

Property Inspection Report



Craig Tolson Lic#24649
Big Country Home Inspections, PLLC

36177 Lomax Road
Inspection Prepared For: Ken Kins
Agent: Rachel Gilbert -

Date of Inspection: 3/18/2026

Year Built: 41 Size: 1484

Weather:

PROPERTY INSPECTION REPORT FORM

<u>Ken Kins</u>	<u>3/18/2026</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>36177 Lomax Road, Brookshire, TX 77423</u>	
<i>Address of Inspected Property</i>	
<u>Craig Tolson</u>	<u>Lic#24649</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

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

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Foundations
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Type of Foundation(s):
• Crawlspace Foundation

Comments:

- Insulation tore out from under house
- Recommend house be leveled due to major stress cracks and floors sloping



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading and Drainage
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering:

- Asphalt shingles noted.

Viewed From:

- Roof

Comments:

- Roof is weathered
- Missing gravel on shingles
- Soft spot on sheathing on back side of house
- Nail pulling up from shingles
- Recommend replacing roof due to soft spots in sheathing and gravel missing on shingles

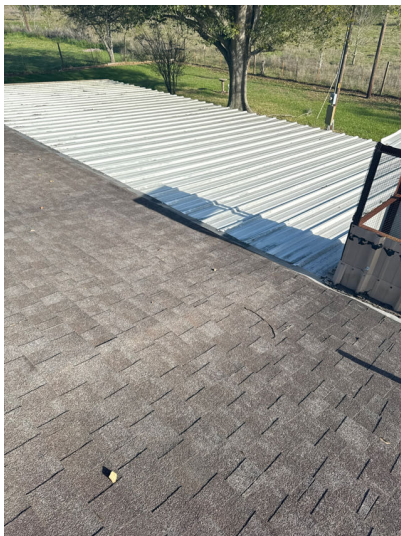
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D. Roof Structure and Attics

Viewed From:
 Approximate Average Depth of Insulation:
 Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls are made of hardie board
- Interior walls are made of Drywall

Comments:

- Bottom of wall leaning out left side of house
- Sheetrock tape peeling above sliding glass door
- Sheetrock tape peeling and stress crack above master bedroom door
- Major stress cracks on interior walls

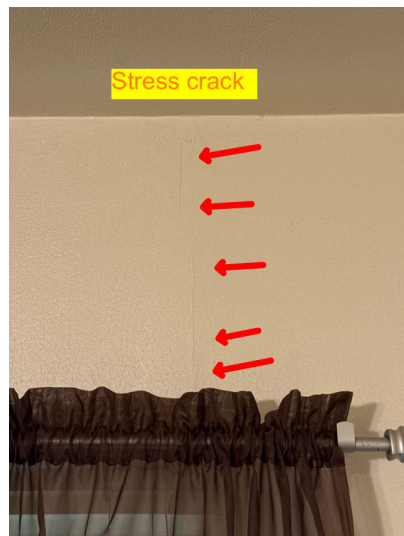
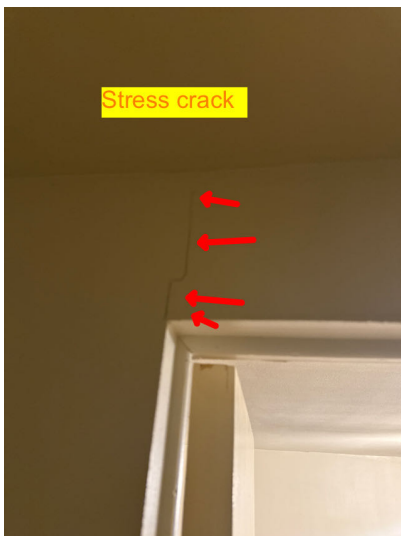
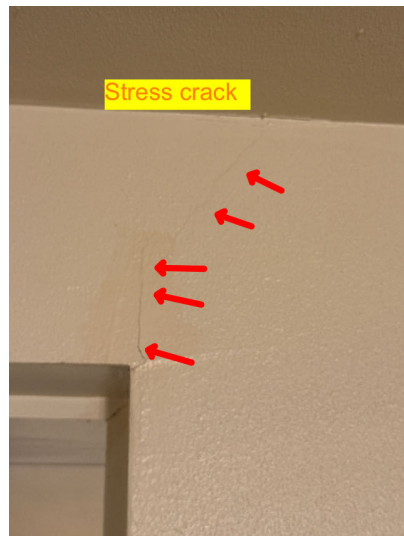
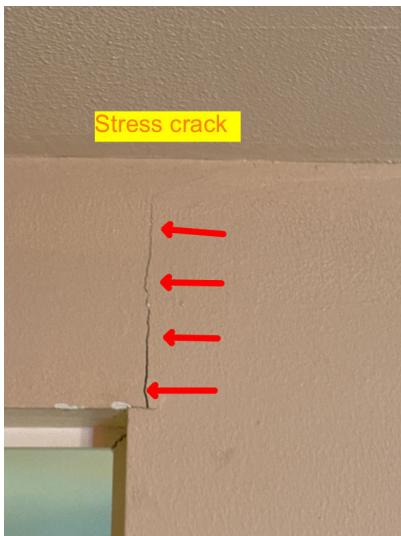
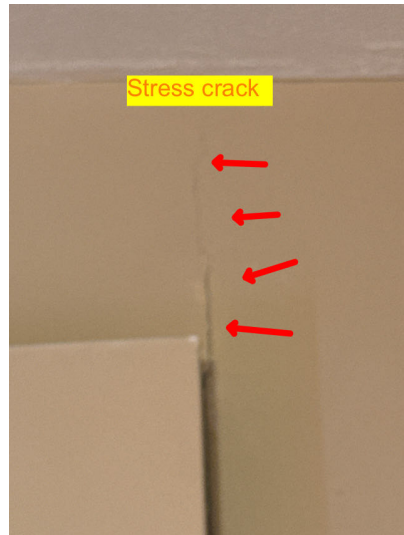
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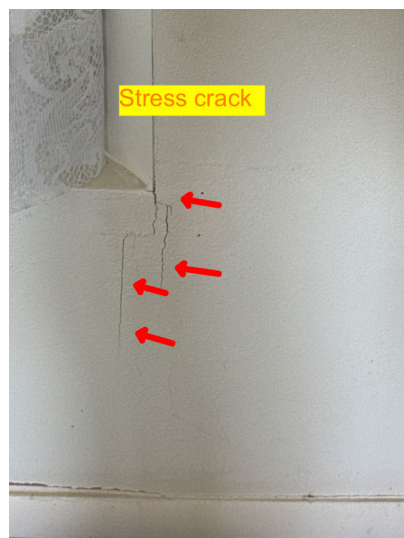
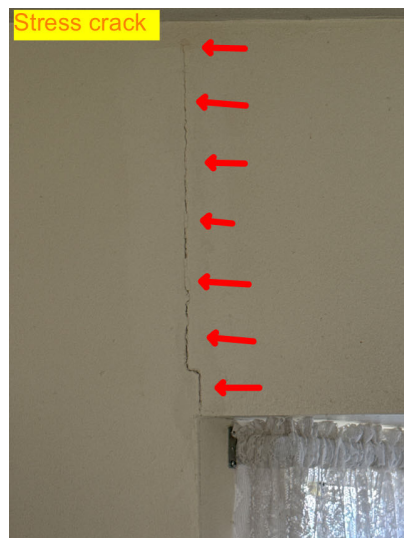
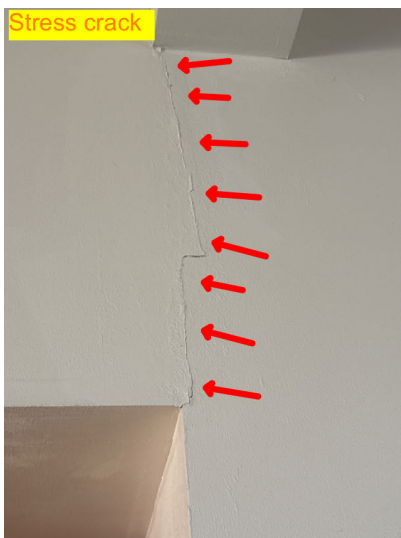
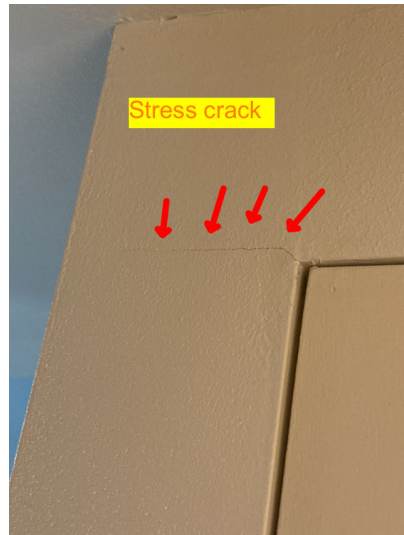
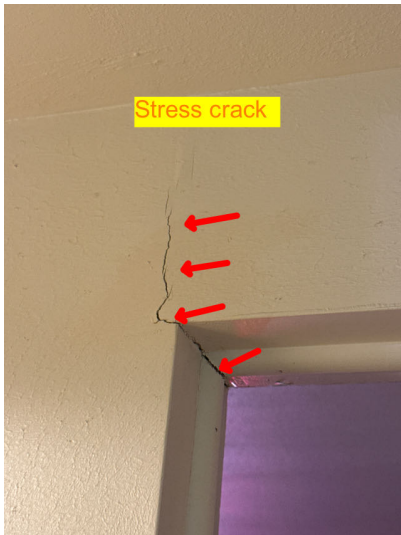
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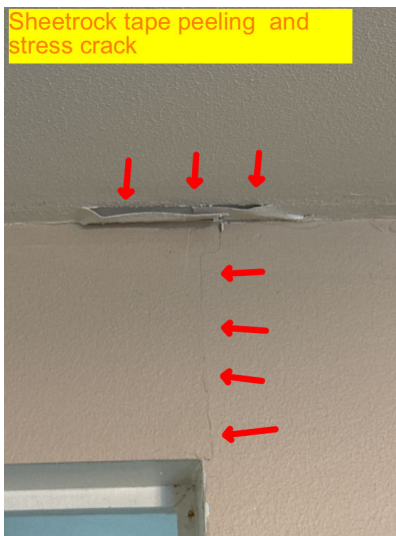
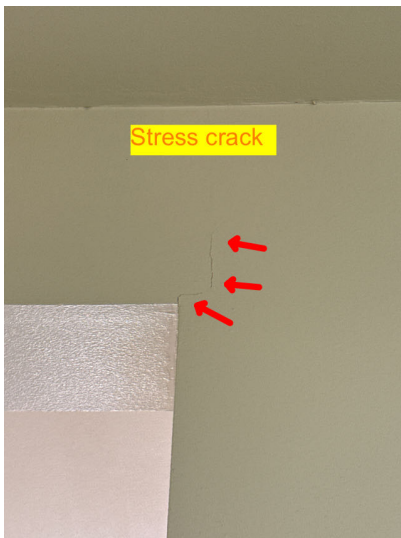
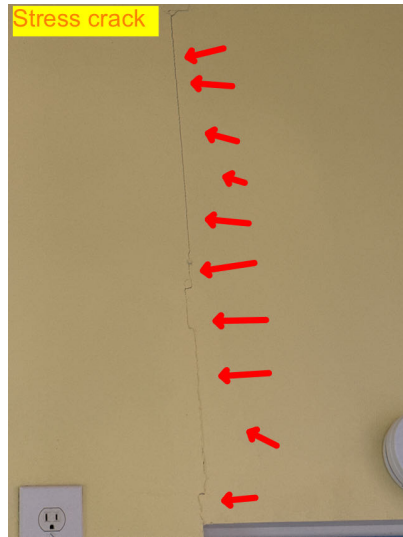
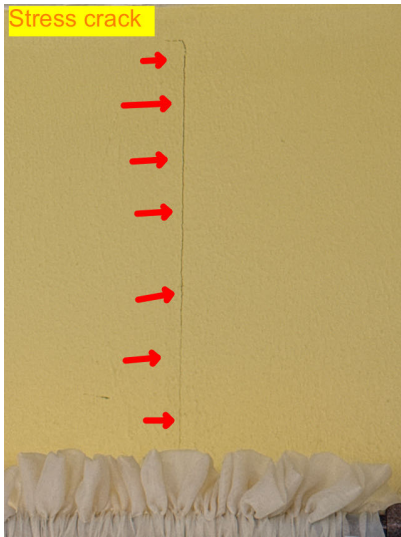
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Ceiling and Floor Materials:

- Ceiling is made of drywall

Comments:

- Soft spot in floor in back bedroom by vent
- Black organic growth on ceiling by light in hallway bathroom
- Stress crack on ceiling



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior and Exterior)
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Comments:

- Back bedroom closet door will not shut
- Black organic growth on door frame on closet next to bathroom

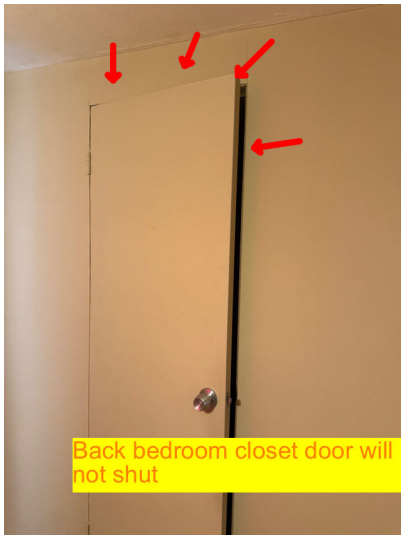
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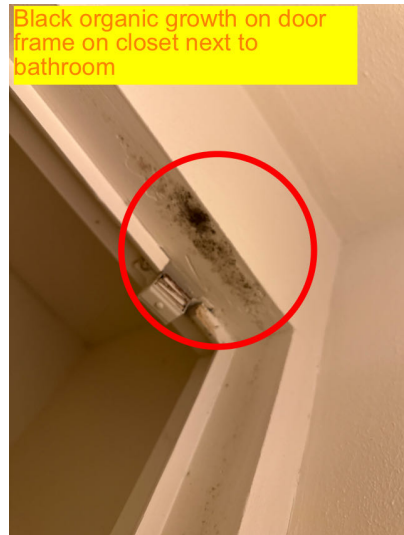
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Back bedroom closet door will not shut



Black organic growth on door frame on closet next to bathroom

H. Windows

Window Types:

- Windows are made of alluminum

Comments:

- Argon gas leaked out from in between window panes front right window looking at house
- Argon leaked out from in between window panes small window on left side of house



Argon gas leaked out from in between window panes front right window looking at house



Argon leaked out from in between window panes small window on left side of house

I. Stairways (Interior and Exterior)

Comments:

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

I NI NP D

J. Fireplaces and Chimneys

Locations:
Types:
Comments:

K. Porches, Balconies, Decks, and Carports

Comments:
• Back porch front post is rotten on bottom



L. Other

Materials:
Comments:

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I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located on the east side of the building

Materials and Amp Rating:

Comments:



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring
- 200 Amp service panel

Comments:

- Needs cover plate over wire on back porch
- Recommend wire in back bedroom closet be put in conduit
- Recommend wire in master closet be put in conduit

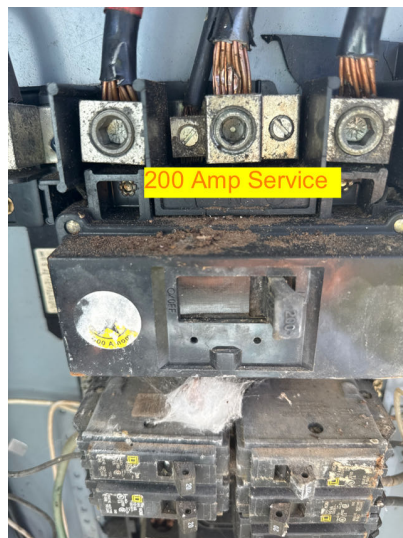
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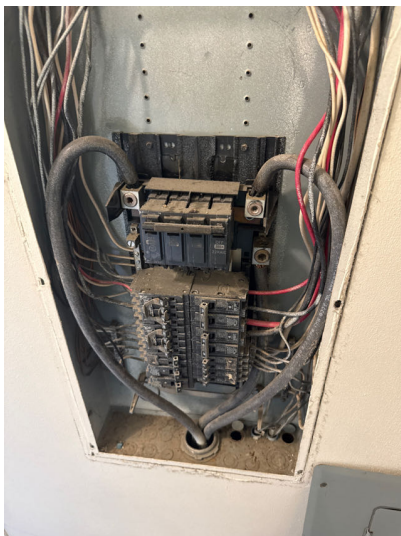
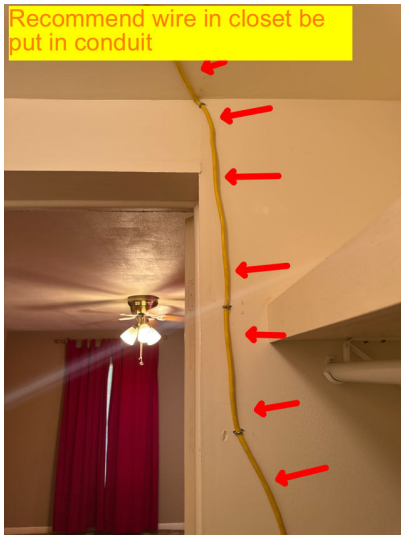
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C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- Electric forced hot air.

Energy Sources:

- The furnace is electrically powered

Comments:

- Heater return air temp 69 degrees supply air temp 81 degrees

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B. Cooling Equipment

Type of Systems:

- Electric

Comments:

- Cold air return air temp 62 degrees supply air temp 50 degrees



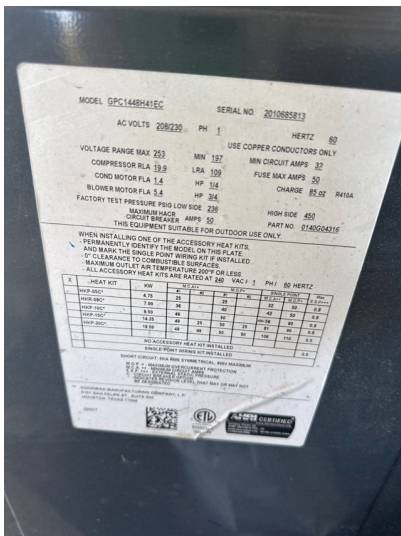
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Duct Systems, Chases, and Vents
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Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Other
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Comments:

IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter:

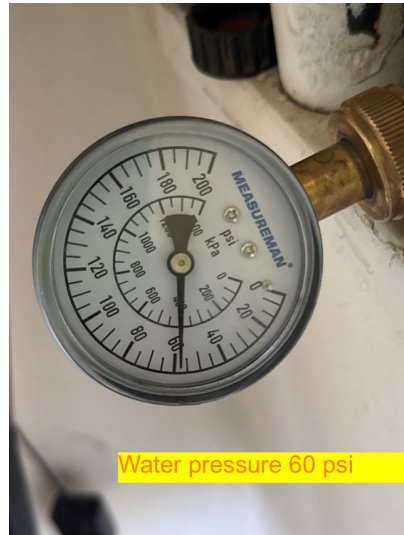
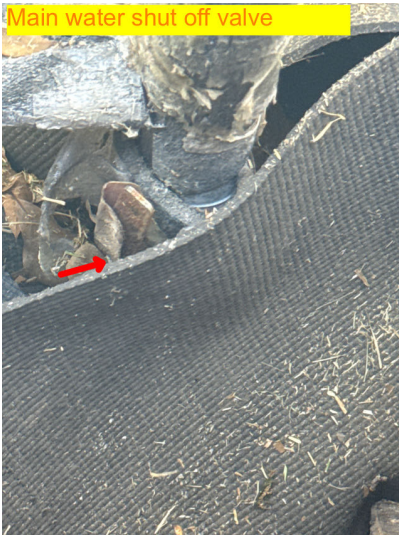
- Front of structure

Location of Main Water Supply Valve:

- East side

Comments:

- Static Water Pressure Reading: 60 psi
- Type of Supply Piping Material: PVC pipe



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Drains, Wastes, Vents
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Type of Drain Piping Material:

- PVC

Observations:

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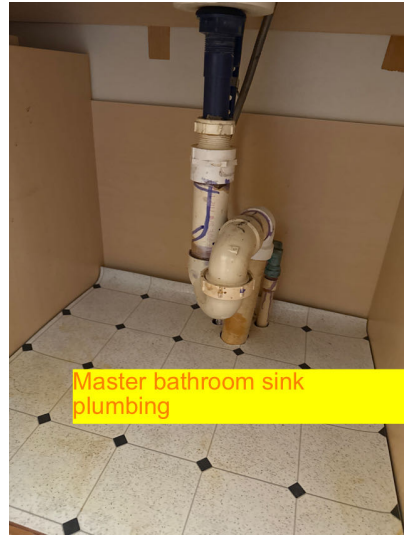
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Bathroom sink plumbing



Master bathroom sink plumbing



Kitchen sink plumbing

X			X
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C. Water Heating Equipment

Energy Source:

- Water heater is electric powered
- Water heater is located in the laundry room closet

Capacity:

- Unit is 30 gallons

Comments:

- Missing drain pan
- Leaking on bottom of water heater

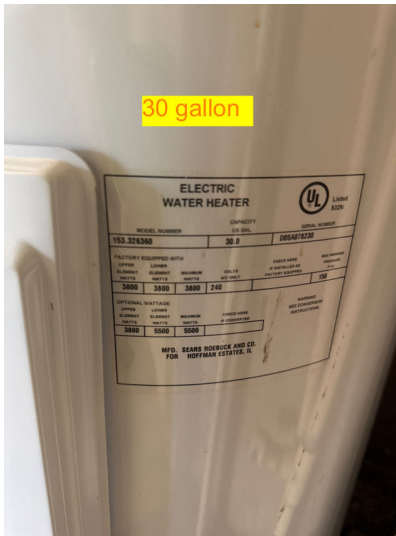
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Gas Distribution Systems and Gas Appliances
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Location of Gas Meter:
 Type of Gas Distribution Piping Material:
 Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
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Materials:
 Comments:

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I	NI	NP	D
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V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Comments:
 • Operated.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
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Comments:
 • Operated - appeared functional at time of inspection.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems
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Comments:
 • Self filtering unit with fan

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I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

- Oven: Electric radiant heating coils or infrared halogen.
- Oven(s): Electric
- Oven temp 341 degrees



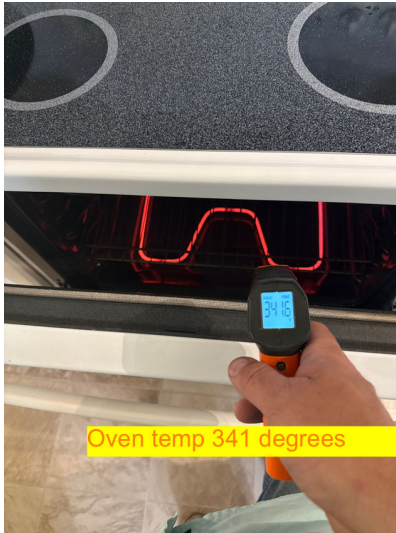
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
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Door Type:

- One 16' door

Comments:

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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I. Other

Comments:

VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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A. Landscape Irrigation (Sprinkler) Systems

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Outbuildings

Materials:

Comments:

- Broken trim board on back side of garage
- Plugs on work bench side of garage are open ground plugs recommend grounding them

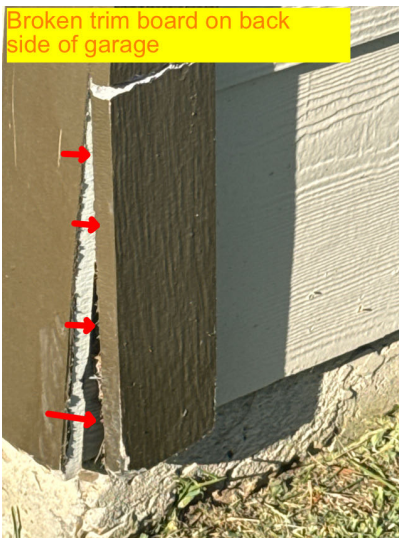
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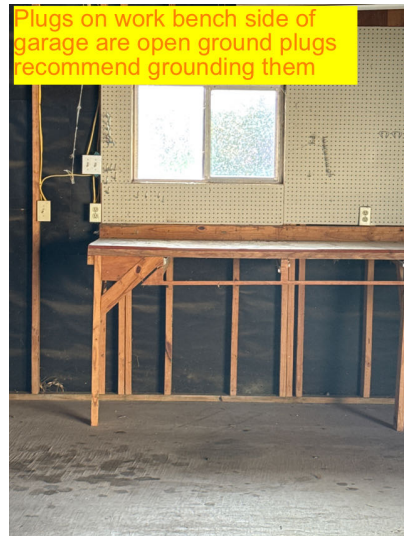
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D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
 Type of Storage Equipment:
 Comments:

E. Private Sewage Disposal Systems

Type of System:
 Location of Drain Field:
 Comments:

F. Other Built-in Appliances

Comments:

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I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Other
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Comments:

Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: A	Foundations	<ul style="list-style-type: none"> • Insulation tore out from under house • Recommend house be leveled due to major stress cracks and floors sloping
Page 5 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Roof is weathered • Missing gravel on shingles • Soft spot on sheathing on back side of house • Nail pulling up from shingles • Recommend replacing roof due to soft spots in sheathing and gravel missing on shingles
Page 8 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Bottom of wall leaning out left side of house • Sheetrock tape peeling above sliding glass door • Sheetrock tape peeling and stress crack above master bedroom door • Major stress cracks on interior walls
Page 12 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Soft spot in floor in back bedroom by vent • Black organic growth on ceiling by light in hallway bathroom • Stress crack on ceiling
Page 12 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Back bedroom closet door will not shut • Black organic growth on door frame on closet next to bathroom
Page 13 Item: H	Windows	<ul style="list-style-type: none"> • Argon gas leaked out from in between window panes front right window looking at house • Argon leaked out from in between window panes small window on left side of house
Page 14 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> • Back porch front post is rotten on bottom
ELECTRICAL SYSTEMS		
Page 15 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Needs cover plate over wire on back porch • Recommend wire in back bedroom closet be put in conduit • Recommend wire in master closet be put in conduit
PLUMBING SYSTEMS		
Page 21 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • Missing drain pan • Leaking on bottom of water heater
OPTIONAL SYSTEMS		
Page 27 Item: C	Outbuildings	<ul style="list-style-type: none"> • Broken trim board on back side of garage • Plugs on work bench side of garage are open ground plugs recommend grounding them