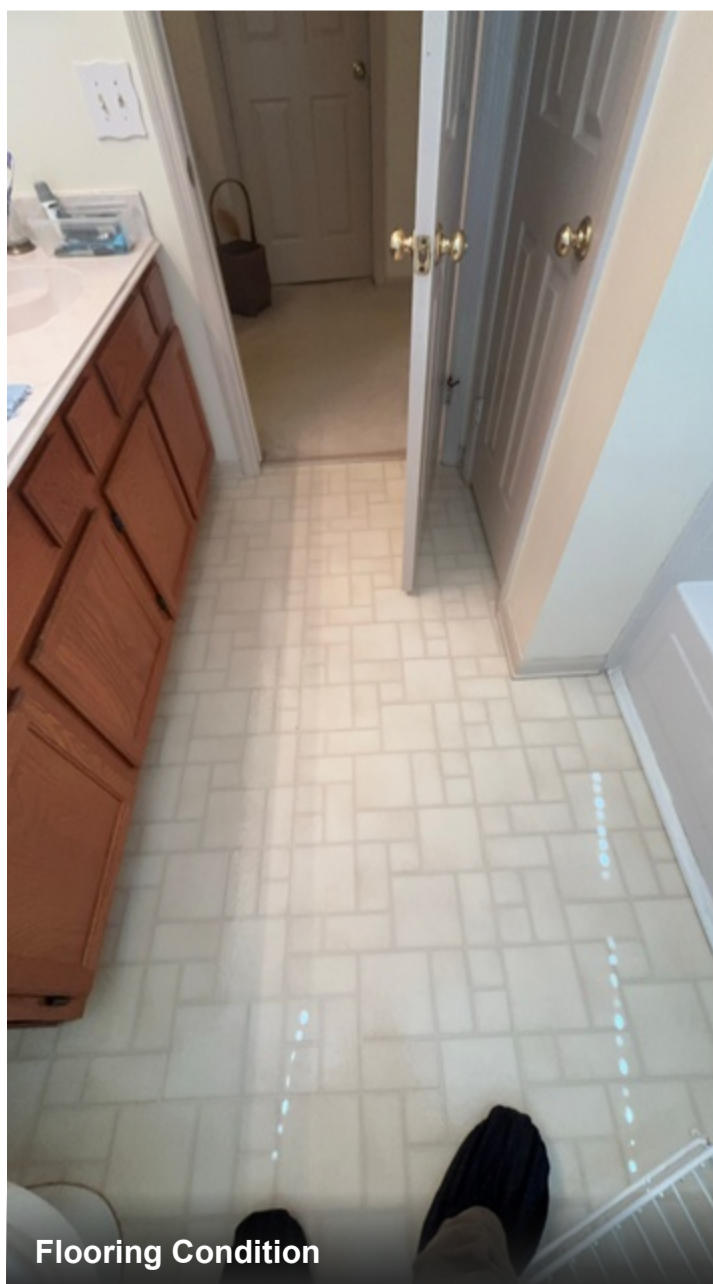
Doors / Casing / Door Stops Condition



Window Condition



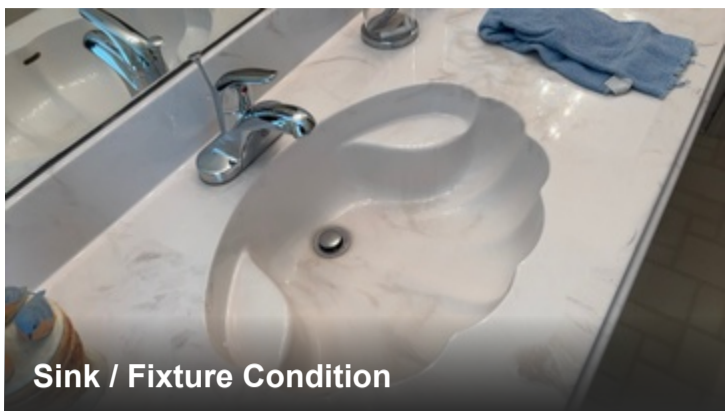
Walls / Ceiling / Trim Condition



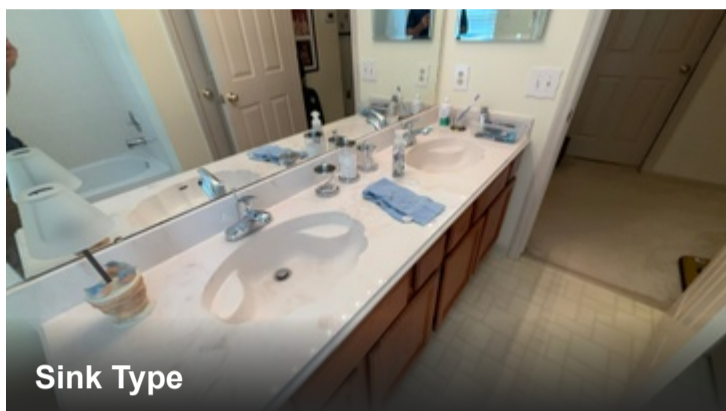
Flooring Condition



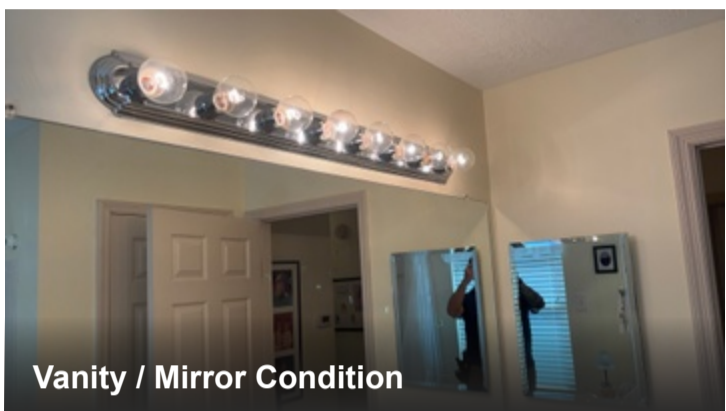
Electrical Condition



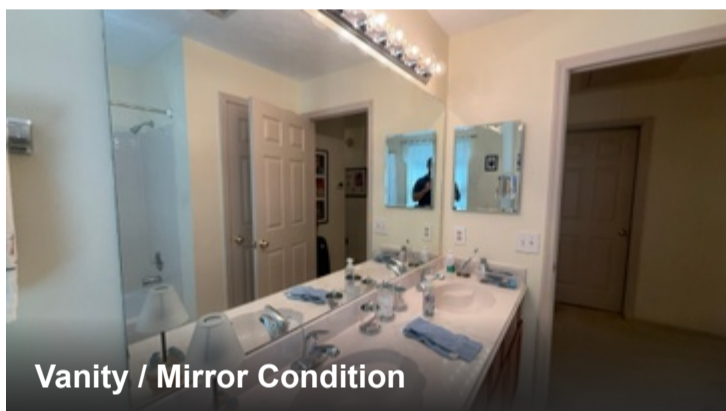
Sink / Fixture Condition



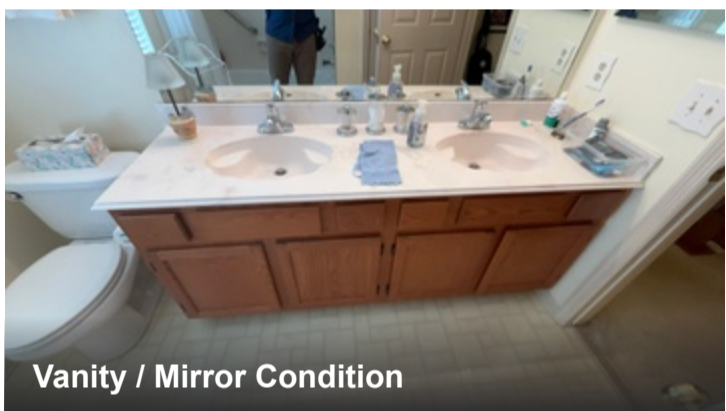
Sink Type



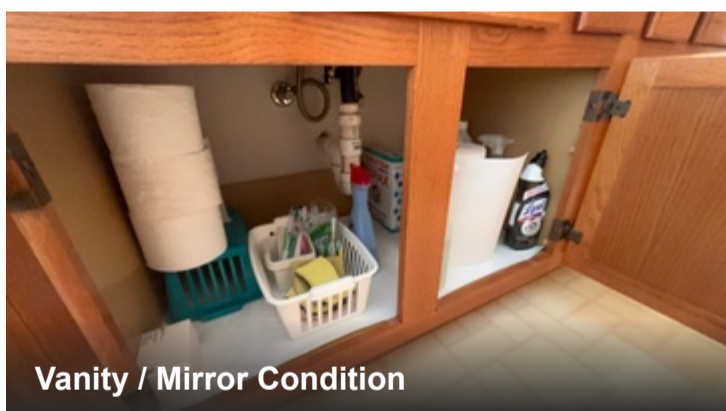
Vanity / Mirror Condition



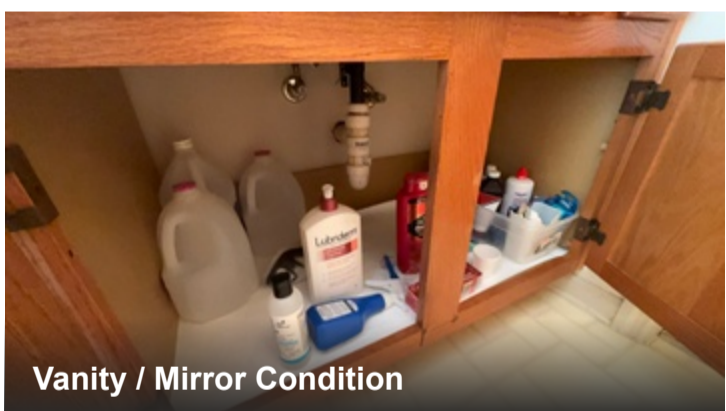
Vanity / Mirror Condition



Vanity / Mirror Condition



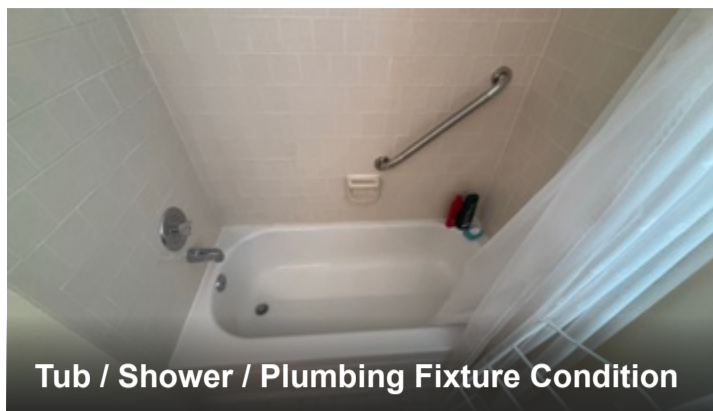
Vanity / Mirror Condition



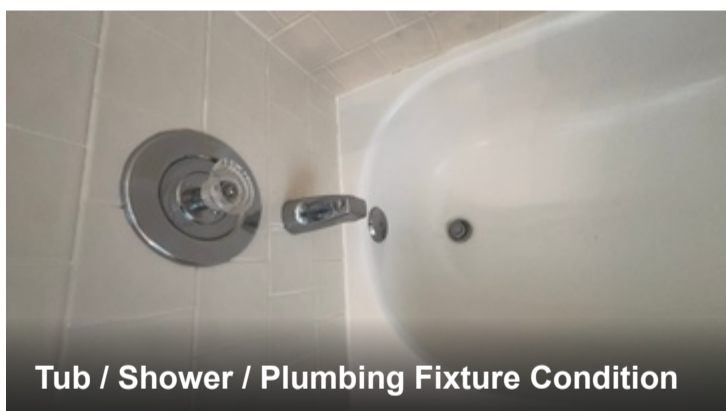
Vanity / Mirror Condition



Tub / Shower / Plumbing Fixture Condition



Tub / Shower / Plumbing Fixture Condition



Tub / Shower / Plumbing Fixture Condition



Toilet Condition

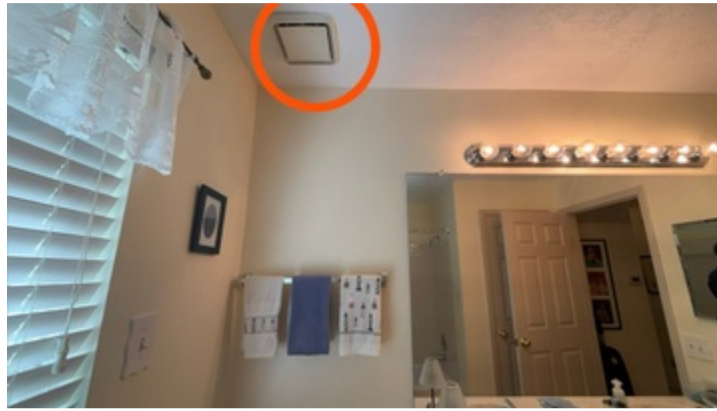


 **Repair deficiency**

Inoperable Bathroom Exhaust Fan

The bathroom exhaust fan is inoperable. Recommend further evaluation, and repairs or replacing by a qualified professional.

Bathroom 2 photos / videos



Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bathroom 3

4 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Bathroom Location

First Floor

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Not Present

Walls / Ceiling / Trim Condition

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

Not Present

Tub / Shower / Plumbing Fixture Condition

Not Present

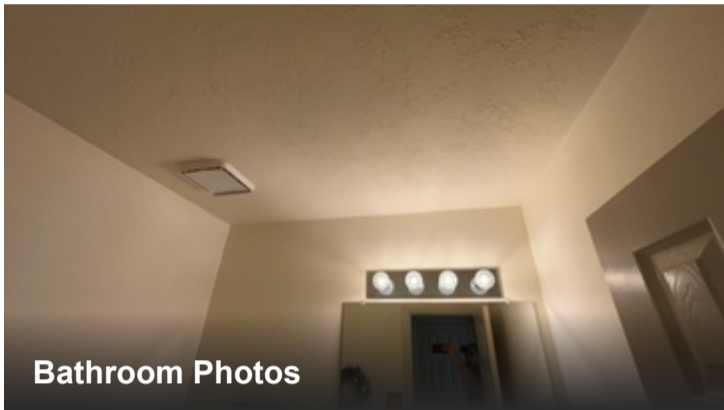
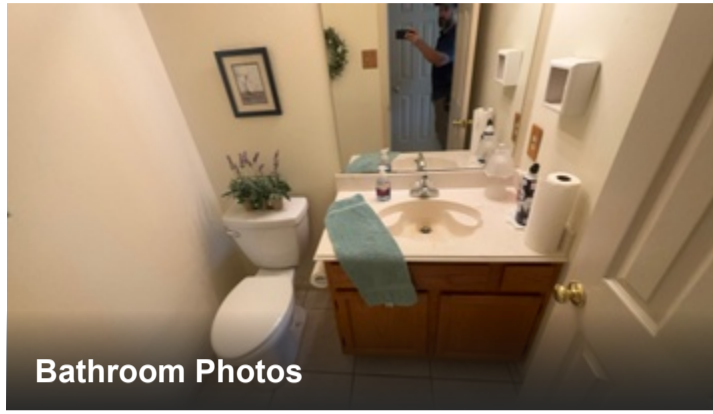
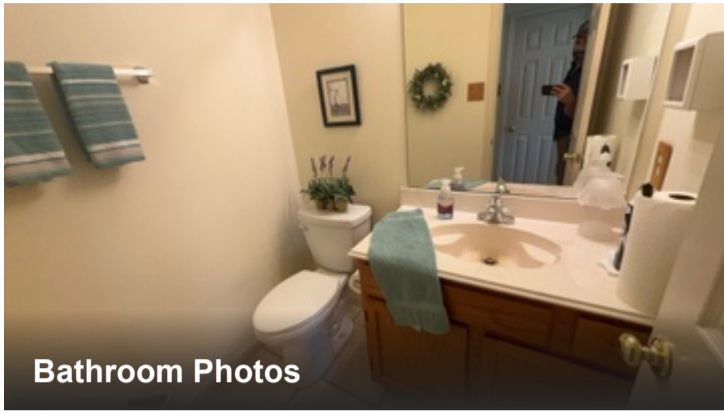
Toilet Condition

Operational

Exhaust Fan Condition

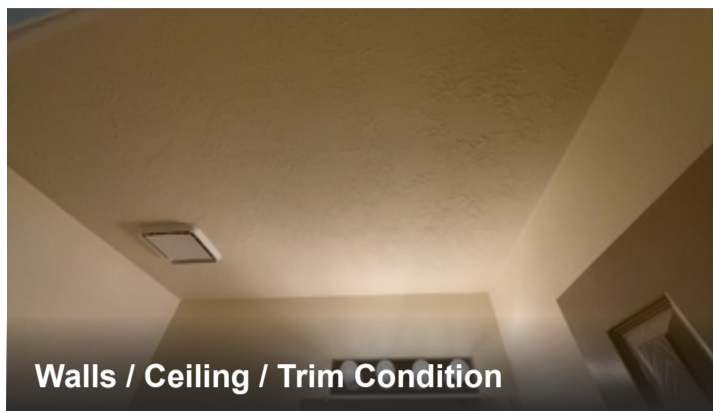
Good (Cosmetic Issues Only)

Bathroom 3 photos / videos





Doors / Casing / Door Stops Condition



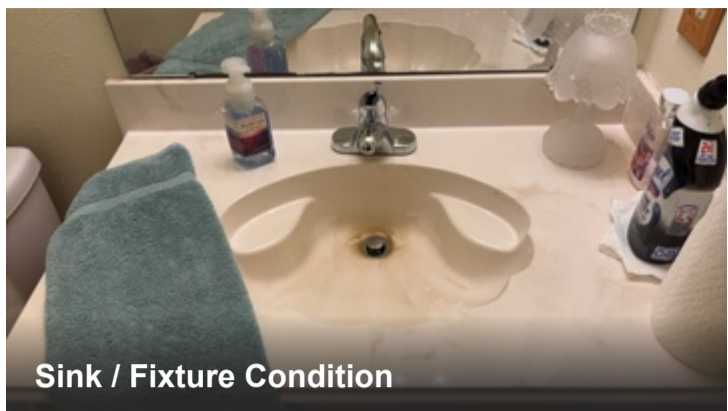
Walls / Ceiling / Trim Condition



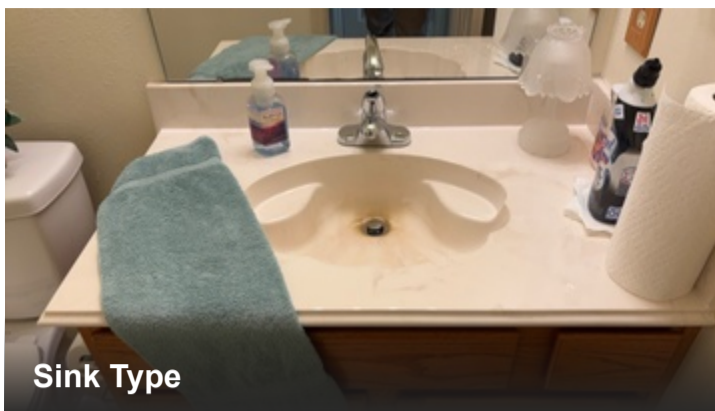
Flooring Condition



Electrical Condition



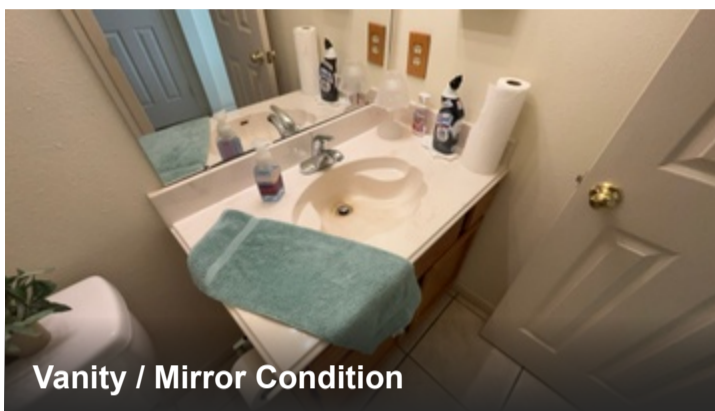
Sink / Fixture Condition



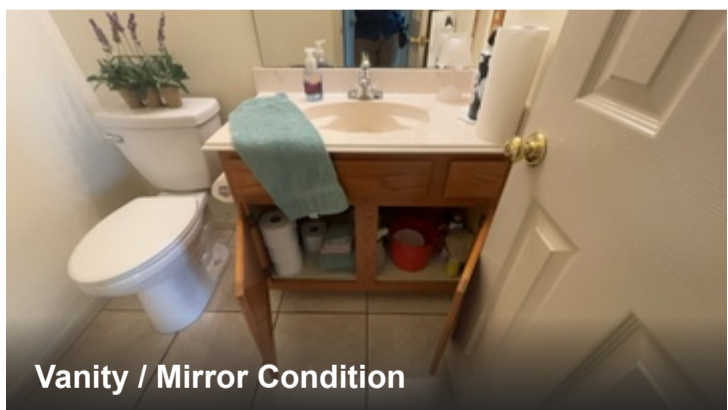
Sink Type



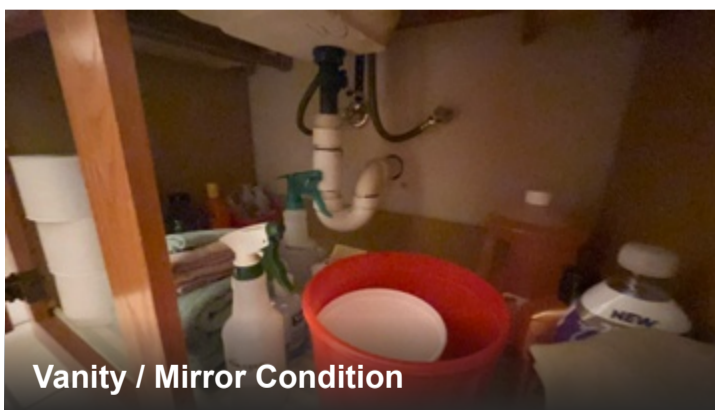
Vanity / Mirror Condition



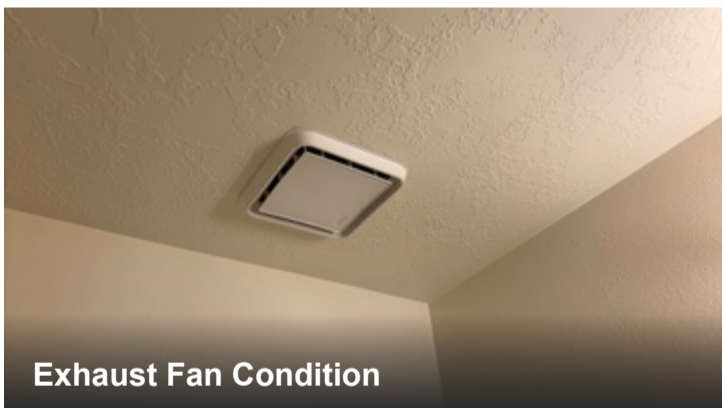
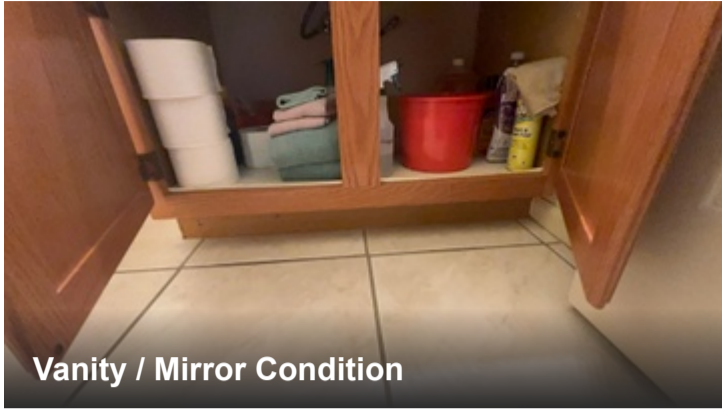
Vanity / Mirror Condition



Vanity / Mirror Condition



Vanity / Mirror Condition



⚠️ 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**

Tub / Shower Type: Not Present

The object / room is not present.

Limitation photos / videos

 **Limitation**

Tub / Shower / Plumbing Fixture Condition: Not Present

The object / room is not present.

Limitation photos / videos

HVAC 🔍 1 Issue

Heating

🔍 1 Issue

Heating System Type(s)

Central Furnace

Heating Fuel Type(s)

Gas

Heating Equipment Condition

Functional With Cosmetic Defects

Heating System Appliance Tag Photo

Number of Heated Floors Above Ground

2

🔍 Beta Feature

Furnace/Air Handler

Recall status

No

Expected life

18 years

Brand

Amana

Estimated remaining life

0 years

Manufacture date

November 2003

Model number

GUIL090FASO

Age

21.96 years

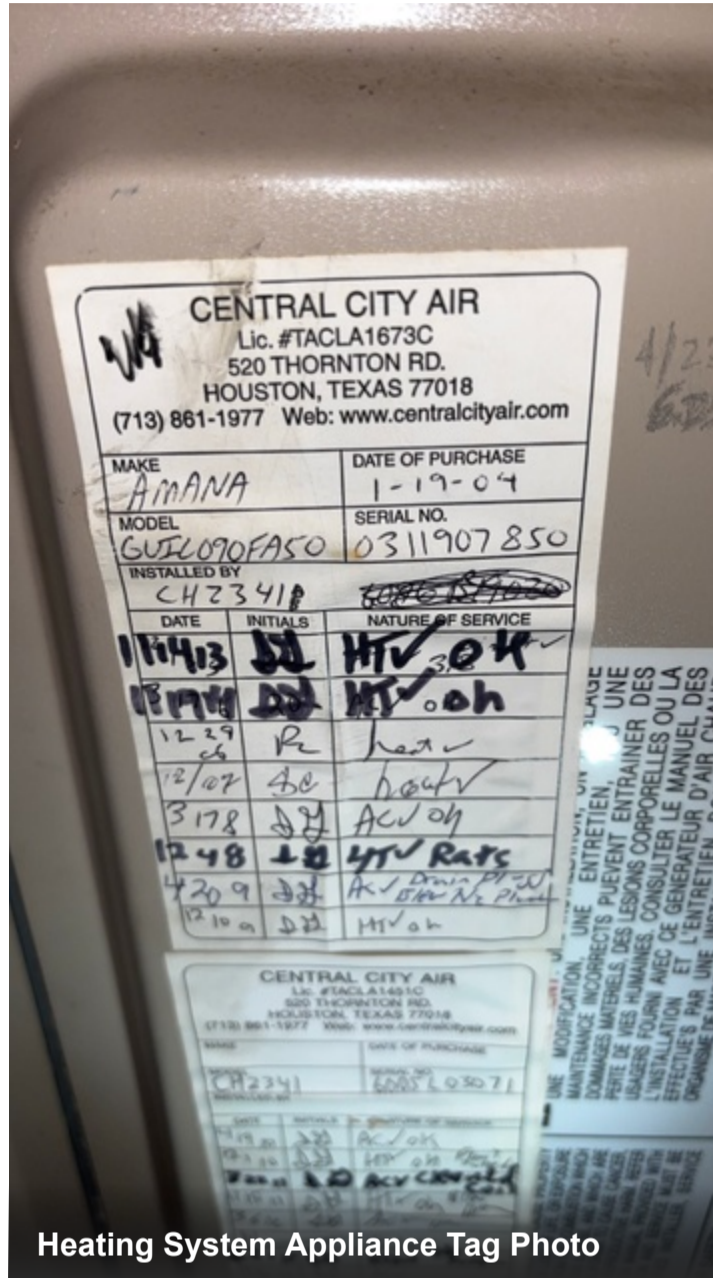
Serial number

0311907850

Heating photos / videos



Heating System Appliance Tag Photo



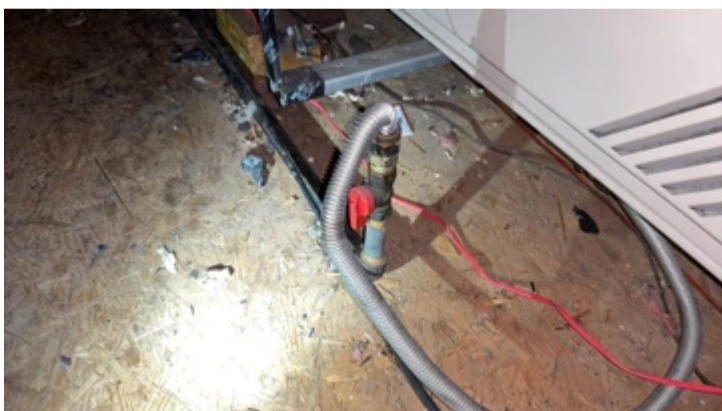
Heating System Appliance Tag Photo

Repair deficiency

Missing Sediment Trap

There is no sediment trap on the furnace. Recommend further evaluation, and repairs or replacing by a qualified professional.

Heating photos / videos



Cooling

✓ **No issues**

Cooling Equipment Condition

Functional

Cooling System Appliance Tag Photo

 Beta Feature

Air Conditioner

Recall status

No

Expected life

15 years

Brand

RunTru

Estimated remaining life

14.23 years

Manufacture date

January 2025

Model number

A5AC4048A1000BA

Age

0.77 years

Serial number

25033S8B1F

Cooling photos / videos



Cooling System Condenser Video



Cooling System Appliance Tag Photo



Cooling System Appliance Tag Photo

Thermostat

✓ No issues

Thermostat Location

Hallway

Thermostat photos / videos

Plumbing 🔍 2 Issues

Main Water Supply

🔍 1 Issue

Water Source

Public

Water Pressure Sufficient

Yes

Clear Water Observed

Yes

Supply Plumbing Condition

Good (Cosmetic Issues Only)

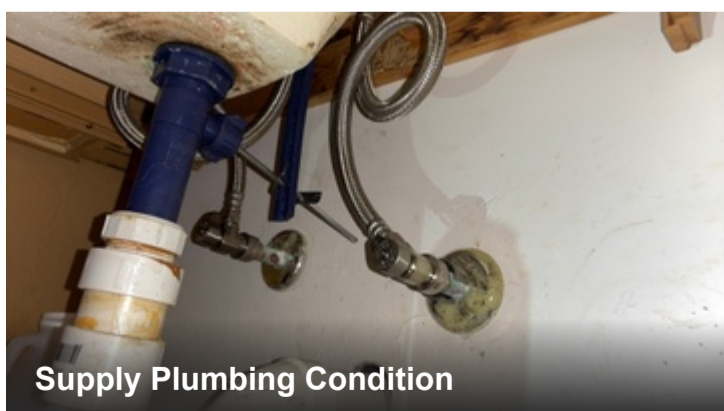
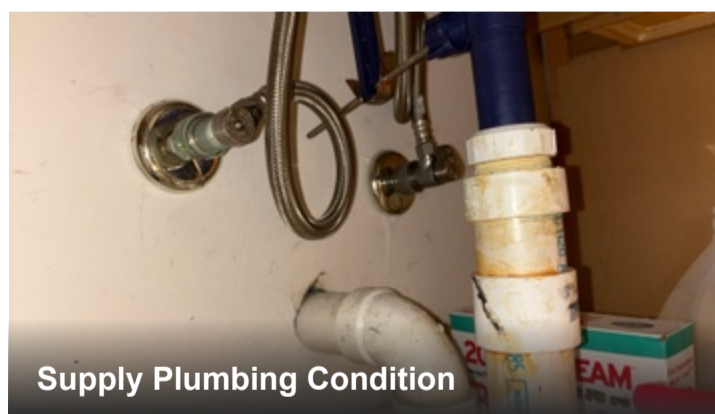
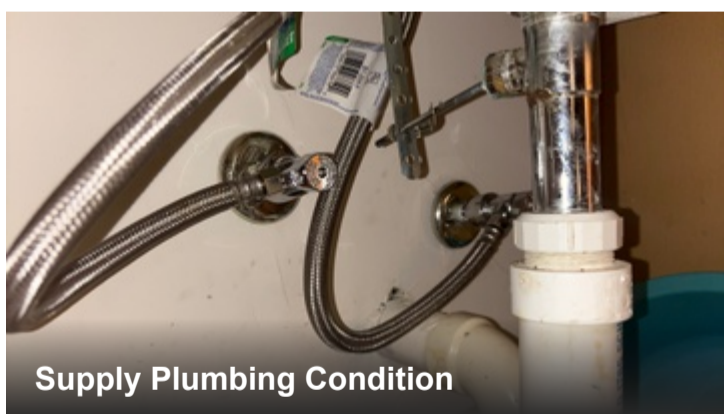
Main Water Supply Plumbing Material(s)

Copper

Water Shut-off Location

Not Present

Main Water Supply photos / videos



 **Limitation**

Water Shut-off Location: Not Present

The object / room is not present.

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

 1 Issue

Water Heater Brand

State

Water Heater Capacity

40 gal

Water Heater Location

Laundry Area

Water Heater Condition

Functional With Cosmetic Defects

Water Heater Appliance Tag Photo

 Beta Feature

Water Heater - Gas

Recall status

No

Expected life

10 years

Brand

State

Estimated remaining life

8.06 years

Manufacture date

November 2023

Model number

GS6-40-BCS 250

Age

1.94 years

Serial number

2347136736450

Water Heater photos / videos



Water Heater Appliance Tag Photo



Water Heater Appliance Tag Photo

 **Repair deficiency**

Missing Gas Line Sediment Trap

The gas line does not have a sediment trap installed. Recommend further evaluation by a qualified professional.

Water Heater photos / videos



Plumbing photos / videos



Electrical 🕒 3 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

Eaton

Electrical Main Panel Condition

Good (Cosmetic Issues Only)

Electrical Main Panel Location

Exterior

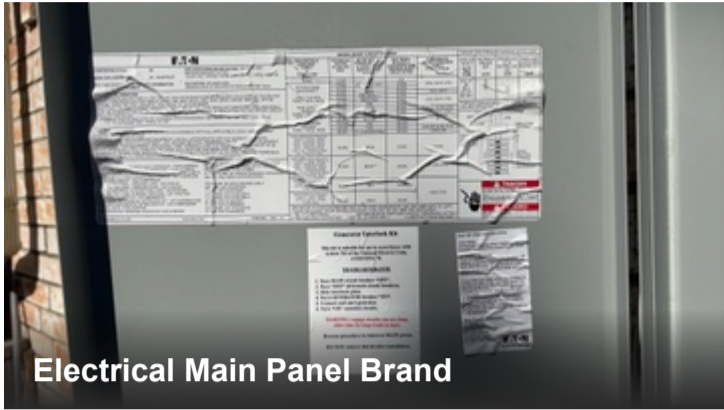
Electrical Main Panel Wiring Type

Copper

Electrical Main Panel Amperage Rating

125

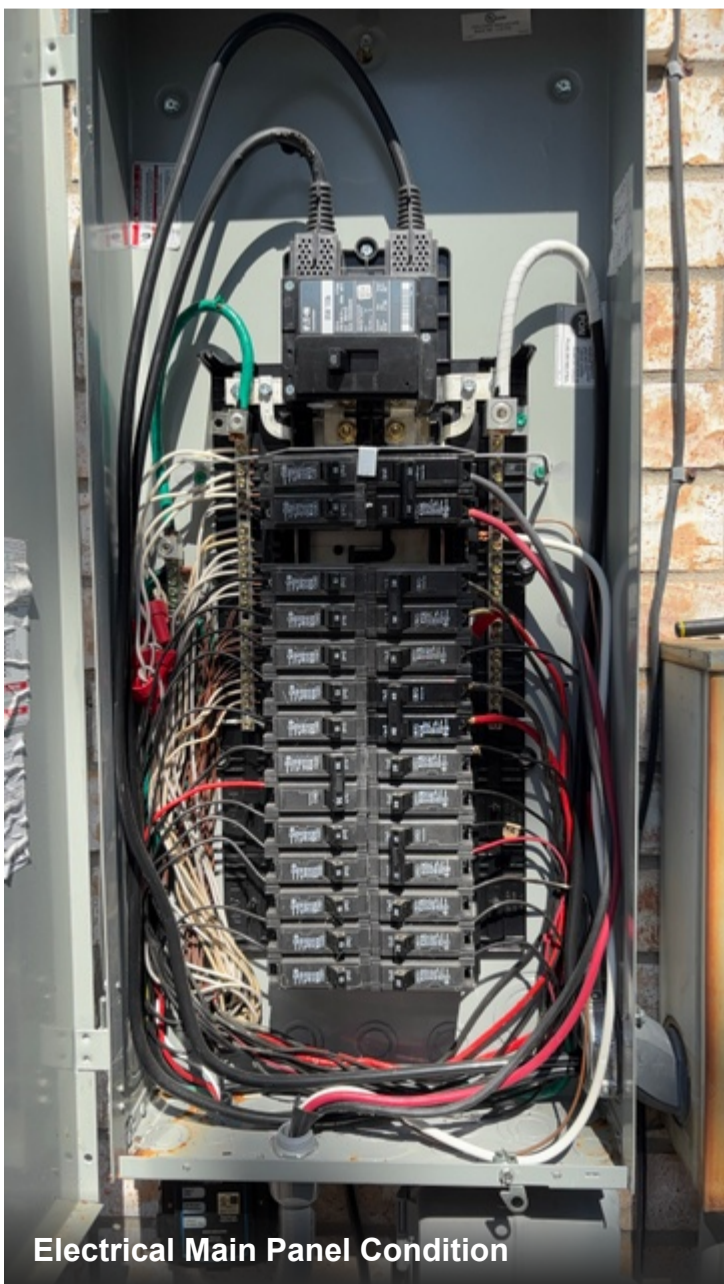
Electrical Panels, Grounding, Main Overcurrent Device photos / videos



Electrical Main Panel Brand



Electrical Main Panel Condition



Electrical Main Panel Condition

Branch Wiring

🔍 2 Issues

Branch Circuit Material(s)

Copper

Branch Wiring Condition

Fair (Some Repairs)

Branch Wiring photos / videos

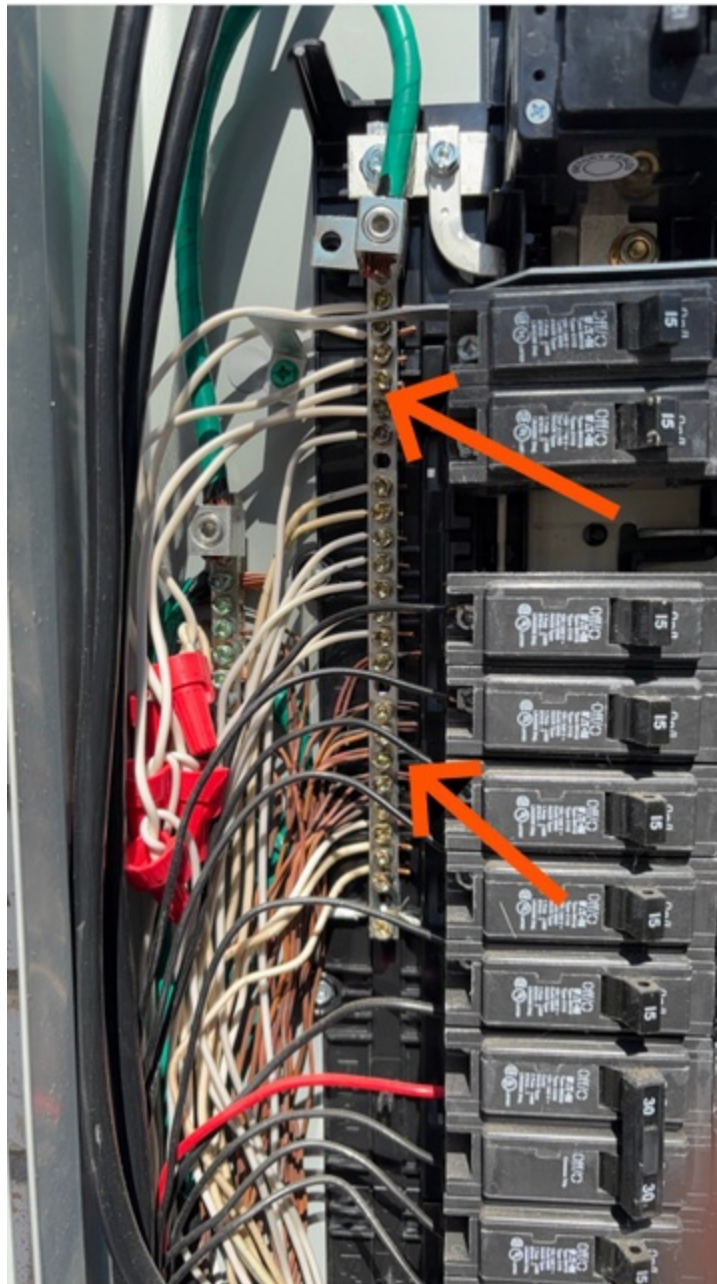
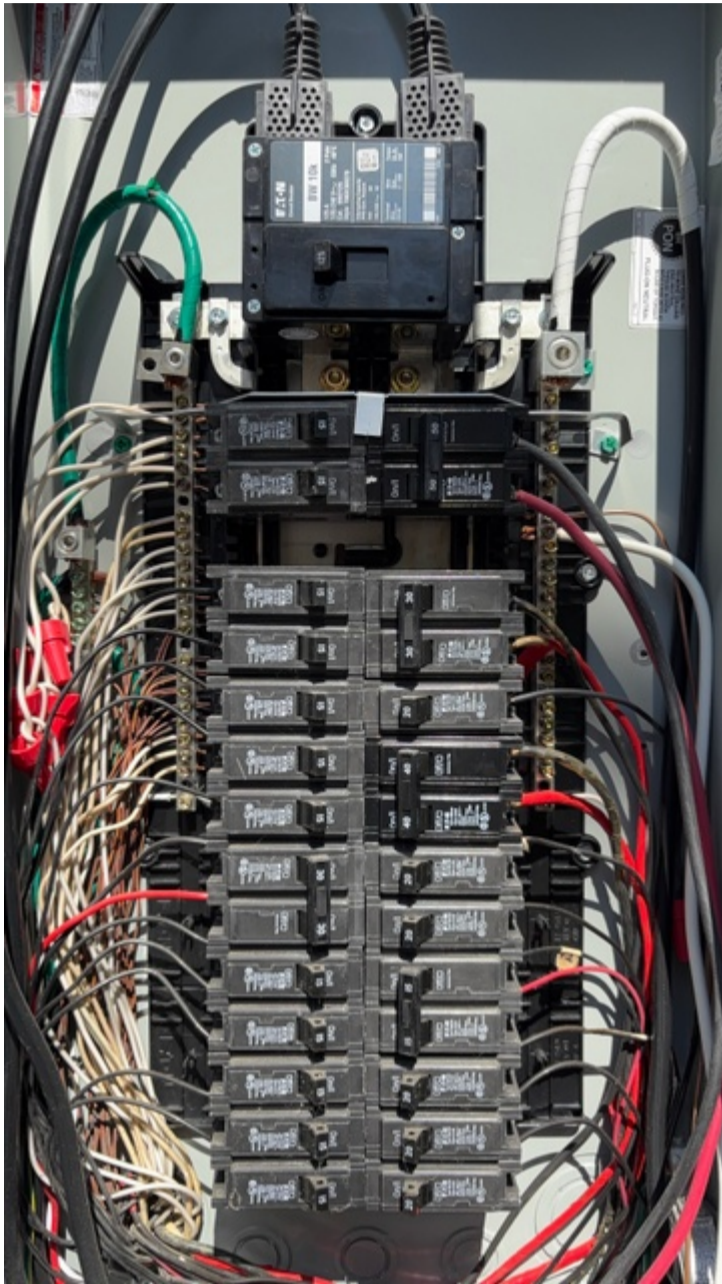


⚠️ Safety deficiency

Neutral / Ground Shared Bus Bar

The neutral (white wire) and equipment grounding conductors (bare wire) terminate under the same lug. Recommend further evaluation by a qualified professional.

Branch Wiring photos / videos

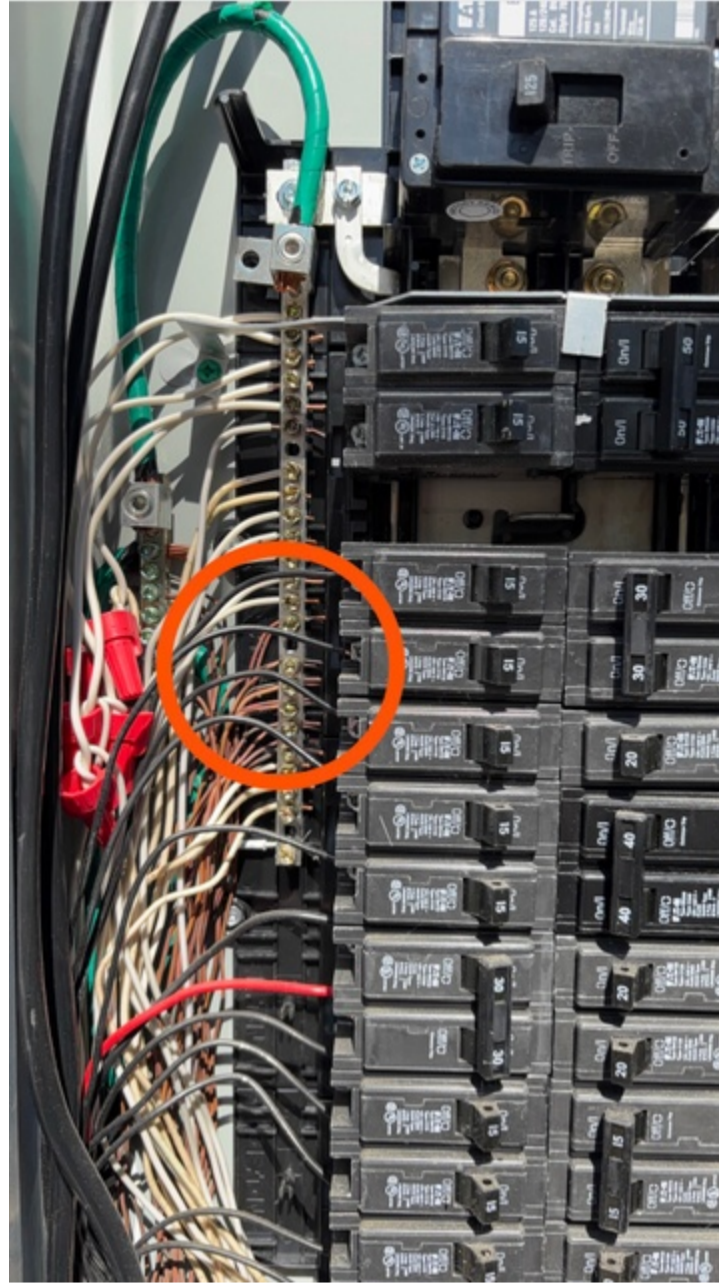
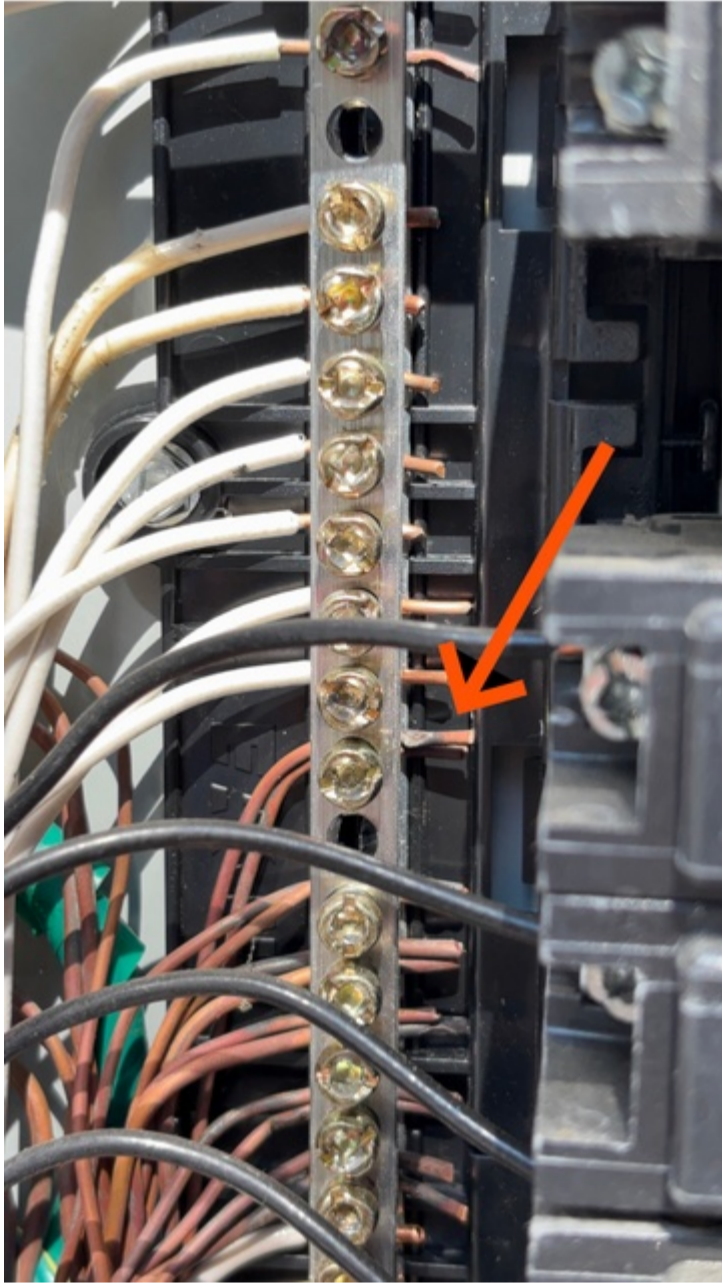


+ Safety deficiency

Scorched Wire(s)

One or more wire(s) are scorched. Recommend further evaluation by a qualified professional.

Branch Wiring photos / videos



Smoke / Carbon Monoxide Detectors

🔍 1 Issue

Required CO / Smoke Detectors Observed

Yes

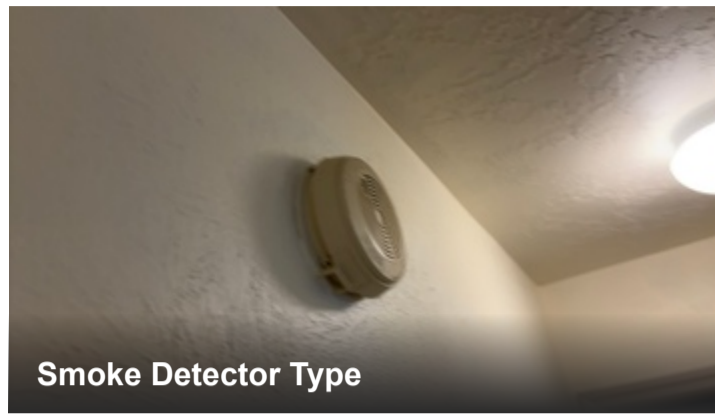
Smoke Detector Type

Battery Operated

Carbon Monoxide Detector Type

Battery Operated

Smoke / Carbon Monoxide Detectors photos / videos

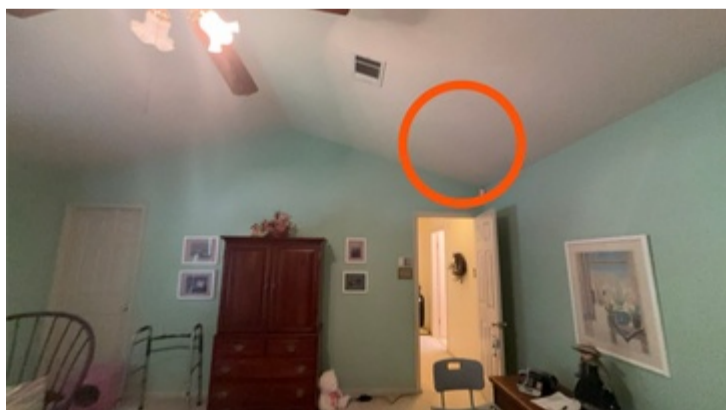
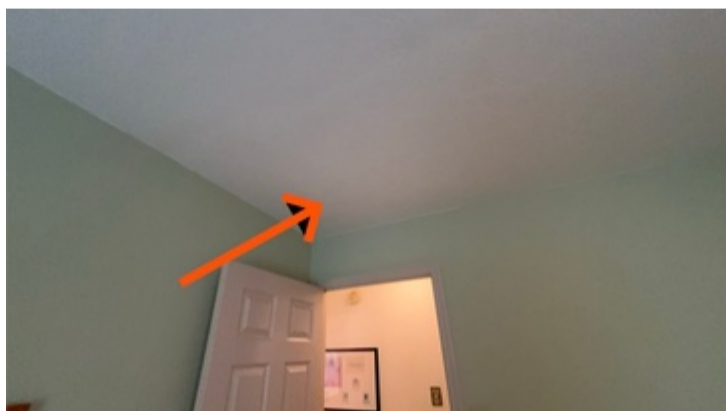
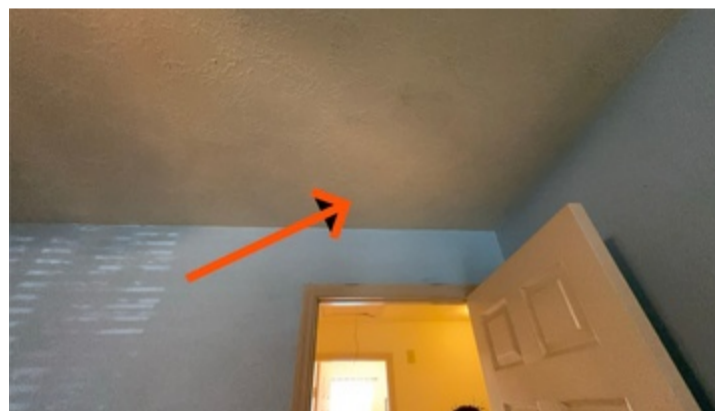
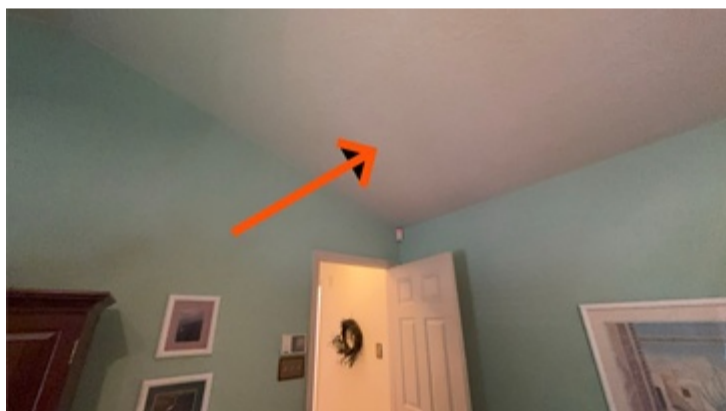


 **Safety deficiency**

Missing Smoke Detector(s)

The amount of smoke detectors on the property does not meet the residential requirements. Recommend further evaluation by a qualified professional.

Smoke / Carbon Monoxide Detectors photos / videos



Solar

 Not present

Solar photos / videos

Electrical Subpanel

Electrical Subpanels, Grounding, Main Overcurrent Device

 Not present

Electrical Subpanels, Grounding, Main Overcurrent Device
photos / videos

Subpanel Branch Wiring

 Not present

Subpanel Branch Wiring photos / videos

Miscellaneous Property Information 🔍 2 Issues

🔍 2 Issues

Hazardous Conditions Observed

No

Pest Infestation Observed

No

Odor Type Observed

Not Present

Air Sealing Observed

No

Incompatible / Clashing Flooring Materials Observed

No

Homeowner Unavailable for Access

Yes

Additional Information

N/A

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

 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.

10210 Crooks Way Ct Houston, Texas 77065 - October 11, 2025