

PROPERTY INSPECTION REPORT



Stacey Megginson
Bayou City Home Inspections

5835 Kenilwood Drive
Inspection Prepared For: Kristian Carbajal
Agent: Chaney Ellis -

Date of Inspection: 2/6/2026
Year Built: 1940 Size: 1275 sqft
Weather: Cool

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

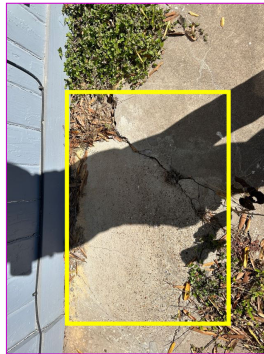
X			X	A. Foundations
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Comments:

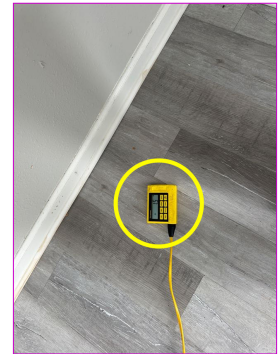
- The foundation elevation measurements exceeded industry standards. The inspector recommends the foundation be evaluated by a structural engineer or qualified professional.
- The top of the foundation wall had inadequate clearance from grade. The top of the foundation wall should be a minimum of six inches above soil. Inadequate clearance may result in moisture intrusion of the structure. Excessively high moisture levels can result in damage to the home structure or materials from decay or deterioration and may result in conditions which encourage the growth of microbes such as mold fungi. The Inspector recommends re-grading around the home perimeter to provide increased clearance from grade.
- At the time of the inspection, the slab appeared to have been repaired in the past. The inspector recommends contacting the seller about the warranty and/or the transferability of the warranty for the foundation.



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X			X	B. Grading and Drainage
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Comments:

- Significant cracks in the driveway should be filled with an appropriate material to avoid continued damage to the driveway.
- Gutters and downspouts were fabricated from vinyl.
- Some gutters were missing end caps at the time of the inspection. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends repair to help protect the home structure. All work should be performed by a qualified contractor.

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X			X	C. Roof Covering Materials
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Type(s) of Roof Covering: The roof was covered with three-tab asphalt shingles. Three-tab shingles are a common, entry-level roofing material designed with a uniform, flat appearance. They typically have a shorter lifespan compared to architectural shingles—often around 15–20 years depending on installation quality, ventilation, and maintenance. Three-tab shingles are also lighter and more vulnerable to wind uplift and storm damage. The inspector recommends monitoring the roof's condition over time and performing routine maintenance as needed.

, Expected remaining Life 10-12years

Viewed From:

- The Inspector inspected the roof and its components by walking the roof.

Comments:

- The electrical mast is loose on the roof. The inspector recommends that a qualified contractor evaluate and repair the condition.
- The plumbing vent was damaged. The inspector recommends that a qualified contractor evaluate and repair the condition.



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X			X	D. Roof Structure and Attics
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Viewed From:

- The Inspector evaluated the attic from inside the attic space.

Comments:

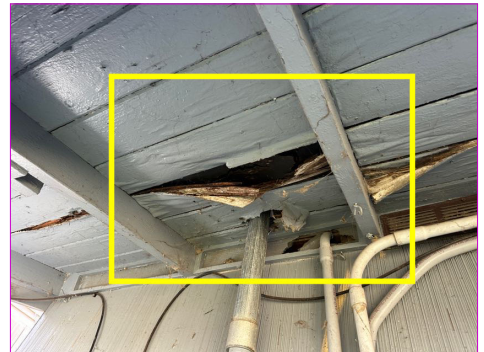
- The exterior walls of the house appear to be missing insulation. This condition was verified using an infrared camera, which indicated temperature inconsistencies consistent with absent or inadequate insulation. Missing insulation can reduce energy efficiency and affect interior comfort. The inspector recommends that a qualified contractor further evaluate and repair this condition as needed.
- The exterior posts supporting the driveway overhang are not properly connected and/or are damaged. This condition may compromise the structural stability of the overhang. The inspector recommends that a qualified contractor evaluate and repair this condition as necessary.
- Debris visible in the attic should be removed.
- Soffits were old, severely deteriorated and sagging in some areas around the home. The Inspector recommends repair/replacement by a qualified contractor to prevent pests from entering the soffit space.



The exterior posts supporting the driveway overhang are not properly connected and/or are damaged. This condition may compromise the structural stability of the overhang. The inspector recommends that a qualified contractor evaluate and repair this condition as necessary.



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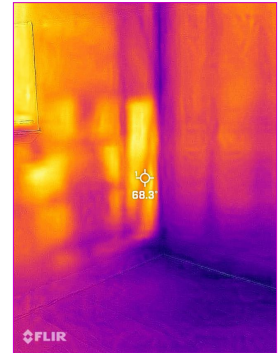
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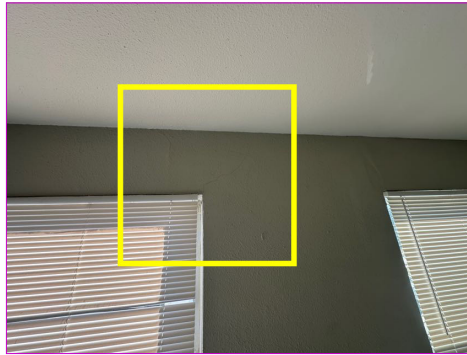
X			X	E. Walls (Interior and Exterior)
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Comments:

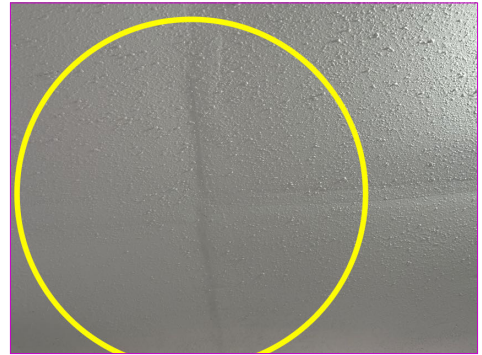
- The walls exhibited settlement cracks. These cracks are commonly associated with normal foundation movement; however, the extent and cause could not be fully determined at the time of inspection. The inspector recommends a qualified contractor further evaluate and repair as needed.
- The exterior siding of the house is damaged. Damaged siding can allow moisture intrusion and may lead to further deterioration if not addressed. The inspector recommends a qualified contractor evaluate and repair this condition as needed.



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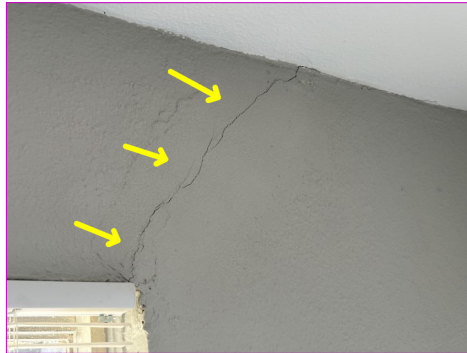
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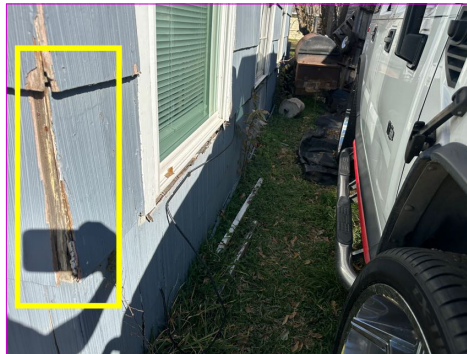
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X			X	F. Ceilings and Floors
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Comments:

- The flooring throughout the house is severely damaged, with sections missing and the wooden subfloor exposed in multiple areas. Several holes were observed in the floors, which present safety hazards and may indicate underlying structural or moisture-related issues. The inspector recommends a qualified contractor evaluate and repair this condition as necessary.
- Settlement cracks were observed in the ceilings. While minor cracking can be associated with normal structural movement, the extent and cause could not be fully determined at the time of inspection. The inspector recommends a qualified contractor evaluate and repair as necessary.

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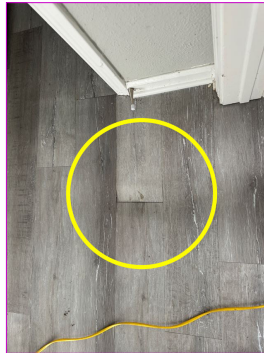
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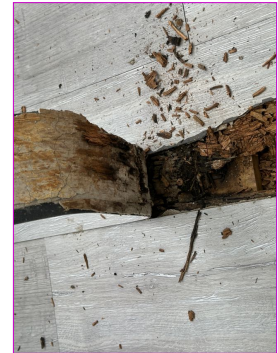
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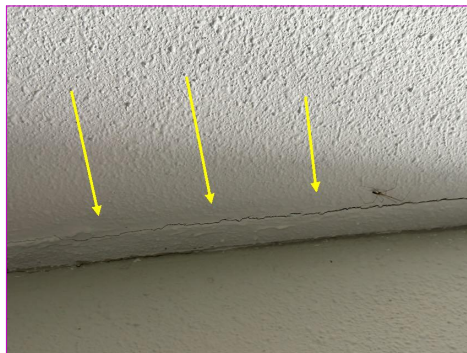
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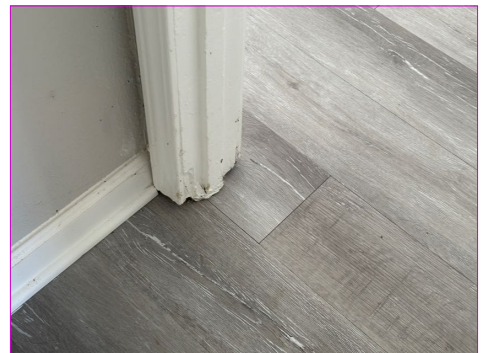
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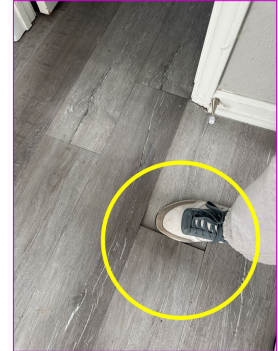
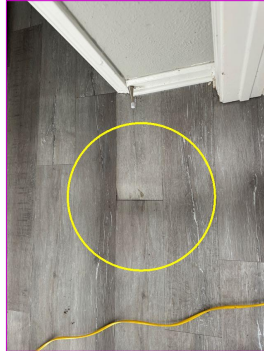
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X			X	G. Doors (Interior and Exterior)
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Comments:

- The front door has a large gap at the bottom, indicating missing or inadequate weather stripping. Door alignment issues may also be present and could require adjustment. This condition can allow air and moisture intrusion and reduce energy efficiency. The inspector recommends a qualified contractor evaluate and repair this condition as necessary.

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X			X	H. Windows
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- Window Types:
- Single-Hung Windows

Comments:

• Some of the windows in the house are missing screens, and at least one window was observed to be cracked. Missing screens and damaged windows can affect safety, energy efficiency, and weather protection. The inspector recommends a qualified contractor evaluate and repair or replace these components as necessary.

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		X		I. Stairways (Interior and Exterior)
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		X		J. Fireplaces and Chimneys
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	X			K. Porches, Balconies, Decks, and Carports
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	X			L. Fence Material
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X			X	M. Observations
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Observations:

- Several large objects were observed in the front yard, along with a dead tree. These conditions may present safety hazards and should be addressed. The inspector recommends removal of the debris and evaluation and removal of the dead tree by a qualified professional.
- The inspector had limited access to inspect the right side of the house due to a vehicle parked extremely close to the exterior wall. As a result, portions of this area could not be fully evaluated at the time of inspection.



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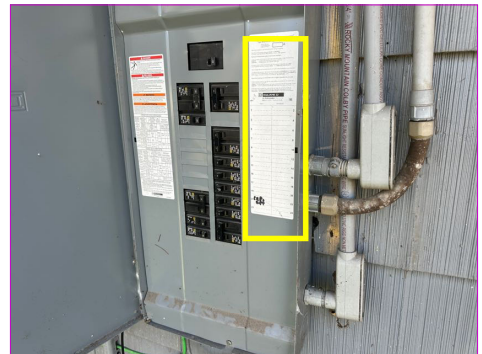
I	NI	NP	D
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II. ELECTRICAL SYSTEMS

X			X	A. Service Entrance and Panels
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Comments:

- The inspector was unable to remove the cover of the electrical panel at the time of inspection. As a result, the interior components could not be evaluated. The inspector recommends that a qualified contractor evaluate the electrical panel and perform repairs as necessary.
- The Circuit Directory label identifying individual electrical circuits was missing from the service panel. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly marked Circuit Directory label be installed by a qualified electrical contractor.



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X				B. Branch Circuits, Connected Devices, and Fixtures
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Type of Wiring:
 • Copper wiring

Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of of visible branch wiring.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

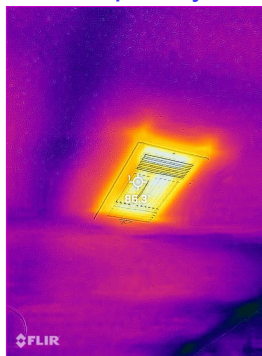
X				A. Heating Equipment
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Energy Sources:

- The furnace is electrically powered

Comments:

- This furnace responded adequately to the call for heat.



This furnace responded adequately to the call for heat.

X			X	B. Cooling Equipment
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Materials:

- The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils.

As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air.

Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

Observations:

- At the time of the inspection, the system responded to the call for cool air.
- The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.
- The attic-installed cooling system evaporator coil had a rusty condensate drain pan. This condition could result in moisture damage to attic or home interior materials. The Inspector recommends that a new pan be installed by a qualified HVAC contractor.

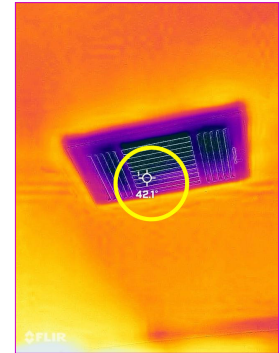
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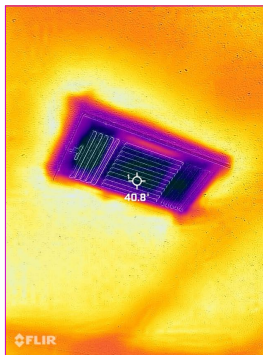
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The Inspector recommends that a new pan be installed by a qualified HVAC contractor.

X			
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C. Duct Systems, Chases, and Vents

Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible HVAC ducts.

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IV. PLUMBING SYSTEM

X				A. Plumbing Supply, Distribution System and Fixtures
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Comments:

- The kitchen sink faucet appeared to be in serviceable condition at the time of the inspection.
- The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.
- The toilet in this bathroom was flushed and operated in a satisfactory manner.

X			X	B. Drains, Wastes, and Vents
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Comments:

- A large depression was observed in the backyard extending from the house toward what appears to be the main sewer line. This condition may indicate soil settlement or a potential drainage or sewer-related issue. The inspector recommends that a qualified contractor further evaluate the drainage system, potentially including a sewer camera inspection, to determine whether any blockage or failure is present.
- A clean out cover missing. The Inspector recommends repair by a qualified contractor.



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X			X	C. Water Heating Equipment
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Energy Source:

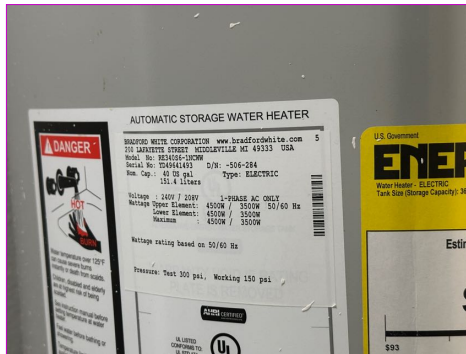
- This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

Capacity:

- Unit is 40 gallons

Comments:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the water heater. Notable exceptions will be listed in this report.
- The supply line to the hot water heater was observed to be corroded. Corrosion can lead to leaks or failure of the line if not addressed. The inspector recommends a qualified contractor evaluate and repair or replace the affected component as necessary.
- The discharge pipe of this water heater temperature/pressure relief (TPR) valve was not properly terminated. The discharge pipe from the pressure relief valve should be re-routed to terminate at an area in which it can not cause personal injury or damage if the valve activates. The Inspector recommends correction by a qualified HVAC or plumbing contractor.



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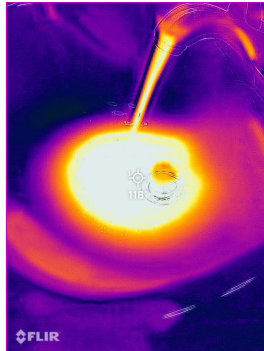
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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At the time of the inspection, the Inspector observed few deficiencies in the condition of the water heater. Notable exceptions will be listed in this report.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Other
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I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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V. APPLIANCES

		X		A. Dishwashers
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X			X	B. Food Waste Disposers
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Comments:

• The garbage disposal appeared to be inoperable at the time of the inspection. The Inspector recommends that before the expiration of your Option Period you consult with a qualified contractor to discuss options and costs for repair or replacement.



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X				C. Range Hood and Exhaust Systems
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Comments:

• The range hood did not exhaust to the outside but re-circulated air through cleanable filters.
 • At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.

X			X	D. Ranges, Cooktops, and Ovens
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Comments:

• **SAFETY CONCERN:** Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers. Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991. Should be installed.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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SAFETY CONCERN: *Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers. Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991. Should be installed.*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer vent. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.



At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer vent. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other
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I=Inspected

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I	NI	NP	D
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VI. OPTIONAL SYSTEMS

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURAL SYSTEMS

Page 4 Item: A	Foundations	<ul style="list-style-type: none"> • The foundation elevation measurements exceeded industry standards. The inspector recommends the foundation be evaluated by a structural engineer or qualified professional. • The top of the foundation wall had inadequate clearance from grade. The top of the foundation wall should be a minimum of six inches above soil. Inadequate clearance may result in moisture intrusion of the structure. Excessively high moisture levels can result in damage to the home structure or materials from decay or deterioration and may result in conditions which encourage the growth of microbes such as mold fungi. The Inspector recommends re-grading around the home perimeter to provide increased clearance from grade. • At the time of the inspection, the slab appeared to have been repaired in the past. The inspector recommends contacting the seller about the warranty and/or the transferability of the warranty for the foundation.
Page 5 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Significant cracks in the driveway should be filled with an appropriate material to avoid continued damage to the driveway. • Gutters and downspouts were fabricated from vinyl. • Some gutters were missing end caps at the time of the inspection. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends repair to help protect the home structure. All work should be performed by a qualified contractor.
Page 7 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • The electrical mast is loose on the roof. The inspector recommends that a qualified contractor evaluate and repair the condition. • The plumbing vent was damaged. The inspector recommends that a qualified contractor evaluate and repair the condition.

Page 8 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • The exterior walls of the house appear to be missing insulation. This condition was verified using an infrared camera, which indicated temperature inconsistencies consistent with absent or inadequate insulation. Missing insulation can reduce energy efficiency and affect interior comfort. The inspector recommends that a qualified contractor further evaluate and repair this condition as needed. • The exterior posts supporting the driveway overhang are not properly connected and/or are damaged. This condition may compromise the structural stability of the overhang. The inspector recommends that a qualified contractor evaluate and repair this condition as necessary. • Debris visible in the attic should be removed. • Soffits were old, severely deteriorated and sagging in some areas around the home. The Inspector recommends repair/replacement by a qualified contractor to prevent pests from entering the soffit space.
Page 10 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • The walls exhibited settlement cracks. These cracks are commonly associated with normal foundation movement; however, the extent and cause could not be fully determined at the time of inspection. The inspector recommends a qualified contractor further evaluate and repair as needed. • The exterior siding of the house is damaged. Damaged siding can allow moisture intrusion and may lead to further deterioration if not addressed. The inspector recommends a qualified contractor evaluate and repair this condition as needed.
Page 11 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • The flooring throughout the house is severely damaged, with sections missing and the wooden subfloor exposed in multiple areas. Several holes were observed in the floors, which present safety hazards and may indicate underlying structural or moisture-related issues. The inspector recommends a qualified contractor evaluate and repair this condition as necessary. • Settlement cracks were observed in the ceilings. While minor cracking can be associated with normal structural movement, the extent and cause could not be fully determined at the time of inspection. The inspector recommends a qualified contractor evaluate and repair as necessary.
Page 13 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • The front door has a large gap at the bottom, indicating missing or inadequate weather stripping. Door alignment issues may also be present and could require adjustment. This condition can allow air and moisture intrusion and reduce energy efficiency. The inspector recommends a qualified contractor evaluate and repair this condition as necessary.
Page 14 Item: H	Windows	<ul style="list-style-type: none"> • Some of the windows in the house are missing screens, and at least one window was observed to be cracked. Missing screens and damaged windows can affect safety, energy efficiency, and weather protection. The inspector recommends a qualified contractor evaluate and repair or replace these components as necessary.

Page 16 Item: M	Observations	<ul style="list-style-type: none"> • Several large objects were observed in the front yard, along with a dead tree. These conditions may present safety hazards and should be addressed. The inspector recommends removal of the debris and evaluation and removal of the dead tree by a qualified professional. • The inspector had limited access to inspect the right side of the house due to a vehicle parked extremely close to the exterior wall. As a result, portions of this area could not be fully evaluated at the time of inspection.
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ELECTRICAL SYSTEMS

Page 18 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • The inspector was unable to remove the cover of the electrical panel at the time of inspection. As a result, the interior components could not be evaluated. The inspector recommends that a qualified contractor evaluate the electrical panel and perform repairs as necessary. • The Circuit Directory label identifying individual electrical circuits was missing from the service panel. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly marked Circuit Directory label be installed by a qualified electrical contractor.
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 19 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • The attic-installed cooling system evaporator coil had a rusty condensate drain pan. This condition could result in moisture damage to attic or home interior materials. The Inspector recommends that a new pan be installed by a qualified HVAC contractor.
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PLUMBING SYSTEM

Page 21 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • A large depression was observed in the backyard extending from the house toward what appears to be the main sewer line. This condition may indicate soil settlement or a potential drainage or sewer-related issue. The inspector recommends that a qualified contractor further evaluate the drainage system, potentially including a sewer camera inspection, to determine whether any blockage or failure is present. • A clean out cover missing. The Inspector recommends repair by a qualified contractor.
Page 22 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • The supply line to the hot water heater was observed to be corroded. Corrosion can lead to leaks or failure of the line if not addressed. The inspector recommends a qualified contractor evaluate and repair or replace the affected component as necessary. • The discharge pipe of this water heater temperature/pressure relief (TPR) valve was not properly terminated. The discharge pipe from the pressure relief valve should be re-routed to terminate at an area in which it can not cause personal injury or damage if the valve activates. The Inspector recommends correction by a qualified HVAC or plumbing contractor.

APPLIANCES

Page 24 Item: B	Food Waste Disposers	<ul style="list-style-type: none">• The garbage disposal appeared to be inoperable at the time of the inspection. The Inspector recommends that before the expiration of your Option Period you consult with a qualified contractor to discuss options and costs for repair or replacement.
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