

2911 Royal Oaks Grv

Houston, Texas 77082




✉ hello@inspectify.com

Client	--
Reference id	a4xPd000003XGcDIAW
Type	Home Inspection and Floor Plan Report - 2911 Royal Oaks Grv
Inspected by	Rio Bravo - Inspectify Pro - Houston
State license	TREC 22388
InterNACHI	17031522
Scheduled	January 29, 2026, 12:45 PM CST
Completed	January 29, 2026, 5:34 PM CST

 11 repair

 4 monitor

 42 limitation

 1 Inspectify flag

System	Subsystem	Issues identified
Home Inspection Details	Home Inspection Details	 <u>Right Side of the House Photos: Not Present</u>
		 <u>Repairs / Renovations in Progress: Not Present</u>
Surroundings	Landscaping	 <u>Right Side Yard Condition: Not Present</u>
	Patio	 <u>Settled Porch / Patio</u>
Utilities	Utilities	 <u>Water Meter Tag Photo: Not Present</u>
		 <u>Water Meter Location Photo: Not Present</u>
Exterior	Siding / Trim	 <u>Exterior Inspection is Limited</u>
	Gutters	 <u>Downspouts Drain Near House</u>
		 <u>Difficult to Reach the Gutters</u>
	Eaves, Soffits, and Fascia	 <u>Exterior Inspection is Limited</u>
	Windows	 <u>Window Needs Caulking</u>
		 <u>Damaged Screen</u>
		 <u>Windows With Security Bars Count: Not Present</u>
 <u>Window With Quick Release Count: Not Present</u>		
Roof	Coverings	 <u>Window Treatment Type: Not Present</u>
		 <u>Tree Overhanging the Roof</u>
		 <u>Roof Granular Loss</u>
	 <u>Roof Height Prevented Roof-Level Photos</u>	
	Flashing	 <u>Difficult to See / Inspect All Roof Flashings</u>
Garage	Attached Garage	 <u>Garage Door Manual Locks Are Not Disabled</u>
		 <u>Inoperable or Missing Light Bulb</u>
		 <u>Odor Source: Not Present</u>
Structural	Foundation	 <u>Eroding / Ponding Soil</u>
	Attic	 <u>Could Not See Everything in Attic</u>
Common Areas	Common Room	 <u>Odor Source: Not Present</u>
	Hallway	 <u>Odor Source: Not Present</u>
		 <u>Window Condition: Not Present</u>
	Common Room 2	 <u>Odor Source: Not Present</u>
Laundry Area	Laundry Area	 <u>Missing GFCI</u>
		 <u>Odor Source: Not Present</u>

System	Subsystem	Issues identified
		 <u>Window Condition: Not Present</u>
	Washer	 <u>Washer Appliance Tag Photo: Not Present</u>
Kitchen	Kitchen General	 <u>Odor Source: Not Present</u>
		 <u>Doors / Casing / Door Stops Condition: Not Present</u>
	Cooktop	 <u>Cooktop Appliance Tag Photo: No Access</u>
Bedrooms	Primary Bedroom	 <u>Odor Source: Not Present</u>
	Bedroom 2	 <u>Odor Source: Not Present</u>
	Bedroom 3	 <u>Odor Source: Not Present</u>
		 <u>Walls / Ceilings Need Repainting</u>
Bathrooms	Primary Bathroom	 <u>Odor Source: Not Present</u>
	Bathroom 2	 <u>Damaged Blinds</u>
		 <u>Odor Source: Not Present</u>
		 <u>Tub / Shower Type: Not Present</u>
		 <u>Tub / Shower / Plumbing Fixture Condition: Not Present</u>
	Bathroom 3	 <u>Odor Source: Not Present</u>
		 <u>Window Condition: Not Present</u>
HVAC	Heating	 <u>Rusting or Damaged HVAC Drip Pan</u>
	Cooling	 <u>Cooling System Condenser Video: Other</u>
	Heating 2	 <u>Heating System Appliance Tag Photo: No Access</u>
	Cooling 2	 <u>Cooling System Condenser Video: Other</u>
Plumbing	Main Water Supply	 <u>Missing Anti-Siphon Valve</u>
		 <u>Plumbing Not Fully Visible</u>
Electrical	Service Entrance Conductors	 <u>Disconnected or Damaged Conduit</u>
	Electrical Panels, Grounding, Main Overcurrent Device	 <u>Missing AFCI Breaker</u>
	Branch Wiring	 <u>Unable to Inspect All of the Wiring</u>
Miscellaneous Property Information	Miscellaneous Property Information	 <u>Odor Type Observed: Not Present</u>
		 <u>Homeowner Unavailable for Access: Not Present</u>
		 <u>Additional Information: Not Present</u>

Home Inspection Details 🔍 2 Issues

Right Side of the House Photos

Not Present

Neighborhood Commentary

Close to Commercial Building or Industrial Area, Driveway Exits to Major Road

Nonresidential Use

No

Renovations / Upgrades in the Past 15 Years

No

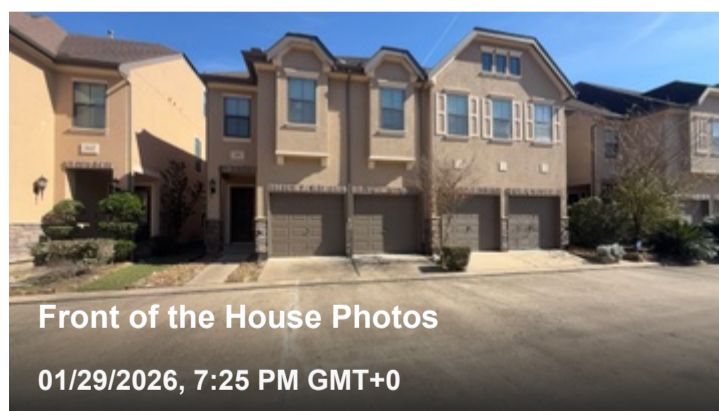
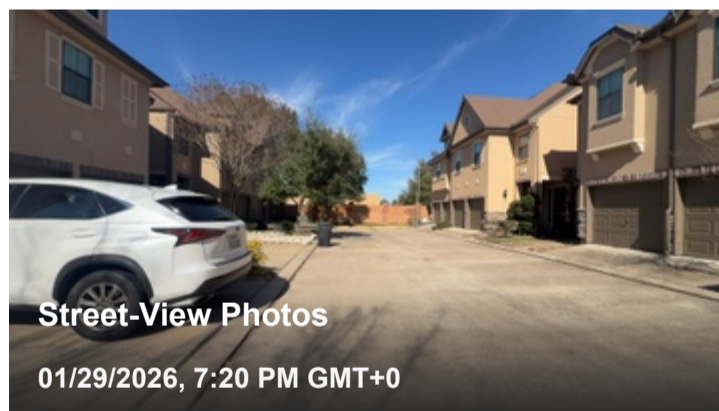
Additions / Conversions Observed

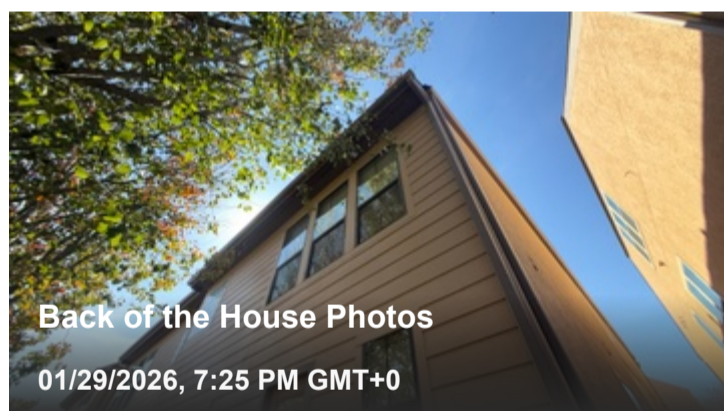
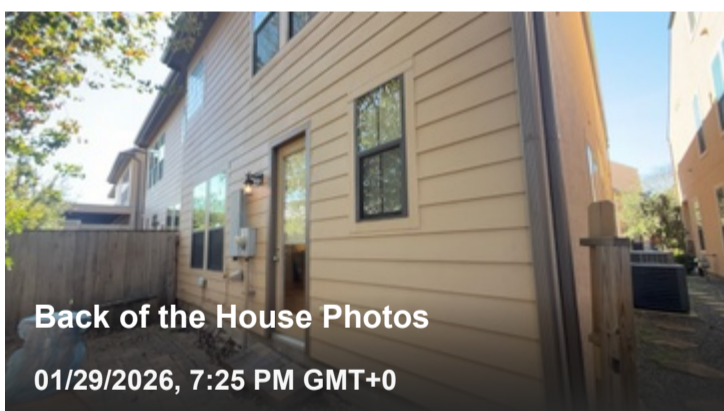
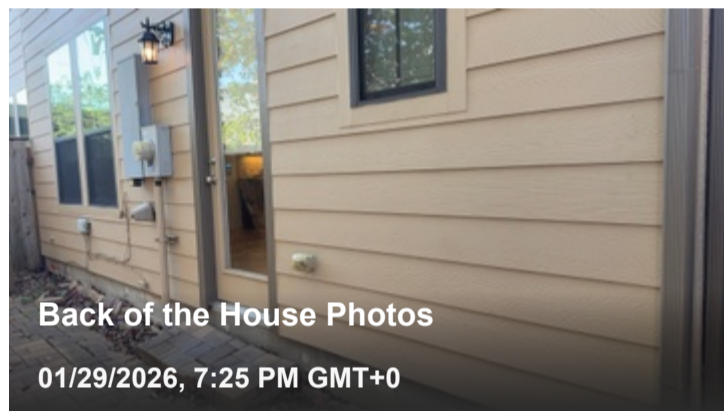
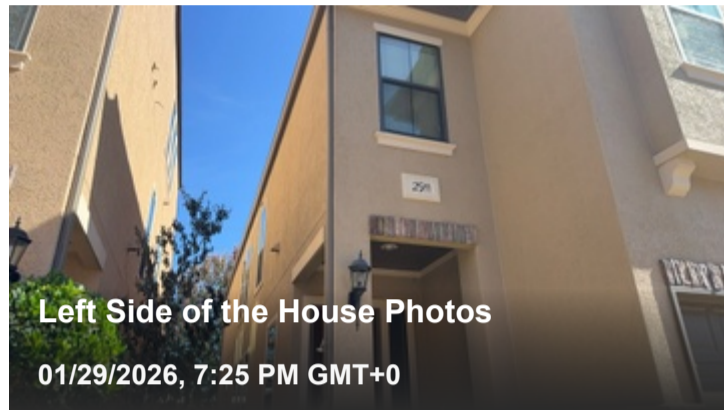
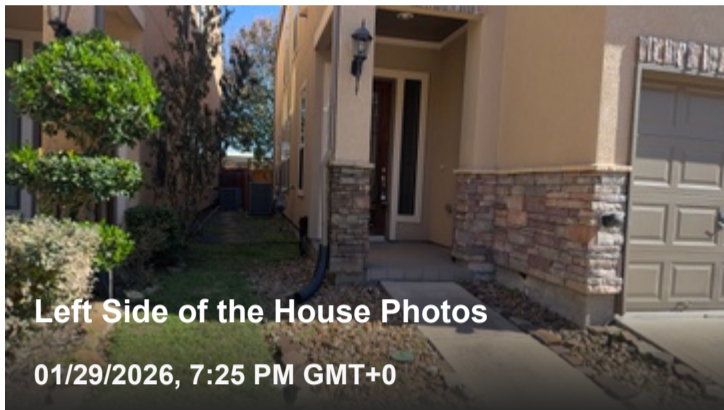
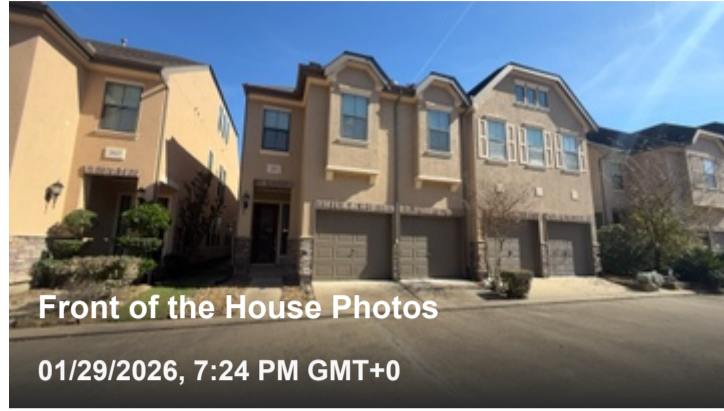
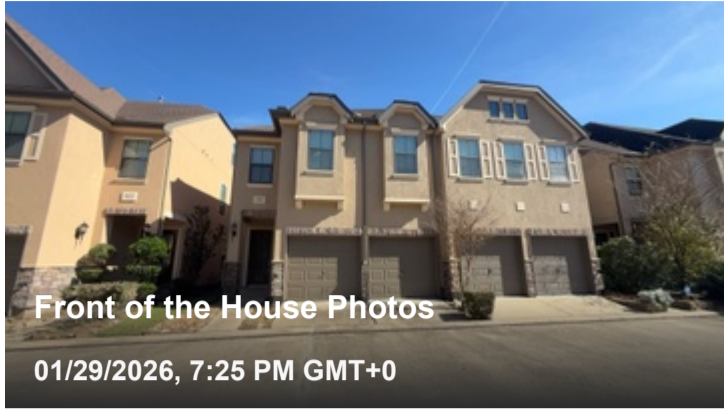
No

Repairs / Renovations in Progress

Not Present

Home Inspection Details photos / videos





⚠ Limitation

Right Side of the House Photos: Not Present

The object / room is not present.

Limitation photos / videos

⚠ Limitation

Repairs / Renovations in Progress: Not Present

The object / room is not present.

Limitation photos / videos

Unit Details

Unit

✓ No issues

Occupancy Status

Vacant

Bedroom Count

3 bedroom(s)

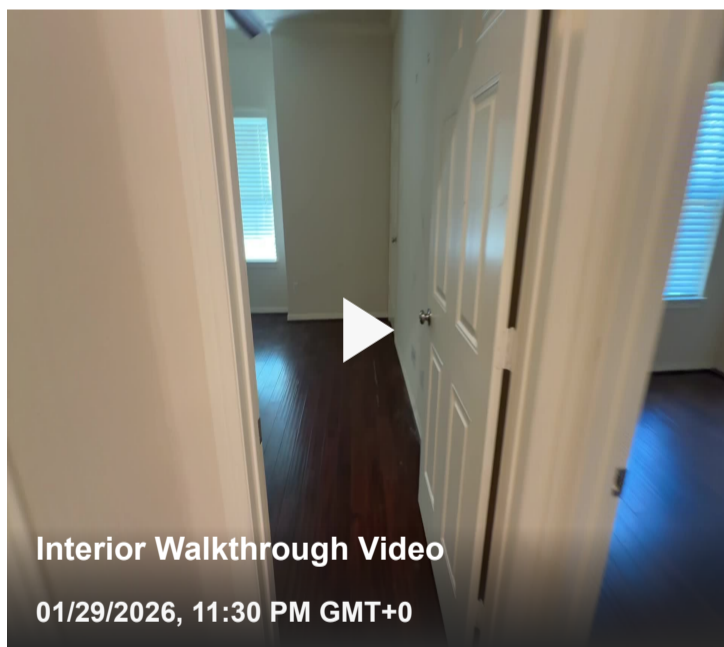
Bathroom Count, Half

1 bathroom(s)

Bathroom Count, Full

2 bathroom(s)

Unit photos / videos



Surroundings 📷 2 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

✓ **No issues**

Fence Material(s)

Wood

Fence / Gate Condition

Good (Cosmetic Issues Only)

Fences / Gates photos / videos



Landscaping

 1 Issue

Proper Grading Observed

Yes

Front Yard Condition

Good

Left Side Yard Condition

Good

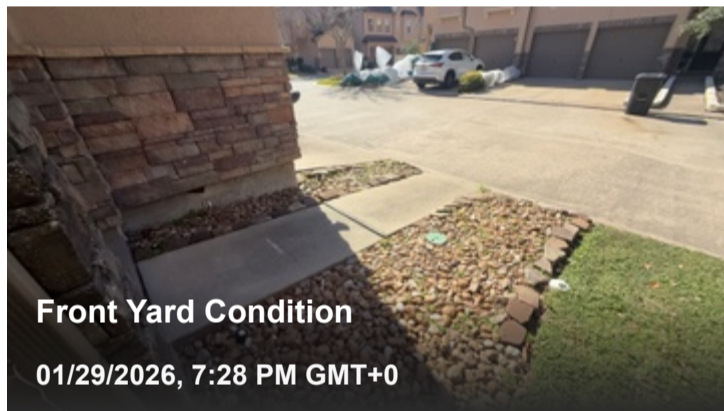
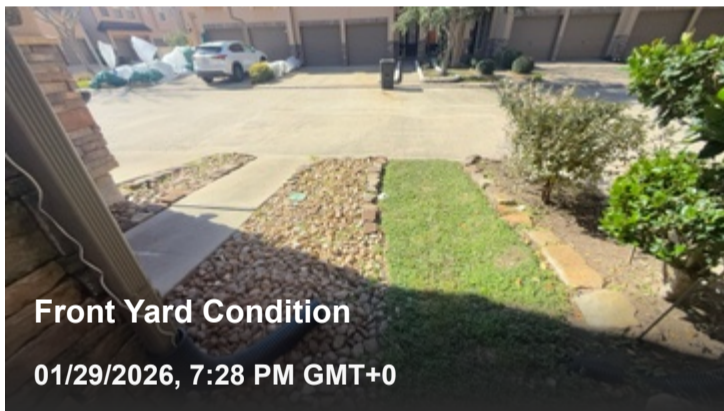
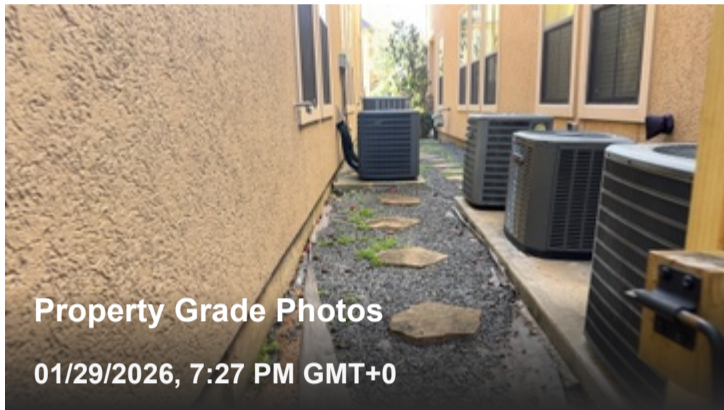
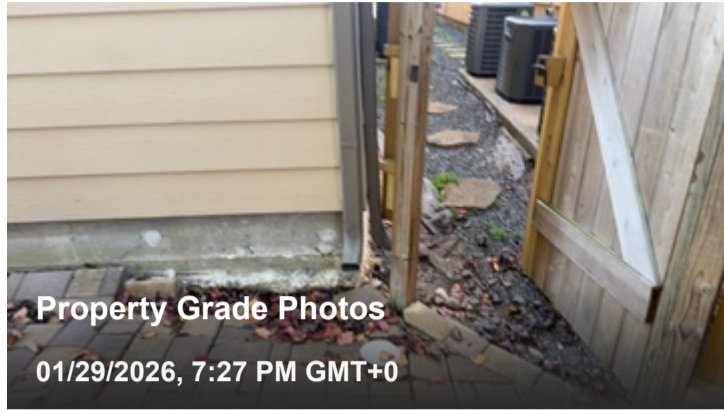
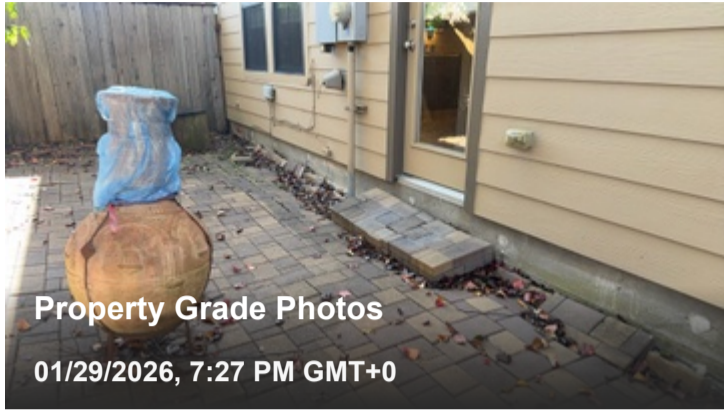
Back Yard Condition

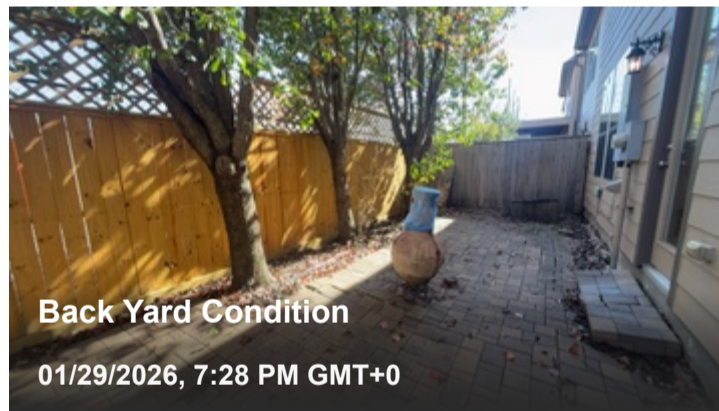
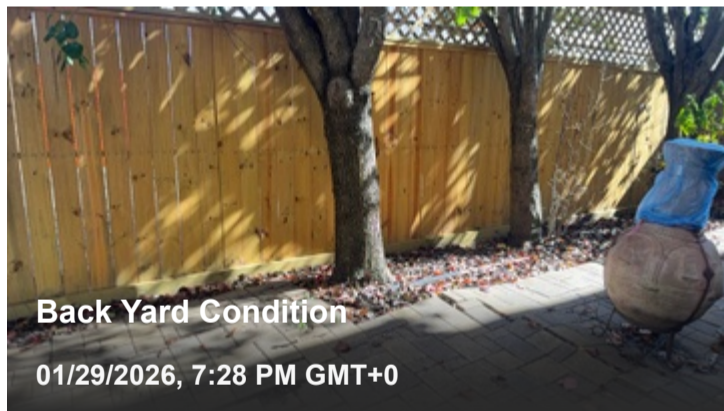
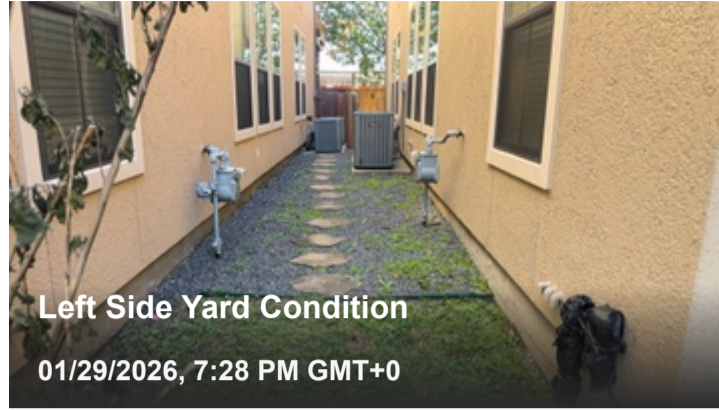
Good

Right Side Yard Condition

Not Present

Landscaping photos / videos





⚠️ Limitation

Right Side Yard Condition: Not Present

The object / room is not present.

Limitation photos / videos

Porch

✓ No issues

Porch Type

Covered Porch

Porch Condition

Good (Cosmetic Issues Only)

Porch photos / videos



Patio

🔍 1 Issue

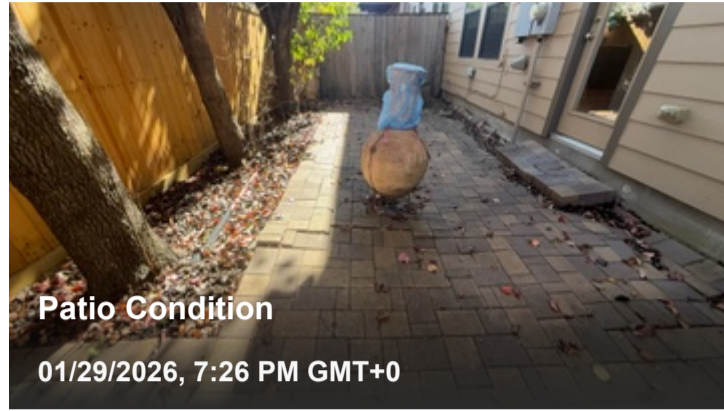
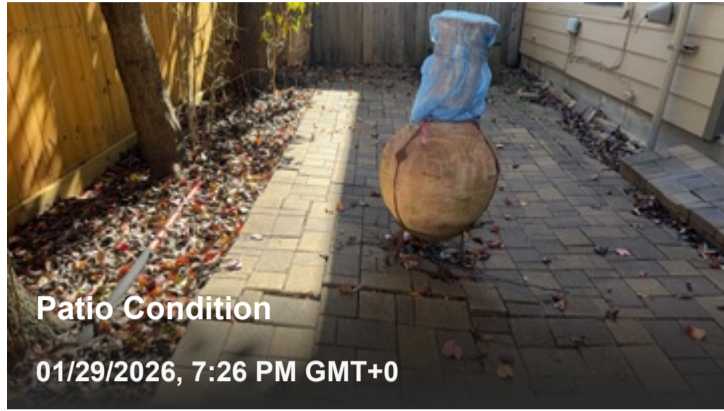
Patio Condition

Fair (Some Repairs)

Patio Material(s)

Patio Pavers

Patio photos / videos

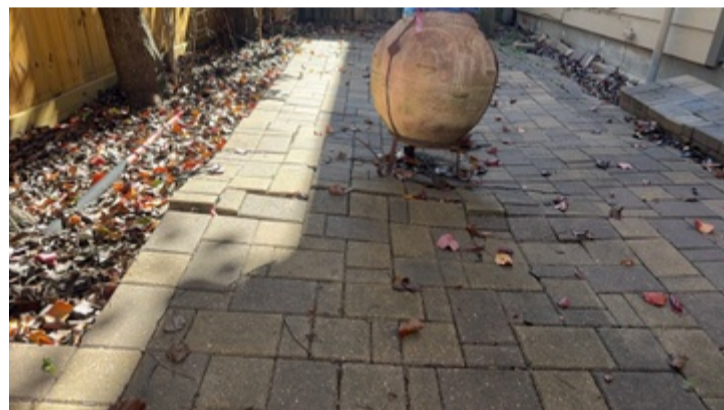
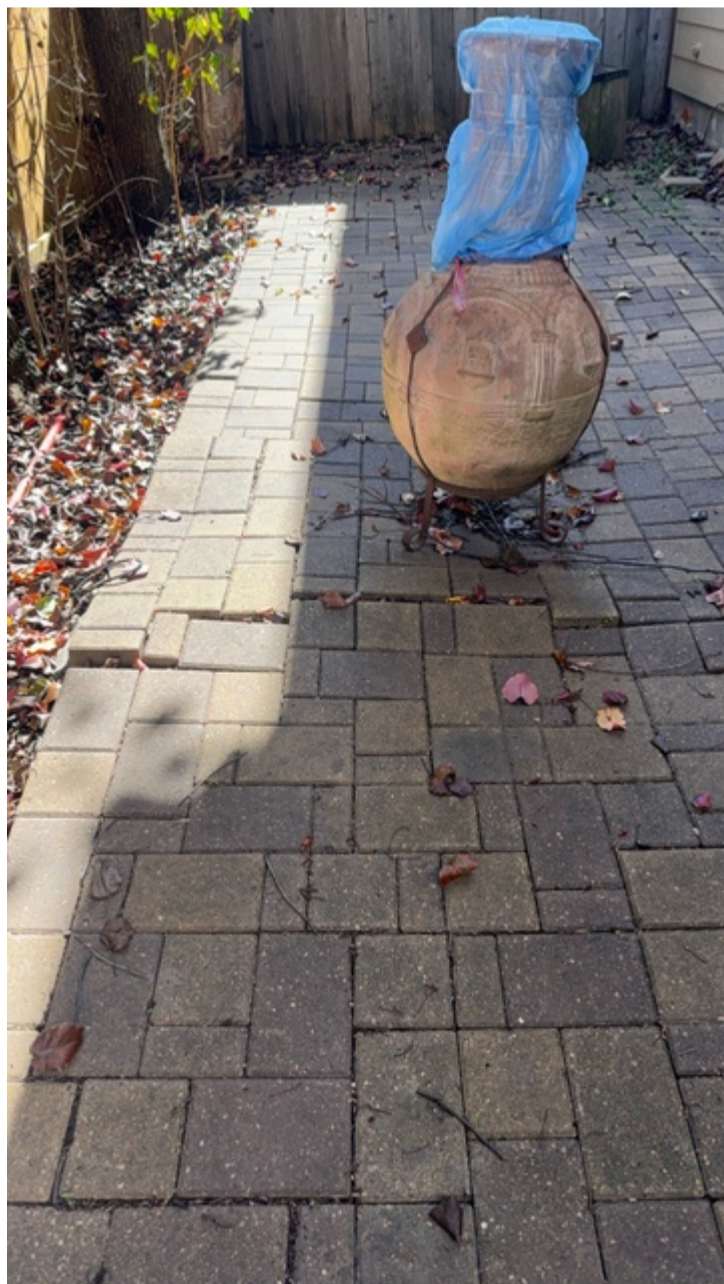


 Monitor deficiency

Settled Porch / Patio

The porch / patio is settling.

Patio photos / videos



Additional Site Amenities

 Not present

Additional Site Amenities photos / videos

Utilities 🔍 2 Issues

🔍 2 Issues

Electric Meter Condition

Good (Cosmetic Issues Only)

Water Meter Tag Photo

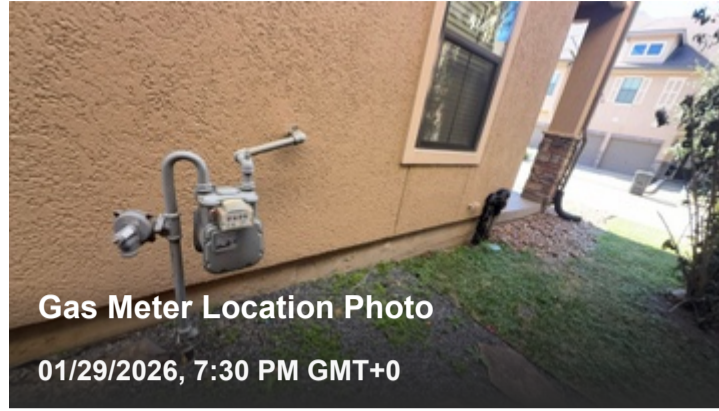
Not Present

Water Meter Location Photo

Not Present

Utilities photos / videos





⚠ Limitation

Water Meter Tag Photo: Not Present

The object / room is not present.

Limitation photos / videos

⚠ Limitation

Water Meter Location Photo: Not Present

The object / room is not present.

Limitation photos / videos

Exterior 🔍 9 Issues

Siding / Trim

🔍 1 Issue

Siding Condition

Good (Cosmetic Issues Only)

Siding Material(s)

Fiber Cement, Stone Veneer, Stucco

Exterior Paint Condition

Good (Cosmetic Issues Only)

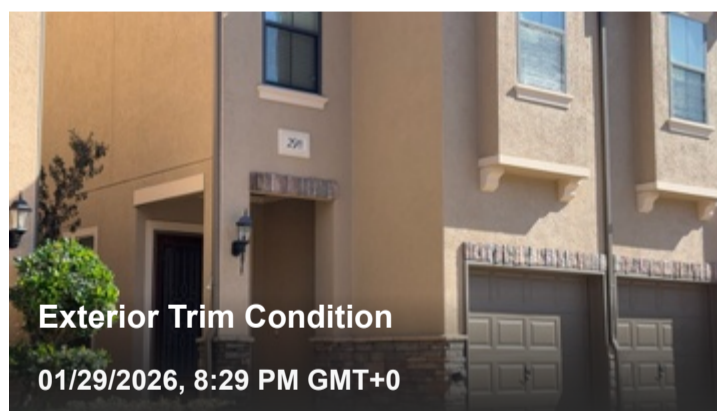
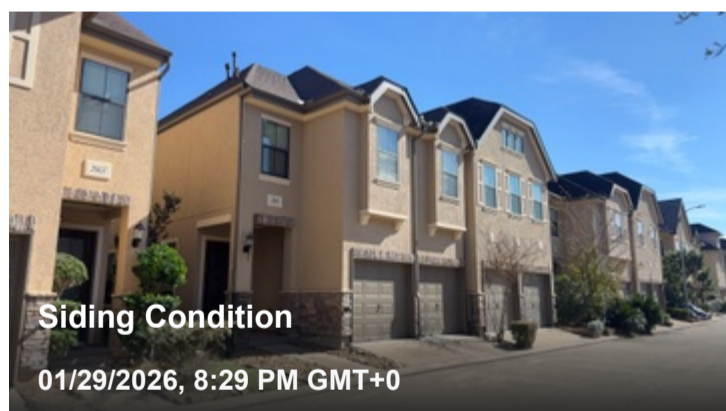
Exterior Trim Condition

Good (Cosmetic Issues Only)

Trim Material(s)

Fiber Cement, Stone Veneer, Stucco, Wood

Siding / Trim photos / videos



⚠️ Limitation

Exterior Inspection is Limited

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Limitation photos / videos

Gutters

 2 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.

Gutters photos / videos



⚠ Limitation

Difficult to Reach the Gutters

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Limitation photos / videos

Eaves, Soffits, and Fascia

🕒 1 Issue

Eaves / Soffits / Fascia Condition

Good (Cosmetic Issues Only)

Eaves / Soffits / Fascia Material(s)

Fiber cement

Eaves, Soffits, and Fascia photos / videos



Limitation

Exterior Inspection is Limited

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Limitation photos / videos

Windows

5 Issues

Window Count

20 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

Aluminum

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



⚠ 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)

Steel, Wood

Exterior Doors photos / videos



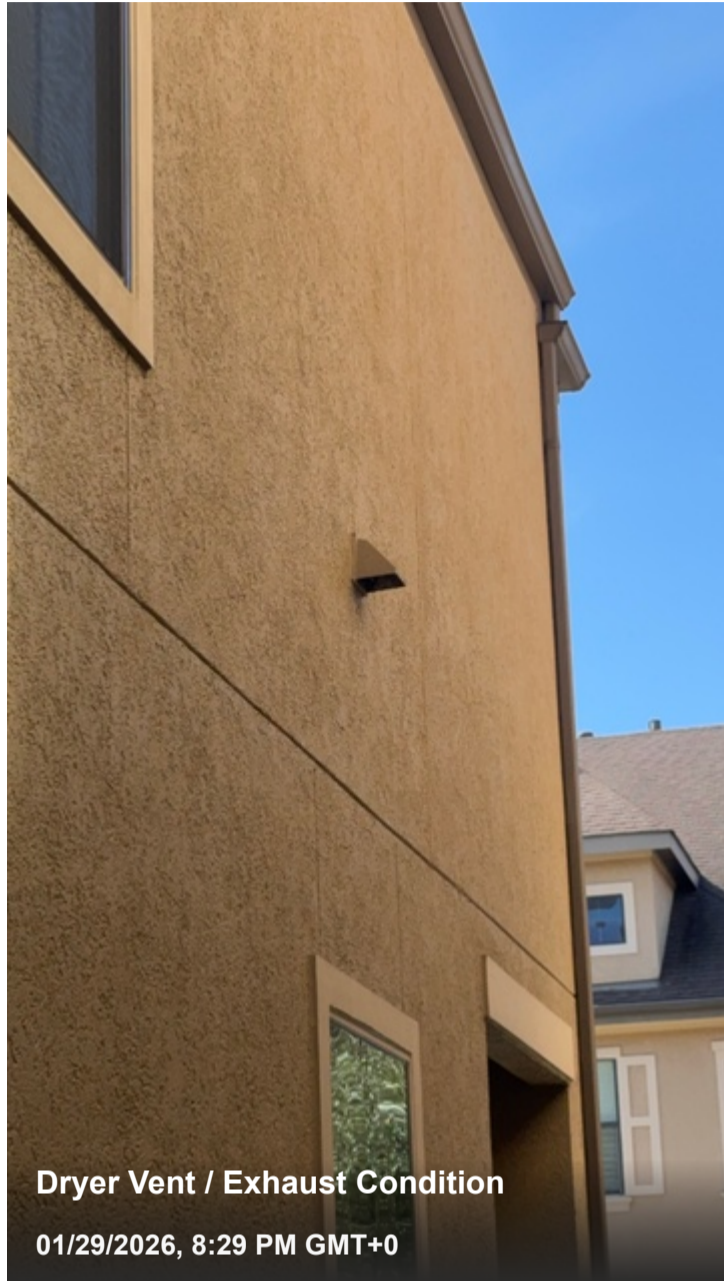
Dryer Exhaust

✓ No issues

Dryer Vent / Exhaust Condition

Good (Cosmetic Issues Only)

Dryer Exhaust photos / videos



Pool

 Not present

Pool photos / videos

Roof 🔍 4 Issues

Coverings

🔍 3 Issues

Roof Inspection Method

Viewed from Ground 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

16 year(s)

Estimated Roof Life Remaining

Less than 5 Years

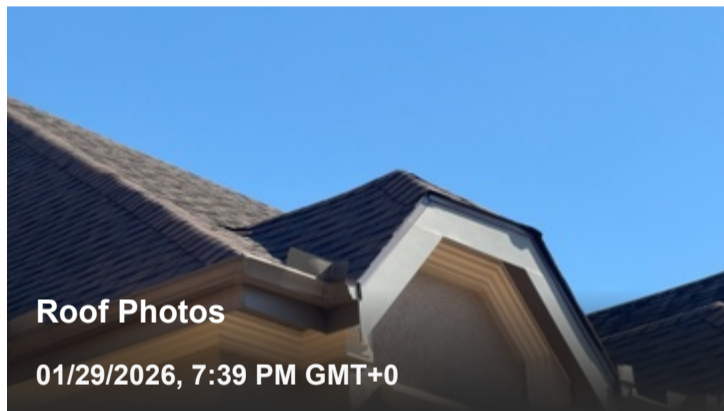
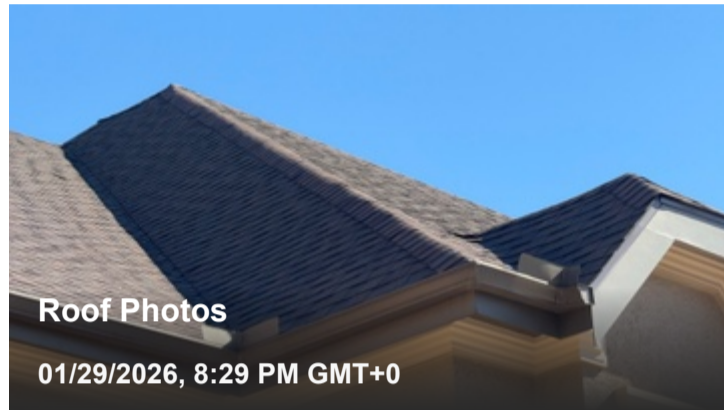
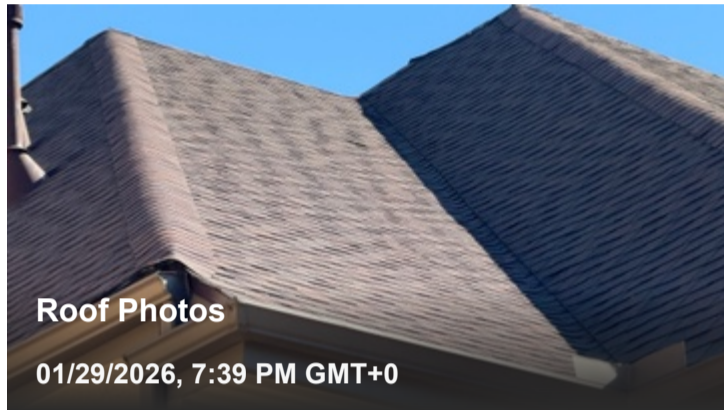
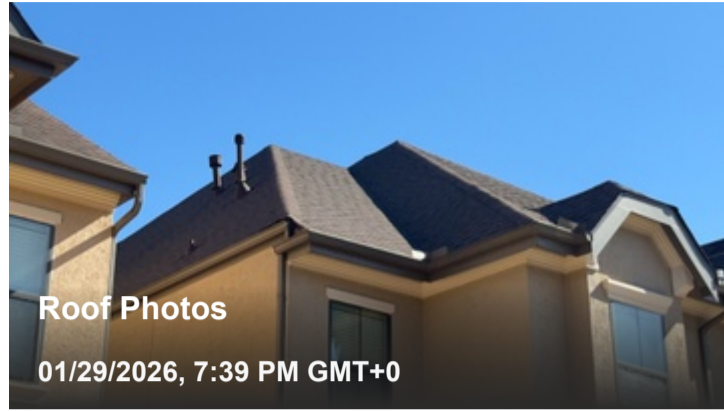
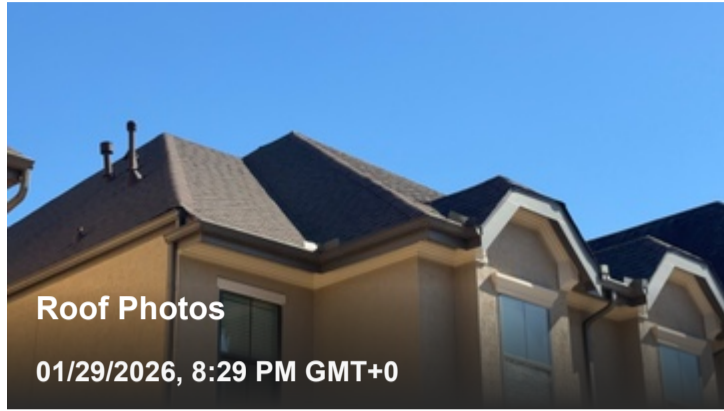
Evidence of Hail / Wind Damage

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



 **Monitor deficiency**

Roof Granular Loss

There is granular loss on one or more areas of the roof.

Coverings photos / videos



⚠ Limitation

Roof Height Prevented Roof-Level Photos

The roof was too high to safely walk upon the surface. Some areas of the roof were not fully visible during the inspection.

Limitation photos / videos

Flashing

🔍 1 Issue

Flashing Condition

Good (Cosmetic Issues Only)

Flashing photos / videos



Limitation

Difficult to See / Inspect All Roof Flashings

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials.

Limitation photos / videos

Chimney

 Not present

Chimney photos / videos

Vents

✓ No issues

Roof Vent(s) Condition

Good (Cosmetic Issues Only)

Roof Vents Material(s)

PVC, Steel

Vents photos / videos

Skylights

🚫 Not present

Skylights photos / videos

Garage 🔍 3 Issues

Attached Garage

🔍 3 Issues

Interior Condition

Good (Cosmetic Issues Only)

Odor Strength

No Odor Detected

Odor Source

Not Present

Fire Separation Wall Observed

Yes

Electrical Condition

Fair (Some Repairs)

Garage Door Condition

Functional With Cosmetic Defects

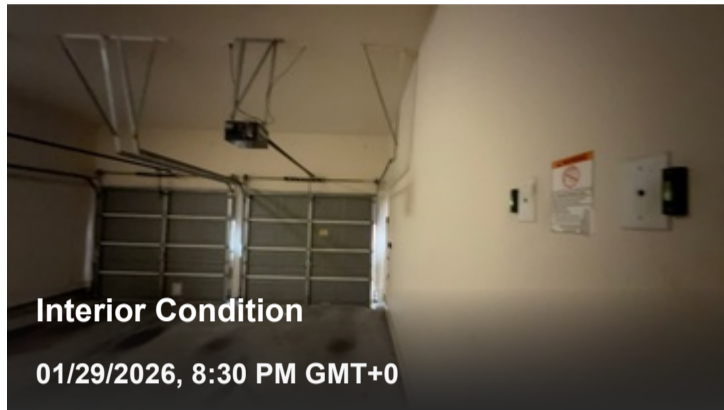
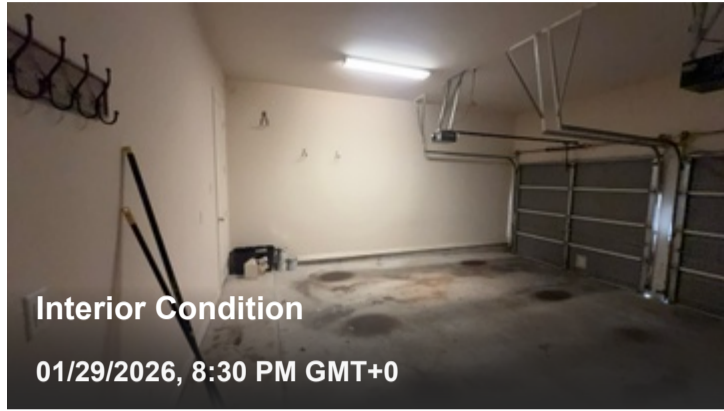
Garage Capacity

2 parking spaces

Garage Converted Into Living Space

No

Attached Garage photos / videos




 **Repair deficiency**

Garage Door Manual Locks Are Not Disabled

The garage door manual lock was not disabled.

Attached Garage photos / videos



 **Monitor deficiency**

Inoperable or Missing Light Bulb

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

Attached Garage photos / videos



 **Limitation**

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Structural 🔍 2 Issues

Foundation

🔍 1 Issue

Foundation Type

Poured Concrete, Slab

Foundation Condition

Fair (Some Repairs)

Foundation Cracks Observed

No

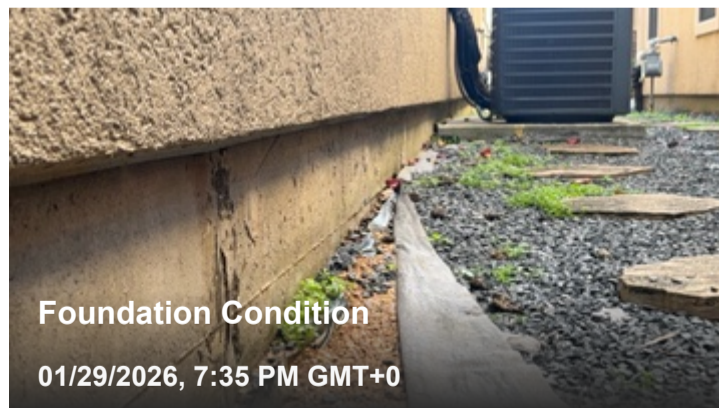
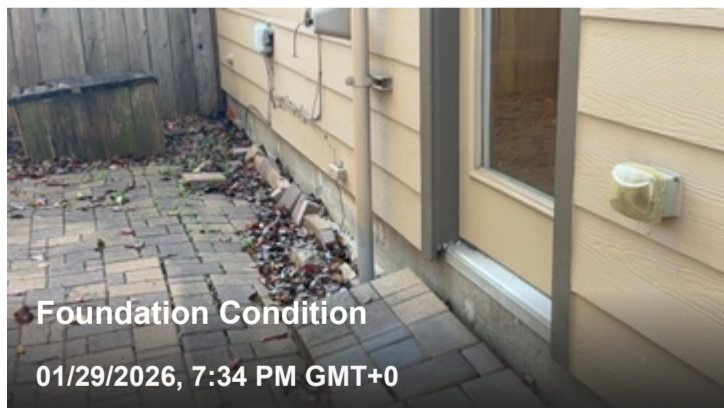
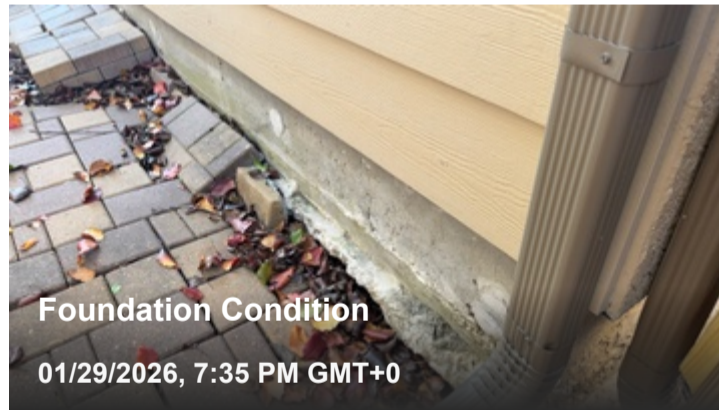
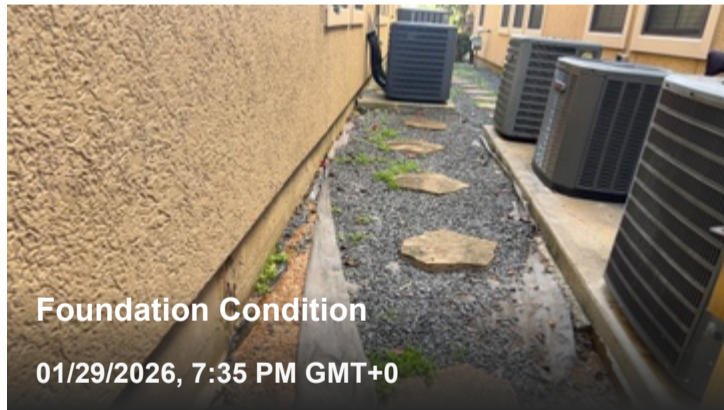
Evidence of Moisture Observed

No

Additional Foundation Concerns

No

Foundation photos / videos



 **Repair deficiency**

Eroding / Ponding Soil

Eroding / ponding soil is present on one or more areas of the property.

Foundation photos / videos



Crawl Space

 **Not present**

Crawl Space photos / videos

Attic

 1 Issue

Attic Condition

Good (Cosmetic Issues Only)

Attic Converted Into Living Space

No

Attic Access Method

Attic Ladder & Hatch

Attic or Ceiling Type

Unconditioned (Vented)

Attic Insulation Type

Fiberglass

Attic Floor Insulation Depth

10-12

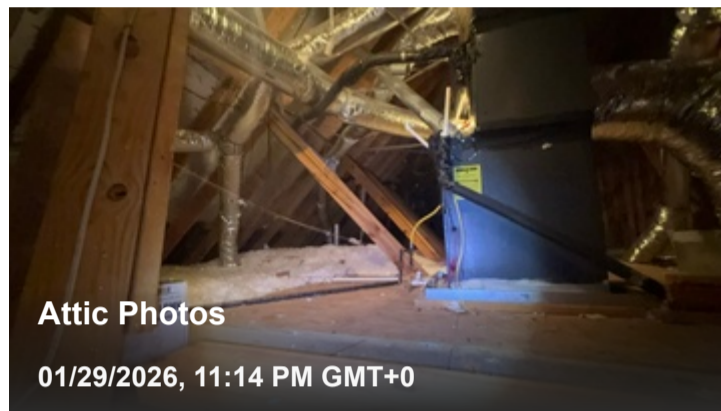
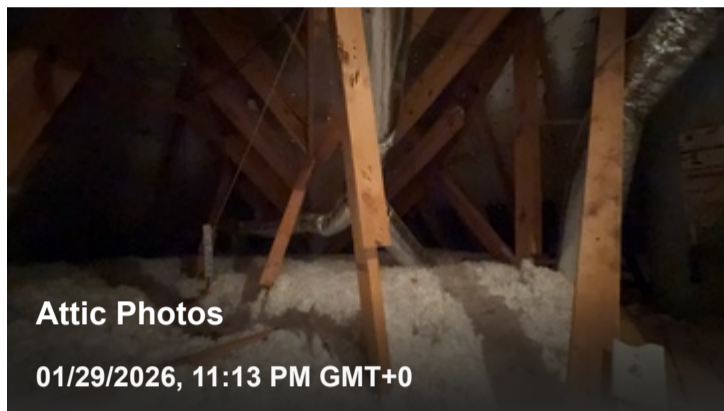
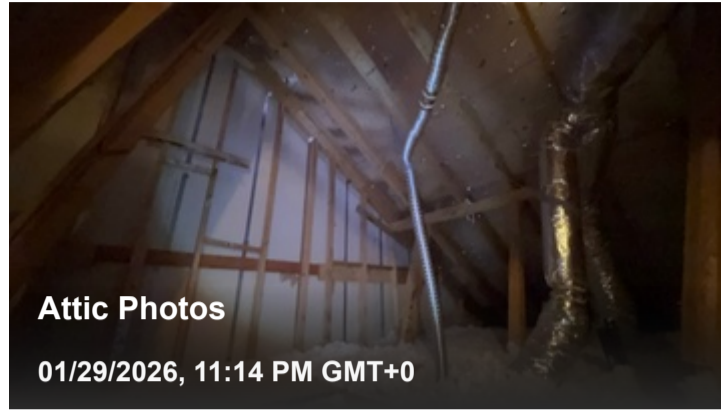
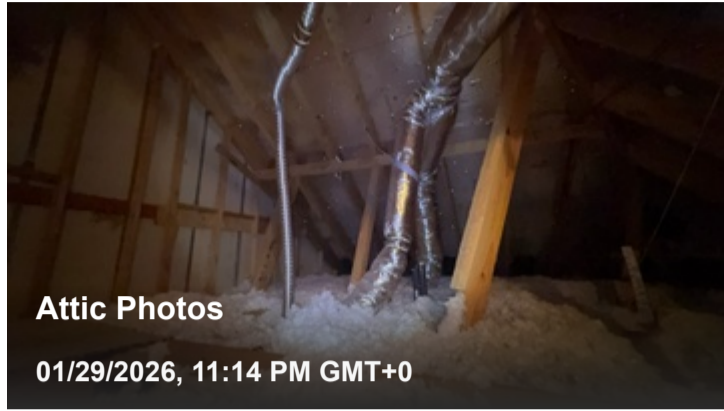
Roof Insulation Depth

0

Percentage of Roof Area Above Attic

100%

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 🔍 4 Issues

Common Room

🔍 1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

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)

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

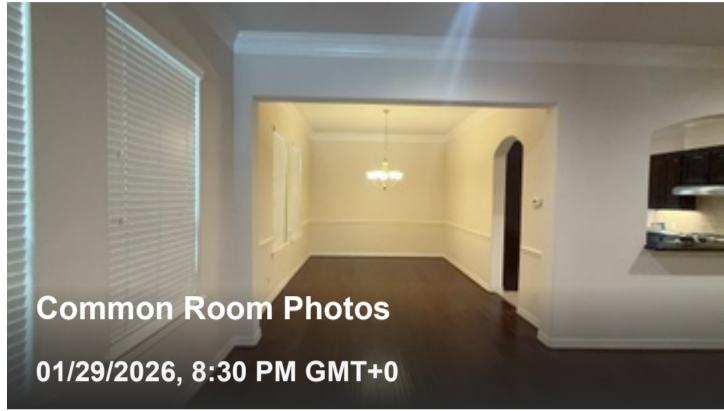
Flooring Material(s)

Hardwood

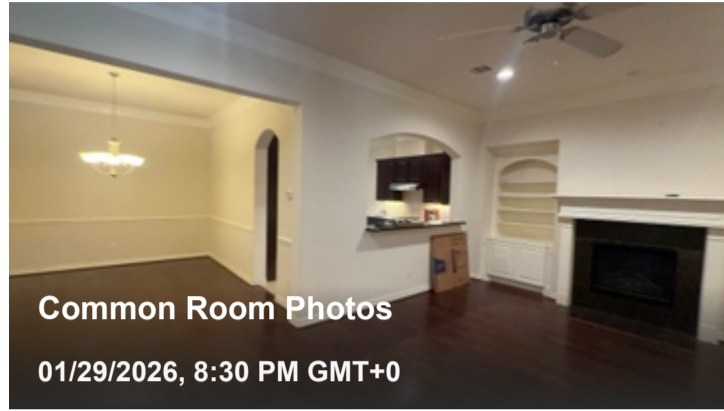
Electrical Condition

Good (Cosmetic Issues Only)

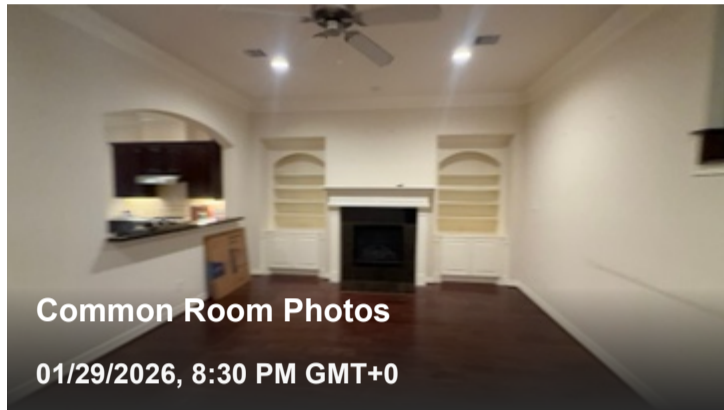
Common Room photos / videos



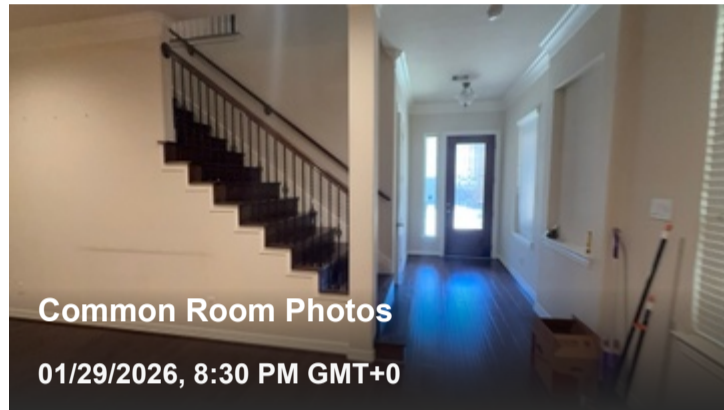
Common Room Photos
01/29/2026, 8:30 PM GMT+0



Common Room Photos
01/29/2026, 8:30 PM GMT+0



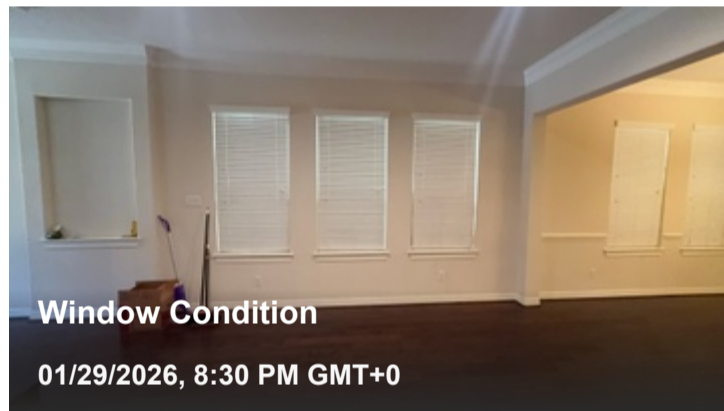
Common Room Photos
01/29/2026, 8:30 PM GMT+0



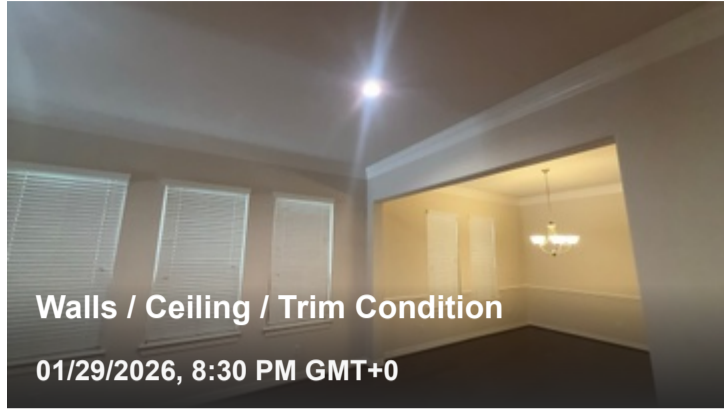
Common Room Photos
01/29/2026, 8:30 PM GMT+0



Doors / Casing / Door Stops Condition
01/29/2026, 8:30 PM GMT+0



Window Condition
01/29/2026, 8:30 PM GMT+0



Walls / Ceiling / Trim Condition

01/29/2026, 8:30 PM GMT+0



Flooring Condition

01/29/2026, 8:30 PM GMT+0



Electrical Condition

01/29/2026, 8:30 PM GMT+0

⚠ 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

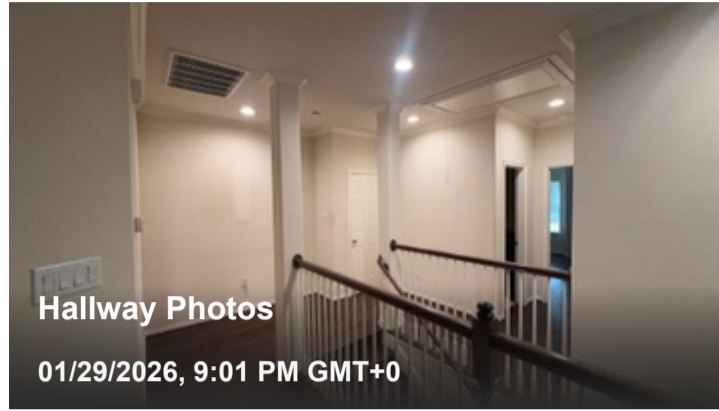
Flooring Material(s)

Hardwood

Electrical Condition

Good (Cosmetic Issues Only)

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

🔍 1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

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)

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

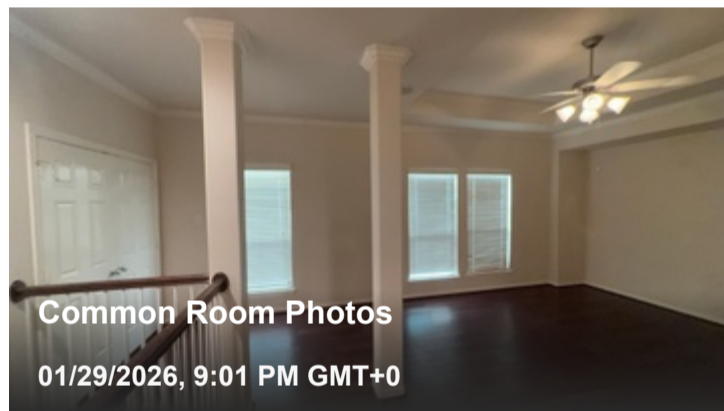
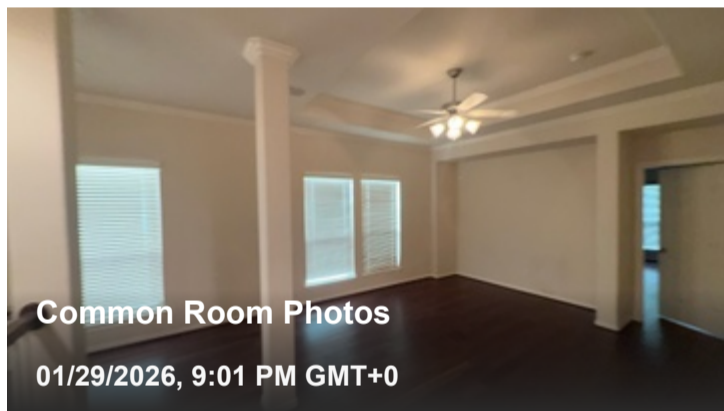
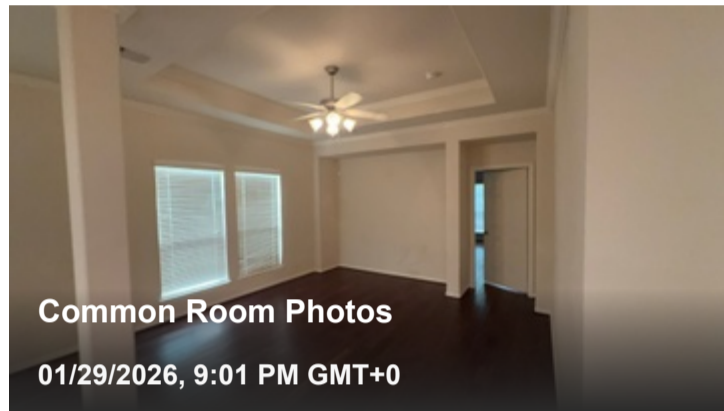
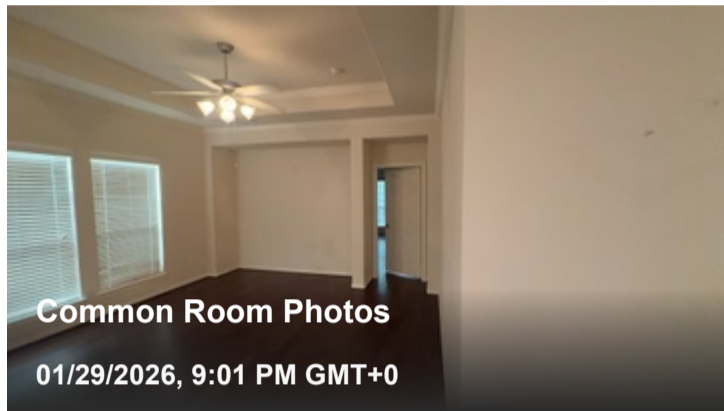
Flooring Material(s)

Hardwood

Electrical Condition

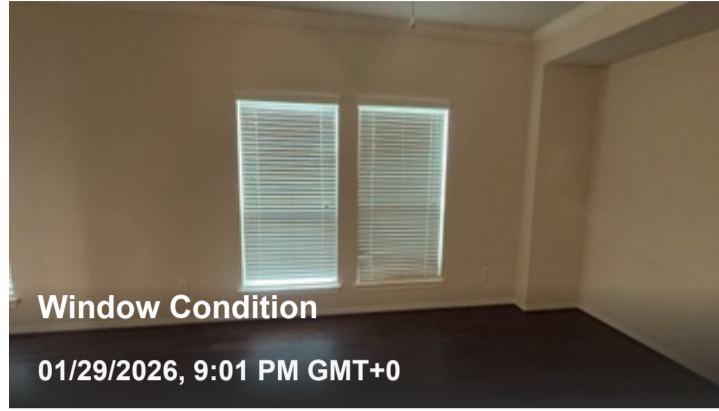
Good (Cosmetic Issues Only)

Common Room 2 photos / videos

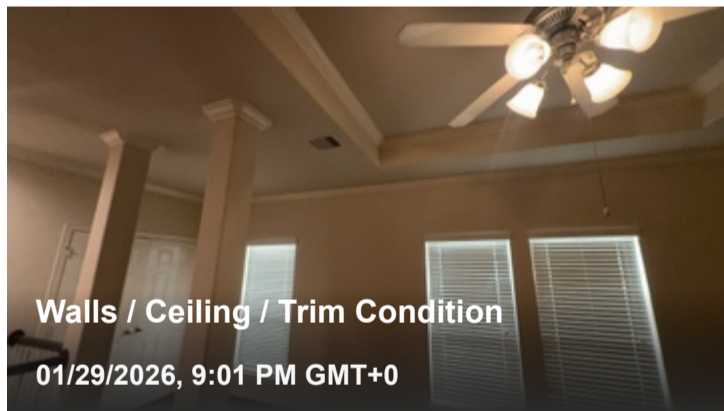




Doors / Casing / Door Stops Condition
01/29/2026, 9:01 PM GMT+0



Window Condition
01/29/2026, 9:01 PM GMT+0



Walls / Ceiling / Trim Condition
01/29/2026, 9:01 PM GMT+0



Flooring Condition
01/29/2026, 9:01 PM GMT+0



⚠ Limitation

Odor Source: 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)

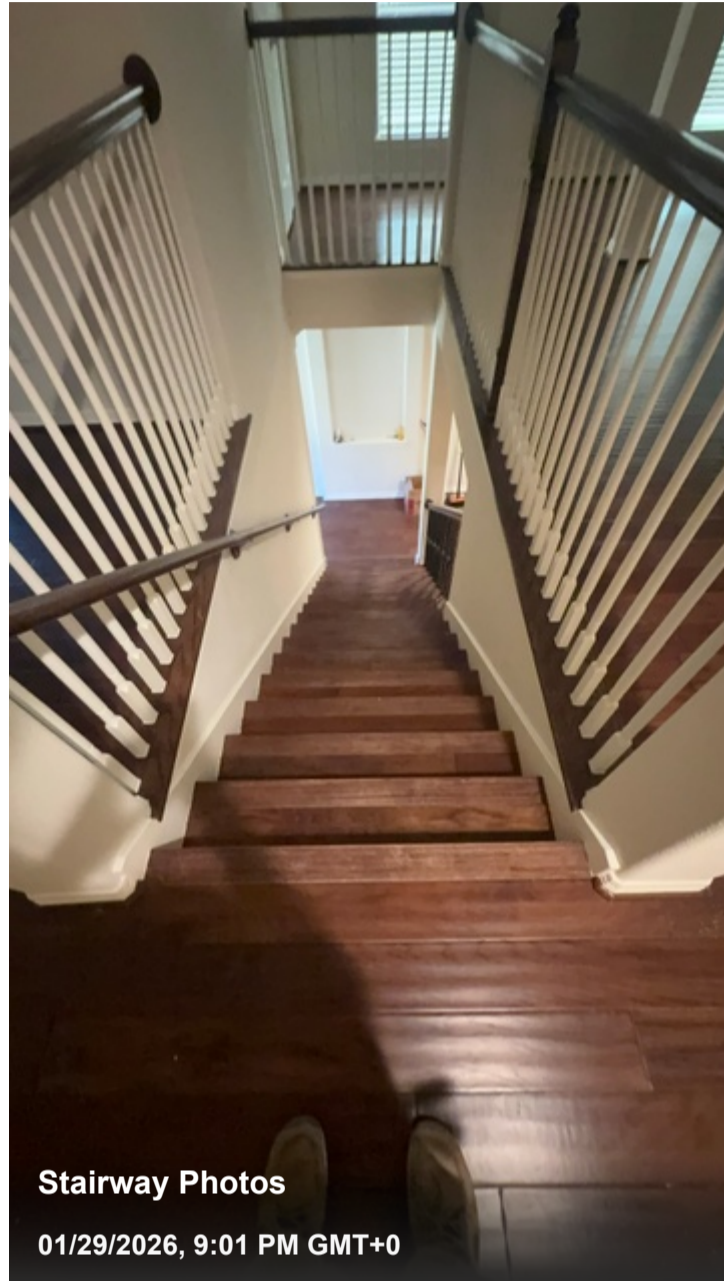
Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Hardwood

Stairway photos / videos





Fireplace

✓ No issues

Fireplace Energy Source

Gas

Fireplace Condition

Good (Cosmetic Issues Only)

Fireplace photos / videos



General

 Not present

General photos / videos

Laundry Area 🔍 4 Issues

🔍 3 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Not Present

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Tile

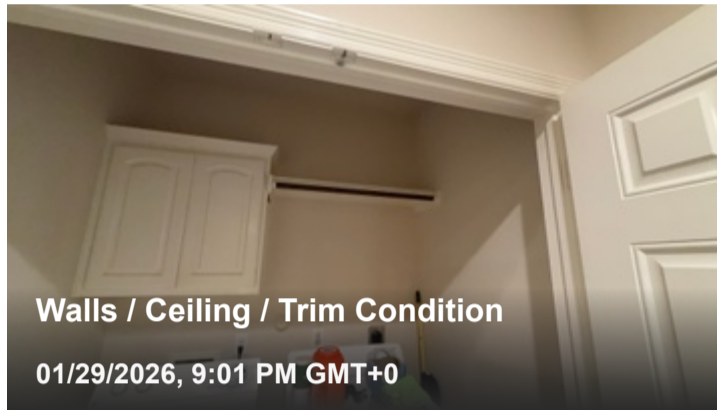
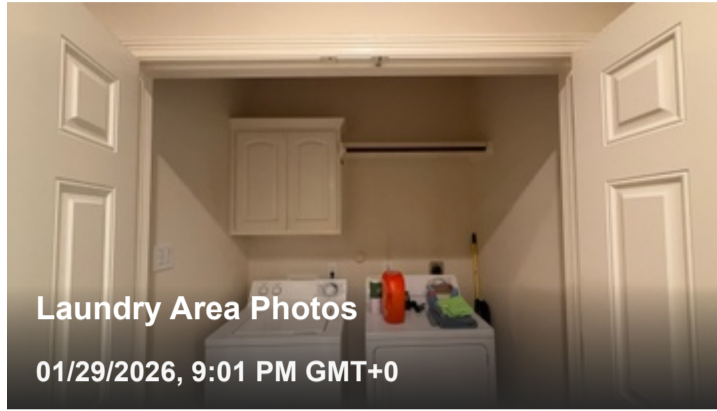
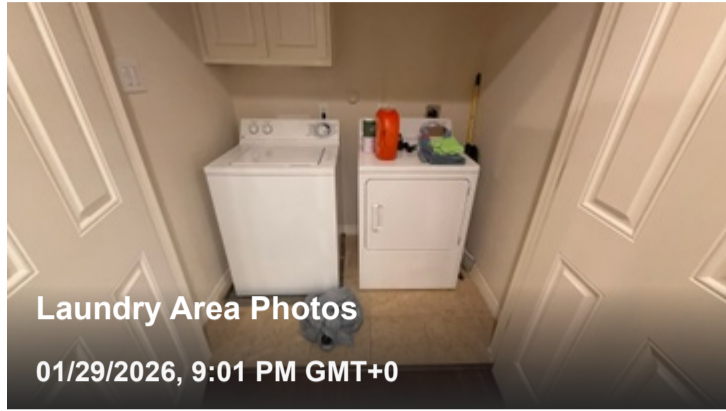
Electrical Condition

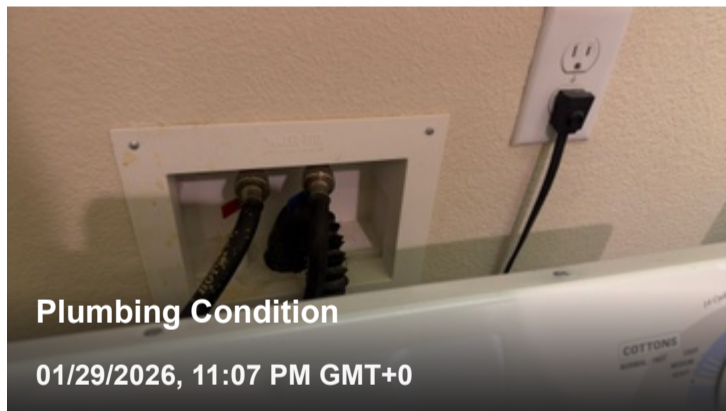
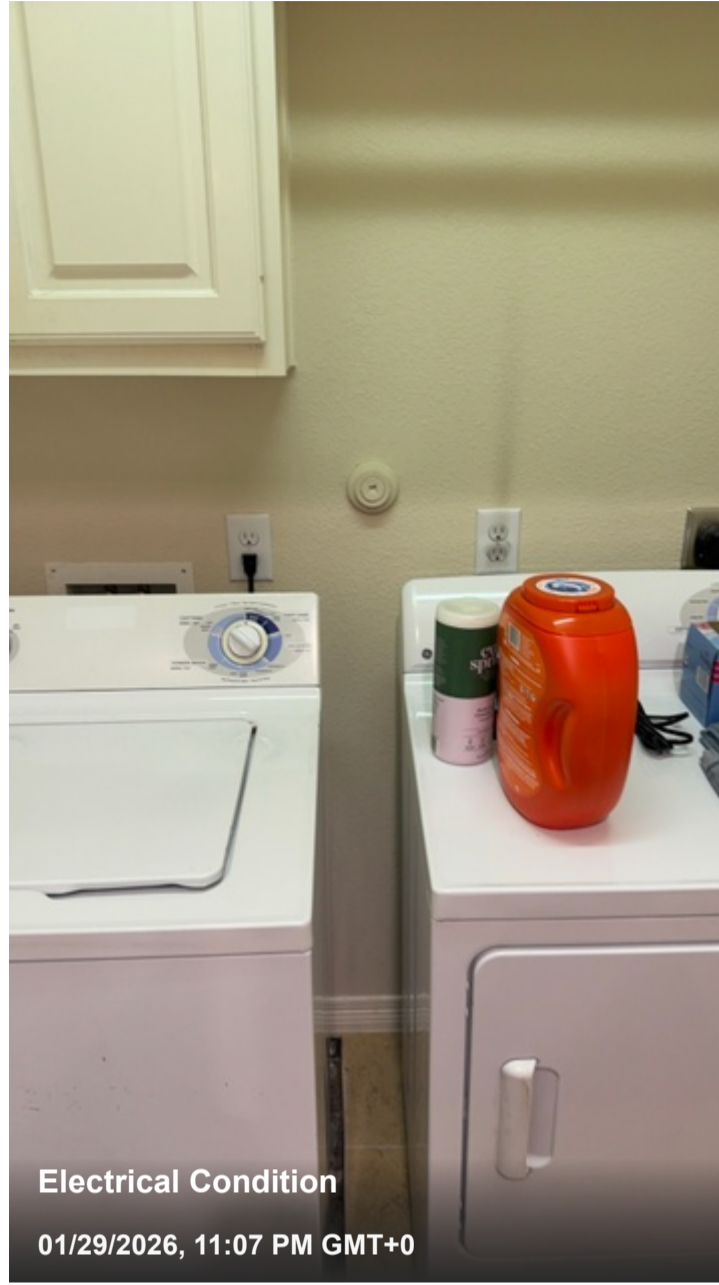
Fair (Some Repairs)

Plumbing Condition

Good (Cosmetic Issues Only)

Laundry Area photos / videos





 **Repair deficiency**

Missing GFCI

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

Laundry Area photos / videos



⚠️ Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

⚠️ Limitation

Window Condition: Not Present

The object / room is not present.

Limitation photos / videos

Washer

🔍 1 Issue

Washer Condition

Functional

Washer Appliance Tag Photo

Not Present

Washer photos / videos



⚠️ Limitation

Washer Appliance Tag Photo: Not Present

The object / room is not present.

Limitation photos / videos


Dryer

✓ **No issues**

Dryer Condition

Functional With Cosmetic Defects

Dryer Appliance Tag Photo

 Beta Feature

Clothes Dryer

<p>Recall status No</p> <p>Expected life 13 years</p> <p>Brand General Electric</p> <p>Estimated remaining life 0 years</p>	<p>Manufacture date April 2008</p> <p>Model number DVLR223EG5WW</p> <p>Age 17.83 years</p> <p>Serial number GR752570A</p>
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Dryer photos / videos



Kitchen 🔍 3 Issues

Kitchen General

🔍 2 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

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)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Material(s)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

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)

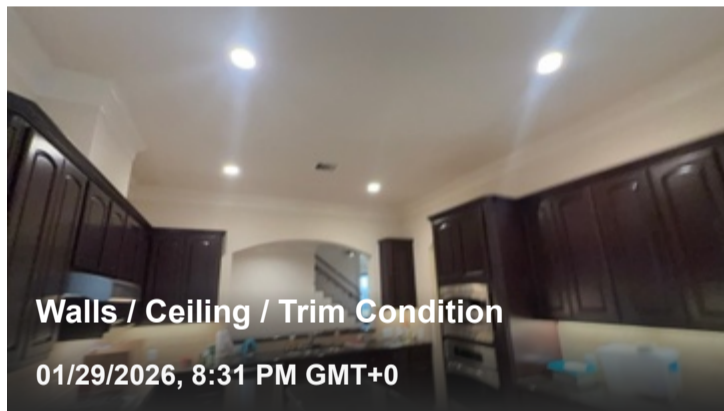
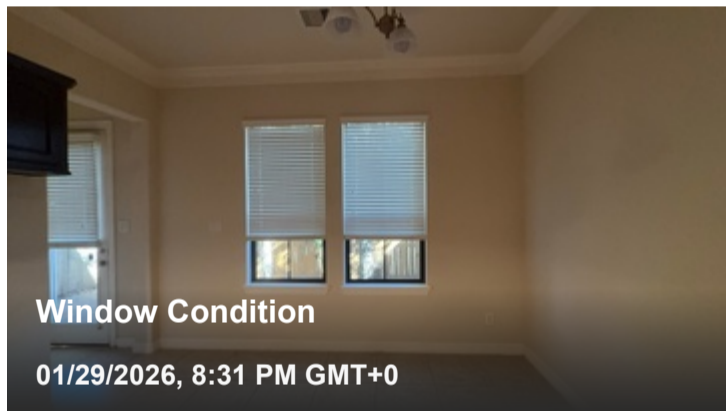
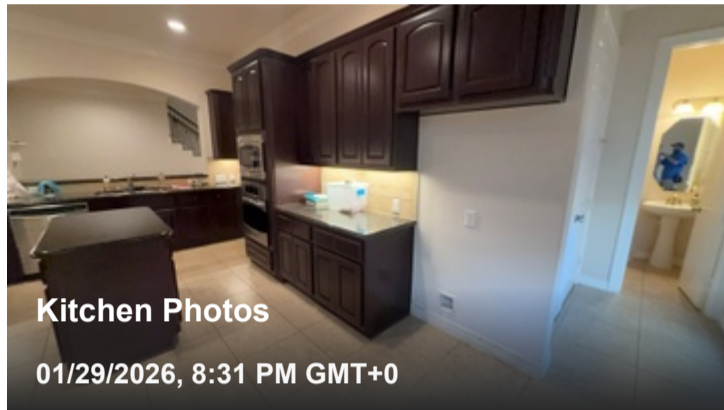
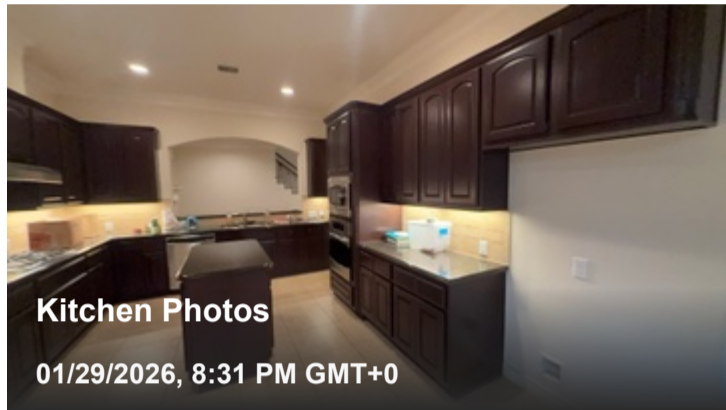
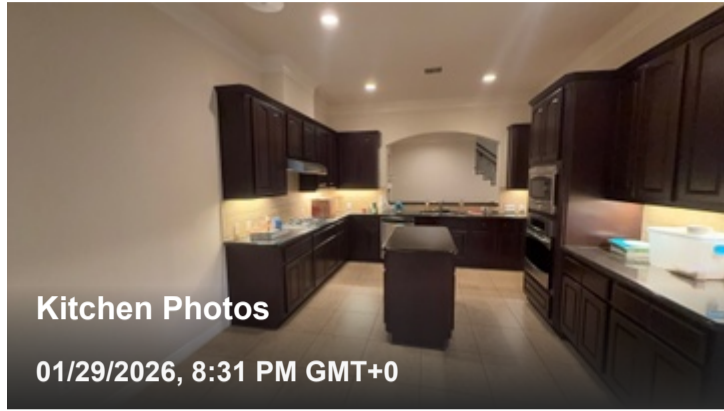
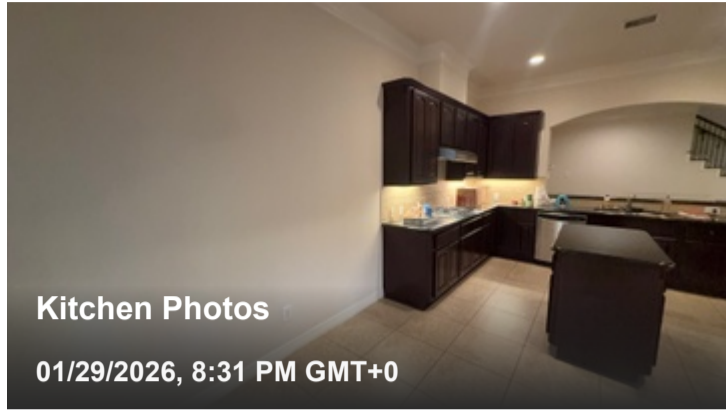
Flooring Beyond Repair

No Flooring Concerns Observed

Plumbing Condition

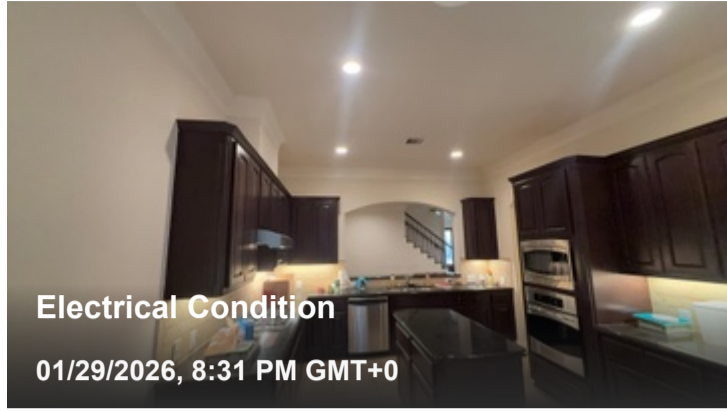
Good (No Leaks but has a Flex Drain)

Kitchen General photos / videos





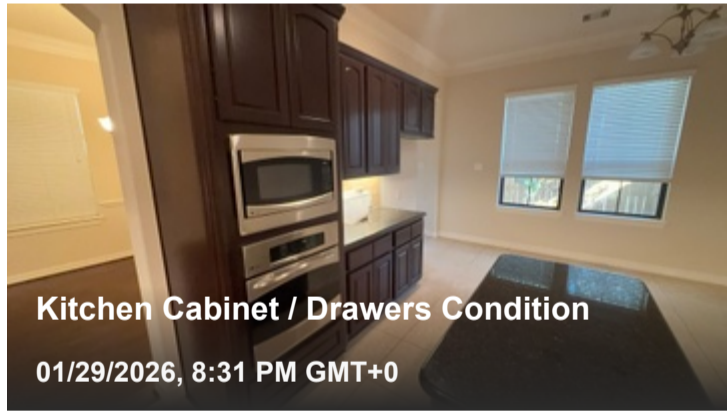
Flooring Condition
01/29/2026, 8:31 PM GMT+0



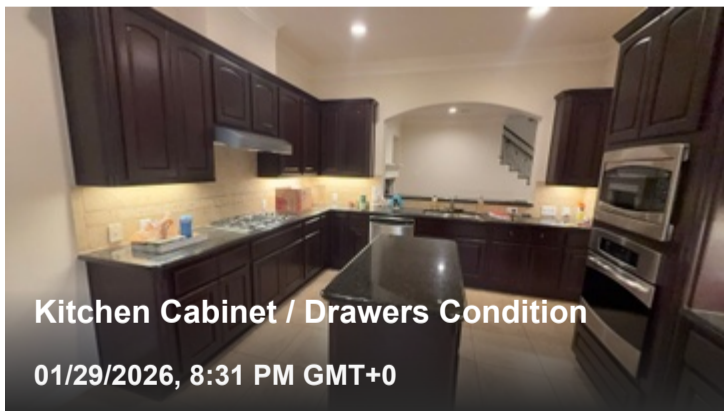
Electrical Condition
01/29/2026, 8:31 PM GMT+0



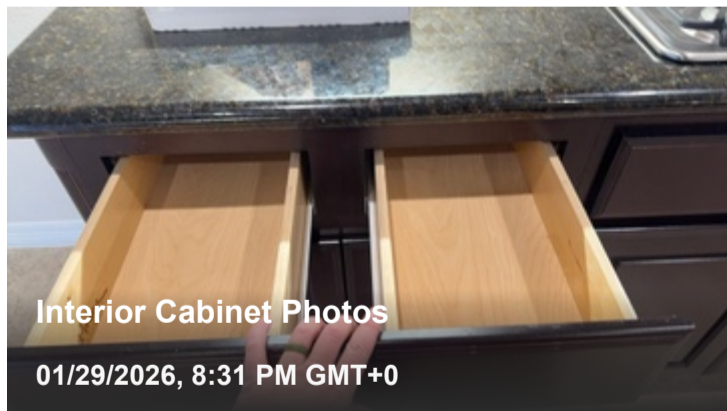
Faucet(s) / Sink(s) Condition
01/29/2026, 8:31 PM GMT+0



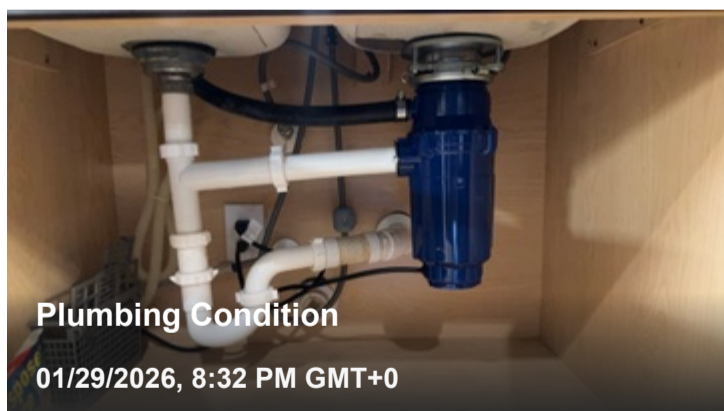
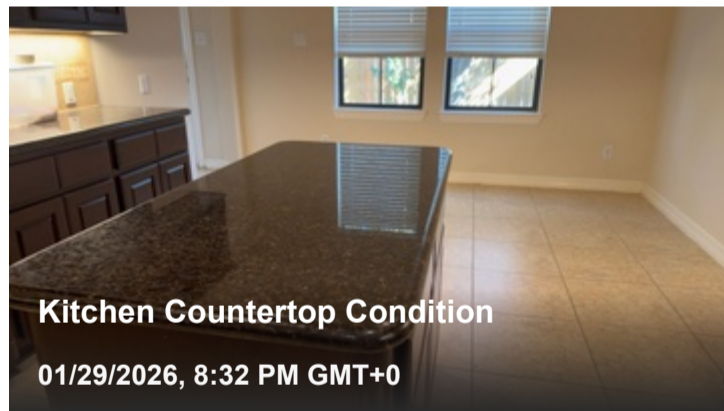
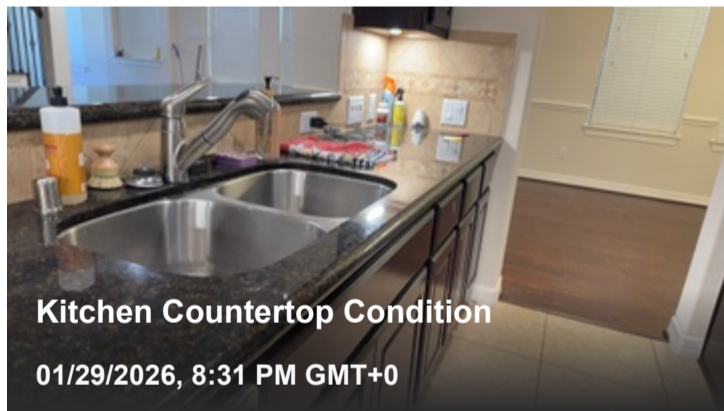
Kitchen Cabinet / Drawers Condition
01/29/2026, 8:31 PM GMT+0



Kitchen Cabinet / Drawers Condition
01/29/2026, 8:31 PM GMT+0



Interior Cabinet Photos
01/29/2026, 8:31 PM GMT+0



⚠ 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

Dishwasher

 **No issues**

Dishwasher Condition

Functional With Cosmetic Defects

Dishwasher Appliance Tag Photo

Dishwasher

 Beta Feature

Recall status

No

Manufacture date

October 2010

Expected life

12 years

Model number

PDW7880R10SS

Brand

General Electric

Age

15.33 years

Estimated remaining life

0 years

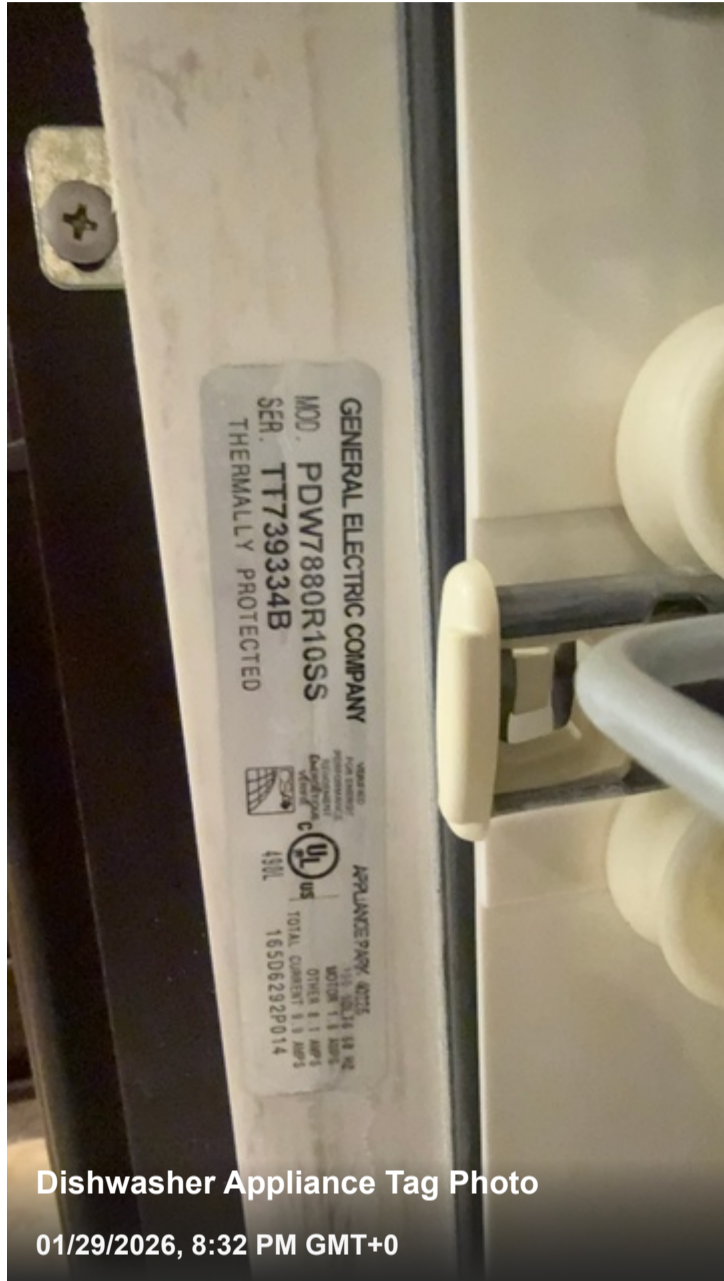
Serial number

TT739334B

Dishwasher photos / videos



Dishwasher Appliance Tag Photo
01/29/2026, 8:32 PM GMT+0



Dishwasher Appliance Tag Photo
01/29/2026, 8:32 PM GMT+0

Refrigerator

Not present

Refrigerator photos / videos

Range

Not present

Range photos / videos

Cooktop

🔒 1 Issue

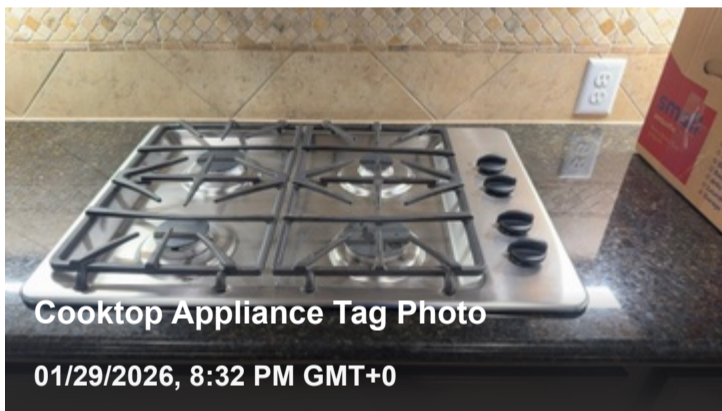
Cooktop Condition

Functional

Cooktop Appliance Tag Photo

No Access

Cooktop photos / videos



⚠️ Limitation

Cooktop Appliance Tag Photo: No Access

I cannot access the object / room.

Limitation photos / videos

Wall Oven

✓ **No issues**

Wall Oven Condition

Functional With Cosmetic Defects

Wall Oven Appliance Tag Photo

Range / Stove / Oven

 Beta Feature

Recall status

No

Manufacture date

December 2010

Expected life

15 years

Model number

PK916SR1SS

Brand

General Electric

Age

15.16 years

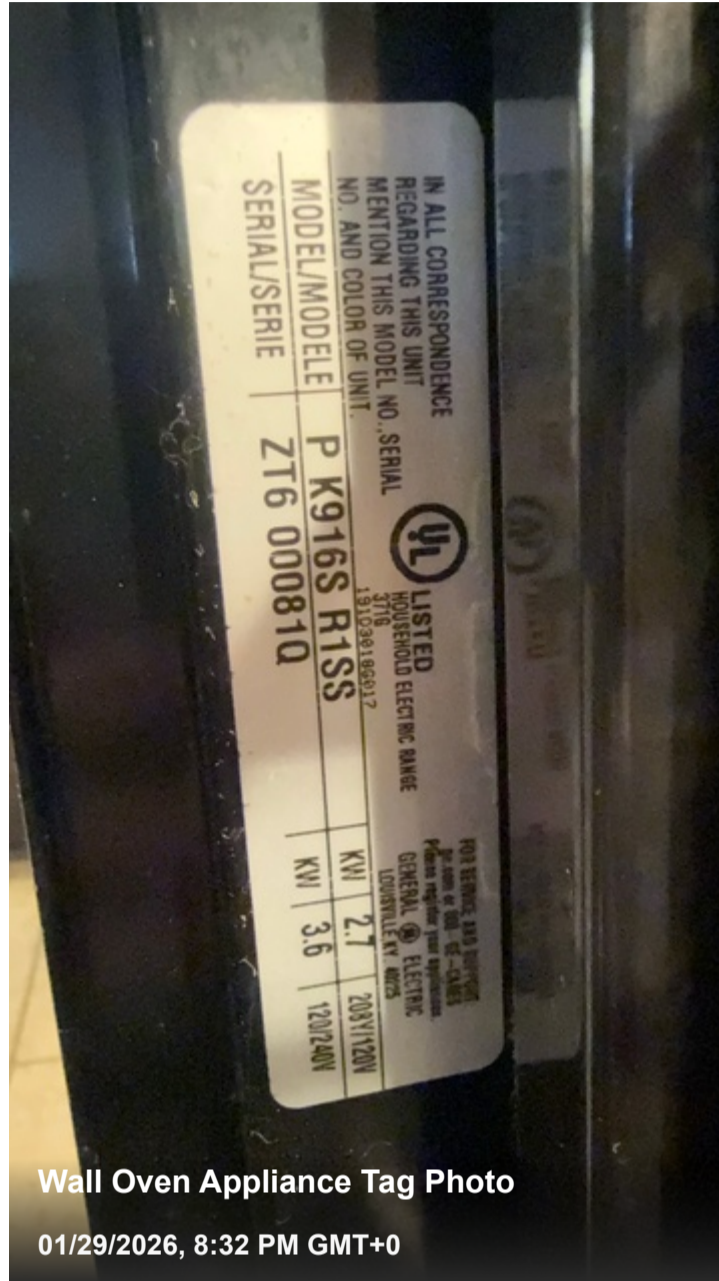
Estimated remaining life

0 years

Serial number

ZT600081Q

Wall Oven photos / videos



Microwave

✓ **No issues**

Microwave Condition

Functional With Cosmetic Defects

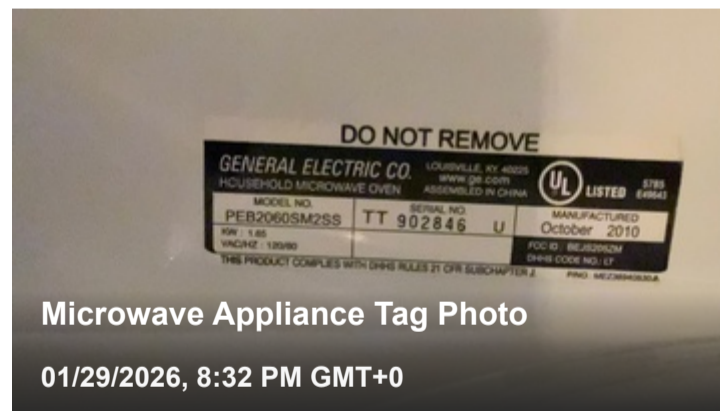
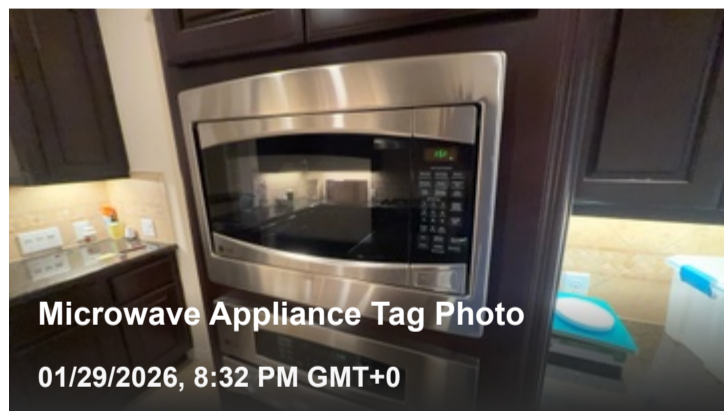
Microwave Appliance Tag Photo

[Beta Feature](#)

Microwave

Recall status	Manufacture date
No	October 2010
Expected life	Model number
10 years	PEB2060SM2SS
Brand	Age
General Electric	15.33 years
Estimated remaining life	Serial number
0 years	TT902846U

Microwave photos / videos



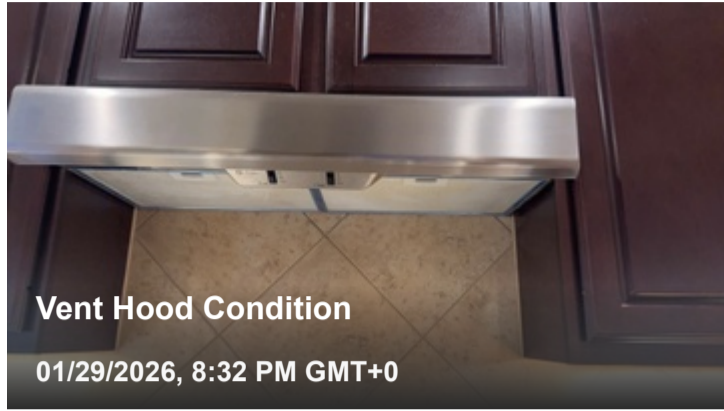
Vent Hood

✓ **No issues**

Vent Hood Condition

Functional With Cosmetic Defects

Vent Hood photos / videos



Garbage Disposal

✓ No issues

Garbage Disposal Condition

Functional

Garbage Disposal photos / videos



Bedrooms 🔍 4 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)

Hardwood

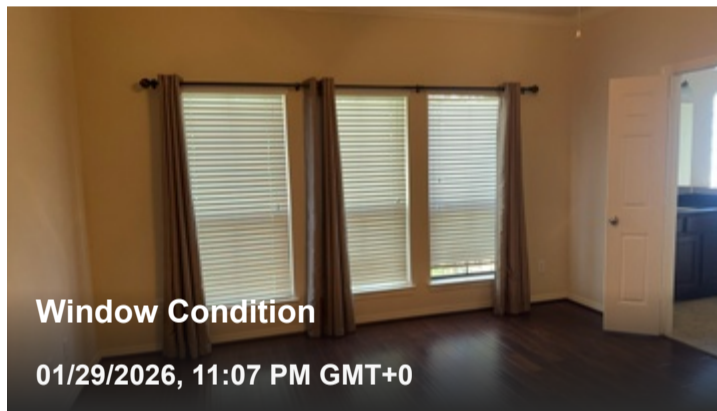
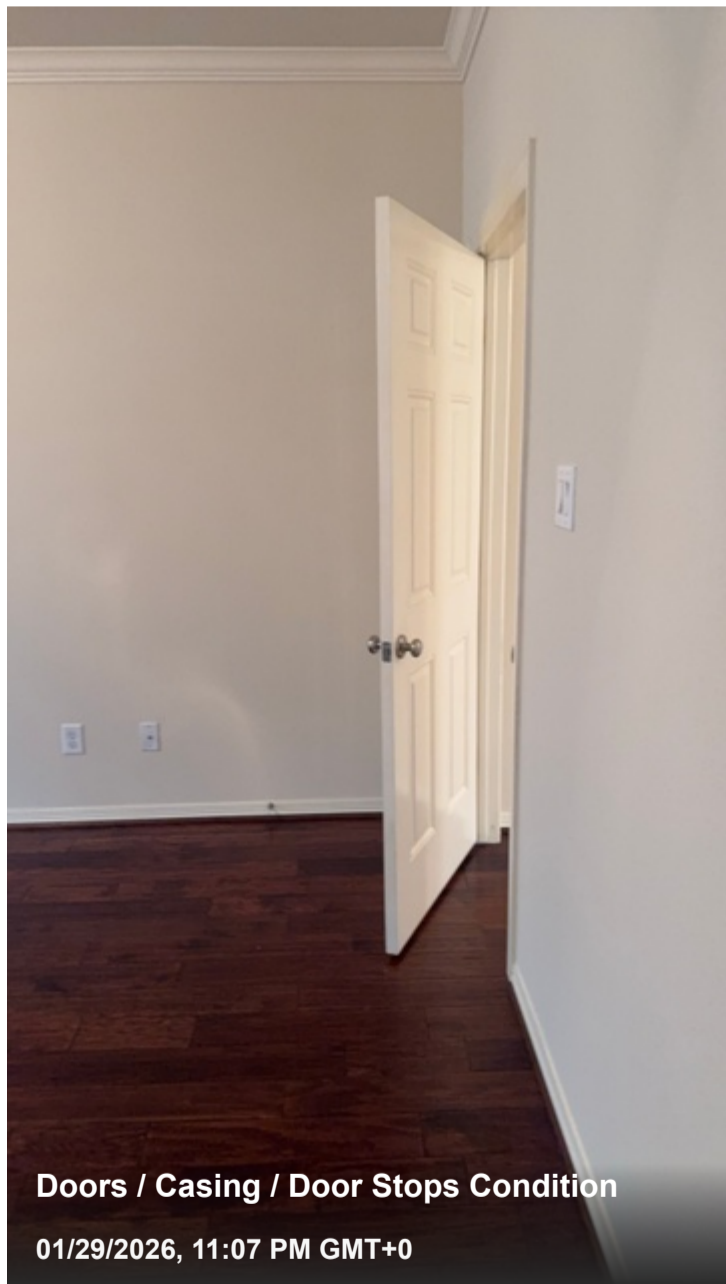
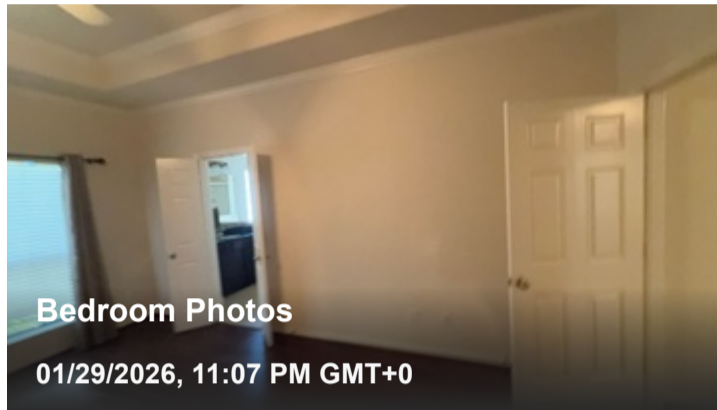
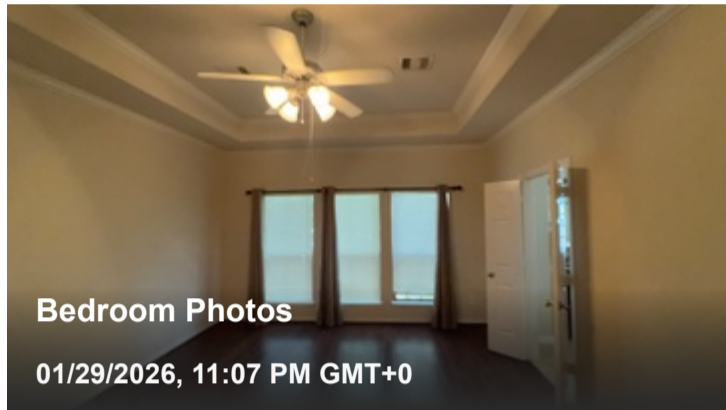
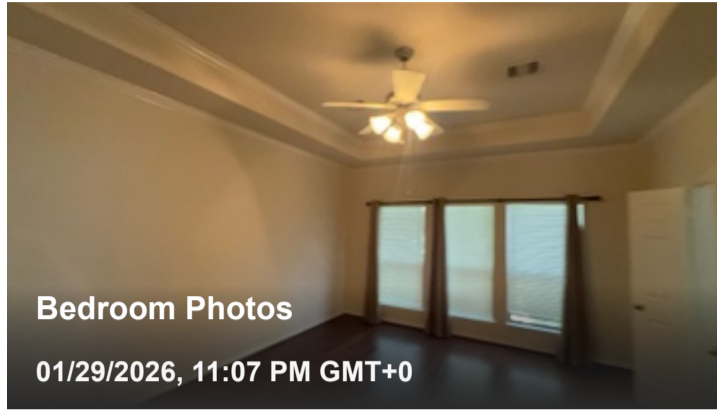
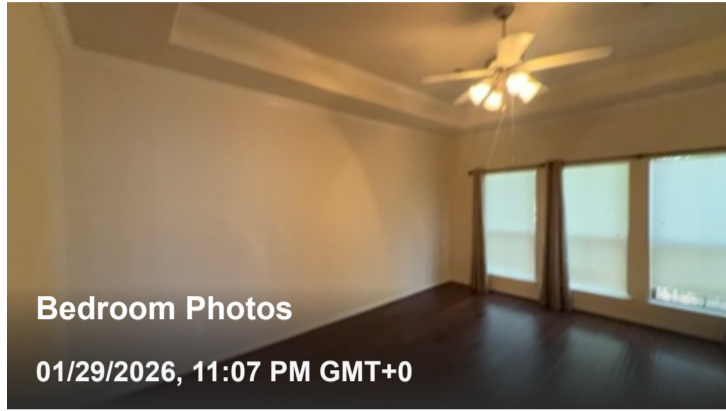
Electrical Condition

Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Primary Bedroom photos / videos





⚠ Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bedroom 2

🕒 1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

Second 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)

Hardwood

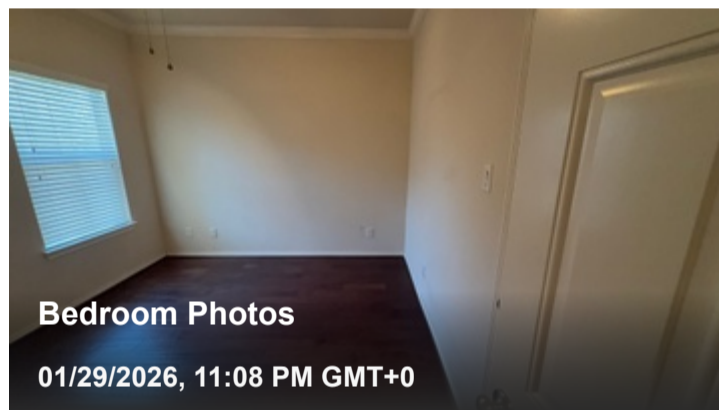
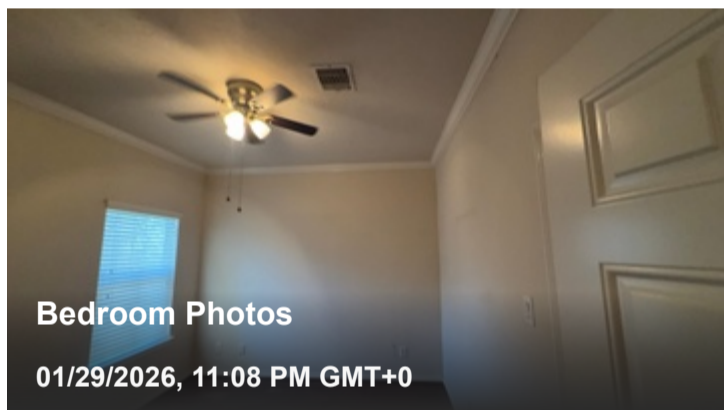
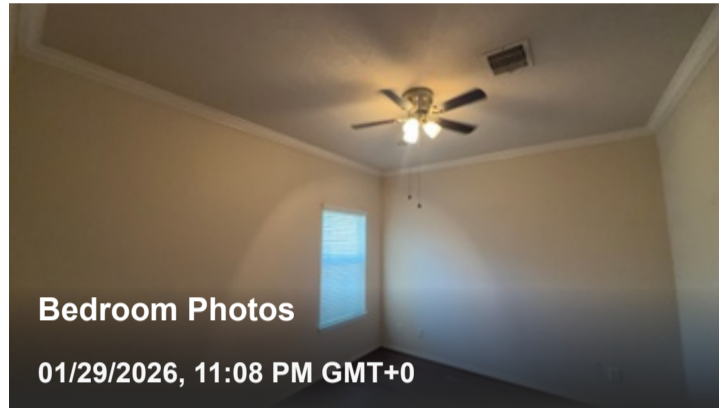
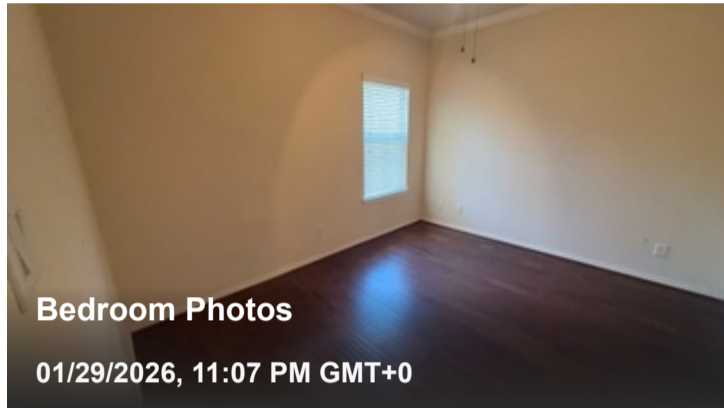
Electrical Condition

Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Bedroom 2 photos / videos





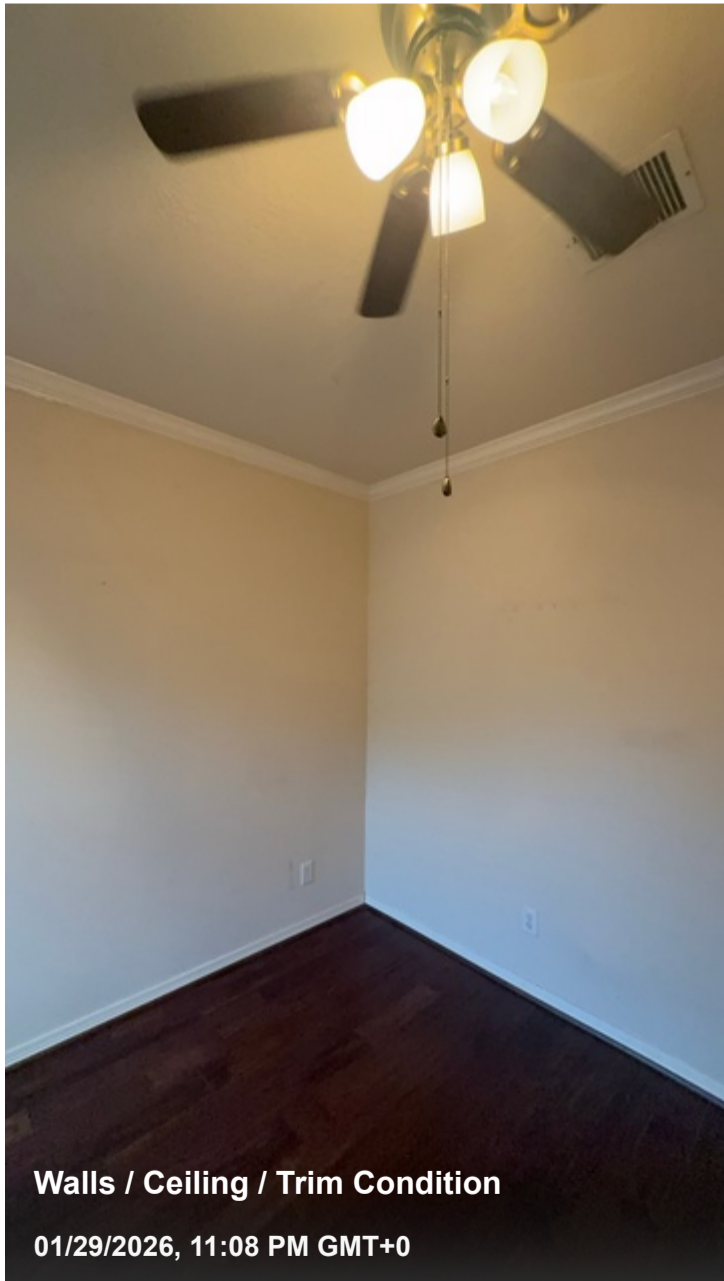
Doors / Casing / Door Stops Condition

01/29/2026, 11:08 PM GMT+0



Window Condition

01/29/2026, 11:08 PM GMT+0



Walls / Ceiling / Trim Condition

01/29/2026, 11:08 PM GMT+0



Flooring Condition

01/29/2026, 11:08 PM GMT+0



⚠️ Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bedroom 3

🔍 2 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

Second 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

Yes

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Hardwood

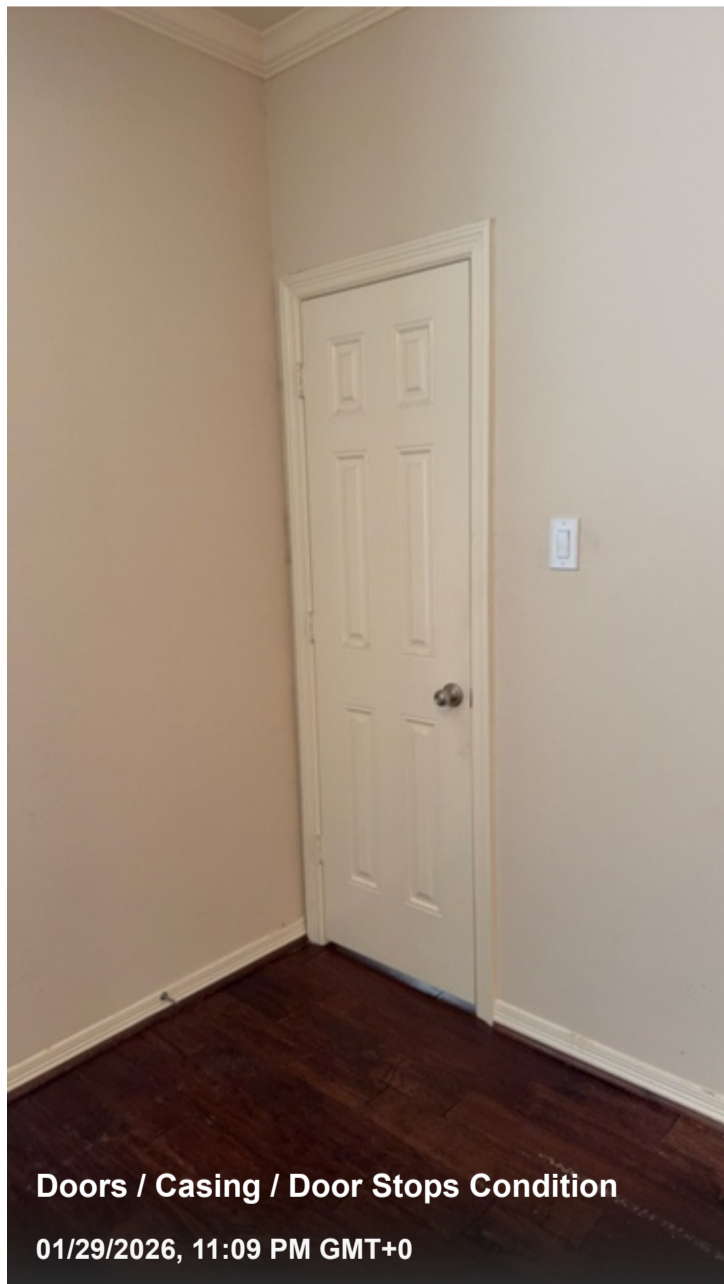
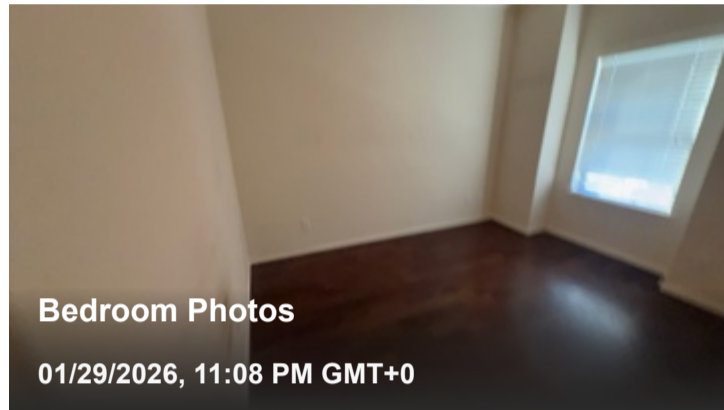
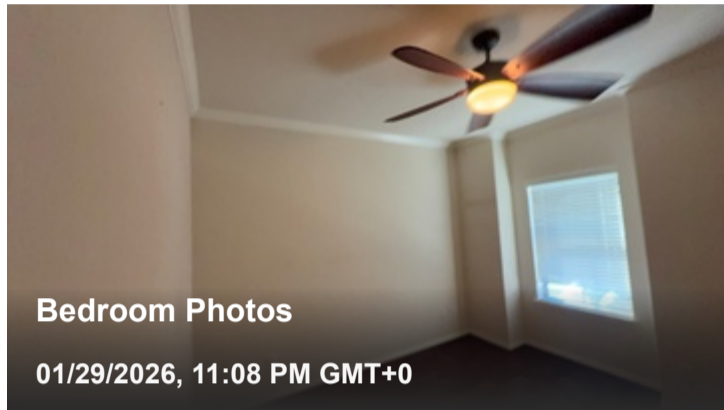
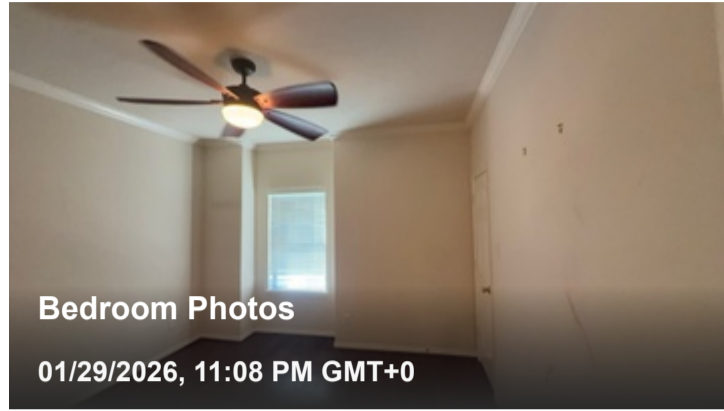
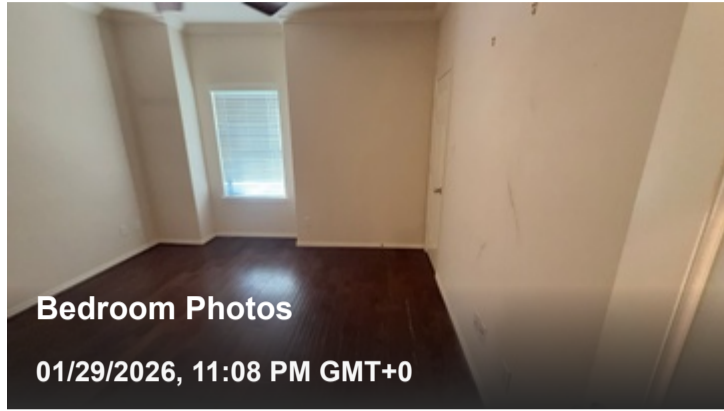
Electrical Condition

Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Bedroom 3 photos / videos





Walls / Ceiling / Trim Condition
01/29/2026, 11:08 PM GMT+0



Walls / Ceilings Need Repainting
01/29/2026, 11:08 PM GMT+0



Walls / Ceilings Need Repainting
01/29/2026, 11:09 PM GMT+0



Flooring Condition
01/29/2026, 11:09 PM GMT+0



⚠️ Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

🚩 Inspectify flag

Walls / Ceilings Need Repainting

Yes

Bedroom 3 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)

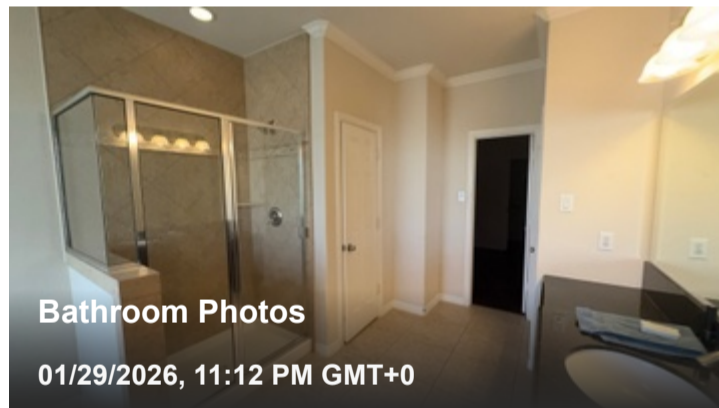
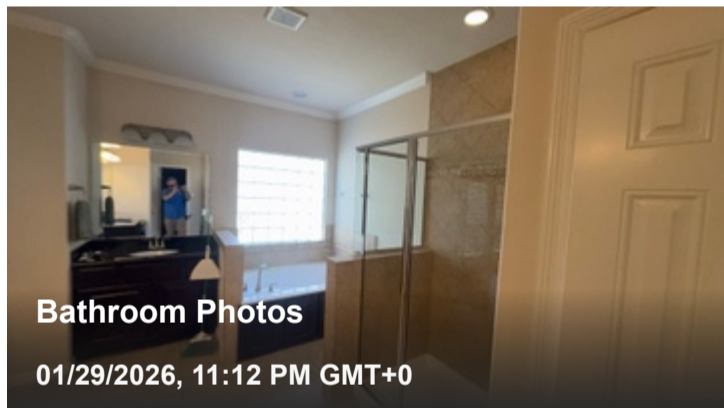
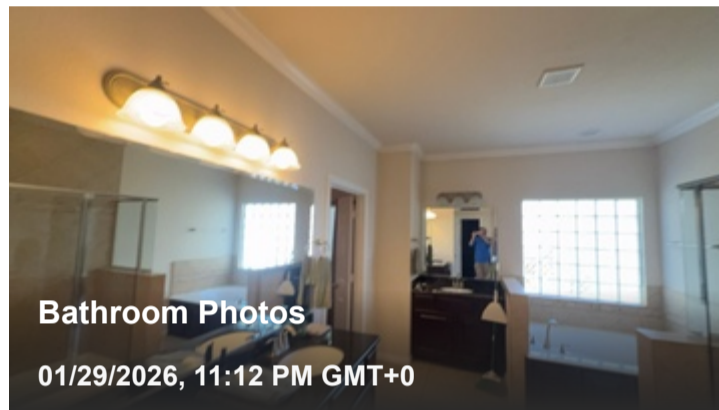
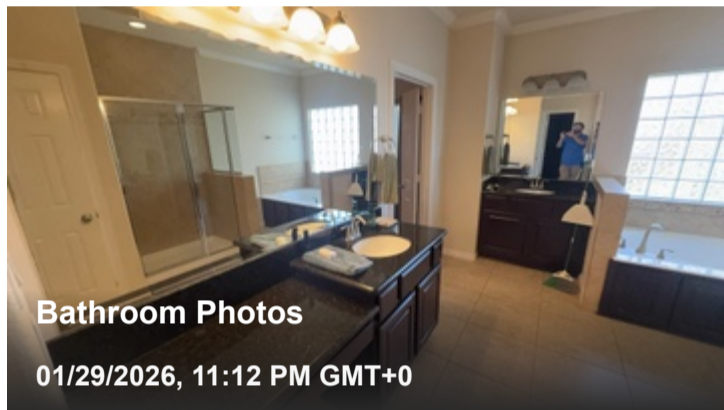
Toilet Condition

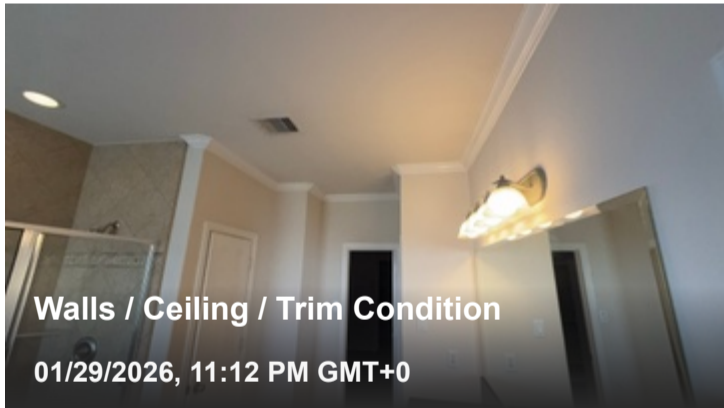
Operational

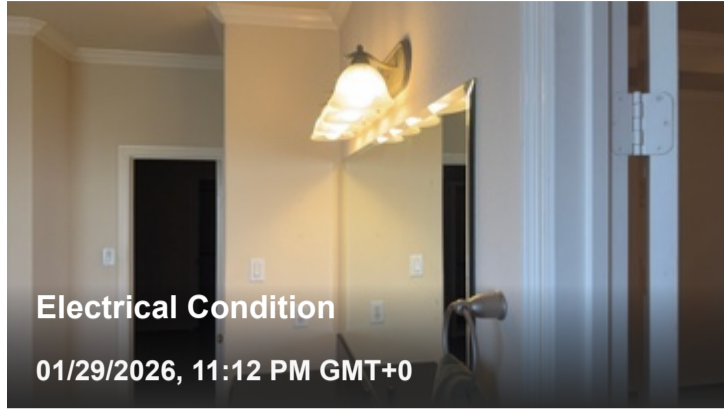
Exhaust Fan Condition

Good (Cosmetic Issues Only)

Primary Bathroom photos / videos







Electrical Condition

01/29/2026, 11:12 PM GMT+0



Sink / Fixture Condition

01/29/2026, 11:12 PM GMT+0



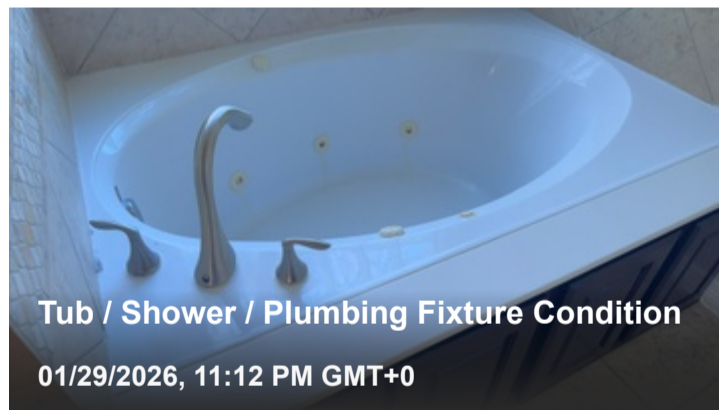
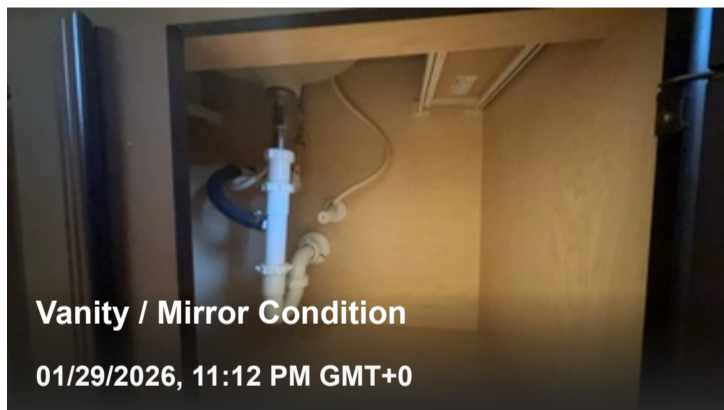
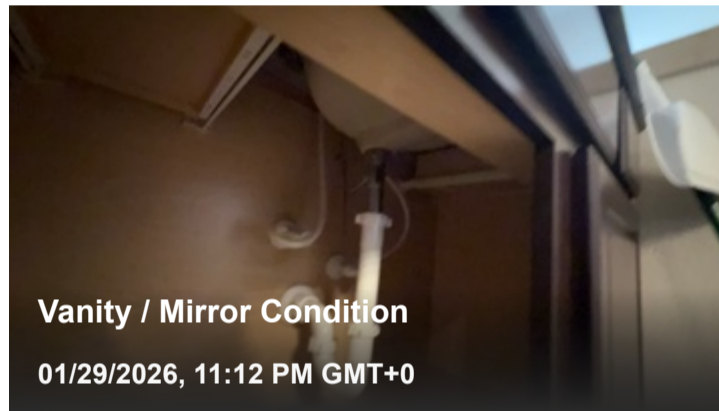
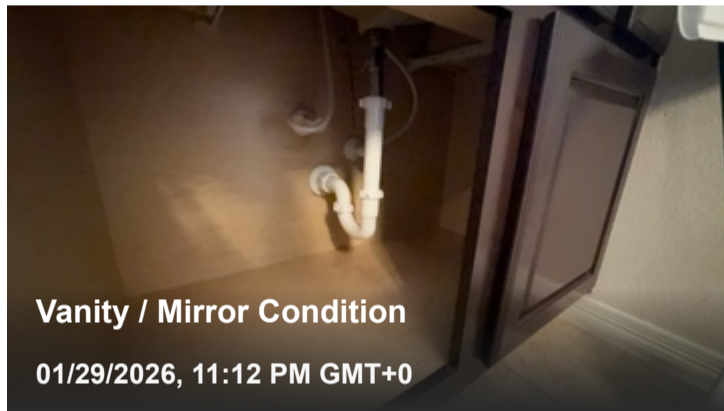
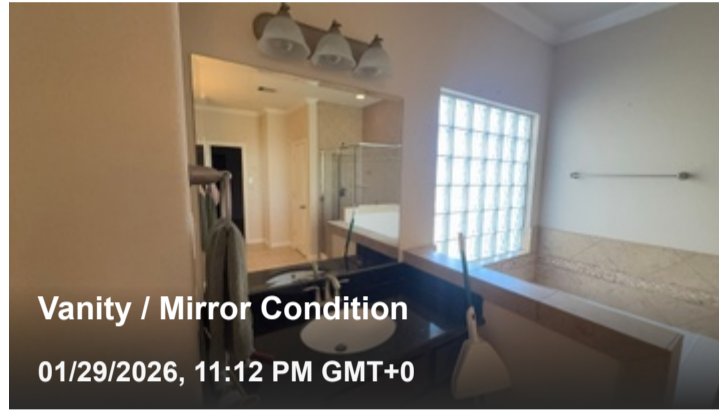
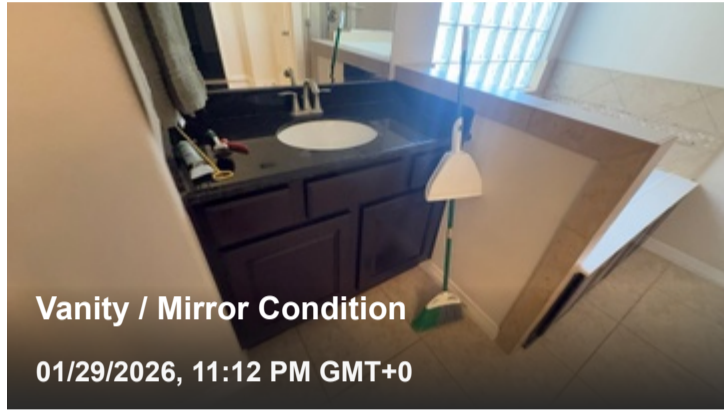
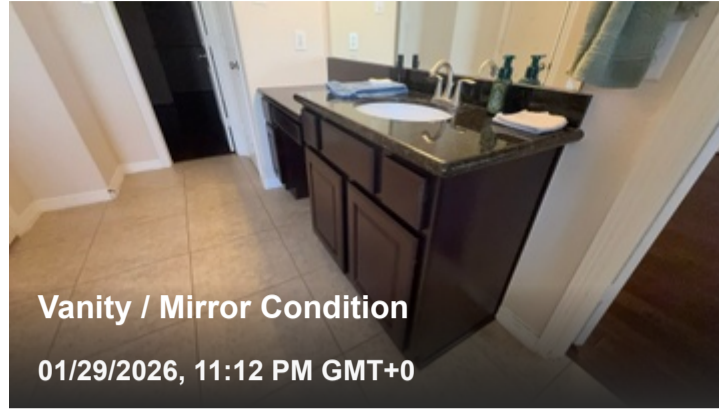
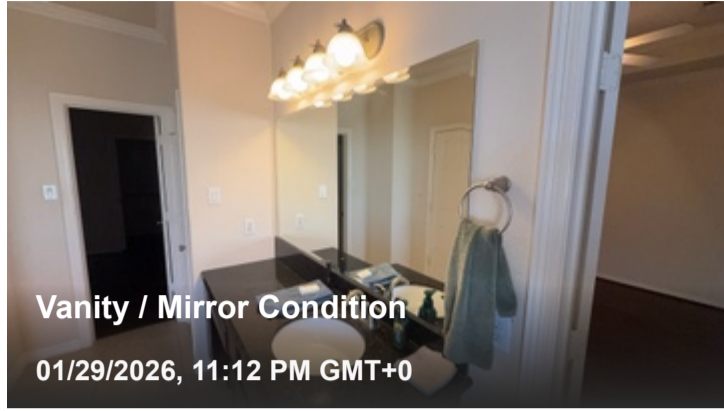
Sink Type

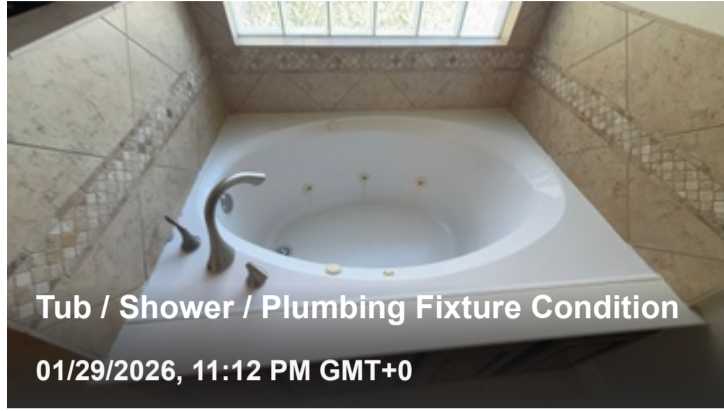
01/29/2026, 11:12 PM GMT+0



Sink Type

01/29/2026, 11:12 PM GMT+0







⚠ Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bathroom 2

🔍 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

Noticeable Wear (Fading / Scuffs / Minor Damage)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

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

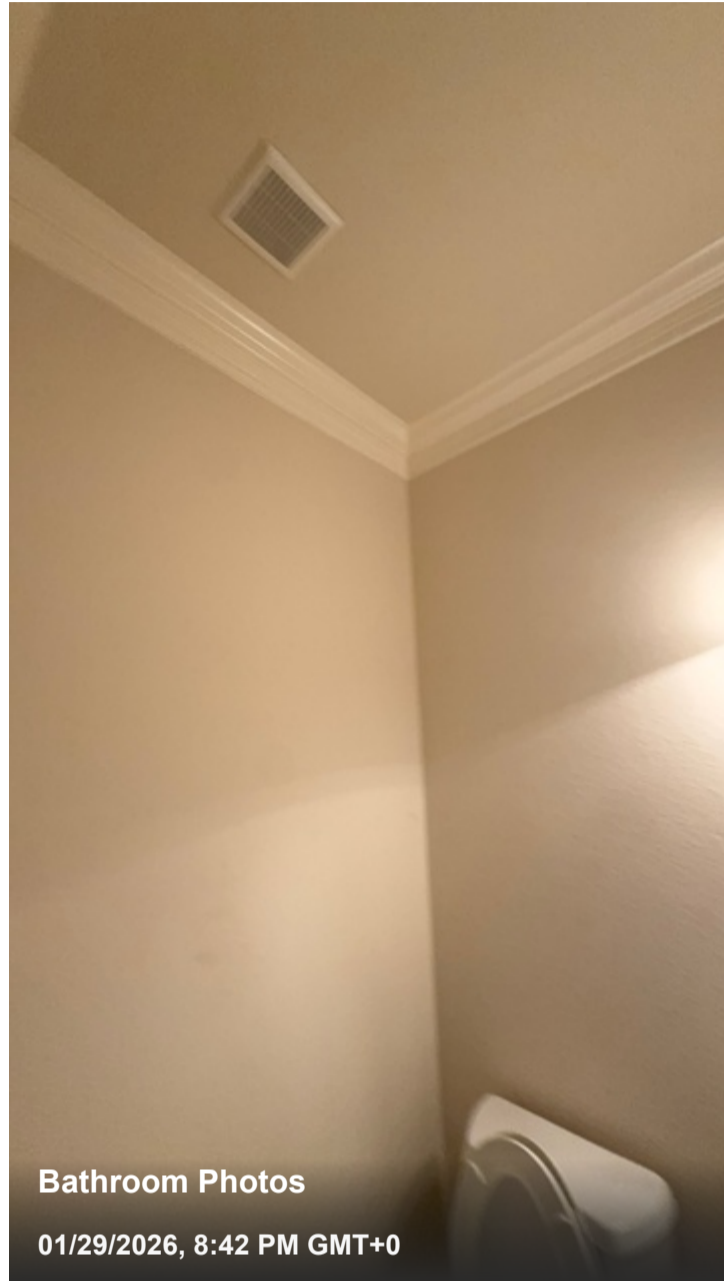
Toilet Condition

Operational

Exhaust Fan Condition

Good (Cosmetic Issues Only)

Bathroom 2 photos / videos





Bathroom Photos
01/29/2026, 8:42 PM GMT+0



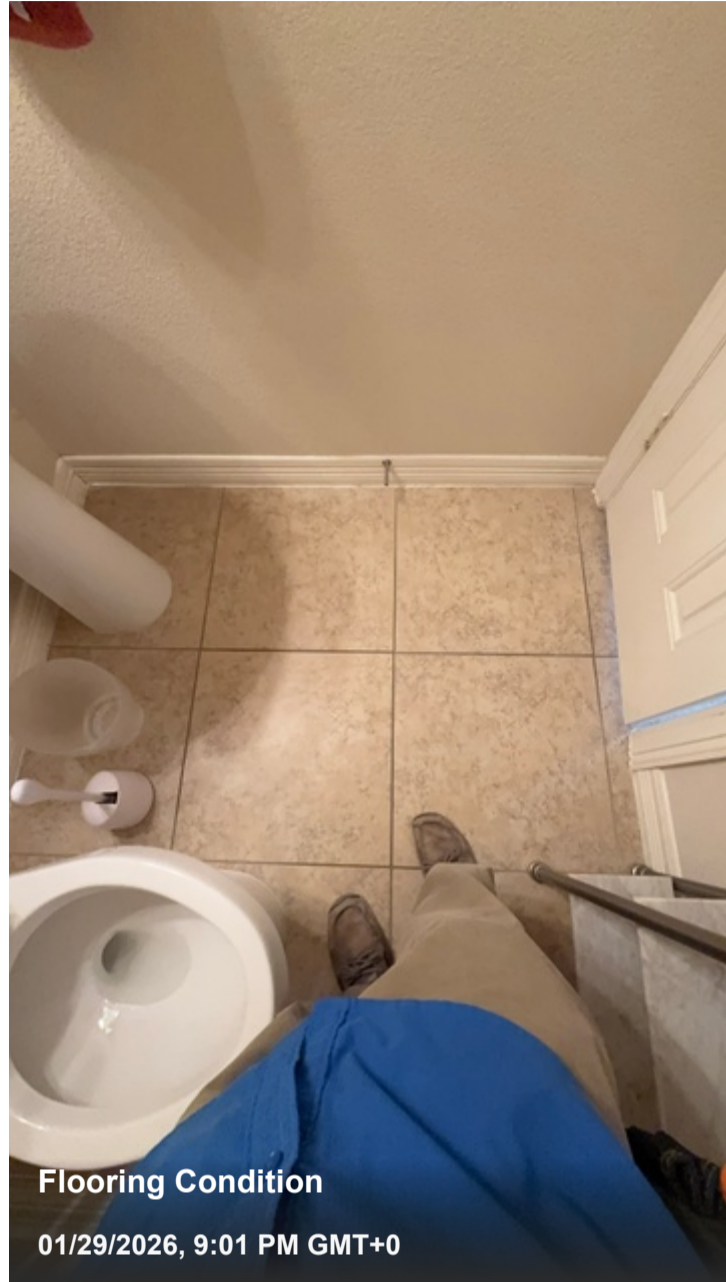
Bathroom Photos
01/29/2026, 8:42 PM GMT+0



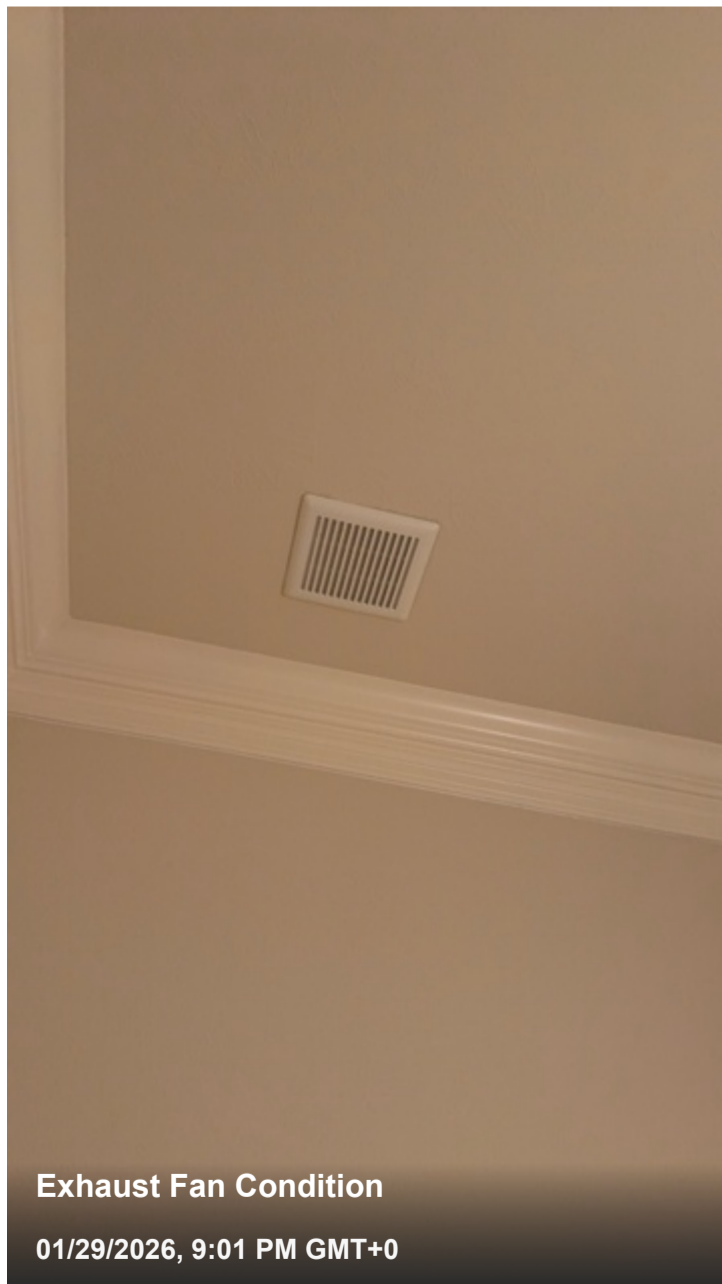
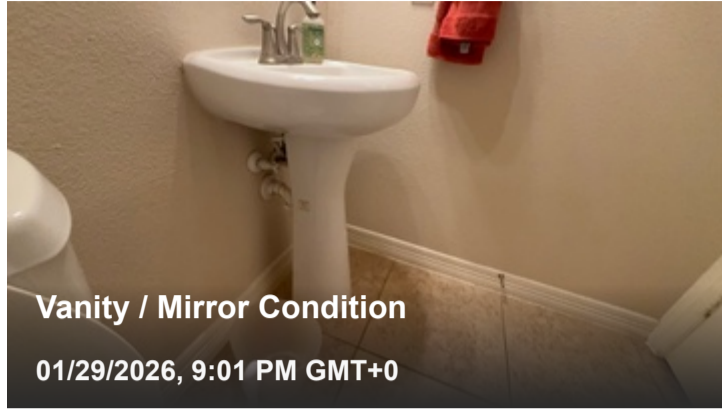
Doors / Casing / Door Stops Condition
01/29/2026, 8:42 PM GMT+0



Window Condition
01/29/2026, 9:01 PM GMT+0







 **Repair deficiency**

Damaged Blinds

One or more blind slats are damaged.

Bathroom 2 photos / videos



 **Limitation**

Odor Source: 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

Bathroom 3

 **2 Issues**

Odor Strength

No Odor Detected

Odor Source

Not Present

Bathroom Location

Second Floor

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Not Present

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

Sink / Fixture Condition

Good (Cosmetic Issues Only)

Plumbing Condition

Good (Cosmetic Issues Only)

Sink Type

Single Sink

Vanity / Mirror Condition

Good (Cosmetic Issues Only)

Tub / Shower Type

Tub & Shower

Tub / Shower / Plumbing Fixture Condition

Good (Cosmetic Defects Only)

Toilet Condition

Operational

Exhaust Fan Condition

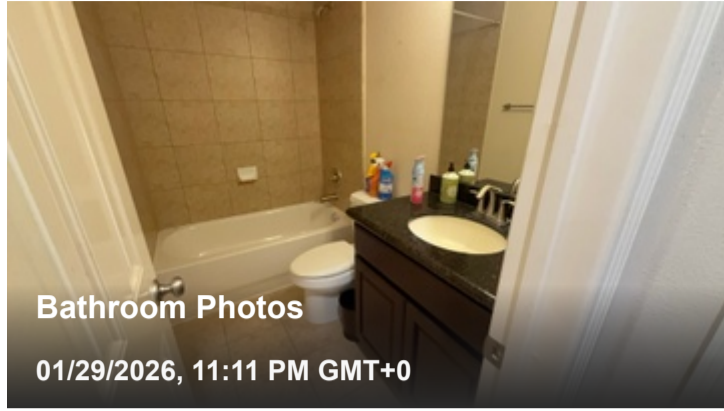
Good (Cosmetic Issues Only)

Bathroom 3 photos / videos





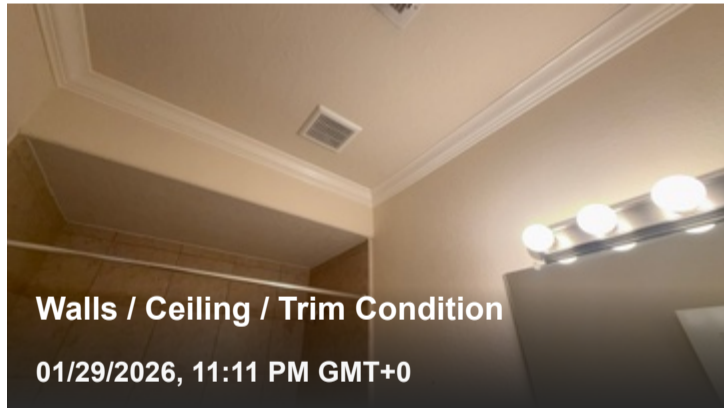
Bathroom Photos
01/29/2026, 11:11 PM GMT+0



Bathroom Photos
01/29/2026, 11:11 PM GMT+0



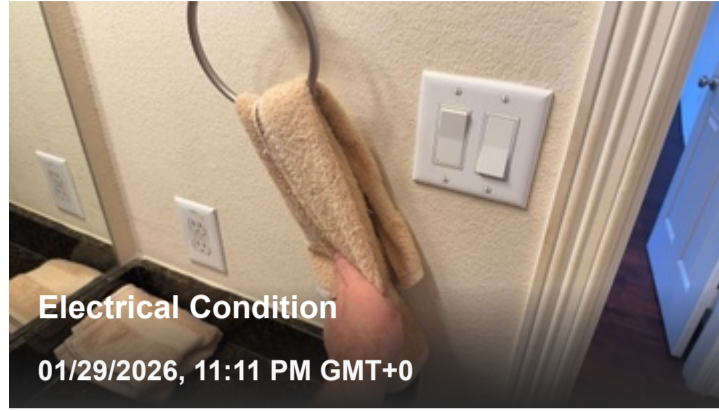
Doors / Casing / Door Stops Condition
01/29/2026, 11:11 PM GMT+0



Walls / Ceiling / Trim Condition
01/29/2026, 11:11 PM GMT+0



Flooring Condition
01/29/2026, 11:12 PM GMT+0



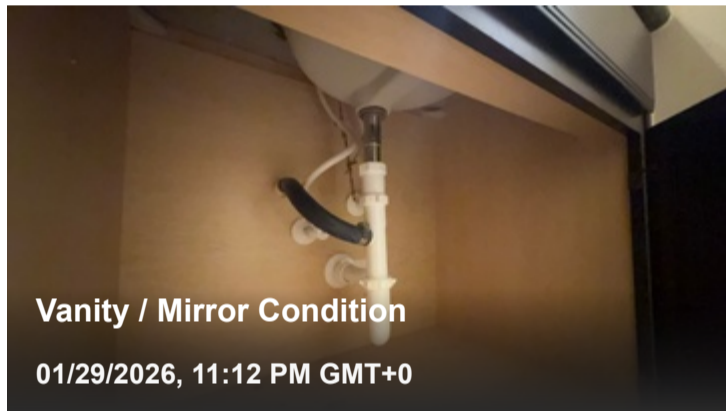
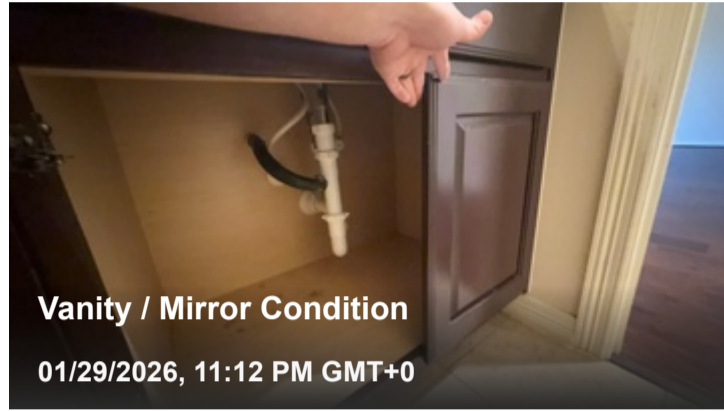
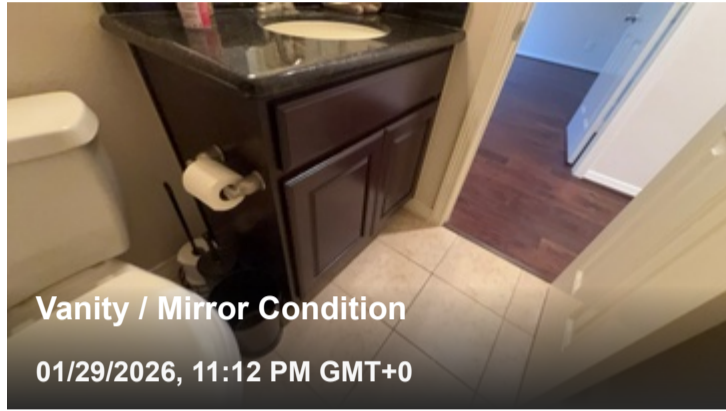
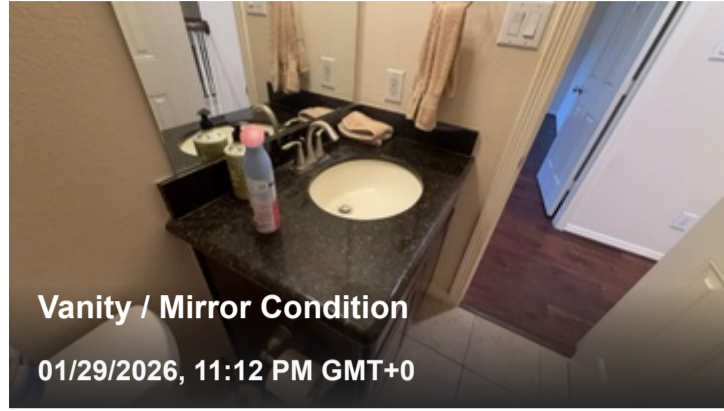
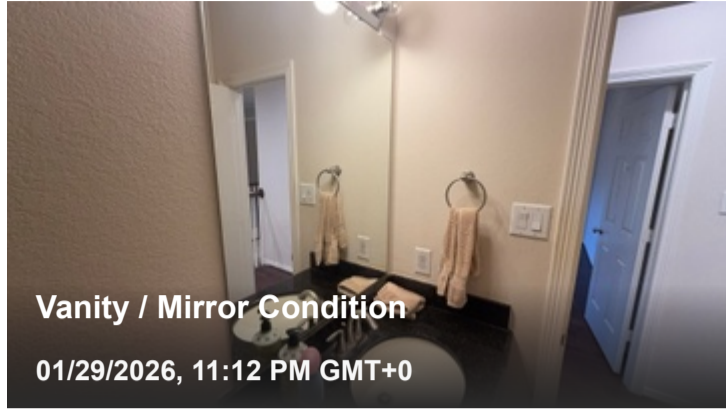
Electrical Condition
01/29/2026, 11:11 PM GMT+0



Sink / Fixture Condition
01/29/2026, 11:12 PM GMT+0

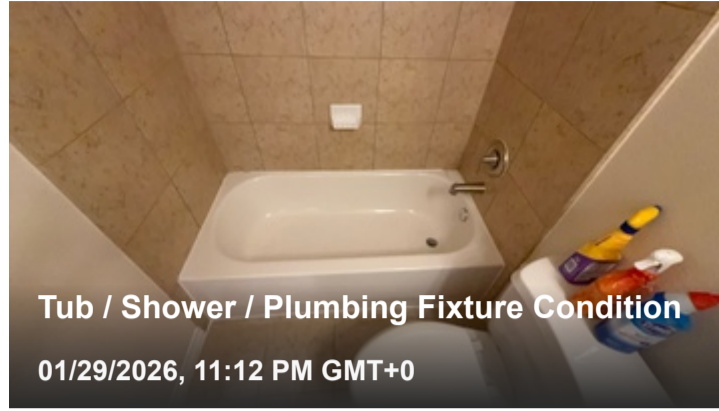


Sink Type
01/29/2026, 11:12 PM GMT+0





Tub / Shower / Plumbing Fixture Condition
01/29/2026, 11:12 PM GMT+0



Tub / Shower / Plumbing Fixture Condition
01/29/2026, 11:12 PM GMT+0



Toilet Condition
01/29/2026, 11:12 PM GMT+0



Exhaust Fan Condition
01/29/2026, 11:12 PM GMT+0

⚠ Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

⚠ Limitation

Window Condition: Not Present

The object / room is not present.

Limitation photos / videos

HVAC 🔍 4 Issues

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

1

Furnace/Air Handler

 Beta Feature

Recall status

No

Manufacture date

February 2016

Expected life

18 years

Model number

GMS80453ANCB

Brand

Goodman

Age

9.99 years

Estimated remaining life

8.01 years

Serial number

1602474748

Heating photos / videos



 **Repair deficiency**


Rusting or Damaged HVAC Drip Pan

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

Heating photos / videos



Cooling

 **1 Issue**

Cooling System Condenser Video

Refer to limitations

Cooling Equipment Condition

Functional With Cosmetic Defects

Cooling System Appliance Tag Photo

Air Conditioner

 Beta Feature

Recall status

No

Manufacture date

April 2020

Expected life

15 years

Model number

ASX160311AB

Brand

Goodman

Age

5.82 years

Estimated remaining life

9.18 years

Serial number

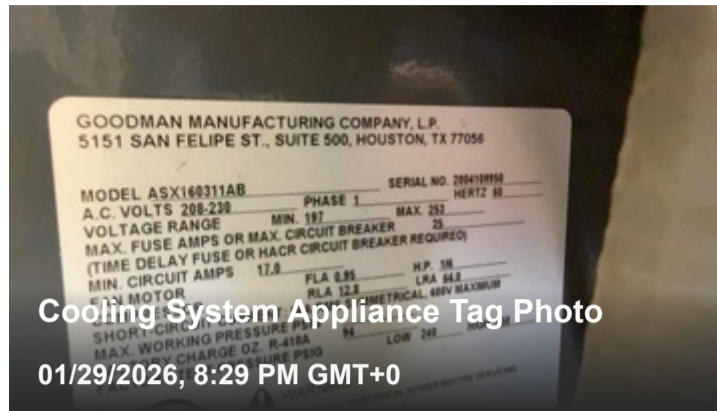
2004109950

Cooling photos / videos



Cooling System Appliance Tag Photo

01/29/2026, 8:30 PM GMT+0



Cooling System Appliance Tag Photo

01/29/2026, 8:29 PM GMT+0

⚠ Limitation

Cooling System Condenser Video: Other

Temp restrictions

Limitation photos / videos

Heating 2

🔧 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

No Access

Number of Heated Floors Above Ground

1

Heating 2 photos / videos



Limitation

Heating System Appliance Tag Photo: No Access

I cannot access the object / room.

Heating 2 photos / videos



Thermostat

✓ No issues

Thermostat Location

Hallway

Thermostat photos / videos

Cooling 2

🔍 1 Issue

Cooling System Condenser Video

Refer to limitations

Cooling Equipment Condition

Functional With Cosmetic Defects

Cooling System Appliance Tag Photo

Air Conditioner

🚧 Beta Feature

Recall status

No

Manufacture date

February 2016

Expected life

15 years

Model number

GSX160241FD

Brand

Goodman

Age

10 years

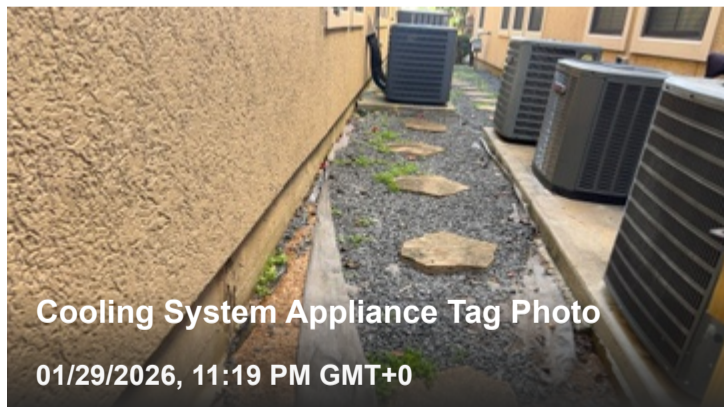
Estimated remaining life

5 years

Serial number

1602164290

Cooling 2 photos / videos



 **Limitation**

Cooling System Condenser Video: Other

Temp restrictions

Limitation photos / videos

Plumbing 🔍 2 Issues

Main Water Supply

🔍 2 Issues

Water Source

Public

Water Pressure Sufficient

Yes

Clear Water Observed

Yes

Supply Plumbing Condition

Fair (Some Repairs)

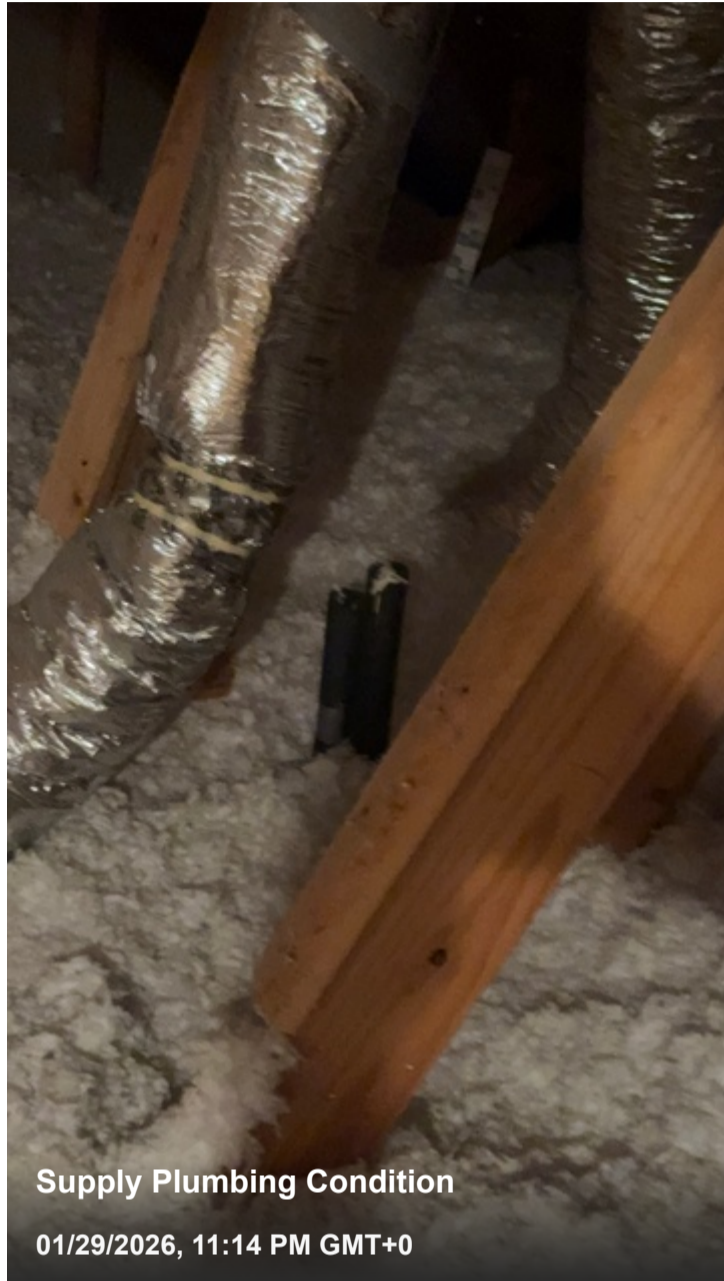
Main Water Supply Plumbing Material(s)

PVC

Water Shut-off Location

Garage

Main Water Supply photos / videos





Water Shut-off Location
01/29/2026, 8:30 PM GMT+0

 **Repair deficiency**

Missing Anti-Siphon Valve

There is no anti-siphon device present. Recommend further evaluation by a qualified professional.

Main Water Supply photos / videos




 **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

State

Water Heater Capacity

50 gal

Water Heater Location

Attic

Water Heater Condition

Functional With Cosmetic Defects

Water Heater Appliance Tag Photo

Water Heater - Gas

 Beta Feature

Recall status

No

Manufacture date

June 2010

Expected life

10 years

Model number

GS650YOCT 200

Brand

State

Age

15.67 years

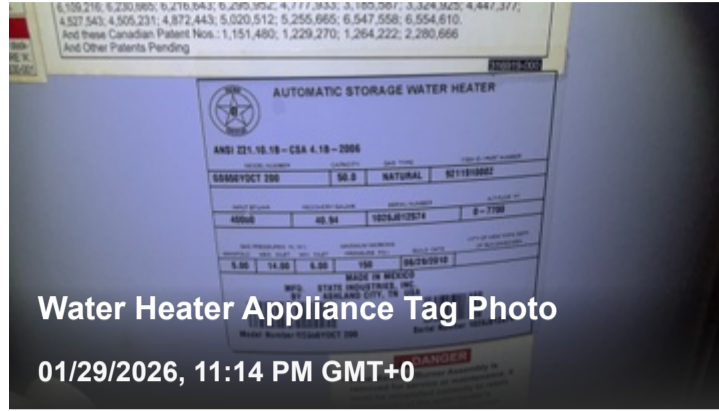
Estimated remaining life

0 years

Serial number

1026J012574

Water Heater photos / videos



Electrical 📌 3 Issues

Service Entrance Conductors

📌 1 Issue

Electrical Service Entrance Type

Below Ground

Electrical Service Entrance Condition

Fair (Some Repairs)

Service Entrance Conductors photos / videos



🔧 Repair deficiency

Disconnected or Damaged Conduit

The conduit is disconnected or damaged.

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

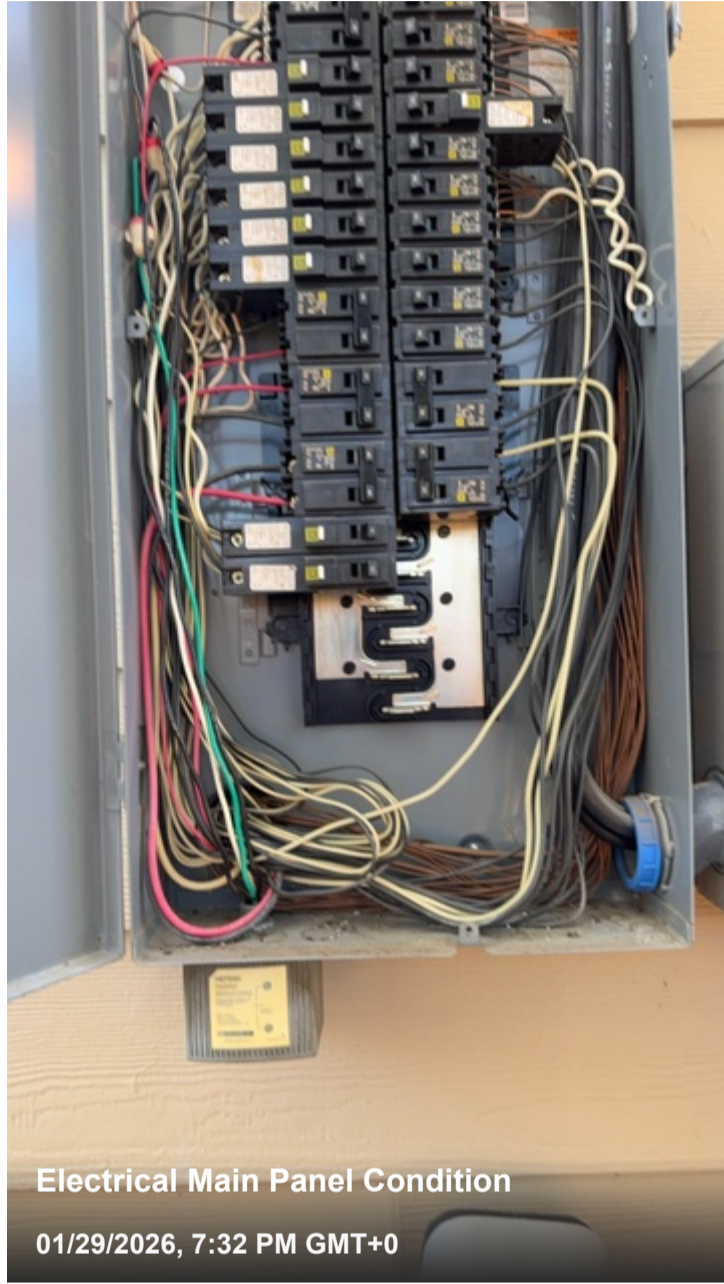
Electrical Main Panel Wiring Type

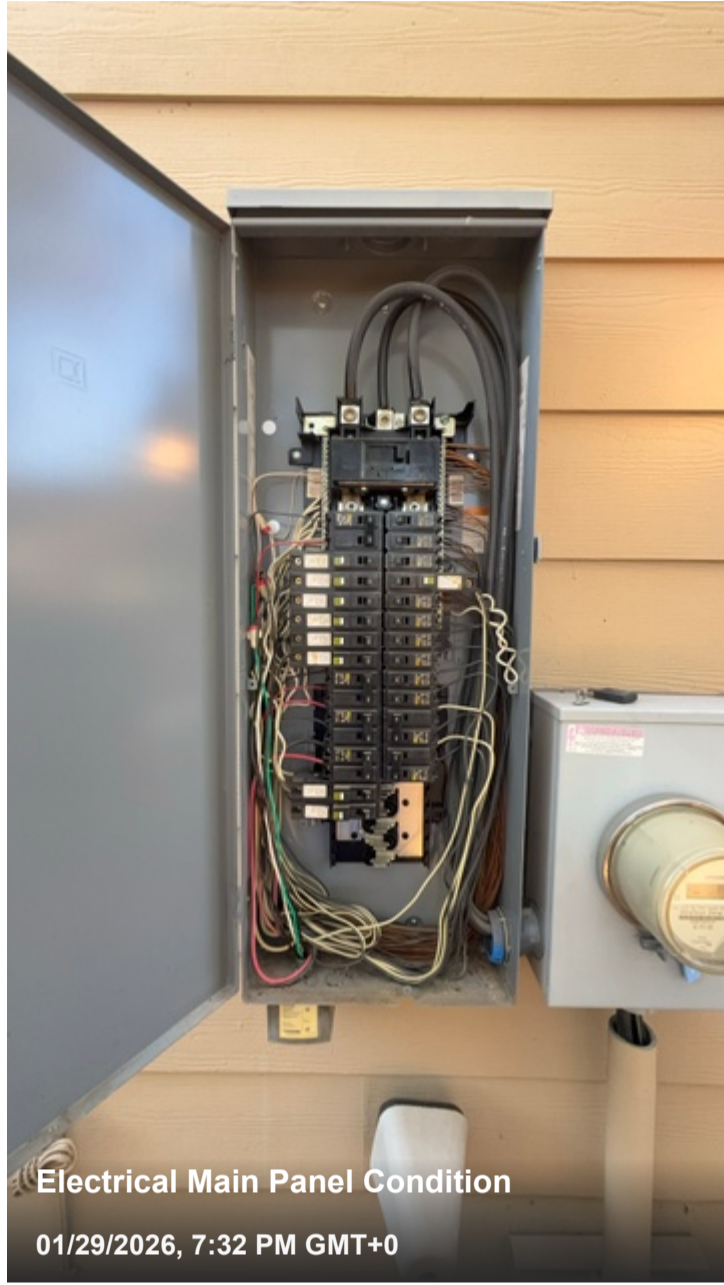
Aluminum

Electrical Main Panel Amperage Rating

200

Electrical Panels, Grounding, Main Overcurrent Device photos / videos





 **Repair deficiency**

Missing AFCI Breaker

A required Arc-Fault Circuit Interrupter is missing.

Electrical Panels, Grounding, Main Overcurrent Device

photos / videos



Branch Wiring

🔍 1 Issue

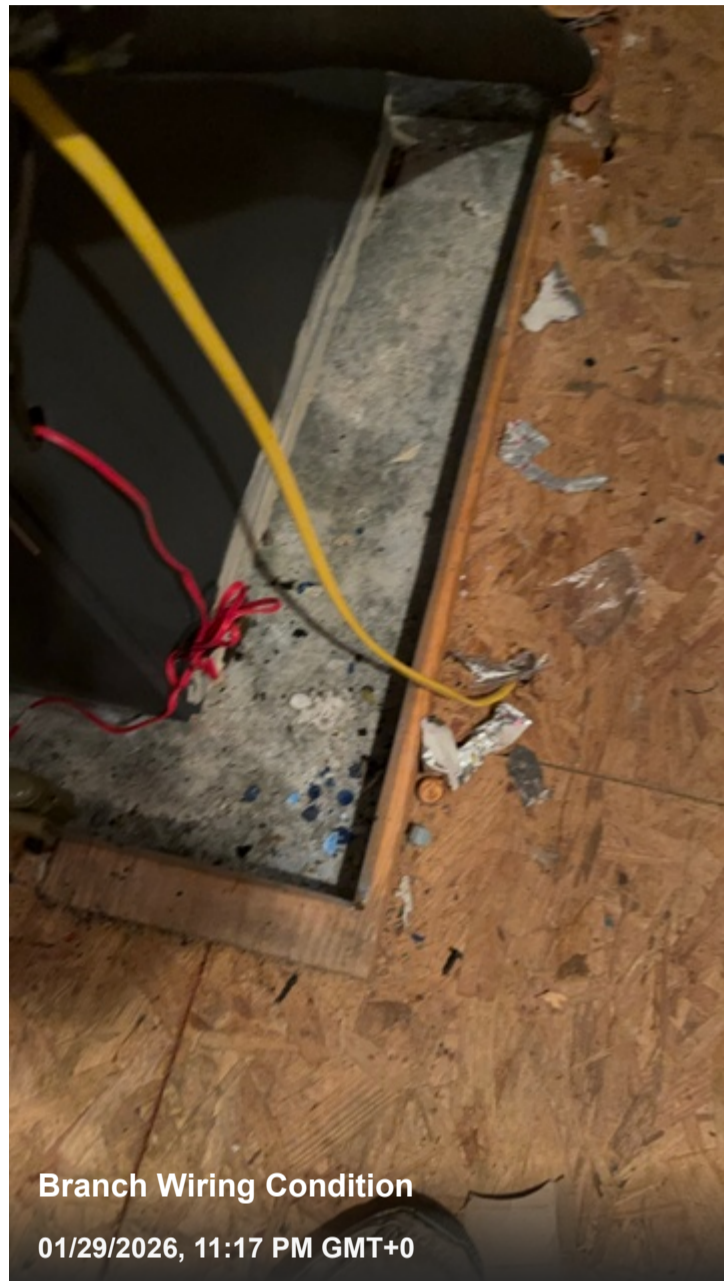
Branch Circuit Material(s)

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

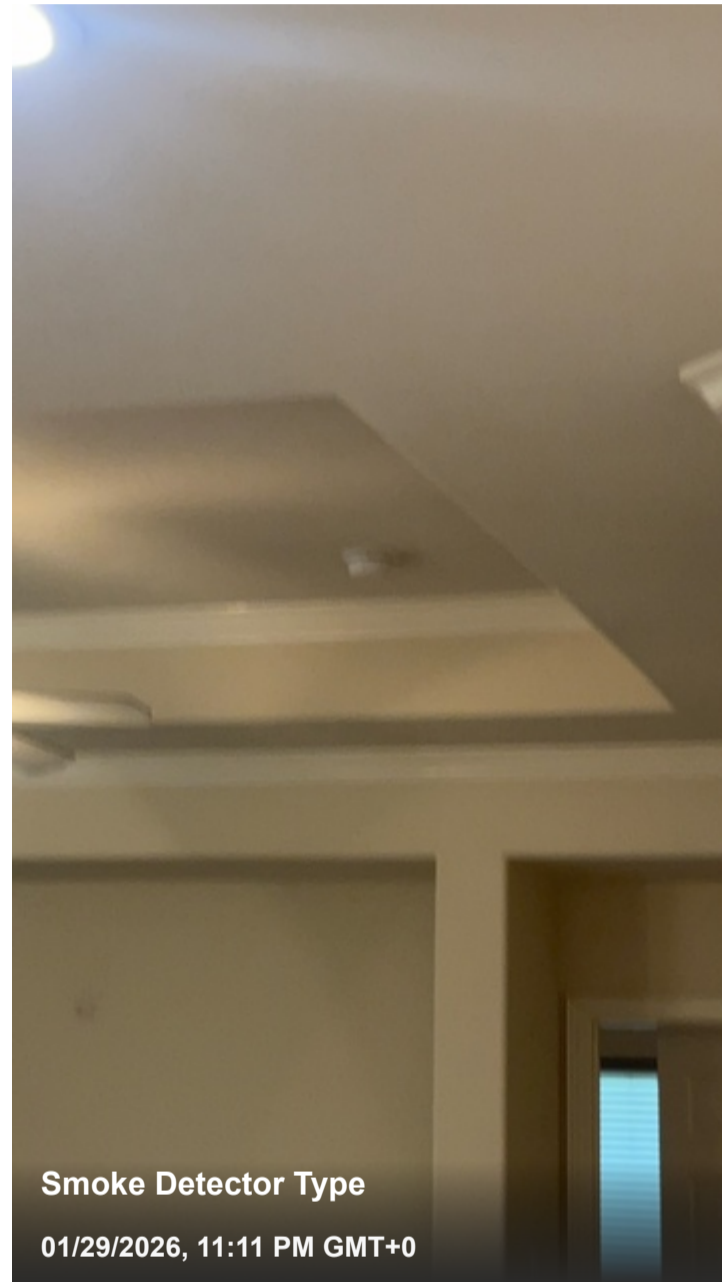
Smoke Detector Type

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 3 Issues

3 Issues

Hazardous Conditions Observed

No

Pest Infestation Observed

No

Odor Type Observed

Not Present

Air Sealing Observed

No

Incompatible / Clashing Flooring Materials Observed

No

Homeowner Unavailable for Access

Not Present

Additional Information

Not Present

Miscellaneous Property Information photos / videos

Limitation

Odor Type Observed: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Homeowner Unavailable for Access: Not Present

The object / room is not present.

Limitation photos / videos

 **Limitation**

Additional Information: Not Present

The object / room is not present.

Limitation photos / videos

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.