

15202 Sunlight Bay Ct

Cypress, Texas 77429



✉ hello@inspectify.com

Client	Rwa / Pf 2023 1
Reference id	a4xPd000003OfI3IAC
Type	Home Inspection and Floor Plan Report - 15202 Sunlight Bay Ct
Inspected by	Rio Bravo - Inspectify Pro - Houston
State license	TREC 22388
InterNACHI	17031522
Scheduled	January 2, 2026, 10:30 AM CST
Completed	January 2, 2026, 3:59 PM CST

 13 repair

 15 monitor

 25 limitation

 6 Inspectify flag

System	Subsystem	Issues identified
Home Inspection Details	Home Inspection Details	 <u>Neighborhood Commentary: Not Present</u>
Unit Details	Unit	 <u>Bathroom Count, Half: Not Present</u>
Surroundings	Driveways / Walkways	 <u>Minor Cracks in the Driveway</u>
	Fences / Gates	 <u>Leaning Fence</u>
		 <u>Damaged / Missing Fence Boards</u>
		 <u>Improperly Latching Gate</u>
Exterior	Siding / Trim	 <u>Exterior Fixture Needs Caulking</u>
		 <u>Corroded Brick Lintel(s)</u>
		 <u>Minor Exterior Cracks</u>
	Windows	 <u>Window Needs Caulking</u>
		 <u>Damaged Screen</u>
		 <u>Deteriorated / Failed Window Seal</u>
		 <u>Windows With Security Bars Count: Not Present</u>
		 <u>Window With Quick Release Count: Not Present</u>
		 <u>Window Treatment Type: Not Present</u>
Roof	Coverings	 <u>Tree Overhanging the Roof</u>
		 <u>Unable to Inspect All Roof Components</u>
Garage	Attached Garage	 <u>Missing / Inoperable Self-Closing Door Hinges</u>
		 <u>Odor Source: Not Present</u>
Structural	Foundation	 <u>Exposed Tendon Anchors</u>
		 <u>Minor Foundation Cracks</u>
		 <u>Minor Foundation Cracks</u>
	Attic	 <u>Water Damage to Roof Deck</u>
		 <u>Could Not See Everything in Attic</u>
Common Areas	Common Room	 <u>Odor Source: Not Present</u>
	Hallway	 <u>Inoperable or Missing Light Bulb</u>
		 <u>Odor Source: Not Present</u>
		 <u>Window Condition: Not Present</u>
	Common Room 2	 <u>Odor Source: Not Present</u>

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System	Subsystem	Issues identified
		 <u>Doors / Casing / Door Stops Condition: Not Present</u>
Laundry Area	Laundry Area	 <u>Odor Source: Not Present</u>
		 <u>Window Condition: Not Present</u>
Kitchen	Kitchen General	 <u>Inoperable or Missing Light Bulb</u>
		 <u>Odor Source: Not Present</u>
	Dishwasher	 <u>Missing Dishwasher High Loop</u>
		 <u>Rusted / Damaged Dishwasher Racks</u>
	Vent Hood	 <u>Vent Hood Filters Missing</u>
Bedrooms	Primary Bedroom	 <u>Damaged or Torn Carpet</u>
		 <u>Flooring Material(s): Not Present</u>
		 <u>Odor Strength</u>
		 <u>Flooring Beyond Repair</u>
	Bedroom 2	 <u>Odor Source: Not Present</u>
	Bedroom 3	 <u>Damaged or Torn Carpet</u>
		 <u>Flooring Material(s): Not Present</u>
		 <u>Odor Strength</u>
		 <u>Flooring Beyond Repair</u>
Bathrooms	Primary Bathroom	 <u>Odor Source: Not Present</u>
	Bathroom 2	 <u>Inoperable or Missing Light Bulb</u>
		 <u>Odor Source: Not Present</u>
		 <u>Window Condition: Not Present</u>
HVAC	Cooling	 <u>Missing or Damaged HVAC Line Insulation</u>
		 <u>Rusting or Damaged HVAC Drip Pan</u>
Plumbing	Main Water Supply	 <u>Plumbing Not Fully Visible</u>
Electrical	Electrical Panels, Grounding, Main Overcurrent Device	 <u>Debris in Electrical Panel</u>
	Branch Wiring	 <u>Unable to Inspect All of the Wiring</u>
Miscellaneous Property Information	Miscellaneous Property Information	 <u>Pet Odor Present</u>
		 <u>Additional Information: Not Present</u>
		 <u>Homeowner Unavailable for Access</u>
		 <u>Incompatible / Clashing Flooring Materials Observed</u>

Home Inspection Details

 1 Issue

Neighborhood Commentary

Not Present

Nonresidential Use

No

Renovations / Upgrades in the Past 15 Years

No

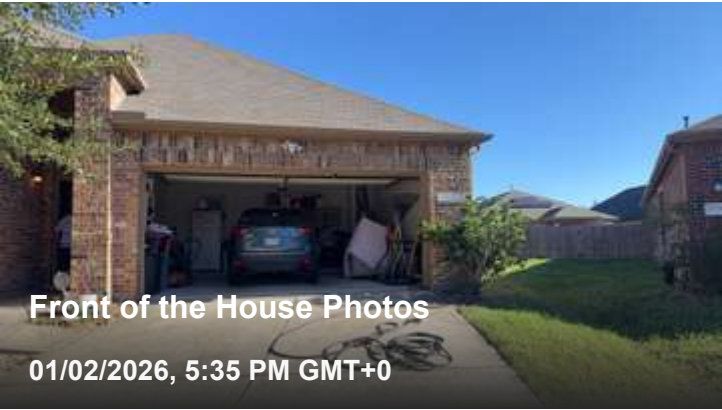
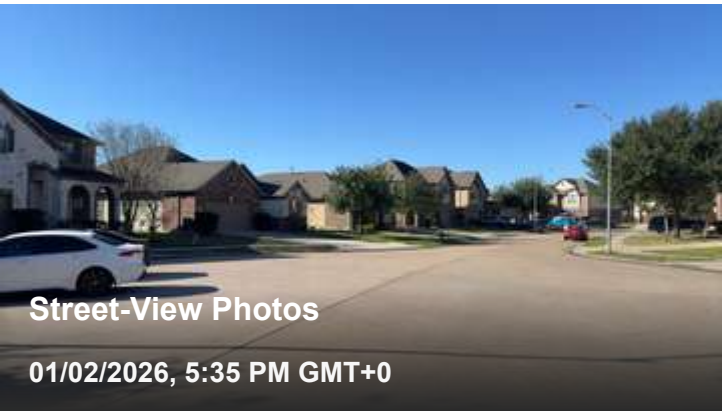
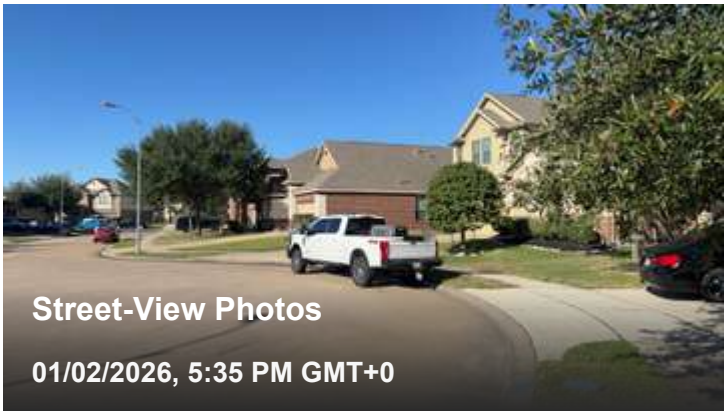
Additions / Conversions Observed

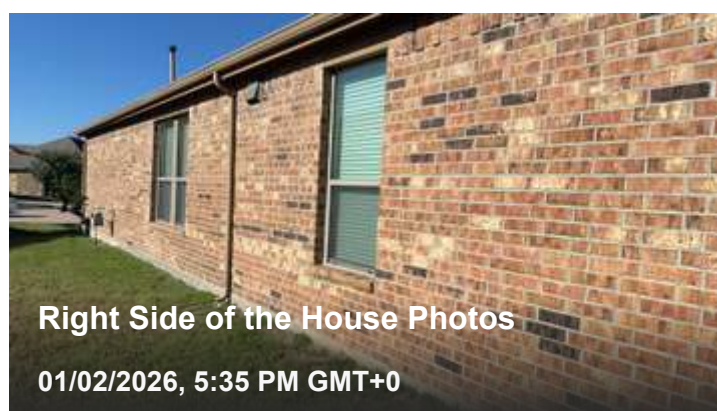
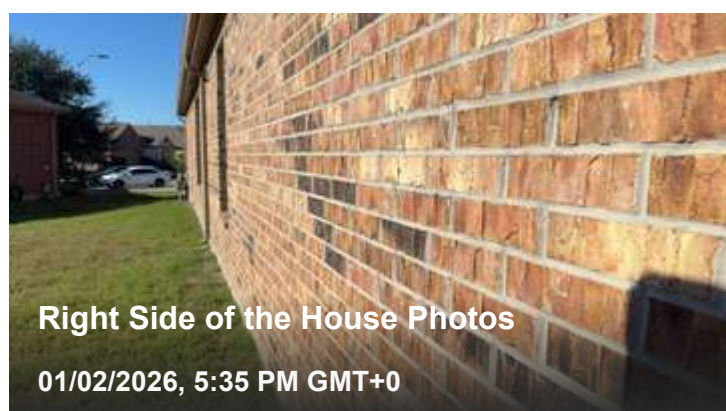
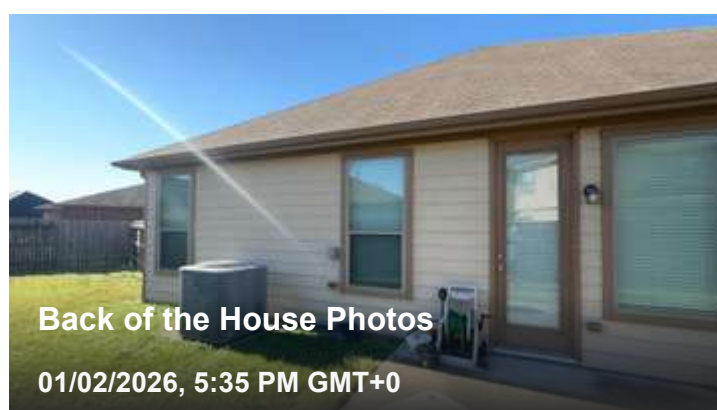
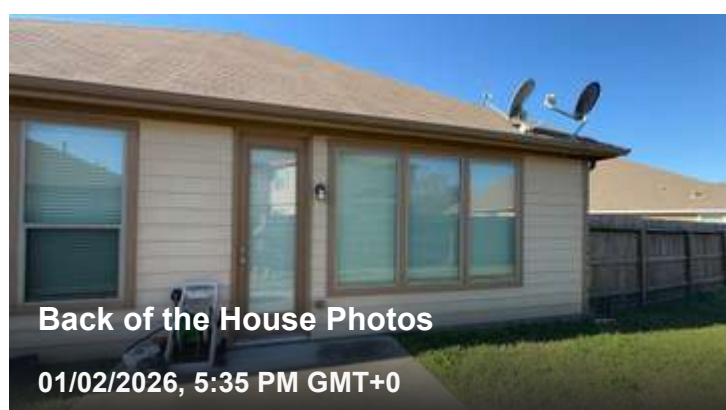
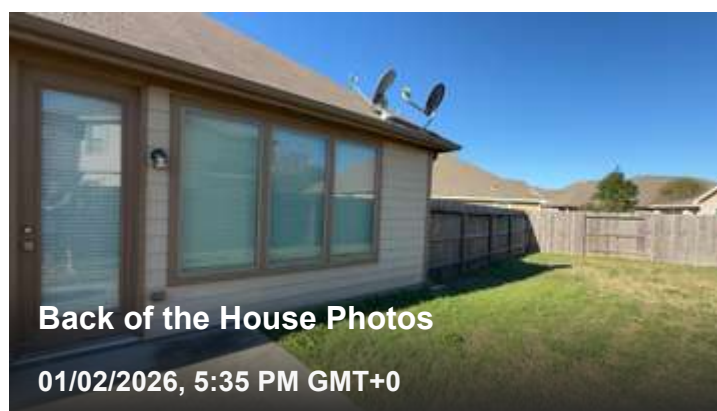
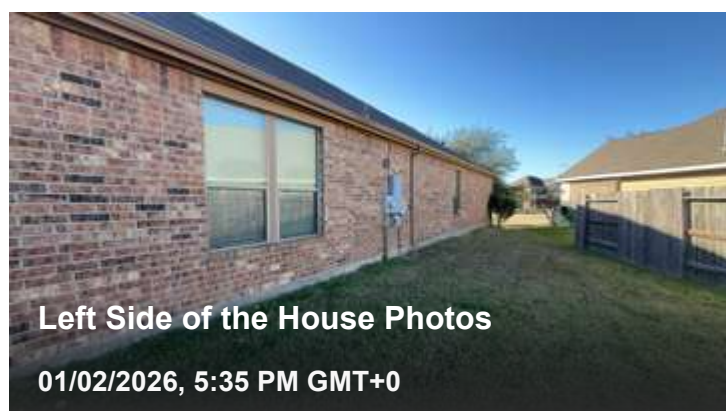
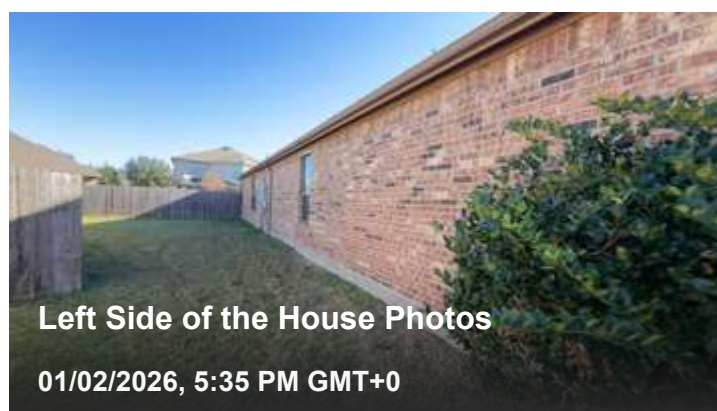
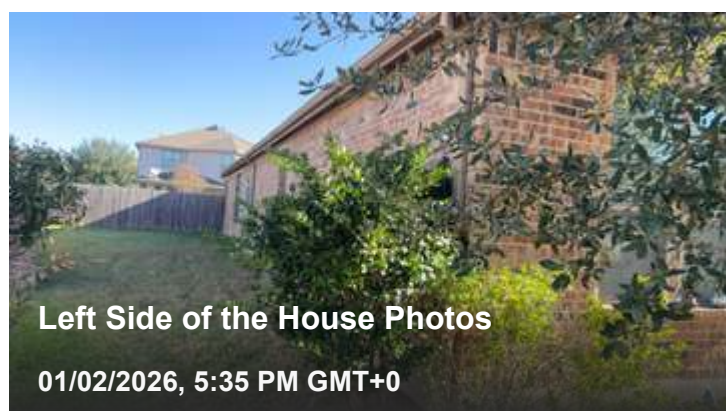
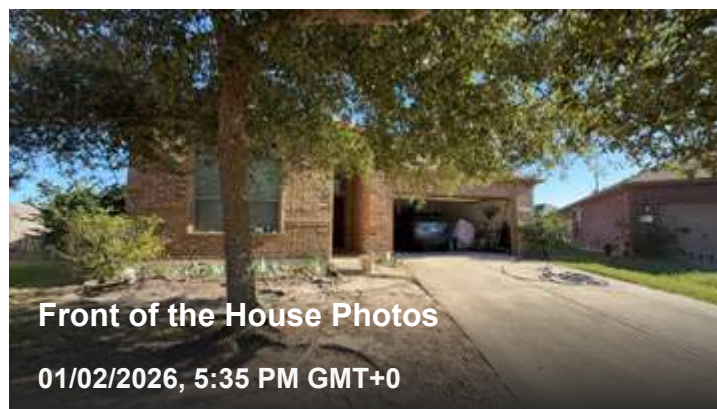
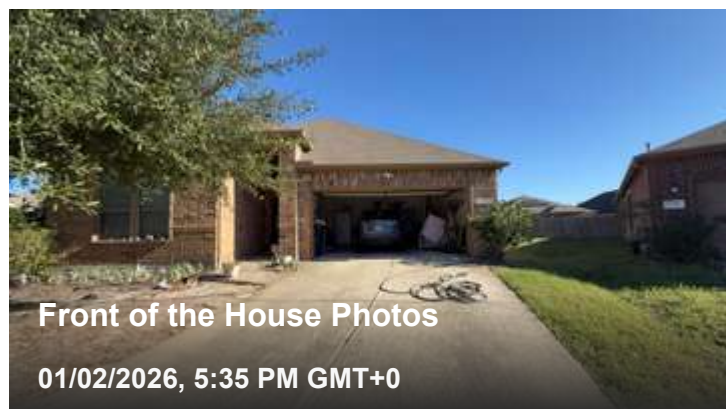
No

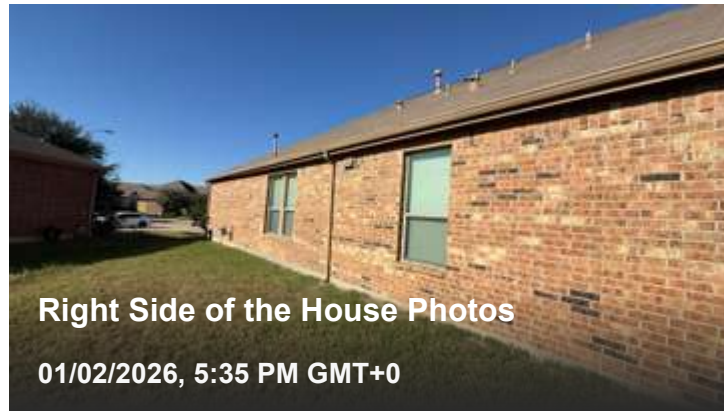
Repairs / Renovations in Progress

Flooring

Home Inspection Details photos / videos







 Limitation

Neighborhood Commentary: Not Present

The object / room is not present.

Limitation photos / videos

Unit Details

 1 Issue

Unit

 1 Issue

Occupancy Status

Occupied

Bedroom Count

3 bedroom(s)

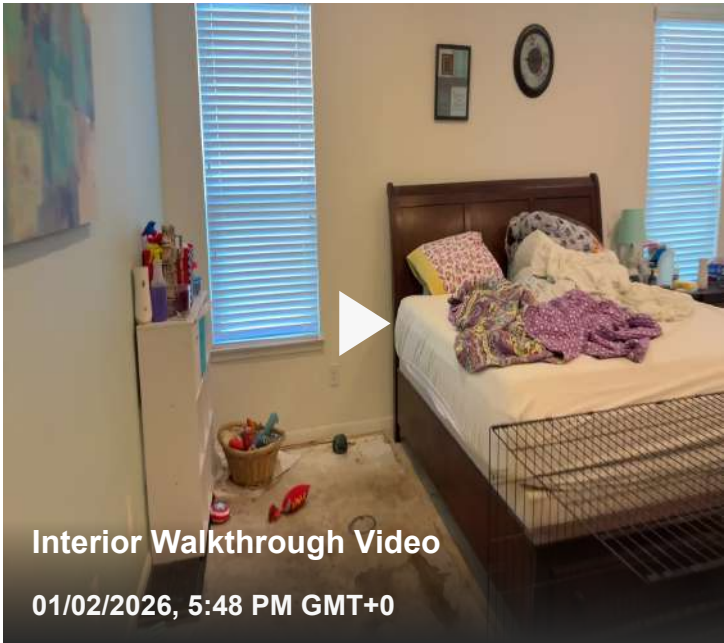
Bathroom Count, Half

Not Present

Bathroom Count, Full

2 bathroom(s)

Unit photos / videos



 Limitation

Bathroom Count, Half: Not Present

The object / room is not present.

Limitation photos / videos

Surroundings 🔍 4 Issues

Driveways / Walkways

🔍 1 Issue

Driveway Access Issues

No

Driveway / Walkway Condition

Fair (Some Repairs)

Driveway / Walkway Material(s)

Concrete

Driveways / Walkways photos / videos



Monitor deficiency

Minor Cracks in the Driveway

The driveway has minor cosmetic cracks.

Driveways / Walkways photos / videos



Fences / Gates



3 Issues

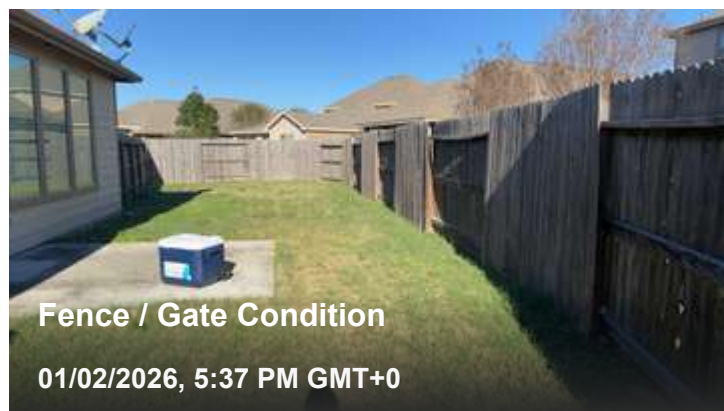
Fence Material(s)

Wood

Fence / Gate Condition

Fair (Some Repairs)

Fences / Gates photos / videos



Repair deficiency

Leaning Fence

The fence is leaning.

Fences / Gates photos / videos



 Repair deficiency

Damaged / Missing Fence Boards

One or more fence boards are missing or damaged.

Fences / Gates photos / videos



 Repair deficiency

Improperly Latching Gate

The gate does not latch.

Fences / Gates photos / videos



Landscaping

✓ No issues

Proper Grading Observed

Yes

Front Yard Condition

Good

Left Side Yard Condition

Good

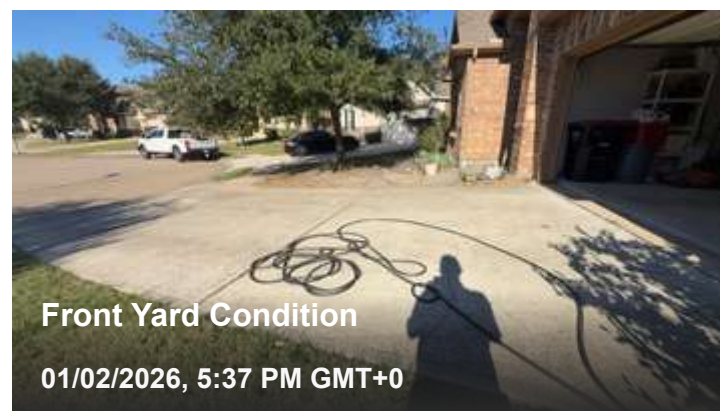
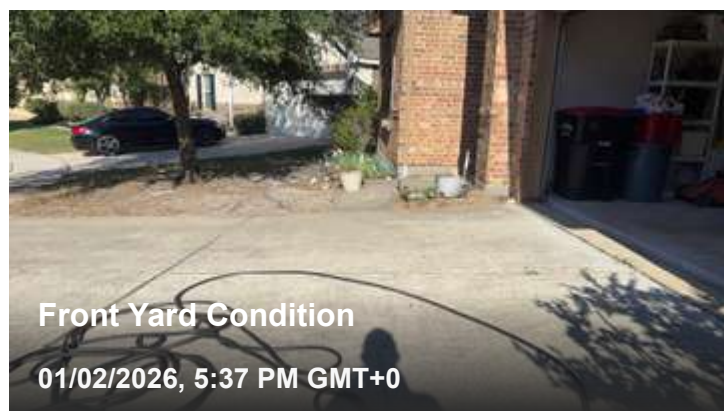
Back Yard Condition

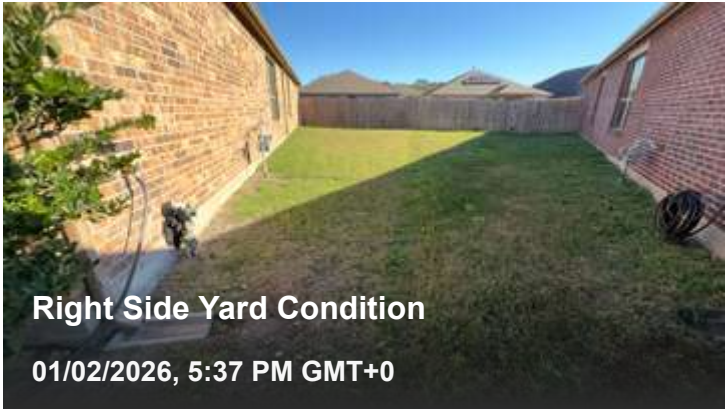
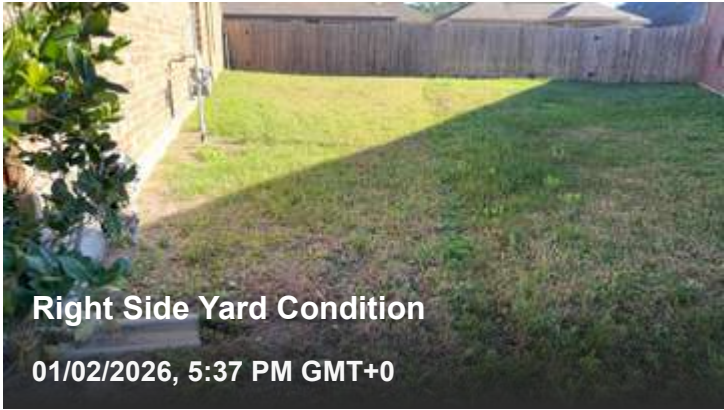
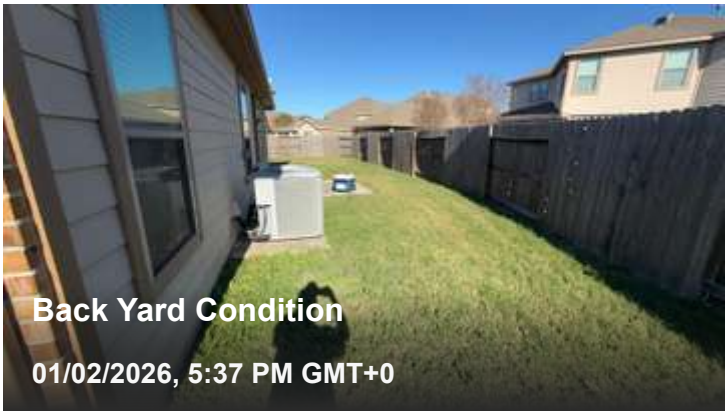
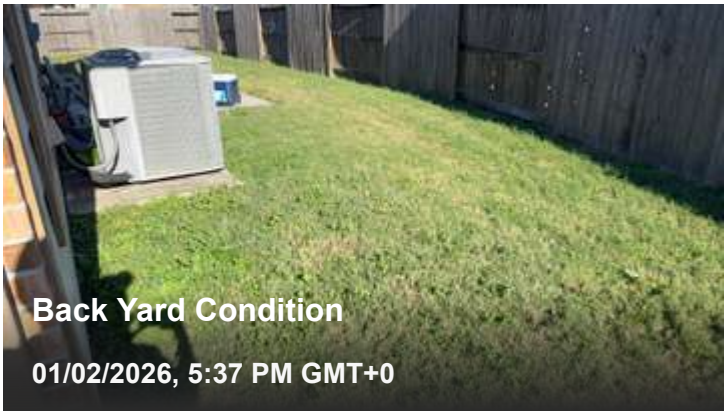
Good

Right Side Yard Condition

Good

Landscaping photos / videos





Porch

✓ No issues

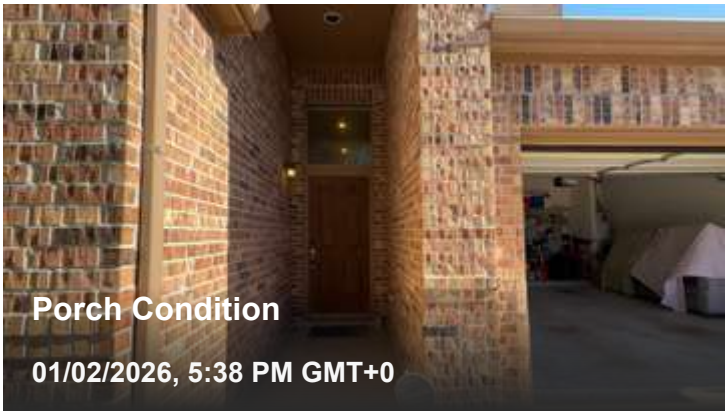
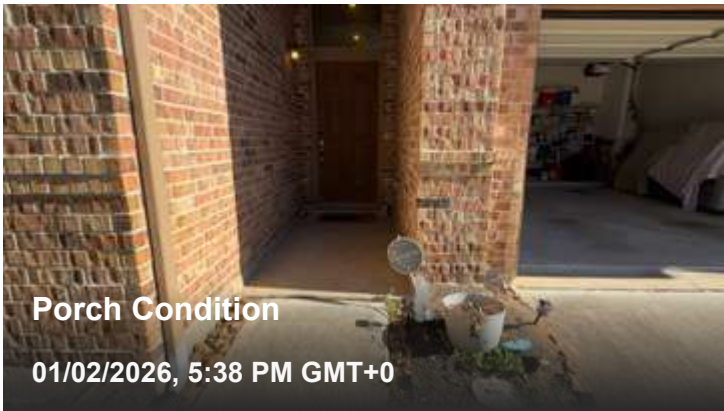
Porch Type

Covered Porch

Porch Condition

Good (Cosmetic Issues Only)

Porch photos / videos



Patio

✓ No issues

Patio Condition

Good (Cosmetic Issues Only)

Patio Material(s)

Concrete

Patio photos / videos



Additional Site Amenities

🚫 Not present

Additional Site Amenities photos / videos

Utilities

✓ No issues

Electric Meter Condition

Good (Cosmetic Issues Only)

Utilities photos / videos





Exterior

 9 Issues

Siding / Trim

 3 Issues

Siding Condition

Fair (Some Repairs)

Siding Material(s)

Fiber Cement, Brick

Exterior Paint Condition

Good (Cosmetic Issues Only)

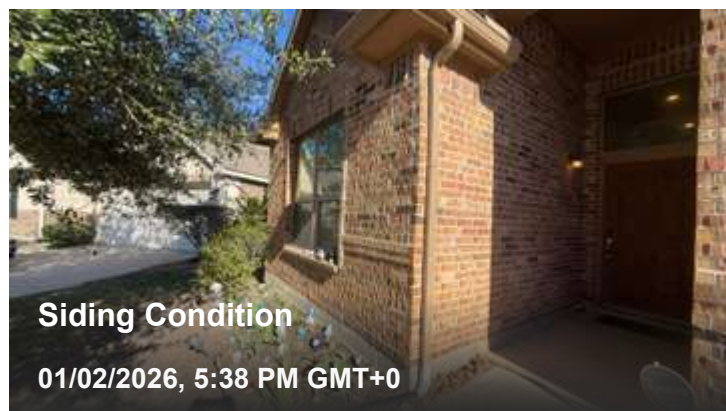
Exterior Trim Condition

Good (Cosmetic Issues Only)

Trim Material(s)

Engineered Wood, Wood

Siding / Trim photos / videos



Repair deficiency

Exterior Fixture Needs Caulking

There is no sealant around an exterior fixture.

Siding / Trim photos / videos





Monitor deficiency

Corroded Brick Lintel(s)

There are corroded brick lintels.

Siding / Trim photos / videos



Monitor deficiency

Minor Exterior Cracks

There are minor cosmetic cracks throughout the exterior.

Siding / Trim photos / videos



Gutters

✓ No issues

Gutter / Downspout Condition

Good (Cosmetic Issues Only)

Gutter / Downspout Material(s)

Aluminum

Gutters photos / videos



Eaves, Soffits, and Fascia

✓ No issues

Eaves / Soffits / Fascia Condition

Good (Cosmetic Issues Only)

Eaves / Soffits / Fascia Material(s)

Fiber cement board

Eaves, Soffits, and Fascia photos / videos



Windows

 6 Issues

Window Count

14 windows

Window Condition

Fair (Some Repairs)

Windows With Security Bars Count

Not Present

Window With Quick Release Count

Not Present

Window Release Mechanism operational?

Yes

Number of Panes

Double Pane

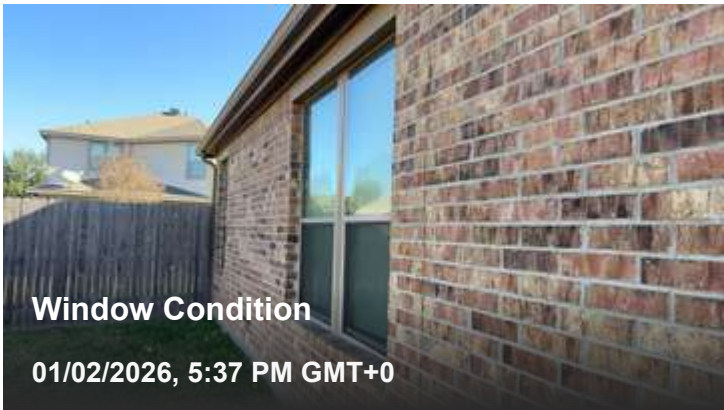
Frame Type

Vinyl

Window Treatment Type

Not Present

Windows photos / videos



 **Repair deficiency**

Window Needs Caulking

One or more windows need caulking.

Windows photos / videos



Monitor deficiency

Damaged Screen

One or more window screens are damaged.

Windows photos / videos





Monitor deficiency

Deteriorated / Failed Window Seal

One or more windows have condensation between the window panes.

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 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, Steel

Exterior Doors photos / videos



Dryer Exhaust

✓ No issues

Dryer Vent / Exhaust Condition

Good (Cosmetic Issues Only)

Dryer Exhaust photos / videos



Pool

 Not present

Pool photos / videos

Exterior photos / videos



Roof

 2 Issues

Coverings

 2 Issues

Roof Inspection Method

Viewed from Roof Level

Roof Covering Condition

Fair (Some Repairs)

Roof Covering Material(s)

Asphalt Shingles

Roof Layer Count

1 layers

Previous / Partial Roof Repairs Observed

No

Estimated Roof Age

10 year(s)

Estimated Roof Life Remaining

Less than 5 Years

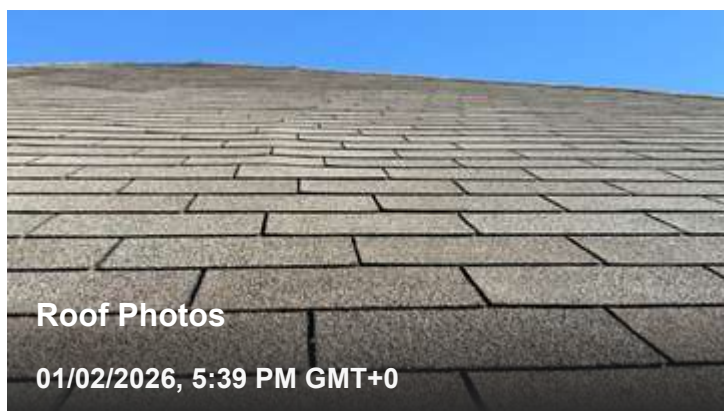
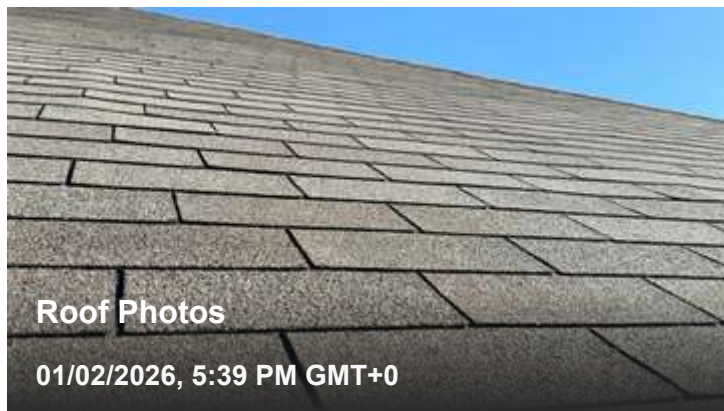
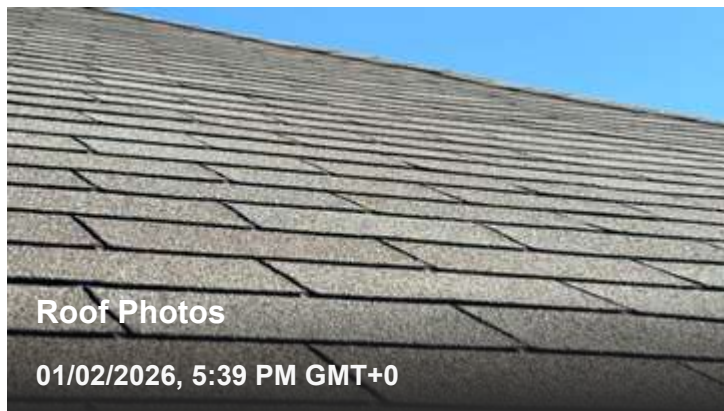
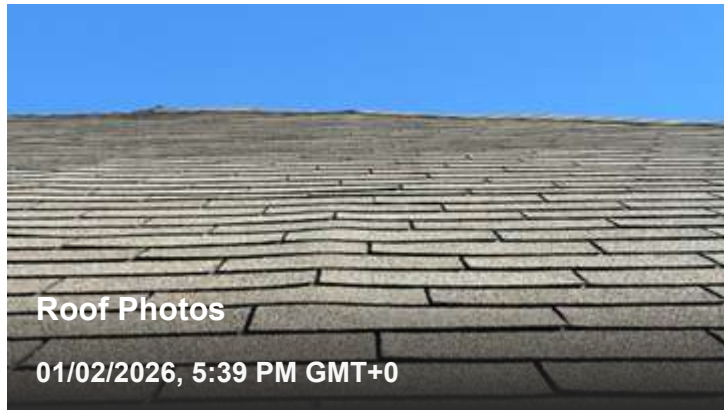
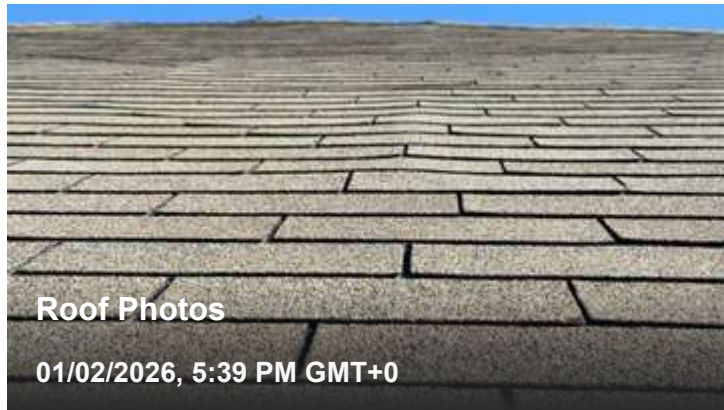
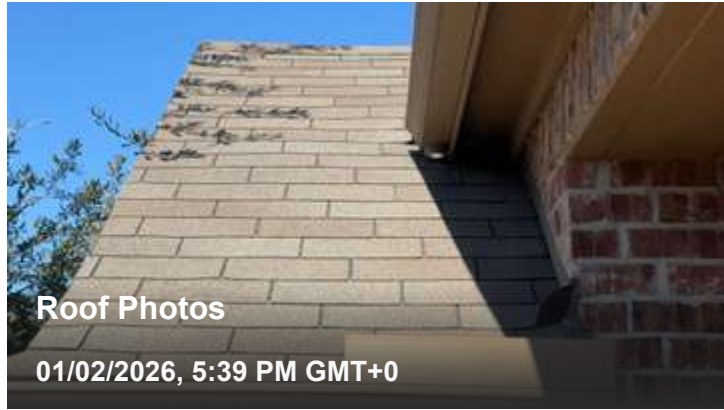
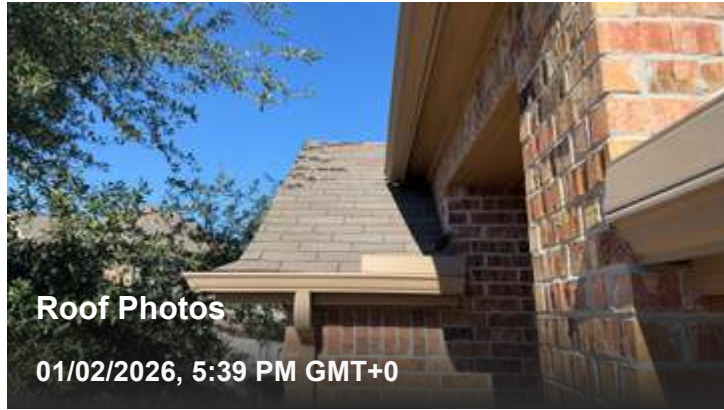
Evidence of Hail / Wind Damage

No

Evidence of Roof Leaks

No

Coverings photos / videos



 **Repair deficiency**

Tree Overhanging the Roof

One or more tree branches(s) are overhanging the roof.

Coverings photos / videos



Limitation

Unable to Inspect All Roof Components

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

Limitation photos / videos

Flashing

 No issues

[View web report](#)

Flashing Condition

Good (Cosmetic Issues Only)

Flashing photos / videos



Chimney

 Not present

Chimney photos / videos

Vents

✓ No issues

Roof Vent(s) Condition

Good (Cosmetic Issues Only)

Roof Vents Material(s)

Steel, PVC

Vents photos / videos

Skylights

🚫 Not present

Skylights photos / videos

Garage

🔍 2 Issues

Attached Garage

🔍 2 Issues

Interior Condition

Fair (Some Repairs)

Odor Strength

No Odor Detected

Odor Source

Not Present

Fire Separation Wall Observed

Yes

Electrical Condition

Good (Cosmetic Issues Only)

Garage Door Condition

Functional

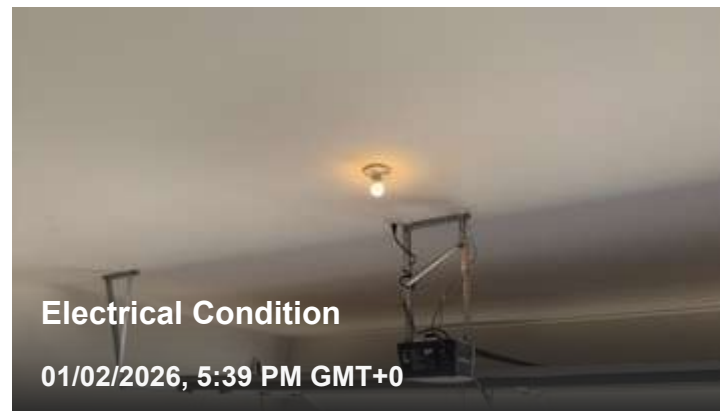
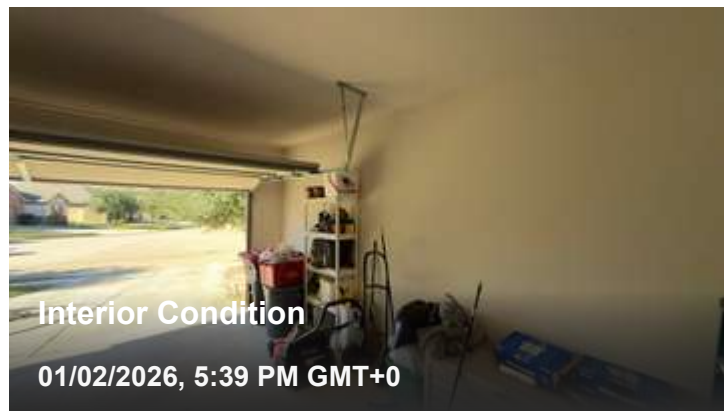
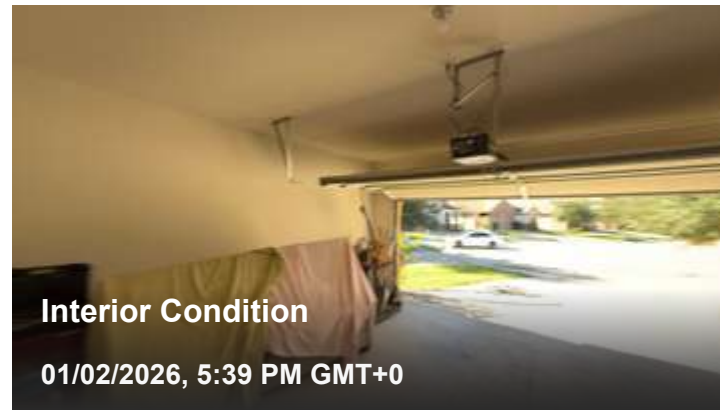
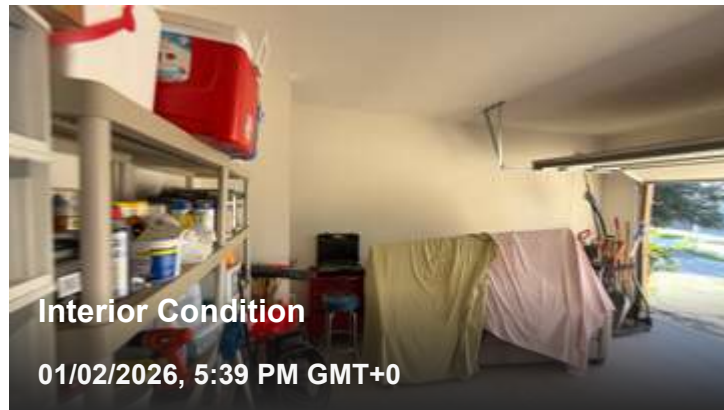
Garage Capacity

2 parking spaces

Garage Converted Into Living Space

No

Attached Garage photos / videos



Monitor deficiency

Missing / Inoperable Self-Closing Door Hinges

The self-closing door hinges are missing / inoperable.

Attached Garage photos / videos



Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Structural

 5 Issues

Foundation

 3 Issues

Foundation Type

Poured Concrete, Slab

Foundation Condition

Fair (Some Repairs)

Foundation Cracks Observed

Yes

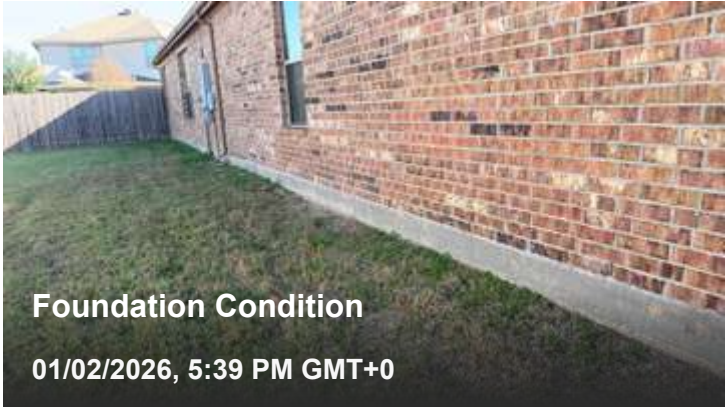
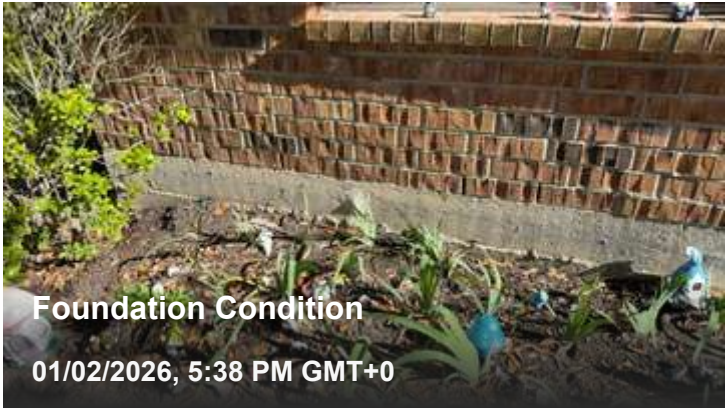
Evidence of Moisture Observed

No

Additional Foundation Concerns

No

Foundation photos / videos



 Repair deficiency

Exposed Tendon Anchors

The cable ends are at risk of corrosion or failure.

Foundation photos / videos



 Monitor deficiency

Minor Foundation Cracks

One or more areas of the foundation have minor cracking.

Foundation photos / videos



Monitor deficiency

Minor Foundation Cracks

One or more areas of the foundation have minor cracking.

Foundation photos / videos



Crawl Space

 Not present

Crawl Space photos / videos

Attic

 2 Issues

Attic Condition

Fair (Some 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

10-12

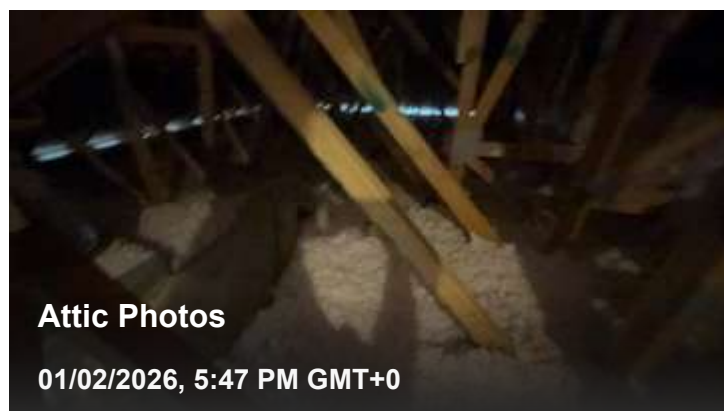
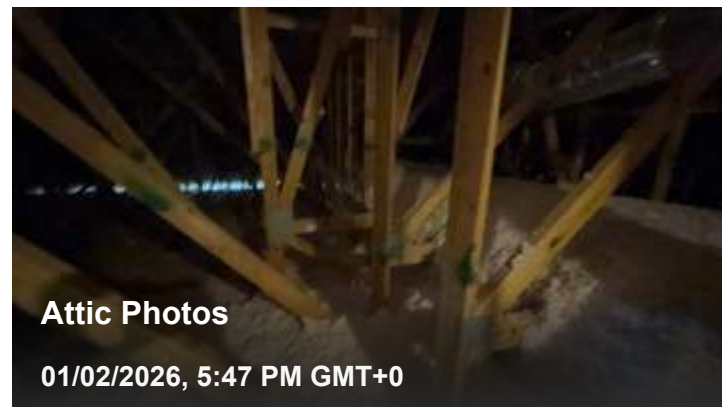
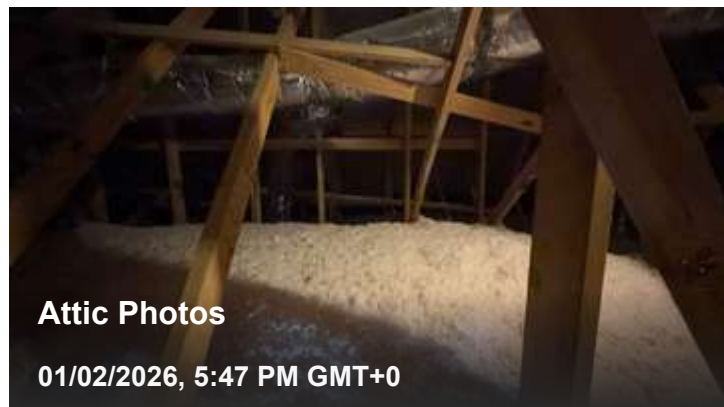
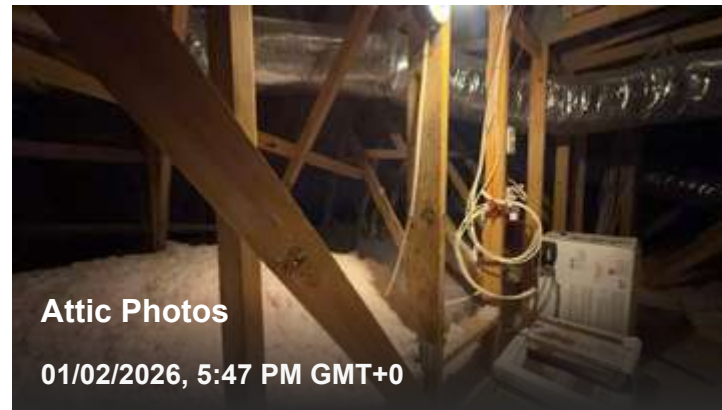
Roof Insulation Depth

0

Percentage of Roof Area Above Attic

100%

Attic photos / videos



Monitor deficiency

Water Damage to Roof Deck

There are signs of water damage to the roof decking.

Attic photos / videos



 Limitation



Could Not See Everything in Attic

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Limitation photos / videos

Finished Basement

 **Not present**

Finished Basement photos / videos

Unfinished Basement

 **Not present**

Unfinished Basement photos / videos

Sump Pump

 **Not present**

Sump Pump photos / videos

Common Areas

 6 Issues

Common Room

 1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

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)

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

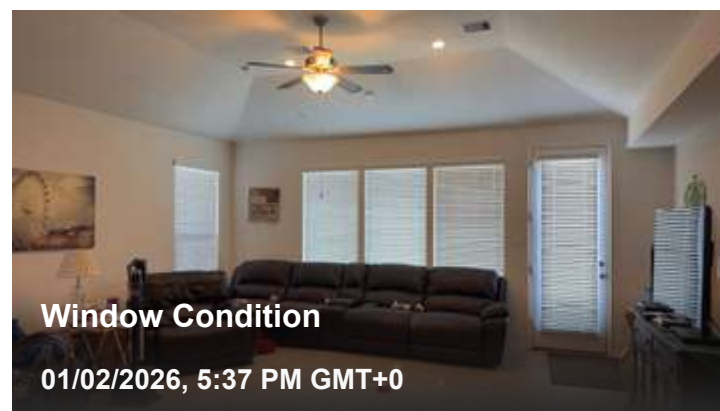
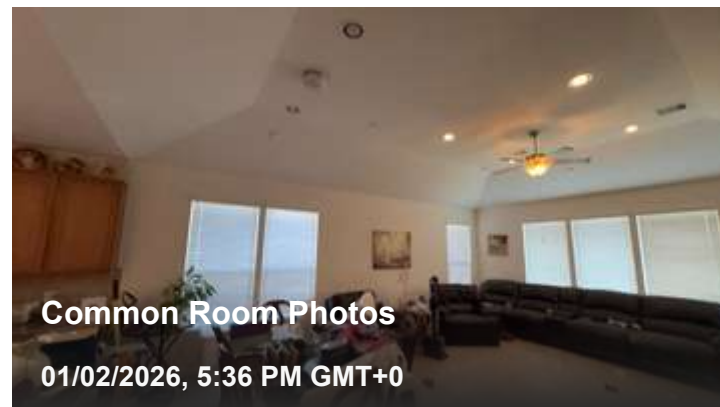
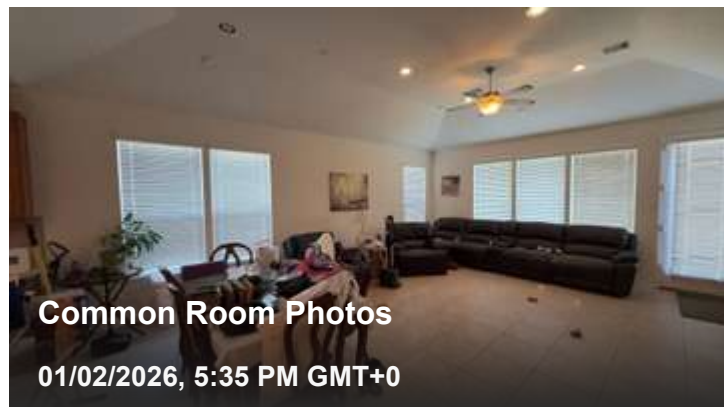
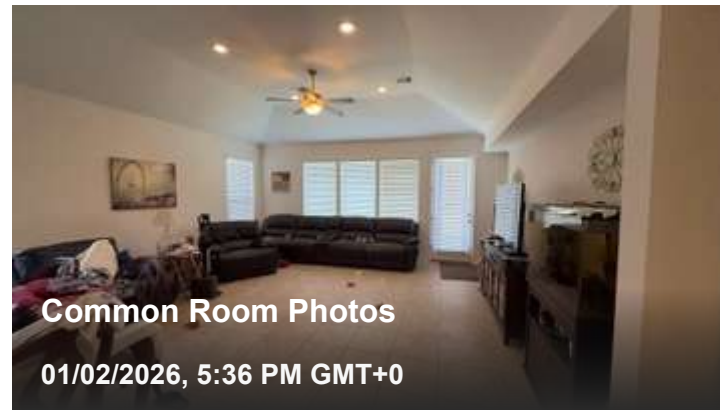
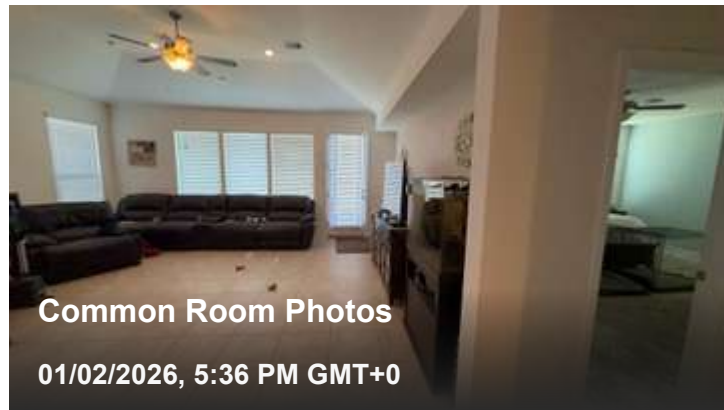
Flooring Material(s)

Tile

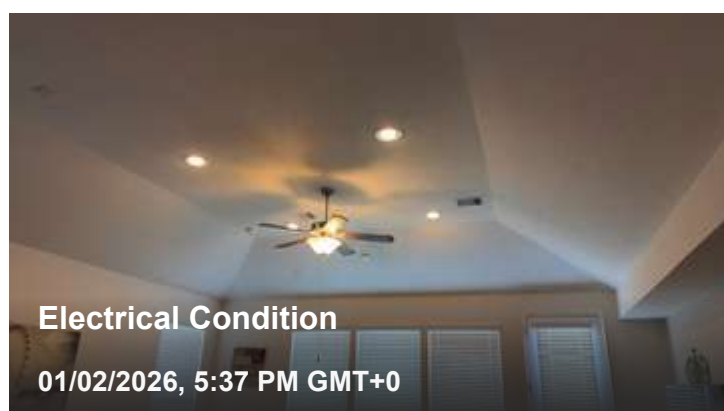
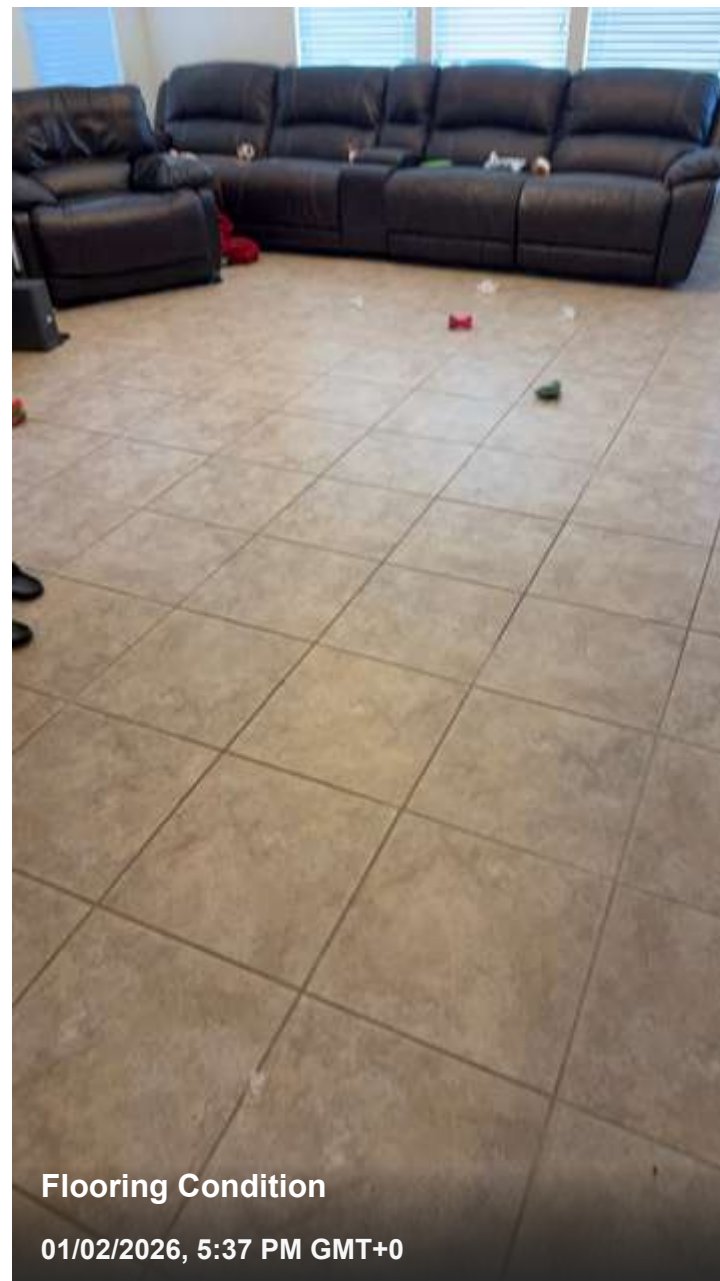
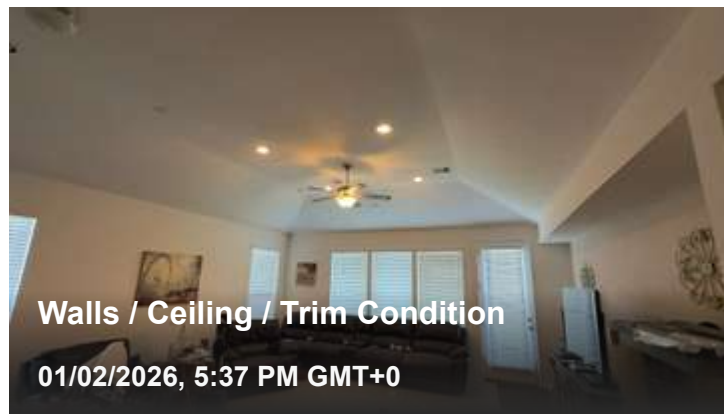
Electrical Condition

Good (Cosmetic Issues Only)

Common Room photos / videos



[View web report](#)



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Hallway

 3 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Doors / Casing / Door Stops Condition

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)

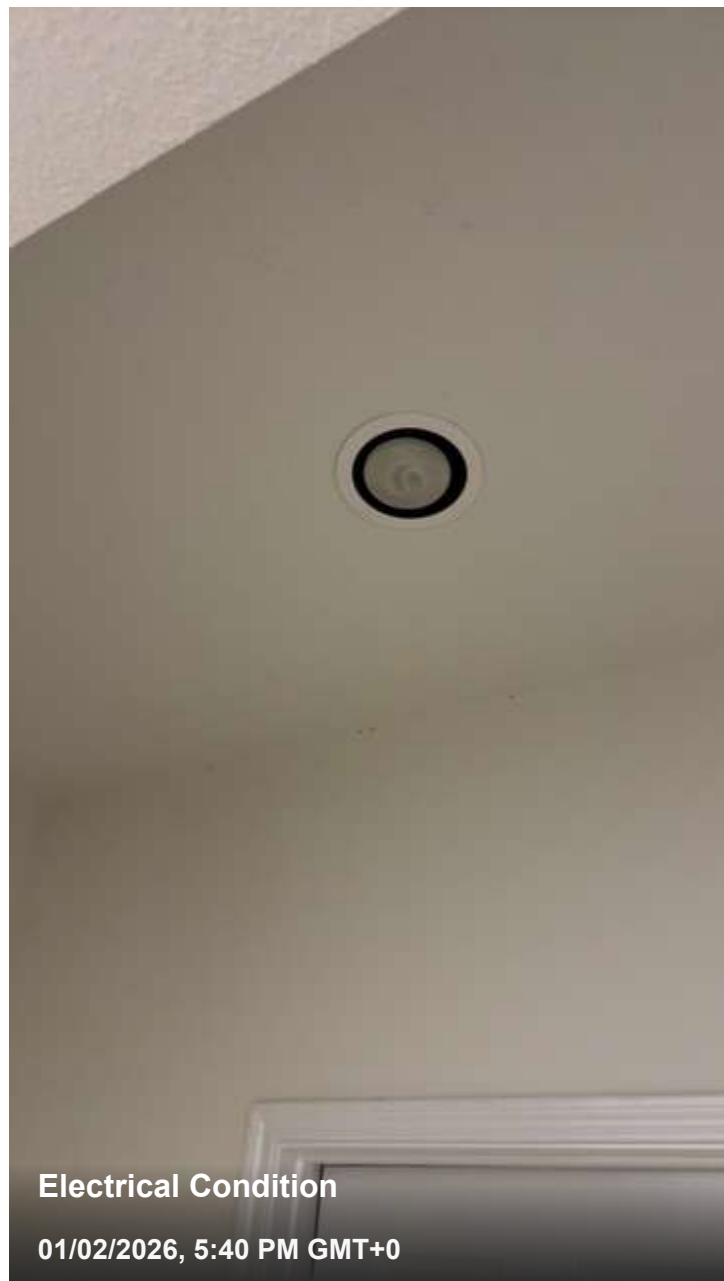
Tile

Electrical Condition

Fair (Some Repairs)

Hallway photos / videos





**Monitor deficiency****Inoperable or Missing Light Bulb**

One or more light bulbs have burnt out or are missing.

Hallway 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

Common Room 2

 **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

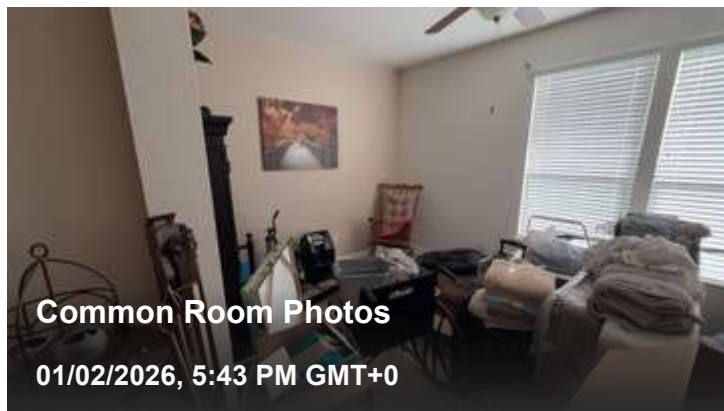
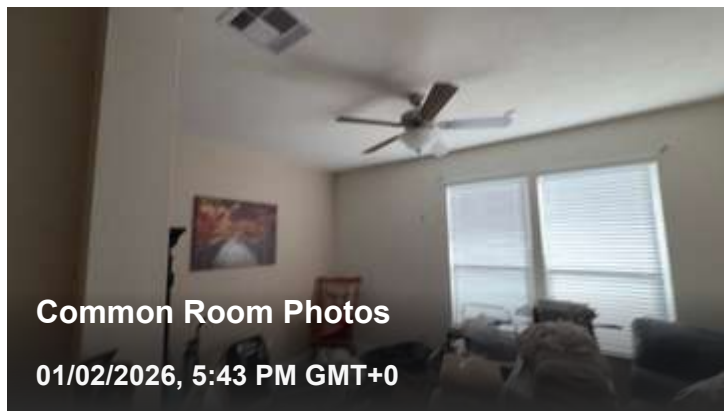
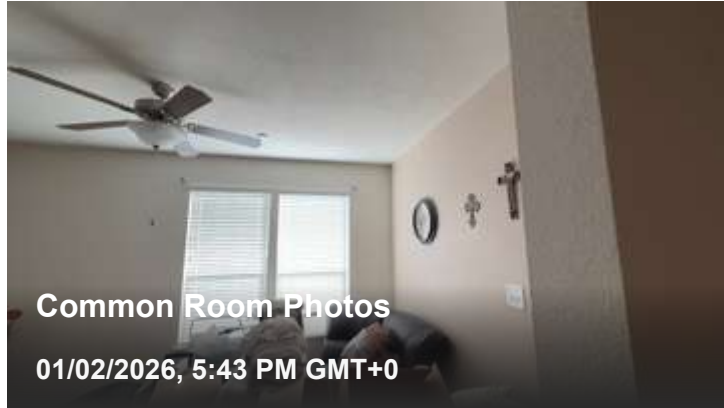
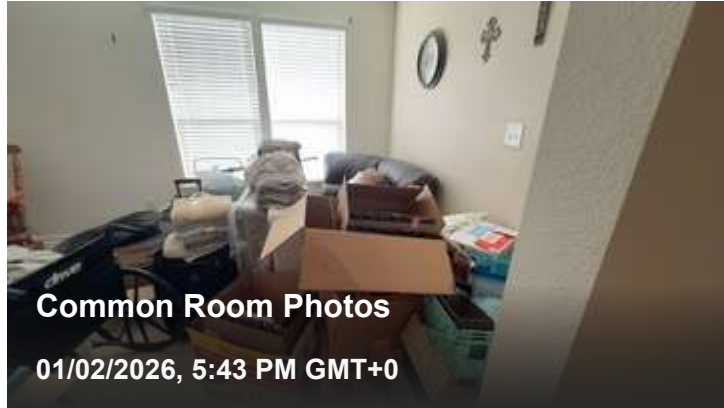
Flooring Material(s)

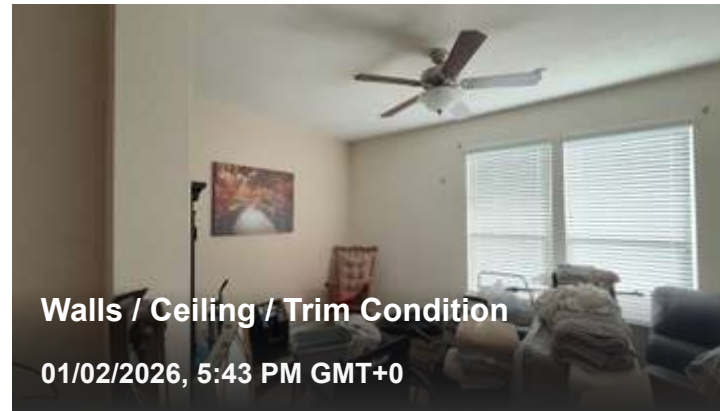
Tile

Electrical Condition

Good (Cosmetic Issues Only)

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

 **Not present**

General 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

Not Present

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Tile

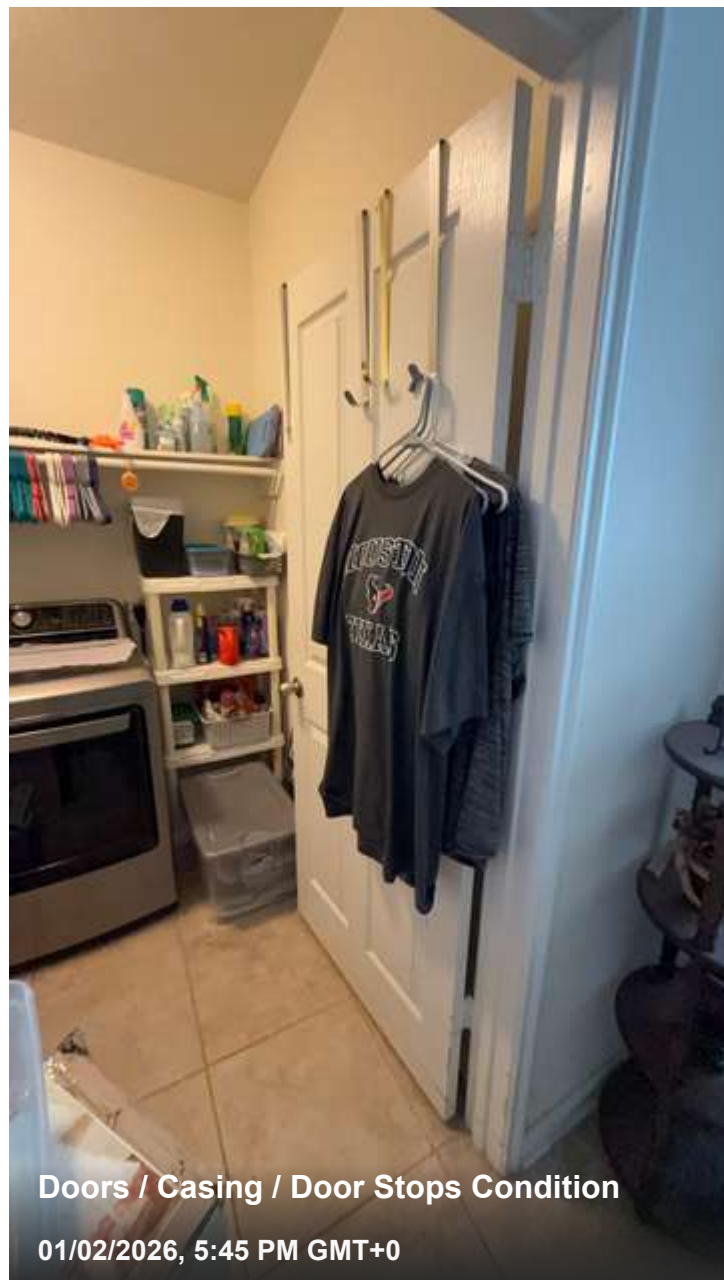
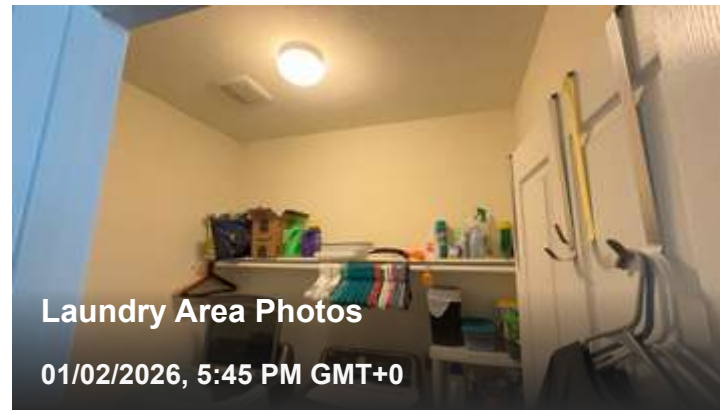
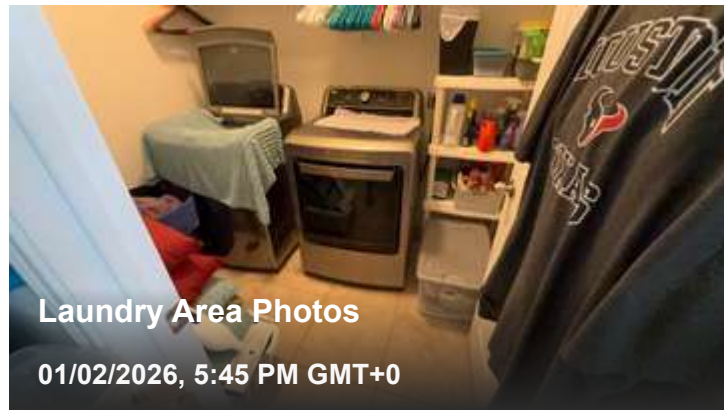
Electrical Condition

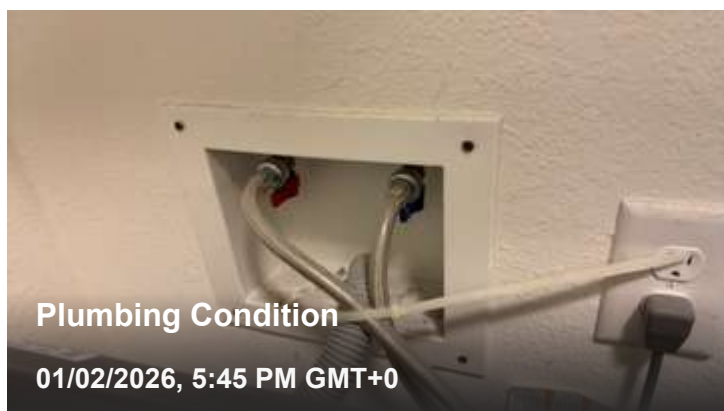
Good (Cosmetic Issues Only)

Plumbing Condition

Good (Cosmetic Issues Only)

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

 No issues

Washer Condition

Functional

Washer Appliance Tag Photo

Washing Machine

Recall status

No

Expected life

11 years

Brand

LG

Estimated remaining life

5.58 years

Manufacture date

August 2020

Model number

WT7300CV

Age

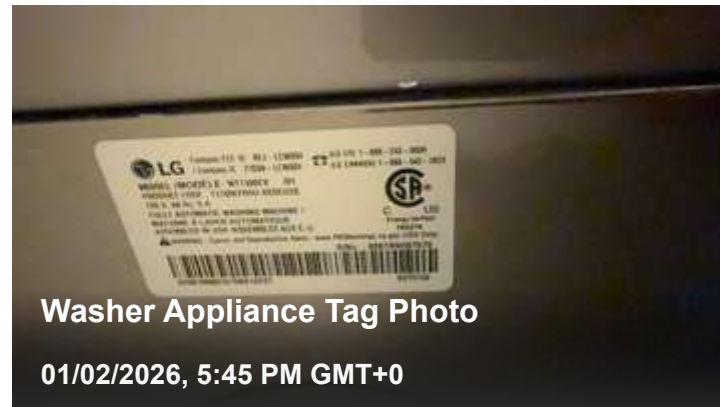
5.42 years

Serial number

008TNNH07679

 Beta Feature

Washer photos / videos



Dryer

✓ No issues

Dryer Condition

Functional

Dryer Appliance Tag Photo

Clothes Dryer

 Beta Feature

Recall status

No

Manufacture date

June 2020

Expected life

13 years

Model number

DLE7300VE

Brand

LG

Age

5.59 years

Estimated remaining life

7.41 years

Serial number

006KWFN40731

Dryer photos / videos



Kitchen

🔍 5 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)

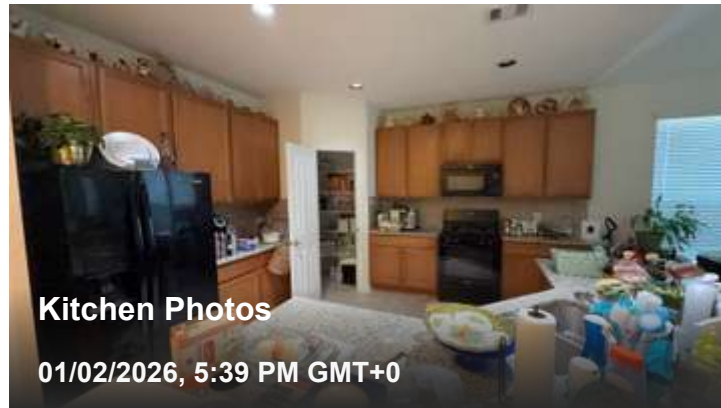
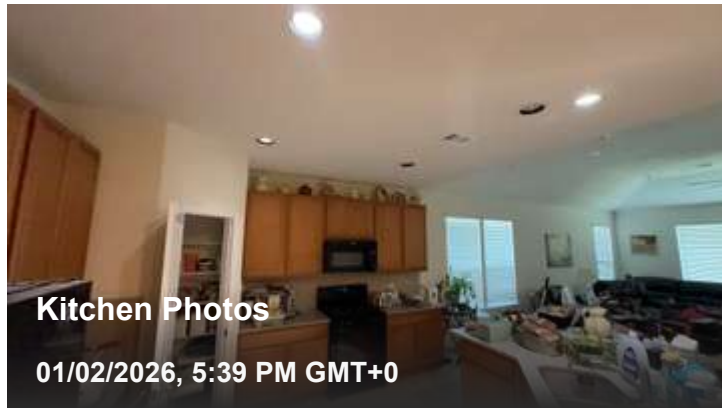
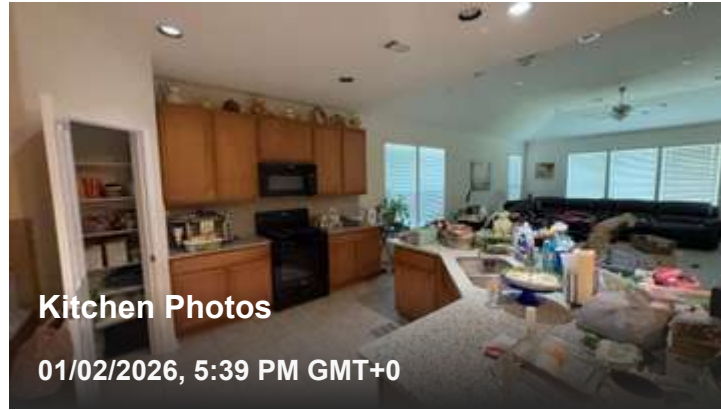
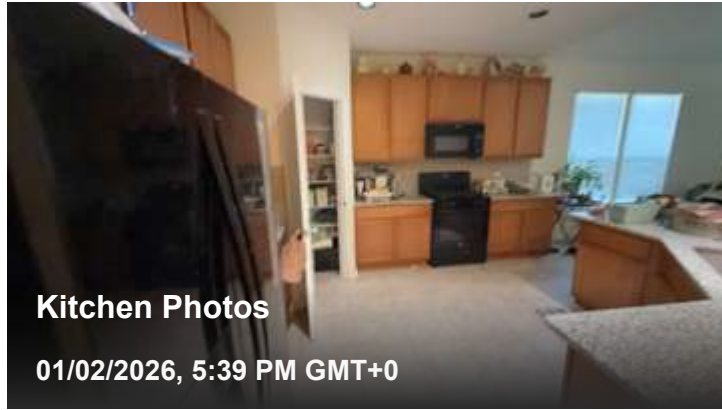
Flooring Beyond Repair

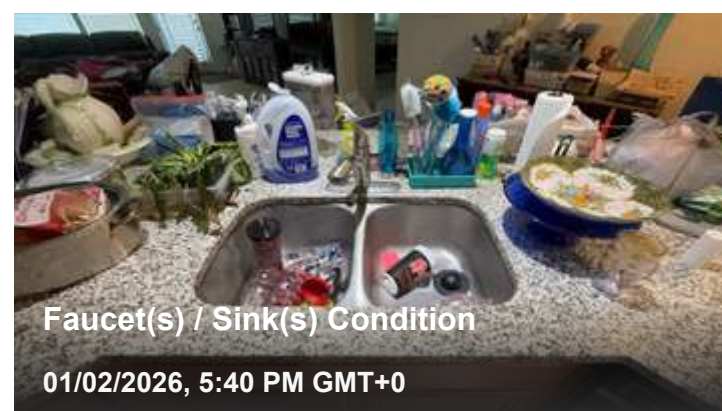
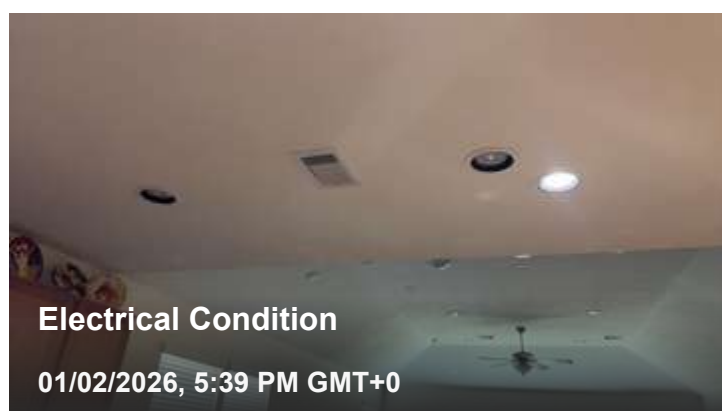
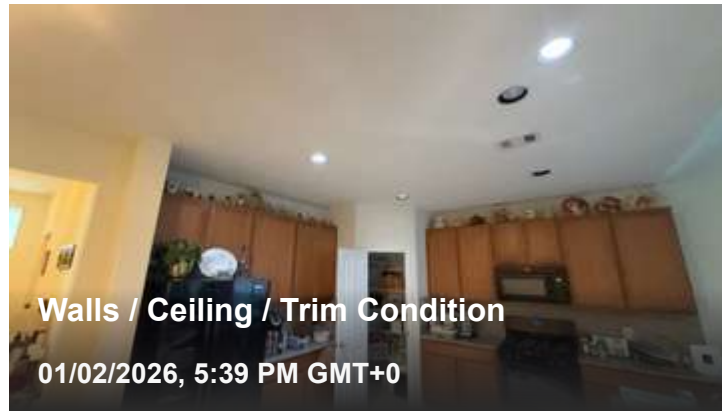
No Flooring Concerns Observed

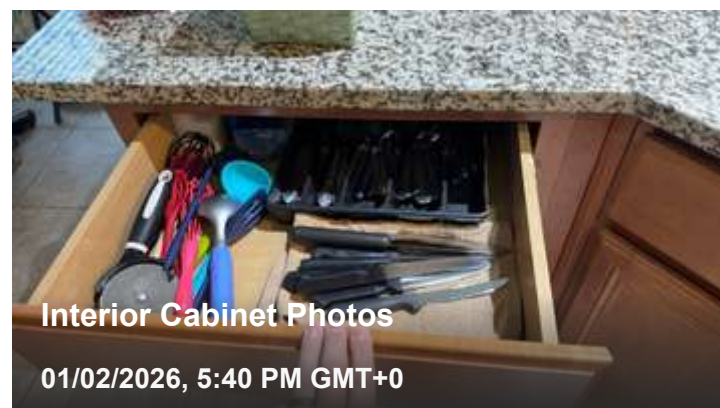
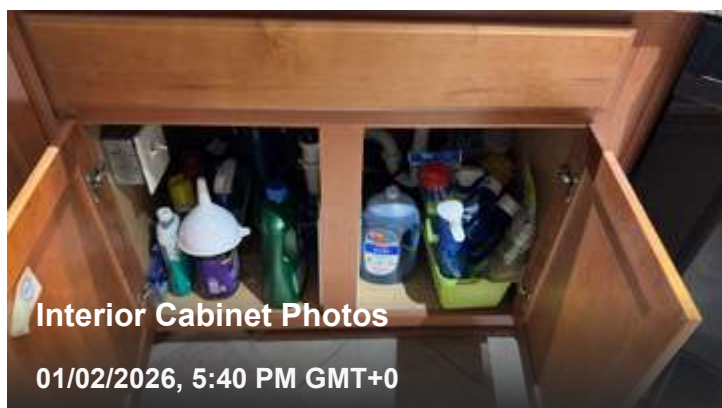
Plumbing Condition

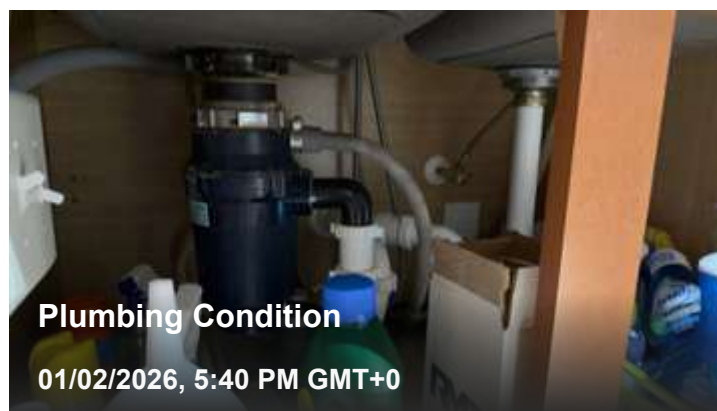
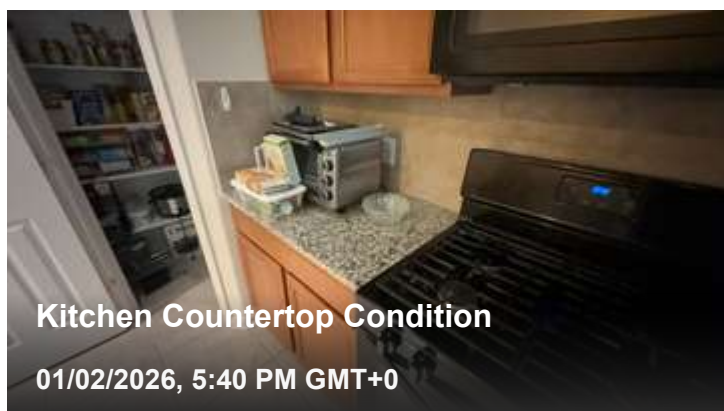
Good (No Leaks but has a Flex Drain)

Kitchen General photos / videos









Monitor deficiency

Inoperable or Missing Light Bulb

One or more light bulbs have burnt out or are missing.

Kitchen General photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Dishwasher

 2 Issues

Dishwasher Condition

Functional With Cosmetic Defects

Dishwasher Appliance Tag Photo

Dishwasher

Recall status

No

Expected life

12 years

Brand

Whirlpool

Estimated remaining life

0.99 years

Manufacture date

January 2015

Model number

WDF320PADB1

Age

11.01 years

Serial number

F50213952

 Beta Feature

Dishwasher photos / videos



Dishwasher Appliance Tag Photo

01/02/2026, 5:40 PM GMT+0



Dishwasher Appliance Tag Photo

01/02/2026, 5:40 PM GMT+0



Repair deficiency

Missing Dishwasher High Loop

The dishwasher plumbing is missing a high loop.

Dishwasher photos / videos



Repair deficiency

Rusted / Damaged Dishwasher Racks

The dishwasher racks are rusted / damaged.

Dishwasher photos / videos



Refrigerator

✓ No issues

Refrigerator Condition

Functional With Cosmetic Defects

Refrigerator Appliance Tag Photo

Refrigerator

 Beta Feature

Recall status

No

Manufacture date

September 2014

Expected life

13 years

Model number

WRS342FIABO2

Brand

Whirlpool

Age

11.34 years

Estimated remaining life

1.66 years

Serial number

HR43810693

Refrigerator photos / videos



Range

✓ No issues

Range Condition

Functional With Cosmetic Defects

Range Appliance Tag Photo

Range / Stove / Oven

 Beta Feature

Recall status

No

Manufacture date

November 2014

Expected life

15 years

Model number

WFG320MCBB0

Brand

Whirlpool

Age

11.18 years

Estimated remaining life

3.82 years

Serial number

VE45001237

Range 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

Microwave

Recall status

No

Expected life

10 years

Brand

Whirlpool

Estimated remaining life

0 years

Manufacture date

March 2015

Model number

WMH32519CB-1

Age

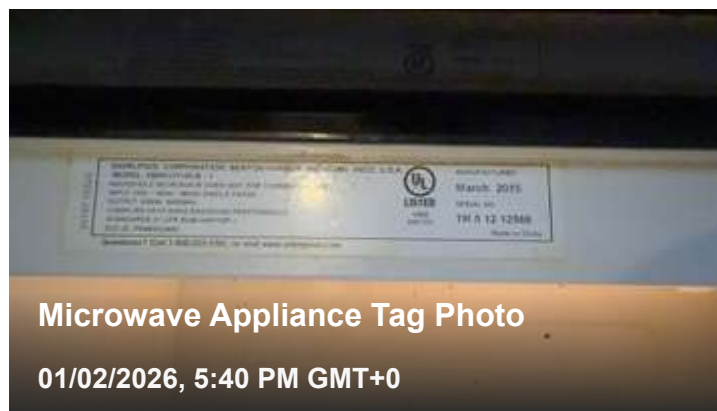
10.85 years

Serial number

TR51212566

 Beta Feature

Microwave photos / videos



Vent Hood

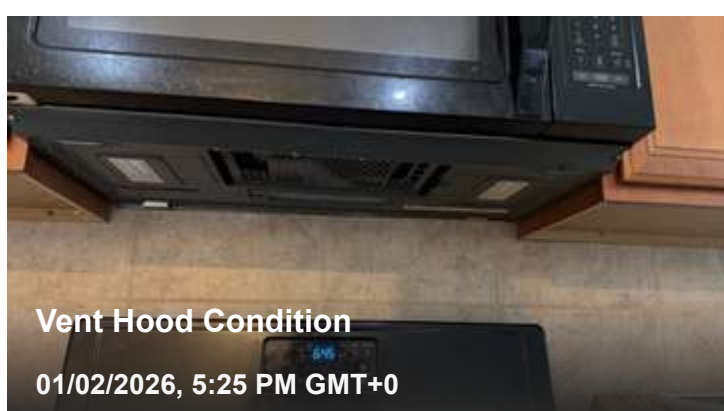


1 Issue

Vent Hood Condition

Functional With Cosmetic Defects

Vent Hood photos / videos



 **Repair deficiency**

Vent Hood Filters Missing

The vent hood filters are missing.

Vent Hood photos / videos



Garbage Disposal

 **No issues**

Garbage Disposal Condition

Functional With Cosmetic Defects

Garbage Disposal photos / videos



Bedrooms

 9 Issues

Primary Bedroom

 4 Issues

Odor Strength

Moderate

Odor Source

Pet

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

Significant Repair or Replacement Needed (Heavily Worn / Damaged / Outdated)

Flooring Beyond Repair

Flooring Beyond Repair

Flooring Material(s)

Not Present

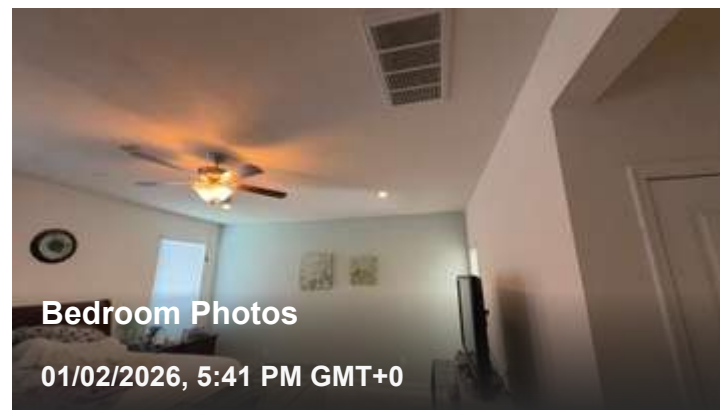
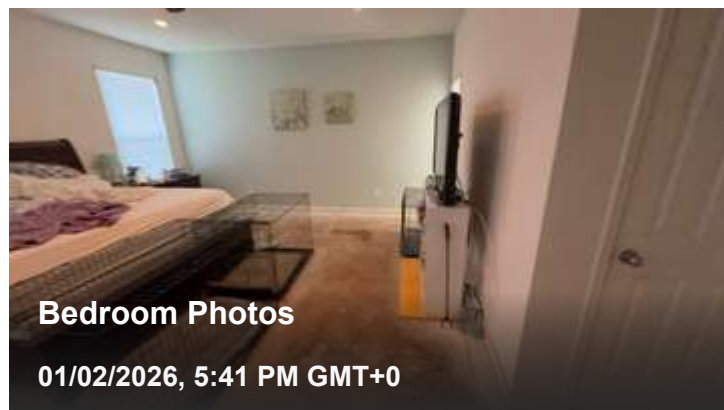
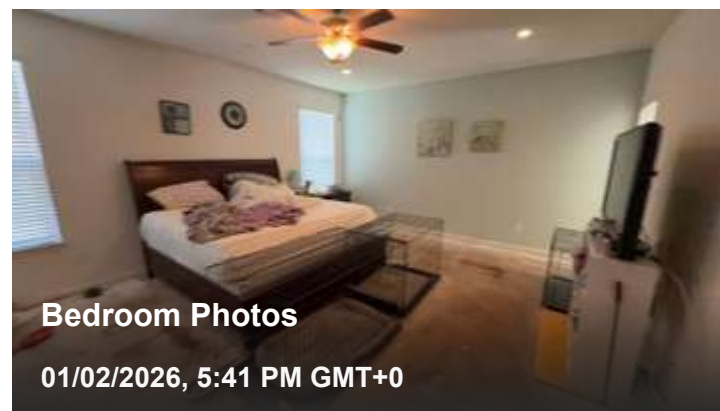
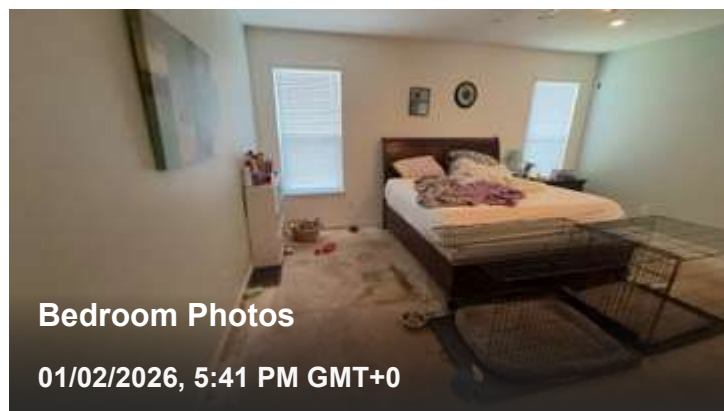
Electrical Condition

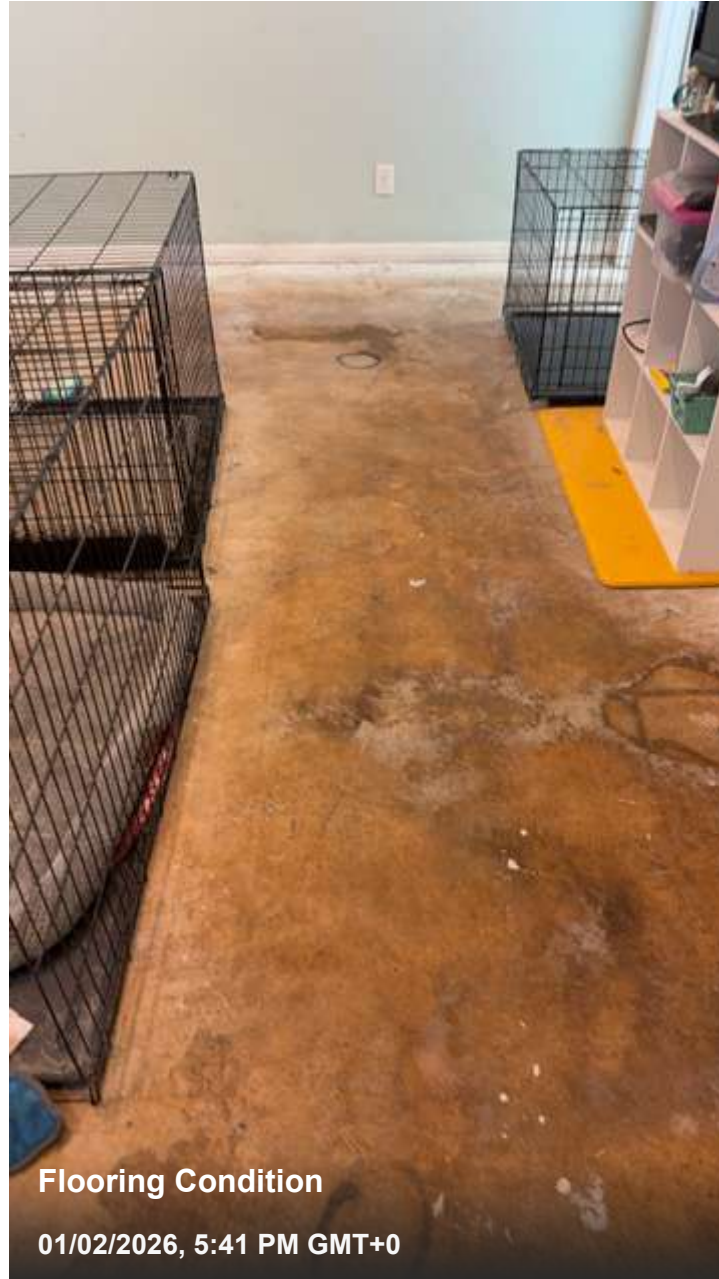
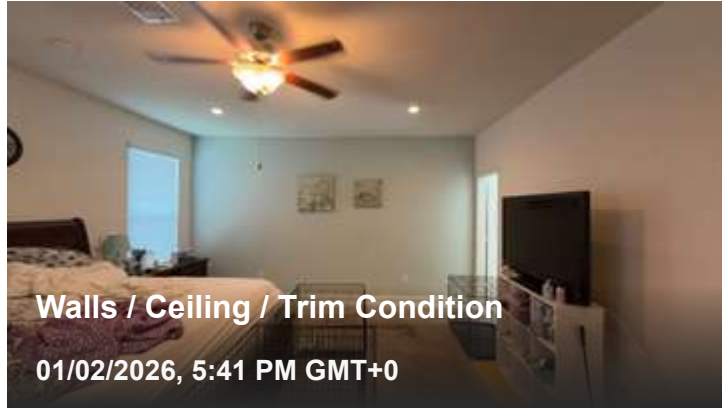
Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Primary Bedroom photos / videos





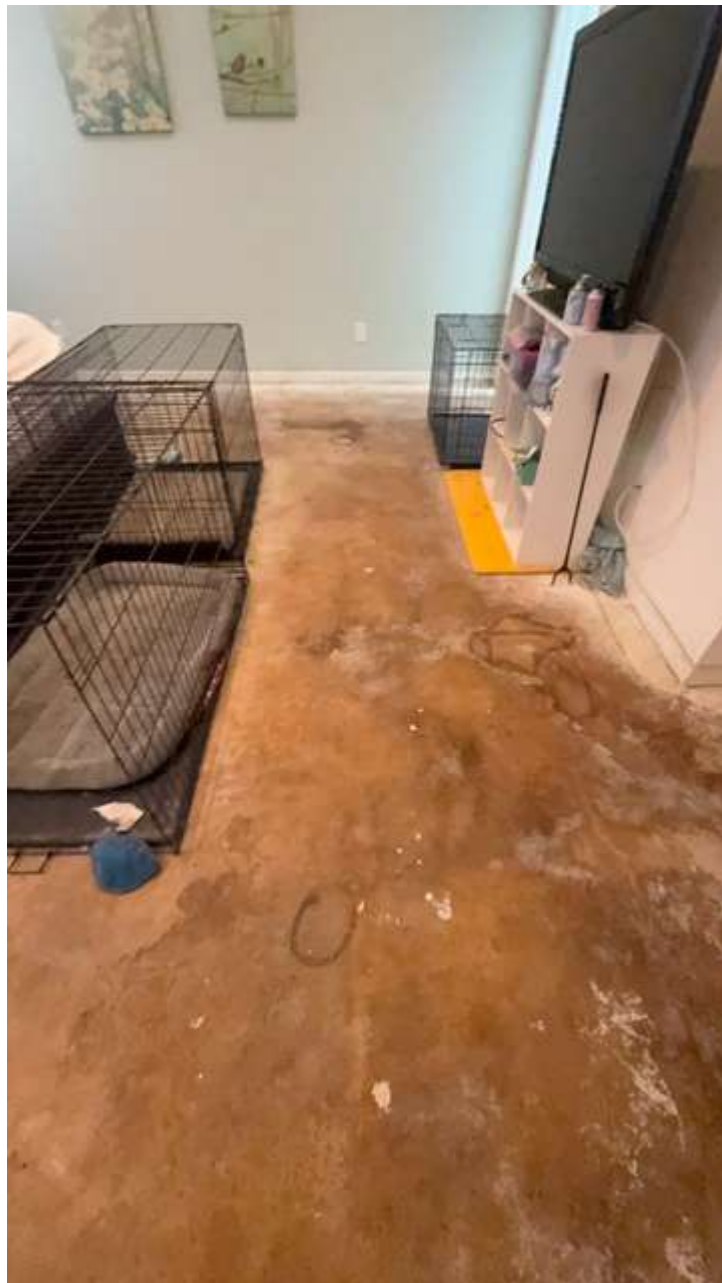


Monitor deficiency

Damaged or Torn Carpet

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

Primary Bedroom photos / videos





Limitation

Flooring Material(s): Not Present

The object / room is not present.

Limitation photos / videos

Inspectify flag

Odor Strength

Moderate

Deficiency photos / videos

 **Inspectify flag**

Flooring Beyond Repair

Flooring Beyond Repair

Primary Bedroom photos / videos



Bedroom 2

 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)

Carpet

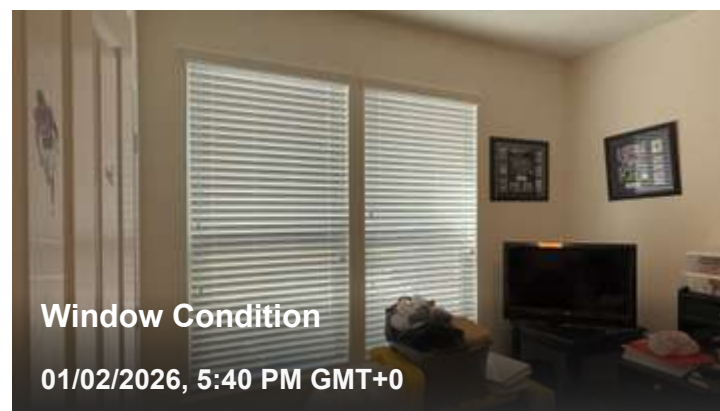
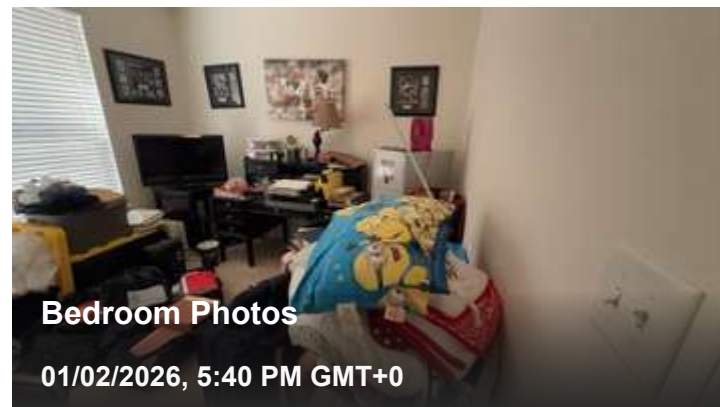
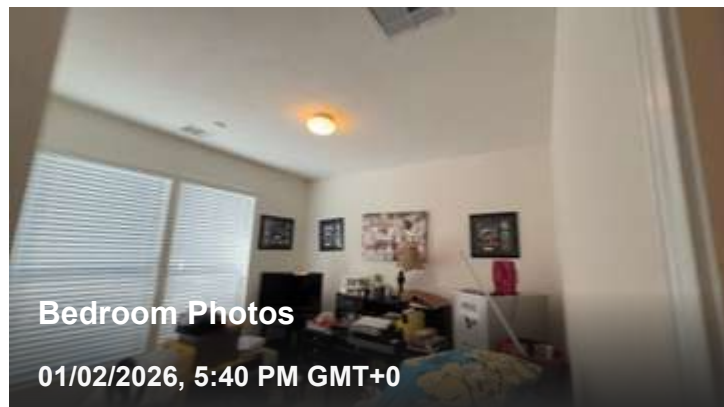
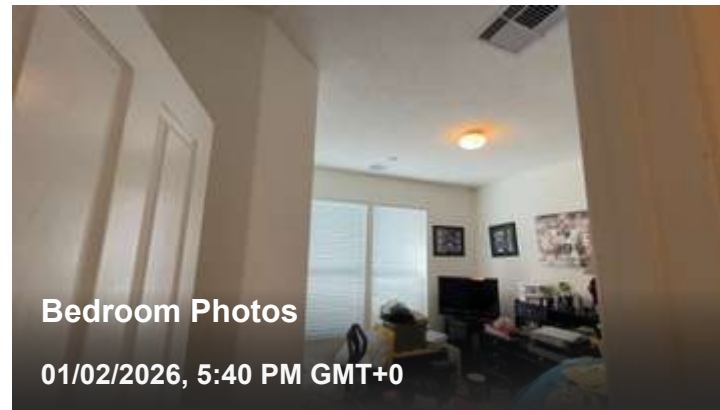
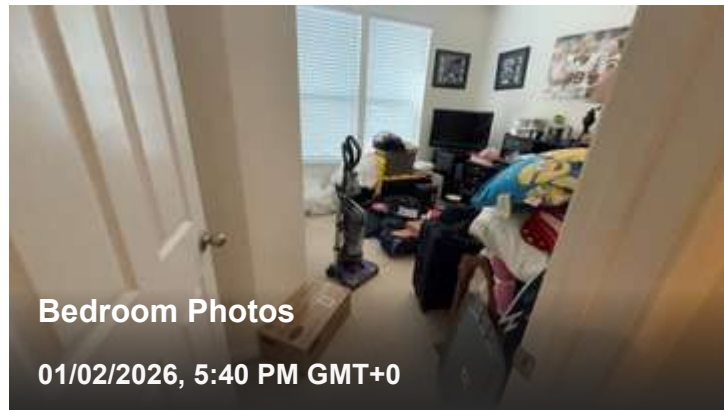
Electrical Condition

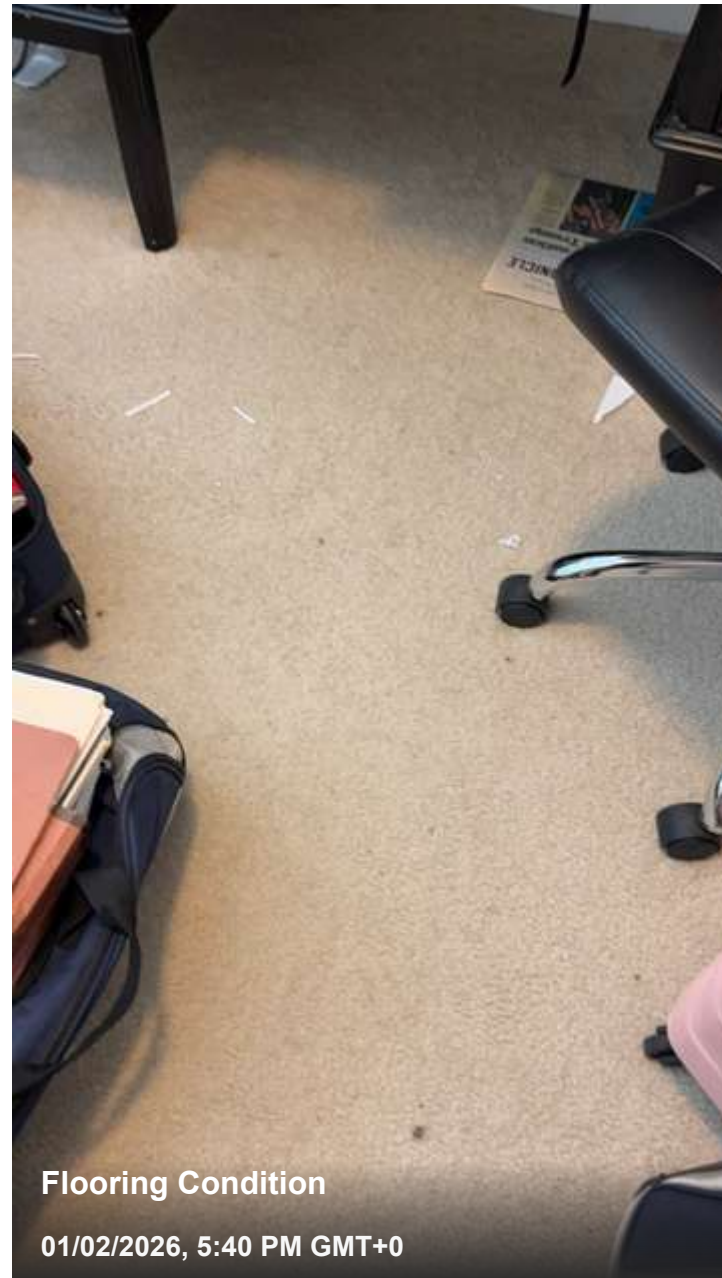
Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Bedroom 2 photos / videos





 Limitation

Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bedroom 3



4 Issues

Odor Strength

Moderate

Odor Source

Pet

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

Significant Repair or Replacement Needed (Heavily Worn / Damaged / Outdated)

Flooring Beyond Repair

Flooring Beyond Repair

[View web report](#)

Flooring Material(s)

Not Present

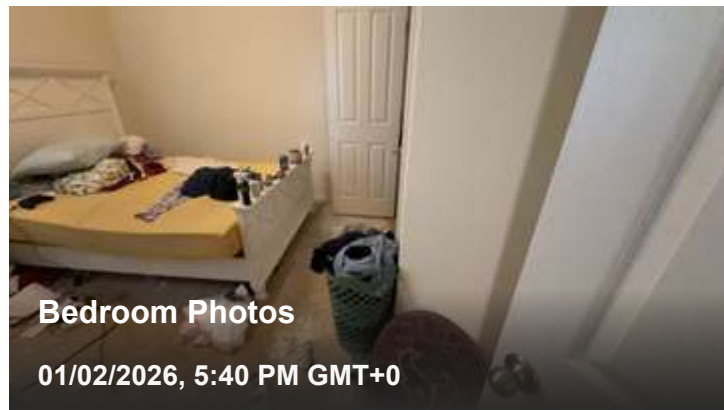
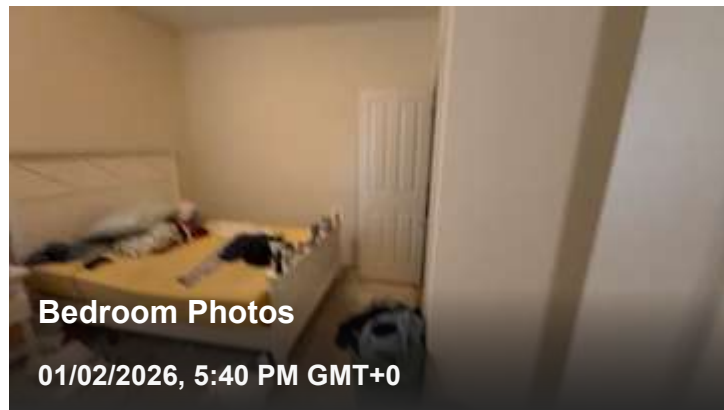
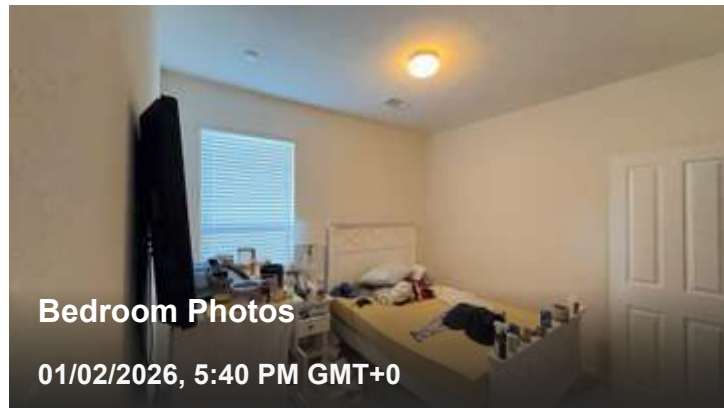
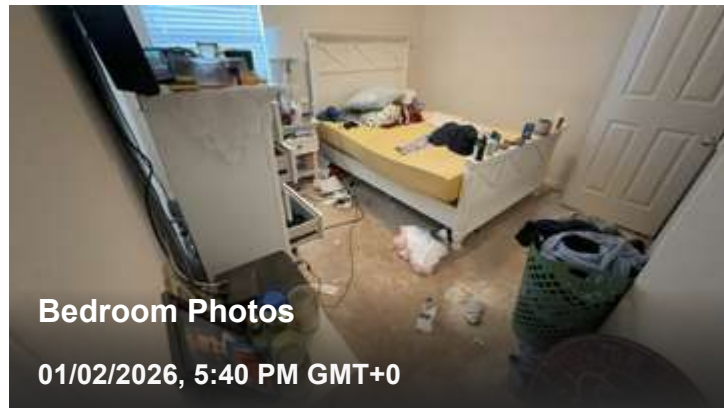
Electrical Condition

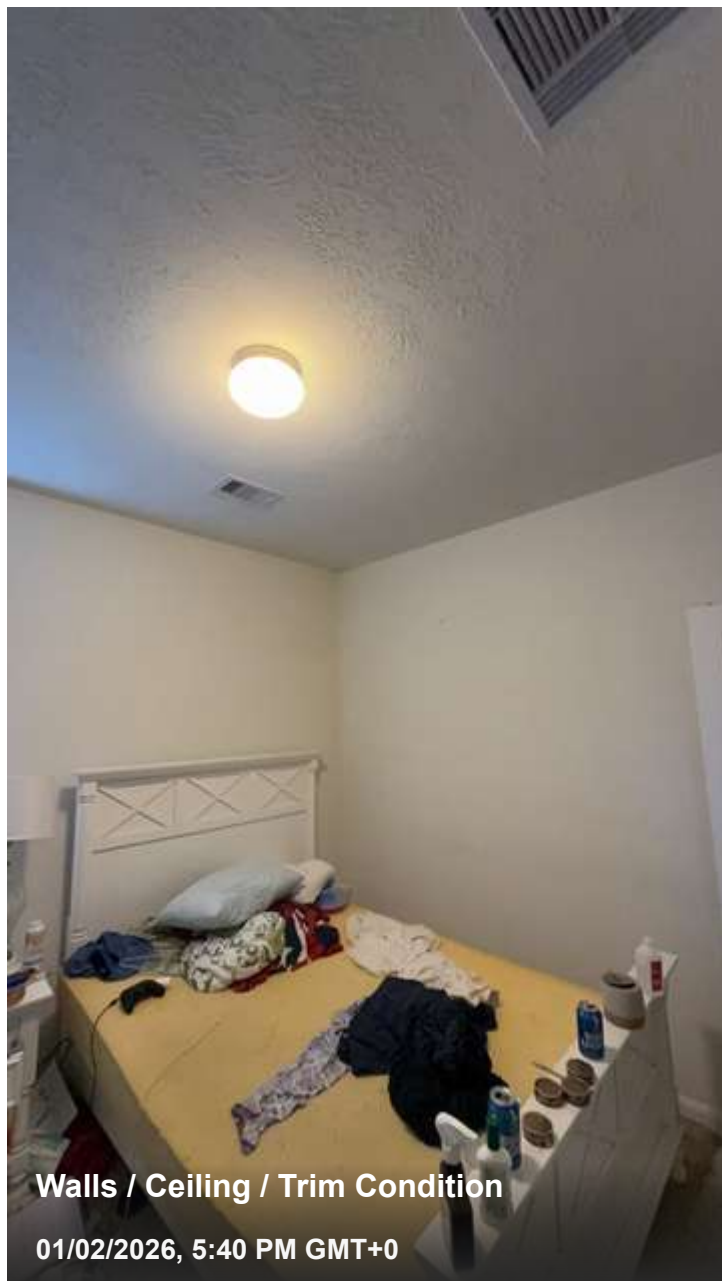
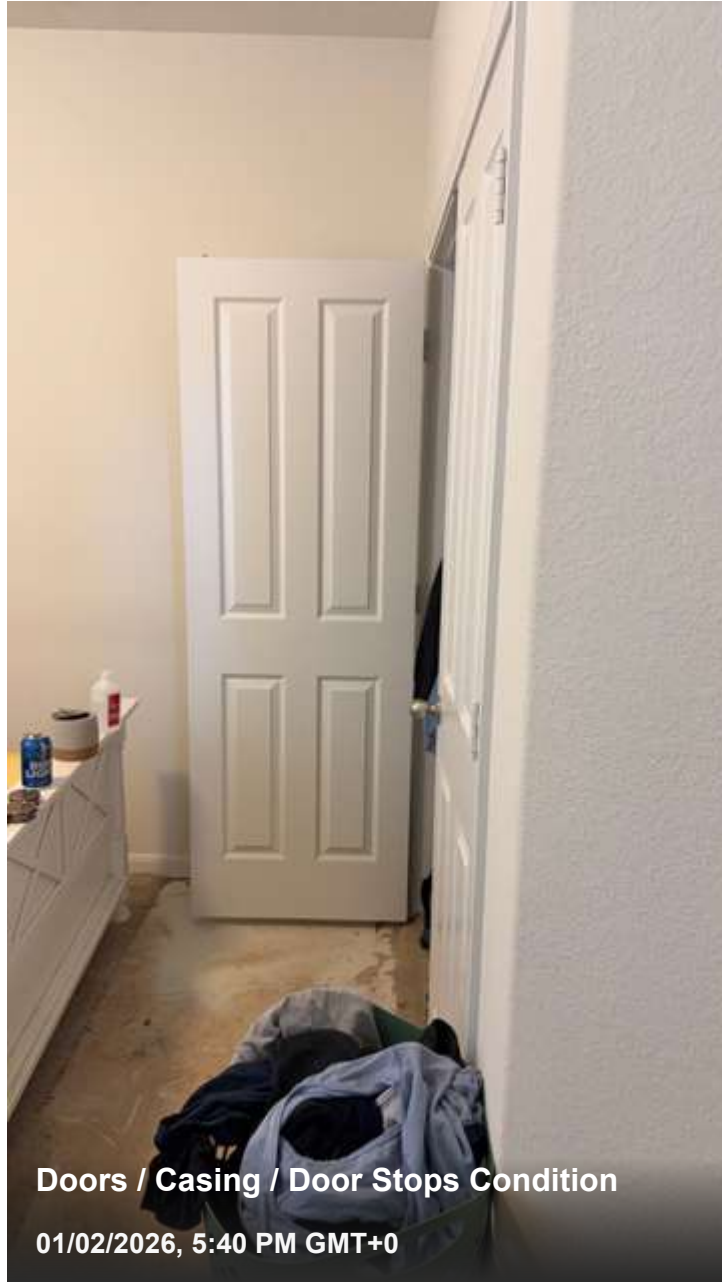
Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Bedroom 3 photos / videos







Monitor deficiency

Damaged or Torn Carpet

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

Bedroom 3 photos / videos





 Limitation

Flooring Material(s): Not Present

The object / room is not present.

Limitation photos / videos

 Inspectify flag

Odor Strength

Moderate

Deficiency photos / videos

 **Inspectify flag**

Flooring Beyond Repair

Flooring Beyond Repair

Bedroom 3 photos / videos



Bathrooms

🔍 4 Issues

Primary Bathroom

🔍 1 Issue

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)

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)

[View web report](#)

Tub / Shower Type

Walk-in Shower

Tub / Shower / Plumbing Fixture Condition

Good (Cosmetic Defects Only)

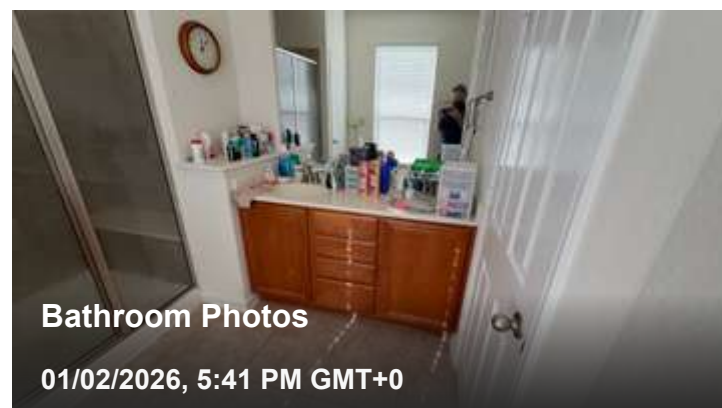
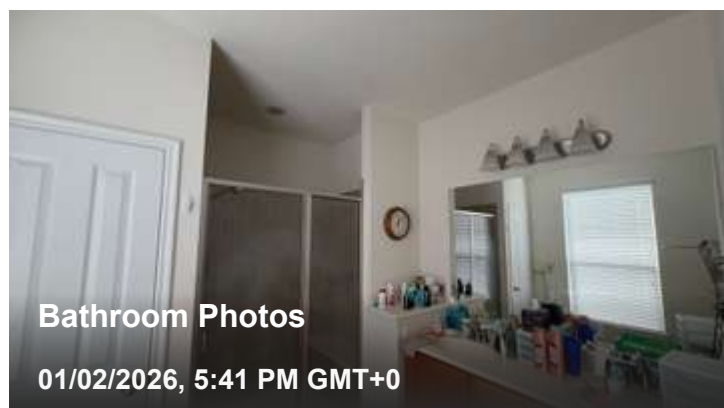
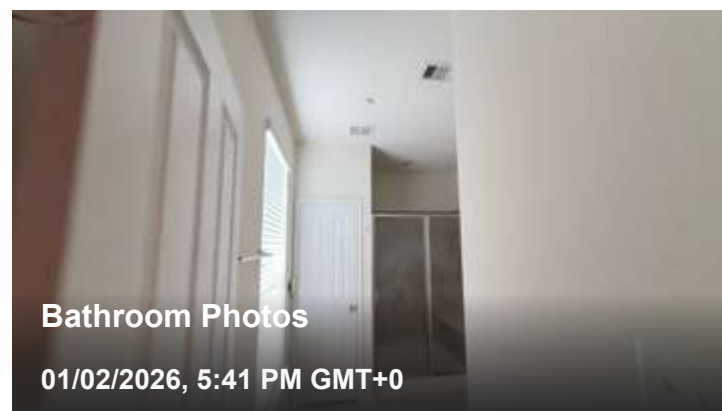
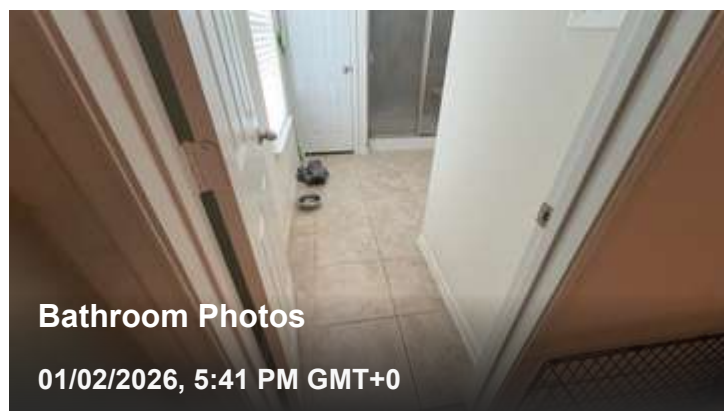
Toilet Condition

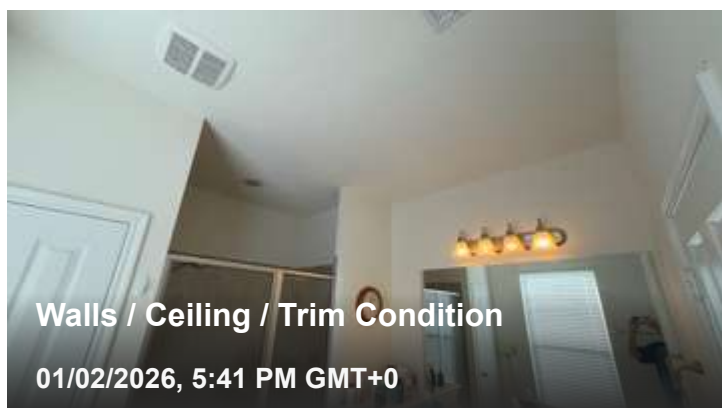
Operational

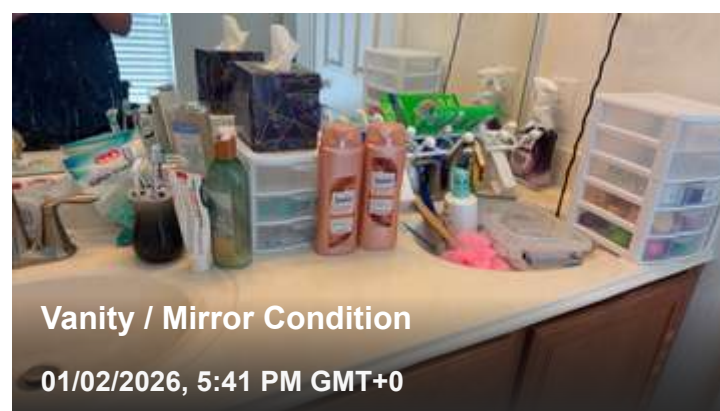
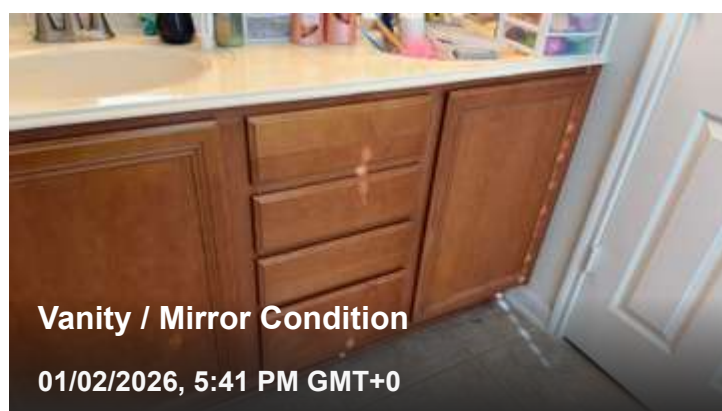
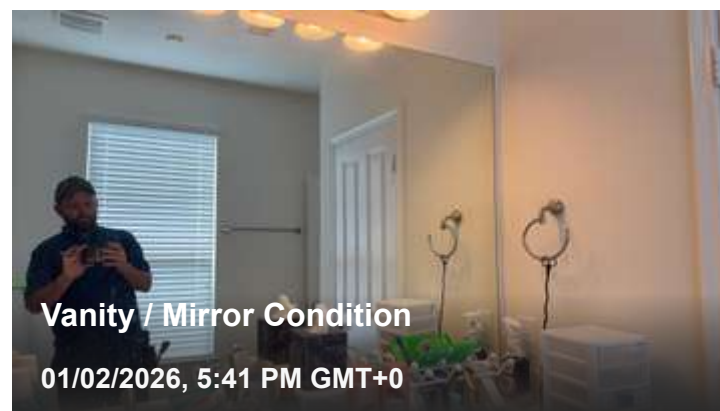
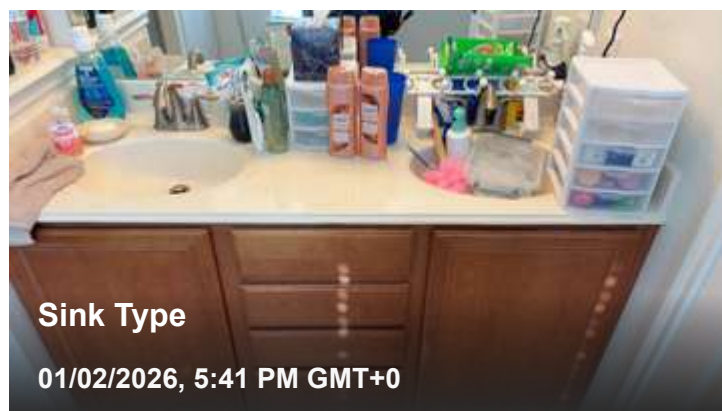
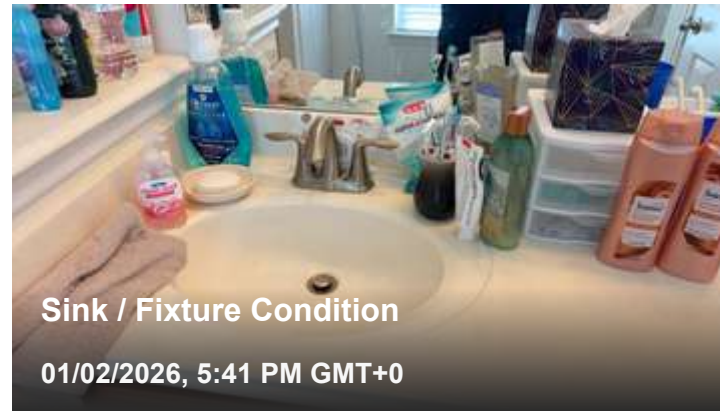
Exhaust Fan Condition

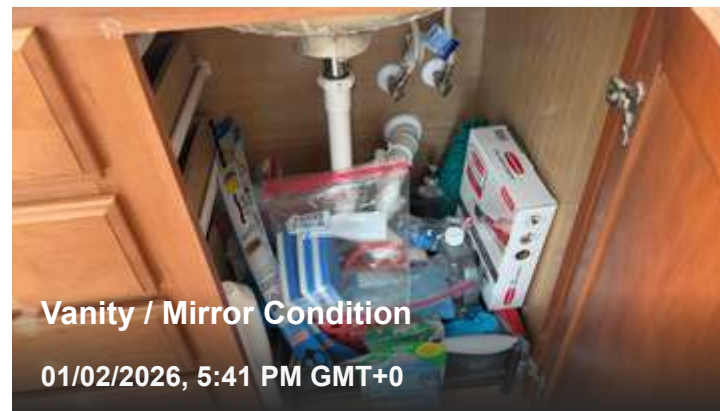
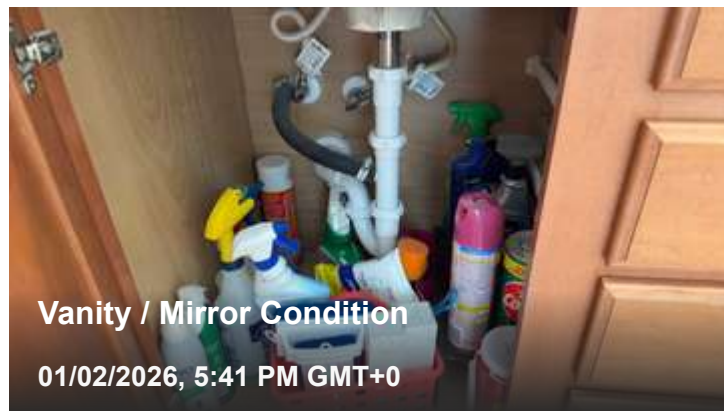
Good (Cosmetic Issues Only)

Primary Bathroom photos / videos











 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

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

Fair (Some Repairs)

Sink / Fixture Condition

Good (Cosmetic Issues Only)

Plumbing Condition

[View web report](#)

Good (Cosmetic Issues Only)

Sink Type

Single Sink

Vanity / Mirror Condition

Good (Cosmetic Issues Only)

Tub / Shower Type

Walk-in Shower

Tub / Shower / Plumbing Fixture Condition

Good (Cosmetic Defects Only)

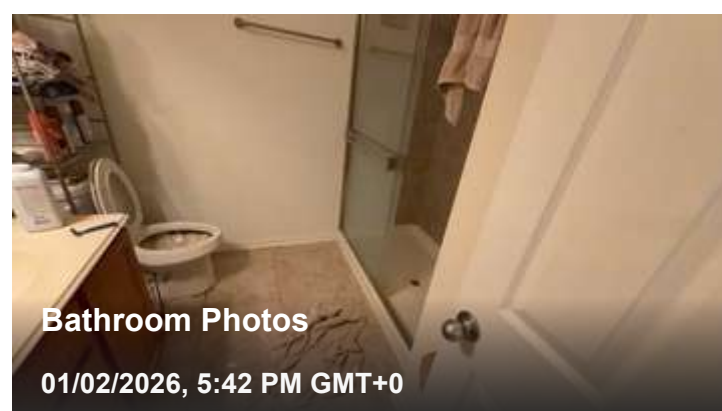
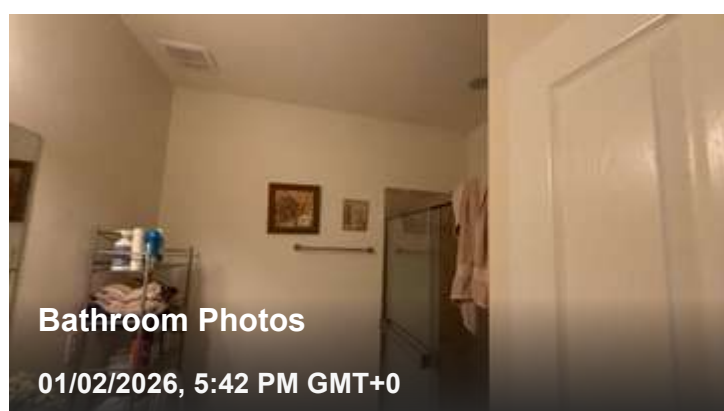
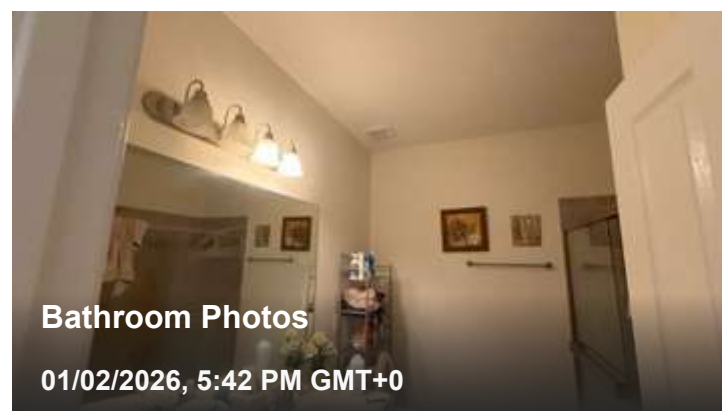
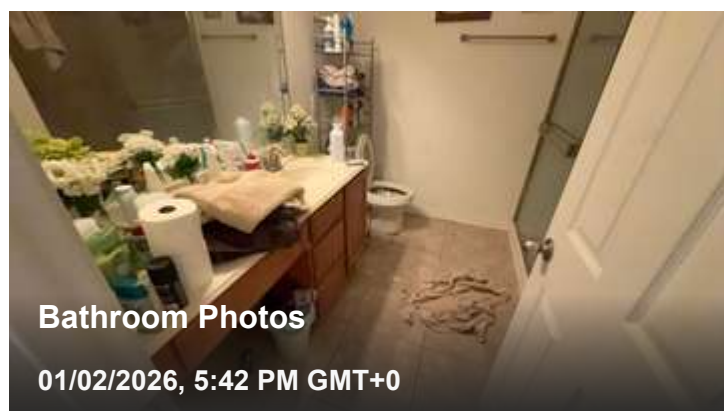
Toilet Condition

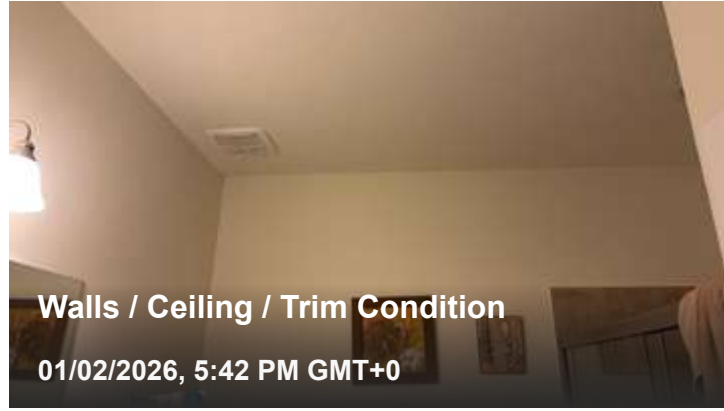
Operational

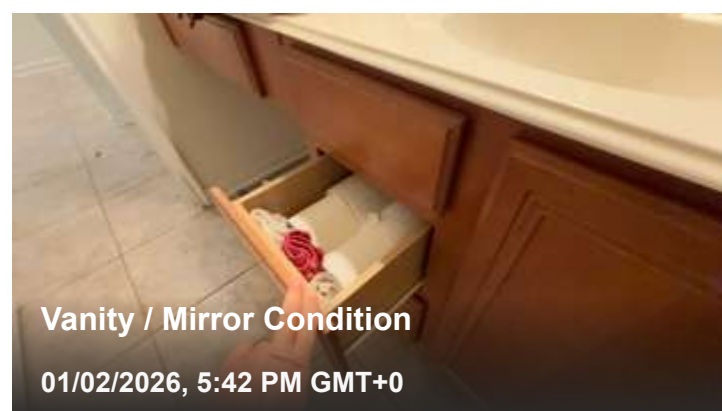
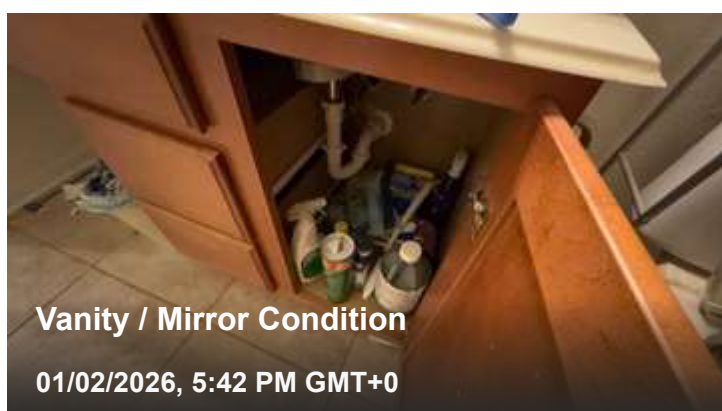
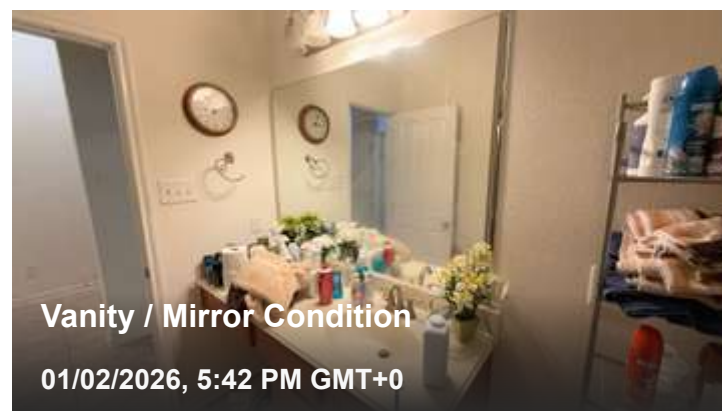
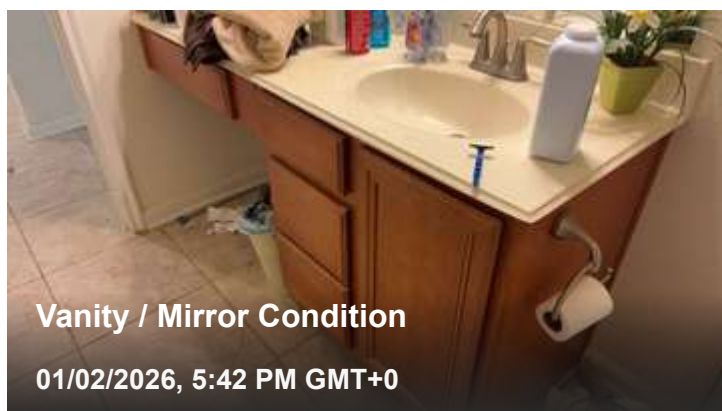
Exhaust Fan Condition

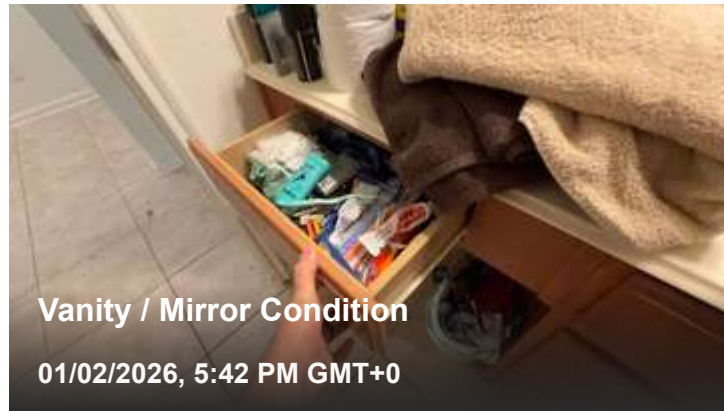
Good (Cosmetic Issues Only)

Bathroom 2 photos / videos









Vanity / Mirror Condition

01/02/2026, 5:42 PM GMT+0



Tub / Shower / Plumbing Fixture Condition

01/02/2026, 5:42 PM GMT+0



Tub / Shower / Plumbing Fixture Condition

01/02/2026, 5:43 PM GMT+0



Tub / Shower / Plumbing Fixture Condition

01/02/2026, 5:43 PM GMT+0



 Monitor deficiency

Inoperable or Missing Light Bulb

One or more light bulbs have burnt out or are missing.

Bathroom 2 photos / videos



Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Window Condition: Not Present

The object / room is not present.

Limitation photos / videos

HVAC

 2 Issues

Heating

✓ No issues

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

1

Furnace/Air Handler

 Beta Feature

Recall status

No

Manufacture date

September 2014

Expected life

20 years

Model number

58STA090---16116

Brand

Carrier

Age

11.34 years

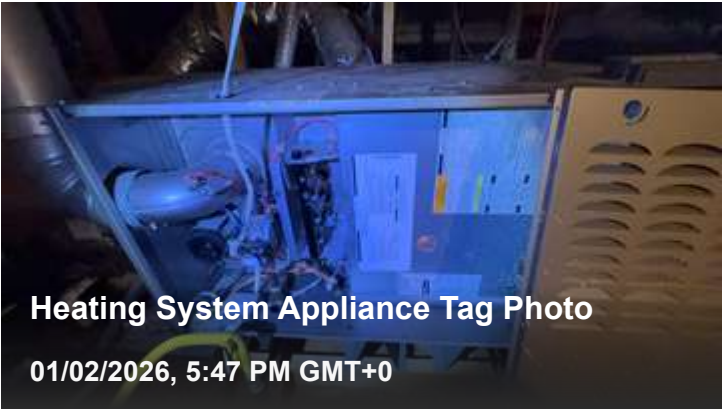
Estimated remaining life

8.66 years

Serial number

3614A17050

Heating photos / videos



Cooling

 2 Issues

Cooling Equipment Condition

Functional With Cosmetic Defects

Cooling System Appliance Tag Photo

Air Conditioner

 Beta Feature

Recall status
No

Manufacture date
December 2014

Expected life
15 years

Model number
CA16NA042-A

Brand
Carrier

Age
11.09 years

Estimated remaining life
3.91 years

Serial number
5014E03697

Cooling photos / videos



 **Repair deficiency**

Missing or Damaged HVAC Line Insulation

The refrigerant line insulation is missing or damaged.

Cooling photos / videos



Repair deficiency

Rusting or Damaged HVAC Drip Pan

The drip pan below the air conditioning unit is rusting or damaged.

Cooling photos / videos



Thermostat

 **No issues**

Thermostat Location

Hallway

Thermostat photos / videos

Plumbing

 1 Issue

Main Water Supply

 1 Issue

Water Source

Public

Water Pressure Sufficient

Yes

Clear Water Observed

Yes

Supply Plumbing Condition

Good (Cosmetic Issues Only)

Main Water Supply Plumbing Material(s)

PEX

Water Shut-off Location

Exterior

Main Water Supply photos / videos





Water Shut-off Location
01/02/2026, 5:39 PM GMT+0

 Limitation



Plumbing Not Fully Visible

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Limitation photos / videos

Drainage

 No issues

Drainage System Condition

Good (Cosmetic Issues Only)

Sewer System Type

Public

Main Drain Material(s)

PVC

Drainage photos / videos



Water Heater

✓ No issues

Water Heater Brand

Bradford & White

Water Heater Capacity

40 gal

Water Heater Location

Garage

Water Heater Condition

Functional

Water Heater Appliance Tag Photo

Water Heater - Gas

 Beta Feature

Recall status

No

Manufacture date

October 2014

Expected life

10 years

Model number

M4403S6FBN

Brand

Bradford White

Age

11.26 years

Estimated remaining life

0 years

Serial number

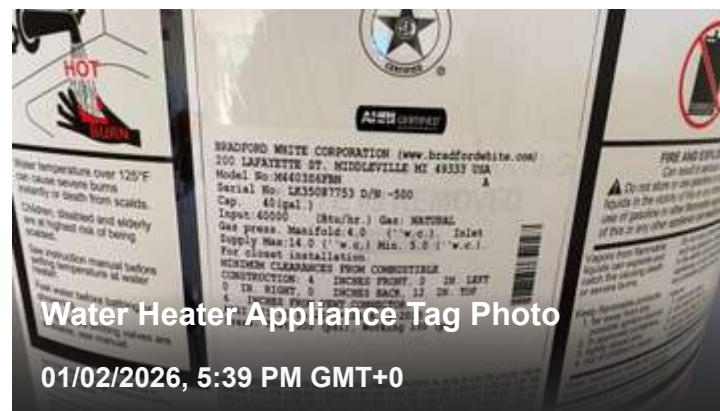
LK35087753

Water Heater photos / videos



Water Heater Appliance Tag Photo

01/02/2026, 5:39 PM GMT+0



Electrical

 2 Issues

Service Entrance Conductors

 No issues

Electrical Service Entrance Type

Below Ground

Electrical Service Entrance Condition

Good (Cosmetic Issues Only)

Service Entrance Conductors photos / videos



Electrical Panels, Grounding, Main Overcurrent Device

 1 Issue

Electrical Main Panel Brand

Square D

Electrical Main Panel Condition

Fair (Some Repairs)

Electrical Main Panel Location

Exterior

Electrical Main Panel Wiring Type

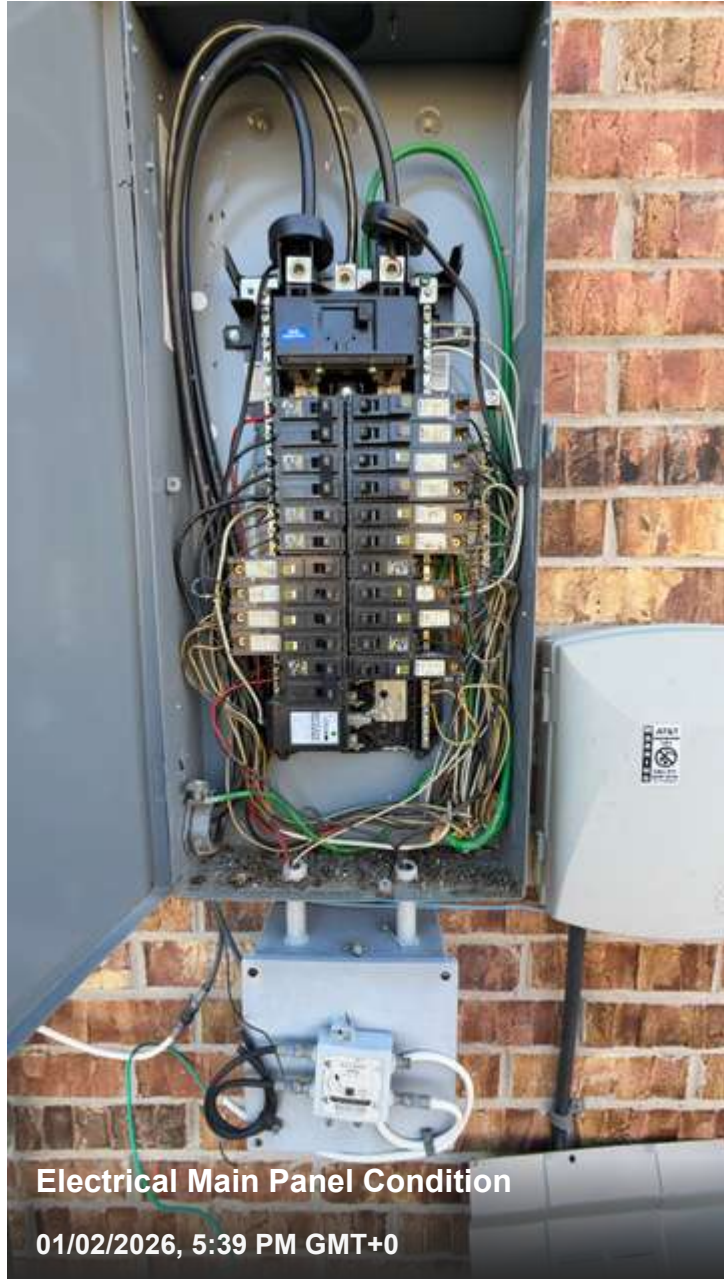
Aluminum

Electrical Main Panel Amperage Rating

125

Electrical Panels, Grounding, Main Overcurrent Device photos / videos





Repair deficiency

Debris in Electrical Panel

The main breaker box should be serviced / cleaned.

Electrical Panels, Grounding, Main Overcurrent Device

photos / videos



Branch Wiring



1 Issue

Branch Circuit Material(s)

Copper

Branch Wiring Condition

Good (Cosmetic Issues Only)

Branch Wiring photos / videos



 Limitation

Unable to Inspect All of the Wiring

I was unable to inspect all of the electrical wiring. Most of the wiring is hidden from view within walls.

Limitation photos / videos

Smoke / Carbon Monoxide Detectors

 No issues

Required CO / Smoke Detectors Observed

Yes

Smoke Detector Type

[View web report](#)

Wired, Battery Operated

Carbon Monoxide Detector Type

Wired, Battery Operated

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 🔍 4 Issues

🔍 4 Issues

Hazardous Conditions Observed

No

Pest Infestation Observed

No

Odor Type Observed

Pet

Air Sealing Observed

No

Incompatible / Clashing Flooring Materials Observed

Yes

Homeowner Unavailable for Access

Yes

Additional Information

Not Present

Miscellaneous Property Information photos / videos



Monitor deficiency

Pet Odor Present

There is a pet odor on the property.

Miscellaneous Property Information photos / videos



Limitation

Additional Information: Not Present

The object / room is not present.

Limitation photos / videos

Inspectify flag

Homeowner Unavailable for Access

Yes

Deficiency photos / videos

 Inspectify flag

Incompatible / Clashing Flooring Materials Observed

Yes

Miscellaneous Property Information 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.