



GOLDEN SCOPE INSPECTIONS, LLC

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GS TN FINAL

9627 Starry Eyes Lane
Richmond, TX 77407



Inspector

Tony Ngo

Retired ASQ Quality Engr; Home Insp TREC#22826;

Mold MAC #1672; Drone Pilot Cert#4678090

8326068669

tonyngoinspections@gmail.com



PROPERTY INSPECTION REPORT FORM

Cam Cam Tran <i>Name of Client</i>	08/13/2025 9:00 am <i>Date of Inspection</i>
9627 Starry Eyes Lane , Richmond, TX 77407 <i>Address of Inspected Property</i>	
Tony Ngo <i>Name of Inspector</i>	Retired ASQ Quality Engr; Home Insp TREC#122826, Mold MAC #1672; Drone Pilot Cert#4678090
<i>Name of Sponsor (if applicable)</i>	TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

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

Time In: 9am

Time out: 12pm

Type of Building: Single Family 1 story

Approximate Age of Building: New Construction

Home faces (general direction) : West

In Attendance: Inspector only

Occupancy: Vacant

Temperature (Approximate): 80 to 90 degrees

Weather Conditions: Clear

Comment Key or Definitions:

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Buyers Advisory Notice: All photographs should be seen as EXAMPLES of conditions/defects and not a totality of the conditions/defects documented. The state of Texas does not require photographs to be entered into the report form. Our inspectors include photographs to help explain and/or document conditions/defects for our clients best understanding of the report and conditions/defects.

----- **The Client MUST READ The ENTIRE Report** -----

NOTICE: Pics are Ex of Conditions/Defects (Default):

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I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Limitations Regarding Foundation (Default):

Buyers Advisory Notice: The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". It is important to keep soil moisture contents by foundation consistent year round. The client should understand that inspectors are not professional engineers. Our inspection is based on general observation of the foundation and the inspector's personal experience with similar structures. (An opinion on performance is mandatory)

Note: Future performance of the structure cannot be predicted or warranted. This inspection is one of first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions are based on general apparent conditions and not of absolute fact and are only good for the date and time of this inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer or your choice. Foundations are inspected according to today's Texas Standards of Practice.

Suggested Foundation Maintenance & Care: Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

Type of Foundation(s): Post tension slab on grade - Foundations are critical structural components that support a building's entire weight and transfer loads to the ground. They provide stability, prevent settling, and protect the structure from soil movement and environmental pressures. Different foundation types include slab, crawlspace, basement, and pier and beam, each with unique characteristics suited to specific geological and architectural requirements.

In the inspectors opinion, the foundation is: performing as intended with no major signs of movement

Foundation measurements with Zipline:

Foundation Measurements:

Based on the floor measurements taken, it is my opinion the slab was reasonably level at time of the inspection. The foundation level measurements indicated a variance of + 0.6" / - 0.0". The benchmark was taken at the front / center / rear of the home. Floor covering is carpet, tile, and laminate or similar material. Concrete Slab foundations most often reveal some unevenness due to workmanship at the time of construction. Therefore, these measurements do not necessarily represent the actual degree of deflection from differential movement of the foundation. Although deviations/slopes in the foundation can assist the inspector in evaluating the foundation performance as to the direction and degree of possible movement, these deviations/slopes is not, by themselves, a measurement of foundation movement. Golden Scope Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this company. The elevation data are used for information purposes only and should not be used for serious negotiations.

ABOUT FOUNDATION MEASUREMENT EQUIPMENT: Smart Leveler (Tolerant: +/- 0.1" and working

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I NI NP D

temperature: 0-100 F.) The measurements from the Smart Leveler should be view as a reference data only. At the time of this writing there are no solid guidelines for acceptable and unacceptable slope specified by federal or state regulations for existing structures. An elevation survey is only one of several indications that structure or foundation problems exist. In most cases the inspector has no prior data to establish a benchmark or reference elevation.

Disclaimer: The attached foundation measurements are used for information purposes only and should not be used for serious negotiations. The inspector is not qualified professional engineer and is not attempting to imitate one. If you have any concerns about the foundation life expectancy, insurability, or the potential for future problems, a professional engineer should be consulted. Pictures are arranged by location first and measurement to be followed.



Reference zero, center, Laminate



breakfast, rear right corner, Laminate



Primary bedroom, at rear left corner, carpet



Primary bathroom, at left wall, tile



Living room, at rear window, Laminate



study, at right window, carpet



Guest bedroom, at right window, carpet



Garage



Foyer, at front door, Laminate



Bedroom middle right, at right window, carpet



Bedroom front, at front right corner, carpet

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B. Grading and Drainage

Notice: Ground Drain(s):

Buyers Advisory Notice: The ground drain(s) will need periodical cleaning and maintenance. This is for your information.



C. Roof Covering Materials

Types of Roof Covering: Architectural shingles

Viewed From: Ladder, Ground -
Examples of roof views

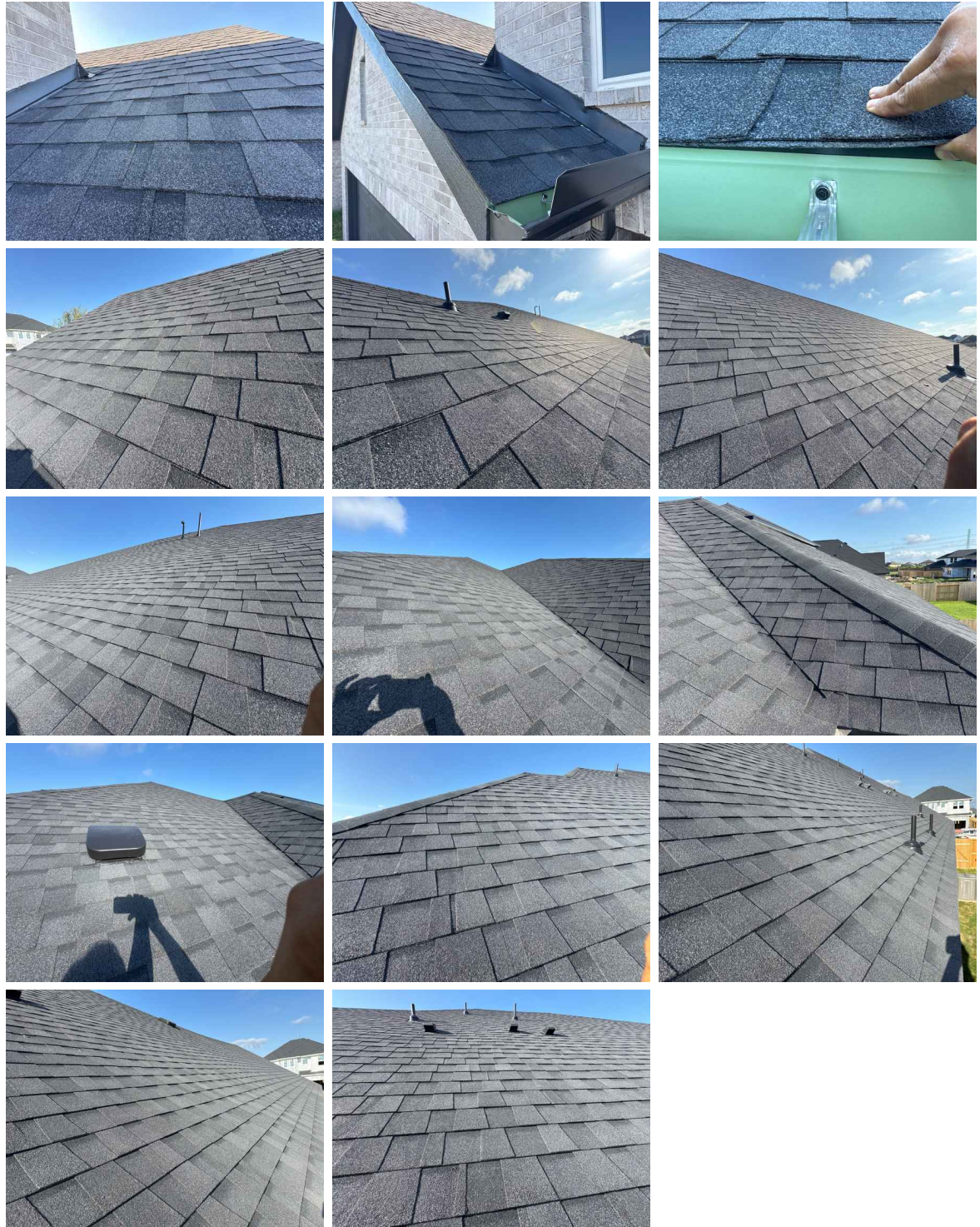
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At time of inspection, roof covering material was observed to be: In good overall condition., In fair condition. Immediate repair(s) were not observed.

Notice: National Roofing Contractors Assn Recommendations (Default):

Buyers Advisory Notice: Should a roofing contractor be required now or in the future, it is my recommendation you consult the National Roofing Contractors Association for qualified roofing contractors. As with any repair person or repair company, references should always be verified to protect the homeowners

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interest. You can find the National Roofing Contracts Association at <http://www.nrca.net/>

Notice: Limitations (Default):

Buyers Advisory / Limitations Regarding Roof Systems : Roof systems consist of many components, some of which are not accessible under the best of conditions. The height, pitch, line of sight, and weather conditions at the time of inspection dictate the method of inspection. These conditions often limit the Inspectors ability to inspect a roof system. Detection of defects should only be expected within the reasonable limitations of the method of inspection safely allowable at the time of inspection. Even under the best of condition there in guarantee against leakage.

D. Roof Structures and Attics

Attic views at time of inspection:



Viewed From: Attic walkway, Not everywhere was accessible

Roof Ventilation: Foam Attic

Approximate Average Depth of Insulation: Foam attic

Notice: Accessibility and Limitation (Default):

Some of the attic areas were not reasonably accessible due to low clearance, plumbing lines or A/C-Heating ductwork. No solid surface walkway has been installed, and it also has a low ceiling. This inhibits the inspector's ability to fully inspect different components of the attic.

Notice: Foam attic limitation:

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I NI NP D

The attic space, and likely the walls are insulated with spray foam insulation. The insulation limits the inspector's ability to inspect the roof framing and decking.

1: Foam Defect(s)

The foam insulation in the attic may not have been installed according to the manufacturer's instructions. The foam may lack the proper thickness, and some rafters are not fully covered. These conditions can lead to thermal bridging, which may cause moisture from condensation. This moisture can lead to various issues, such as mold, mildew, or rot. The builder should be consulted regarding this condition.



Living Room



Guest bedroom

E. Walls (Interior and Exterior)

Exterior wall covering material: Brick veneer

Notice: Fresh paint limitation (Default):

Freshly painted or repaired interior/exterior wall coverings may conceal defects that would otherwise be observed. The inspector recommends that the interior/exterior walls be monitored over time for defects concealed at the time of the inspection.

1: Ext. wood in contact with structure

wodd in contact?????



F. Ceilings and Floors

Ceiling and Floor OK:

The ceiling and floor were observed to be performing as intended at time of inspection.

Fresh paint limitation (Default):

Freshly painted or repaired ceilings may conceal defects that would otherwise be observed. Ceilings should be monitored over time for defects that may be concealed at the time of the inspection.

G. Doors (Interior and Exterior)

Doors OK:

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The exterior and interior doors were observed to be performing as intended at the time of inspection.

H. Windows

Windows OK:

Windows were observed to be functioning as intended at time of inspection.

Windows type: Double panes

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

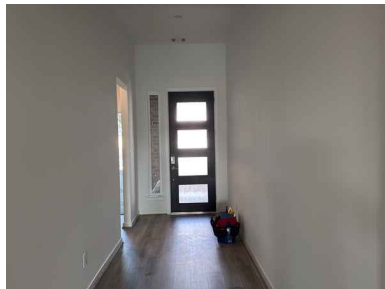
K. Porches, Balconies, Decks, and Carports

L. Other

Exterior views at time of inspection:



Interior views at time of inspection:



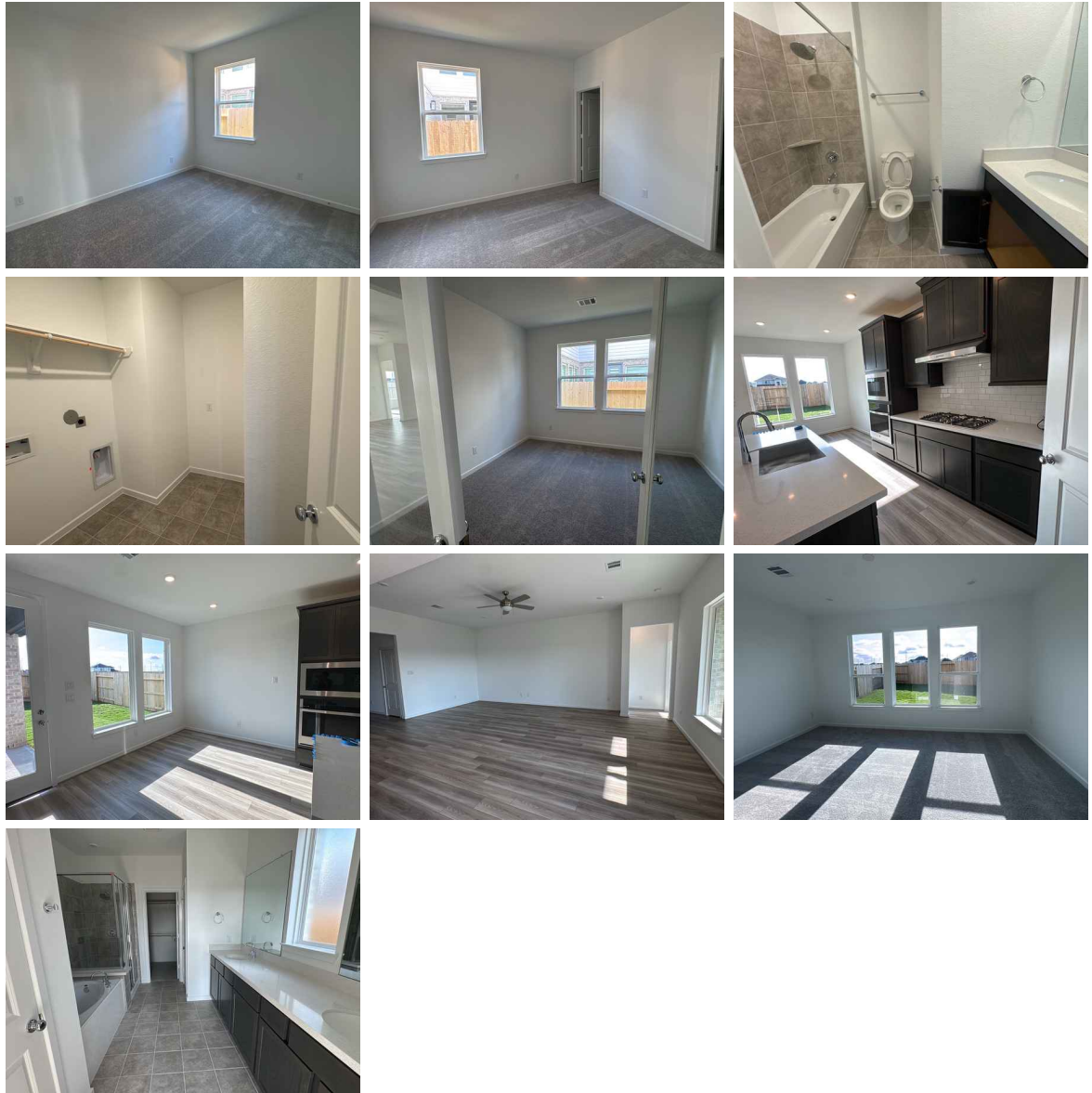
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Notice: On going construction activities:

Buyers Advisory Notice: It is noted that construction activities were ongoing at the time of the inspection. As work is being completed, deficiencies may have been corrected or additional deficiencies created. This inspection report includes deficiencies that were observed as the inspector worked through the home.



Notice: Pics are Example of Condition/Defect (Default):

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1: New Construction Blue Tape

New construction tapes

Since this is a newly constructed home, the color tape was used to mark spots and issues that need a touch-up, repair, and or mechanical adjustment throughout the home. These are cosmetic issues. Issues such as these are outside the scope of this report. It is recommended that the buyer note all areas of concern and bring them to the attention of the builder items in the following photos. It is recommended that the buyer still walks through the home, pointing out any areas that inspector may have missed as cosmetic issues can sometimes be subjective.



Bedroom Front



Hall Bathroom



Front



Guest Bedroom



Guest Bathroom



Right



Dining Room



Primary bedroom



Primary Bathroom

I=Inspected

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I NI NP D



Primary Bathroom



Primary Bathroom



Rear



Living Room



Living Room



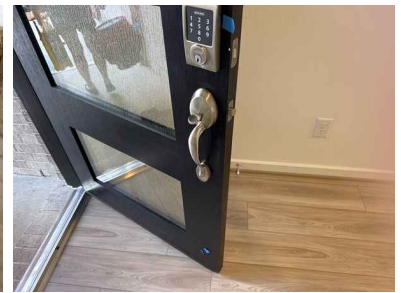
Primary Bathroom



Primary Bathroom



Front door



Front door



Foyer



Hallway



Foyer



Garage



Exterior Rear

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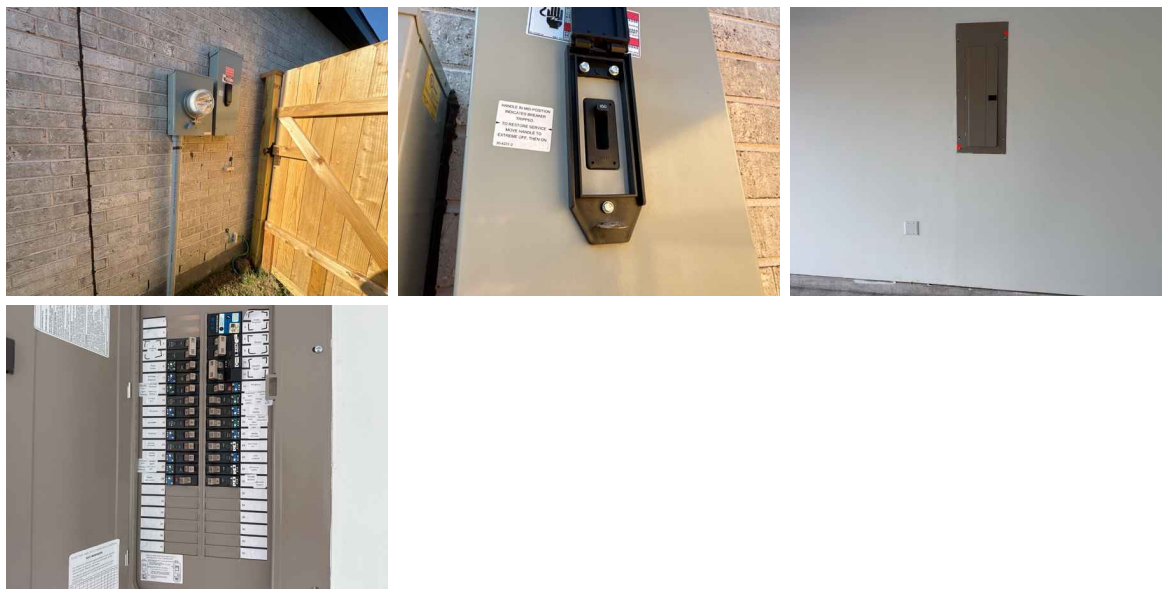
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Buyers Advisory Notice: Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, intercom, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, and yard and tree lighting.

View of Electrical panel:



Service entrance conductors: Underground

Type of SEC wire: Not visible

Main panel location: Exterior of the home

Main disconnect located: In the main panel

Electrical panel brand: Eaton

Main breaker amps: 150A -

Service entrance for residential should be at least 100A and no more than 200A

Notice: Ancillary item not inspected (default):

Buyers Advisory Notice: Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, intercom, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, and yard and tree lighting.

Notice: Inaccessible :

NOTE: The main electrical panel was not accessible during the inspection, meaning any potential damage or defects could not be identified. Access requires a special tool that only a licensed electrician can use.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Not Visible

Comments:

Buyers Advisory Notice: The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation

Notices (default):

Buyers Advisory Notice: The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation

Buyers Notice: Inspector is unable to verify if can fixture(s) in the attic are "IC", in contact, rated. Some fixtures are rated for contact with insulation and other combustibles and some are not. Fixtures that are NOT IC rated should have a minimum clearance from combustibles that follow manufacturer instructions.

Buyers Advisory Notice: Batteries should be replaced in the smoke/carbon monoxide detectors upon moving into the residence. Smoke/carbon monoxide detectors should be tested once a month and batteries replaced accordingly. If a detector begins to beep periodically in rhythm, this means the batteries are dying and should be replaced. Regular testing of these systems ensures they are working properly and will be able to offer the protection they are designed to provide.

Carbon monoxide detectors should be present in the home and installed to manufacturer instructions when gas utilities are present in the home.

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I	NI	NP	D
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C. Other

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Furnace views:
View of Furnace



Number of heating system : One

Heat system brand: Lennox

Type of Systems: Forced air gas

Notice: Not a full evaluation (default) :

Buyers Advisory Notice: Full evaluation of gas heat exchangers requires dismantling of furnace and is beyond the scope of this inspection. Heat pump systems are not tested when ambient temperatures are above 80 degrees Fahrenheit to avoid damage to system.



Notice: Not tested due to: Temperature above 80 degrees

B. Cooling Equipment

Comments:

Buyers Advisory Notice: Please verify that the HVAC equipment has been serviced recently, preferably in the last year. Negligence of annual servicing for the HVAC equipment may not allow the systems to provide and maintain maximum efficiency and may lessen the serviceable life span.

The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 60 degrees Fahrenheit and will not be tested during these conditions to prevent potential damage to the system.

Number of central cooling systems: One

AC unit(s) views:

View of Condensing Unit and Data Plate (if available)

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I NI NP D

1: Ext. pad(s) erosion

Condensing unit(s) pad(s) show signs of soil erosion. Improvement is recommended.



C. Duct Systems, Chases, and Vents

Comments:

Buyers Advisory Notice: Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

Filter type: Media

Notice: Duct system limitations (default):

Buyers Advisory Notice: Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

1: Filter dirty

The filter(s) was/were observed to be dirty and should be replaced. Inspector recommends replacing filters according to the manufacturers instructions, typically once monthly for disposable filters and every 6 months for media filter, to ensure the health of the HVAC system. Manufacturer instructions on the unit and filter should be followed.



D. Other

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I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Kitchen plumbing :

Views of kitchen plumbing



Primary bathroom plumbing :

Views of primary bathroom plumbing



Hall bathroom plumbing :

Views of hall bathroom plumbing



Laundry room plumbing:

Views of laundry room plumbing



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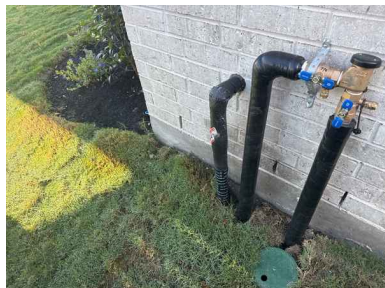
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Attic plumbing:

Views of attic plumbing at time of inspection

Location of Water Meter: Front

Location of Main Water Supply Valve : Right side



Type of Supply Piping Material: PEX

Static Water Pressure Reading: 74



GUEST BATHROOM :



Notice and Limitations (default):

NOTICE AND LIMITATIONS: Any plumbing component underground, under the foundation, in the foundation, enclosed in walls, not completely visible, or inaccessible to the Inspector for any reason should not be considered inspected. Water softeners and filters will not be inspected. Shower enclosures and shower pan inspections are limited to the visual inspection of accessible components. Static testing and or shower pan test were not performed. Removal of floor and wall coverings to inspect for leaks was not performed. The inspector cannot comment to the effectiveness of previous repairs, should any be present.

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B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Notice and Limitations Drain Systems (default):

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I NI NP D

NOTICE AND LIMITATIONS: The following systems, items, or components are excluded from this inspection: drain line for clothes washing machine, or water conditioning systems, drain pumps or water ejection pumps, sewer clean-outs, anti-siphon devices, components that are not visible or accessible, exterior plumbing components, and fire sprinkler systems. Drains are tested by flushing water through the system only. Vacant home drain problems may not be detectable until the home is placed back into normal occupancy use of the plumbing systems.

C. Water Heating Equipment

Water heater(s) views:



Number of water heater: 1

Water heater capacity : Tankless

Water heater brand: Rinnai

Energy Sources: Gas

Water Heater OK:

The water heater(s) was/were observed to be properly functioning as intended.



Primary Bathroom



Primary Bathroom



Kitchen



Hall Bathroom



Hall Bathroom

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NI=Not Inspected

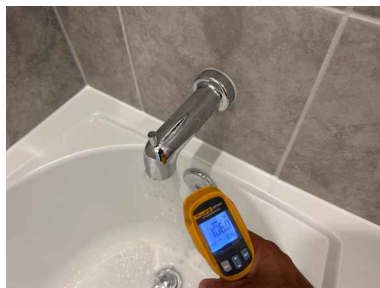
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I	NI	NP	D
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Guest Bathroom



Guest Bathroom

TPR valve not tested:

The TPR (temperature/pressure/relief) valve was not tested at the time of inspection. Several factors may lead to not testing the TPR, including age of unit, improper piping of the drain line, condition of unit and/or condition of TPR valve was deemed unsafe by the inspector at the time of inspection or may potentially cause damage to the surrounding surfaces.

D. Hydro-Massage Therapy Equipment

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Left side exterior home



Type of Gas Distribution Piping Material: Steel

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I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Dishwasher view:



Dishwasher brand: General Electric (GE)

Dishwasher OK:

The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection.

B. Food Waste Disposers

Food waste disposer views:



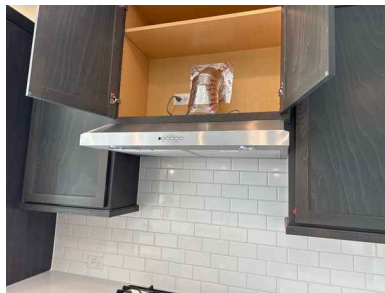
Food waste disposer brand: Moen

Food Waste Disposal OK:

The food waste disposal was observed to be functioning as intended.

C. Range Hood and Exhaust Systems

View of Exhaust System:



Range Hood Brand: Unknown brand

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Range Hood OK:

The range hood was observed to be properly functioning as intended.

D. Ranges, Cooktops, and Ovens

Views of cooking appliances:



Range brand: None

Cooktop brand: General Electric

Oven brand: General Electric

Location of gas shut off: Behind cabinet on the right



Oven OK:

The oven was observed to be properly functioning as intended.



Cooktop OK:

The cooktop was observed to be properly functioning as intended.

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I NI NP D



Notice: No Self-Cleaning Test (Default):

Notice: The inspector does not test self-cleaning, self-bake, convection, or broiler functions on ovens.

E. Microwave Ovens

Comments:

Buyer advisory notice: The inspector does not test microwave for radiation leakage.

Views of microwave:



Microwave brand: General Electric

Microwave OK:

The microwave was observed to be properly functioning as intended.



Notice: No Radiation Leakage Test (Default):

Notice: The inspector does not test microwave for radiation leakage.

F. Mechanical Exhaust Vents and Bathroom Heaters

G. Garage Door Operators

Garage door opener brand: Lift Master

Garage door opener view:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Garage door opener OK:

The garage door opener(s) was/were observed to be properly functioning as intended.



H. Dryer Exhaust Systems

Comments:

Buyers Advisory Notice: Dryer vents should be cleaned upon moving into the home and periodically after. The more the dryer is used the more often the vent should be checked for built up lint. Dryer fires are one of the most common causes of fires in residential settings. Cleaning the vent from built up lint is the best way to prevent potential fire hazards.

Notice: Cleaning (Default):

Notice: Dryer vents should be cleaned upon moving into the home and periodically after. The more the dryer is used the more often the vent should be checked for built up lint. Dryer fires are one of the most common causes of fires in residential settings. Cleaning the vent from built up lint is the best way to prevent potential fire hazards.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Sprinkler system views:

The sprinkler system was visually inspected by manually advancing through stations.



Sprinkler OK:

The sprinkler system was visually inspected by manually advancing through stations. It is best to have the builder/owner of the house go over the sprinkler system and how it works.



Station 1



Station 2



Station 3



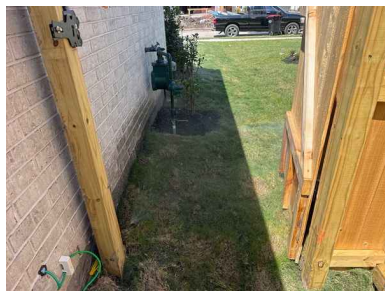
Station 4



Station 5



Station 6



Station 7

Notice - Limitations (Default):

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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When the sprinkler system is inspected as part of this inspection, it is tested in manual mode only. Unless obvious, underground water leaks are not inspected nor are control valves. Program settings are not altered by the inspector.

1: Sprinkler sprays on home

The sprinkler heads spray excessively onto the home at various zones. Long term, water damage can occur to the home. Recommend evaluation and improvement by a qualified landscape irrigation system contractor.



Station 4



Station 6



Station 7



SUMMARY
9627 Starry Eyes Lane , Richmond, TX
77407
Cam Cam Tran
08/13/2025

Tony Ngo
Retired ASQ Quality Engr; Home Insp
TREC#22826; Mold MAC #1672; Drone
Pilot Cert#4678090
Golden Scope Inspections, LLC
8326068669
tonyngoinspections@gmail.com



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2.4.1 D. Roof Structures and Attics

FOAM DEFECT(S)

The foam insulation in the attic may not have been installed according to the manufacturer's instructions. The foam may lack the proper thickness, and some rafters are not fully covered. These conditions can lead to thermal bridging, which may cause moisture from condensation. This moisture can lead to various issues, such as mold, mildew, or rot. The builder should be consulted regarding this condition.



Living Room

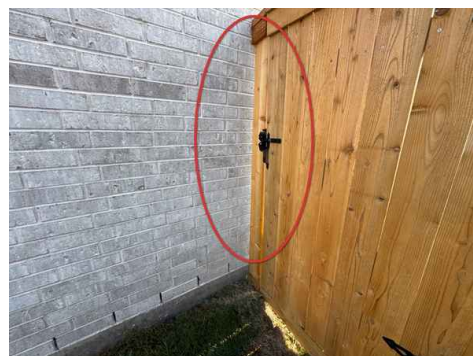


Guest bedroom

2.5.1 E. Walls (Interior and Exterior)

EXT. WOOD IN CONTACT WITH STRUCTURE

wodd in contact?????



2.12.1 L. Other

NEW CONSTRUCTION BLUE TAPE

NEW CONSTRUCTION TAPES

Since this is a newly constructed home, the color tape was used to mark spots and issues that need a touch-up, repair, and or mechanical adjustment throughout the home. These are cosmetic issues. Issues such as these are outside the scope of this report. It is recommended that the buyer note all areas of concern and bring them to the attention of the builder items in the following photos. It is recommended that the buyer still walks through the home, pointing out any areas that inspector may have missed as cosmetic issues can sometimes be subjective.



Bedroom Front



Hall Bathroom



Front



Guest Bedroom



Guest Bathroom



Right



Dining Room



Primary bedroom



Primary Bathroom



Primary Bathroom



Primary Bathroom



Rear



Living Room



Living Room



Primary Bathroom



Primary Bathroom



Front door



Front door



Foyer



Hallway



Foyer



Garage



Exterior Rear

4.2.1 B. Cooling Equipment
EXT. PAD(S) EROSION

Condensing unit(s) pad(s) show signs of soil erosion. Improvement is recommended.



4.3.1 C. Duct Systems, Chases, and Vents
FILTER DIRTY

The filter(s) was/were observed to be dirty and should be replaced. Inspector recommends replacing filters according to the manufacturers instructions, typically once monthly for disposable filters and every 6 months for media filter, to ensure the health of the HVAC system. Manufacturer instructions on the unit and filter should be followed.



7.1.1 A. Landscape Irrigation (Sprinkler) Systems
SPRINKLER SPRAYS ON HOME

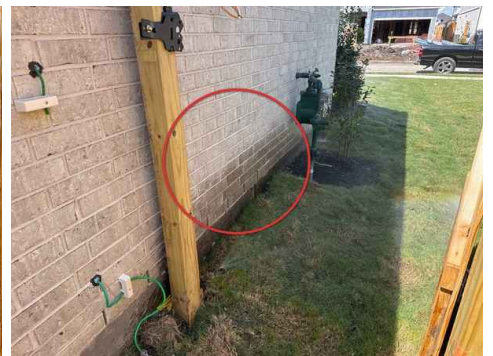
The sprinkler heads spray excessively onto the home at various zones. Long term, water damage can occur to the home. Recommend evaluation and improvement by a qualified landscape irrigation system contractor.



Station 4



Station 6



Station 7