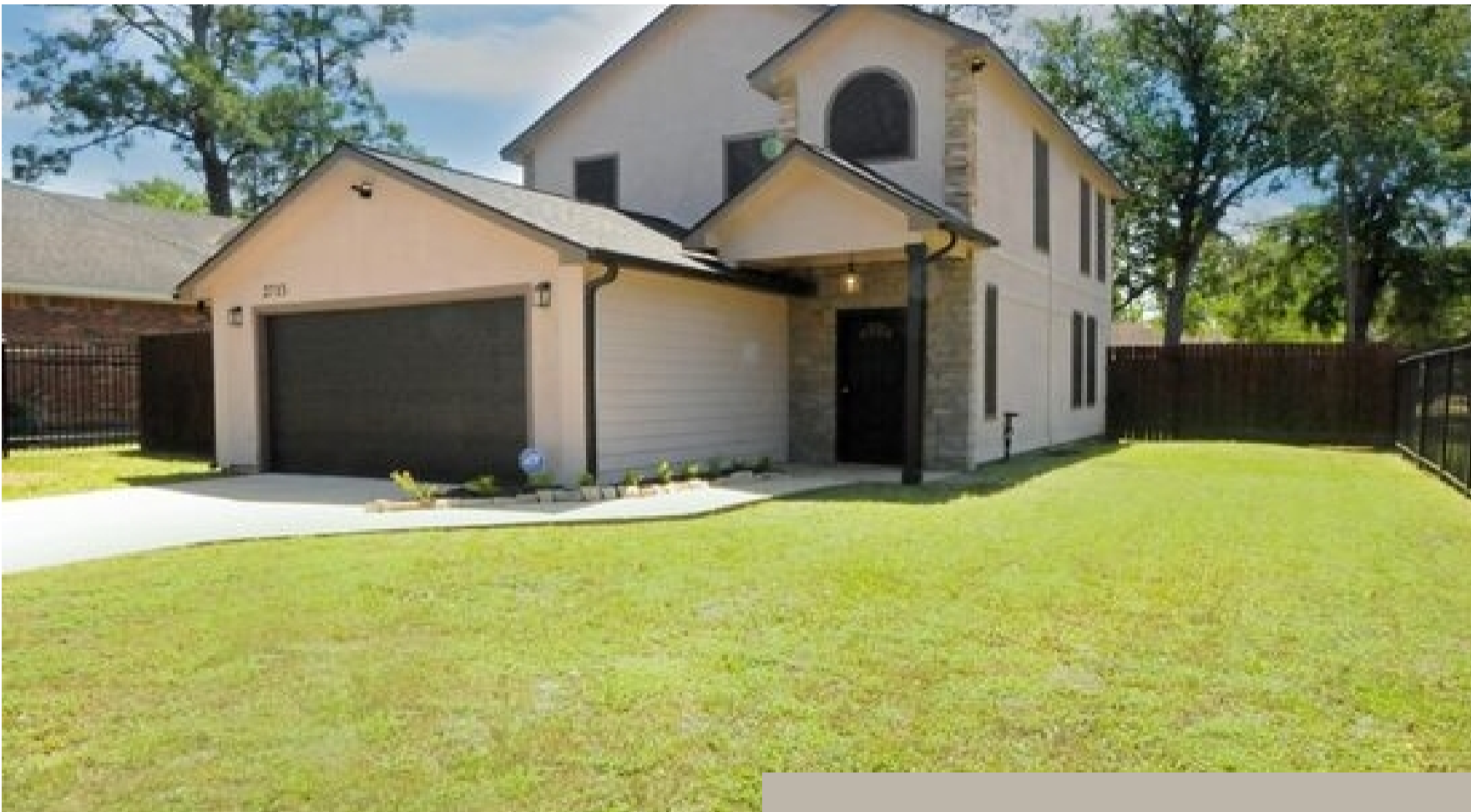


2713 Druid Street

Houston, Texas 77091



✉ hello@inspectify.com

Client	--
Reference id	a4xPd000001zEwjIAE
Type	Home Inspection and Floor Plan Report - 2713 Druid Street
Inspected by	Rio Bravo - Inspectify Pro - Houston
State license	TREC 22388
InterNACHI	17031522
Scheduled	April 17, 2025, 5:00 PM
Completed	April 17, 2025, 5:39 PM

























19 repair

7 monitor

28 limitation

1 Inspectify flag

System	Subsystem	Issues identified
Home Inspection Details	Home Inspection Details	<u>Neighborhood Commentary: Not Present</u>
		<u>Repairs / Renovations in Progress: Not Present</u>
Surroundings	Driveways / Walkways	<u>Minor Cracks in the Driveway.</u>
	Fences / Gates	<u>Damaged / Missing Fence Boards</u>
	Landscaping	<u>Eroding / Ponding Soil</u>
		<u>High Soil Grade</u>
Utilities	Utilities	<u>Gas Meter Tag Photo: Not Present</u>
Exterior	Siding / Trim	<u>Damaged Siding</u>
		<u>Missing Exterior Caulk</u>
		<u>Cracked / Damaged Stucco</u>
		<u>Exterior Inspection is Limited</u>
	Gutters	<u>Missing Downspout Splash Blocks</u>
	Exterior Doors	<u>Damaged or Missing Weatherstripping</u>
Garage	Attached Garage	<u>Missing / Inoperable Self-Closing Door Hinges</u>
		<u>Odor Source: Not Present</u>
Structural	Attic	<u>Uninsulated Pull-Down Stairs</u>
		<u>Missing / Insufficient Attic Insulation</u>
Common Areas	Common Room	<u>Odor Source: Not Present</u>
	Hallway	<u>Odor Source: Not Present</u>
		<u>Window Condition: Not Present</u>
	General	<u>Additional Interior Amenities Observed: Not Present</u>
Laundry Area	Laundry Area	<u>Odor Source: Not Present</u>
		<u>Window Condition: Not Present</u>
		<u>Flooring Condition: Not Present</u>
		<u>Flooring Beyond Repair: Not Present</u>
		<u>Flooring Material(s): Not Present</u>
Kitchen	Kitchen	<u>Accordion Drain Material Present</u>
		<u>Odor Source: Not Present</u>
		<u>Doors / Casing / Door Stops Condition: Not Present</u>
		<u>Flooring Material(s).</u>
	Dishwasher	<u>Missing Dishwasher High Loop</u>

System	Subsystem	Issues identified
	Vent Hood	 <u>Exhaust Fan Termination</u>
	Garbage Disposal	 <u>Inoperable Garbage Disposal</u>
Bedrooms	Primary Bedroom	 <u>Broken Window Pane</u>
		 <u>Odor Source: Not Present</u>
	Bedroom 2	 <u>Odor Source: Not Present</u>
	Bedroom 3	 <u>Odor Source: Not Present</u>
Bathrooms	Primary Bathroom	 <u>Flex Drain Present</u>
		 <u>Odor Source: Not Present</u>
	Bathroom 2	 <u>Deteriorated Caulking Around Tub / Surround</u>
		 <u>Odor Source: Not Present</u>
		 <u>Exhaust Fan Condition: Not Present</u>
	Bathroom 3	 <u>Odor Source: Not Present</u>
HVAC	Cooling	 <u>Rusting or Damaged HVAC Drip Pan</u>
		 <u>Cooling System Appliance Tag Photo: Not Present</u>
Plumbing	Main Water Supply	 <u>Missing Anti-Siphon Valve</u>
		 <u>Plumbing Not Fully Visible</u>
	Drainage	 <u>Plumbing Not Fully Visible</u>
Electrical	Electrical Panels, Grounding, Main Overcurrent Device	 <u>Missing Surge Protection</u>
		 <u>Missing / Incorrect Screws for Electrical Panel</u>
		 <u>Rusted Main Breaker Panel</u>
	Branch Wiring	 <u>Missing Weather-Resistant Cover</u>
		 <u>Unable to Inspect All of the Wiring</u>
	Smoke / Carbon Monoxide Detectors	 <u>Old but Operable Smoke Detector</u>
Miscellaneous Property Information	Miscellaneous Property Information	 <u>Homeowner Unavailable for Access: Not Present</u>

Home Inspection Details 🕒 2 Issues

Neighborhood Commentary

Not Present

Nonresidential Use

No

Renovations / Upgrades in the Past 15 Years

Yes

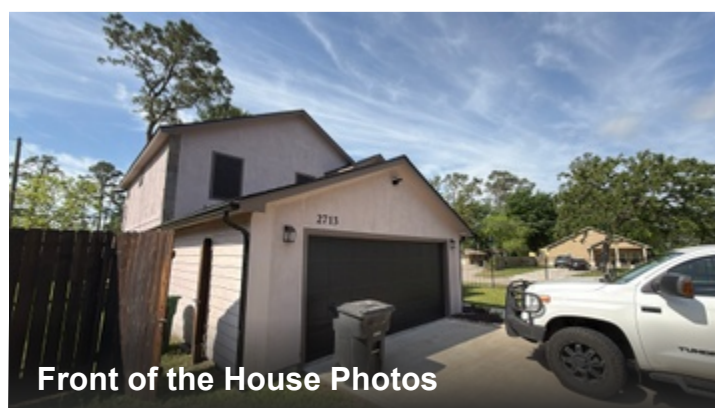
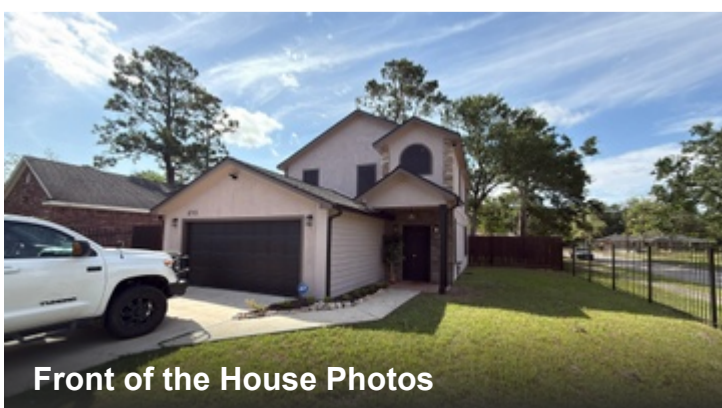
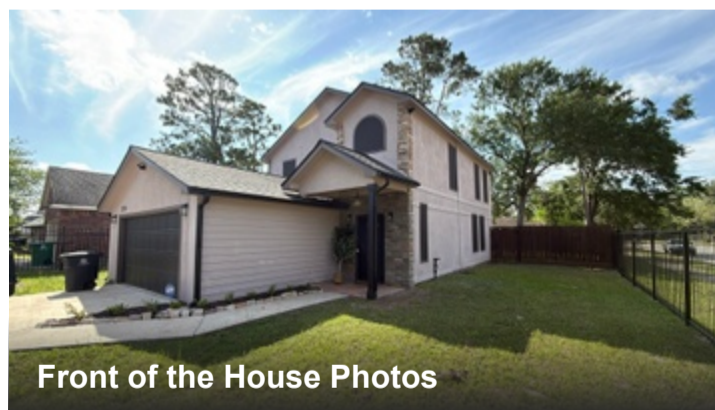
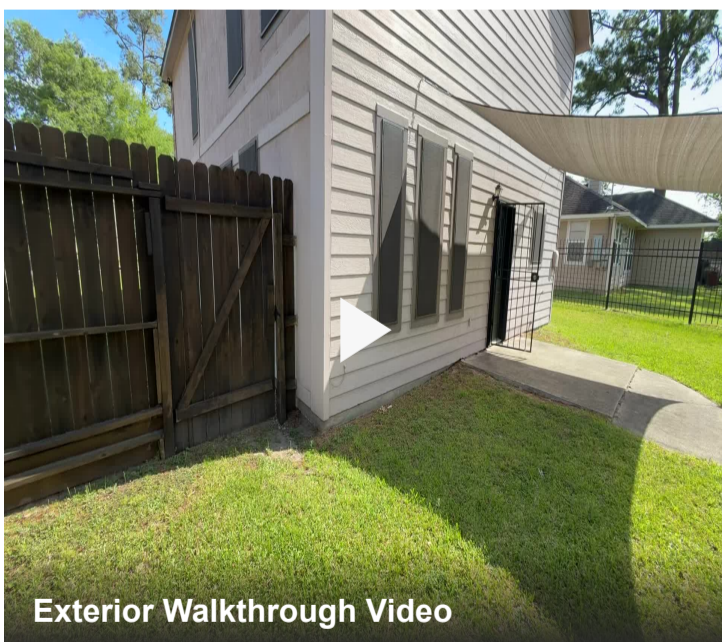
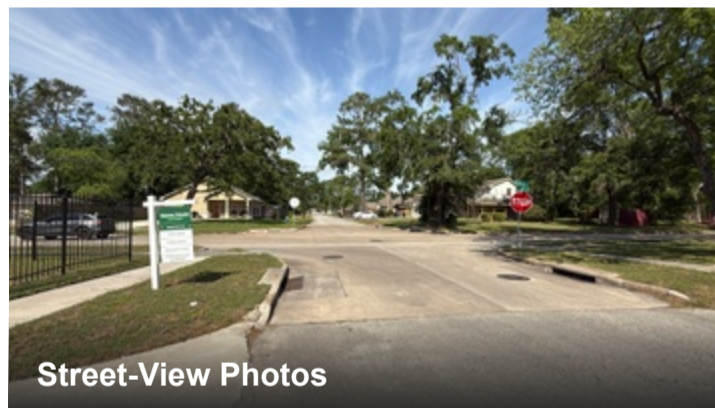
Additions / Conversions Observed

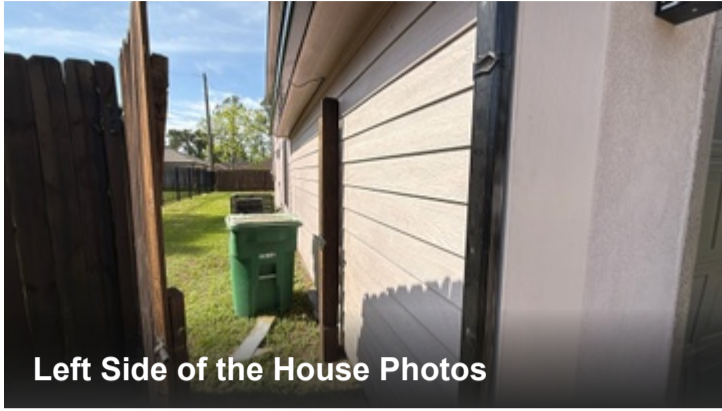
No

Repairs / Renovations in Progress

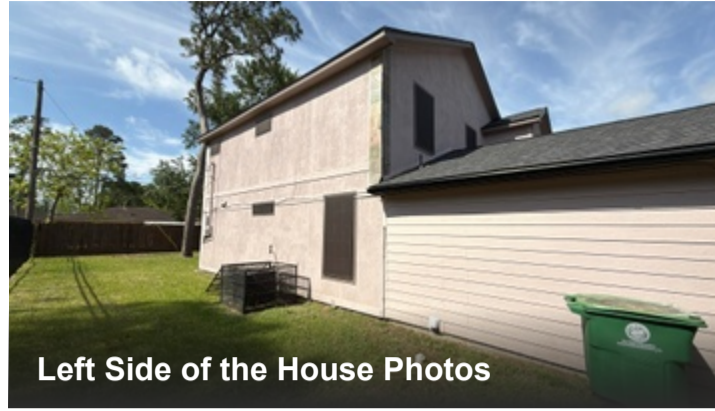
Not Present

Home Inspection Details photos / videos

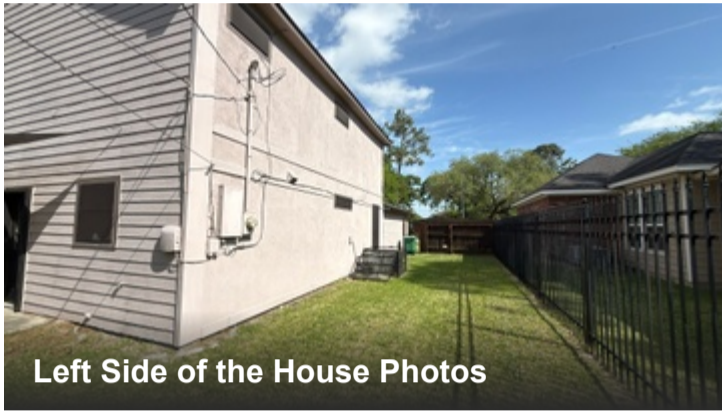




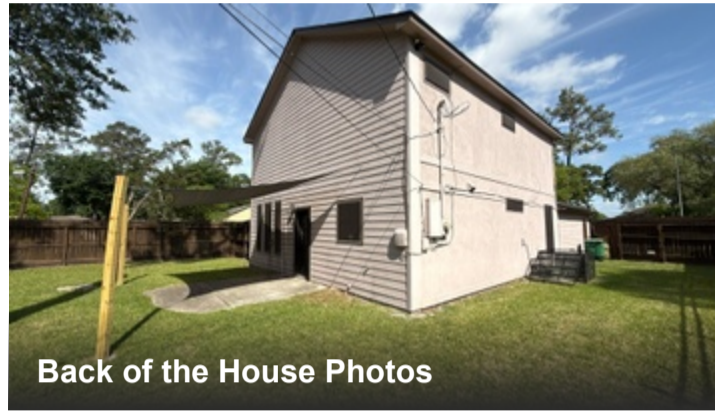
Left Side of the House Photos



Left Side of the House Photos



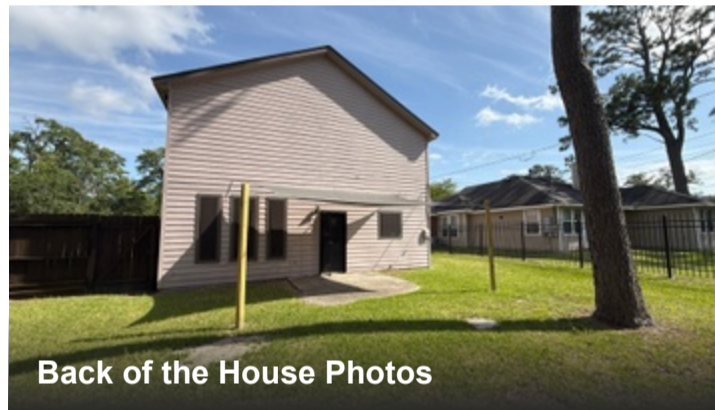
Left Side of the House Photos



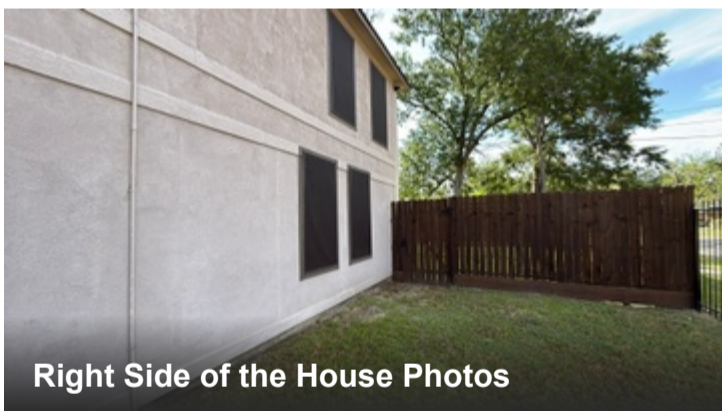
Back of the House Photos



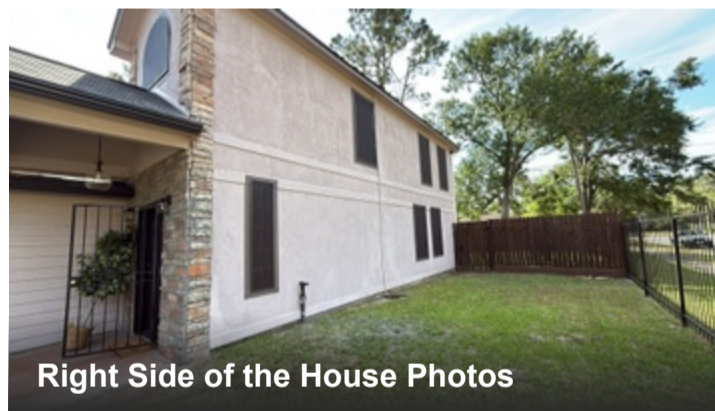
Back of the House Photos



Back of the House Photos



Right Side of the House Photos



Right Side of the House Photos




Right Side of the House Photos

⚠️ Limitation

Neighborhood Commentary: Not Present

The object / room is not present.

Limitation photos / videos

 **Limitation**

Repairs / Renovations in Progress: Not Present

The object / room is not present.

Limitation photos / videos

CubiCasa

✓ No issues

CubiCasa Floor Plan

Yes

CubiCasa photos / videos

Unit Details

Unit

✓ **No issues**

Occupancy Status

Vacant

Bedroom Count

3 bedroom(s)

Bathroom Count, Half

0 bathroom(s)

Bathroom Count, Full

3 bathroom(s)

Unit photos / videos



Surroundings 🔍 4 Issues

Driveways / Walkways

🔍 1 Issue

Driveway Access Issues

No

Driveway / Walkway Condition

Fair (Some Repairs)

Driveway / Walkway Material(s)

Concrete

Driveways / Walkways photos / videos



🔍 Monitor deficiency

Minor Cracks in the Driveway

The driveway has minor cosmetic cracks.

Driveways / Walkways photos / videos



Fences / Gates

🔍 1 Issue

Fence / Gate Condition

Fair (Some Repairs)

Fences / Gates photos / videos



🔧 Repair deficiency

Damaged / Missing Fence Boards

One or more fence boards are missing or damaged.

Fences / Gates photos / videos



Landscaping

🕒 2 Issues

Proper Grading Observed

No

Front Yard Condition

Good (5 - 20 hours of work)

Left Side Yard Condition

Good (5 - 20 hours of work)

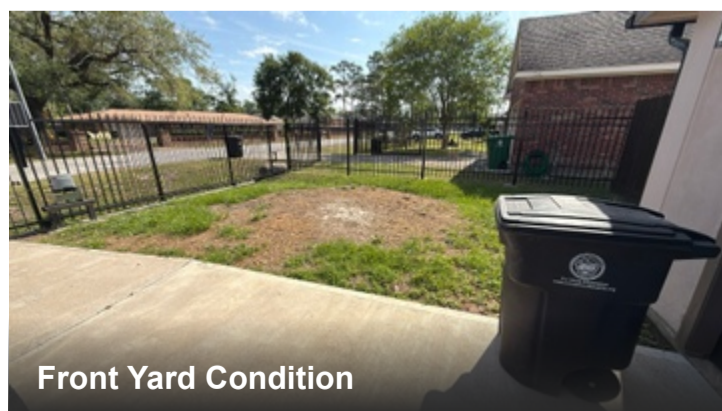
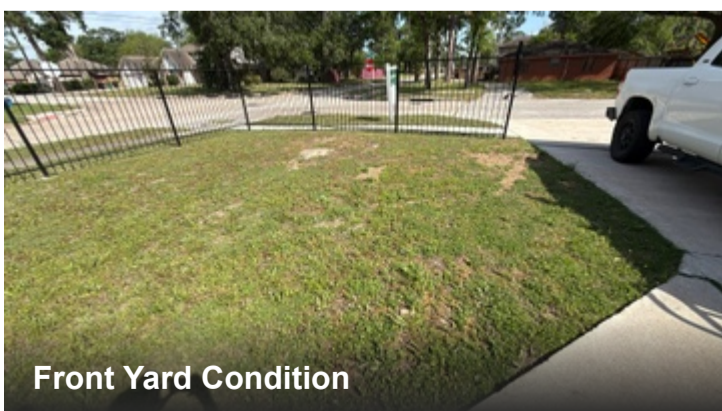
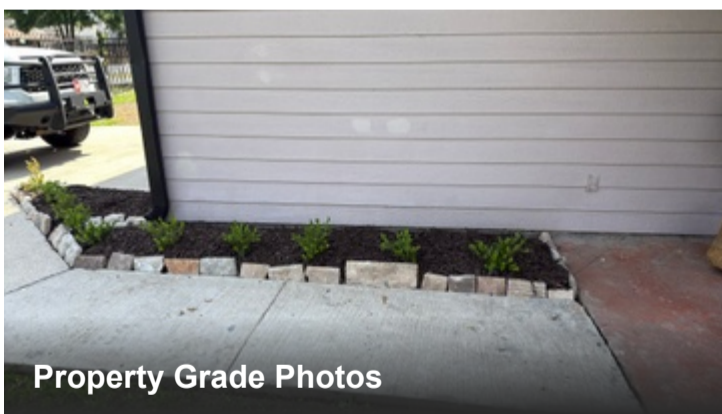
Back Yard Condition

Good (5 - 20 hours of work)

Right Side Yard Condition

Good (5 - 20 hours of work)

Landscaping photos / videos

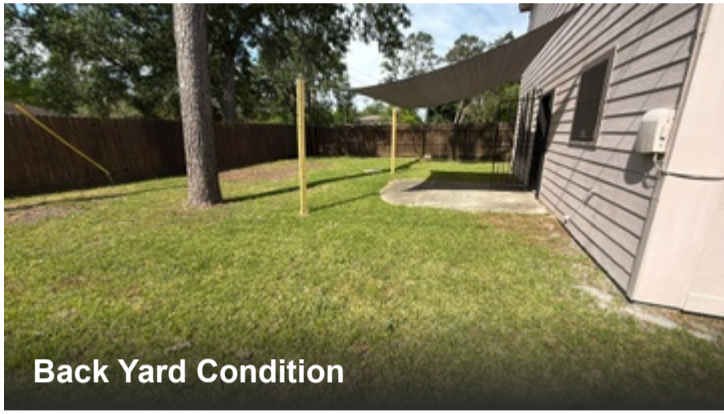




Left Side Yard Condition



Left Side Yard Condition



Back Yard Condition



Back Yard Condition



Right Side Yard Condition



Right Side Yard Condition

 **Repair deficiency**

Eroding / Ponding Soil

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

Landscaping photos / videos



 **Repair deficiency**


High Soil Grade

There are areas of high soil around the foundation.

Landscaping photos / videos



Porch

 **No issues**

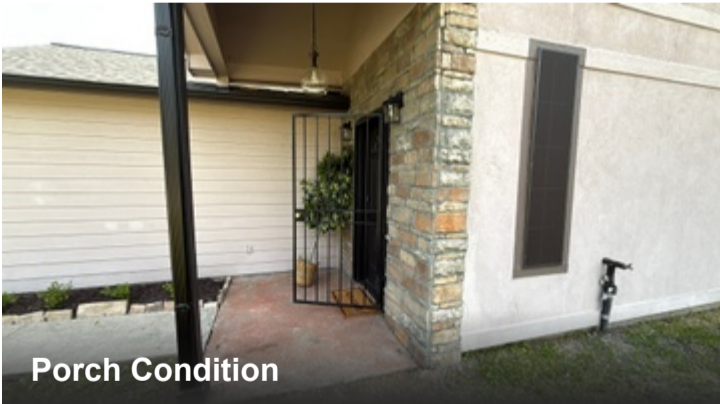
Porch Type

Covered Porch

Porch Condition

Good (Cosmetic Issues Only)

Porch photos / videos



Patio

✓ No issues

Patio Condition

Good (Cosmetic Issues Only)

Patio Material(s)

Concrete

Patio photos / videos



Additional Site Amenities

🚫 Not present

Additional Site Amenities photos / videos

Utilities 📌 1 Issue

📌 1 Issue

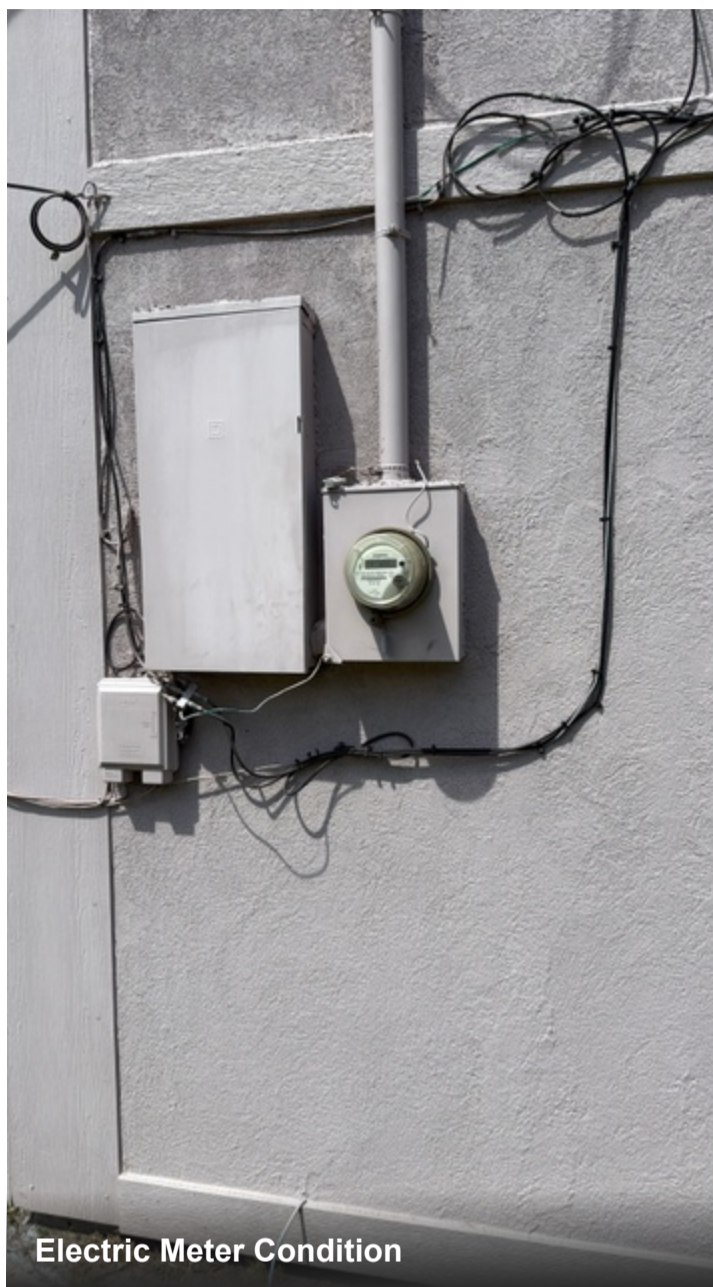
Electric Meter Condition

Good (Cosmetic Issues Only)

Gas Meter Tag Photo

Not Present

Utilities photos / videos



 Limitation

Gas Meter Tag Photo: Not Present

The object / room is not present.

Limitation photos / videos

Exterior 📷 6 Issues

Siding / Trim

📷 4 Issues

Siding Condition

Fair (Some Repairs)

Siding Material(s)

Engineered Wood, Stone, Stucco

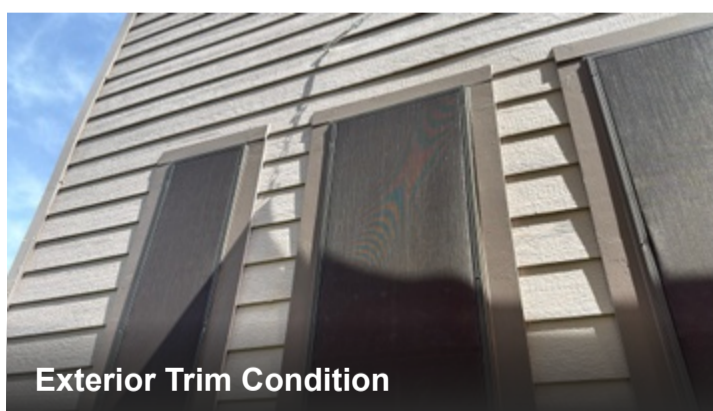
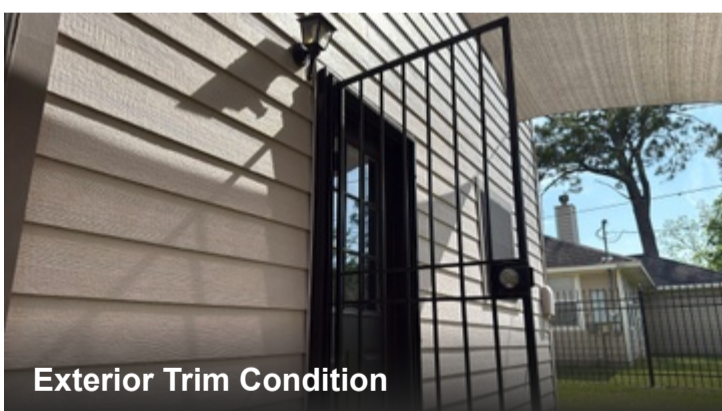
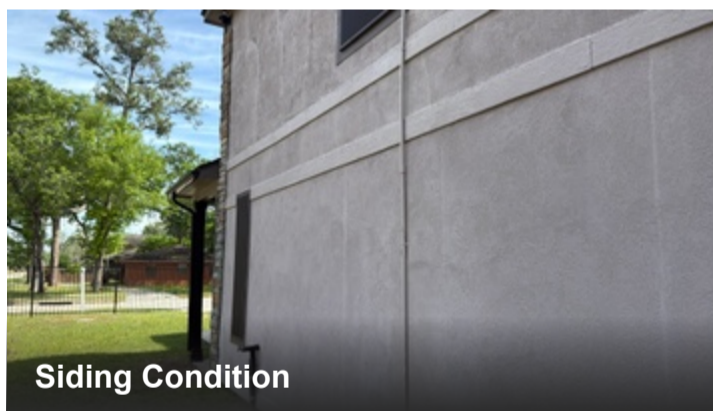
Exterior Trim Condition

Good (Cosmetic Issues Only)

Trim Material(s)

Engineered Wood, Wood

Siding / Trim photos / videos

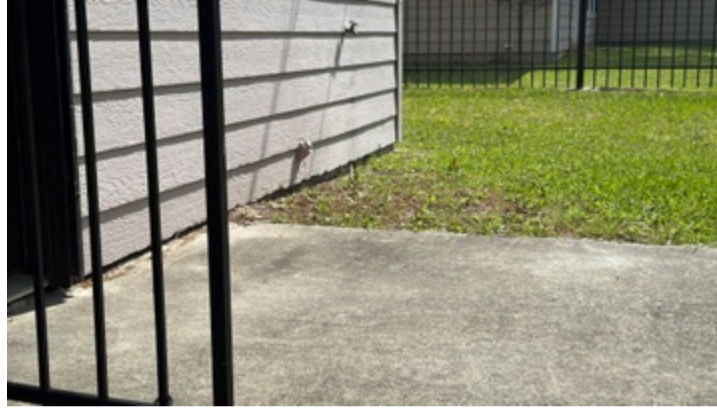


🔧 **Repair deficiency**

Damaged Siding

One or more areas of the siding is damaged.

Siding / Trim photos / videos



 **Repair deficiency**

Missing Exterior Caulk

One or more exterior areas need caulking.

Siding / Trim photos / videos



 **Monitor deficiency**

Cracked / Damaged Stucco

The exterior stucco is showing signs of cracking or damage.

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

1 Issue

Gutter / Downspout Condition

Fair (Some Repairs)

Gutter / Downspout Material(s)

Aluminum

Gutters photos / videos



 **Repair deficiency**

Missing Downspout Splash Blocks

There are no splash blocks for the downspouts.

Gutters photos / videos



Eaves, Soffits, and Fascia

✓ No issues

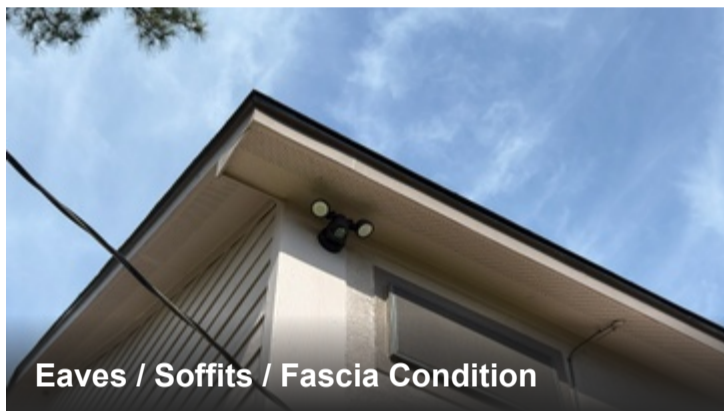
Eaves / Soffits / Fascia Condition

Good (Cosmetic Issues Only)

Eaves / Soffits / Fascia Material(s)

Fiber cemet

Eaves, Soffits, and Fascia photos / videos



Windows

✓ No issues

Window Count

16 windows

Window Condition

Good (Cosmetic Issues Only)

Windows With Security Bars Count

0 windows

Window With Quick Release Count

0 windows

Number of Panes

Double Pane

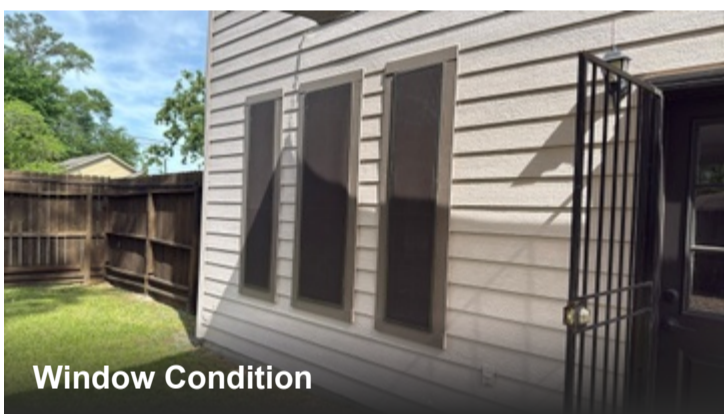
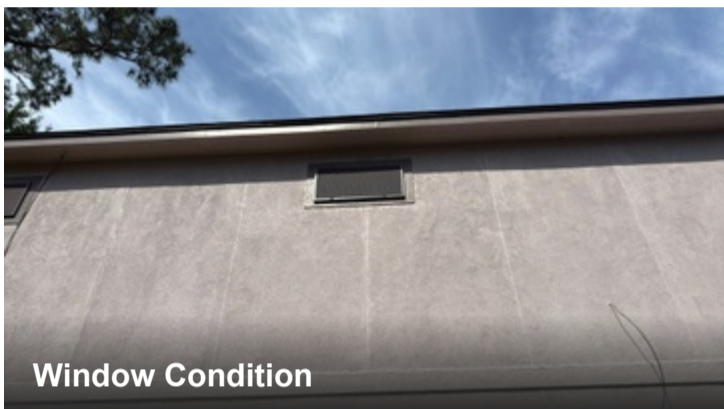
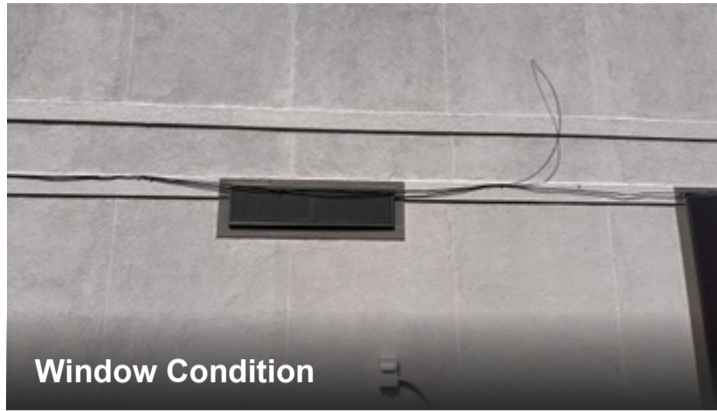
Frame Type

Aluminum

Window Treatment Type

Clear

Windows photos / videos



Exterior Doors

📷 1 Issue

Exterior Door Condition

Fair (Some Repairs)

Exterior Door Material(s)

Wood, Steel

Exterior Doors photos / videos



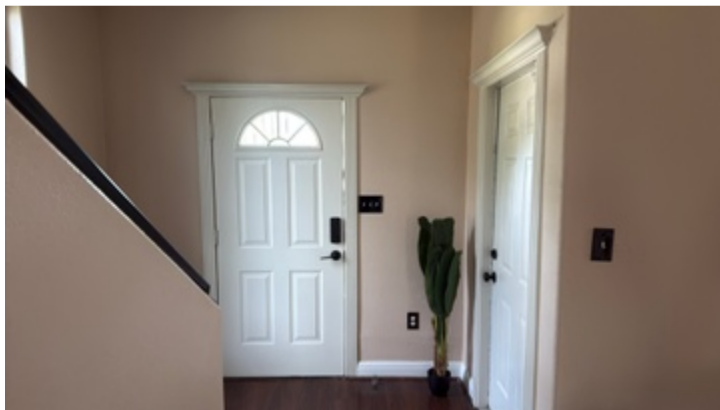
Exterior Door Condition

 **Repair deficiency**

Damaged or Missing Weatherstripping

The weatherstripping is damaged or missing.

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

Coverings

✓ No issues

Roof Inspection Method

Walking on Roof

Roof Covering Condition

Good (Cosmetic Issues Only)

Roof Covering Material(s)

Asphalt or Fiberglass Shingles

Roof Layer Count

2 layers

Previous / Partial Roof Repairs Observed

No

Estimated Roof Age

1 year(s)

Estimated Roof Life Remaining

Greater than 5 Years

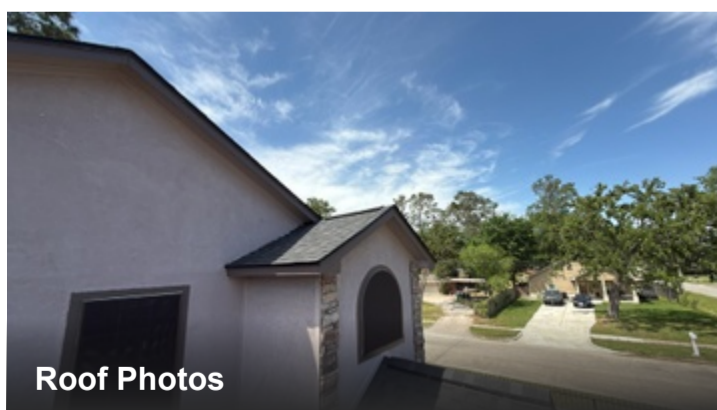
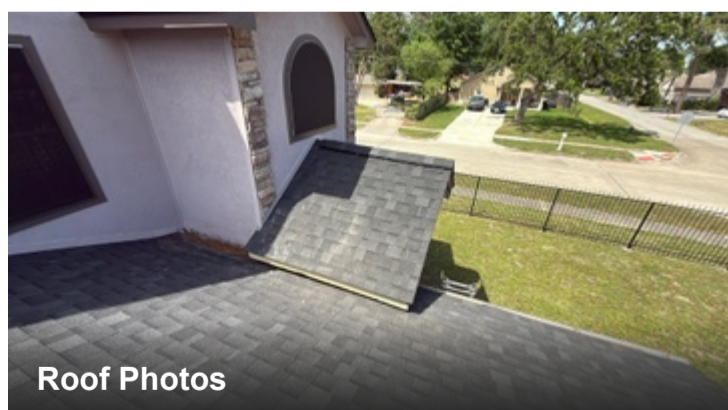
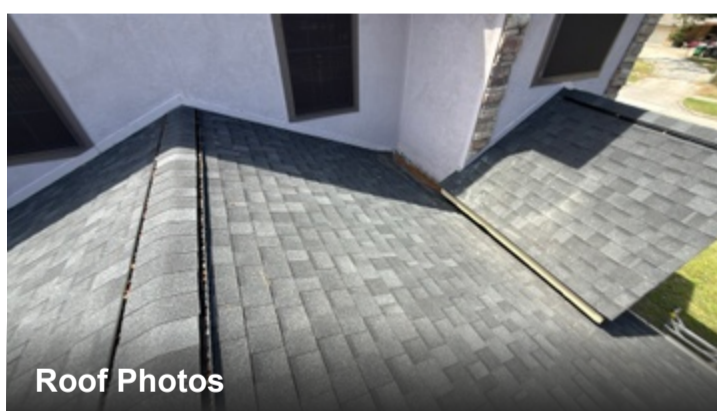
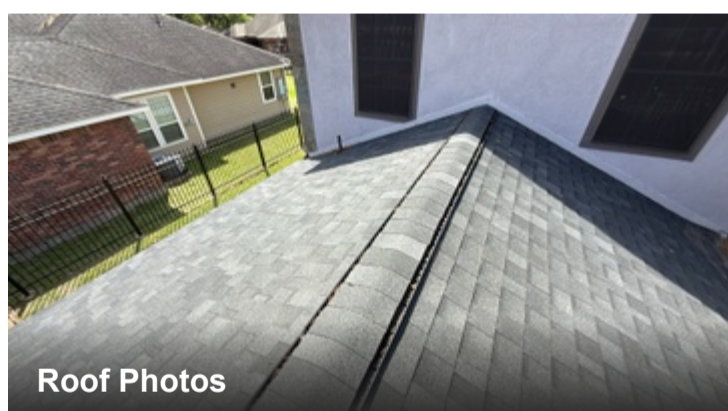
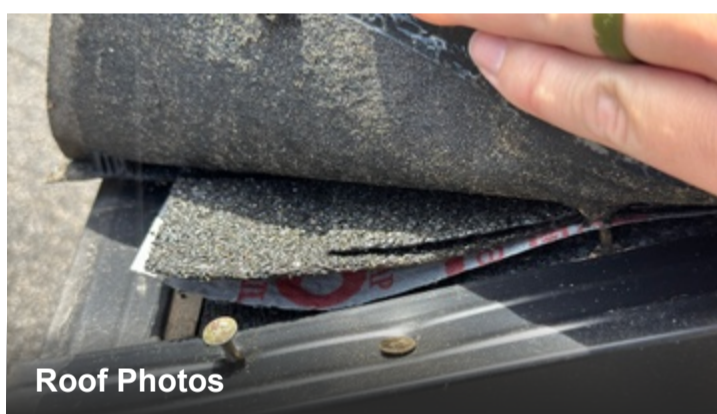
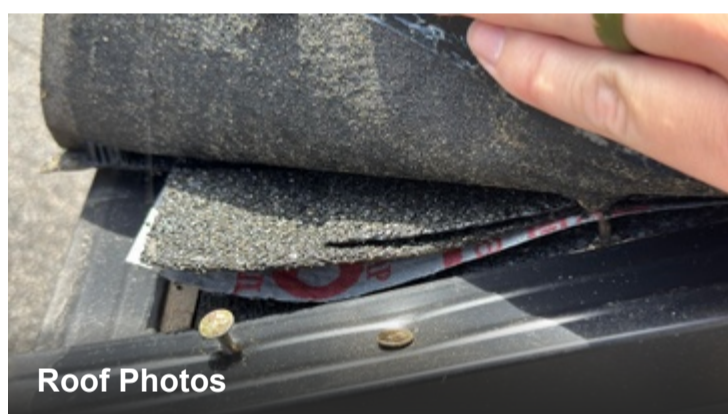
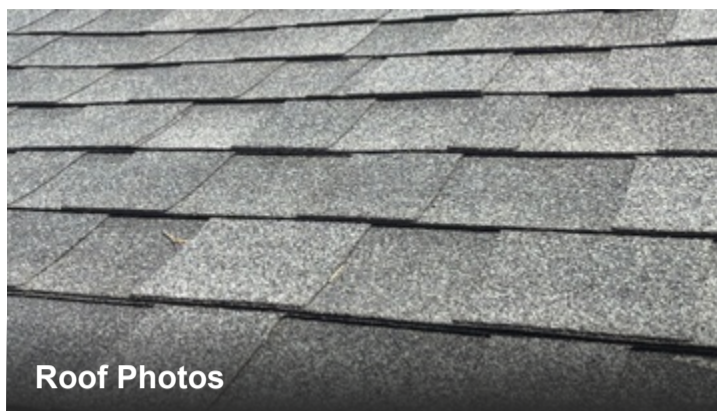
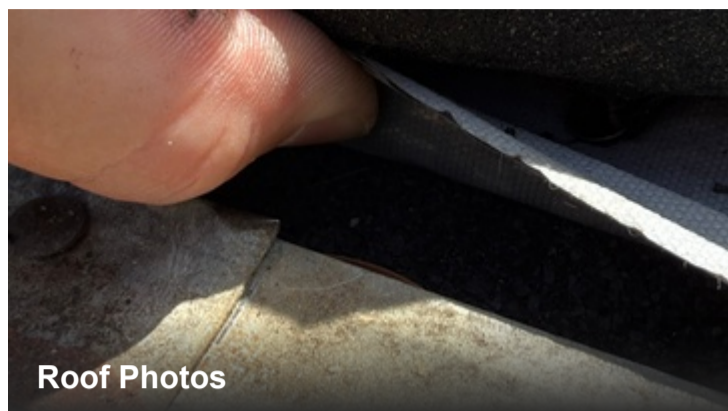
Evidence of Hail / Wind Damage

No

Evidence of Roof Leaks

No

Coverings photos / videos



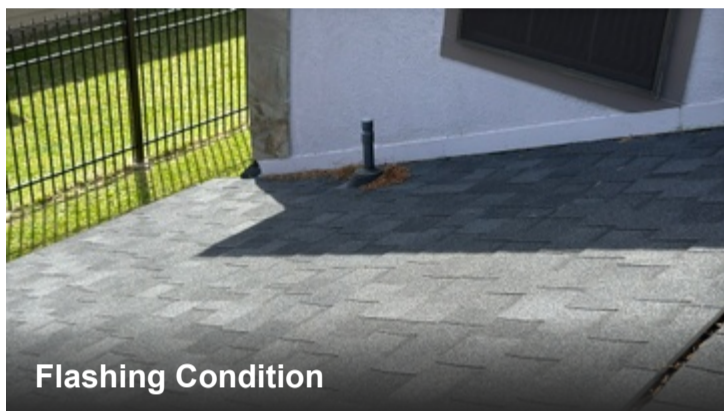
Flashing

✓ No issues

Flashing Condition

Good (Cosmetic Issues Only)

Flashing photos / videos



Chimney

🚫 Not present

Chimney photos / videos

Vents

✓ No issues

Roof Vent(s) Condition

Good (Cosmetic Issues Only)

Roof Vents Material(s)

PVC

Vents photos / videos

Skylights

🚫 Not present

Skylights photos / videos

Garage 🔍 2 Issues

Attached Garage

🔍 2 Issues

Interior Condition

Good (Cosmetic Issues Only)

Odor Strength

No Odor Detected

Odor Source

Not Present

Fire Separation Wall Observed

Yes

Electrical Condition

Good (Cosmetic Issues Only)

Garage Door Condition

Functional With Cosmetic Defects

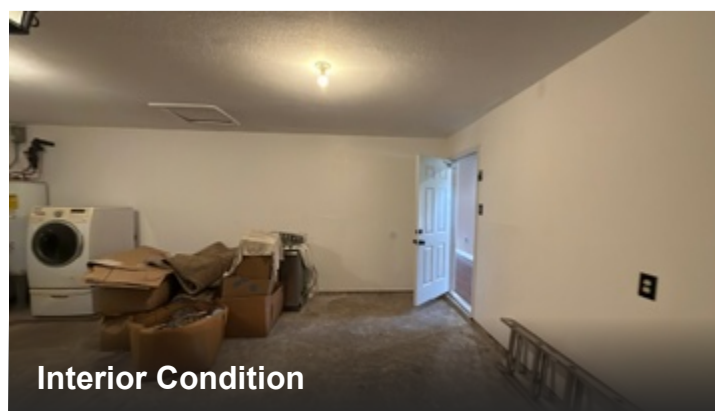
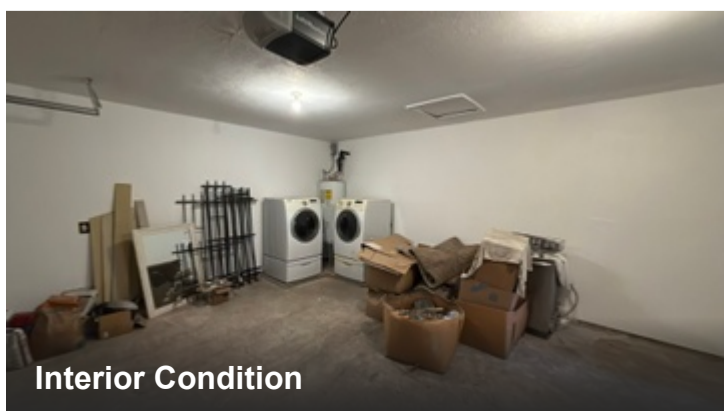
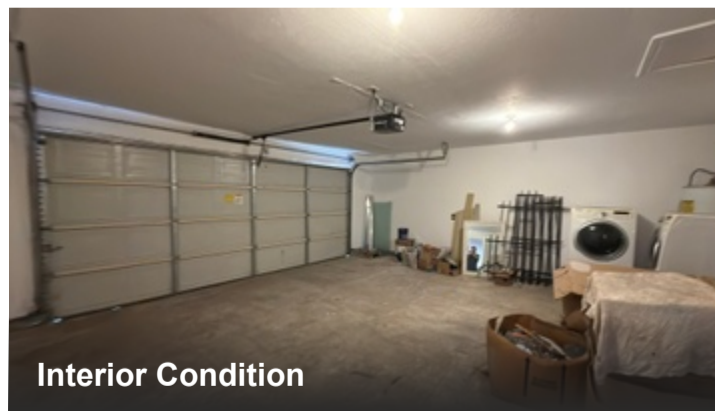
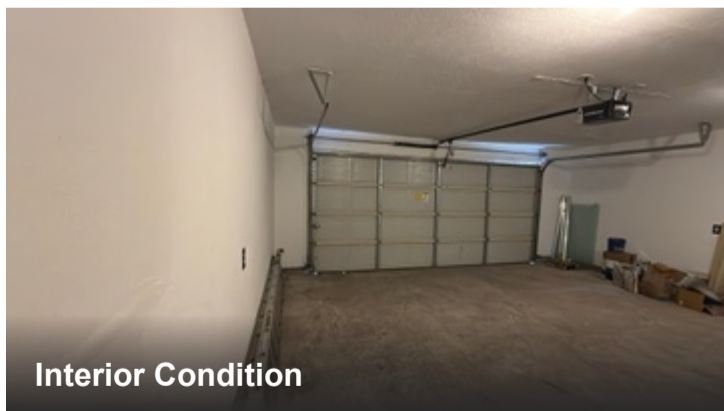
Garage Capacity

2 parking spaces

Garage Converted Into Living Space

No

Attached Garage photos / videos

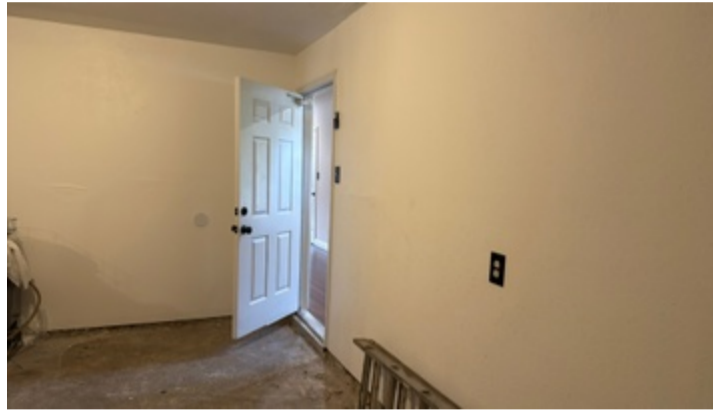


 Monitor deficiency

Missing / Inoperable Self-Closing Door Hinges

The self-closing door hinges are missing / inoperable.

Attached Garage photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Structural 🕒 2 Issues

Foundation

✓ **No issues**

Foundation Type

Poured Concrete, Slab

Foundation Condition

Good (Cosmetic Issues Only)

Foundation Cracks Observed

Yes

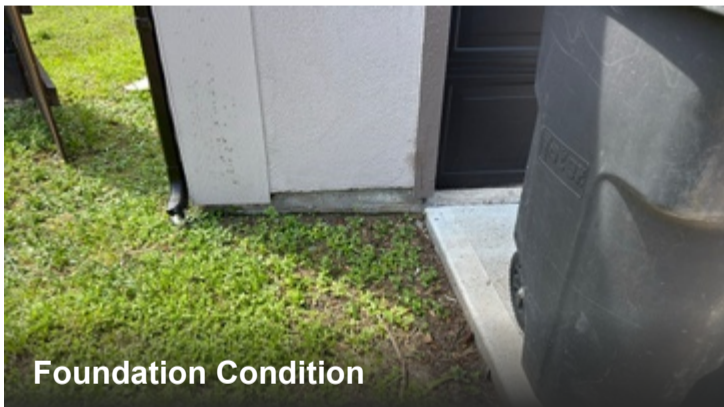
Evidence of Moisture Observed

Yes

Additional Foundation Concerns

No

Foundation photos / videos



Crawl Space

👁️ **Not present**

Crawl Space photos / videos

Attic

🔍 2 Issues

Attic Condition

Fair (Some Repairs)

Attic Converted Into Living Space

No

Attic Access Method

Attic Ladder & Hatch

Attic or Ceiling Type

Unconditioned (Vented)

Attic Insulation Type

Fiberglass

Attic Floor Insulation Depth

1-3

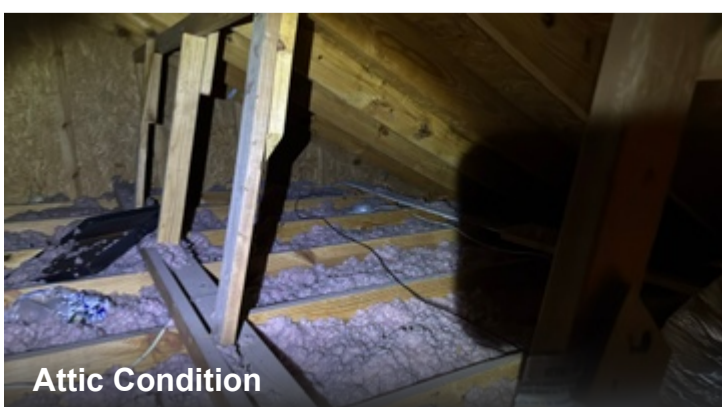
Roof Insulation Depth

0

Percentage of Roof Area Above Attic

50%

Attic photos / videos



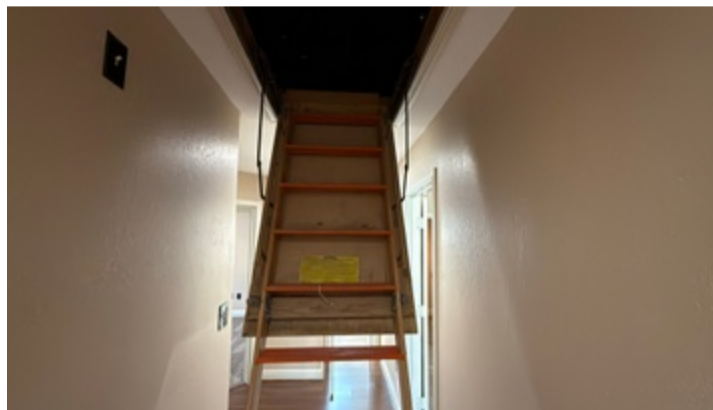


 **Repair deficiency**

Uninsulated Pull-Down Stairs

The attic pull-down stairs are not insulated.

Attic photos / videos



 **Monitor deficiency**

Missing / Insufficient Attic Insulation

The attic insulation is missing / insufficient.

Attic photos / videos



Finished Basement

 Not present

[Finished Basement photos / videos](#)

Unfinished Basement

 Not present

[Unfinished Basement photos / videos](#)

Sump Pump

 Not present

[Sump Pump photos / videos](#)

Common Areas 📌 4 Issues

Common Room

📌 1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

Approximate Ceiling Height

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

Perfect Condition (Looks Brand New Without Wear / Damage)

Flooring Beyond Repair

No Concerns Observed

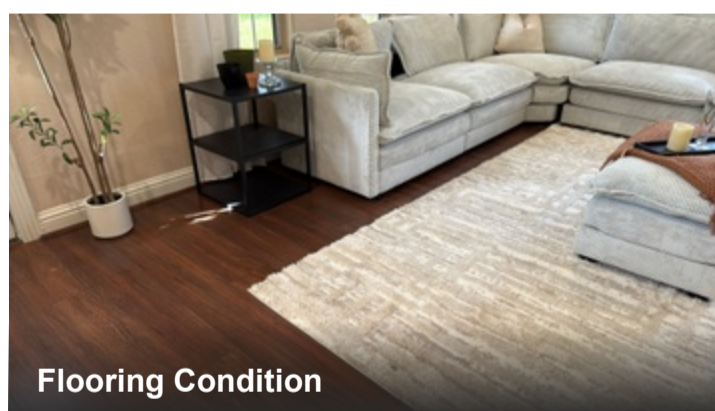
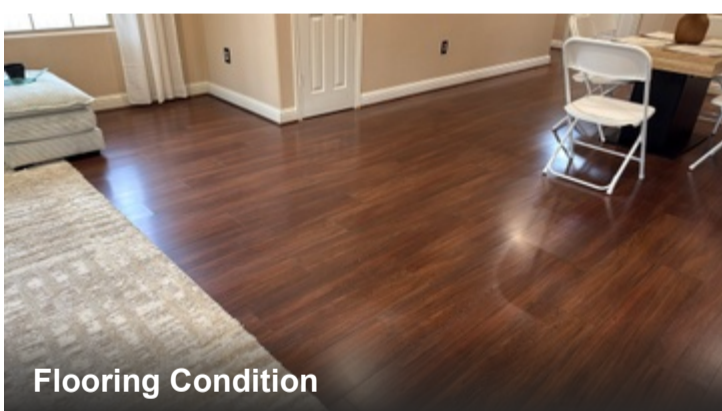
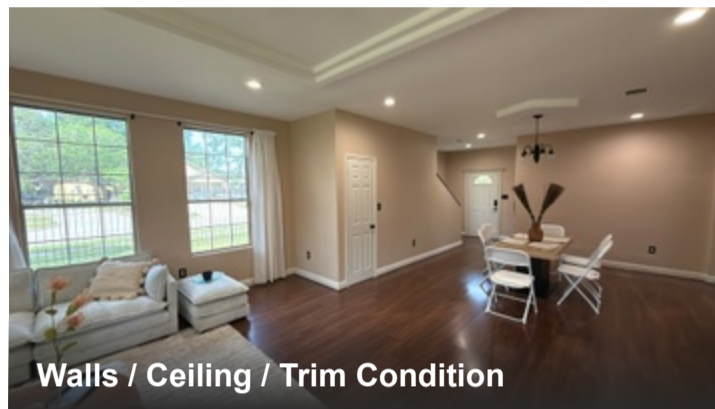
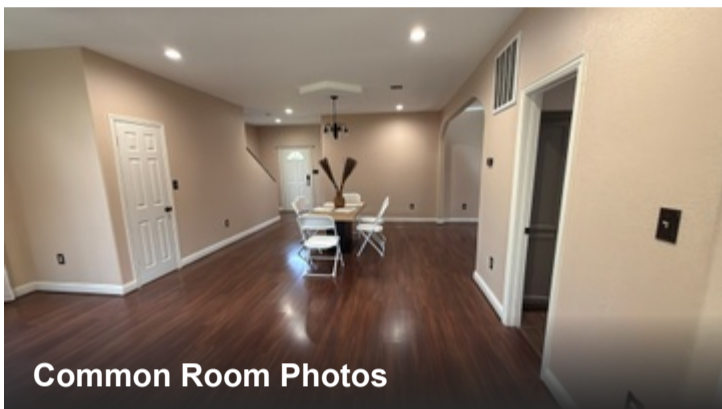
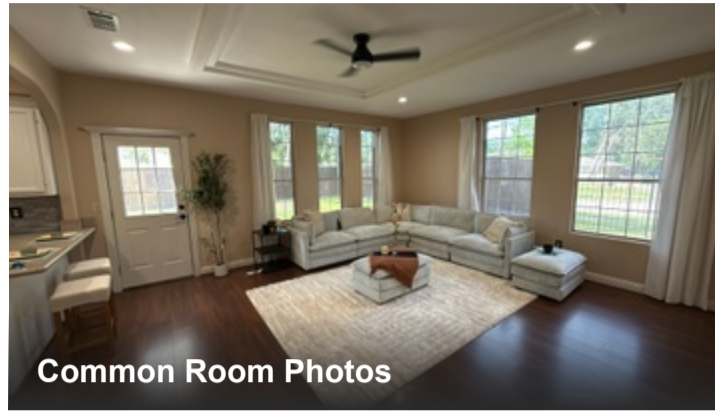
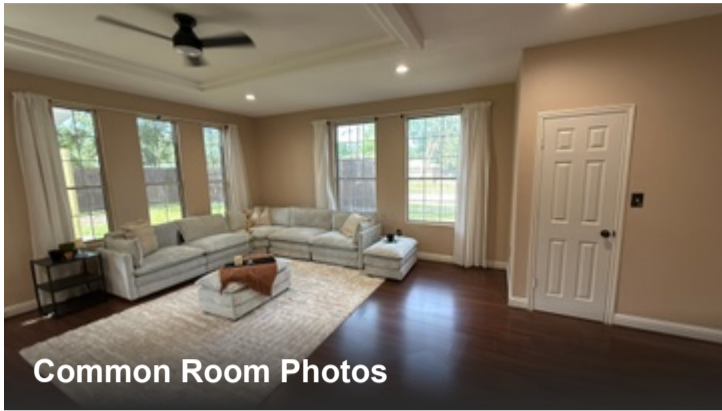
Flooring Material(s)

Laminate

Electrical Condition

Good (Cosmetic Issues Only)

Common Room photos / videos




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 Concerns Observed

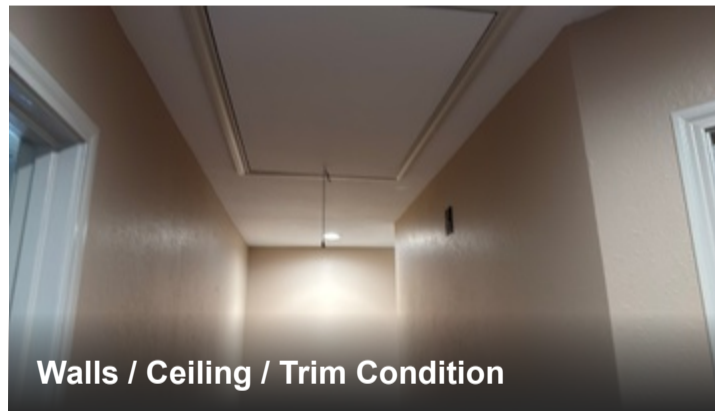
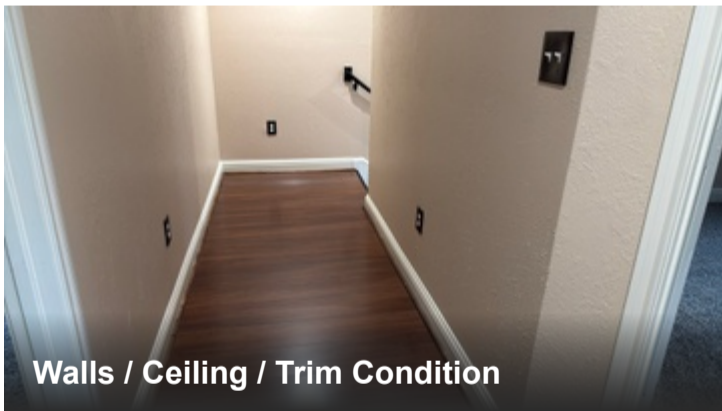
Flooring Material(s)

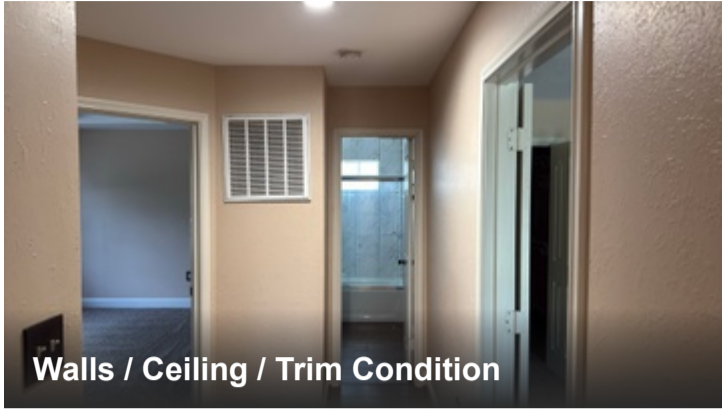
Laminate

Electrical Condition

Good (Cosmetic Issues Only)

Hallway photos / videos





Walls / Ceiling / Trim Condition



Flooring Condition



Flooring Condition

 **Limitation**

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos


 **Limitation**

Window Condition: Not Present

The object / room is not present.

Limitation photos / videos

Stairway

 **No issues**

Stairway Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceiling / Trim Condition

Good (Cosmetic Issues Only)

Walls / Ceilings Need Repainting

No

Flooring Condition

Good (Cosmetic Issues Only)

Flooring Beyond Repair

No Concerns Observed

Flooring Material(s)

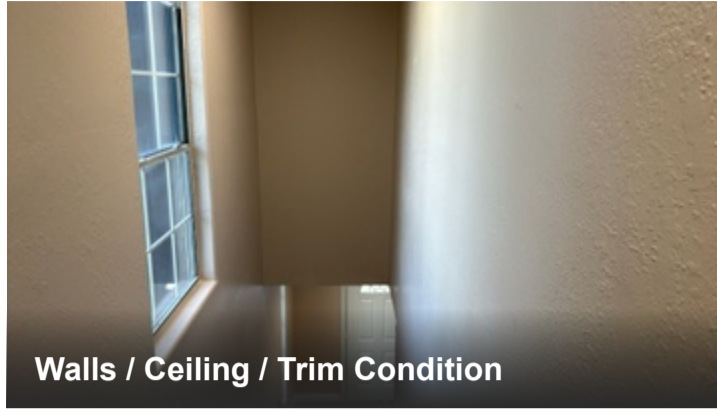
Hardwood

Stairway photos / videos

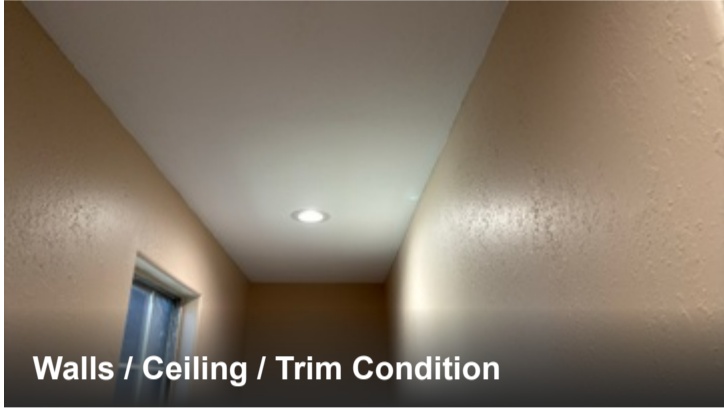




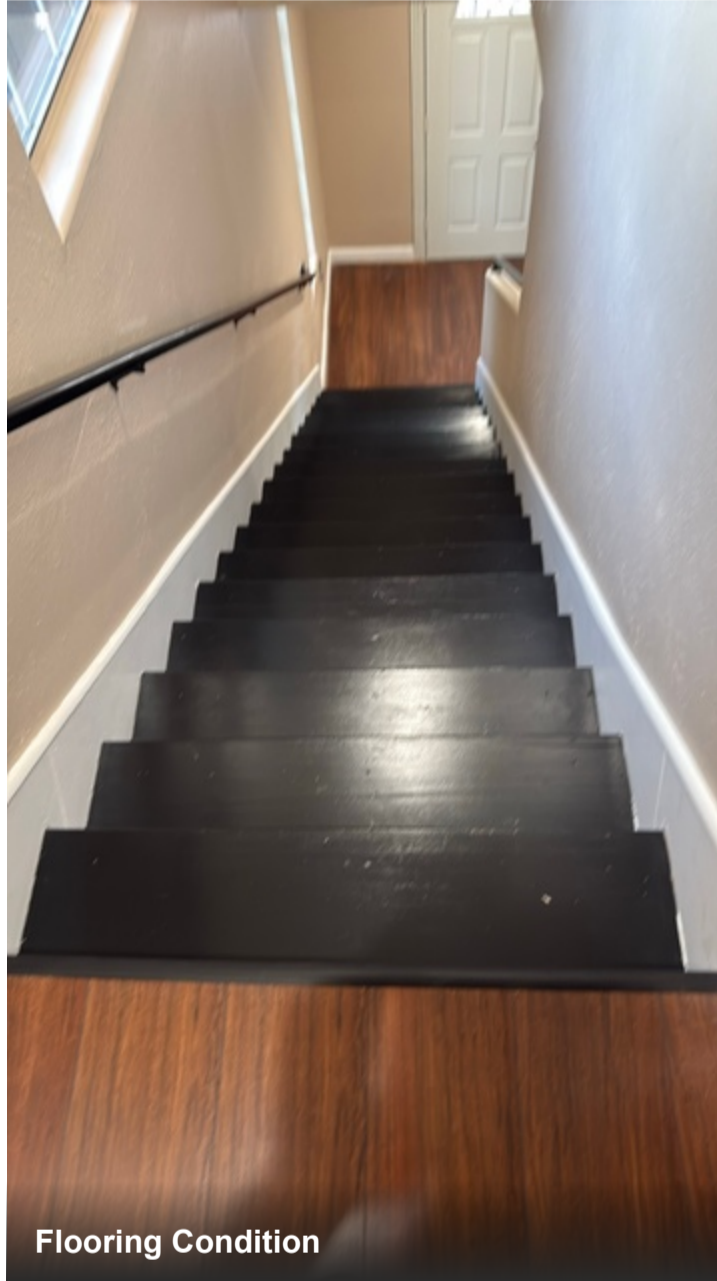
Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Flooring Condition



Fireplace

 Not present

Fireplace photos / videos

General

 1 Issue

Additional Interior Amenities Observed

Not Present

General photos / videos

Limitation

Additional Interior Amenities Observed: Not Present

The object / room is not present.

Limitation photos / videos

Laundry Area 5 Issues

5 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

Not Present

Flooring Beyond Repair

Not Present

Flooring Material(s)

Not Present

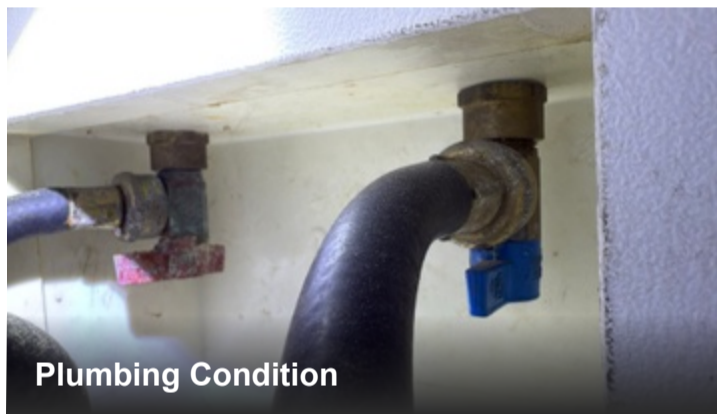
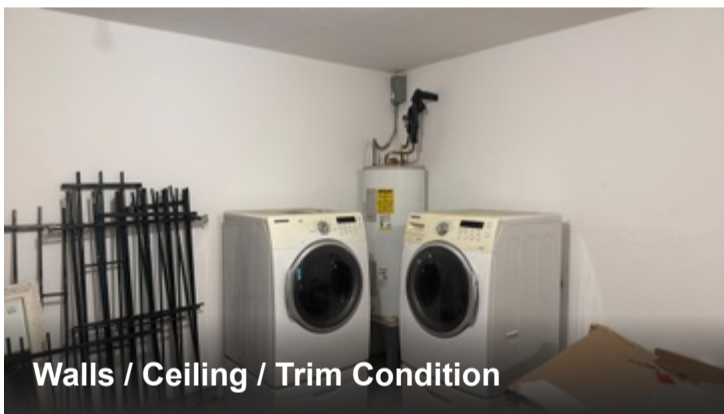
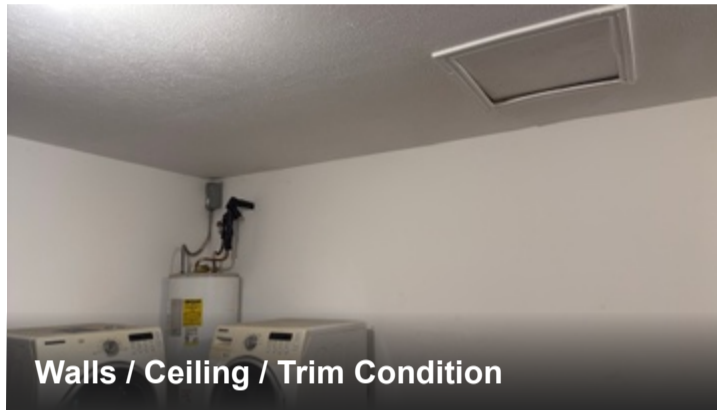
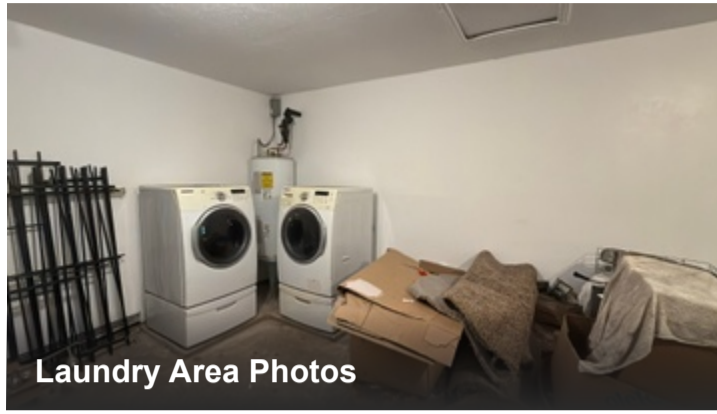
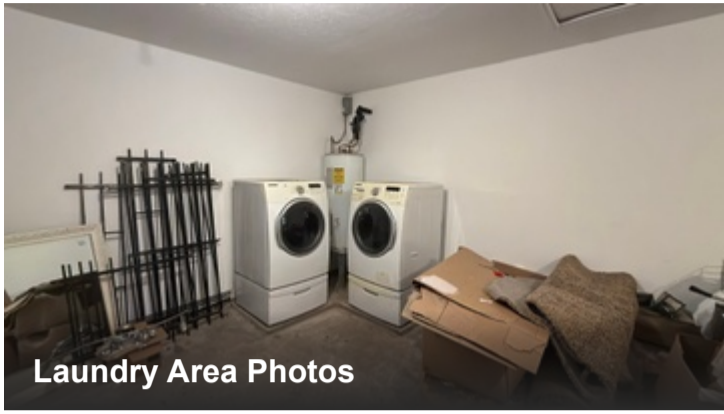
Electrical Condition

Good (Cosmetic Issues Only)

Plumbing Condition

Good (Cosmetic Issues Only)

Laundry Area photos / videos



⚠️ Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

⚠️ Limitation

Window Condition: Not Present

The object / room is not present.

Limitation photos / videos

 **Limitation**

Flooring Condition: Not Present

The object / room is not present.

Limitation photos / videos

 **Limitation**

Flooring Beyond Repair: Not Present

The object / room is not present.

Limitation photos / videos


 **Limitation**

Flooring Material(s): Not Present

The object / room is not present.

Limitation photos / videos

Washer

 **No issues**

Washer Condition

Functional With Cosmetic Defects

Washer Appliance Tag Photo

Washing Machine

 Beta Feature

Recall status No	Manufacture date March 2010
Expected life 13 years	Model number MCJ.WF330ANWXAA
Brand Samsung	Age 15.08 years
Estimated remaining life -2.08 years	Serial number ALYO9S54AZ303267H

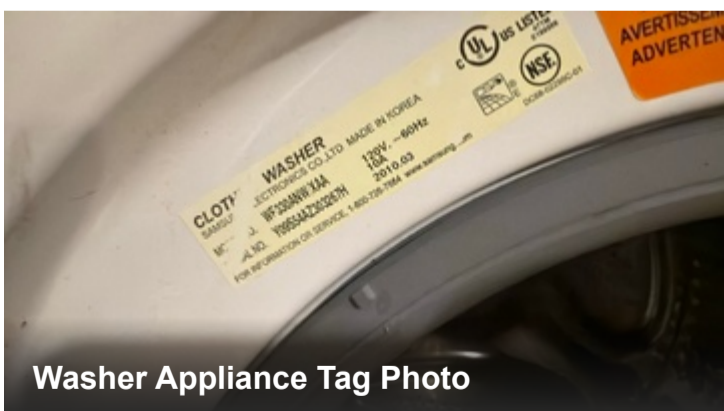
Washer photos / videos



Washer Condition



Washer Appliance Tag Photo



Washer Appliance Tag Photo

Dryer

✓ **No issues**

Dryer Condition

Functional With Cosmetic Defects

Dryer Appliance Tag Photo

 Beta Feature

Clothes Dryer

Recall status

No

Manufacture date

March 2010

Expected life

15.4 years

Model number

DV330AEWXAA

Brand

Samsung

Age

15.08 years

Estimated remaining life

0.3200000000000003 years

Serial number

YO94548Z303352X

Dryer photos / videos



Dryer Condition



Dryer Appliance Tag Photo



Dryer Appliance Tag Photo

Kitchen

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)

Laminate

Electrical Condition

OK / Functional

Faucet(s) & Sink(s) Condition

OK / Functional

Kitchen Cabinet & Drawers Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Kitchen Countertop Condition

Perfect Condition (Looks Brand New Without Wear / Damage)

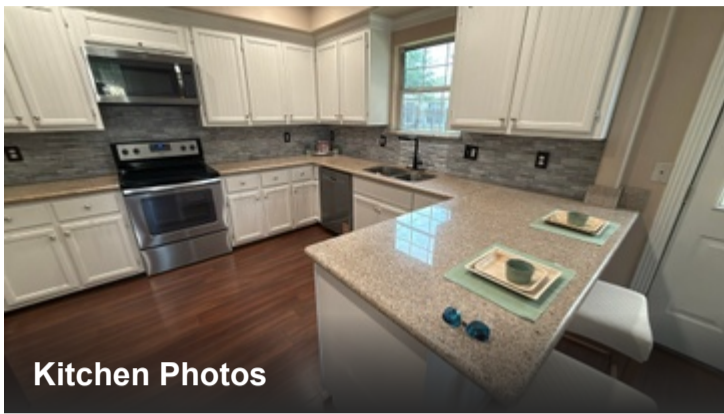
Flooring Beyond Repair

No Concerns Observed

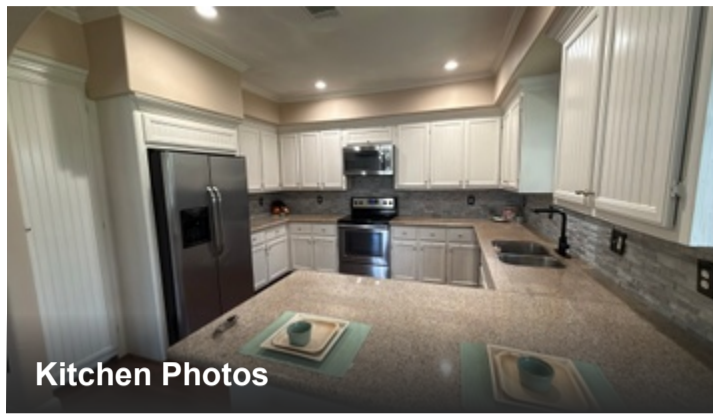
Plumbing Condition

Fair (Some Repairs)

Kitchen photos / videos



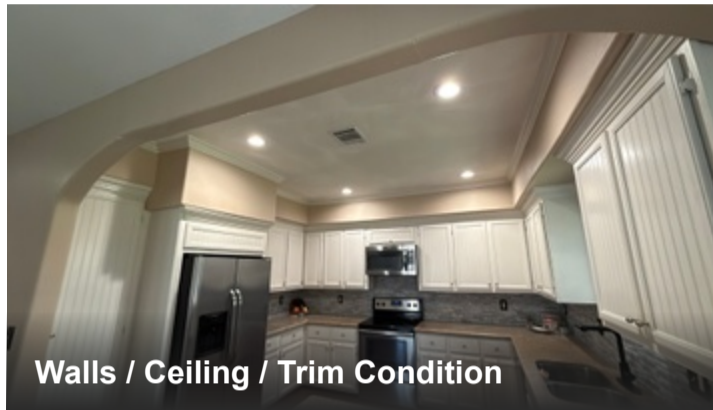
Kitchen Photos



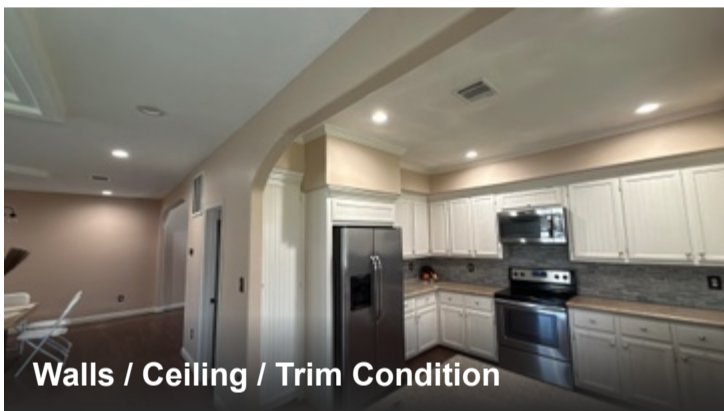
Kitchen Photos



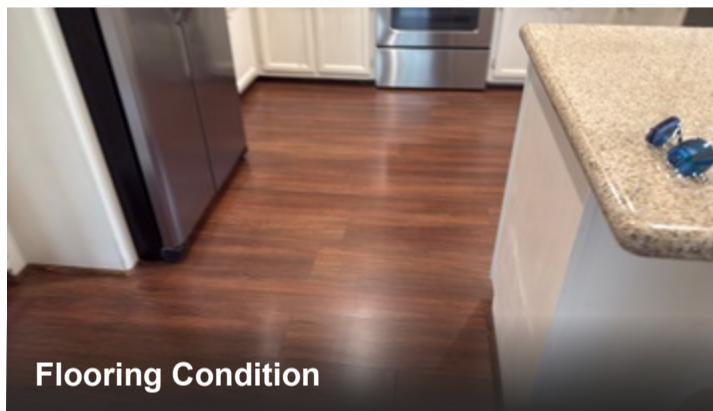
Walls / Ceiling / Trim Condition



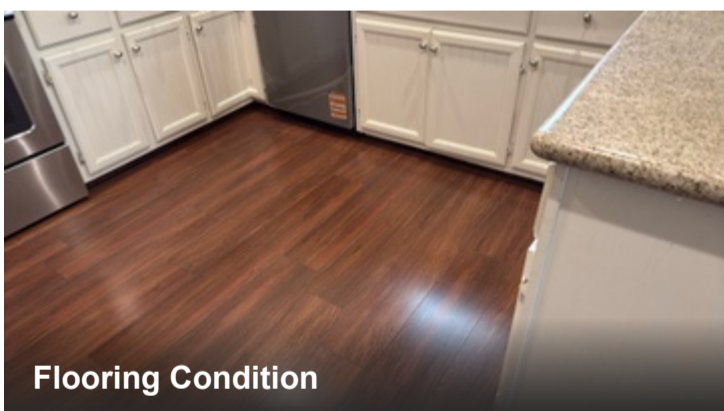
Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



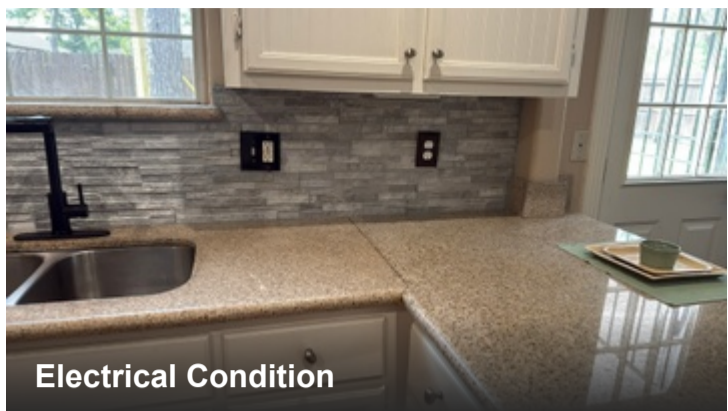
Flooring Condition



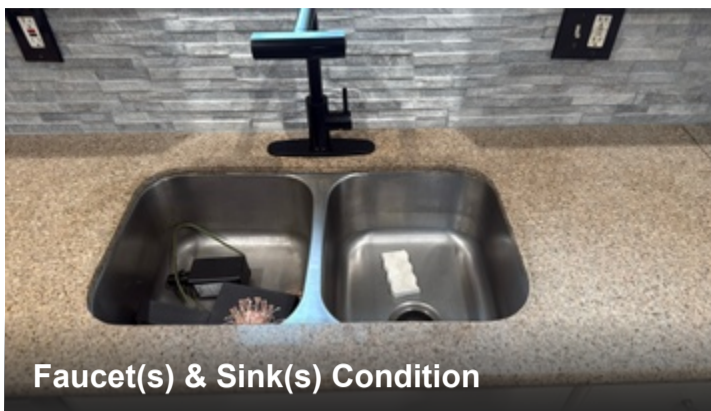
Flooring Condition



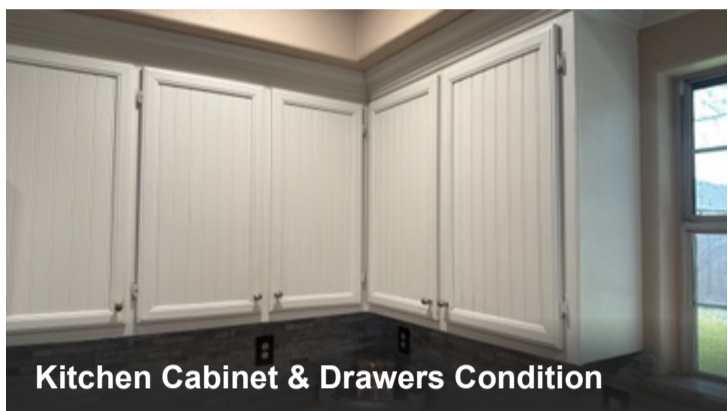
Flooring Material(s)



Electrical Condition



Faucet(s) & Sink(s) Condition



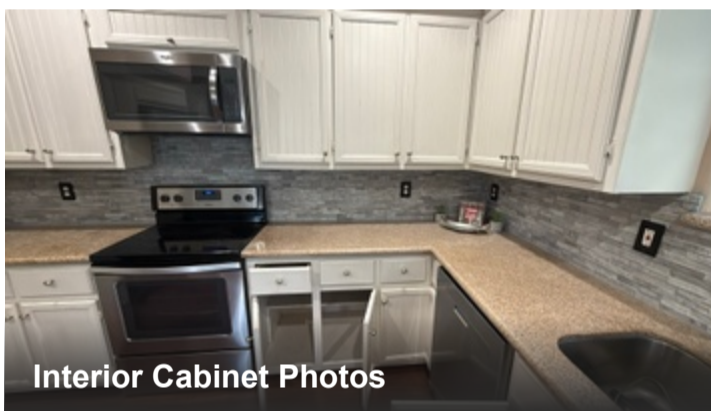
Kitchen Cabinet & Drawers Condition



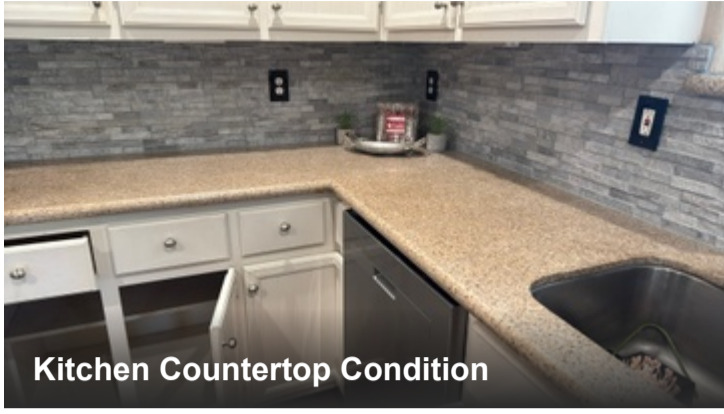
Kitchen Cabinet & Drawers Condition



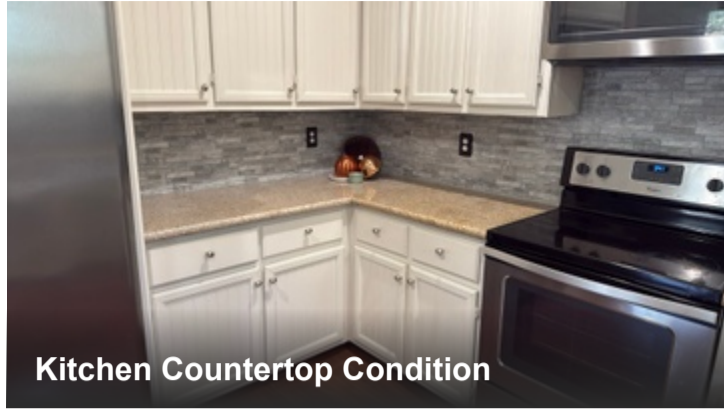
Interior Cabinet Photos



Interior Cabinet Photos



Kitchen Countertop Condition



Kitchen Countertop Condition



Plumbing Condition

 **Repair deficiency**

Accordion Drain Material Present

There is accordion drain material present.

Kitchen photos / videos



 **Limitation**

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 **Limitation**

Doors / Casing / Door Stops Condition: Not Present

The object / room is not present.

Limitation photos / videos

 **Inspectify flag**

Flooring Material(s)

Laminate

Kitchen photos / videos



Dishwasher

 1 Issue

Dishwasher Condition

Functional

Dishwasher Appliance Tag Photo

 Beta Feature

Dishwasher

Recall status

No

Expected life

12 years

Brand

Whirlpool

Estimated remaining life

Unavailable

Manufacture date

2025

Model number

WDP540HZ 4

Age

Unavailable

Serial number

FE1078185

Dishwasher photos / videos



Dishwasher Condition



Dishwasher Appliance Tag Photo



Dishwasher Appliance Tag Photo

 **Repair deficiency**

Missing Dishwasher High Loop

The dishwasher plumbing is missing a high loop.

Dishwasher photos / videos



Refrigerator

✓ **No issues**

Refrigerator Condition

Functional With Cosmetic Defects

Refrigerator Appliance Tag Photo

 Beta Feature

Refrigerator

Recall status

No

Expected life

15 years

Brand

Electrolux

Estimated remaining life

6.83 years

Manufacture date

February 2017

Model number

FFHS2611PFEA

Age

8.17 years

Serial number

4A70807176

Refrigerator photos / videos



Refrigerator Condition



Refrigerator Appliance Tag Photo



Refrigerator Appliance Tag Photo

Range

✓ **No issues**

Range Condition

Functional With Cosmetic Defects

Range Appliance Tag Photo

 Beta Feature

Range / Stove / Oven

Recall status

No

Manufacture date

2017

Expected life

19 years

Model number

WFE320MOESO

Brand

Whirlpool

Age

Unavailable

Estimated remaining life

Unavailable

Serial number

R71731603

Range photos / videos



Cooktop

 Not present

Cooktop photos / videos

Wall Oven

 Not present

Wall Oven photos / videos

Microwave

✓ **No issues**

Microwave Condition

Functional With Cosmetic Defects

Microwave Appliance Tag Photo

 Beta Feature

Microwave

Recall status

No

Expected life

11 years

Brand

Whirlpool

Estimated remaining life

2.83 years

Manufacture date

February 2017

Model number

WMH31017FS-0

Age

8.17 years

Serial number

TR70853810

Microwave photos / videos



Vent Hood

🔍 1 Issue

Vent Hood Condition

Functional With Cosmetic Defects

Vent Hood photos / videos



 **Repair deficiency**


Exhaust Fan Termination

The exhaust fan does not vent to the exterior.

Vent Hood photos / videos



Garbage Disposal

 **1 Issue**

Garbage Disposal Condition

Non-Functional

Garbage Disposal photos / videos



 **Repair deficiency**

Inoperable Garbage Disposal

The garbage disposal is inoperable.

Garbage Disposal photos / videos



Bedrooms 📌 4 Issues

Primary Bedroom

📌 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

Noticeable Wear (Fading / Scuffs / Minor Damage)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

No

Flooring Condition

Perfect Condition (Looks Brand New Without Wear / Damage)

Flooring Beyond Repair

No Concerns Observed

Flooring Material(s)

Carpet

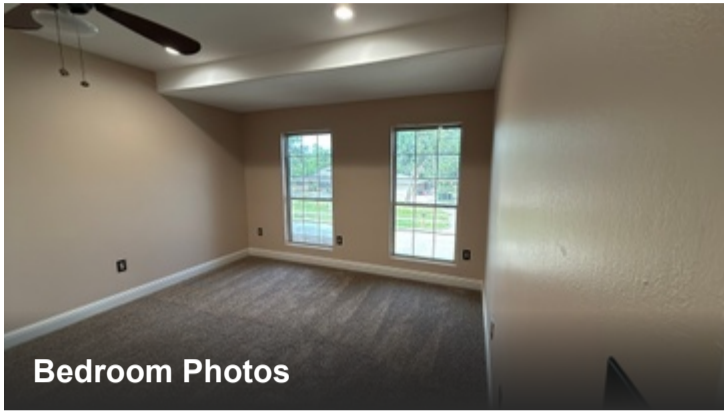
Electrical Condition

Good (Cosmetic Issues Only)

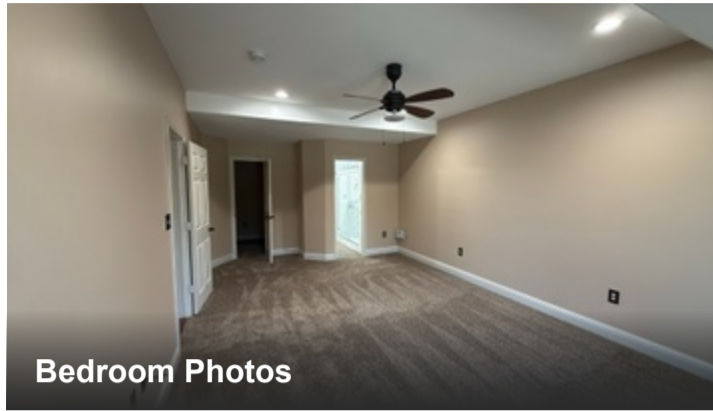
Walk-in Closet Observed

Yes

Primary Bedroom photos / videos



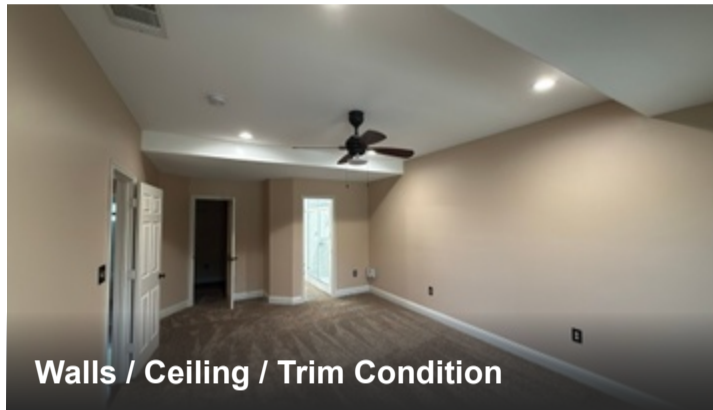
Bedroom Photos



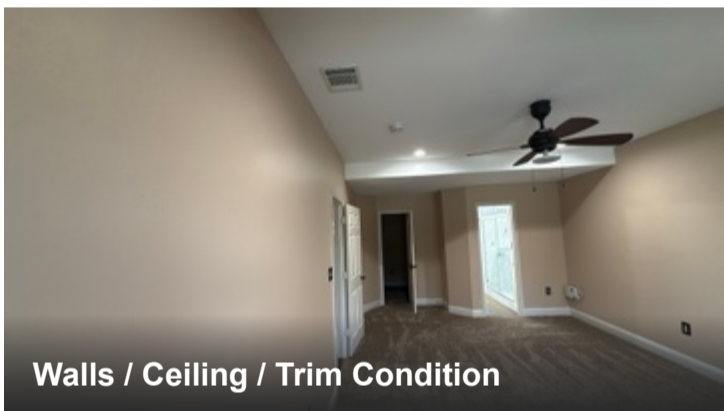
Bedroom Photos



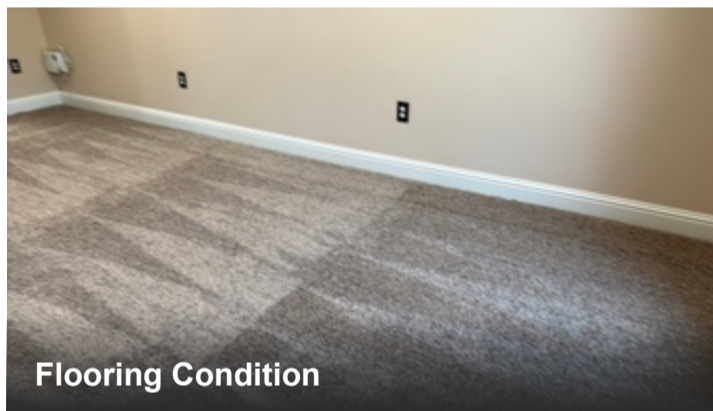
Walls / Ceiling / Trim Condition



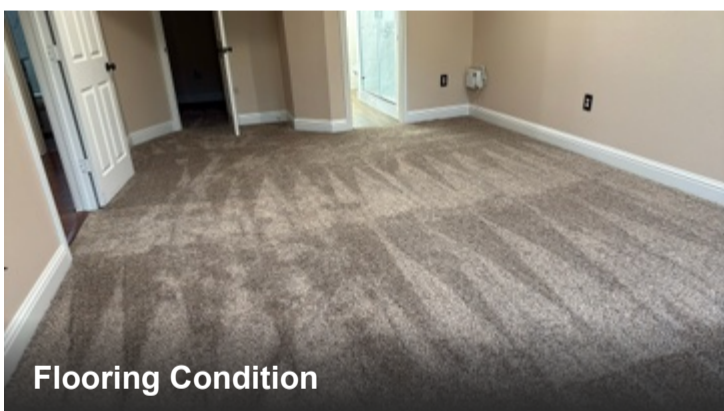
Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Flooring Condition



Flooring Condition

 **Repair deficiency**

Broken Window Pane

One or more windows have broken glass pane(s).

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)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

No

Flooring Condition

Perfect Condition (Looks Brand New Without Wear / Damage)

Flooring Beyond Repair

No Concerns Observed

Flooring Material(s)

Carpet

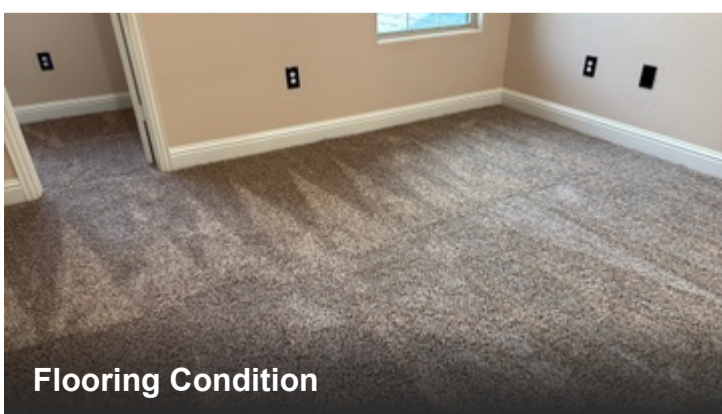
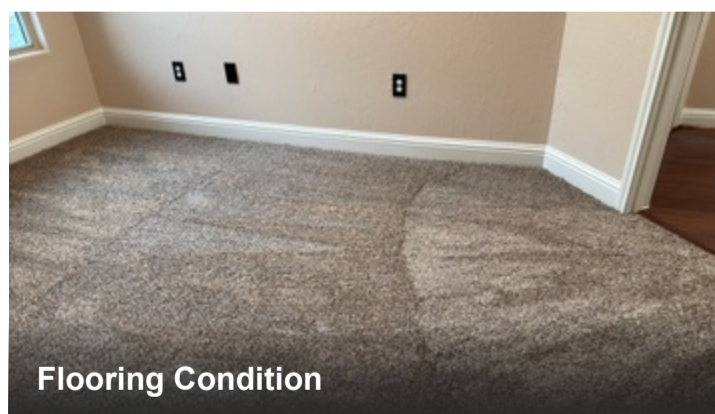
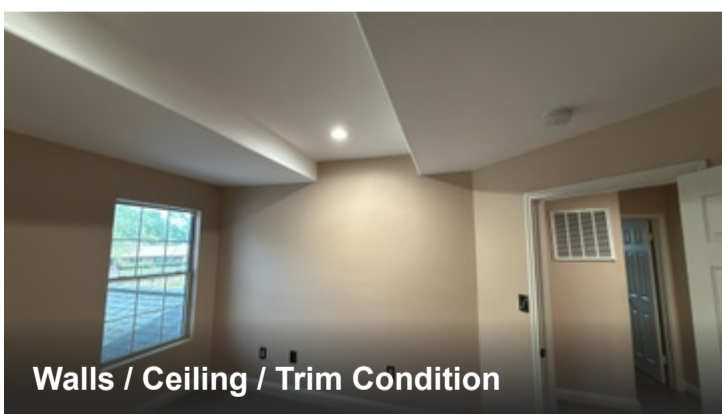
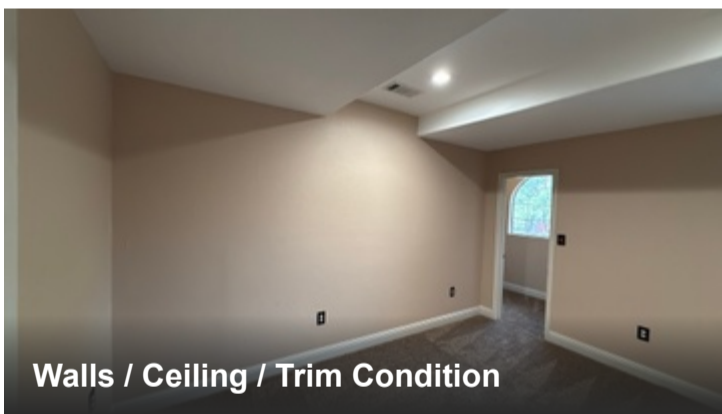
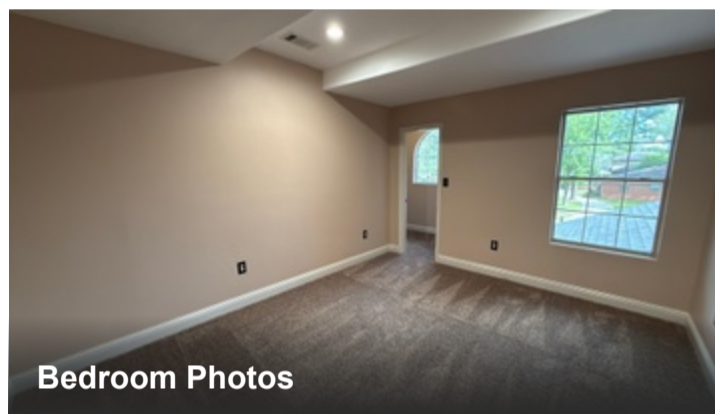
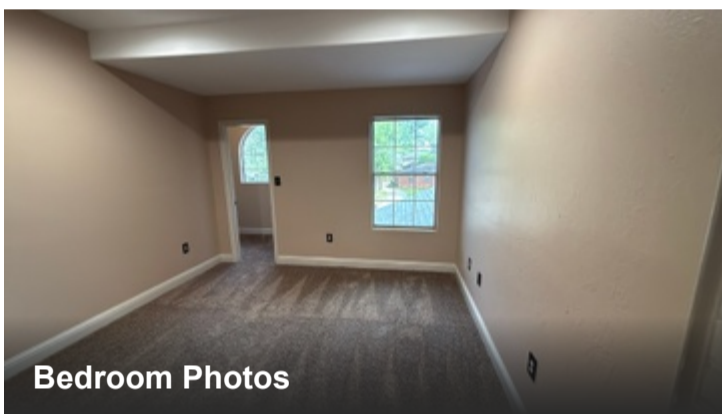
Electrical Condition

Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Bedroom 2 photos / videos



⚠️ Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bedroom 3

🔍 1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

Second Floor

Approximate Ceiling Height

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

Perfect Condition (Looks Brand New Without Wear / Damage)

Flooring Beyond Repair

No Concerns Observed

Flooring Material(s)

Carpet

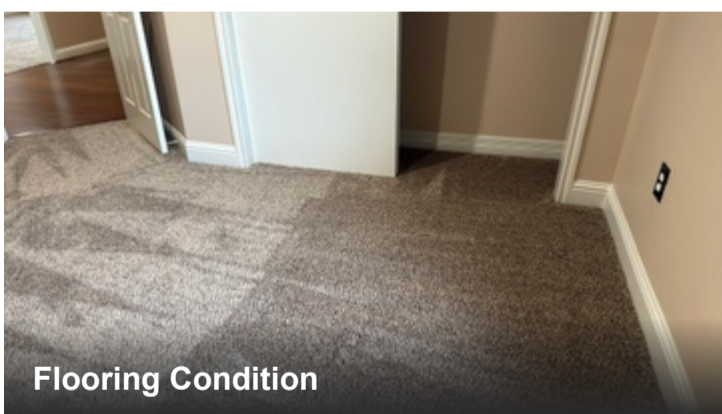
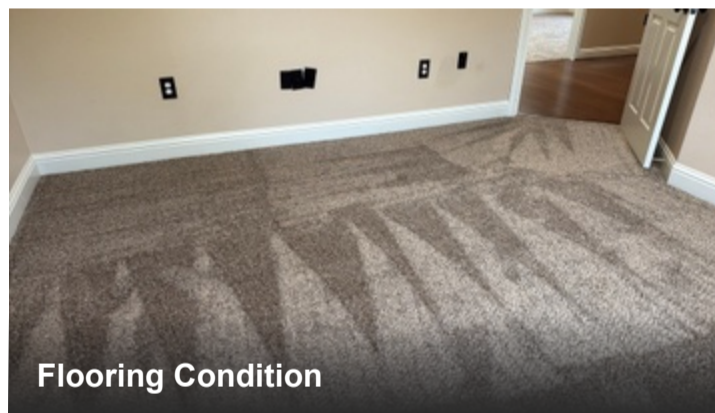
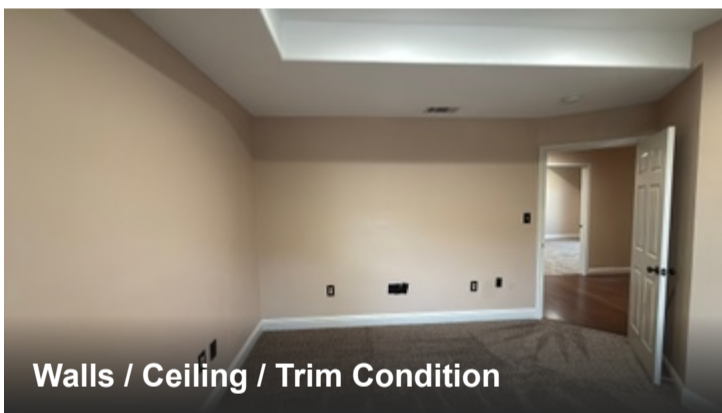
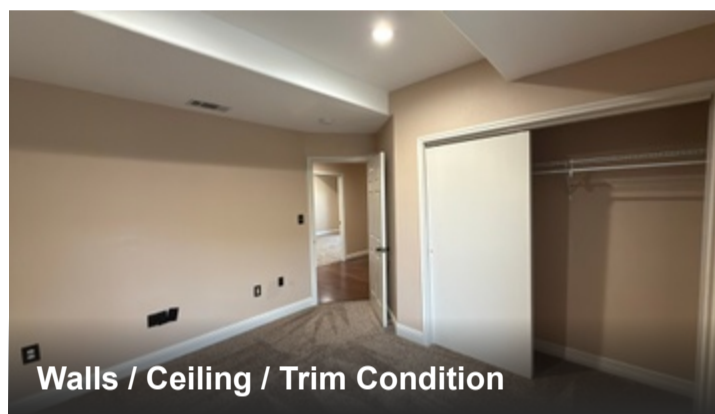
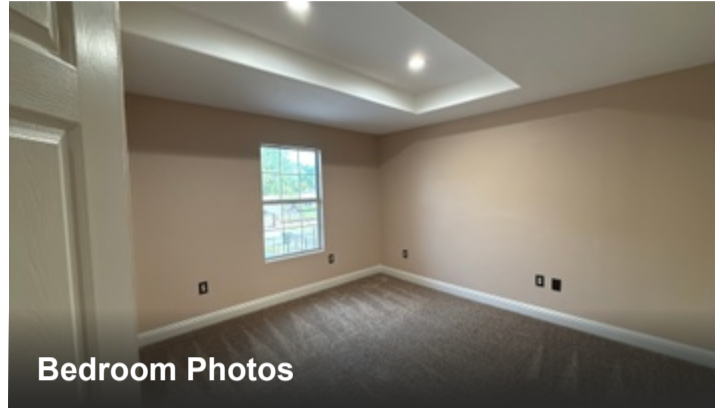
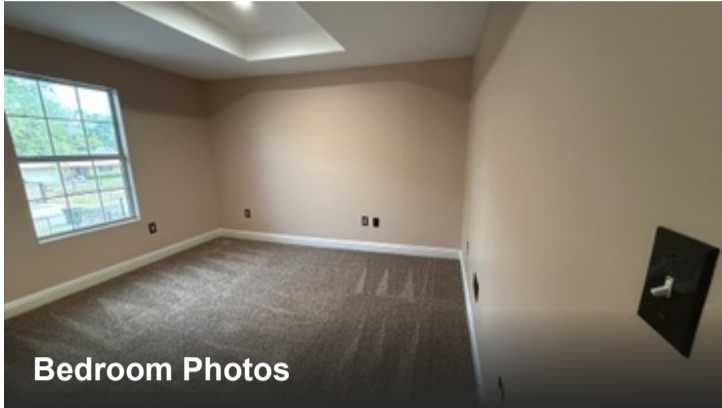
Electrical Condition

Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Bedroom 3 photos / videos



 **Limitation**

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bathrooms 🔍 6 Issues

Primary Bathroom

🔍 2 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Bathroom Location

Second Floor

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Perfect Condition (Looks Brand New Without Wear / Damage)

Flooring Beyond Repair

No Concerns Observed

Flooring Material(s)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

Sink / Fixture / Plumbing Condition

Fair (Some Repairs)

Sink Type

Double Sink

Vanity / Mirror Condition

Good (Cosmetic Issues Only)

Tub / Shower Type

Walk-in Shower

Tub / Shower / Plumbing Fixture Condition

Good (Cosmetic Issues Only)

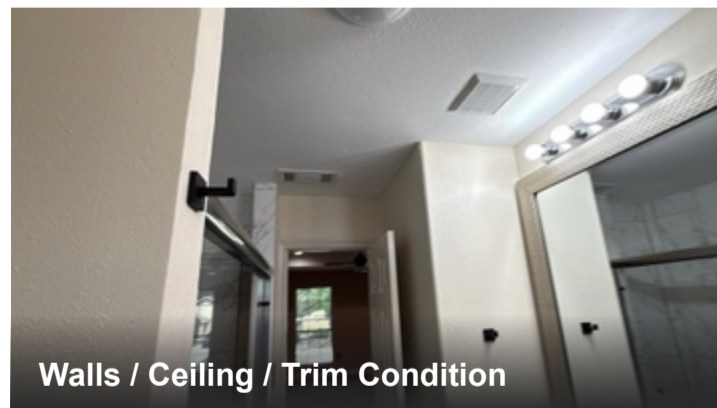
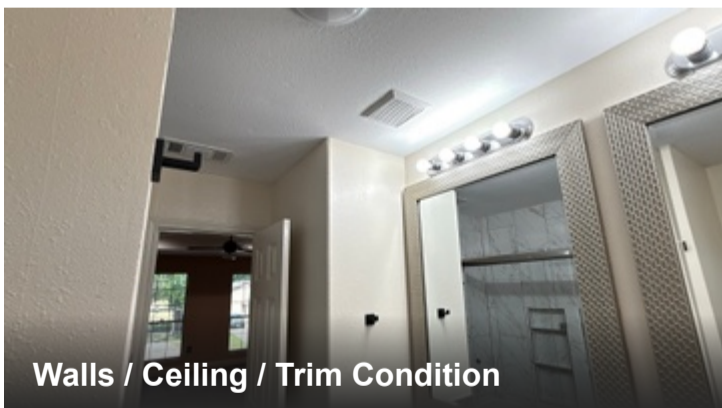
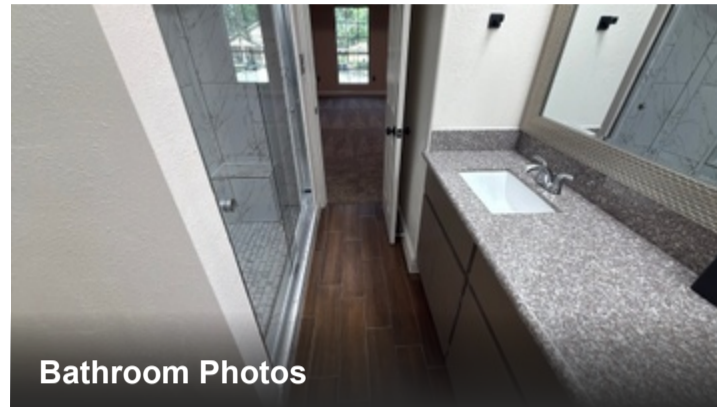
Toilet Condition

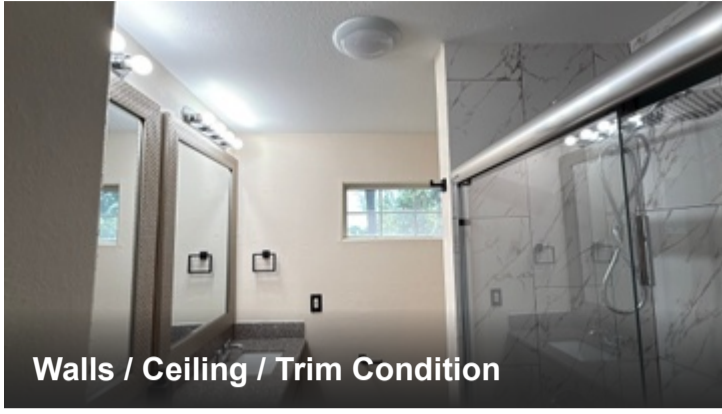
Good (Cosmetic Issues Only)

Exhaust Fan Condition

Good (Cosmetic Issues Only)

Primary Bathroom photos / videos





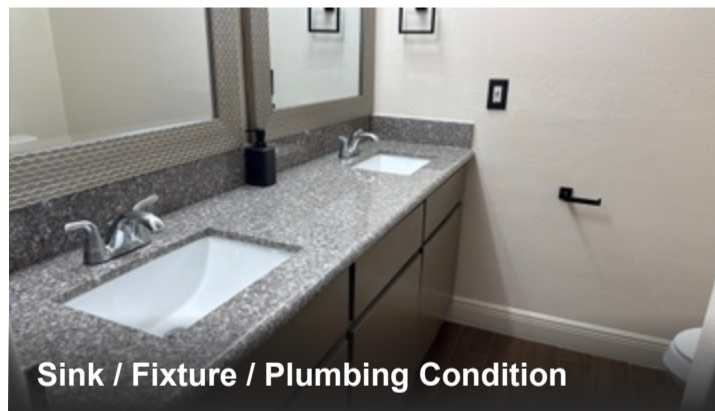
Walls / Ceiling / Trim Condition



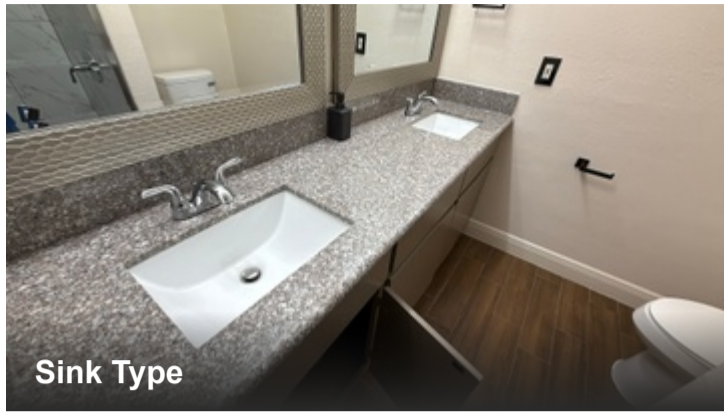
Flooring Condition



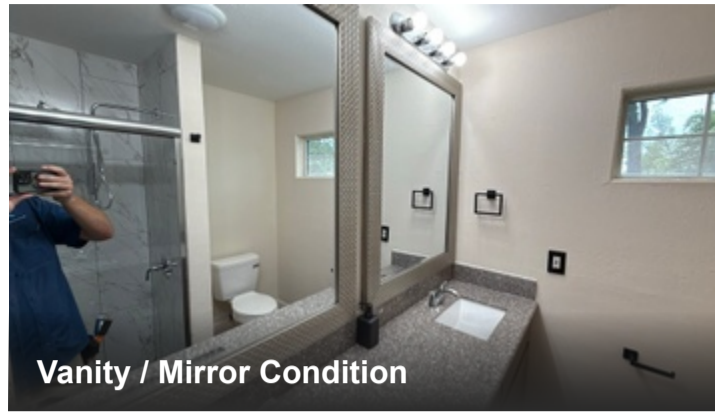
Flooring Condition



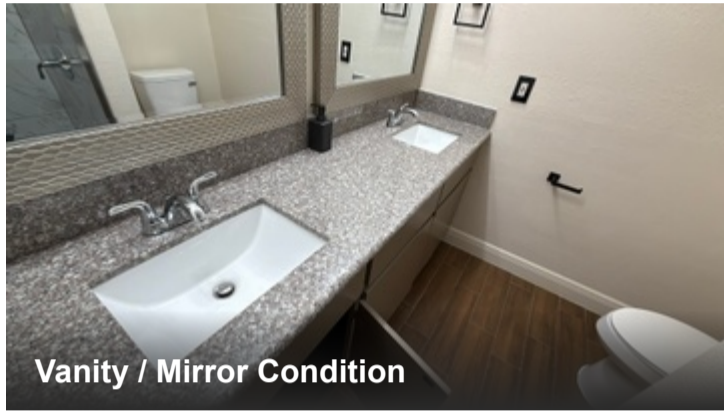
Sink / Fixture / Plumbing Condition



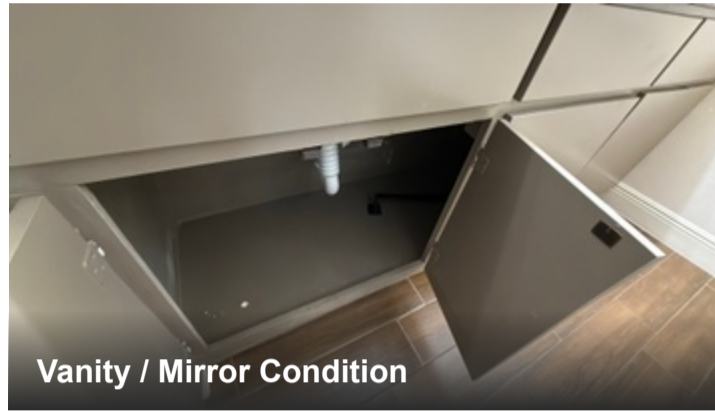
Sink Type



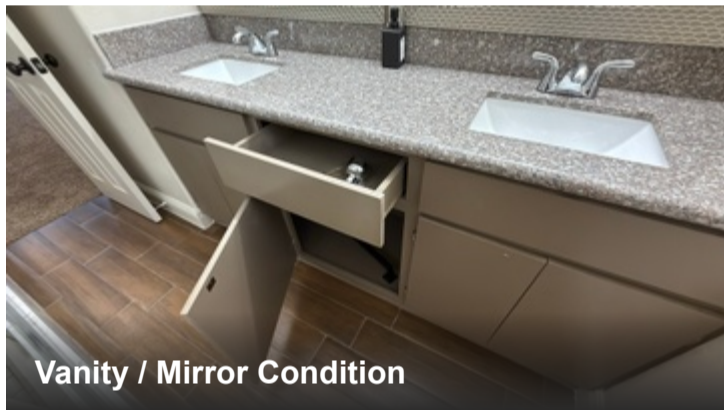
Vanity / Mirror Condition



Vanity / Mirror Condition



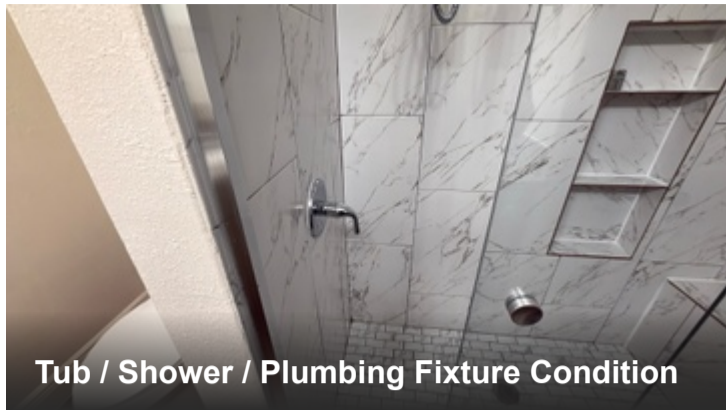
Vanity / Mirror Condition



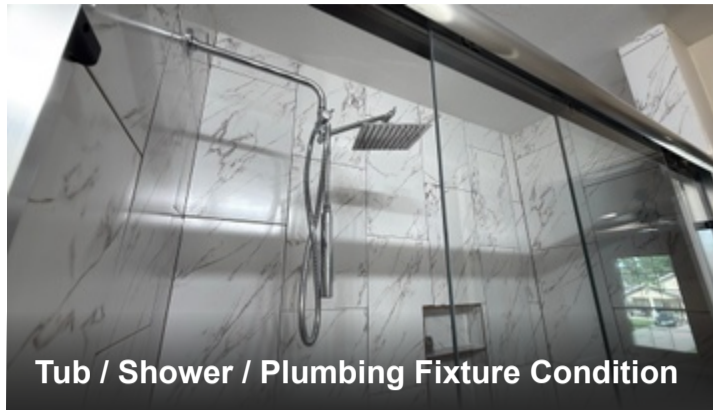
Vanity / Mirror Condition



Tub / Shower Type



Tub / Shower / Plumbing Fixture Condition



Tub / Shower / Plumbing Fixture Condition



Toilet Condition



Exhaust Fan Condition

 Monitor deficiency

Flex Drain Present

The flex draining is prone to clogging.

Primary Bathroom photos / videos



Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bathroom 2

3 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Bathroom Location

First Floor

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Perfect Condition (Looks Brand New Without Wear / Damage)

Flooring Beyond Repair

No Concerns Observed

Flooring Material(s)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

Sink / Fixture / 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

Fair (Some Repairs)

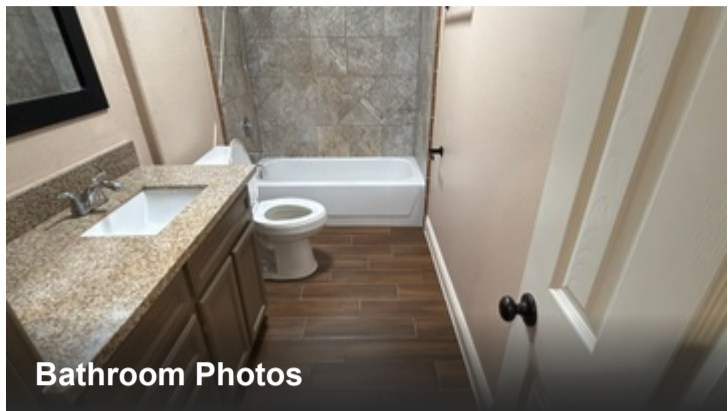
Toilet Condition

Good (Cosmetic Issues Only)

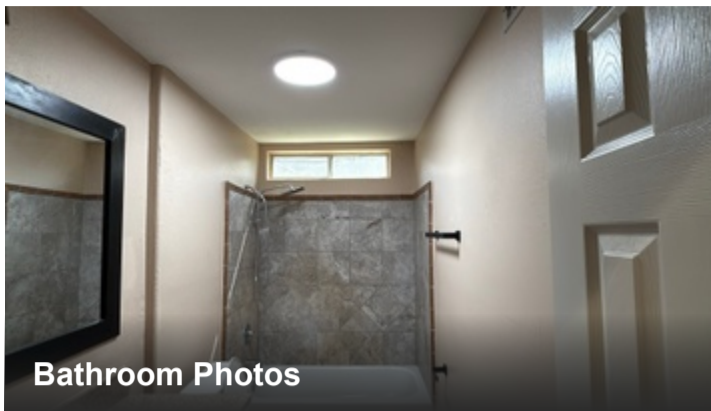
Exhaust Fan Condition

Not Present

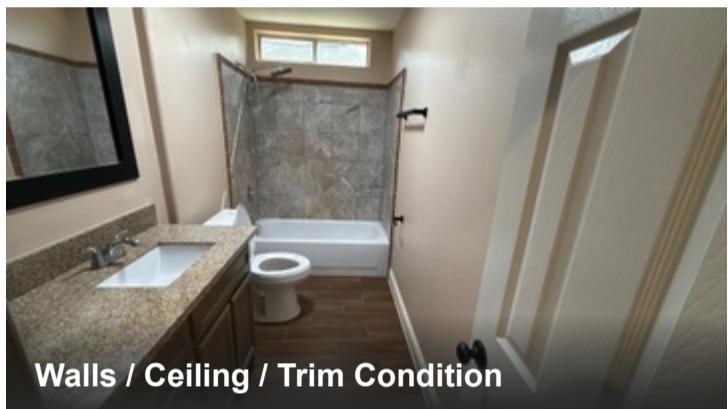
Bathroom 2 photos / videos



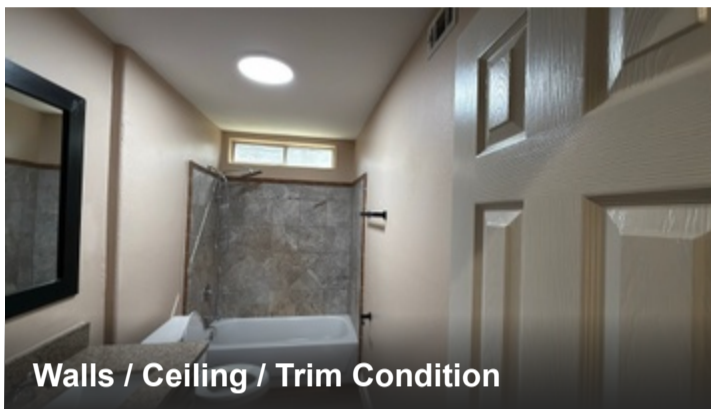
Bathroom Photos



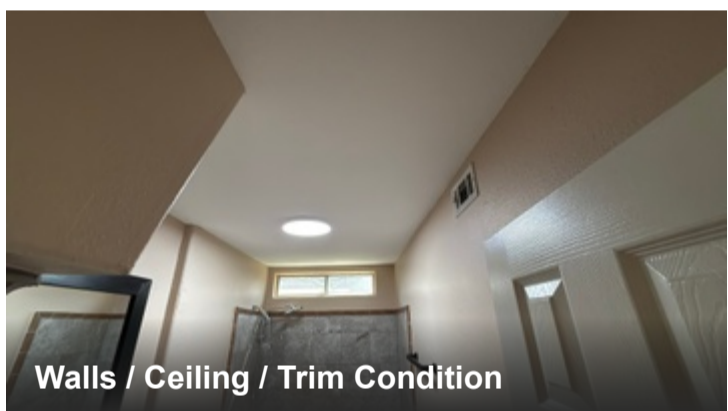
Bathroom Photos



Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Flooring Condition



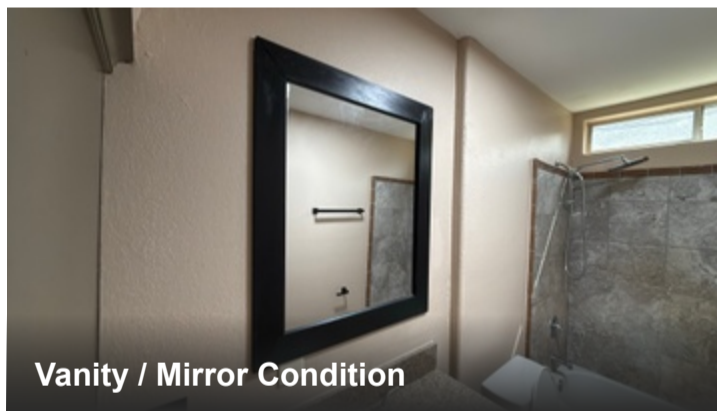
Flooring Condition



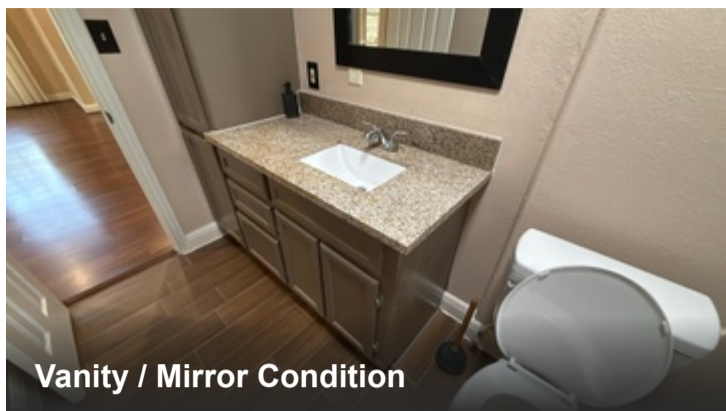
Sink / Fixture / Plumbing Condition



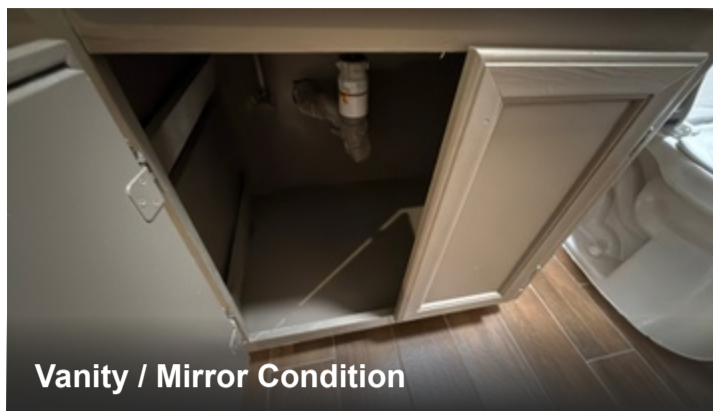
Sink Type



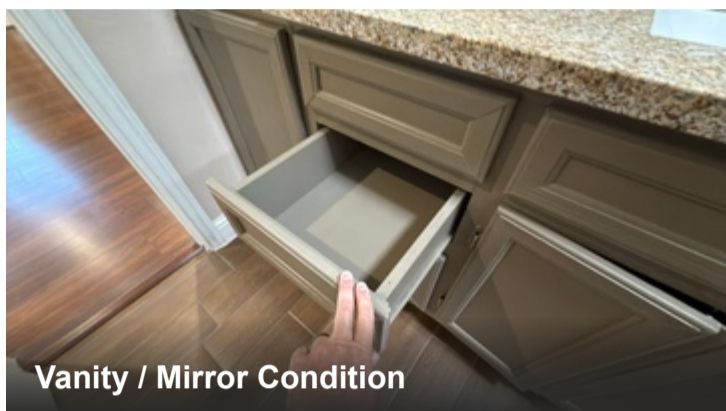
Vanity / Mirror Condition



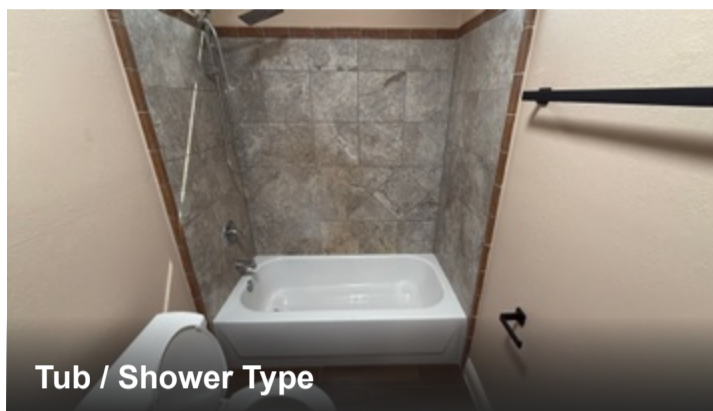
Vanity / Mirror Condition



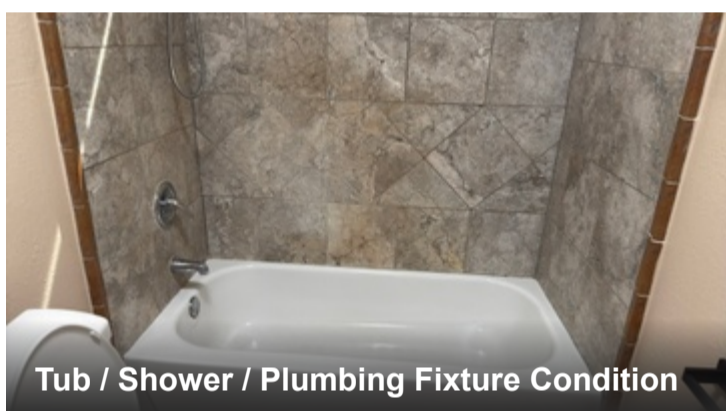
Vanity / Mirror Condition



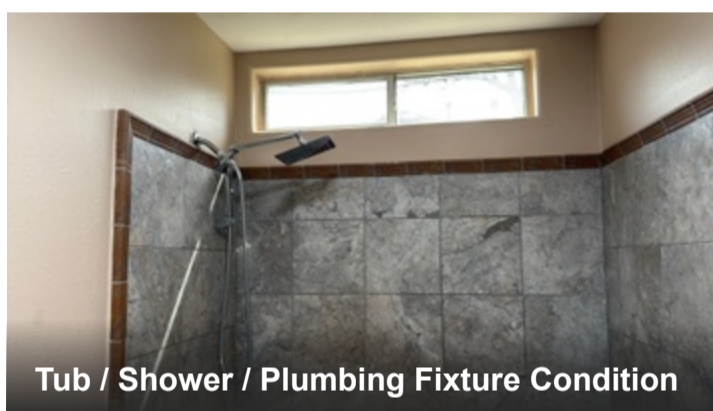
Vanity / Mirror Condition



Tub / Shower Type



Tub / Shower / Plumbing Fixture Condition



Tub / Shower / Plumbing Fixture Condition



Toilet Condition

 Monitor deficiency

Deteriorated Caulking Around Tub / Surround

The caulking around the tub / surround has deteriorated.

Bathroom 2 photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 Limitation

Exhaust Fan Condition: Not Present

The object / room is not present.

Limitation photos / videos

Bathroom 3

 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

Perfect Condition (Looks Brand New Without Wear / Damage)

Flooring Beyond Repair

No Concerns Observed

Flooring Material(s)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

Sink / Fixture / 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 Issues Only)

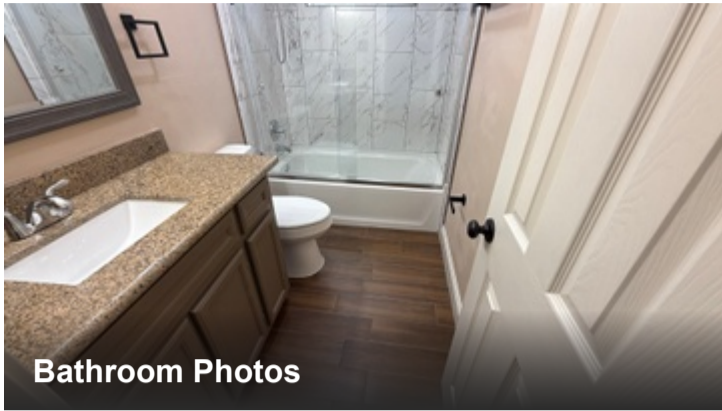
Toilet Condition

Good (Cosmetic Issues Only)

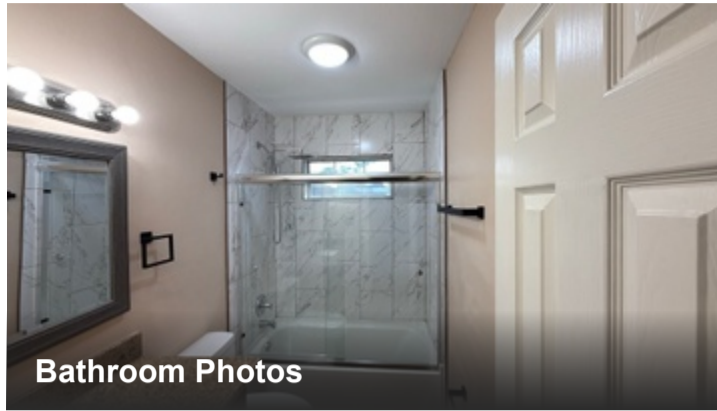
Exhaust Fan Condition

Good (Cosmetic Issues Only)

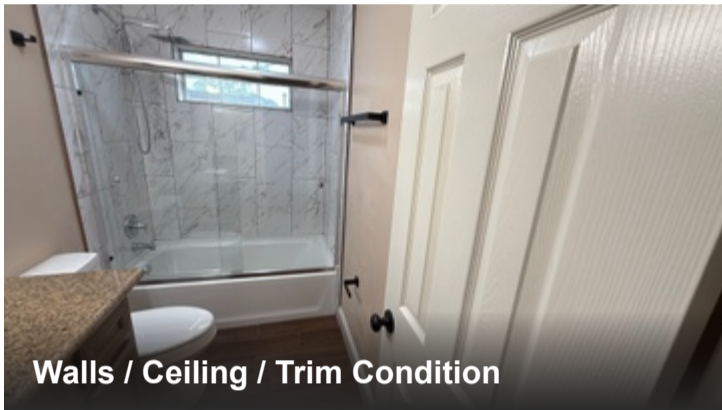
Bathroom 3 photos / videos



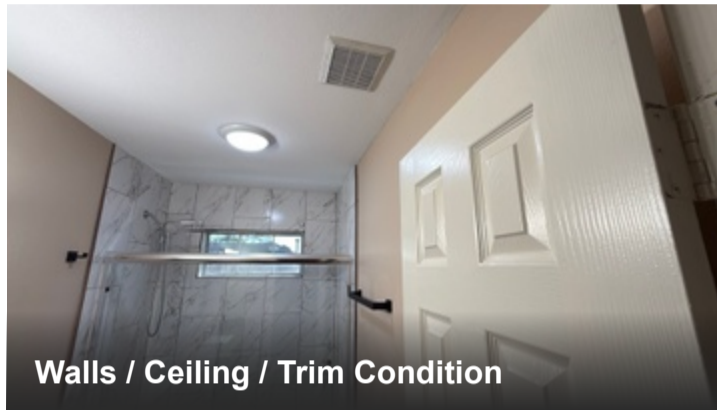
Bathroom Photos



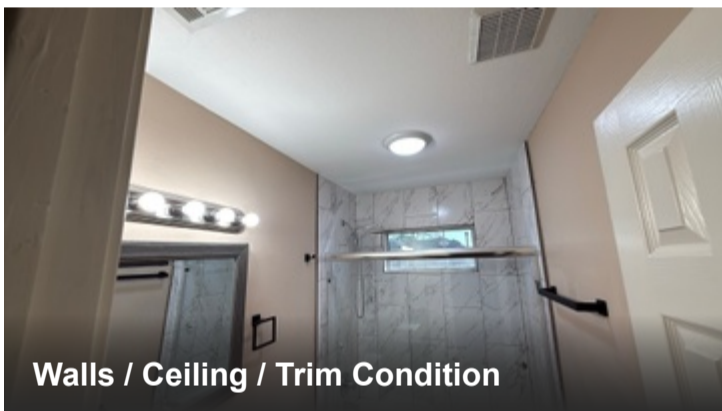
Bathroom Photos



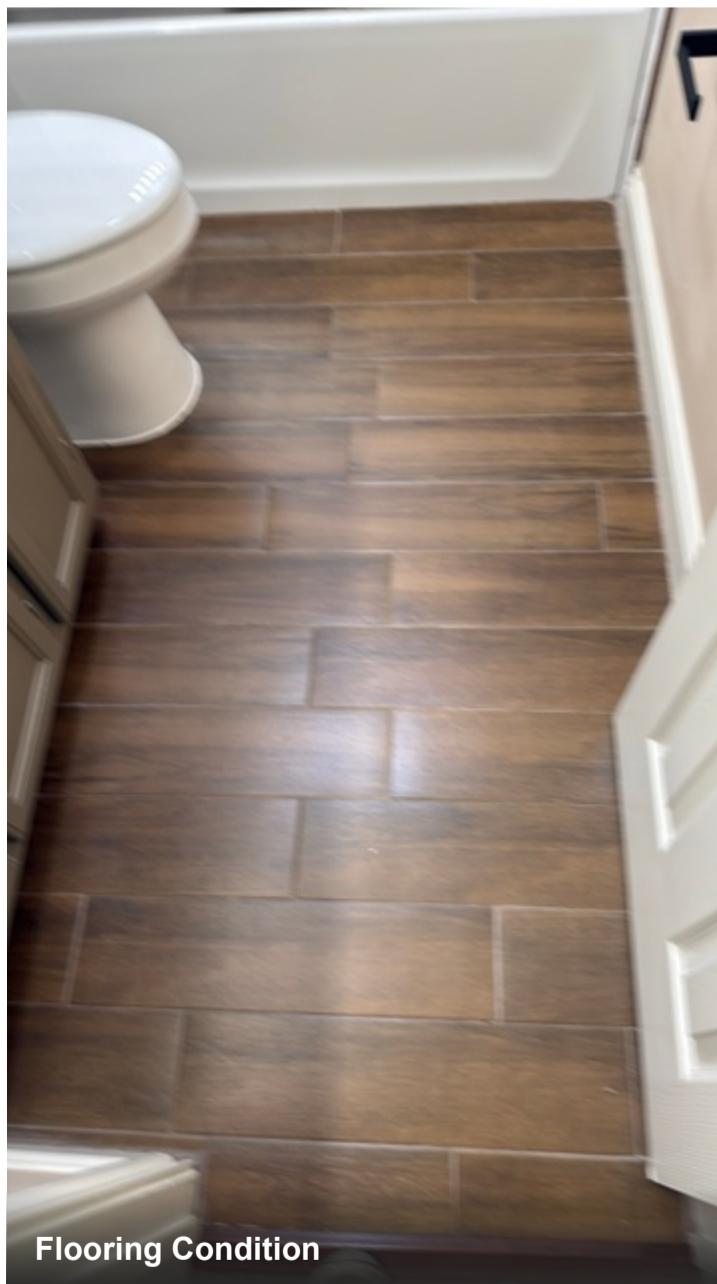
Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



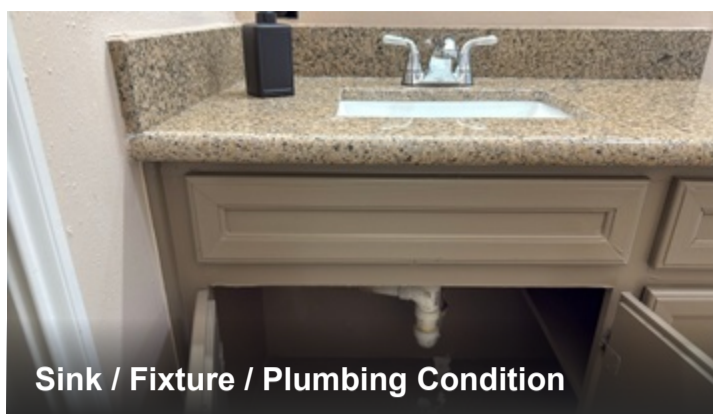
Walls / Ceiling / Trim Condition



Flooring Condition



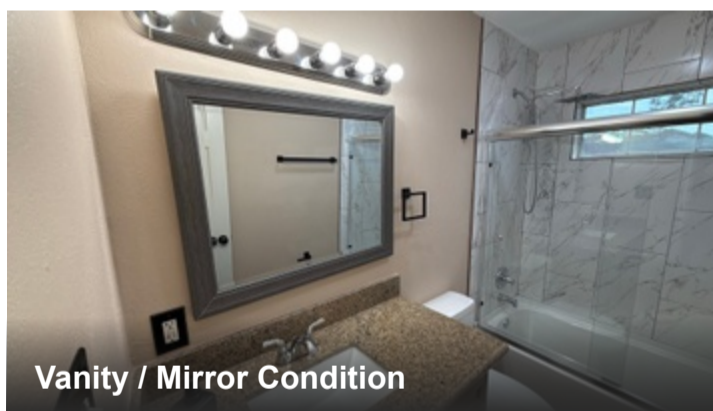
Flooring Condition



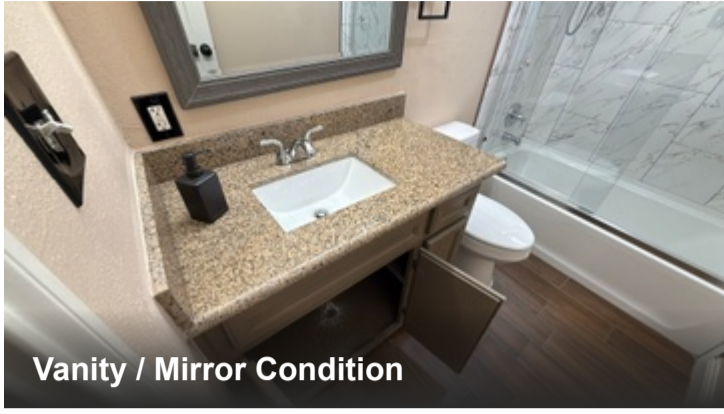
Sink / Fixture / Plumbing Condition



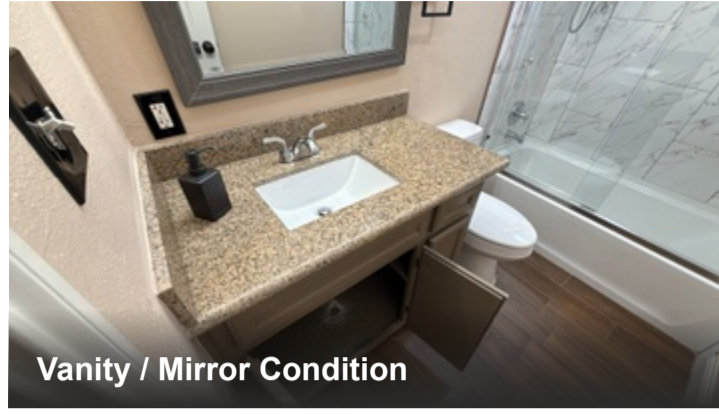
Sink Type



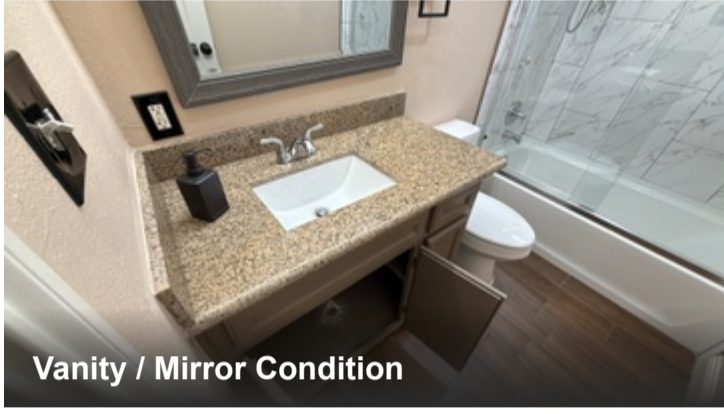
Vanity / Mirror Condition



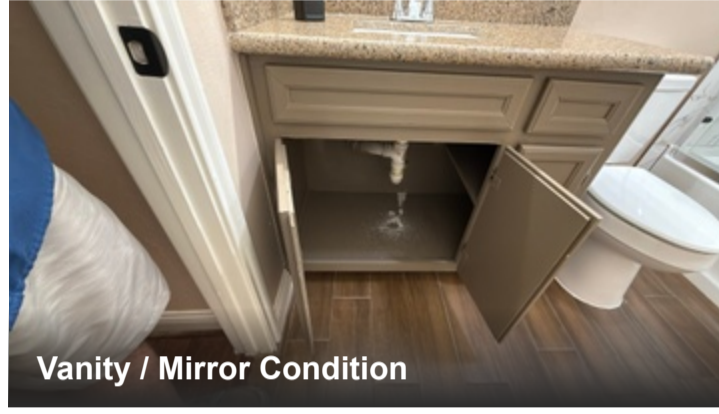
Vanity / Mirror Condition



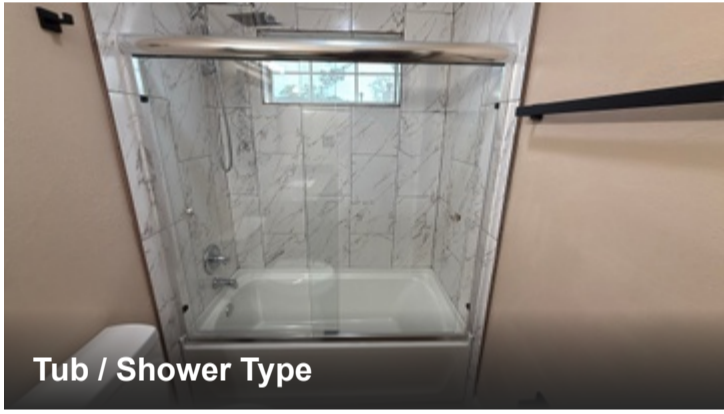
Vanity / Mirror Condition



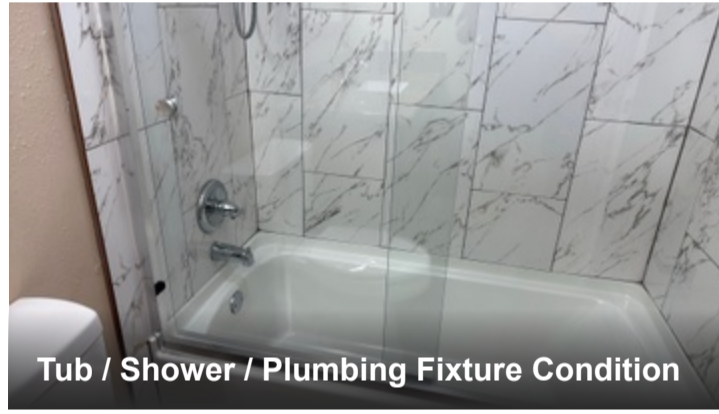
Vanity / Mirror Condition



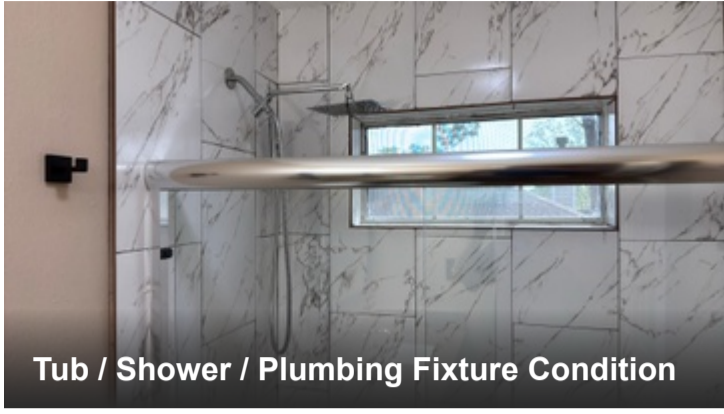
Vanity / Mirror Condition



Tub / Shower Type



Tub / Shower / Plumbing Fixture Condition



Tub / Shower / Plumbing Fixture Condition



Toilet Condition



Exhaust Fan Condition

 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

HVAC 🔑 2 Issues

Heating

✓ **No issues**

Heating System Type(s)

Central Furnace

Heating Fuel Type(s)

Electric

Heating Equipment Condition

Functional With Cosmetic Defects

Heating System Appliance Tag Photo

Number of Heated Floors Above Ground

2

 Beta Feature

Furnace/Air Handler

Recall status

No

Expected life

23.6 years

Brand

Nordyne

Estimated remaining life

10.43 years

Manufacture date

February 2012

Model number

B6BMM048K-C

Age

13.17 years

Serial number

B6D120203123

Heating photos / videos



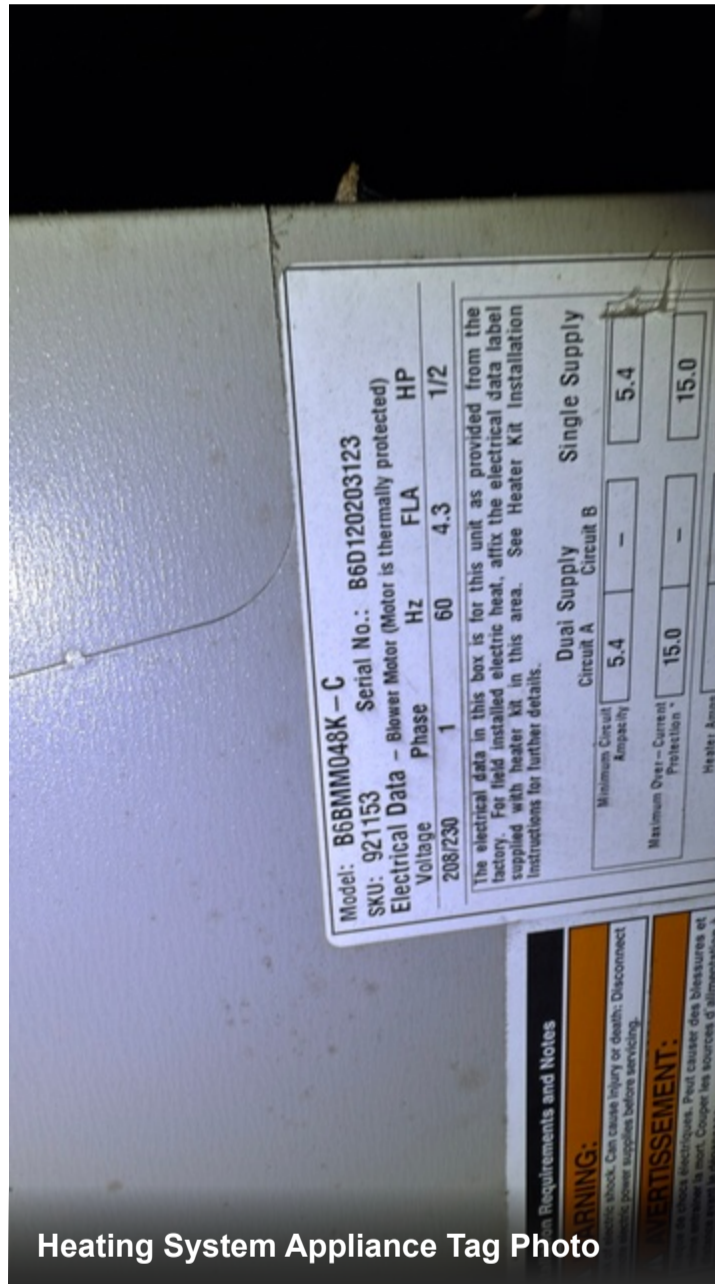
Heating Equipment Condition



Heating Equipment Condition



Heating System Appliance Tag Photo



Heating System Appliance Tag Photo

Cooling

🔍 2 Issues

Cooling Equipment Condition

Functional With Cosmetic Defects

Cooling System Appliance Tag Photo

Not Present

Note

Looks like an older nordyne unit

Cooling photos / videos




 **Repair deficiency**

Rusting or Damaged HVAC Drip Pan

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

Cooling photos / videos



 **Limitation**

Cooling System Appliance Tag Photo: Not Present

The object / room is not present.

Cooling photos / videos



Thermostat

✓ No issues

Thermostat Location

Living room

Thermostat photos / videos

Plumbing 🔍 3 Issues

Main Water Supply

🔍 2 Issues

Water Source

Public

Water Pressure Sufficient

Yes

Clear Water Observed

Yes

Supply Plumbing Condition

Fair (Some Repairs)

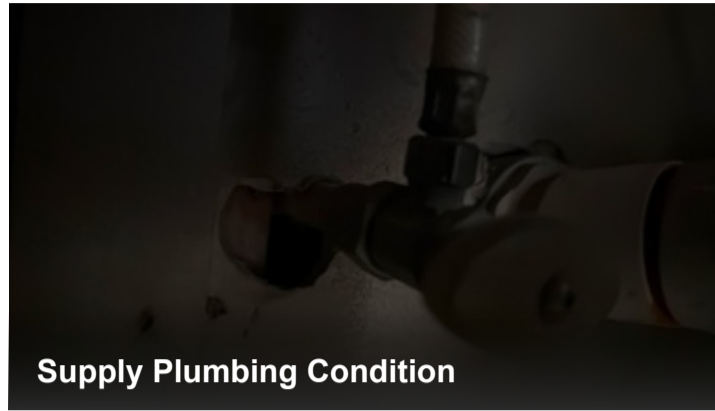
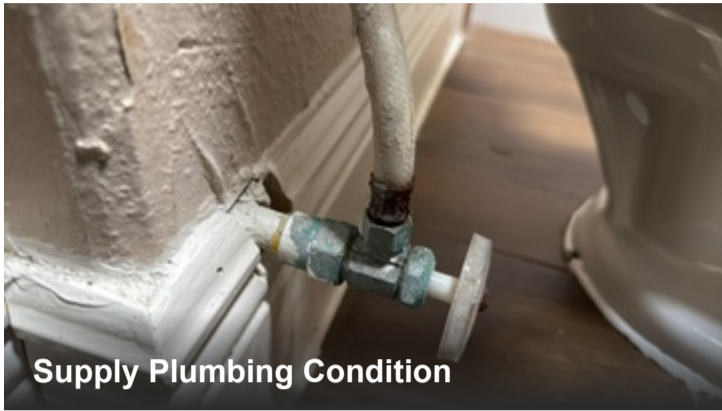
Main Water Supply Plumbing Material(s)

PVC

Water Shut-off Location

Exterior

Main Water Supply photos / videos

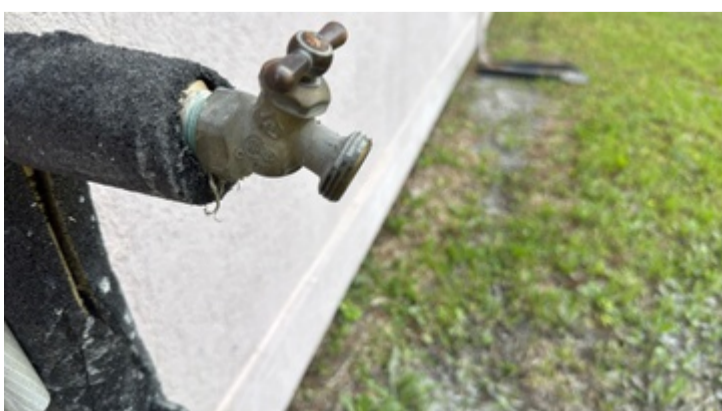


 **Repair deficiency**

Missing Anti-Siphon Valve

There is no anti-siphon device present.

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

1 Issue

Drainage System Condition

Good (Cosmetic Issues Only)

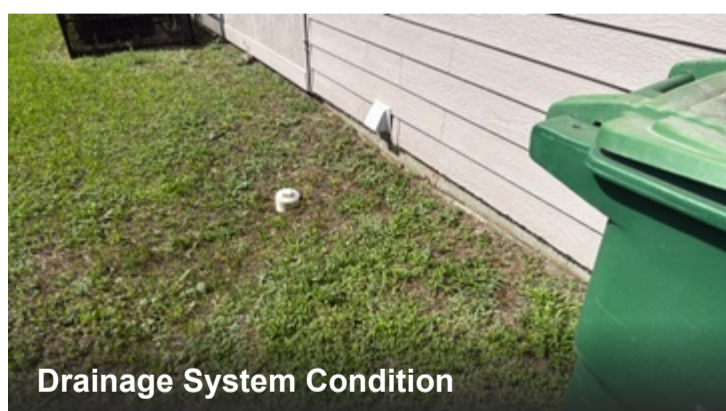
Sewer System Type

Public

Main Drain Material(s)

PVC

Drainage 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

Water Heater

✓ **No issues**

Water Heater Brand

GE

Water Heater Capacity

40 gallons

Water Heater Location

Garage

Water Heater Condition

Functional With Cosmetic Defects

Water Heater Appliance Tag Photo

 Beta Feature

Water Heater - Electric

Recall status

No

Expected life

14 years

Brand

GE

Estimated remaining life

-5.920000000000002 years

Manufacture date

May 2005

Model number

GE40MO6AAG

Age

19.92 years

Serial number

GE0505243153

Water Heater photos / videos



Water Heater Condition



Water Heater Appliance Tag Photo



Water Heater Appliance Tag Photo

Electrical 📌 6 Issues

Service Entrance Conductors

✓ **No issues**

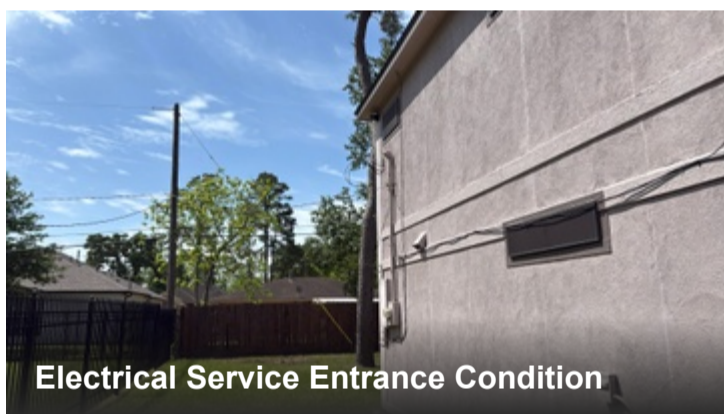
Electrical Service Entrance Type

Overhead

Electrical Service Entrance Condition

Good (Cosmetic Issues Only)

Service Entrance Conductors photos / videos



Electrical Panels, Grounding, Main Overcurrent Device

📌 **3 Issues**

Electrical Main Panel Brand

Square D

Electrical Main Panel Condition

Fair (Some Repairs)

Electrical Main Panel Location

Exterior

Electrical Main Panel Wiring Type

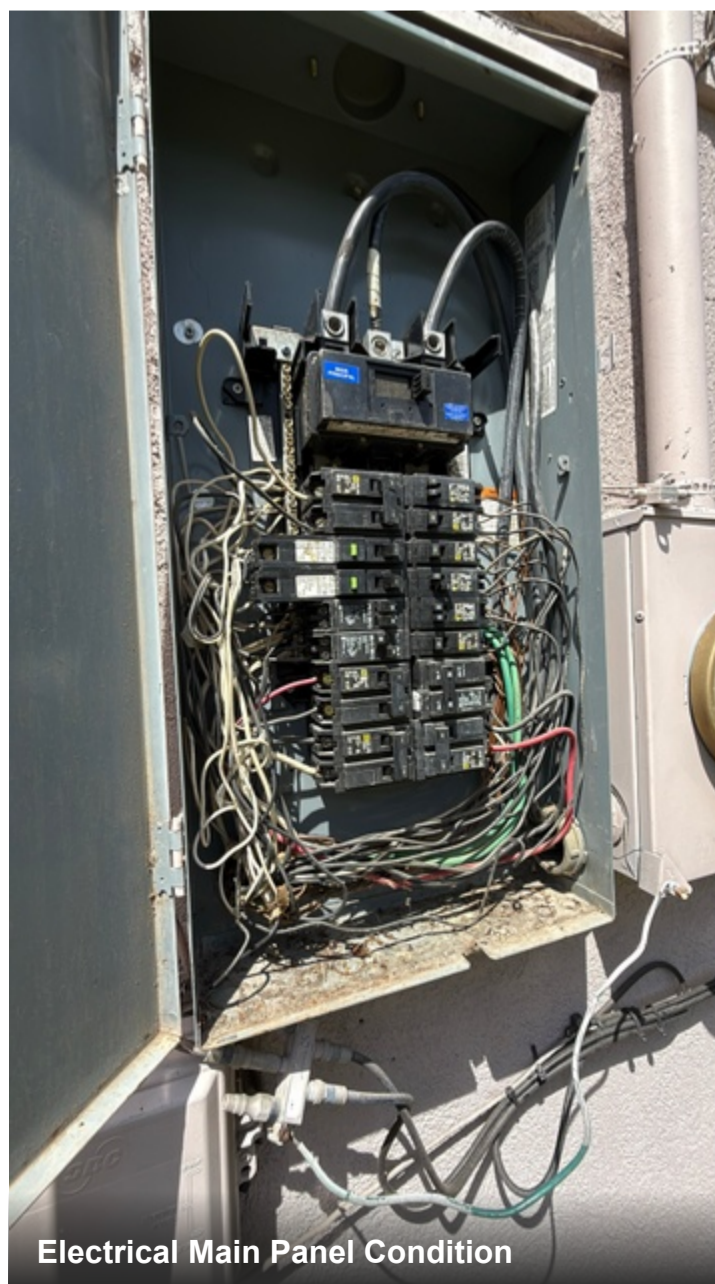
Copper

Electrical Main Panel Amperage Rating

200

Electrical Panels, Grounding, Main Overcurrent Device photos /

videos



 **Repair deficiency**

Missing Surge Protection

There is no whole-house surge protection installed.

Electrical Panels, Grounding, Main Overcurrent Device photos / videos



 **Repair deficiency**


Missing / Incorrect Screws for Electrical Panel

There are missing / incorrect screws.

Electrical Panels, Grounding, Main Overcurrent Device photos

/ videos



 **Repair deficiency**

Rusted Main Breaker Panel

The main breaker panel is rusted.

Electrical Panels, Grounding, Main Overcurrent Device photos

/ videos



Branch Wiring

2 Issues

Branch Circuit Material(s)

Copper

Branch Wiring Condition

Fair (Some Repairs)

Branch Wiring photos / videos

Repair deficiency

Missing Weather-Resistant Cover

There should be a water-resistant cover installed.

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

1 Issue

Required CO / Smoke Detectors Observed

Yes

Smoke Detector Type

Wired, Battery Operated

Carbon Monoxide Detector Type

Wired, Battery Operated

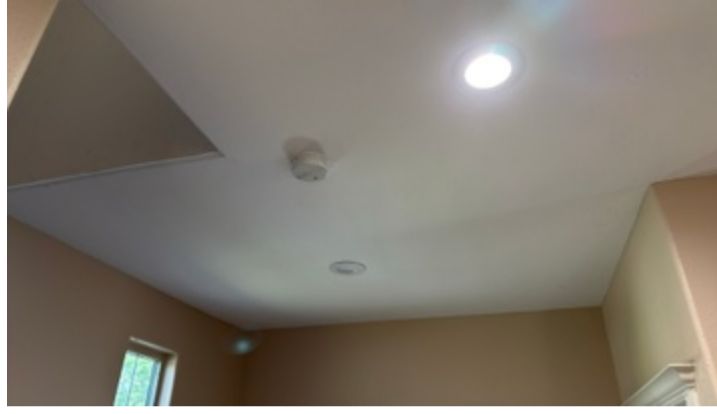
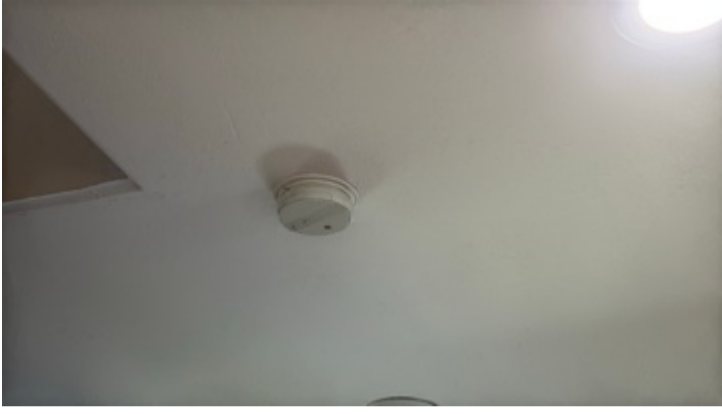
Smoke / Carbon Monoxide Detectors photos / videos

Monitor deficiency

Old but Operable Smoke Detector

The smoke detector is working, but it is old.

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 🔍 1 Issue

🔍 1 Issue

Hazardous Conditions Observed

No

Pest Infestation Observed

No

Odor Type Observed

No Odors Observed

Air Sealing Observed

No

Incompatible / Clashing Flooring Materials Observed

No

Homeowner Unavailable for Access

Not Present

Additional Information

Focus on 2 layers of roofing, and the stucco is a poor installation


Miscellaneous Property Information photos / videos

⚠️ Limitation

Homeowner Unavailable for Access: Not Present

The object / room is not present.

Limitation 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.

2713 Druid Street Houston, Texas 77091 - April 17, 2025