Confidential Inspection Report

LOCATED AT:
8507 Clarkman Ridge Ln
Cypress, TX 77433

PREPARED EXCLUSIVELY FOR:
Rafael Carrasquillo

INSPECTED ON:
Tuesday, November 25, 2025

Inspector, Justin Vincent
Texas Prime Inspections

Executive Summary

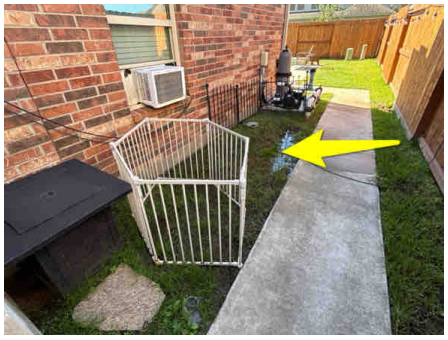
This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

I. STRUCTURAL SYSTEMS B. Grading and Drainage Grading & Drainage Grading

REC **1:** High soil was present, which is conducive to wood destroying insect activity, and/or moisture entry. At least 4 inches of clearance should be present between the soil or concrete and the exterior wall surfaces for brick or masonry walls, and 6 inches of clearance should between the soil and the exterior siding. We recommend these areas be maintained and treated on a routine basis, or adjustments to the soil be made. See IRC R404.1.6

REC **2:** There were low areas where water may stand on the lot and/or next to the home. Adjustments to the grading and drainage could be made.



I. STRUCTURAL SYSTEMS C. Roof Covering Materials Other Features General Comment

EVAL **3:** There was a satellite attached to the roof surface with fasteners that are often times driven through the roof surface. This may require future maintenance or repair.

I. STRUCTURAL SYSTEMS C. Roof Covering Materials Other Features Gutters

EVAL **4:** It appeared that water will stand in some of the rain gutters. Adjustments are needed.

I. STRUCTURAL SYSTEMS C. Roof Covering Materials Other Features Downspouts

MNT **5:** Some of the rain gutters and gutter downspouts terminated at the roof surfaces as is found at many homes of this type. It is recommended that they be extended to the roof edges/lower rain gutters/soil areas, to reduce chances of damage and wear, and leaks at the shingles and flashings. See GAF Technical Bulletin No. TAB-R-2011-150

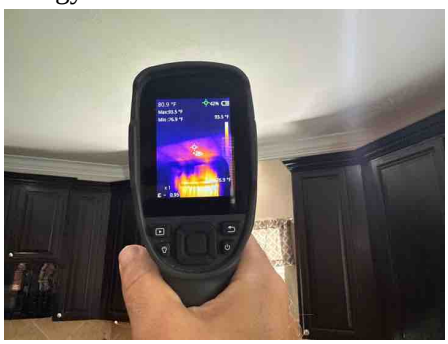
MNT **6:** Splash blocks for directing water away from the foundation were not at the base of every downspout. We recommend that a splash block be installed for every downspout.

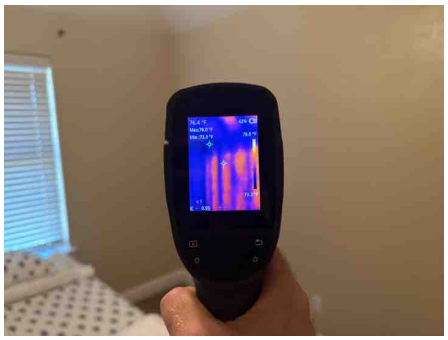
I. STRUCTURAL SYSTEMS C. Roof Covering Materials Flashings Flashings: Overall

MNT **7:** There were limited gaps at the shingles by the vent flashing parts and/or covers that need to be sealed and repaired as a preventative measure.

I. STRUCTURAL SYSTEMS E. Walls (Interior and Exterior) Exterior Walls

MNT **8:** The wall and/or ceiling insulation had limited gaps or thin spots that can be adjusted or repaired to limit energy loss at these areas.





REC **9:** The exterior siding and trim had limited gaps and marks/damage that could be repaired.

REC **10:** There were gaps at the exterior wall surfaces such as around the wall penetrations. This is a common maintenance item found at most homes. The gaps could be repaired with matching caulking/sealant.

I. STRUCTURAL SYSTEMS E. Walls (Interior and Exterior) Interior Walls

MNT **11:** There were limited signs of settling, damages, and gaps at the wall and trim areas that could be touched up or repaired.



MNT **12:** There were limited gaps at the tub and shower walls that should be sealed and repaired.



EVAL **13:** Some of the walls, trim, and adjacent materials had limited signs of water damage. These areas were not actively wet during the inspection. Further evaluation is recommended.

Behind washing machine

EVAL **14:** The walls had some signs of past repairs. The sellers may be able to provide more information about these.

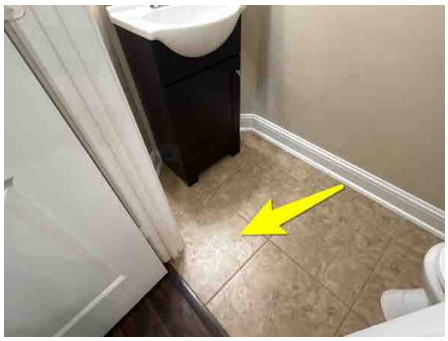
Gameroom, below window

I. STRUCTURAL SYSTEMS F. Ceiling and Floors Floor

MNT **15:** The floor and floor trim parts had limited marks, damage, and loose parts. This is a fairly common condition that could be repaired on a needed basis.



EVAL **16:** Some of the tile floors sounded hollow when they were tapped indicating possible voids under the tiles here. These tiles can be more vulnerable to damages. A budget could be maintained for potential future repair needs.


Half bathroom

I. STRUCTURAL SYSTEMS F. Ceiling and Floors Ceiling

MNT **17:** The ceilings had limited signs of settling, marks, and other blemishes that could be repaired or touched up on a needed basis.

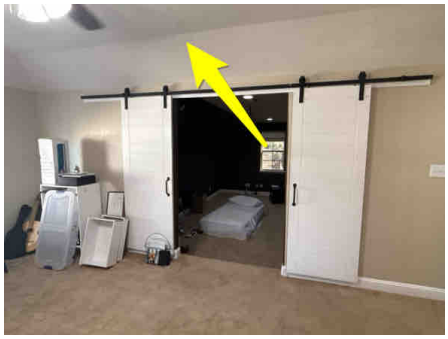


EVAL **18:** The ceilings had limited instances of water stains or damages. The sellers may be able to describe what had caused them. The areas pictured were not actively wet during the inspection. Further evaluation is recommended. (The staining around some of the vent registers could be related to gaps at the ducts.)

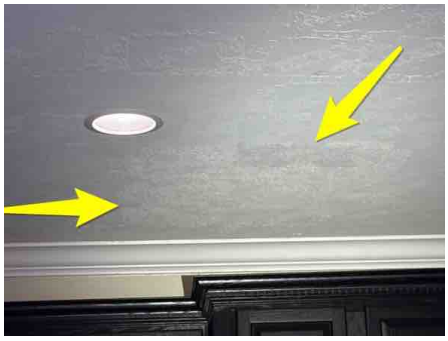

Media room


Back right guest bedroom

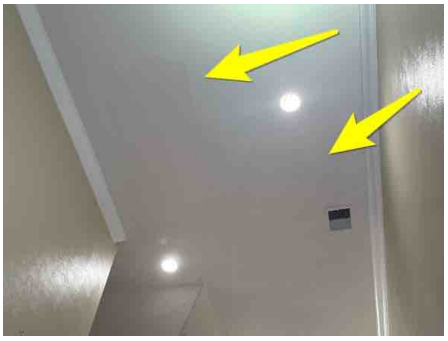

Media room


Gameroom

EVAL **19:** The ceilings had what appeared to be signs of past repairs. The sellers may be able to describe what had occurred at these areas.


Kitchen


Primary bathroom


Entry hall, above stairway


Upstairs left bathroom

REC **20:** Limited moisture was detected at the dining area ceiling. We were unable to determine the source. We recommend this be further evaluated by a qualified contractor and repaired as necessary.

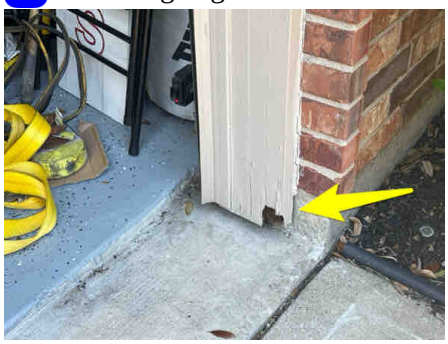

Moisture detected


Moisture detected


Moisture detected

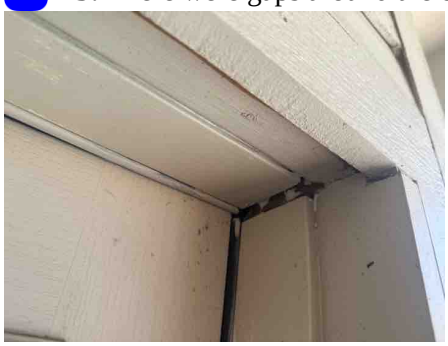
I. STRUCTURAL SYSTEMS G. Doors (Interior and Exterior) Doors

MNT **21:** The garage door trim had some damages and deterioration and needs repair.



MNT **22:** Gaps were present around the perimeter of the garage door. Repairs are recommended.

MNT **23:** There were gaps around the exterior door trim areas that should be sealed and repaired.



MNT **24:** The exterior door weather stripping parts and sweeps had some gaps or damages that could be repaired.


Back door


Garage entry


Garage side door

MNT **25:** Some of the exterior door trim parts had damages and deterioration present. These parts could be repaired or replaced.


Garage side door

I. STRUCTURAL SYSTEMS G. Doors (Interior and Exterior) Doors

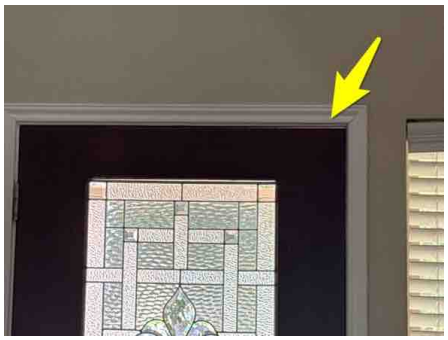
MNT **26:** The doors and door trim had limited cosmetic blemishes, damages and/or missing hardware parts that could be repaired.

MNT **27:** Some of the doors did not catch properly. The latch parts need to be adjusted or replaced.


Primary bathroom


Upstairs front left bedroom closet

MNT **28:** The front door and garage side door were slightly out of alignment and did not close flush when tested. Limited gaps were present around the doors as a result. Adjustments could be made.


MNT **29:** The media room sliding doors did not operate properly when tested and could be repaired.

I. STRUCTURAL SYSTEMS H. Windows

MNT **30:** There were gaps around the windows and window trim. This is a common maintenance item. All gaps should be touched up and repaired.



MNT **31:** Some of the window screens were damaged and could be replaced.

EVAL **32:** Some of the windows had surface discoloration. It appeared that the low-e or low emissivity coating that is a surface tint or coating to block some of the light entry had begun to age or the windows had failed seals. The discolored window panes could be replaced.


Kitchen


Dining area


Primary bedroom


Study


Garage


Primary bathroom

REC **33:** Some window panes were cracked or damaged and could be replaced.


Dining area


Middle rear guest bedroom

I. STRUCTURAL SYSTEMS H. Windows

MNT **34:** The windowsills had some marks, gaps, and irregularities. They need to be sanded, caulked and repainted.

EVAL **35:** The wall areas and windowsills adjacent to some of the windows had signs that condensation had been present or that rainwater had entered which is a common condition found at most homes. Further evaluation is recommended.

Gameroom

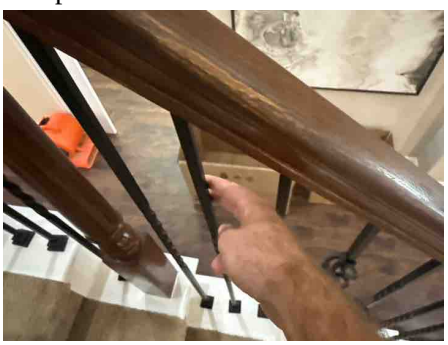
Gameroom

REC **36:** Some windows did not operate properly when tested. Further evaluation and repair is recommended.

Back right guest bedroom

I. STRUCTURAL SYSTEMS I. Stairways (Interior and Exterior) Stairs

MNT **37:** The stairway trim and railings had limited marks, damages, and/or gaps. Repairs are recommended.

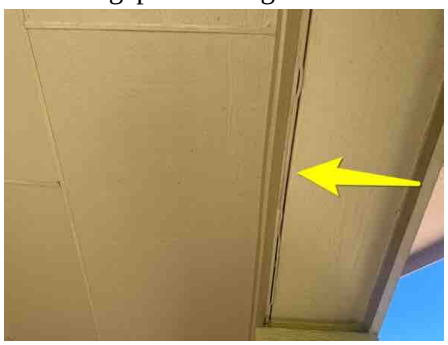


I. STRUCTURAL SYSTEMS J. Fireplaces and Chimneys Fireplaces & Chimneys Fireplace

MNT **38:** The fireplace screen was damaged and could be replaced.

I. STRUCTURAL SYSTEMS K. Porches, Balconies, Decks, and Carports Balcony/Porch

MNT **39:** The porch ceilings and trim had limited gaps and irregularities that could be repaired.



I. STRUCTURAL SYSTEMS L. Other Cabinets

MNT **40:** Some cabinet drawers were stiff or did not operate properly and could be repaired.

I. STRUCTURAL SYSTEMS L. Other

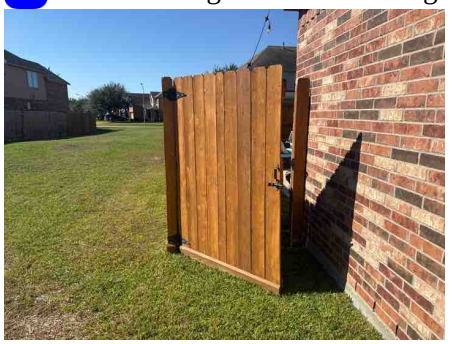
MNT **41:** There were some sharp fasteners at the fences that need to be flattened or removed.

Right gate

Left gate

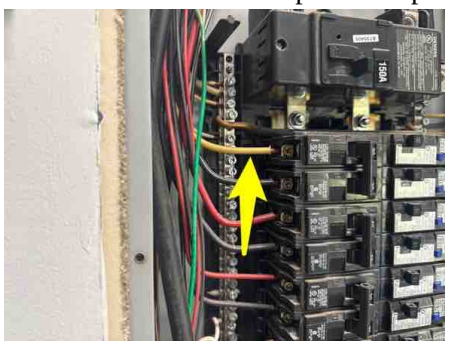
MNT **42:** Some of the built in shelving parts were damaged or missing and could be replaced.

MNT **43:** The left gate rubbed at the ground surfaces. Adjustments could be made.



II. ELECTRICAL SYSTEMS A. Service Entrance and Panels General Comment

MNT **44:** White wires were connected to some of the breakers and disconnects. This is a common condition found and does not impact the functionality, but is considered a deficiency per TREC standards. The white wires should be marked with electrical tape or sharpie to indicate they are carrying a positive current.



REC **45:** The breaker for the pool was observed to pop or spark when tested. The pool equipment did not appear to be receiving power as a result. We recommend this be further evaluated by a licensed electrician, and repaired or replaced as needed

MNT **46:** The breaker panel face plate middle fastener holes were stripped. The fasteners here could not be properly tightened as a result. Repairs could be made.

II. ELECTRICAL SYSTEMS B. Branch Circuits, Connected Devices, and Fixtures Electrical Wiring

SAFE **47:** There were uncovered junction boxes. We recommend they be covered to protect the wiring connections.

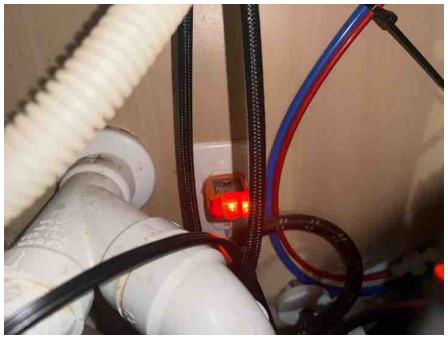
Attic

II. ELECTRICAL SYSTEMS B. Branch Circuits, Connected Devices, and Fixtures Electrical Receptacles

SAFE **48:** The laundry room electrical receptacles did not have GFCI protection, which is recommended per current standards and could be installed as a safety precaution.

SAFE **49:** The electrical receptacle under the kitchen sink did not shut off when tested with a GFCI tester. Per current standards, all electrical receptacles within 6 feet of a sink should have GFCI protection, including those under the sink areas.

Year of NEC Publication	New GFCI Locations or Conditions Concerning GFCI Applications Introduced in NEC Publication
1971	Receptacles required within 15ft of swimming pool walls All portable swimming pool equipment
1973	All outdoor receptacles
1974	Construction sites
1975	Bathrooms, fountain equipment, 120volt pool lights and boathouses
1978	Exemption for GFCI outlets located above the ground Garages and spas (some local jurisdictions also include hydro-therapy tubs/spas)
1981	Exemption for garage receptacles for dedicated equipment or not readily accessible (i.e. garage door opener power supply that cannot be reached without a ladder)
1984	Replacement of non-grounding receptacles with no grounding conductor Pool cover motors Distance from swimming pool wall extended to 20ft
1987	Unfinished basements Hydrop-therapy tubs/spas Kitchen countertop receptacles within 6ft of this sink
1990	Crawlspaces (exception —sump pumps and dedicated equip)
1993	Wet bar countertop, within 6ft of sink Any receptacle replaced in an area that currently requires a GFCI
1996	All receptacles on kitchen counters All exterior receptacles (exception — deicing tape/cable receptacles) Unfinished accessory buildings Receptacles below grade
1999	Exception for dedicated equipment in crawlspace area was removed
2003	"Smart Lock" type GFCI receptacles required
2008	All receptacles in garage (exceptions removed)
2014	**Added** Dishwasher, laundry areas, bathtubs or shower stalls where receptacles are installed within 6 feet of the outside edge of the bathtubs or shower stall



EVAL **50:** Some of the wall areas did not have receptacles every 12 feet at the wall areas, which is recommended per current standards. Additional receptacles could be added on a needed basis.

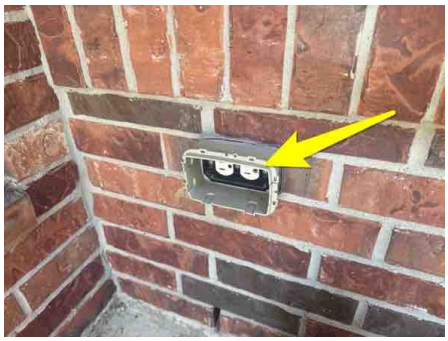
Study

EVAL **51:** Some of the receptacle surfaces had discoloration consistent with scorching, however, there were no signs of over-heating or damages at the wiring when the covers were removed. Further evaluation is recommended.

Upstairs back right bathroom

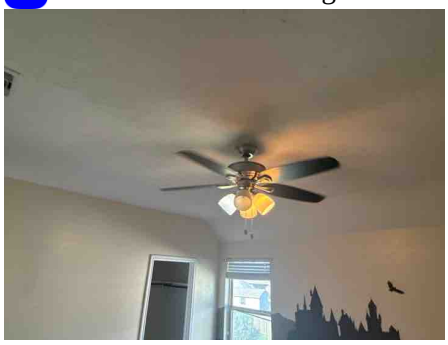
II. ELECTRICAL SYSTEMS B. Branch Circuits, Connected Devices, and Fixtures Electrical Outdoor Receptacles

MNT **52:** Some of the exterior electrical receptacle cover parts were missing and need to be replaced as a safety precaution.



II. ELECTRICAL SYSTEMS B. Branch Circuits, Connected Devices, and Fixtures Electrical Lights / Fan

MNT **53:** Some of the ceiling fans made some noises and could be repaired or replaced.



Back right guest bedroom

MNT **54:** Some light fixtures were loose or had gaps, and could be repaired.

Media room, left attic space/closet

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS A. Heating Equipment General Comment

SAFE **55:** The electrical wire that passed through the furnace did not have a bushing or a grommet present to protect it and the wiring insulation was stripped before the wiring passed through the equipment. Repairs are recommended.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS B. Cooling Equipment Evaporator Coil

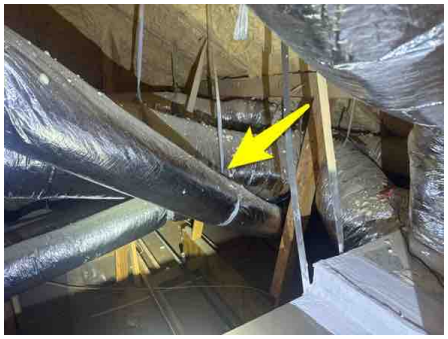
REC **56:** There were minor gaps at the air-conditioner unit refrigerant line insulation and/or equipment surfaces that should be repaired, to prevent energy loss and to prevent condensation from dripping from it. Some moisture was present in the drain pan which was most likely related. We recommend the equipment be further evaluated and repaired as necessary.

Limited water in pan

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS C. Duct Systems, Chases, and Vents Heating Equipment Ducts

MNT **57:** A return air filter was present and could be replaced.

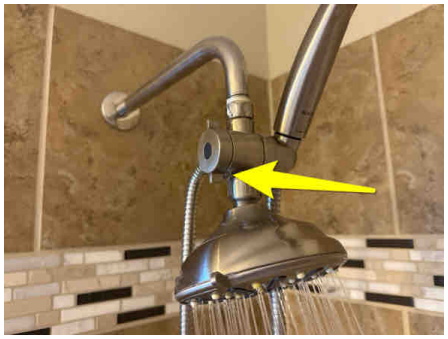
MNT **58:** Some of the ducts were in contact with each other, which could lead to condensation formation. It is recommended that the ducts be separated. Repairs can be performed by adding attic insulation between the ducts where they are in contact with each other.



IV. PLUMBING SYSTEMS A. Plumbing Supply, Distribution Systems and Fixtures General Comments

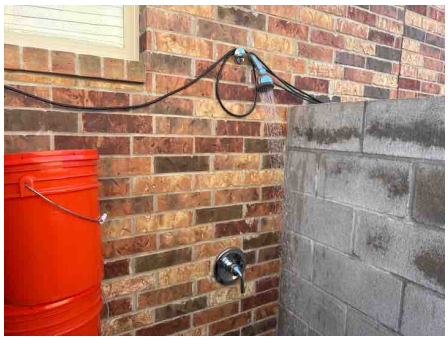
MNT **59:** Some of the shower head or hand sprayers had minor leaks when tested and could be repaired.

Primary shower, left hand sprayer



Upstairs back right bathroom

EVAL **60:** The outdoor shower operated when tested, however, the handle had a regularities as it could only be turned a quarter of the way. This could be repaired on a needed basis.



On

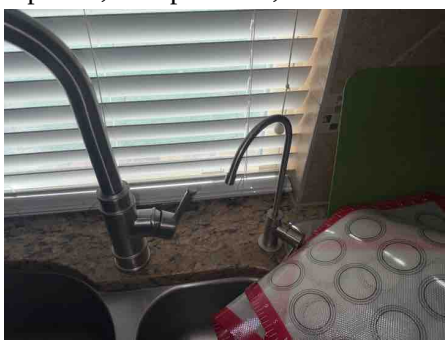
Off

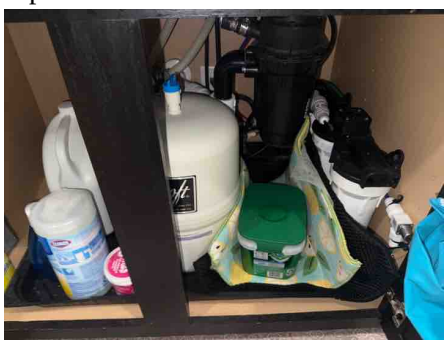
IV. PLUMBING SYSTEMS E. Gas Distribution Systems and Gas Appliances Gas System Gas Piping

EVAL **61:** Bonding between the gas supply lines and the breaker panel was not found at the gas line where it enters the home, where it is normally installed, which should be installed if it is not present.

IV. PLUMBING SYSTEMS F. Other Plumbing Water Filter

EVAL **62:** A water filter system was present that did not supply water at the time of the inspection. It will need to be repaired, set up for use, and serviced on a periodic basis.





V. APPLIANCES D. Ranges, Cooktops, and Ovens Oven

MNT **63:** The oven control panel was loose and could be re-secured in place.

V. APPLIANCES E. Microwave Ovens Microwave

MNT **64:** The microwave door handle was loose and could be repaired.

V. APPLIANCES G. Garage Door Operators Garage Door Opener

SAFE **65:** The garage door opener optical sensors was mounted higher than 6 inches above the garage floor, which is considered a safety risk per current standards. The sensors could be lowered.

V. APPLIANCES H. Dryer Exhaust Systems Dryer Vent

MNT **66:** The dryer vent had accumulated some lint and debris. We recommend it be cleaned as part of preventative maintenance.

V. APPLIANCES H. Dryer Exhaust Systems Washer/Dryer

EVAL **67:** The hookups for the washer and dryer appeared to be functional at the time of the inspection but were not readily accessible for a complete evaluation. The laundry appliances were not tested as clothing and items were present. Further evaluation is recommended.

VI. OPTIONAL SYSTEMS A. Landscape Irrigation (Sprinkler) Systems Exterior Plumbing

MNT **68:** Some of the sprinklers over-sprayed onto the home, flatwork and/or fences. Adjustments to the sprinkle heads could be made.

MNT **69:** The sprinkler system control wire conduit was damaged and needs to be repaired or replaced.

MNT **70:** Some of the sprinkler heads were leaning and could be adjusted.

Zone 4

Zone 4

REC **71:** Some of the sprinkler zones or heads did not operate properly or had low pressure when tested. Further evaluation and repairs are recommended.

Zone 2

Zone 3

EVAL **72:** The front right yard area did not appear to have sprinkler heads, or the zone where did not respond when tested. Further evaluation is recommended.

VI. OPTIONAL SYSTEMS B. Swimming Pools, Spas, Hot Tubs, And Equipment Other Features
Coping/Flatwork

MNT **73:** There were gaps, cracks, and irregularities at the flatwork around the pool areas that need to be repaired.

VI. OPTIONAL SYSTEMS B. Swimming Pools, Spas, Hot Tubs, And Equipment General Comments

SAFE **74:** The swimming pool area did not have all of the recommended safety features, such as properly designed fencing at least 48" high and without climbable horizontal parts, self-closing and self latching gates that swing outward, with properly placed double latches out of reach of children, pool alarms, water alarms, door alarms, lifesaving equipment, a first aid kit, and a net or other barrier to prevent children at this area from falling in the pool. These are recommended and should be installed as a safety precaution.

MNT **75:** The pool equipment PVC pipes were exposed and should be sheltered or painted with UV resistant paint to prevent premature aging and damage.

REC **76:** The inspection of the pool was limited as the breaker serving the pool equipment popped and sparked when tested using normal controls during the inspection. The pool equipment did not appear to have power as a result. Further evaluation and repairs are needed.