

20119 Forest Dr

Spring, Texas 77388



✉ hello@inspectify.com

Client	--
Reference id	a4xPd000003ZNRRIA4
Type	Home Inspection and Floor Plan Report - 20119 Forest Dr
Inspected by	HomeTeam Inspection Service - North Houston
State license	TREC 20811
Scheduled	January 30, 2026, 1:45 PM CST
Completed	January 30, 2026, 7:51 PM CST

 5 safety

 21 repair

 13 monitor

 32 limitation

 4 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>
		 <u>Additions / Conversions Observed</u>
		 <u>Renovations / Upgrades in the Past 15 Years</u>
Surroundings	Driveways / Walkways	 <u>Trip Hazard</u>
		 <u>Minor Cracks in the Driveway</u>
Exterior	Gutters	 <u>Damaged Gutter / Downspout</u>
		 <u>Detached / Disconnected Downspouts</u>
		 <u>Missing Downspout Splash Blocks</u>
	Eaves, Soffits, and Fascia	 <u>Damaged Soffit Paint</u>
	Windows	 <u>Missing Window Screen</u>
Roof	Coverings	 <u>Exposed Roof Nails</u>
		 <u>Satellite Dish Bracket(s)</u>
		 <u>Damaged Shingles</u>
Garage	Attached Garage	 <u>Minor Wall Cracks</u>
		 <u>Odor Source: Not Present</u>
Structural	Foundation	 <u>Exposed Rebar from Concrete</u>
		 <u>Exposed Tendon Anchors</u>
		 <u>High Soil Grade</u>
	Attic	 <u>Missing Attic Hatch Insulation</u>
Common Areas	Common Room	 <u>Water Stained Ceiling</u>
		 <u>Odor Source: Not Present</u>
	Stairway	 <u>Stained Carpet</u>
		 <u>Flooring Beyond Repair</u>
	General	 <u>Additional Interior Amenities Observed: Not Present</u>
Laundry Area	Laundry Area	 <u>Inoperable or Missing Light Bulb</u>
		 <u>Odor Source: Not Present</u>
		 <u>Window Condition: Not Present</u>
	Washer	 <u>Washer Appliance Tag Photo: No Access</u>
	Dryer	 <u>Dryer Appliance Tag Photo: Other</u>

System	Subsystem	Issues identified
Kitchen	Kitchen General	 <u>Water Stained Ceiling</u>
		 <u>Odor Source: Not Present</u>
	Microwave	 <u>Microwave Appliance Tag Photo: Not Present</u>
	Vent Hood	 <u>Vent Hood Condition: Not Present</u>
Bedrooms	Primary Bedroom	 <u>Inoperable or Missing Light Bulb</u>
		 <u>Odor Source: Not Present</u>
	Bedroom 2	 <u>Damaged Flooring</u>
		 <u>Odor Source: Not Present</u>
		 <u>Flooring Beyond Repair</u>
	Bedroom 3	 <u>Missing Cover Plate</u>
		 <u>Missing Window Screen</u>
		 <u>Odor Source: Not Present</u>
	Bedroom 4	 <u>Missing Window Screen</u>
		 <u>Odor Source: Not Present</u>
	Primary Bathroom	 <u>Cracked Sink</u>
		 <u>Odor Source: Not Present</u>
Bathrooms	Bathroom 2	 <u>Damaged Shower Tile</u>
		 <u>Minor Wall Cracks</u>
		 <u>Inoperable or Missing Light Bulb</u>
		 <u>Flex Drain Present</u>
		 <u>Odor Source: Not Present</u>
		 <u>Window Condition: Not Present</u>
	Bathroom 3	 <u>Loose Tiles</u>
		 <u>Odor Source: Not Present</u>
	Bathroom 4	 <u>Window Condition: Not Present</u>
		 <u>Inoperable or Missing Light Bulb</u>
		 <u>Odor Source: Not Present</u>
		 <u>Window Condition: Not Present</u>
		 <u>Tub / Shower Type: Not Present</u>
		 <u>Tub / Shower / Plumbing Fixture Condition: Not Present</u>
HVAC	Cooling	 <u>Cooling System Condenser Video: Other</u>
		 <u>Cooling Equipment Condition: Other</u>
		 <u>Cool Temperature Restriction</u>

System	Subsystem	Issues identified
	Cooling 2	 <u>Rusting or Damaged HVAC Drip Pan</u>
		 <u>Cooling System Condenser Video: Other</u>
		 <u>Cooling Equipment Condition: Other</u>
		 <u>Cool Temperature Restriction</u>
Plumbing	Main Water Supply	 <u>Missing Anti-Siphon Valve</u>
		 <u>Uninsulated Water Lines</u>
Electrical	Electrical Panels, Grounding, Main Overcurrent Device	 <u>Aluminium Wiring Antioxidant Needed</u>
		 <u>Missing AFCI Breaker</u>
	Branch Wiring	 <u>Unsafe Outlets</u>
	Smoke / Carbon Monoxide Detectors	 <u>Missing Smoke Detector(s)</u>
		 <u>Missing Carbon Monoxide Detector(s)</u>
		 <u>Carbon Monoxide Detector Type: Not Present</u>

Home Inspection Details

 4 Issues

Neighborhood Commentary

Not Present

Nonresidential Use

No

Renovations / Upgrades in the Past 15 Years

Yes

Additions / Conversions Observed

Yes

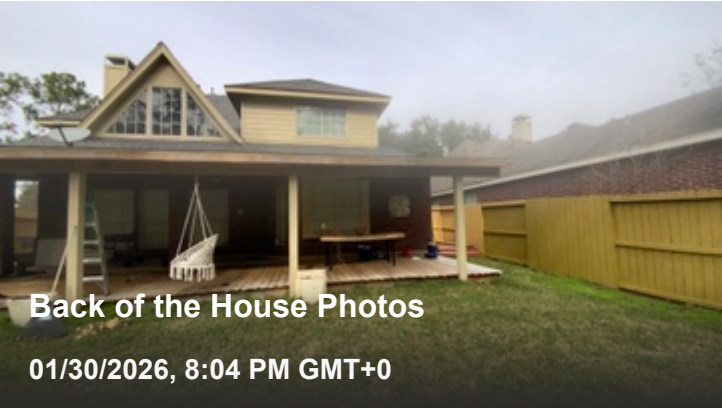
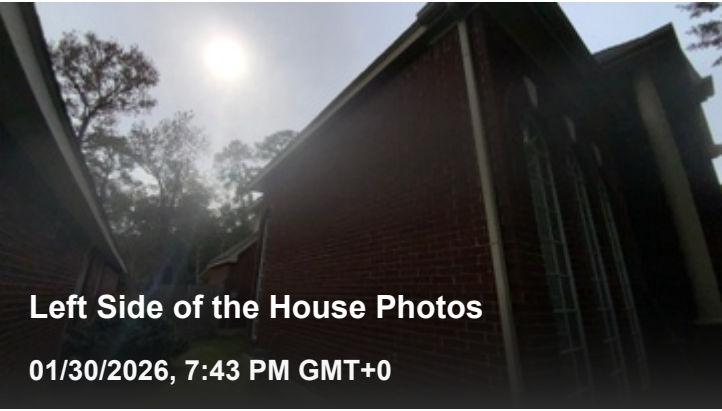
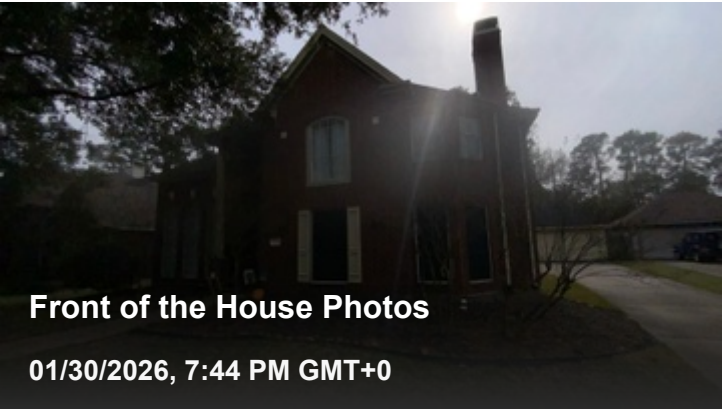
Repairs / Renovations in Progress

Not Present

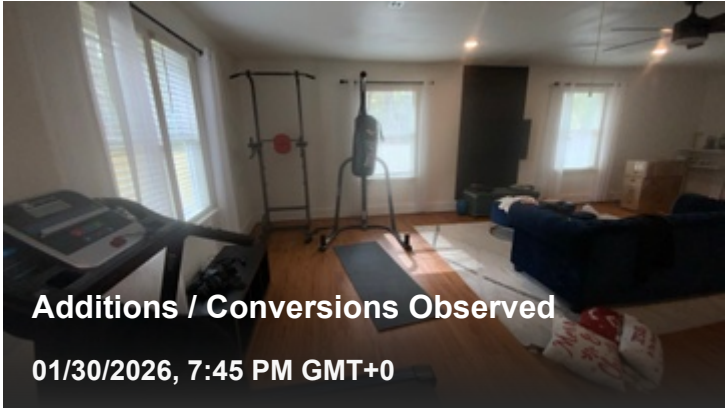
Note

Garage conversion

Home Inspection Details photos / videos







 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.

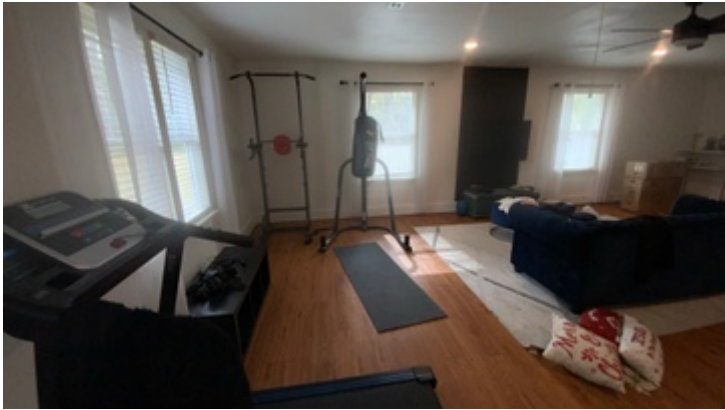
Limitation photos / videos

 Inspectify flag

Additions / Conversions Observed

Yes

Home Inspection Details photos / videos



 Inspectify flag

Renovations / Upgrades in the Past 15 Years

Yes

Home Inspection Details photos / videos



Unit Details

Unit

✓

No issues

Occupancy Status

Occupied, Furnished

Bedroom Count

4 bedroom(s)

Bathroom Count, Half

1 bathroom(s)

Bathroom Count, Full

3 bathroom(s)

Unit photos / videos



Surroundings

 2 Issues

Driveways / Walkways

 2 Issues

Driveway Access Issues

No

Driveway / Walkway Condition

Fair (Some Repairs)

Driveway / Walkway Material(s)

Concrete

Driveways / Walkways photos / videos



 Repair deficiency

Trip Hazard

The sidewalk, patio, driveway, or walkway is unlevel.

Driveways / Walkways photos / videos



Monitor deficiency

Minor Cracks in the Driveway

The driveway has minor cosmetic cracks.

Driveways / Walkways photos / videos



Fences / Gates



No issues

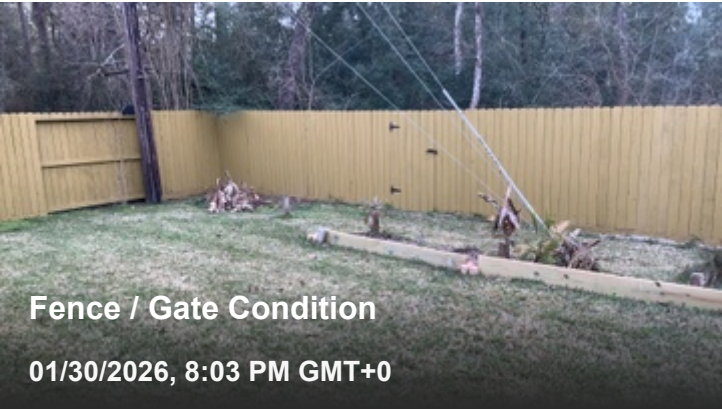
Fence Material(s)

Wood

Fence / Gate Condition

Good (Cosmetic Issues Only)

Fences / Gates photos / videos



Landscaping

✓ No issues

Proper Grading Observed

Yes

Front Yard Condition

Good

Left Side Yard Condition

Good

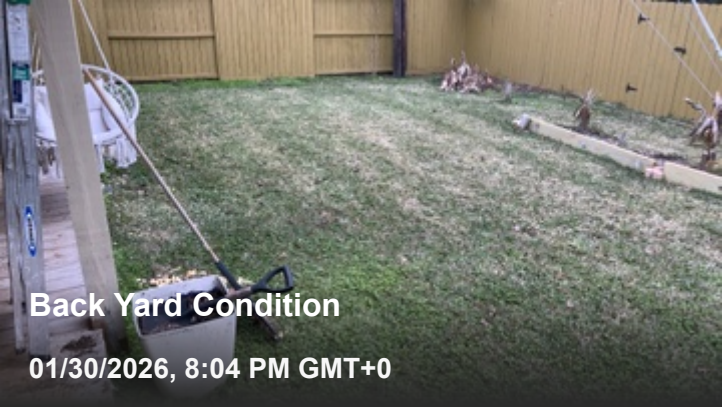
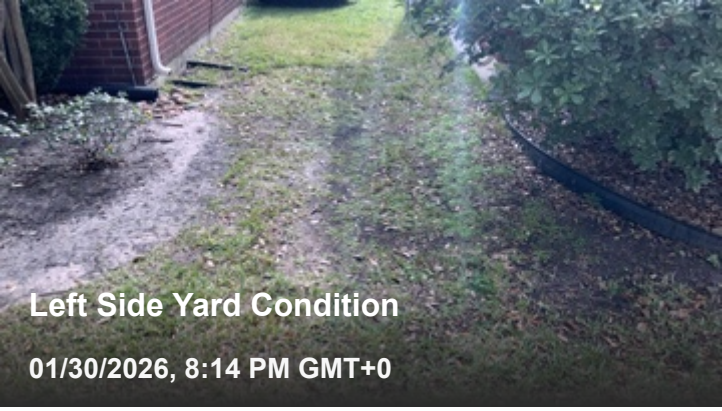
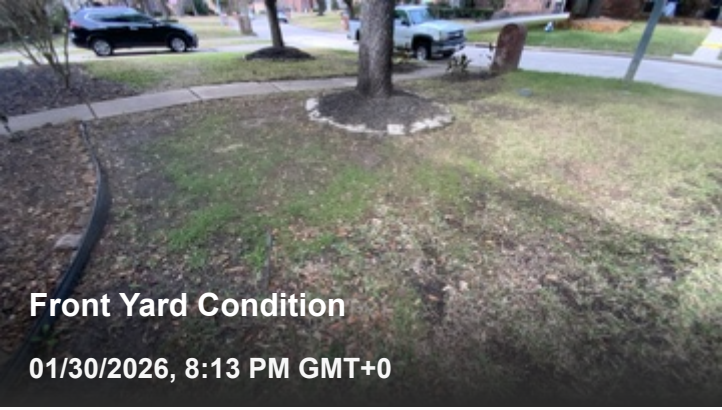
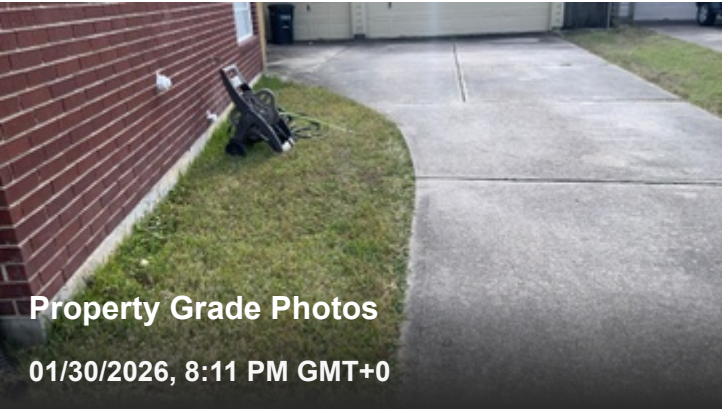
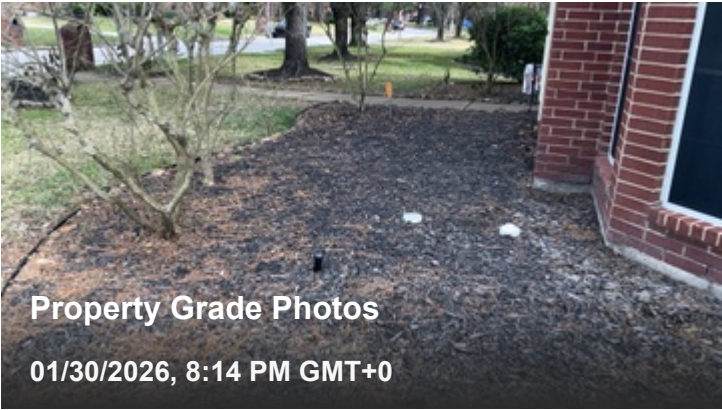
Back Yard Condition

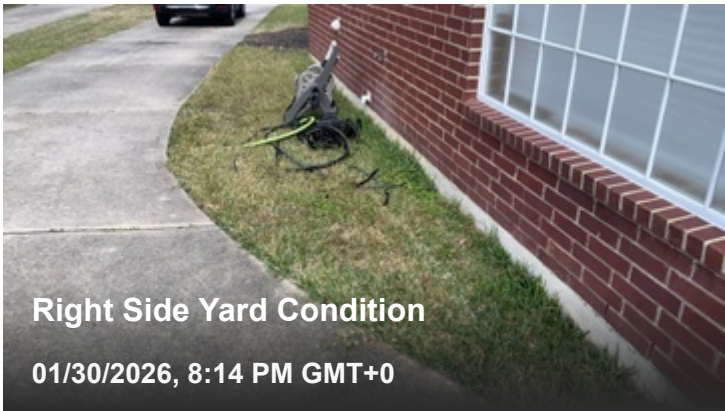
Good

Right Side Yard Condition

Good

Landscaping photos / videos





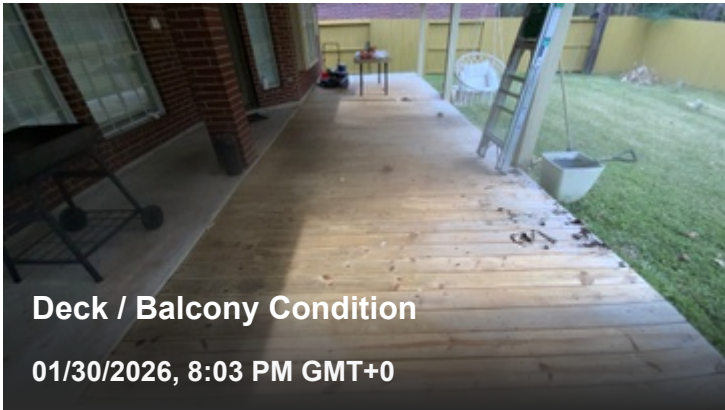
Deck

✓ No issues

Deck / Balcony Condition

Good (Cosmetic Issues Only)

Deck photos / videos



Porch

✓ No issues

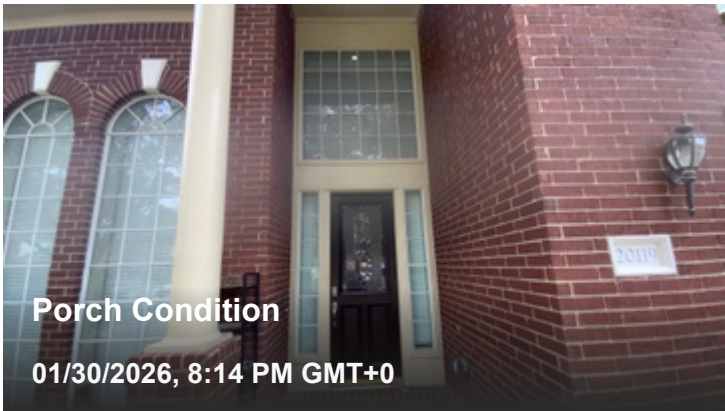
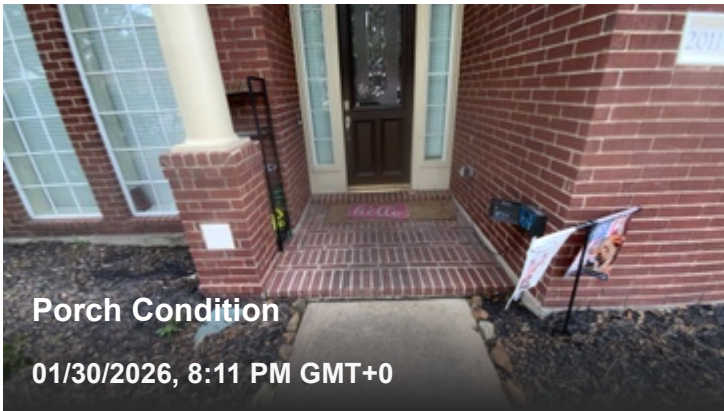
Porch Type

Covered Porch

Porch Condition

Good (Cosmetic Issues Only)

Porch photos / videos



Patio

✓ No issues

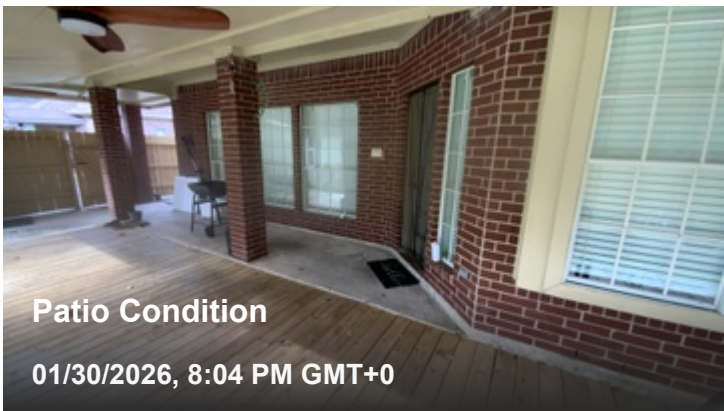
Patio Condition

Good (Cosmetic Issues Only)

Patio Material(s)

Concrete

Patio photos / videos



Additional Site Amenities

 Not present

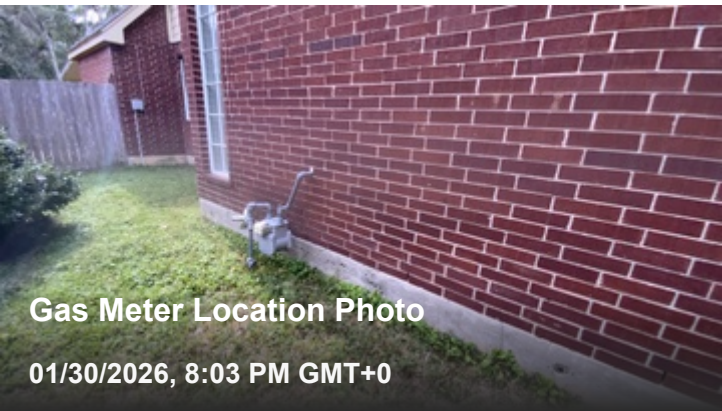
Additional Site Amenities photos / videos

Utilities

✓ No issues

Electric Meter Condition
Good (Cosmetic Issues Only)

Utilities photos / videos



Exterior

 5 Issues

Siding / Trim

 No issues

Siding Condition

Good (Cosmetic Issues Only)

Siding Material(s)

Brick Veneer, Fiber Cement

Exterior Paint Condition

Good (Cosmetic Issues Only)

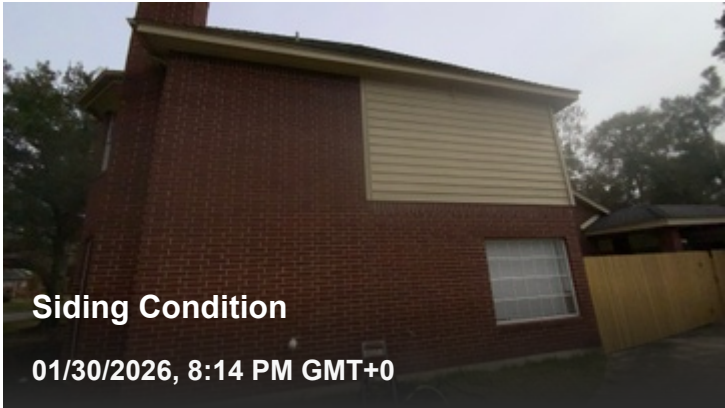
Exterior Trim Condition

Good (Cosmetic Issues Only)

Trim Material(s)

Wood

Siding / Trim photos / videos



Gutters

 3 Issues

Gutter / Downspout Condition

Fair (Some Repairs)

Gutter / Downspout Material(s)

Aluminum

Gutters photos / videos



 Repair deficiency

Damaged Gutter / Downspout

The gutter / downspout is damaged.

Gutters photos / videos



 Repair deficiency

Detached / Disconnected Downspouts

The downspouts are not attached / strapped to the structure.

Gutters photos / videos



 **Repair deficiency**

Missing Downspout Splash Blocks

There are no splash blocks for the downspouts.

Gutters photos / videos



Eaves, Soffits, and Fascia

 **1 Issue**

Eaves / Soffits / Fascia Condition

Fair (Some Repairs)

Eaves / Soffits / Fascia Material(s)

Wood

Eaves, Soffits, and Fascia photos / videos



 Monitor deficiency

Damaged Soffit Paint

The paint is damaged on the soffits / eaves.

Eaves, Soffits, and Fascia photos / videos



Windows

 1 Issue

Window Count

25 windows

Window Condition

Fair (Some Repairs)

Windows With Security Bars Count

0 windows

Window With Quick Release Count

0 windows

Window Release Mechanism operational?

Yes

Number of Panes

Single Pane

Frame Type

Aluminum

Window Treatment Type

Tinted

Windows photos / videos



 Monitor deficiency

Missing Window Screen

One or more windows are missing a screen.

Windows photos / videos



Exterior Doors

✓ No issues

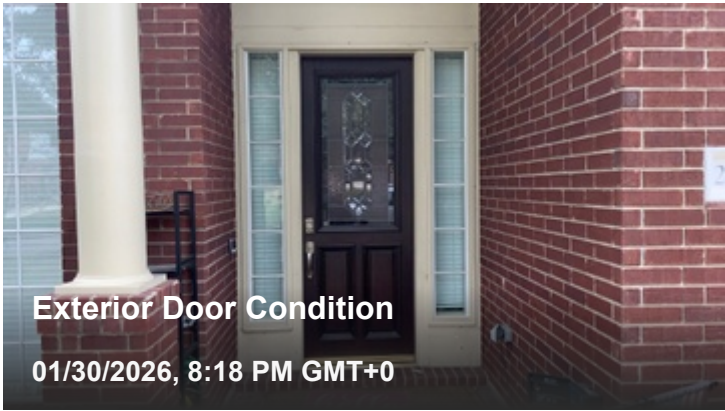
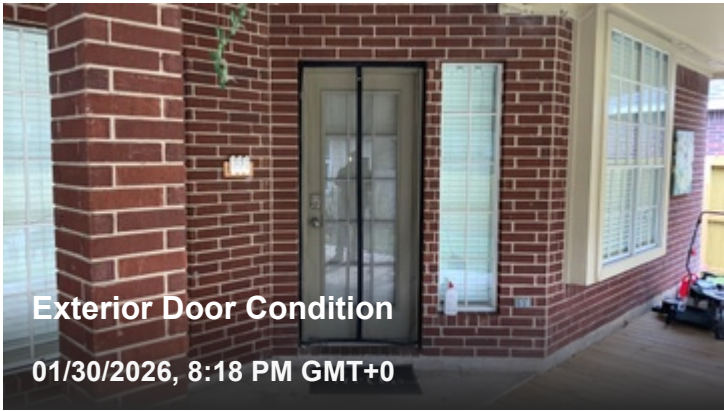
Exterior Door Condition

Good (Cosmetic Issues Only)

Exterior Door Material(s)

Wood, Steel

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

 3 Issues

Coverings

 3 Issues

Roof Inspection Method

Walking on Roof

Roof Covering Condition

Fair (Some Repairs)

Roof Covering Material(s)

Asphalt Shingles

Roof Layer Count

1 layers

Previous / Partial Roof Repairs Observed

No

Estimated Roof Age

7 year(s)

Estimated Roof Life Remaining

Greater than 5 Years

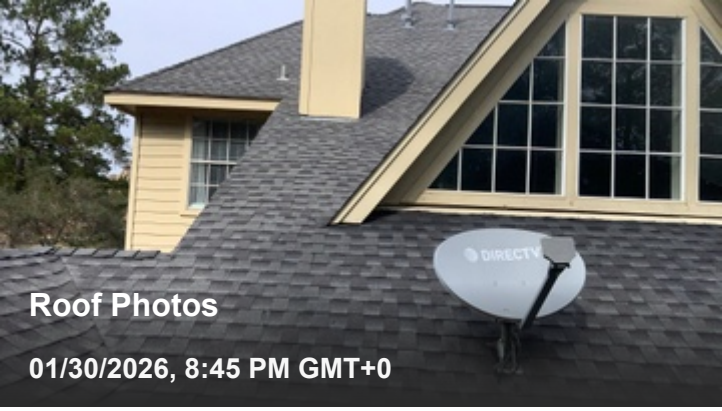
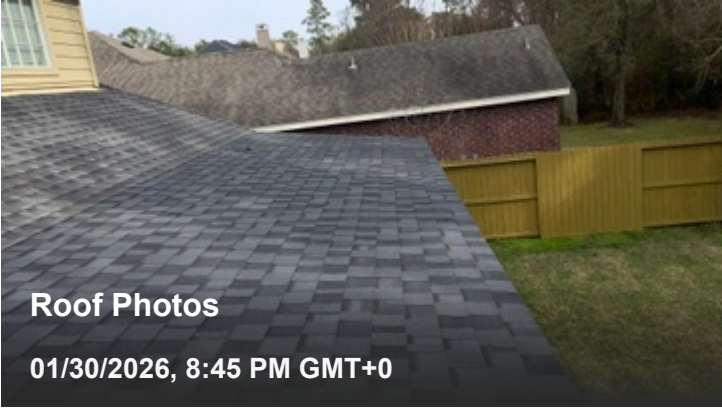
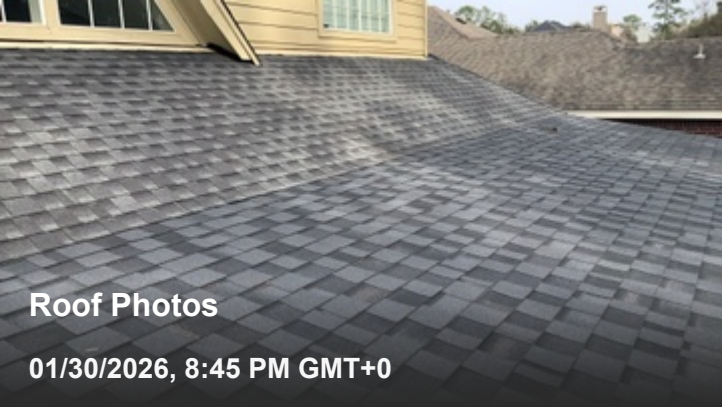
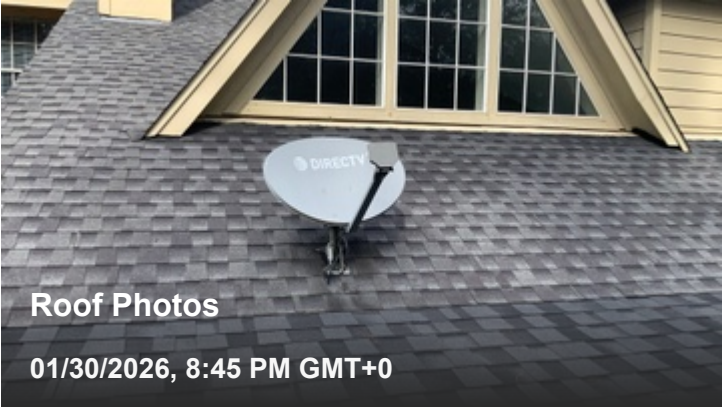
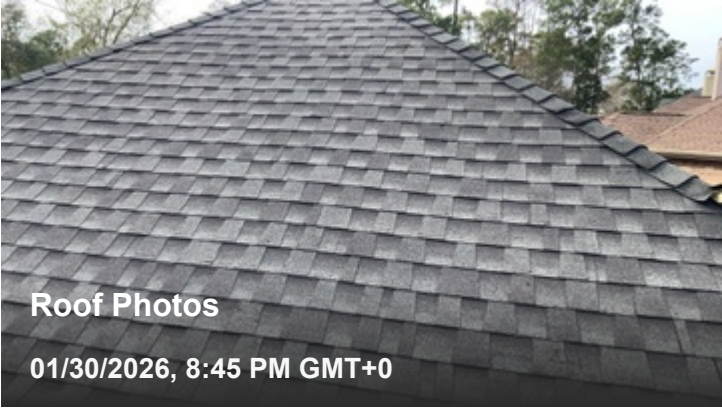
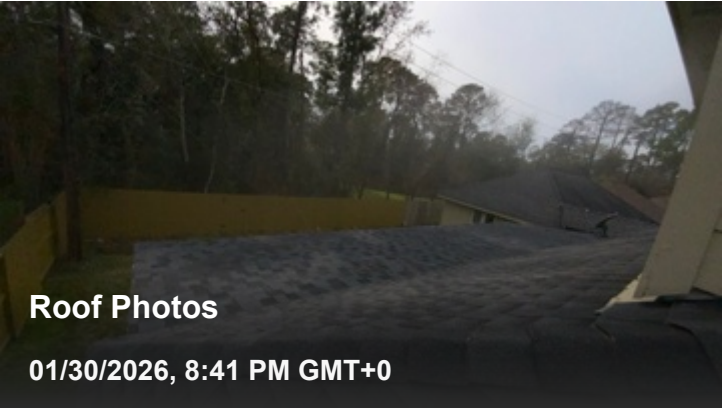
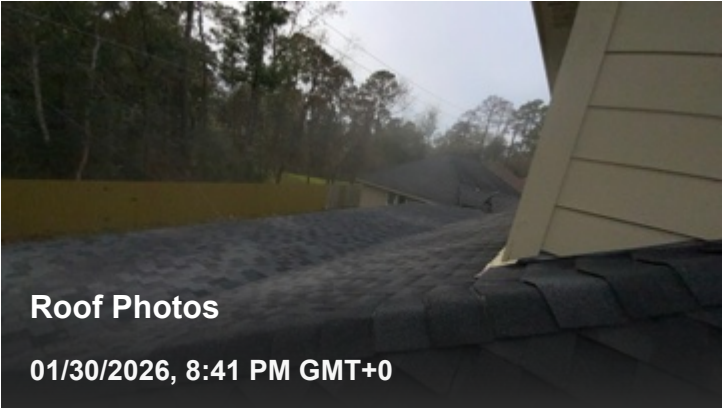
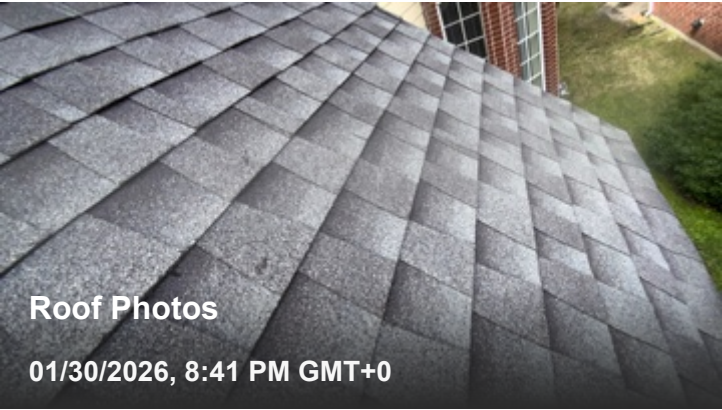
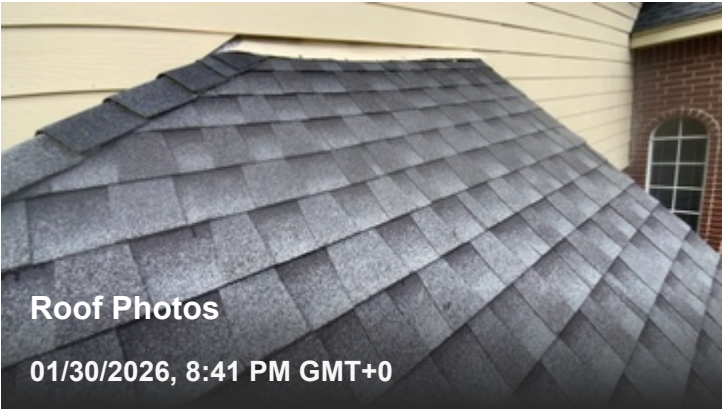
Evidence of Hail / Wind Damage

No

Evidence of Roof Leaks

No

Coverings photos / videos



 Repair deficiency

Exposed Roof Nails

There is one or more exposed nail(s) on the roof.

Coverings photos / videos



 Repair deficiency

Satellite Dish Bracket(s)

Satellite dish brackets installed over roof covering materials.

Coverings photos / videos



 Repair deficiency

Damaged Shingles

One or more shingles are cracked or torn.

Coverings photos / videos



Flashing

 No issues

Flashing Condition

Good (Cosmetic Issues Only)

Flashing photos / videos



Chimney

✓ No issues

Chimney Condition

Good (Cosmetic Issues Only)

Chimney photos / videos



Vents

✓ No issues

Roof Vent(s) Condition

Good (Cosmetic Issues Only)

Roof Vents Material(s)

PVC, Steel

Vents photos / videos

Skylights

 Not present

Skylights photos / videos

Garage

 2 Issues

Attached Garage

 2 Issues

Interior Condition

Fair (Some Repairs)

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

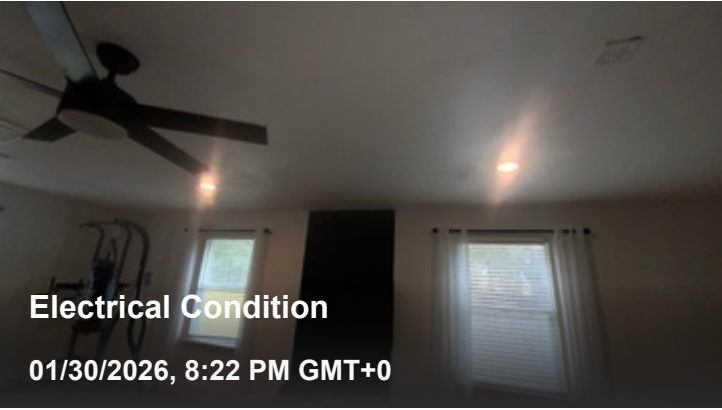
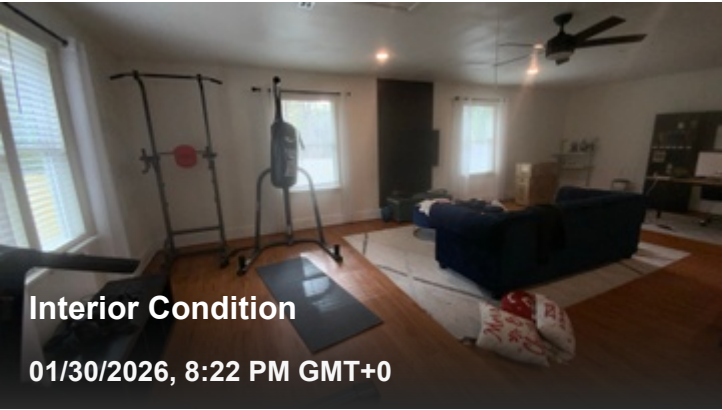
Garage Capacity

0 parking spaces

Garage Converted Into Living Space

Yes

Attached Garage photos / videos

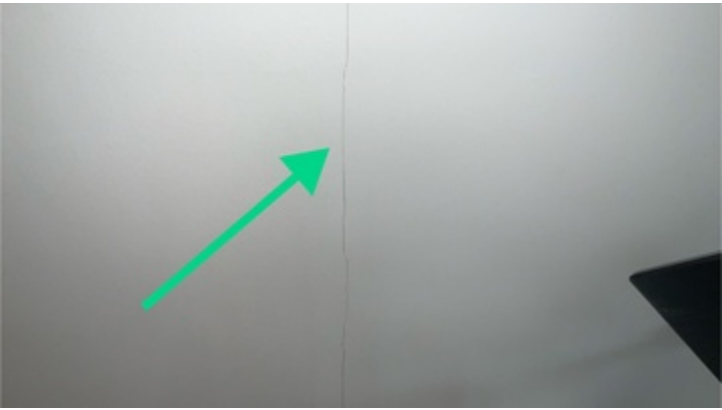
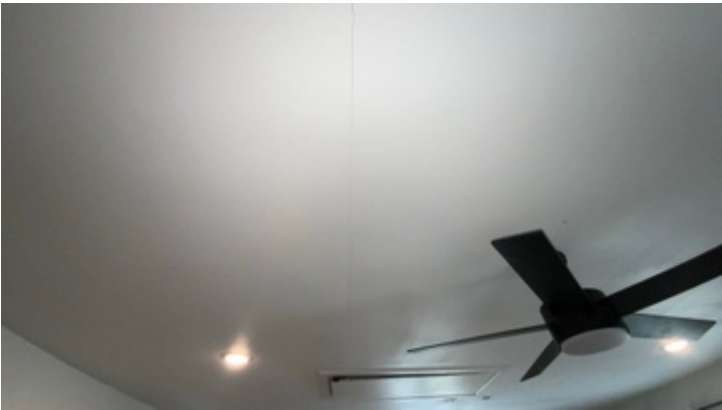


Monitor deficiency

Minor Wall Cracks

There is minor cracking on the wall / ceiling.

Attached Garage photos / videos



⚠ Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Structural

 4 Issues

Foundation

 3 Issues

Foundation Type

Poured Concrete

Foundation Condition

Fair (Some Repairs)

Foundation Cracks Observed

No

Evidence of Moisture Observed

No

Additional Foundation Concerns

No

Foundation photos / videos



 Safety deficiency

Exposed Rebar from Concrete

Exposed rebar protruding from concrete.

Foundation photos / videos



 Repair deficiency

Exposed Tendon Anchors

The cable ends are at risk of corrosion or failure.

Foundation photos / videos



 Repair deficiency

High Soil Grade

There are areas of high soil around the foundation.

Foundation photos / videos



Crawl Space

 **Not present**

Crawl Space photos / videos

Attic

 1 Issue

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

7-9

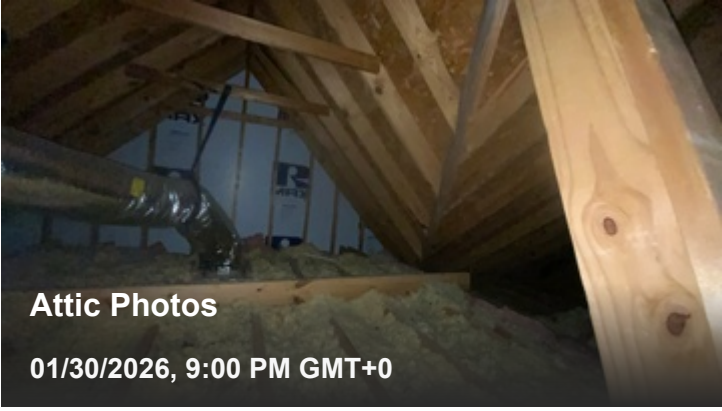
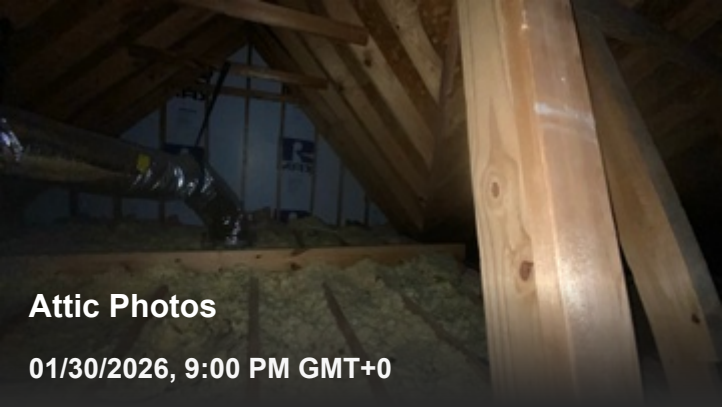
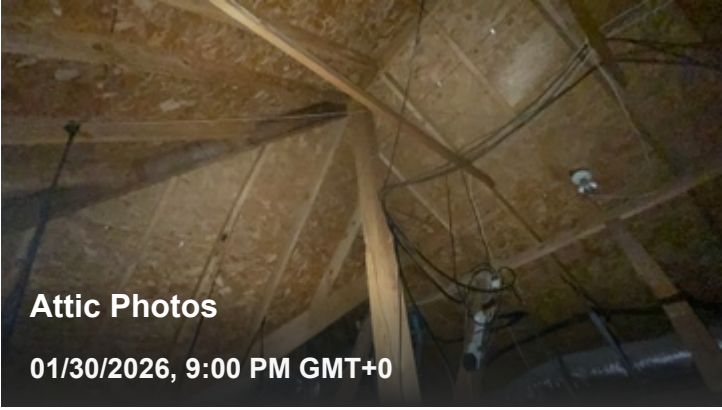
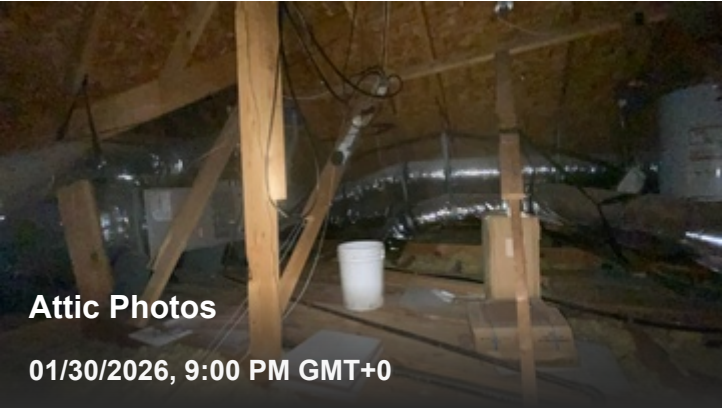
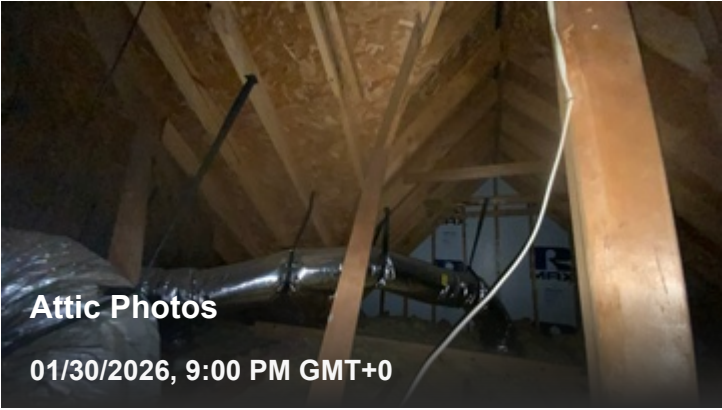
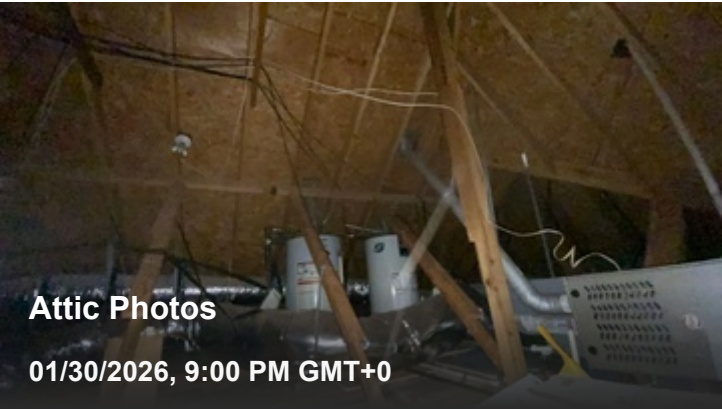
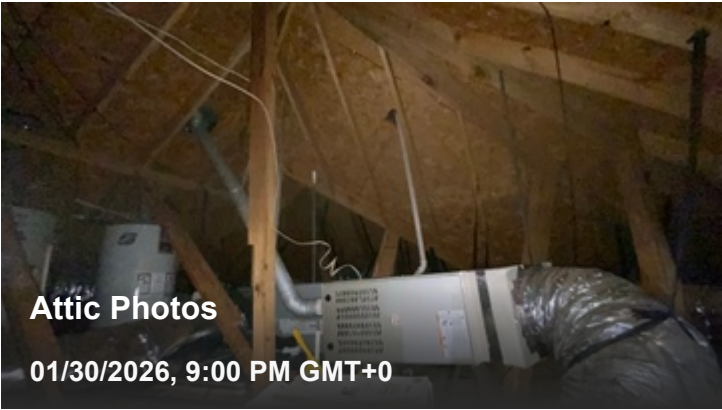
Roof Insulation Depth

0

Percentage of Roof Area Above Attic

100%

Attic photos / videos



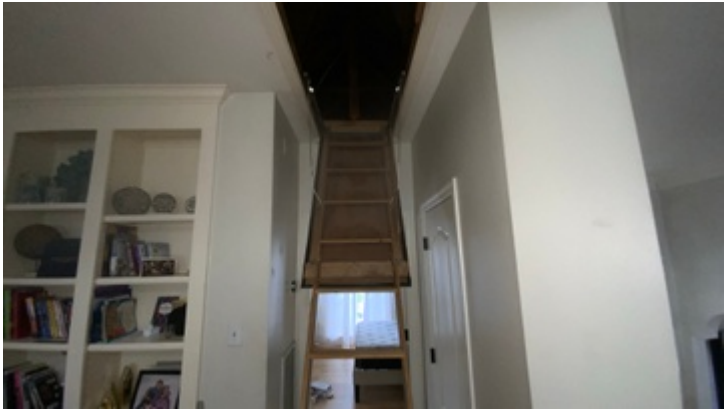


Repair deficiency

Missing Attic Hatch Insulation

There is no insulation for the attic access hatches.

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

 5 Issues

Common Room

 2 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Approximate Ceiling Height

> 16'

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

Noticeable Wear (Fading / Scuffs / Minor Damage)

Walls / Ceilings Need Repainting

No

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

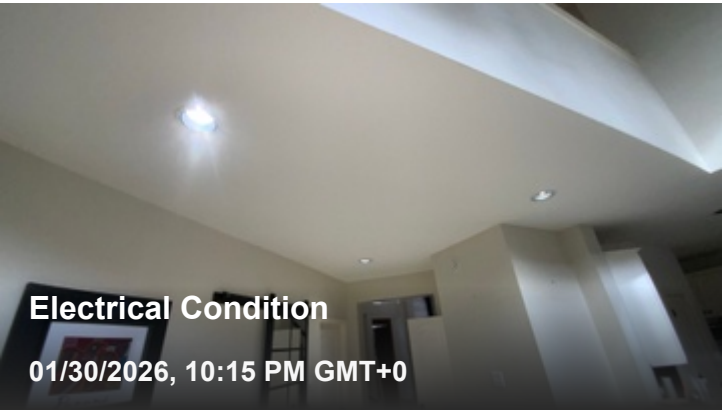
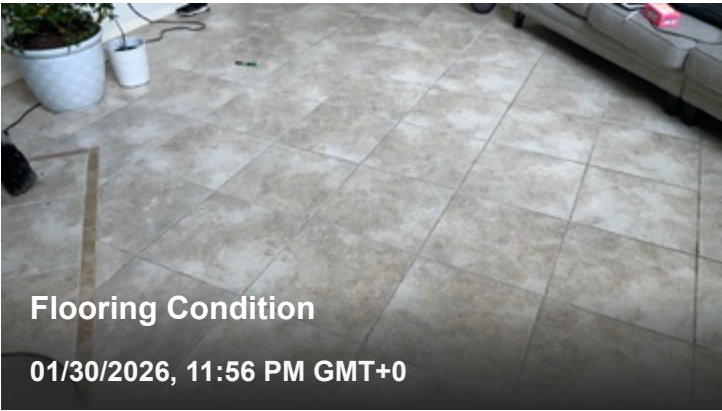
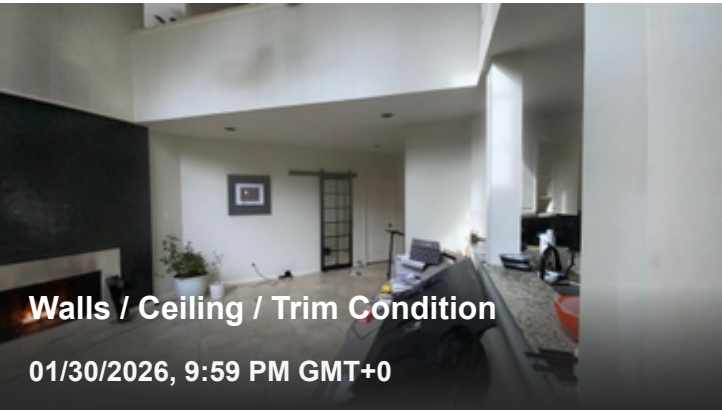
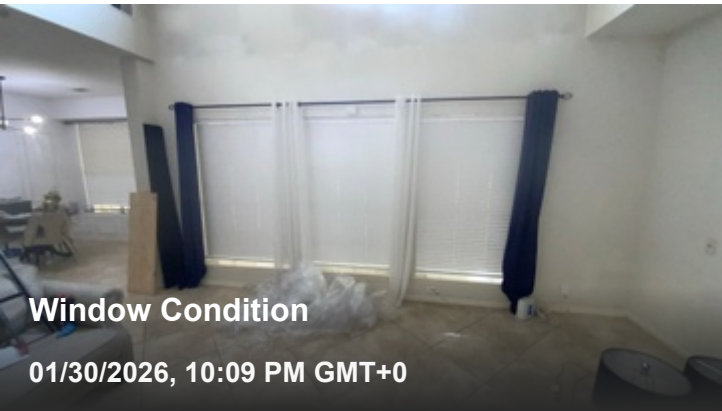
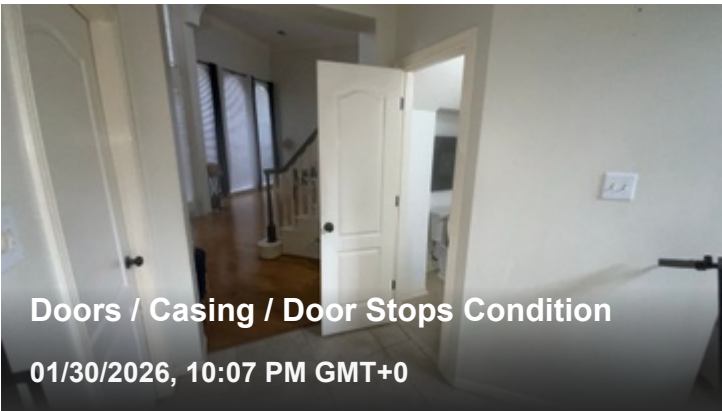
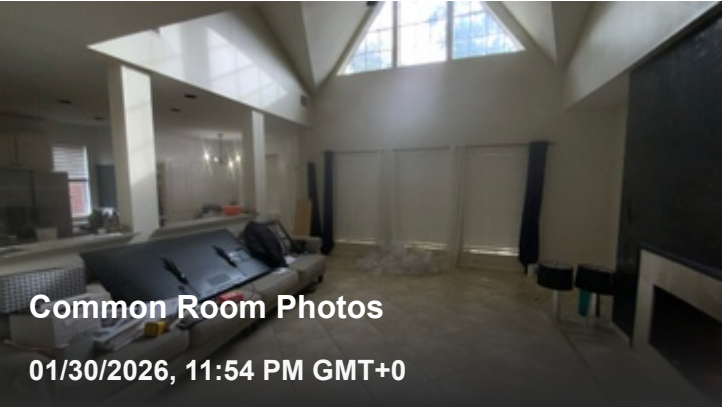
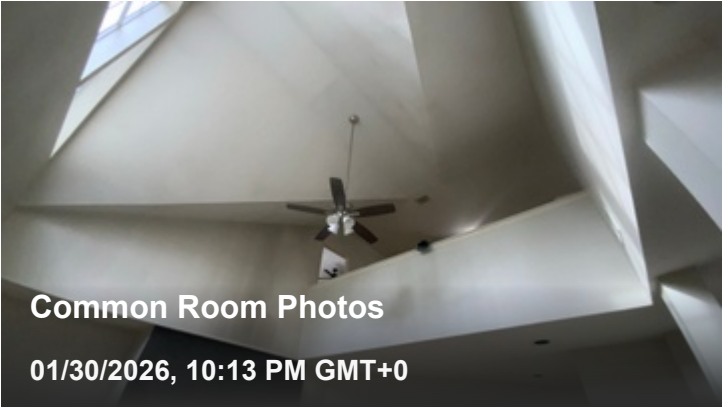
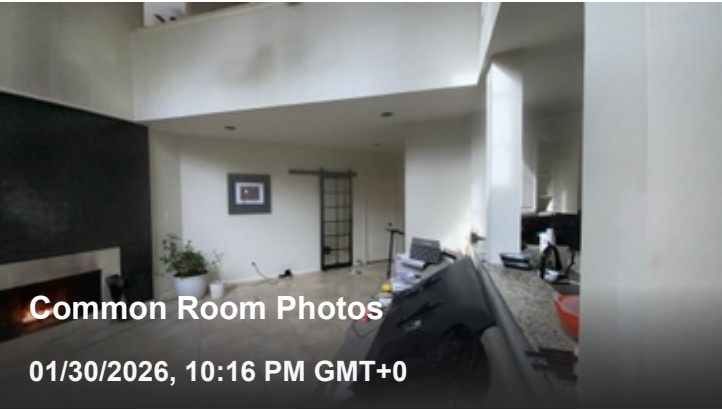
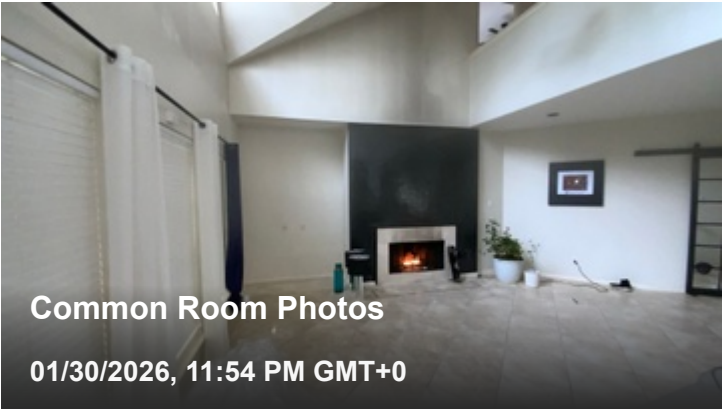
Flooring Material(s)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

Common Room photos / videos

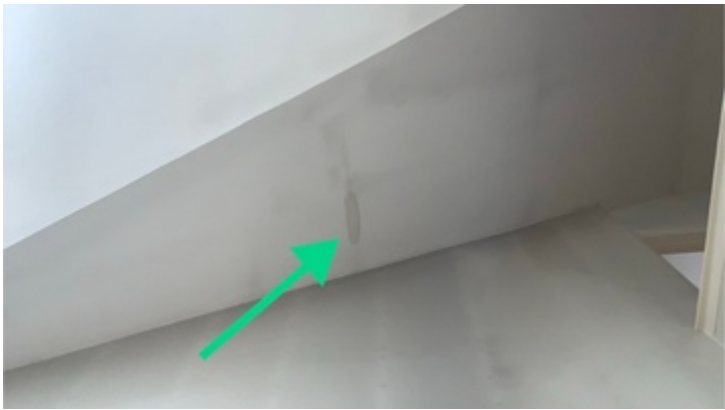


 Repair deficiency

Water Stained Ceiling

The ceiling has one or more moisture stains.

Common Room photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Hallway

 Not present

Hallway photos / videos

Stairway

 2 Issues

Stairway Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

No

Flooring Condition

Noticeable Wear (Fading / Scuffs / Minor Damage)

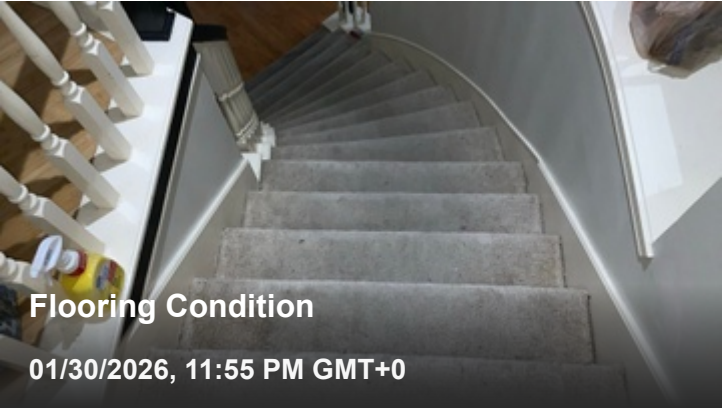
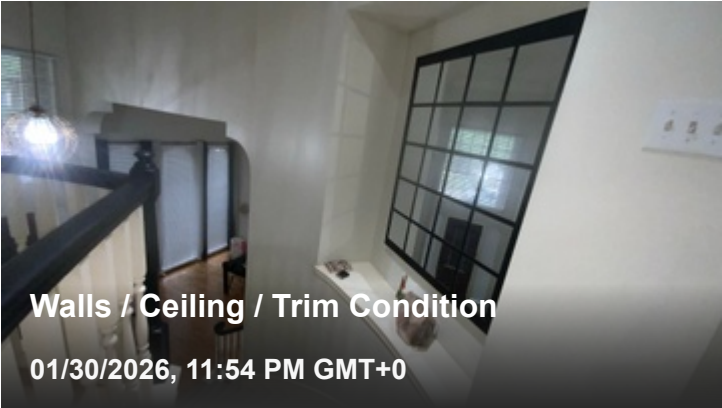
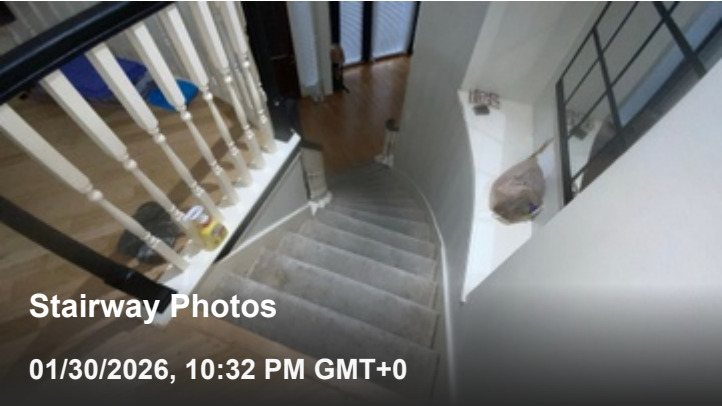
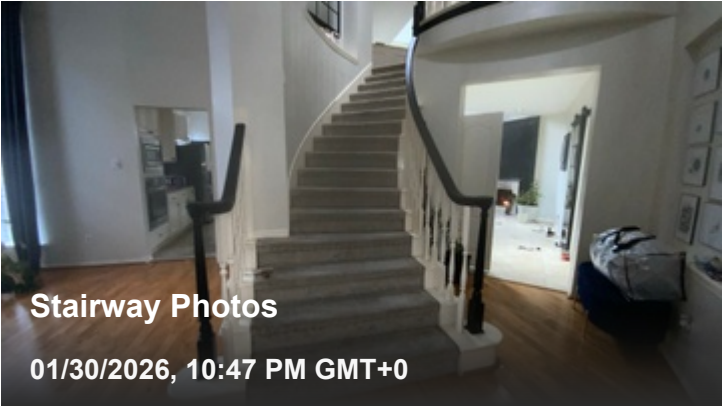
Flooring Beyond Repair

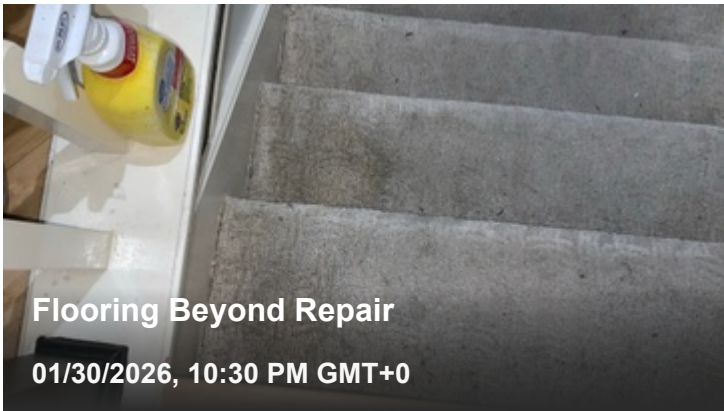
Flooring Needs Minor Repairs

Flooring Material(s)

Carpet

Stairway photos / videos





Flooring Beyond Repair

01/30/2026, 10:30 PM GMT+0

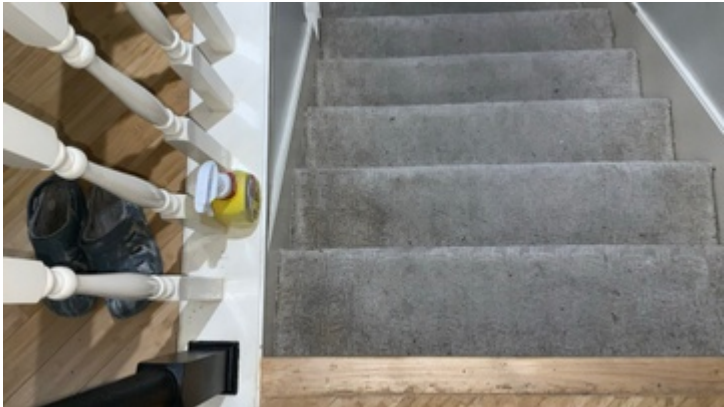


Monitor deficiency

Stained Carpet

The carpet has areas of staining or discoloration.

Stairway photos / videos



Inspectify flag

Flooring Beyond Repair

Flooring Needs Minor Repairs

Stairway photos / videos



Fireplace

✓ No issues

Fireplace Energy Source

Gas

Fireplace Condition

Good (Cosmetic Issues Only)

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

 3 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Not Present

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Tile

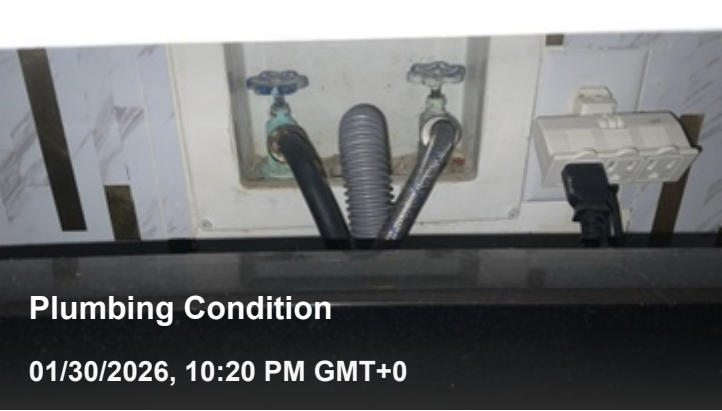
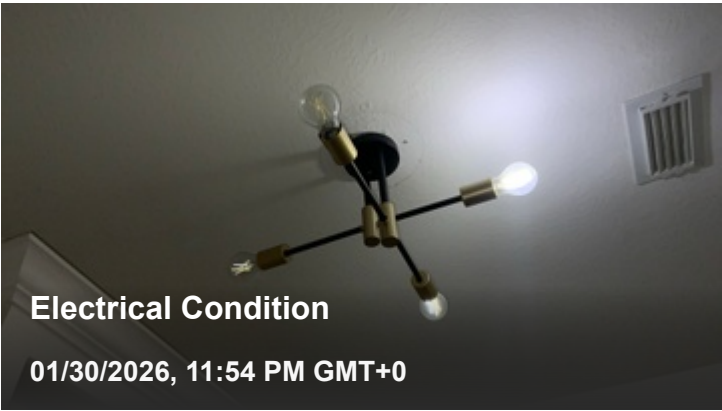
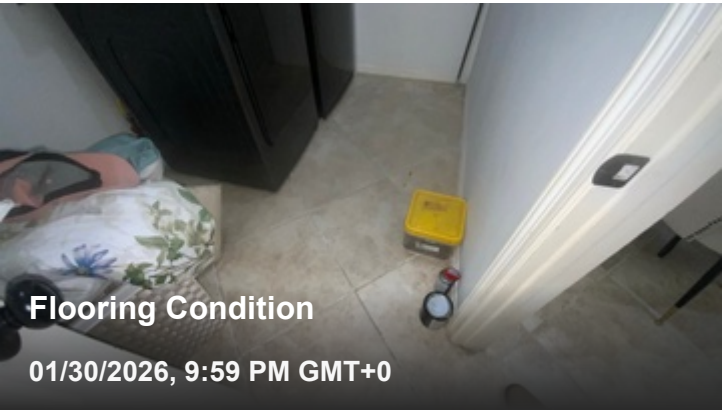
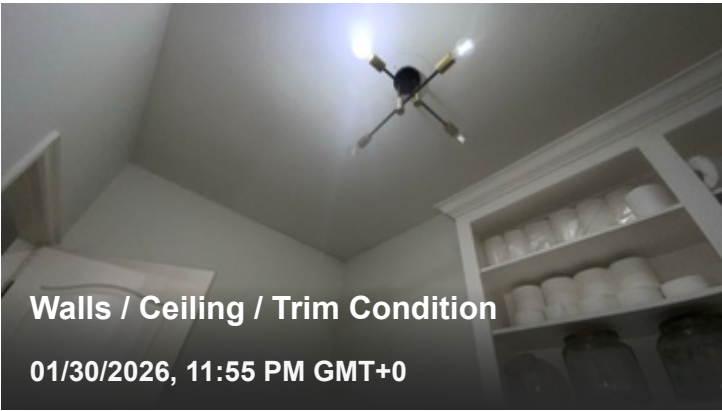
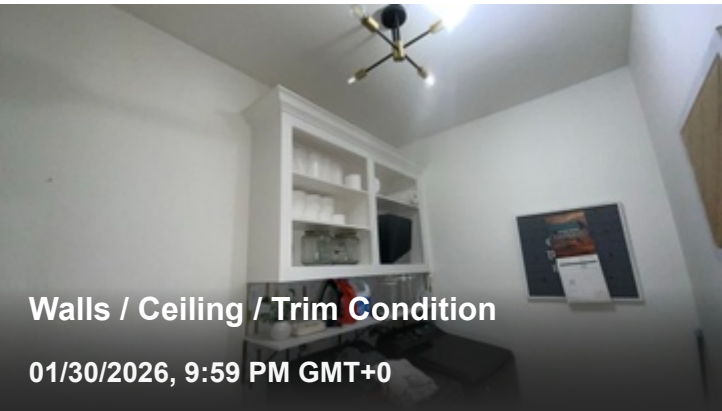
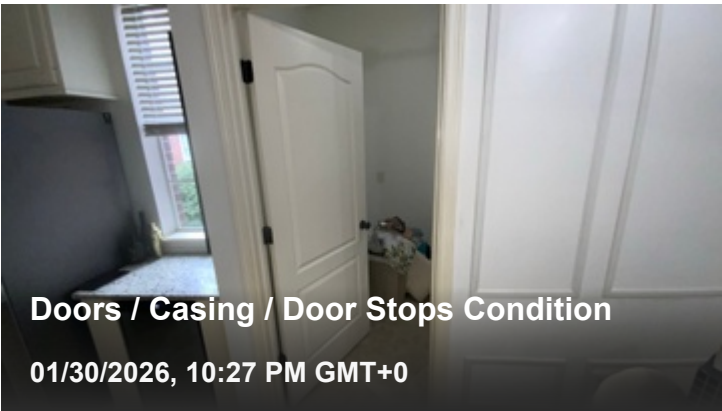
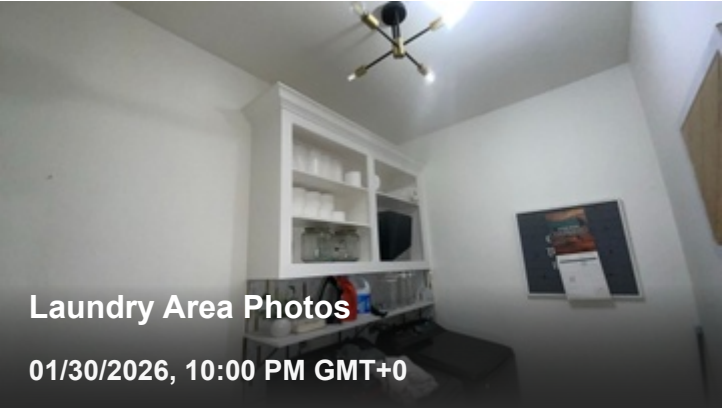
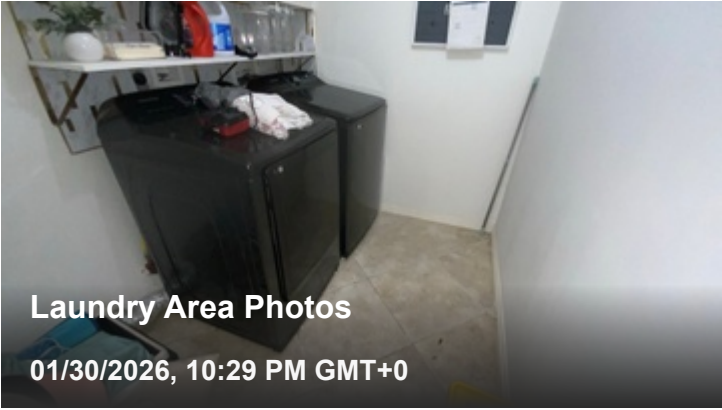
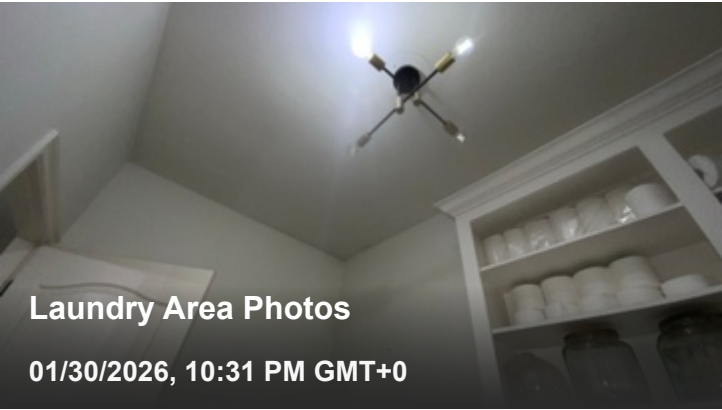
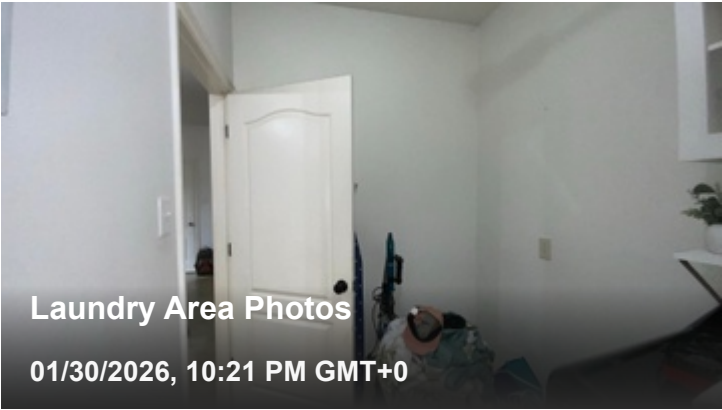
Electrical Condition

Fair (Some Repairs)

Plumbing Condition

Good (Cosmetic Issues Only)

Laundry Area photos / videos

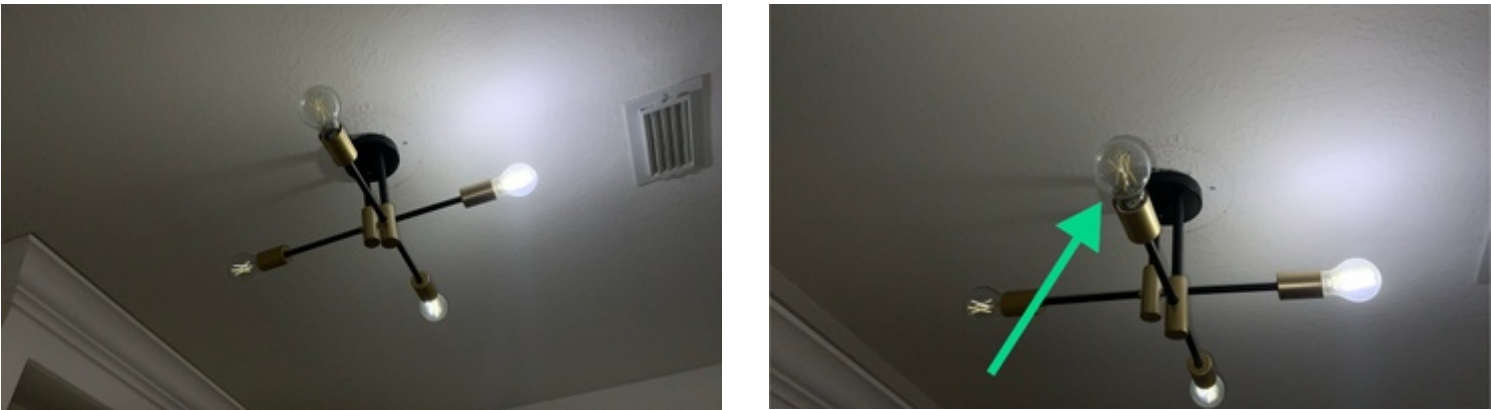


 Monitor deficiency

Inoperable or Missing Light Bulb

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

Laundry Area photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 Limitation

Window Condition: Not Present

The object / room is not present.

Limitation photos / videos

Washer

 1 Issue

Washer Condition

Functional With Cosmetic Defects

Washer Appliance Tag Photo

No Access

Note

Washing machine does not convey with the sale of the home

Washer photos / videos



 Limitation

Washer Appliance Tag Photo: No Access

I cannot access the object / room.

Limitation photos / videos

Dryer

 1 Issue

Dryer Condition

Functional With Cosmetic Defects

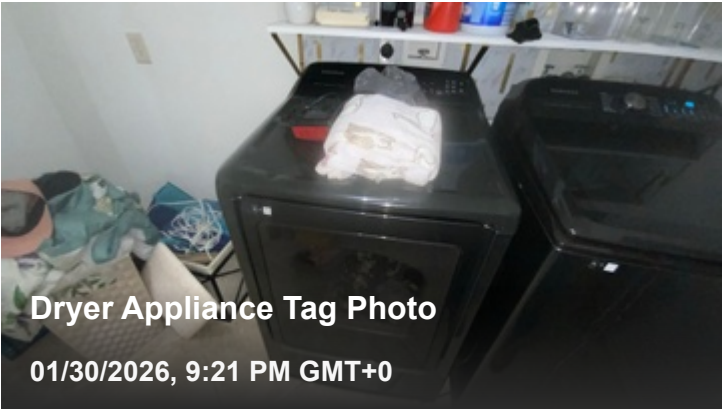
Dryer Appliance Tag Photo

Refer to limitations

Note

Dryer does not convey with the sale of the home

Dryer photos / videos



 Limitation

Dryer Appliance Tag Photo: Other

Washer and dryer do not convey with the sell of the home

Limitation photos / videos

Kitchen

 4 Issues

Kitchen General

 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

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceiling / Trim Condition

Noticeable Wear (Fading / Scuffs / Minor Damage)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Material(s)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

Faucet(s) / Sink(s) Condition

Good (Cosmetic Issues Only)

Kitchen Cabinet / Drawers Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Kitchen Countertop Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

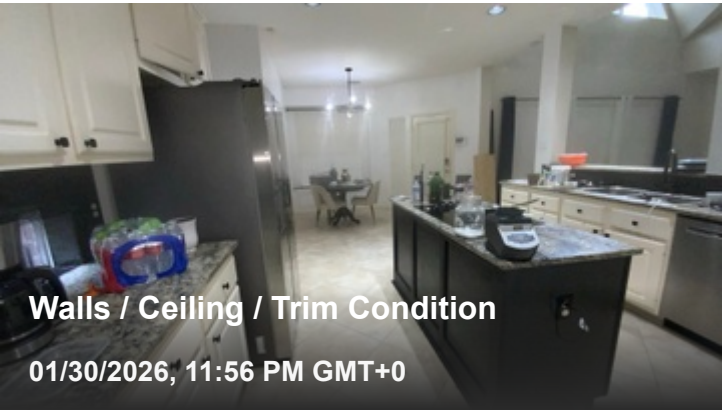
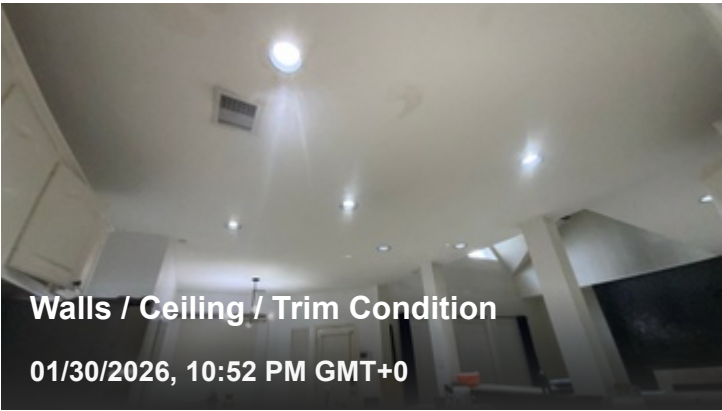
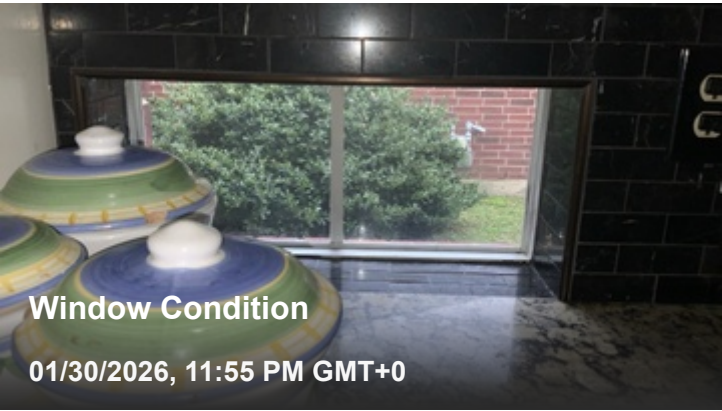
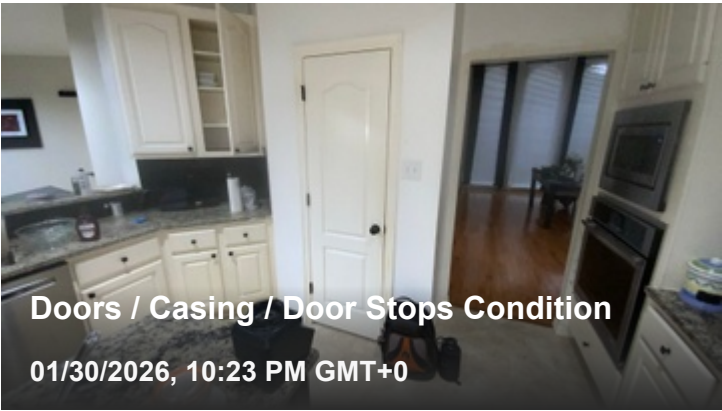
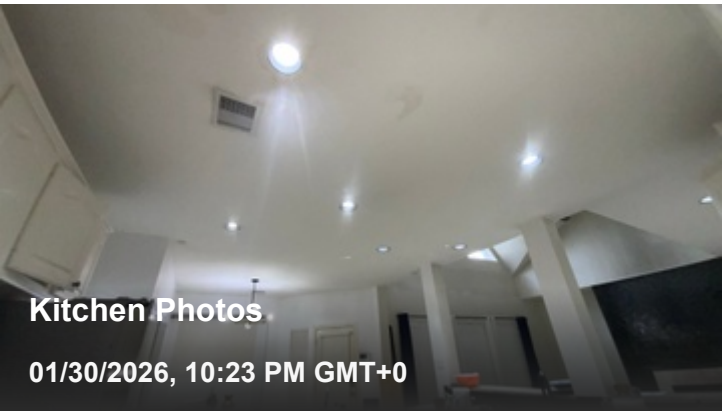
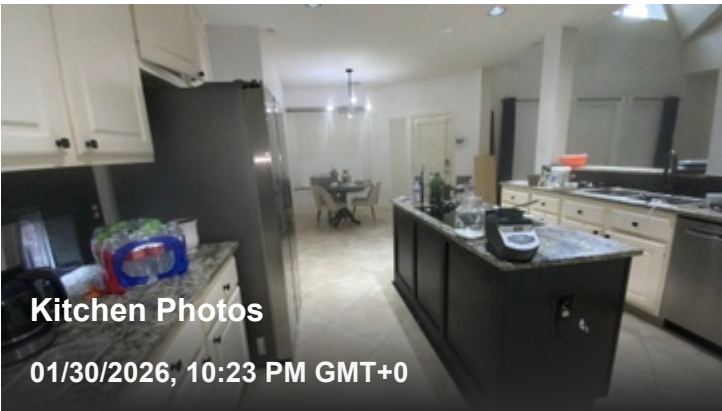
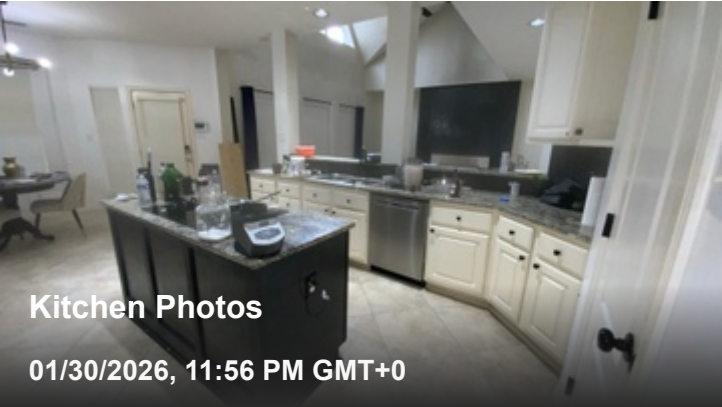
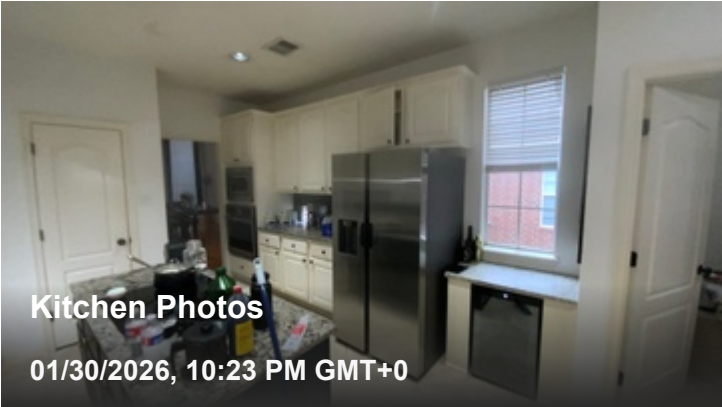
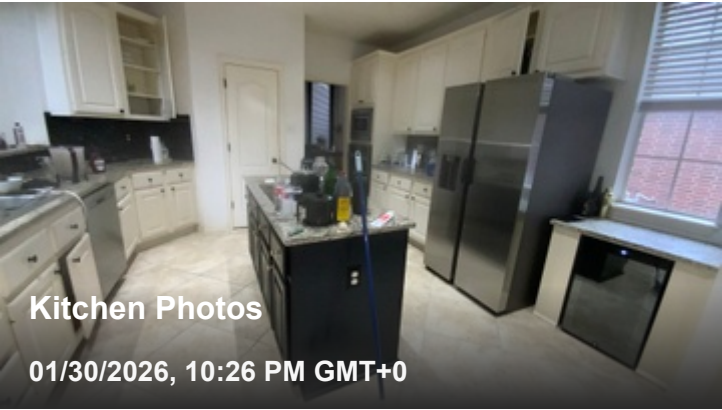
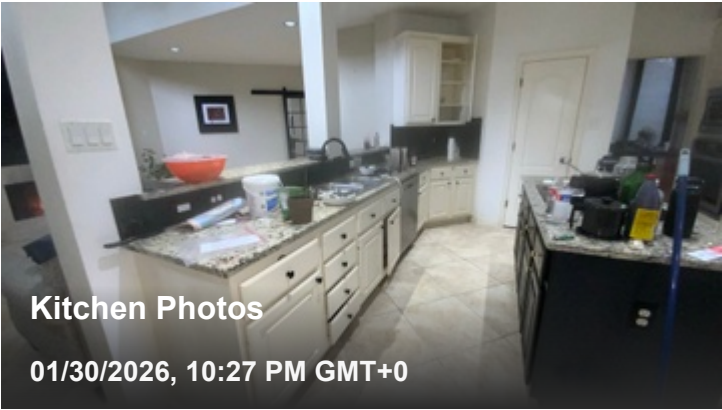
Flooring Beyond Repair

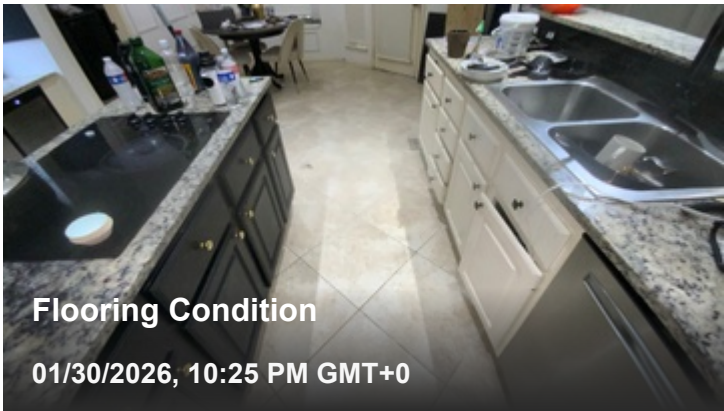
No Flooring Concerns Observed

Plumbing Condition

Great (No Leaks)

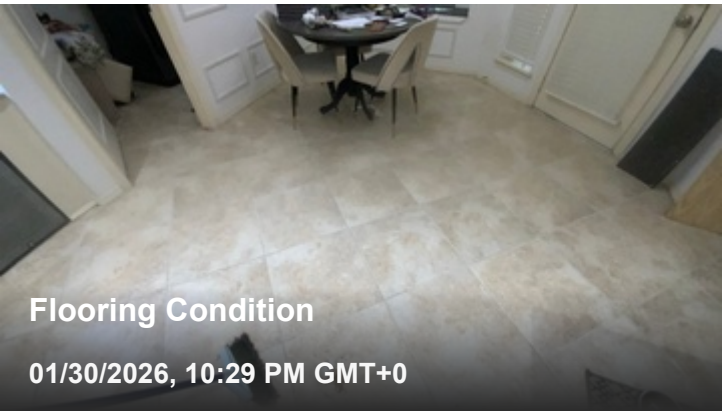
Kitchen General photos / videos





Flooring Condition

01/30/2026, 10:25 PM GMT+0



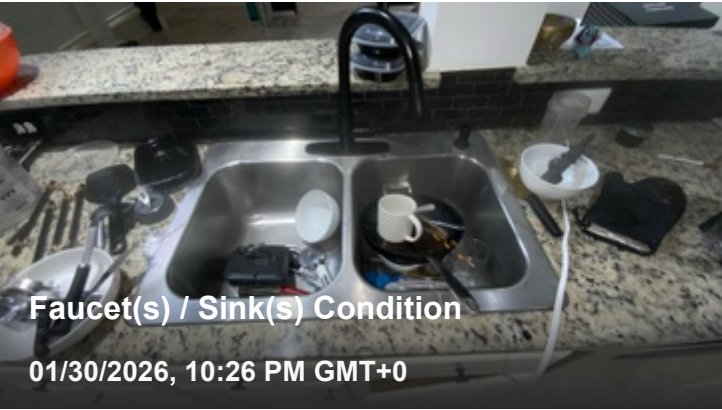
Flooring Condition

01/30/2026, 10:29 PM GMT+0



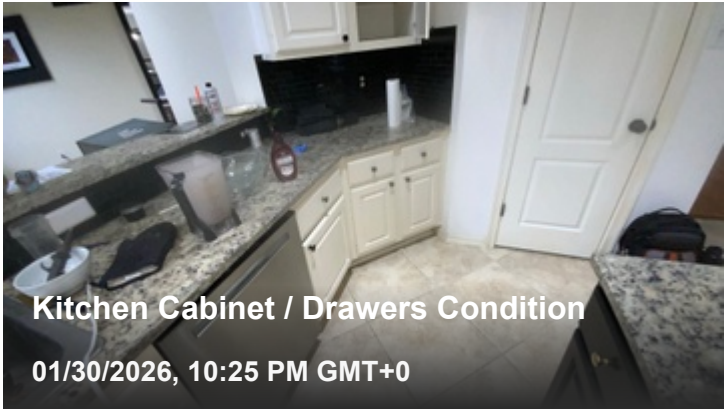
Electrical Condition

01/30/2026, 10:31 PM GMT+0



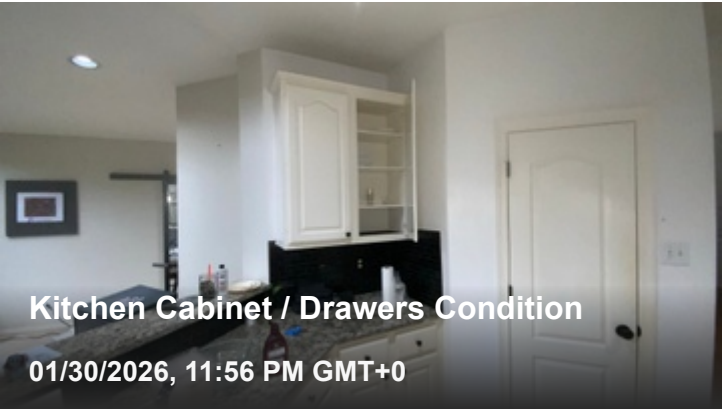
Faucet(s) / Sink(s) Condition

01/30/2026, 10:26 PM GMT+0



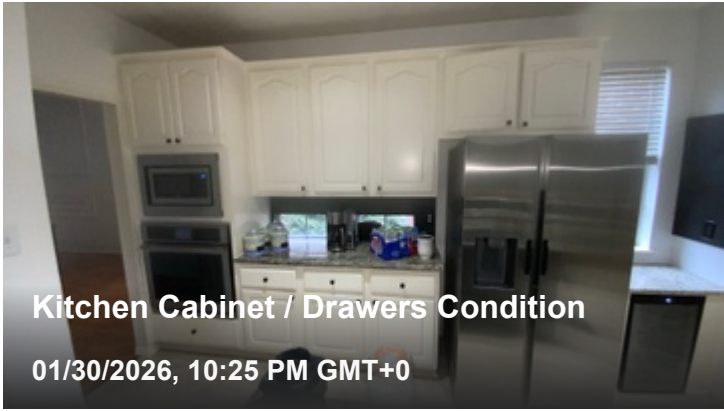
Kitchen Cabinet / Drawers Condition

01/30/2026, 10:25 PM GMT+0



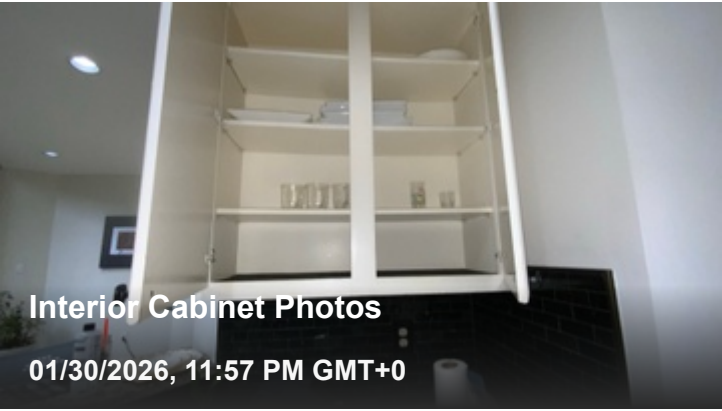
Kitchen Cabinet / Drawers Condition

01/30/2026, 11:56 PM GMT+0



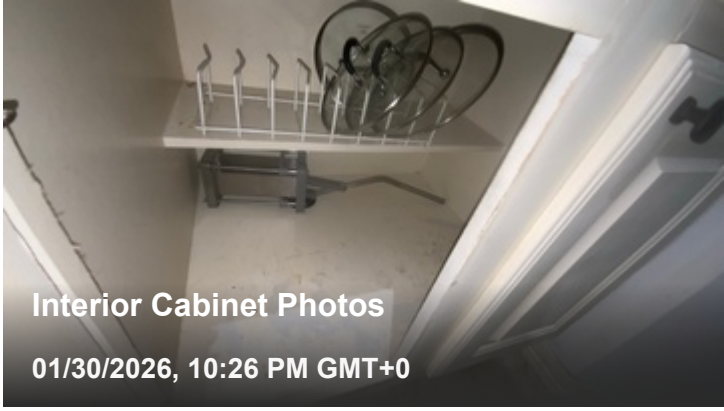
Kitchen Cabinet / Drawers Condition

01/30/2026, 10:25 PM GMT+0



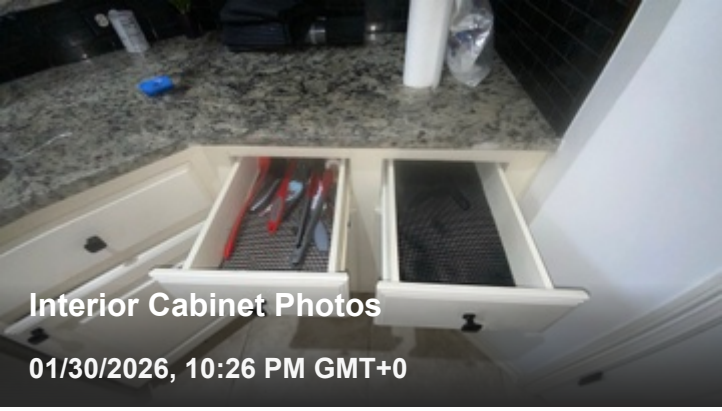
Interior Cabinet Photos

01/30/2026, 11:57 PM GMT+0



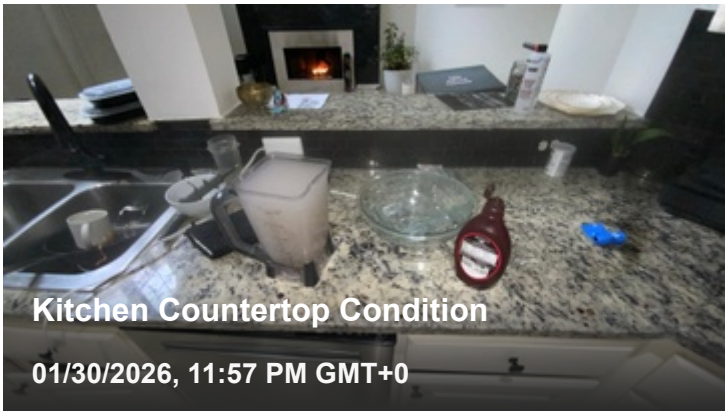
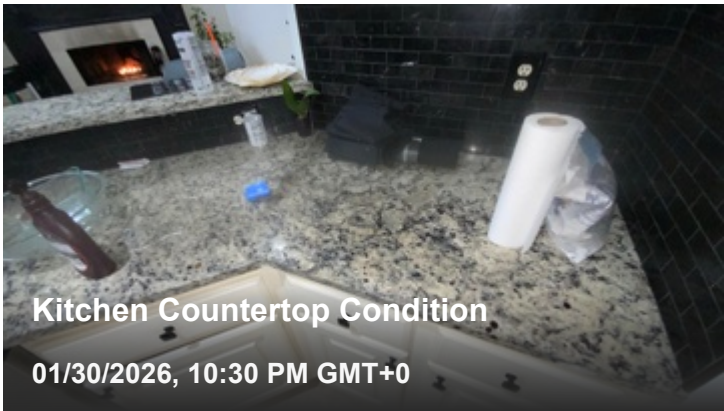
Interior Cabinet Photos

01/30/2026, 10:26 PM GMT+0



Interior Cabinet Photos

01/30/2026, 10:26 PM GMT+0

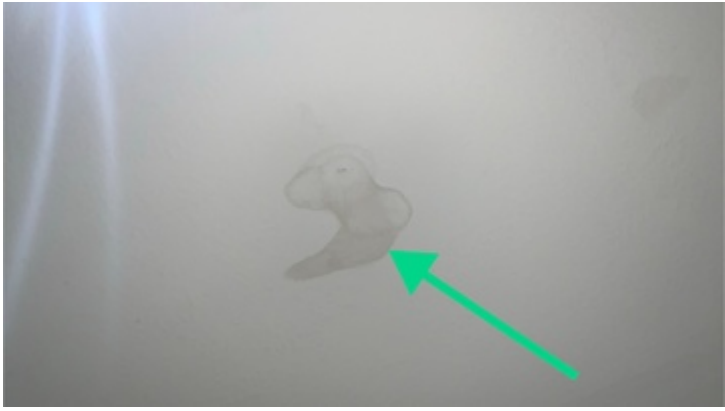
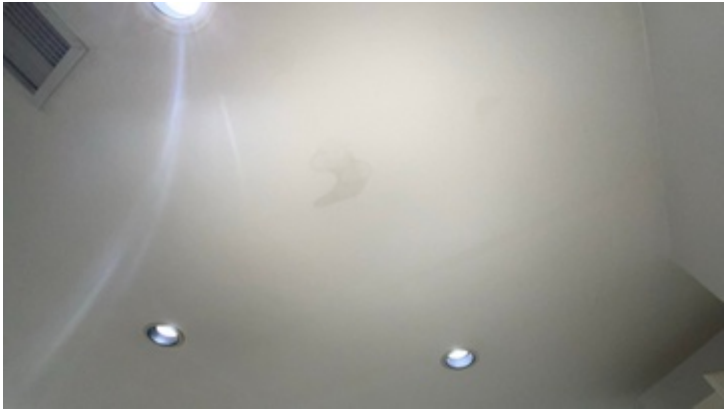


 Repair deficiency

Water Stained Ceiling

The ceiling has one or more moisture stains.

Kitchen General photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Dishwasher

 No issues

Dishwasher Condition

Functional With Cosmetic Defects

Dishwasher Appliance Tag Photo

Dishwasher

Recall status

No

Expected life

10 years

Brand

Frigidaire

Estimated remaining life

5.42 years

Manufacture date

July 2021

Model number

FGIP2468UF2A

Age

4.58 years

Serial number

TH12821080

 Beta Feature

Dishwasher Appliance Tag Photo

01/30/2026, 10:27 PM GMT+0



✓ No issues

Functional With Cosmetic Defects

Refrigerator

No

14 years

Samsung

9.33 years

June 2021

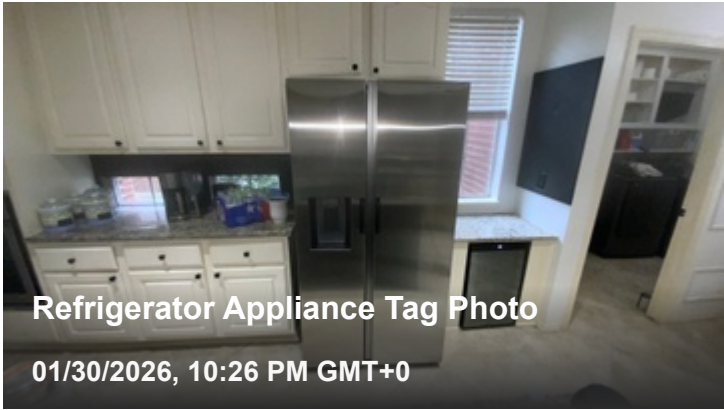
RS27T5200SR/AA

4.67 years

0B2G4BAR602140B

 Beta Feature

Refrigerator photos / videos



Refrigerator Appliance Tag Photo

01/30/2026, 10:26 PM GMT+0



Refrigerator Appliance Tag Photo

01/30/2026, 10:26 PM GMT+0

Range

Not present

Range photos / videos

Cooktop

No issues

Cooktop Condition

Functional With Cosmetic Defects

Cooktop Appliance Tag Photo

Cooktop

Recall status

No

Expected life

13 years

Brand

Frigidaire

Estimated remaining life

7.84 years

Manufacture date

December 2020

Model number

FFEC3025UBB

Age

5.16 years

Serial number

3F05207830

Beta Feature

Cooktop photos / videos



Wall Oven

✓ No issues

Wall Oven Condition

Functional With Cosmetic Defects

Wall Oven Appliance Tag Photo

Range / Stove / Oven

Recall status	Manufacture date
No	December 2015
Expected life	Model number
15 years	JJW3430DS01
Brand	Age
Jenn-Air	10.17 years
Estimated remaining life	Serial number
4.83 years	D55206580

Beta Feature

Wall Oven photos / videos



Microwave

🔍 1 Issue

Microwave Condition

Functional With Cosmetic Defects

Microwave Appliance Tag Photo

Not Present

Microwave photos / videos



⚠️ Limitation

Microwave Appliance Tag Photo: Not Present

The object / room is not present.

Limitation photos / videos

Vent Hood

 1 Issue

Vent Hood Condition

Not Present

Vent Hood photos / videos



 Limitation

Vent Hood Condition: Not Present

The object / room is not present.

Limitation photos / videos

Garbage Disposal

 No issues

Garbage Disposal Condition

Functional With Cosmetic Defects

Garbage Disposal photos / videos



Bedrooms

 10 Issues

Primary Bedroom

 2 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

First Floor

Approximate Ceiling Height

10' - 12'

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Screens Condition

Good (Cosmetic Issues Only)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

No

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Engineered Wood

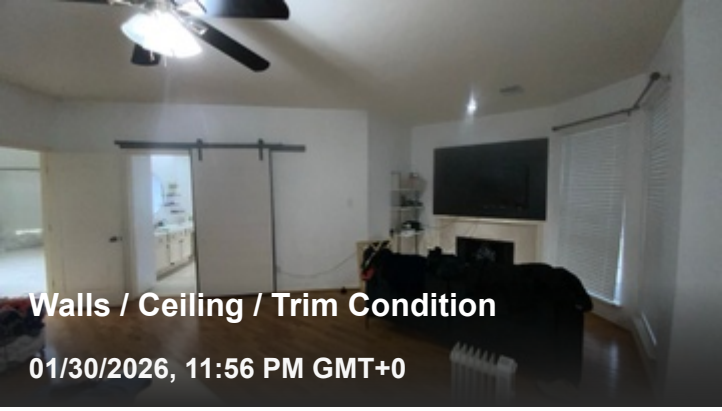
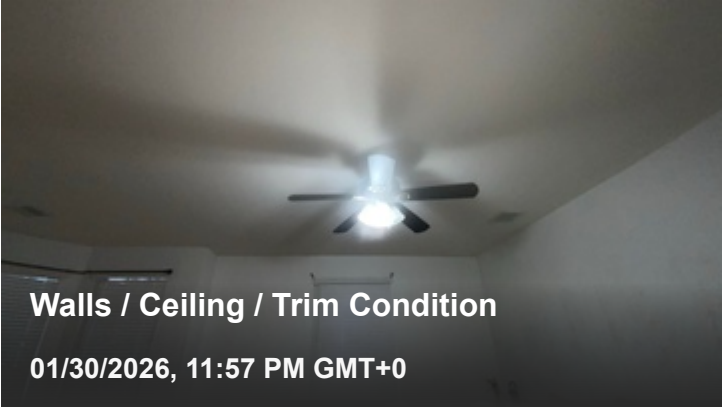
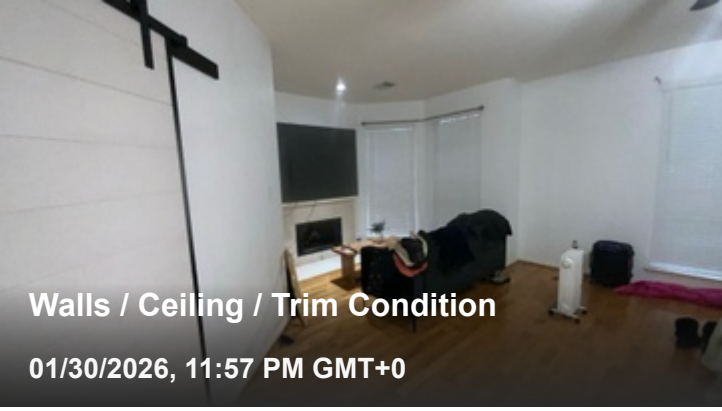
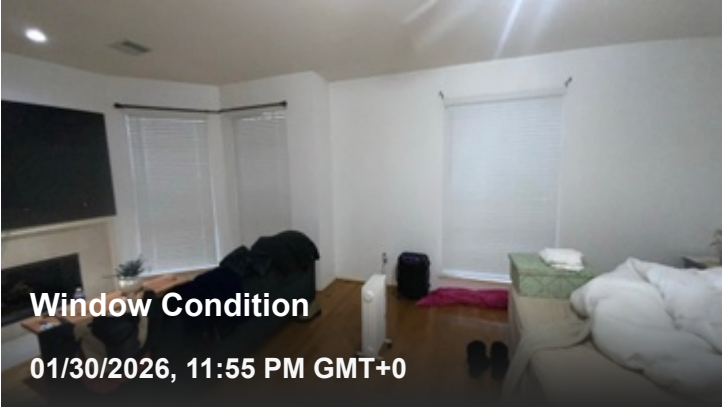
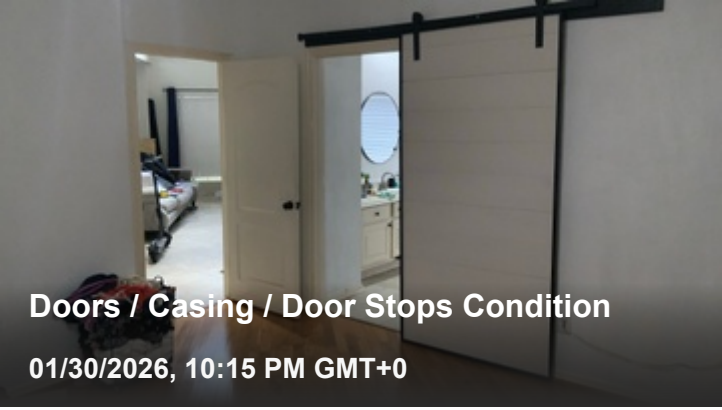
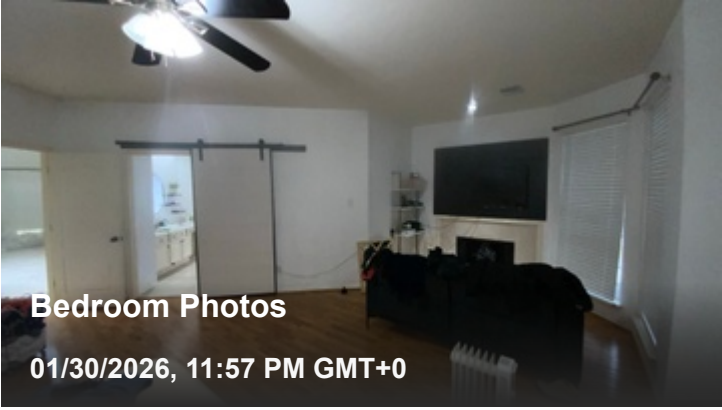
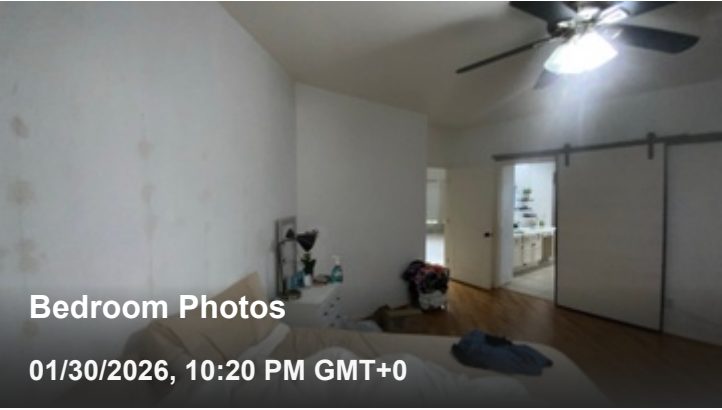
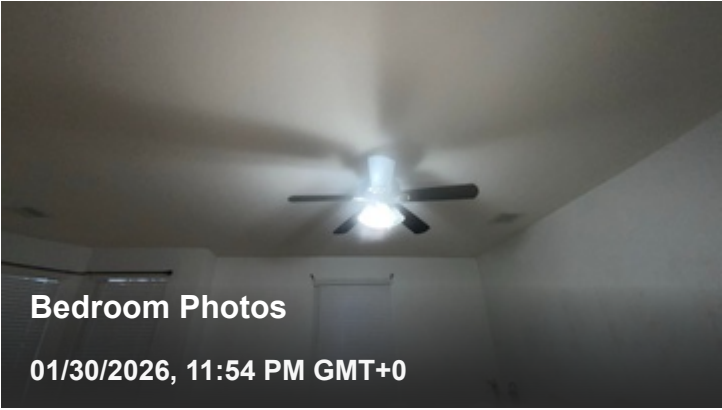
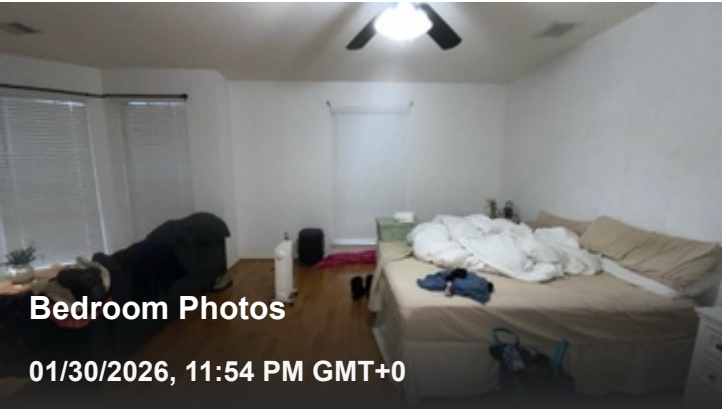
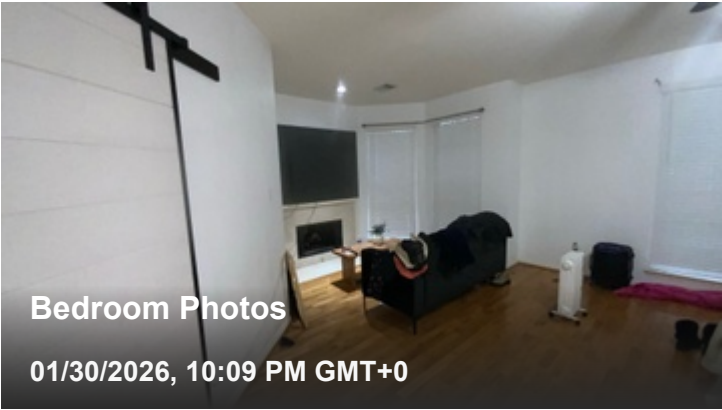
Electrical Condition

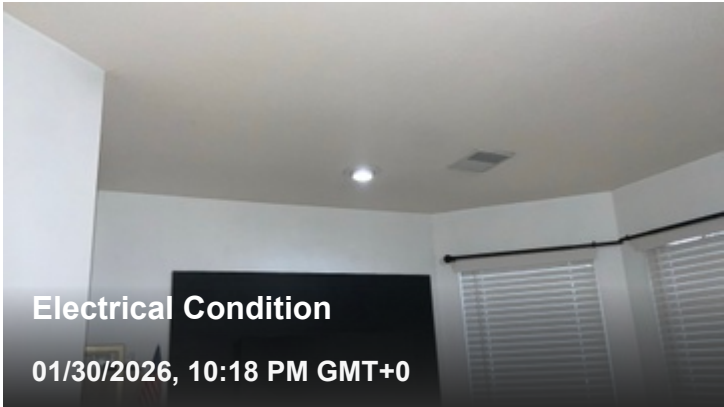
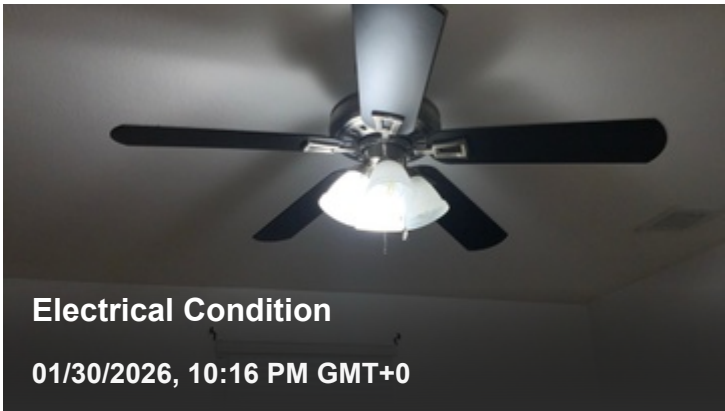
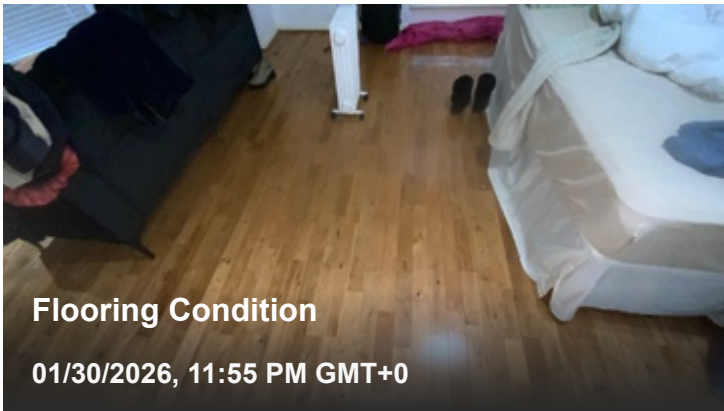
Fair (Some Repairs)

Walk-in Closet Observed

Yes

Primary Bedroom photos / videos





Monitor deficiency

Inoperable or Missing Light Bulb

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

Primary Bedroom photos / videos



Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bedroom 2

 3 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

Second Floor

Approximate Ceiling Height

10'

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Screens Condition

Good (Cosmetic Issues Only)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

No

Flooring Condition

Noticeable Wear (Fading / Scuffs / Minor Damage)

Flooring Beyond Repair

Flooring Needs Minor Repairs

Flooring Material(s)

Engineered Wood

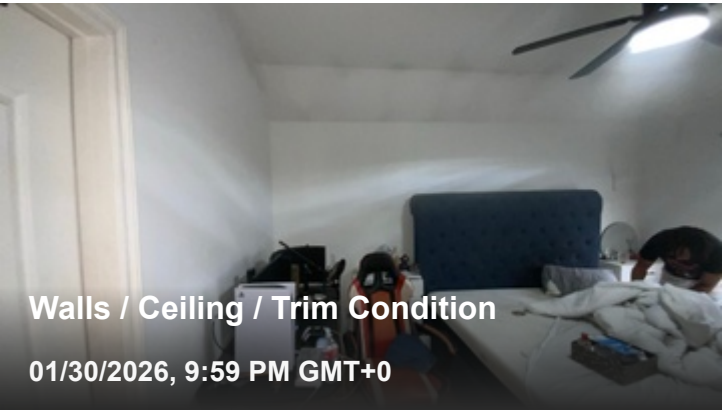
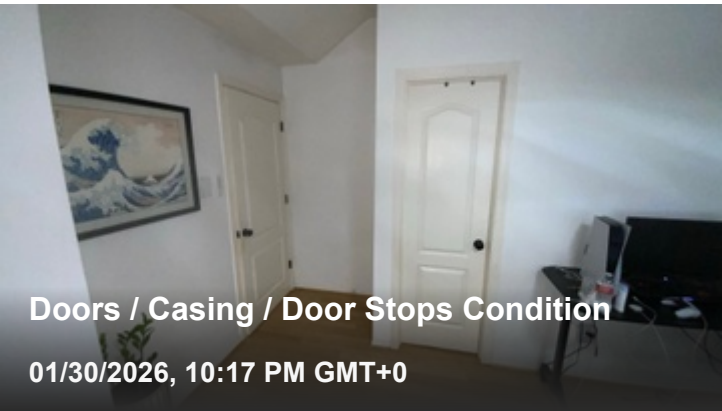
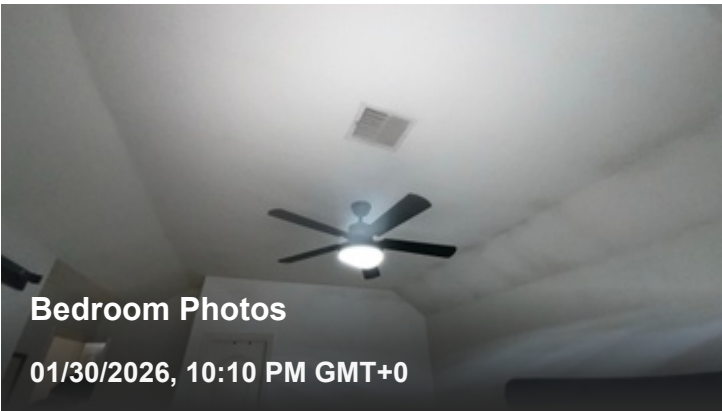
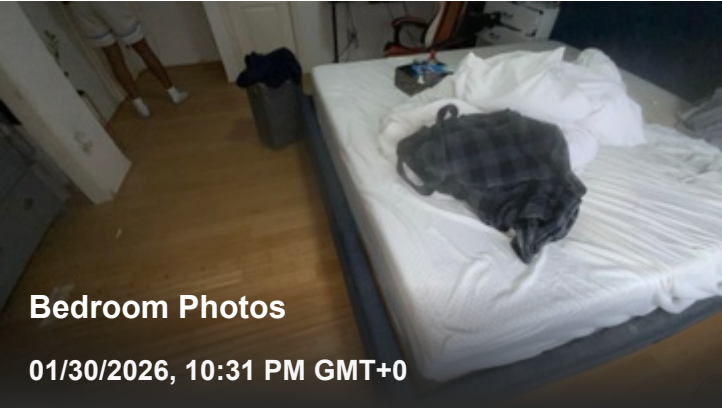
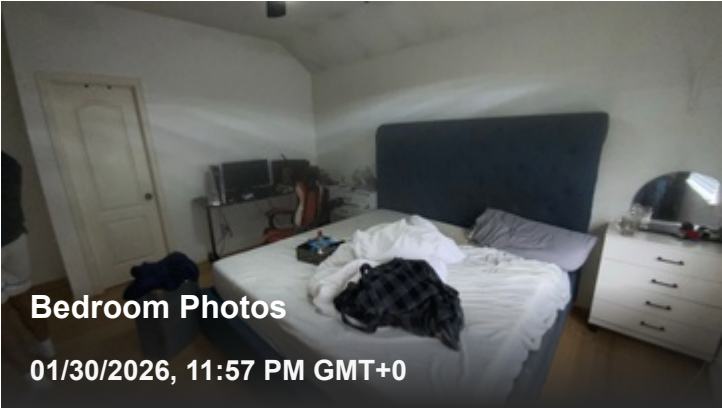
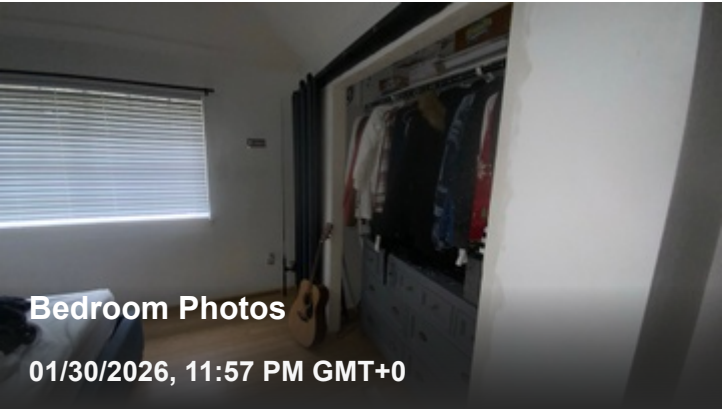
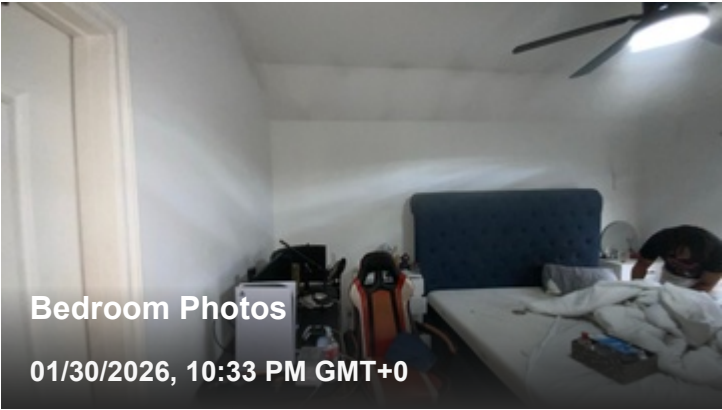
Electrical Condition

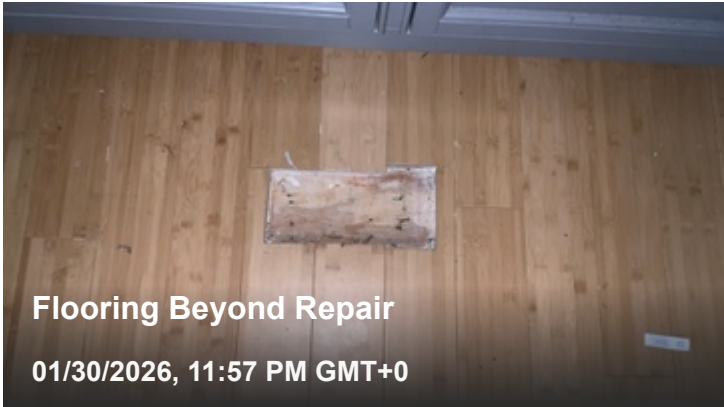
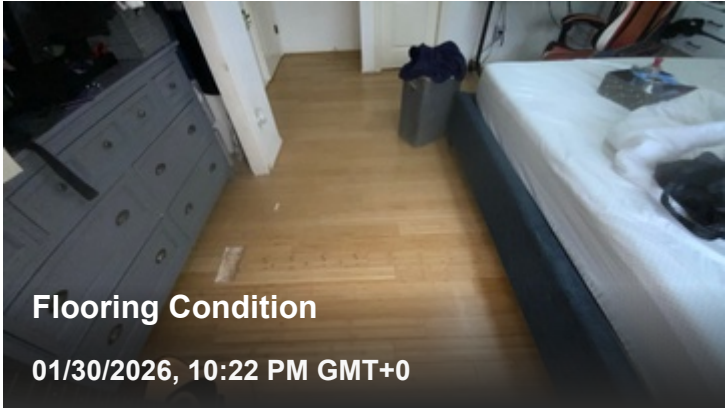
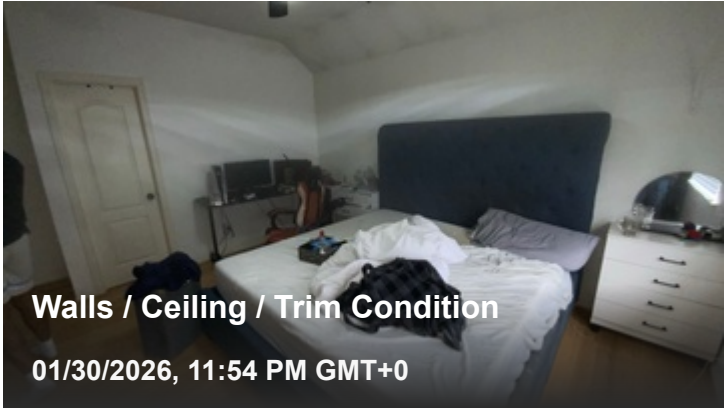
Good (Cosmetic Issues Only)

Walk-in Closet Observed

No

Bedroom 2 photos / videos





 Repair deficiency

Damaged Flooring

The floors are damaged.

Bedroom 2 photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 Inspectify flag

Flooring Beyond Repair

Flooring Needs Minor Repairs

Bedroom 2 photos / videos



Bedroom 3

 3 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

Second Floor

Approximate Ceiling Height

10'

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Screens Condition

Fair (Some Repairs)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

No

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Engineered Wood

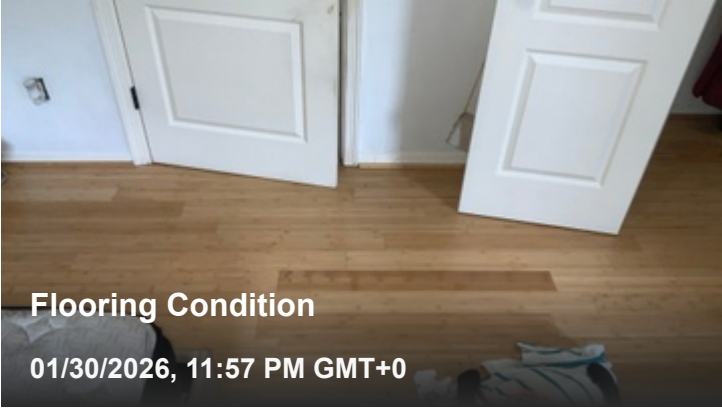
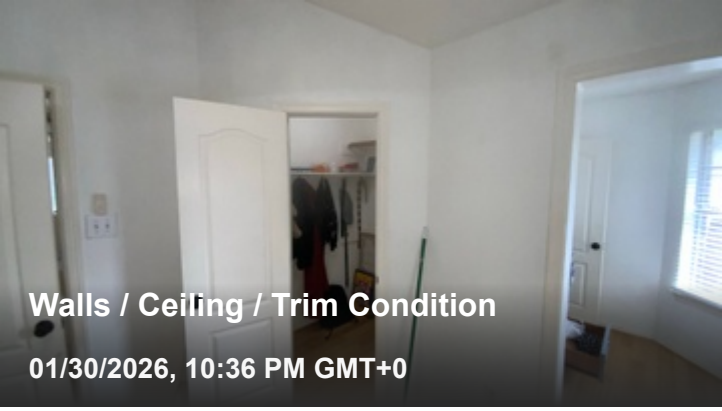
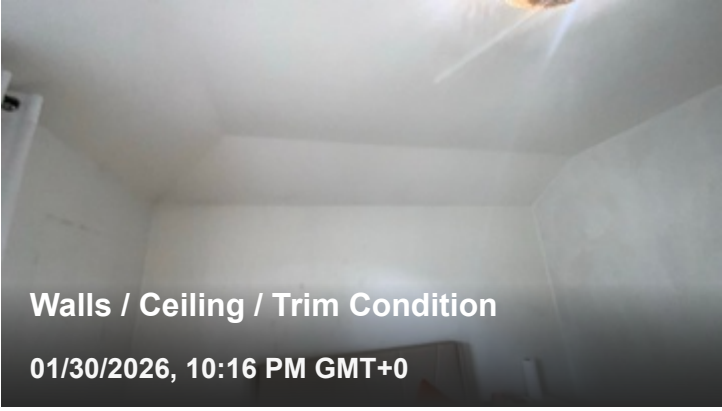
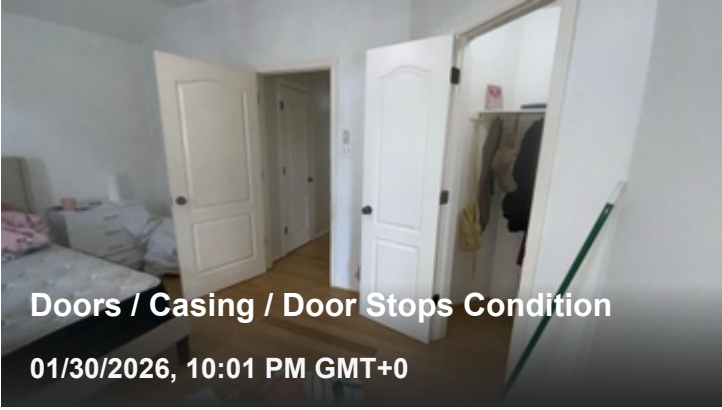
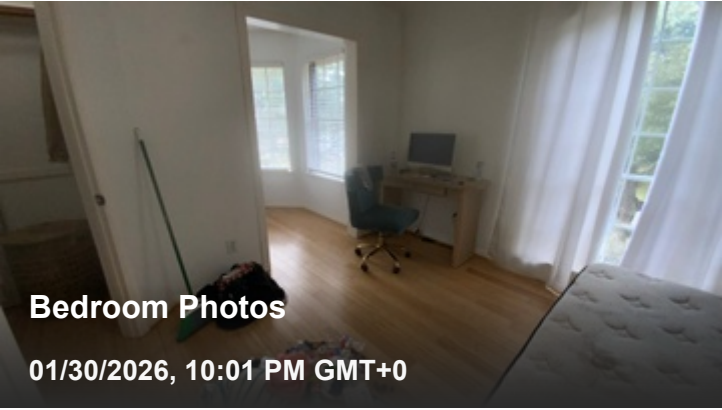
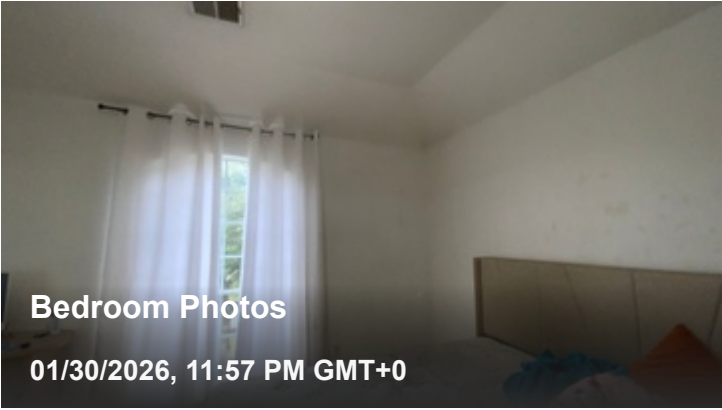
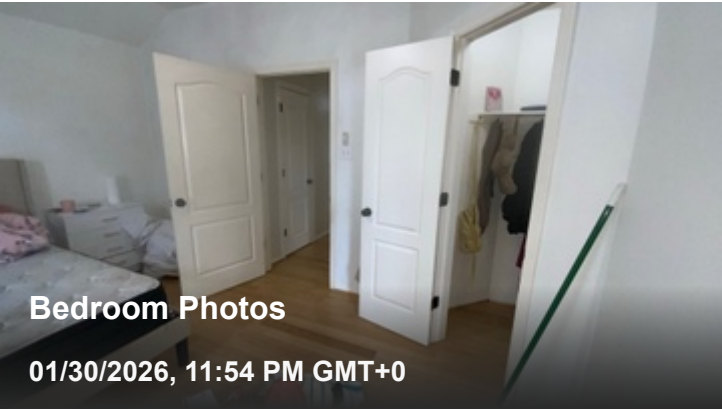
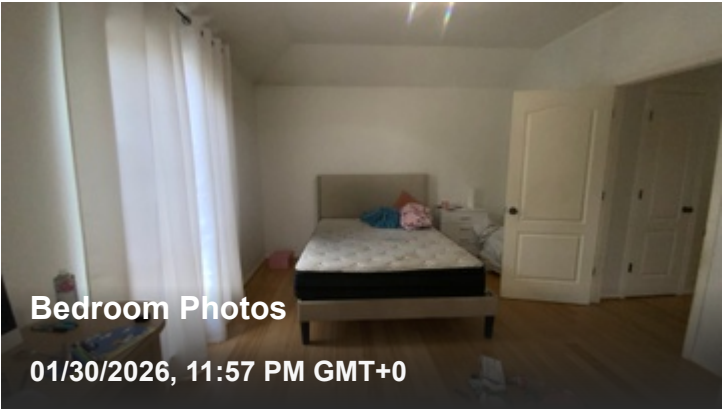
Electrical Condition

Fair (Some Repairs)

Walk-in Closet Observed

Yes

Bedroom 3 photos / videos



 Repair deficiency

Missing Cover Plate

One or more switches / outlets / receptacles are missing a cover plate.

Bedroom 3 photos / videos



 Monitor deficiency

Missing Window Screen

One or more windows are missing a screen.

Bedroom 3 photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bedroom 4

 2 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

Second Floor

Approximate Ceiling Height

10'

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Screens Condition

Fair (Some Repairs)

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Walls / Ceilings Need Repainting

No

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Engineered Wood

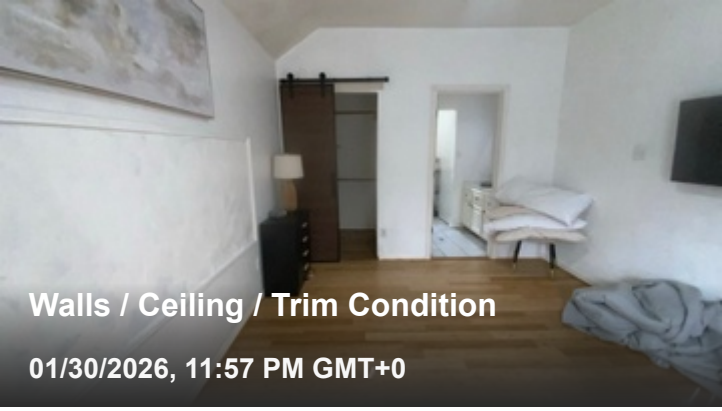
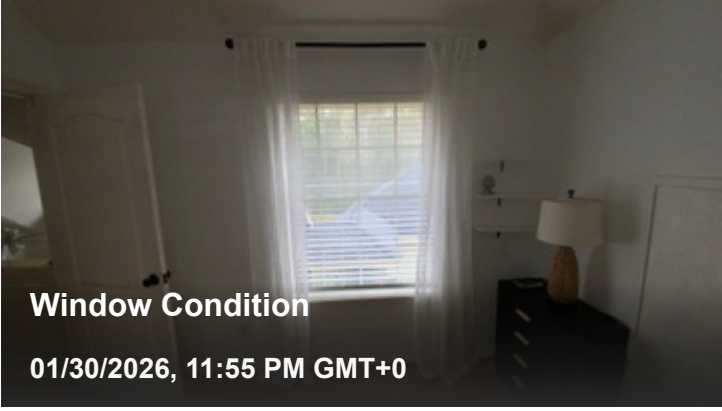
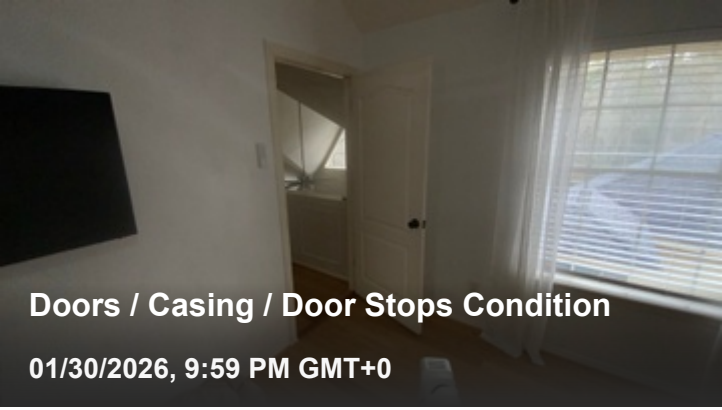
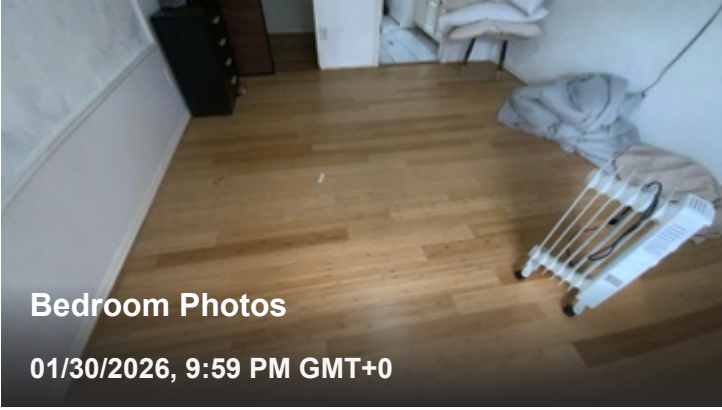
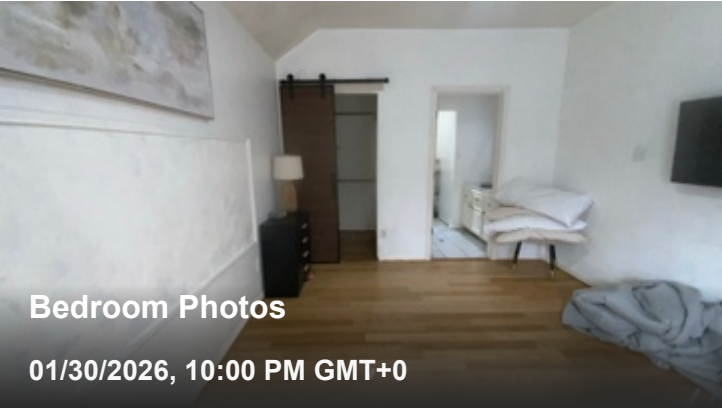
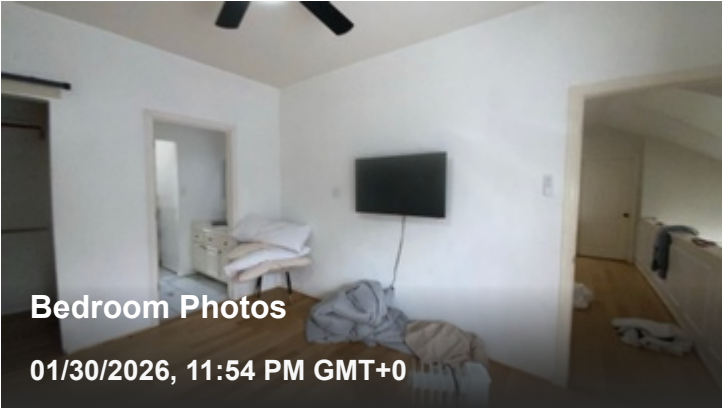
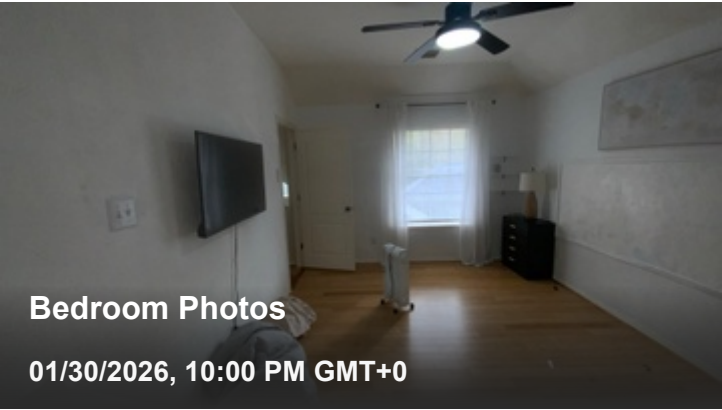
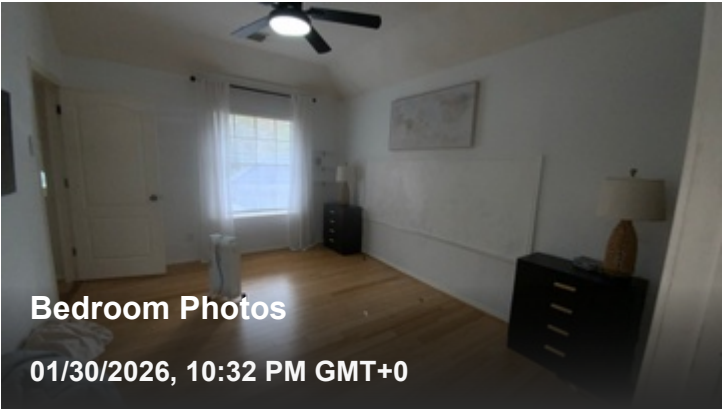
Electrical Condition

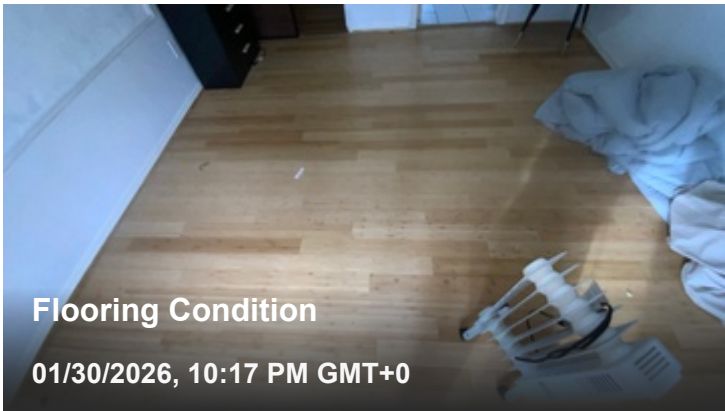
Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Bedroom 4 photos / videos



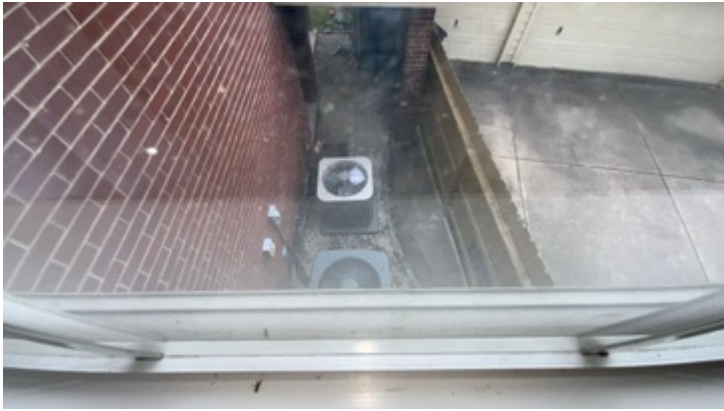


Monitor deficiency

Missing Window Screen

One or more windows are missing a screen.

Bedroom 4 photos / videos



Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bathrooms

 16 Issues

Primary Bathroom

 2 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

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

Sink / Fixture Condition

Fair (Some Repairs)

Plumbing Condition

Good (Cosmetic Issues Only)

Sink Type

Double Sink

Vanity / Mirror Condition

Good (Cosmetic Issues Only)

Tub / Shower Type

Walk-in Shower, Jetted Tub

Tub / Shower / Plumbing Fixture Condition

Good (Cosmetic Defects Only)

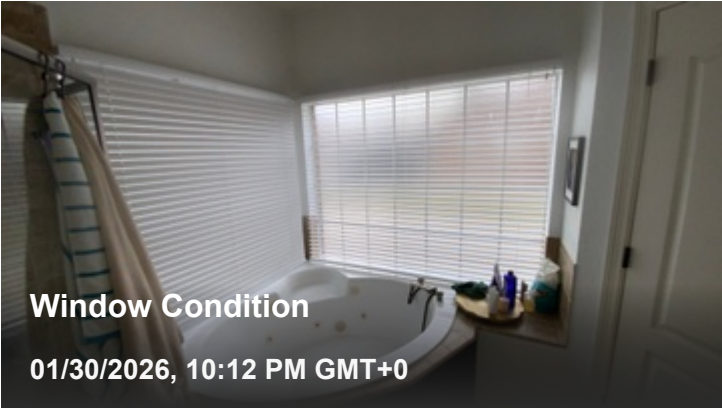
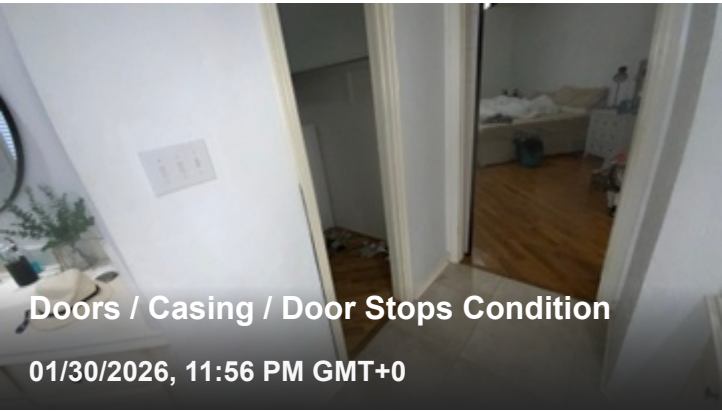
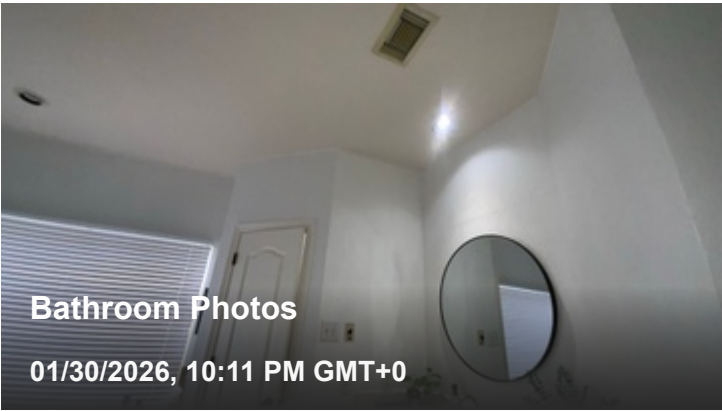
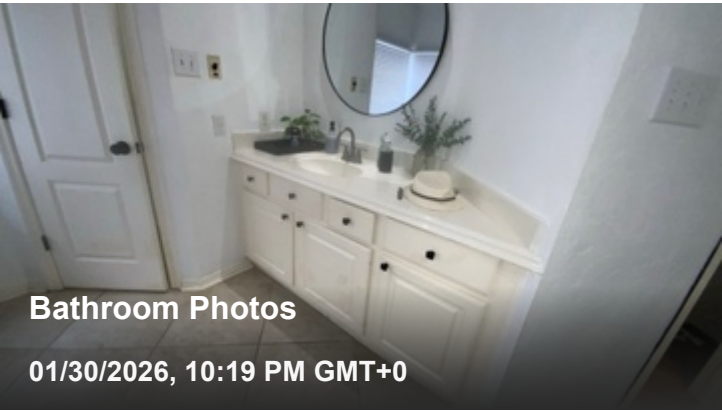
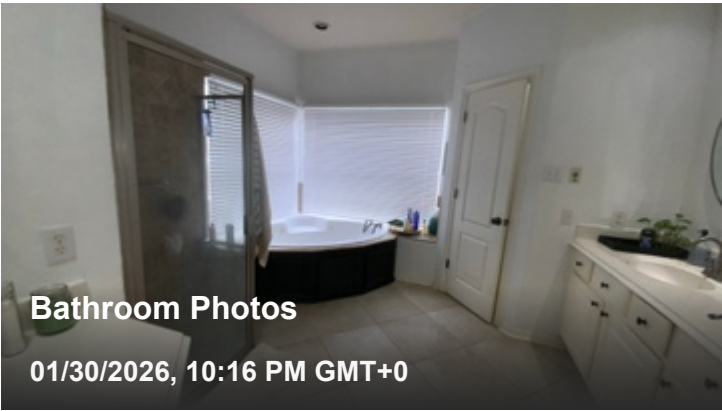
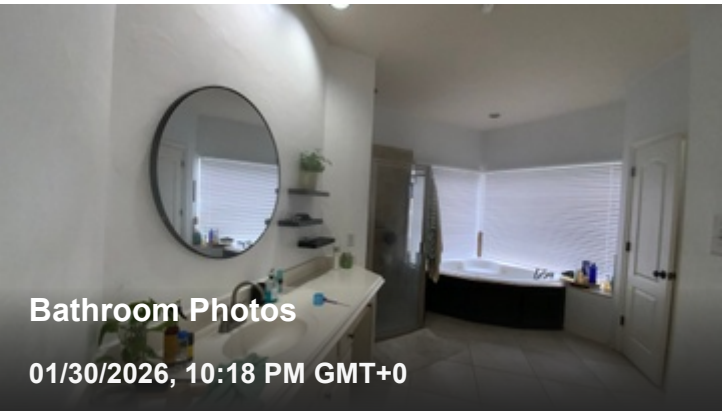
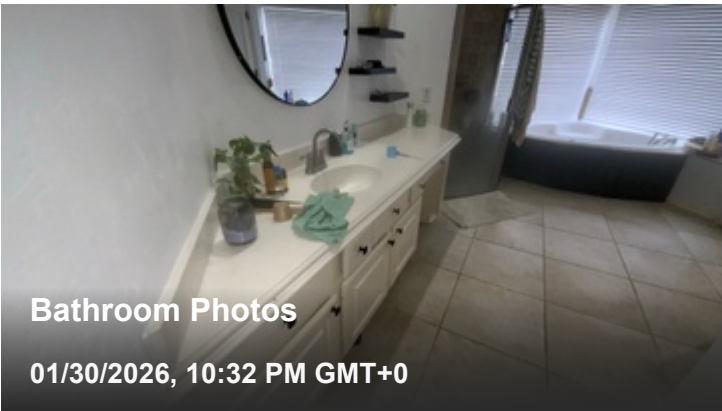
Toilet Condition

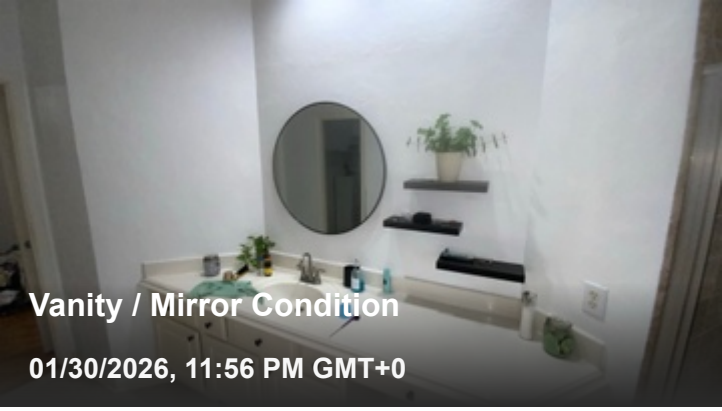
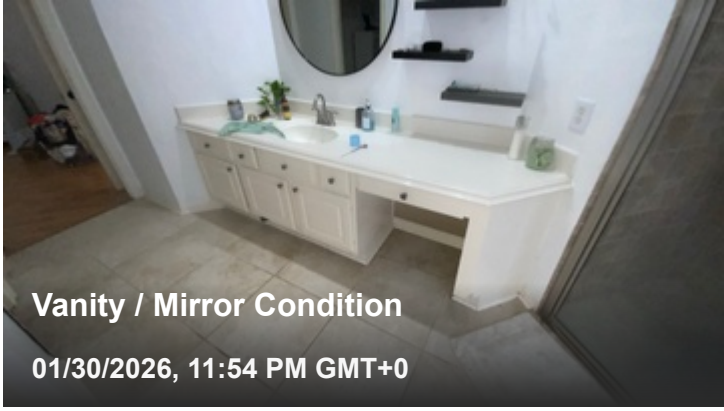
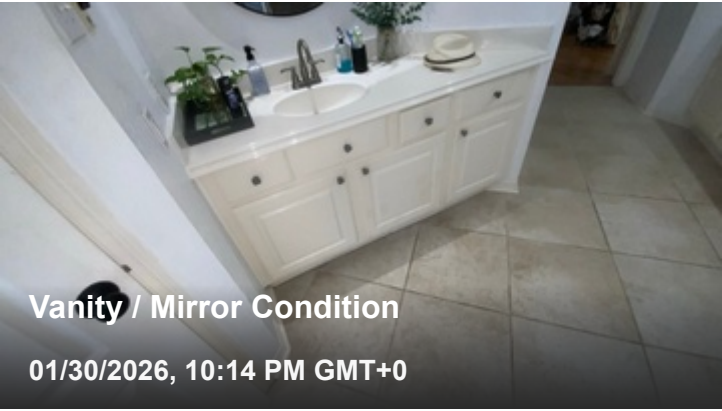
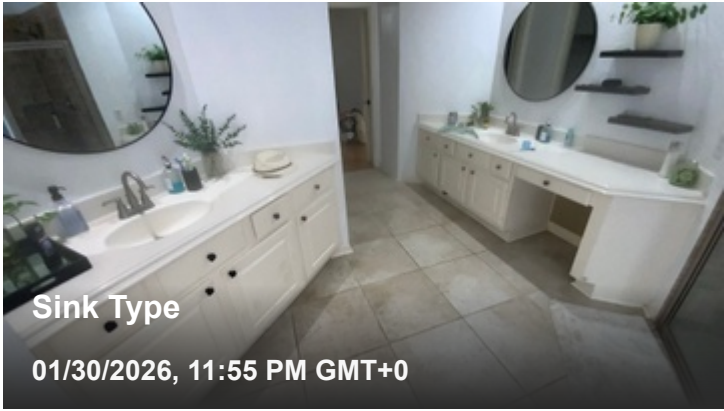
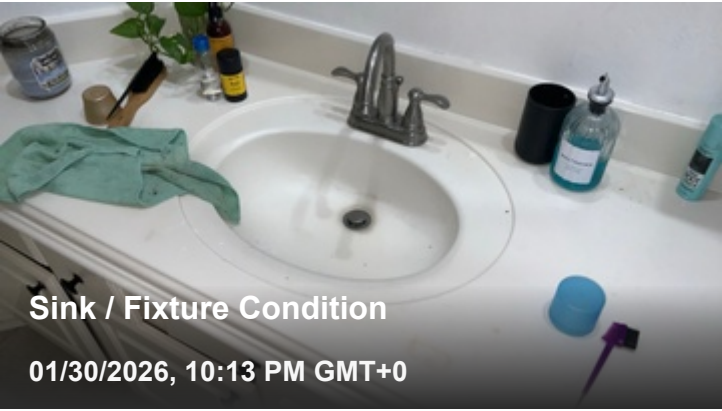
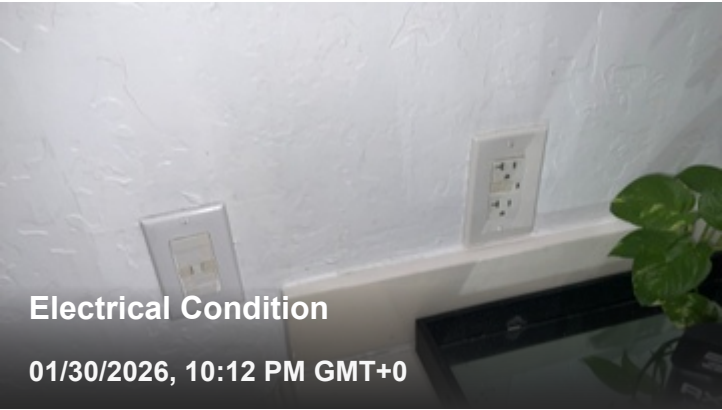
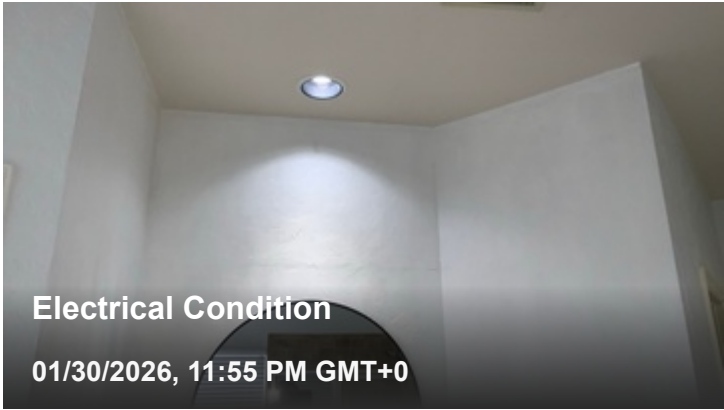
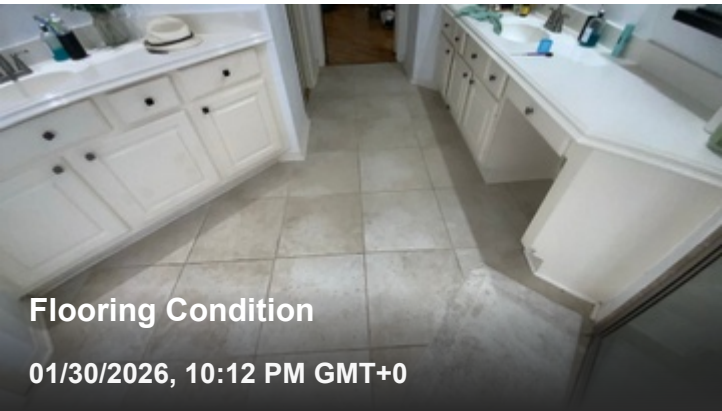
Operational

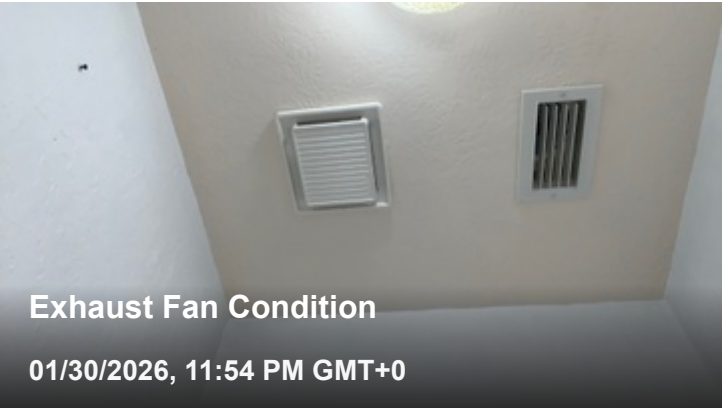
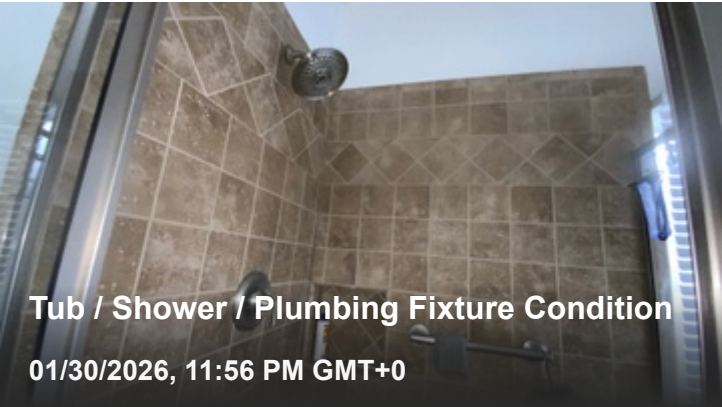
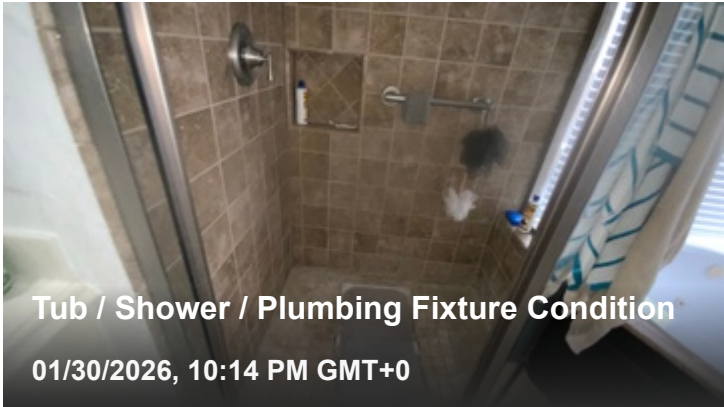
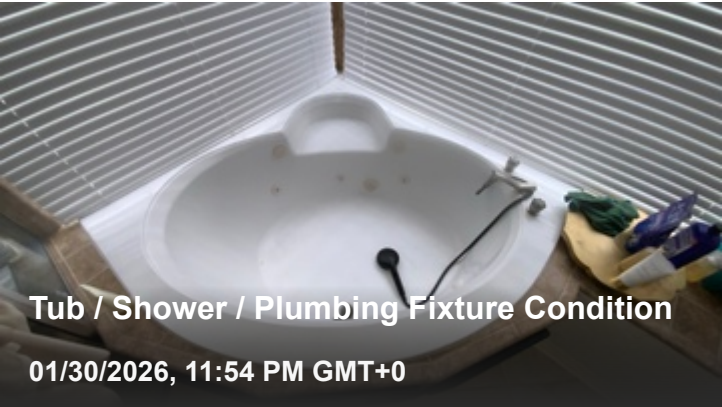
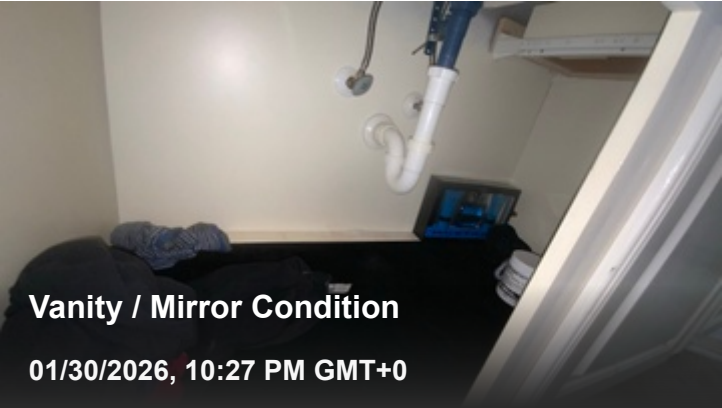
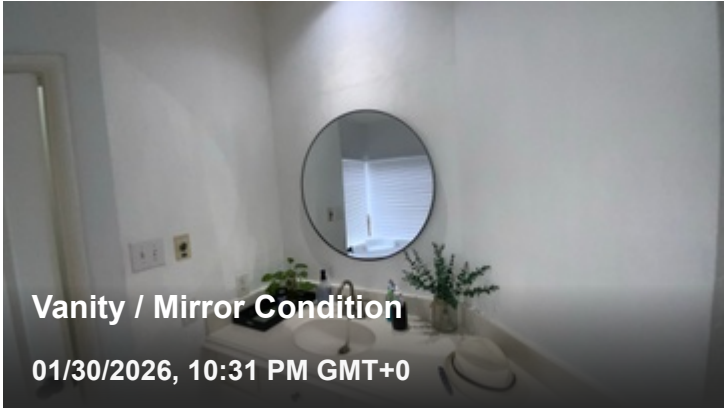
Exhaust Fan Condition

Good (Cosmetic Issues Only)

Primary Bathroom photos / videos





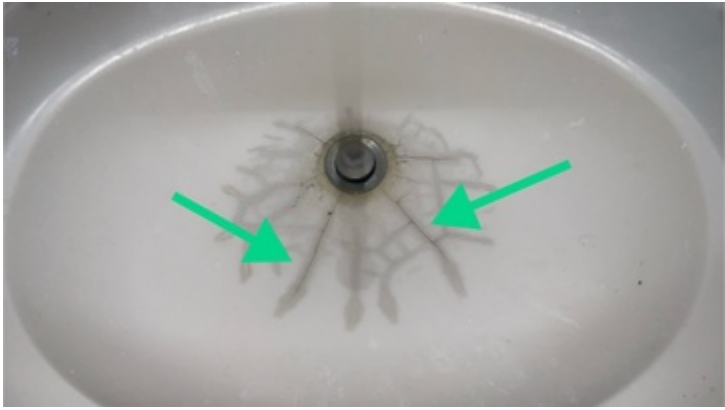


 Repair deficiency

Cracked Sink

The sink is cracked and may leak.

Primary Bathroom photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bathroom 2

 6 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Bathroom Location

Second Floor

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Not Present

Walls / Ceiling / Trim Condition

Noticeable Wear (Fading / Scuffs / Minor Damage)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Engineered Wood

Electrical Condition

Fair (Some Repairs)

Sink / Fixture Condition

Good (Cosmetic Issues Only)

Plumbing Condition

Fair (Some Repairs)

Sink Type

Single Sink

Vanity / Mirror Condition

Good (Cosmetic Issues Only)

Tub / Shower Type

Tub & Shower

Tub / Shower / Plumbing Fixture Condition

Fair (Some Repairs)

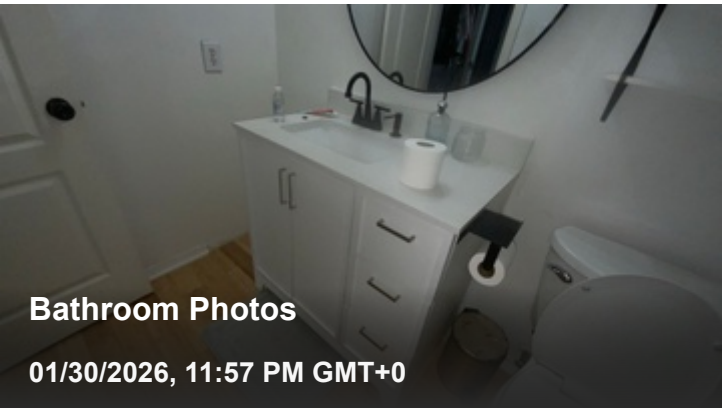
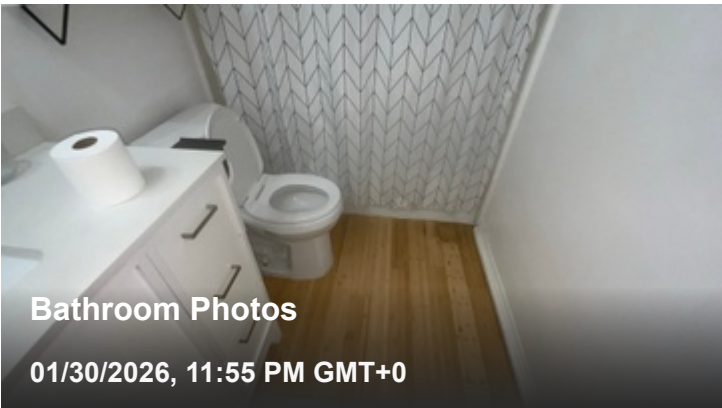
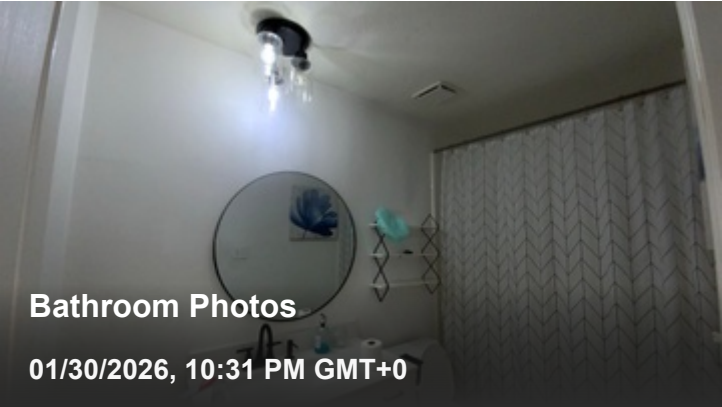
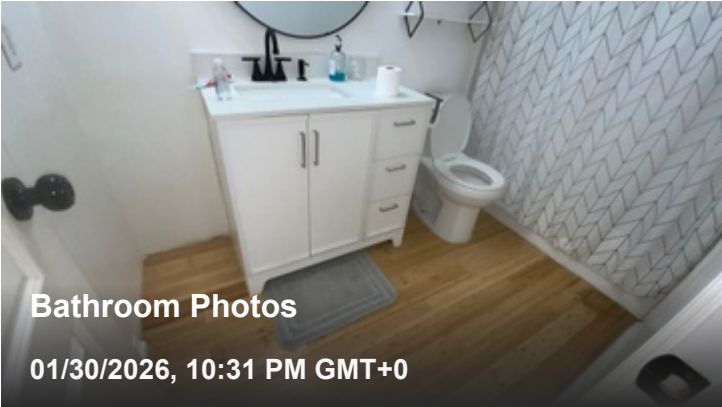
Toilet Condition

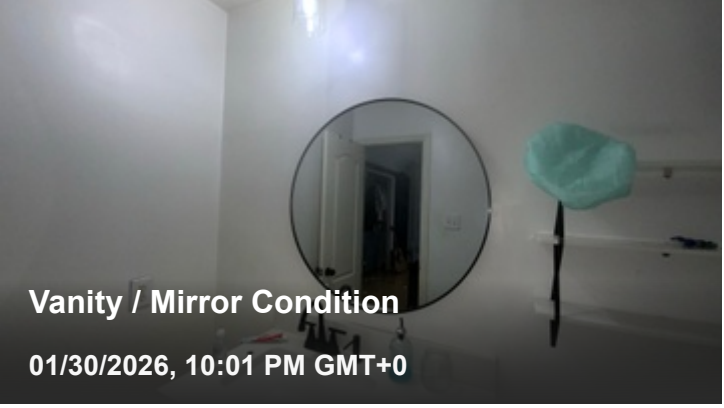
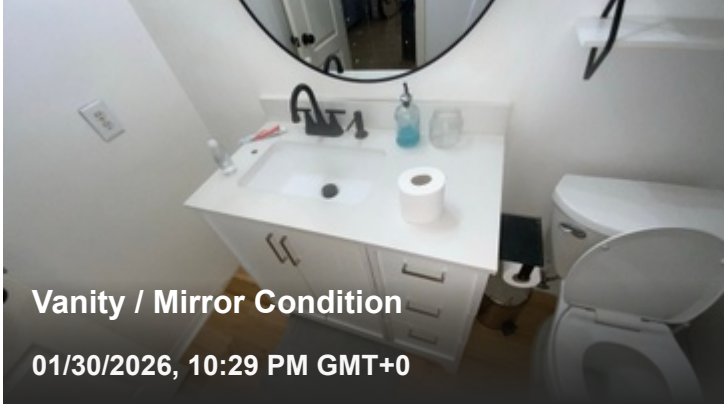
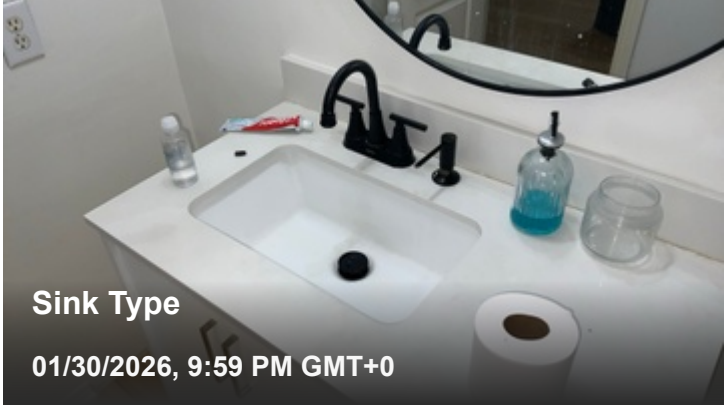
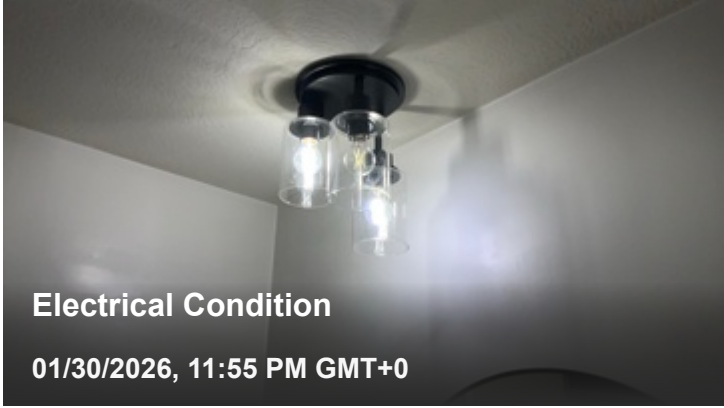
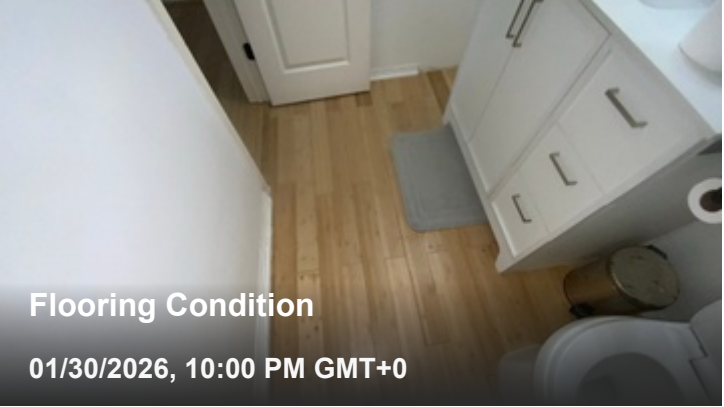
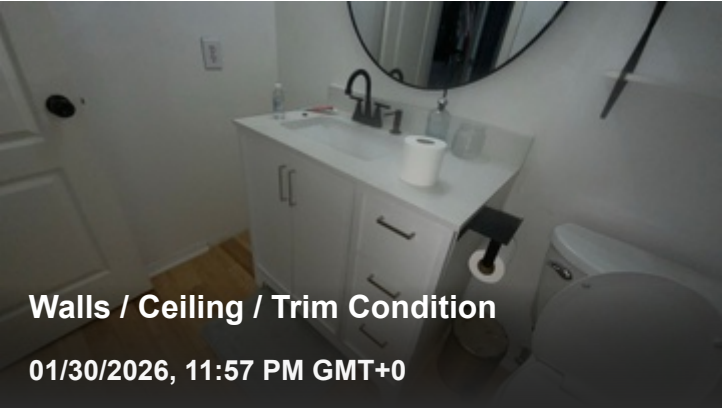
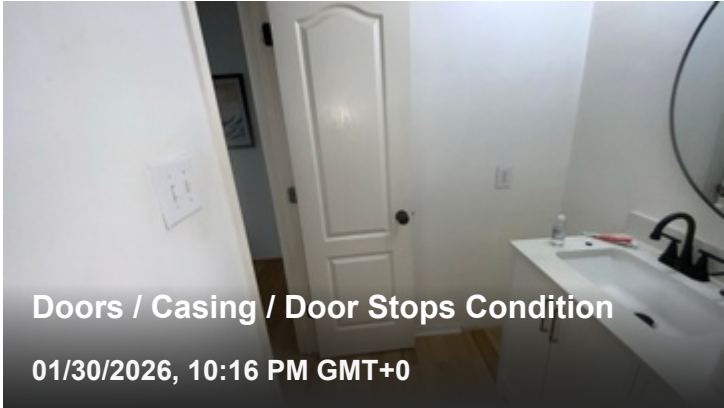
Operational

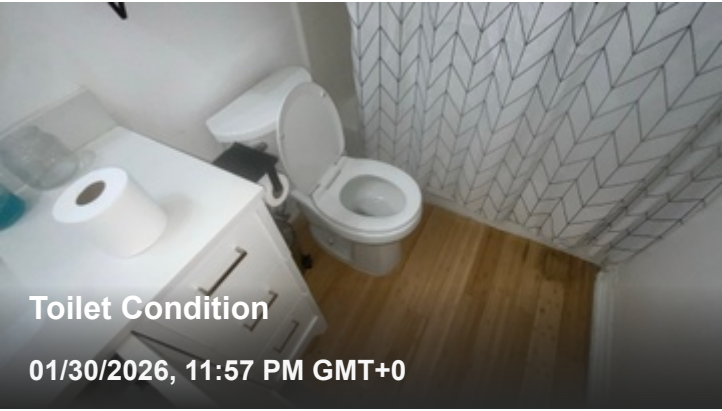
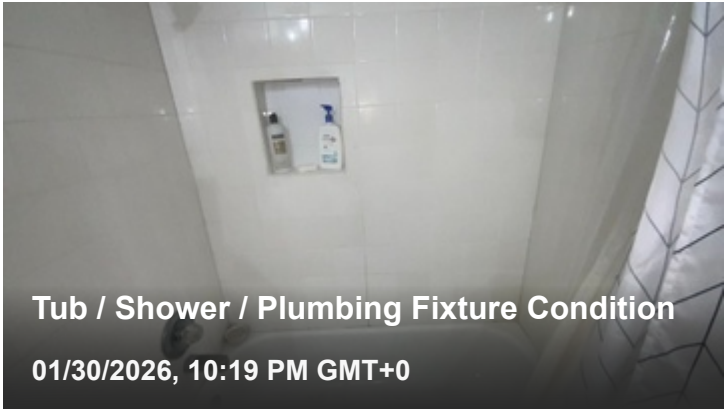
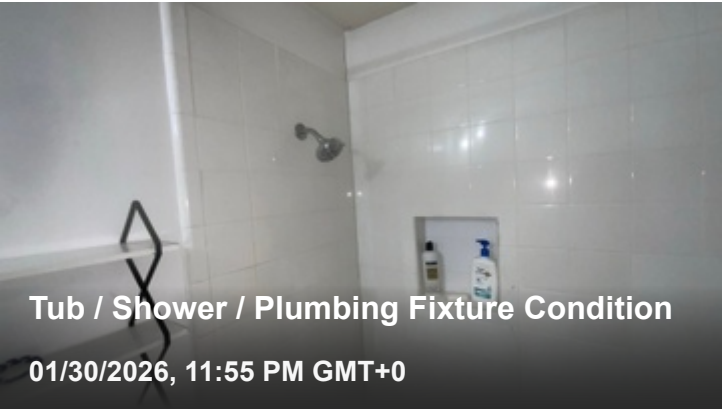
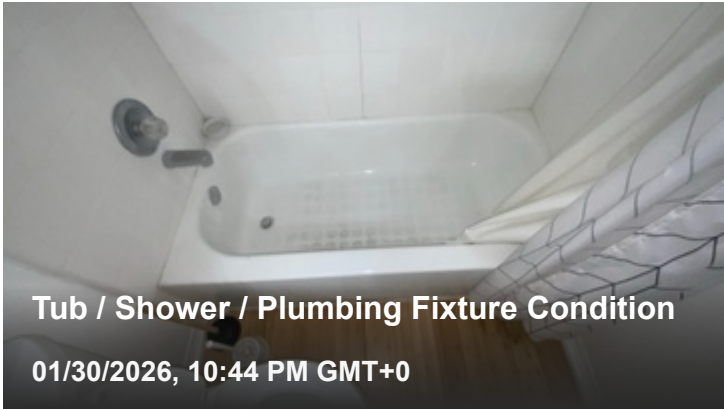
Exhaust Fan Condition

Good (Cosmetic Issues Only)

Bathroom 2 photos / videos







 Repair deficiency

Damaged Shower Tile

The shower tile surface in the bathroom is cracked, damaged, or missing.

Bathroom 2 photos / videos



Monitor deficiency

Minor Wall Cracks

There is minor cracking on the wall / ceiling.

Bathroom 2 photos / videos

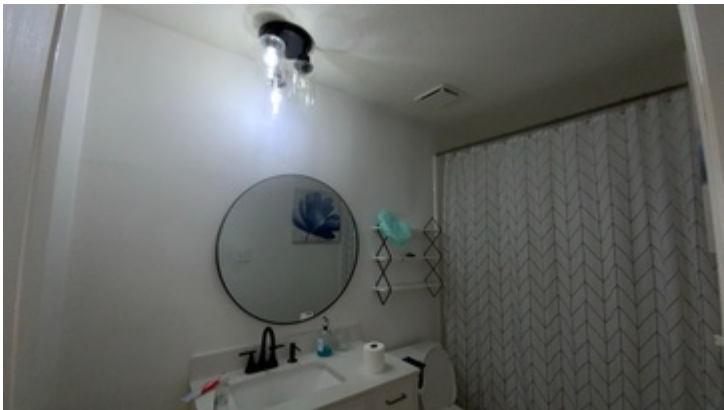


Monitor deficiency

Inoperable or Missing Light Bulb

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

Bathroom 2 photos / videos

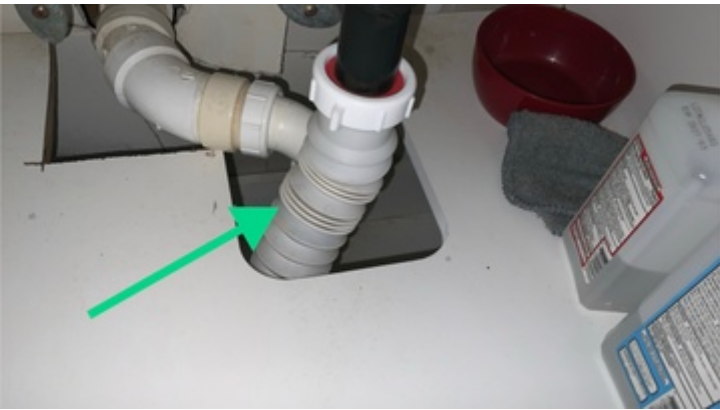


 Monitor deficiency

Flex Drain Present

The flex draining is prone to clogging.

Bathroom 2 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

Bathroom 3

 3 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Bathroom Location

Second Floor

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Not Present

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Noticeable Wear (Fading / Scuffs / Minor Damage)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

Sink / Fixture Condition

Good (Cosmetic Issues Only)

Plumbing Condition

Good (Cosmetic Issues Only)

Sink Type

Single Sink

Vanity / Mirror Condition

Good (Cosmetic Issues Only)

Tub / Shower Type

Tub & Shower

Tub / Shower / Plumbing Fixture Condition

Good (Cosmetic Defects Only)

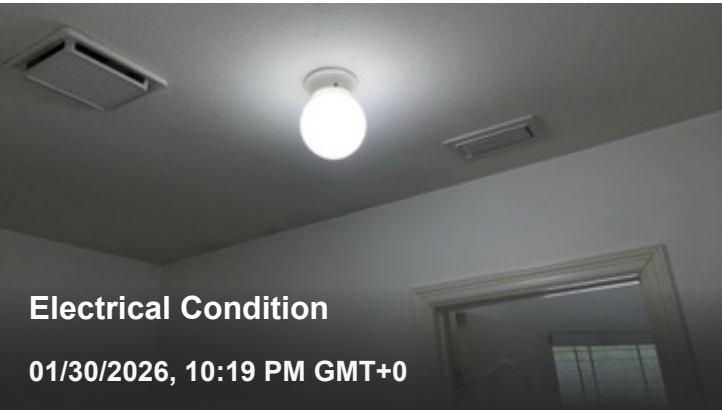
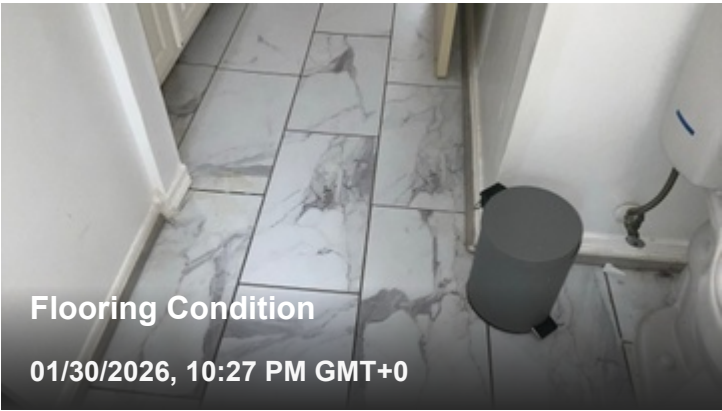
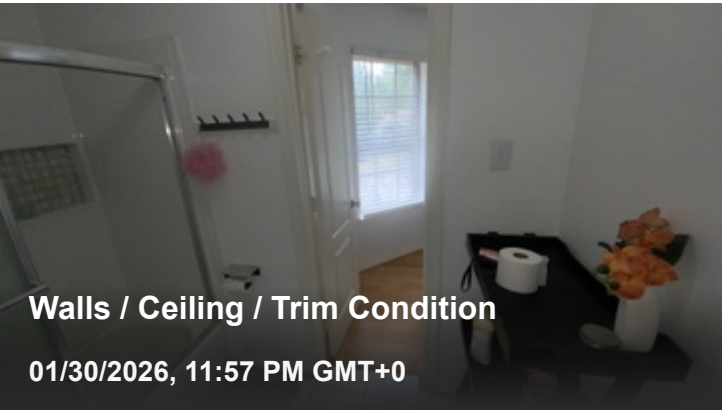
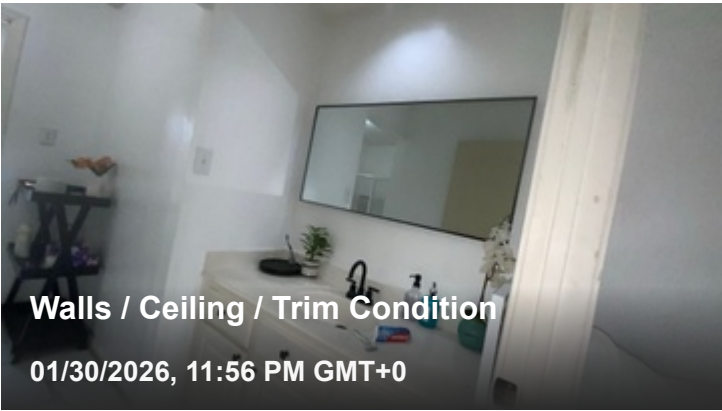
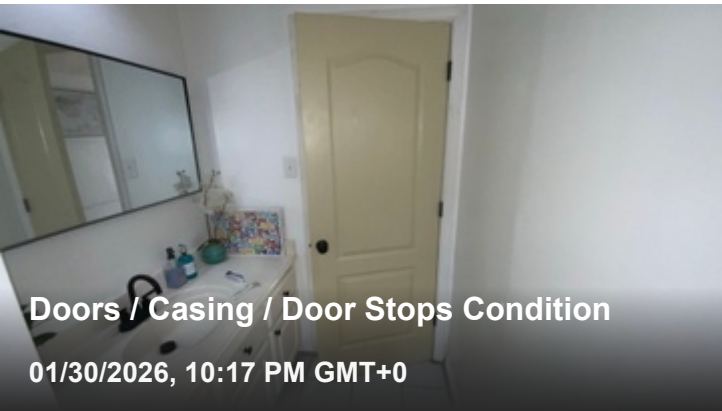
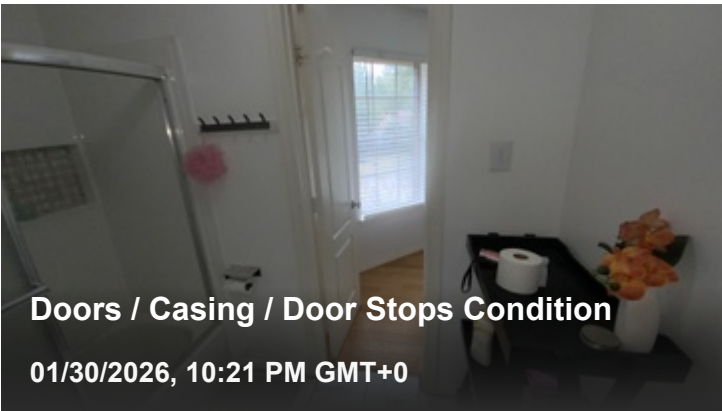
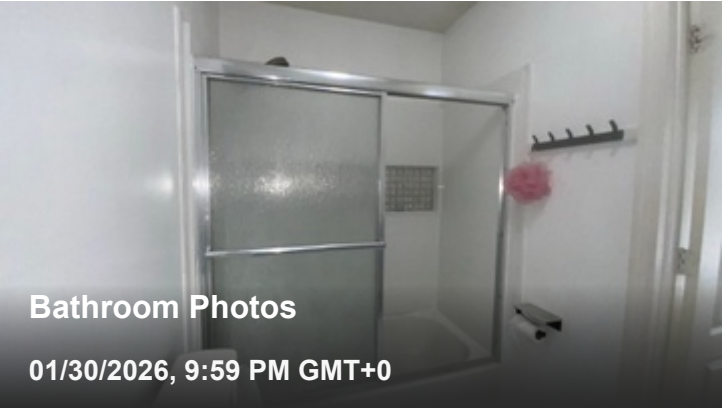
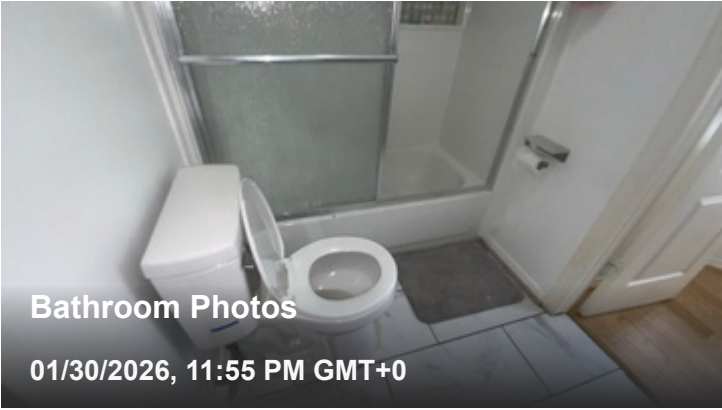
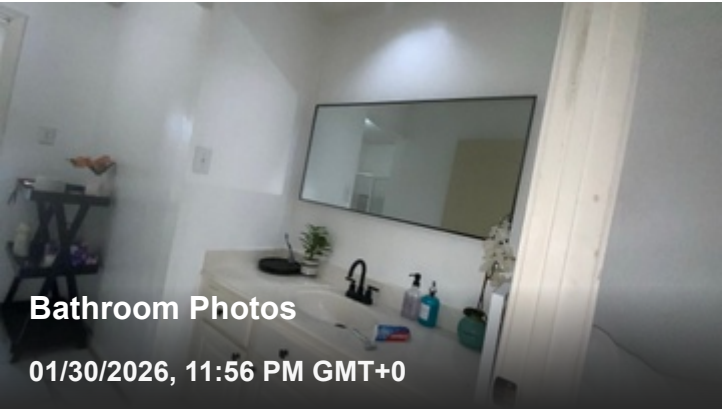
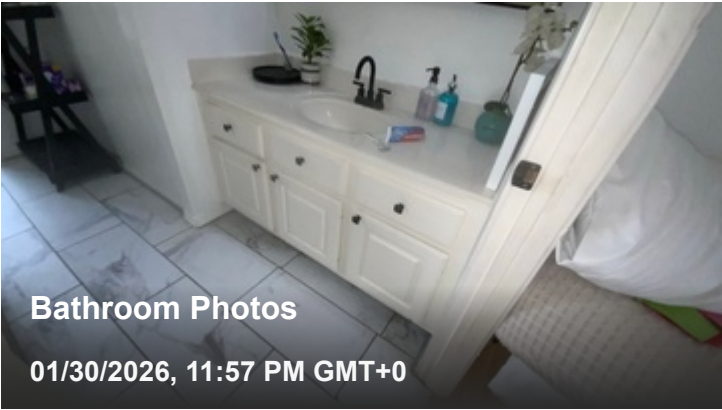
Toilet Condition

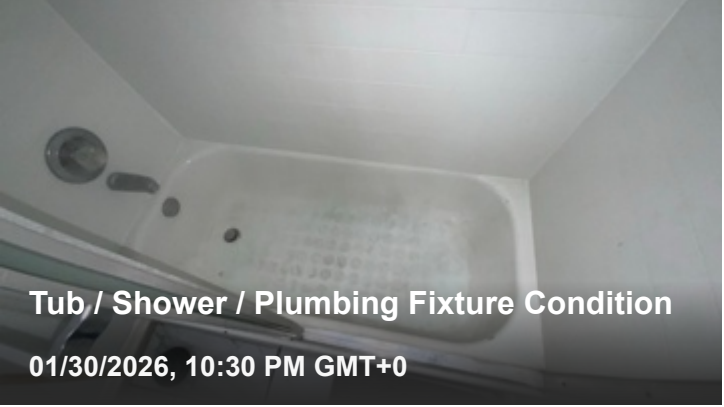
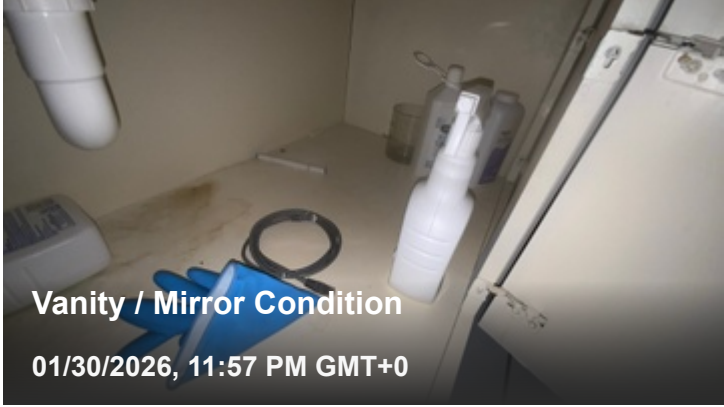
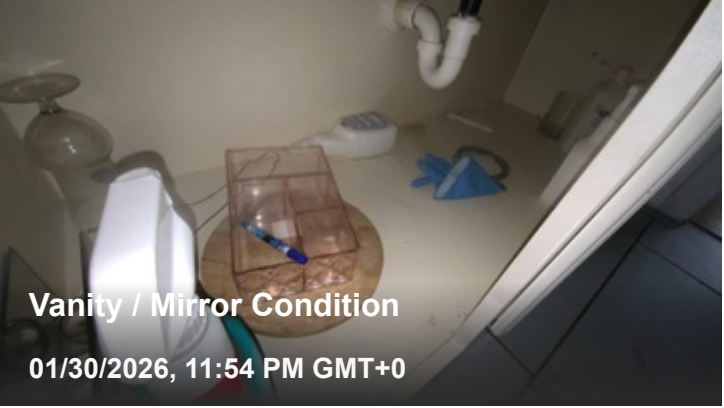
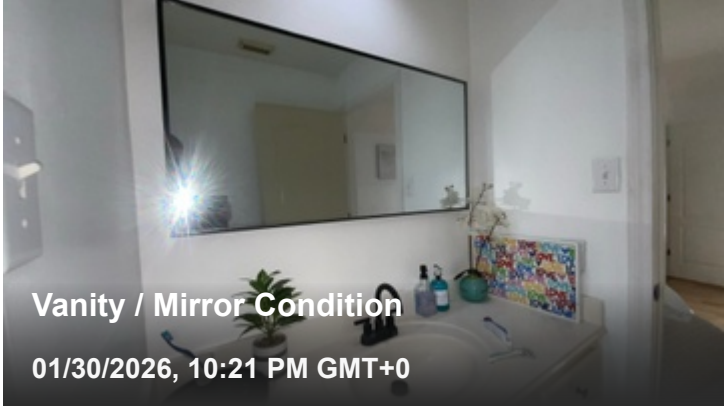
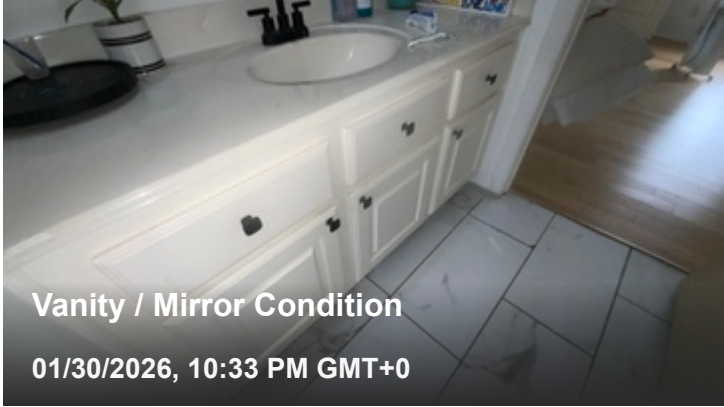
Operational

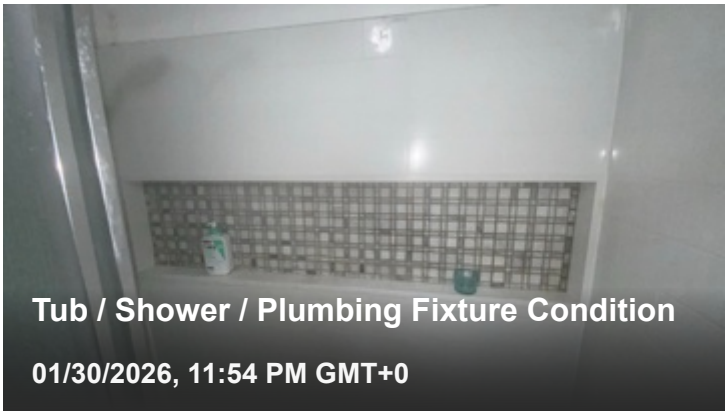
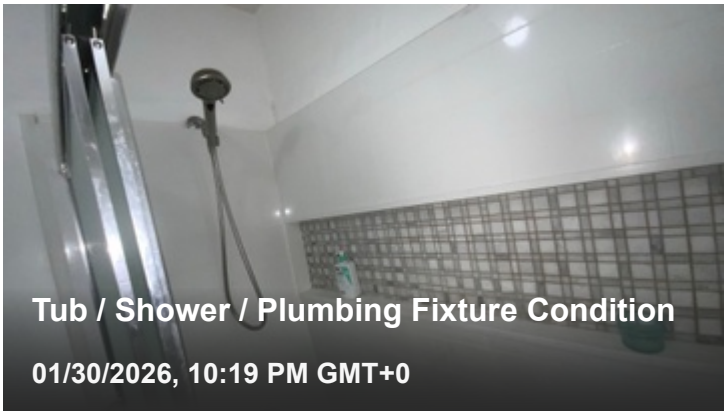
Exhaust Fan Condition

Good (Cosmetic Issues Only)

Bathroom 3 photos / videos







 Repair deficiency

Loose Tiles

Loose tiles are present.

Bathroom 3 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

Bathroom 4

 5 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

Not Present

Walls / Ceiling / Trim Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Tile

Electrical Condition

Fair (Some Repairs)

Sink / Fixture Condition

Good (Cosmetic Issues Only)

Plumbing Condition

Good (Cosmetic Issues Only)

Sink Type

Single Sink

Vanity / Mirror Condition

Good (Cosmetic Issues Only)

Tub / Shower Type

Not Present

Tub / Shower / Plumbing Fixture Condition

Not Present

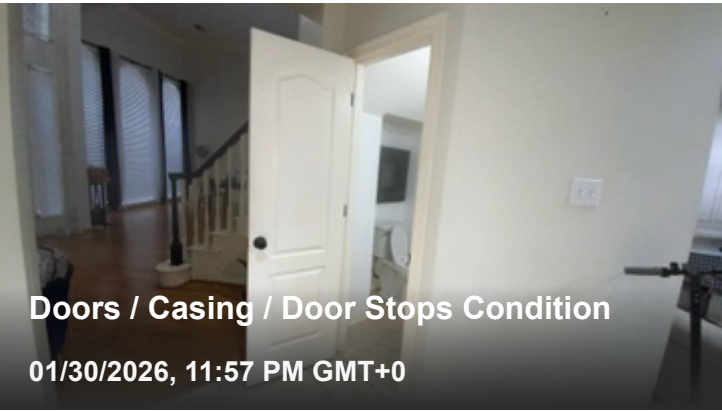
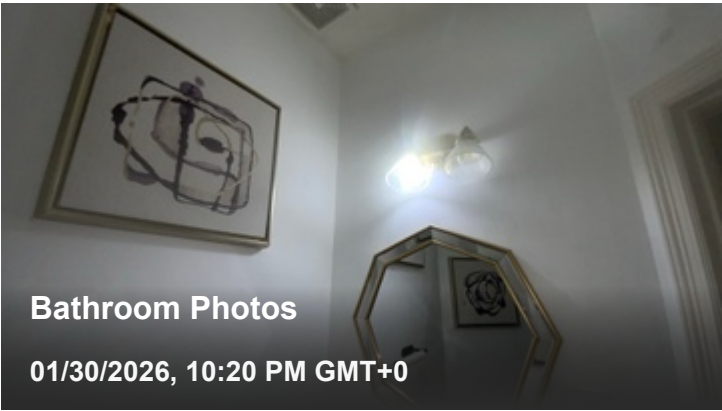
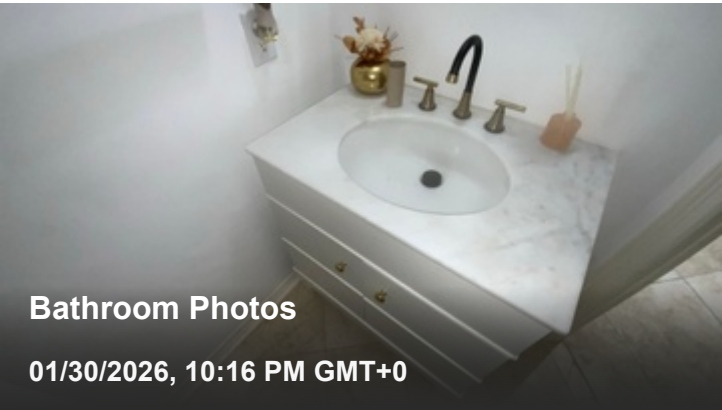
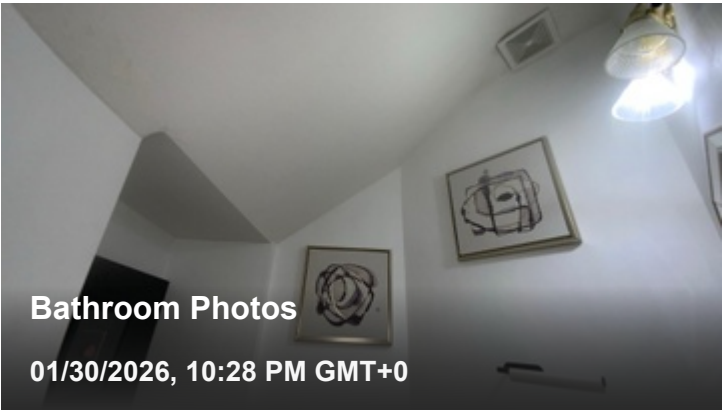
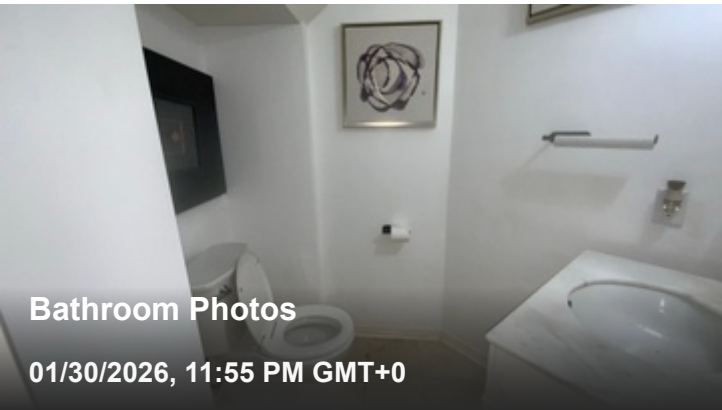
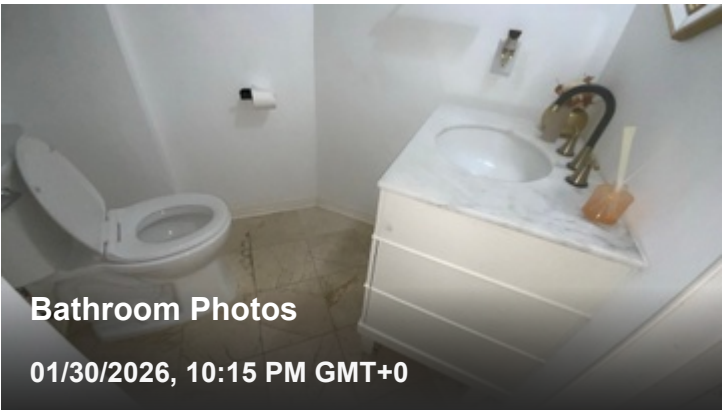
Toilet Condition

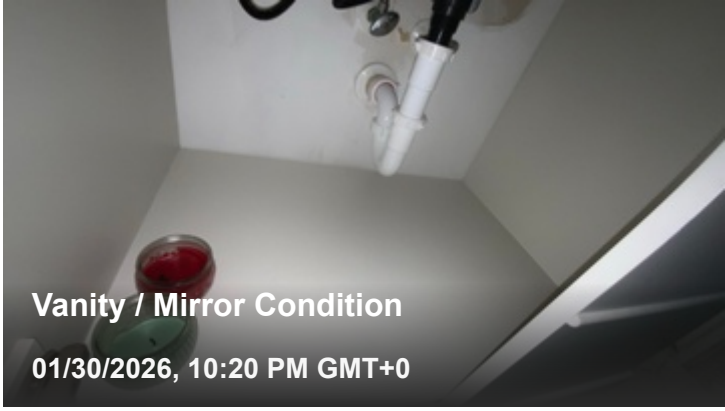
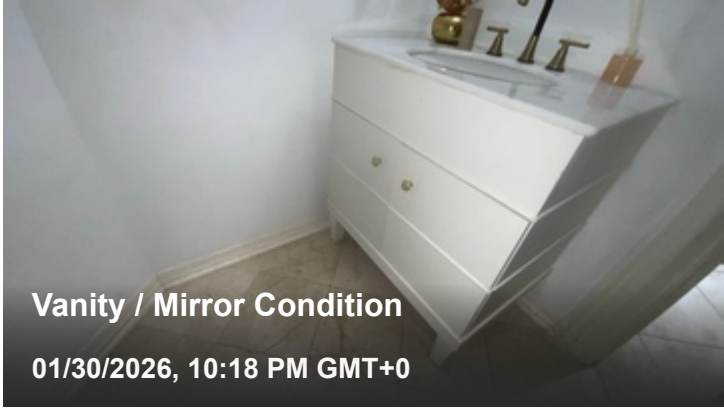
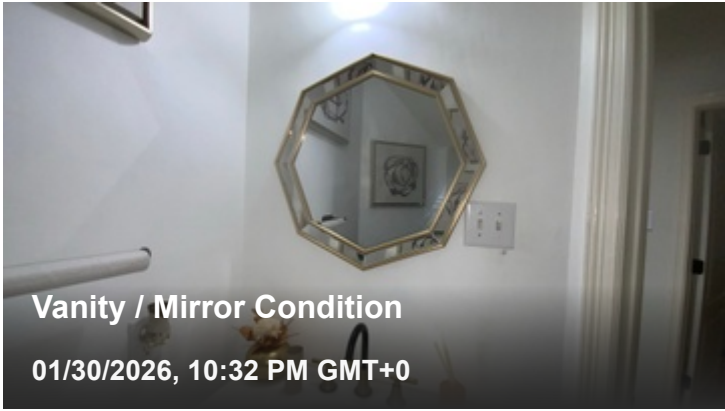
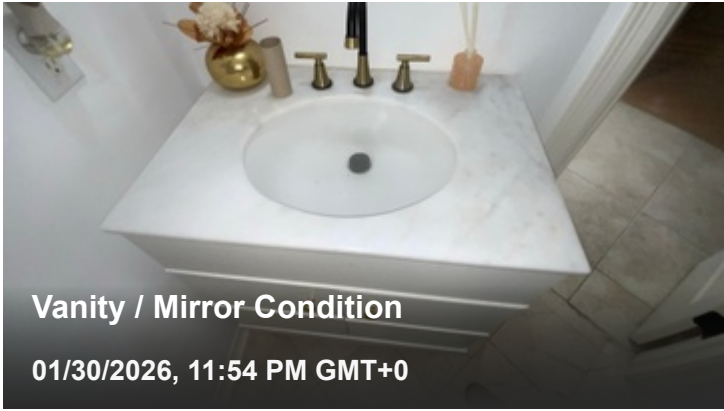
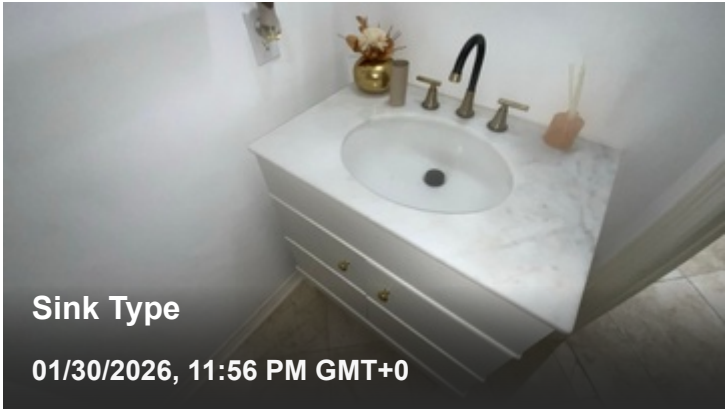
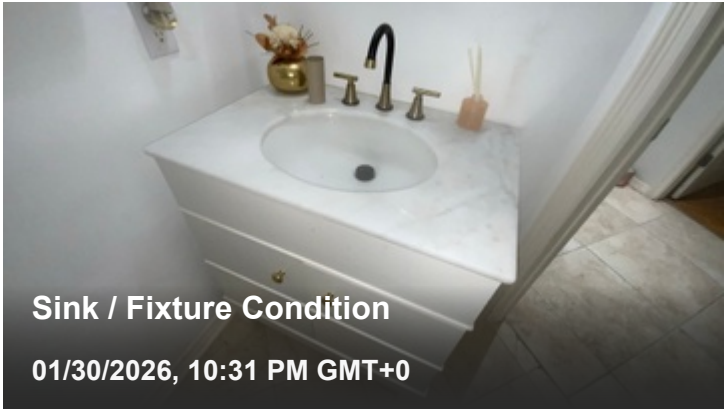
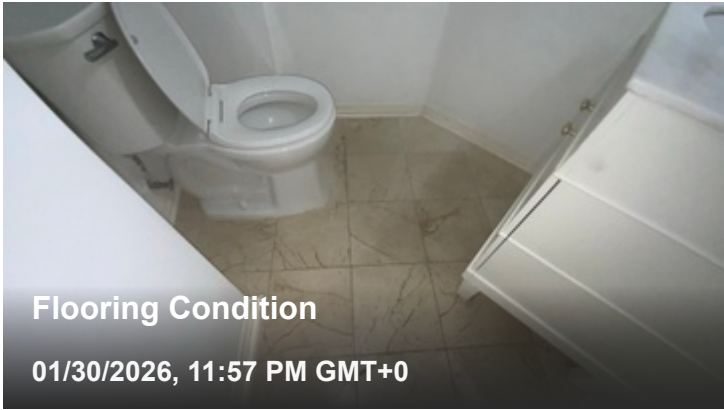
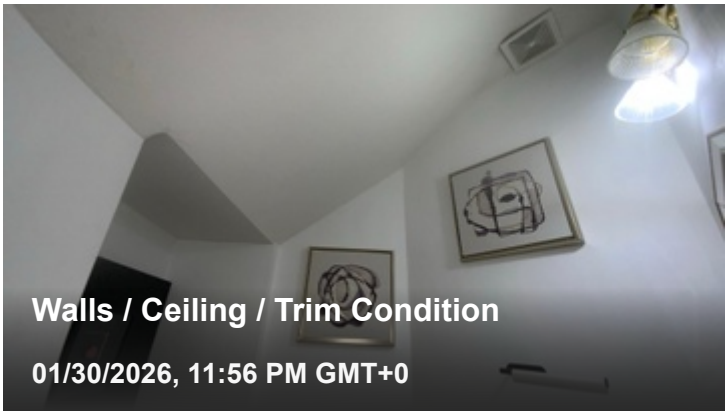
Operational

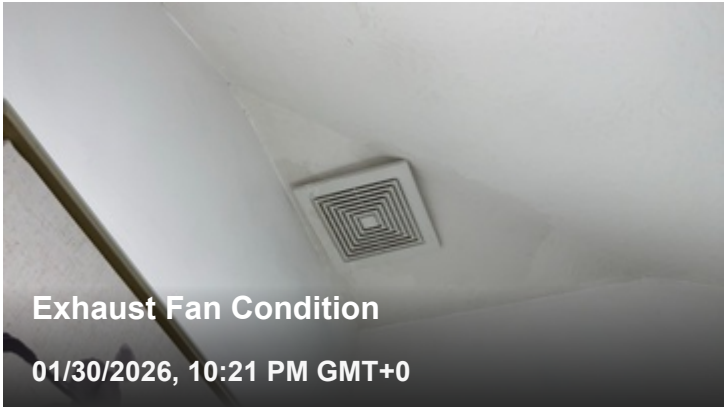
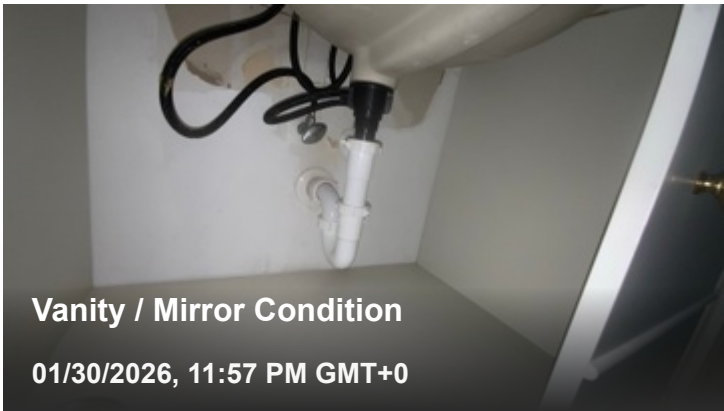
Exhaust Fan Condition

Good (Cosmetic Issues Only)

Bathroom 4 photos / videos







Monitor deficiency

Inoperable or Missing Light Bulb

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

Bathroom 4 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



Tub / Shower Type: Not Present

The object / room is not present.

Limitation photos / videos

 Limitation



Tub / Shower / Plumbing Fixture Condition: Not Present

The object / room is not present.

Limitation photos / videos

HVAC

 7 Issues

Heating

✓ No issues

Heating System Type(s)

Central Furnace

Heating Fuel Type(s)

Gas

Heating Equipment Condition

Functional With Cosmetic Defects

Heating System Appliance Tag Photo

Number of Heated Floors Above Ground

2

Furnace/Air Handler

 Beta Feature

Recall status

No

Manufacture date

October 2022

Expected life

18 years

Model number

PG80ESAA36070BBA

Brand

Payne

Age

3.33 years

Estimated remaining life

14.67 years

Serial number

4322A17059

Heating photos / videos



Cooling

 3 Issues

Cooling System Condenser Video

Refer to limitations

Cooling Equipment Condition

Refer to limitations

Cooling System Appliance Tag Photo

Air Conditioner

Recall status

No

Expected life

15 years

Brand

Payne

Estimated remaining life

11.92 years

Manufacture date

January 2023

Model number

PA5SAN430-A

Age

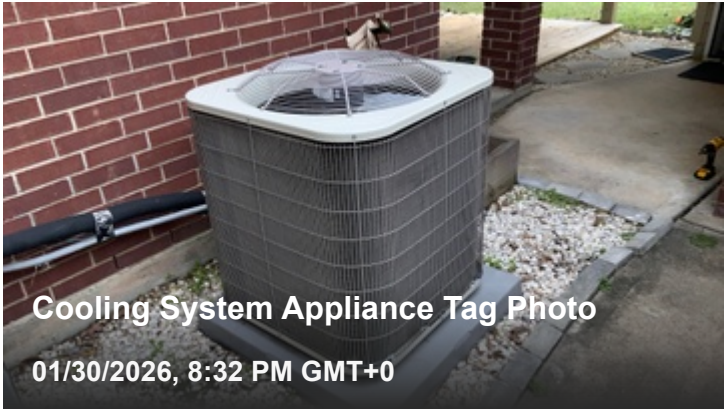
3.08 years

Serial number

0123X67485

 Beta Feature

Cooling photos / videos



 Limitation

Cooling System Condenser Video: Other

Outside temperature too cold to safely operate system

Limitation photos / videos

 Limitation

Cooling Equipment Condition: Other

Outside temperature too cold to safely operate system

Limitation photos / videos

 Limitation

Cool Temperature Restriction

Because the outside temperature was too cool to operate the air conditioner without the possibility of damaging the system, I did not operate the cooling system.

Limitation photos / videos

Heating 2

✓ No issues

Heating System Type(s)

Central Furnace

Heating Fuel Type(s)

Gas

Heating Equipment Condition

Functional With Cosmetic Defects

Heating System Appliance Tag Photo

Number of Heated Floors Above Ground

1

Furnace/Air Handler

Beta Feature

Recall status

No

Manufacture date

October 2014

Expected life

20 years

Model number

310AAV048090AGJA

Brand

Bryant

Age

11.34 years

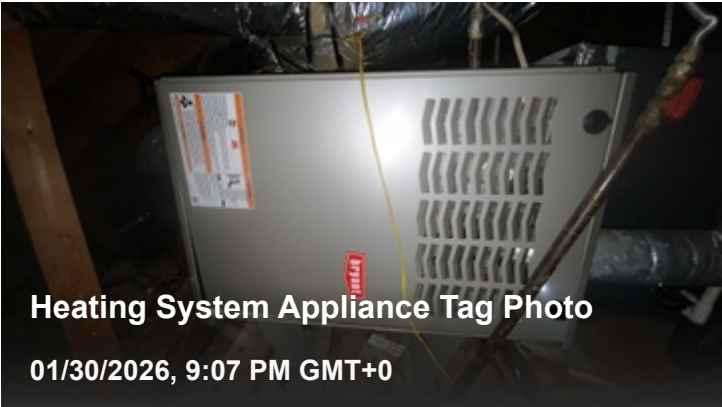
Estimated remaining life

8.66 years

Serial number

4414A17216

Heating 2 photos / videos



Thermostat

No issues

Thermostat Location

Second floor; First floor

Thermostat photos / videos

Cooling 2

4 Issues

Cooling System Condenser Video

Refer to limitations

Cooling Equipment Condition

Refer to limitations

Cooling System Appliance Tag Photo

Air Conditioner

Beta Feature

Recall status

No

Manufacture date

September 2018

Expected life

15 years

Model number

GSX140601KD

Brand

Goodman

Age

7.42 years

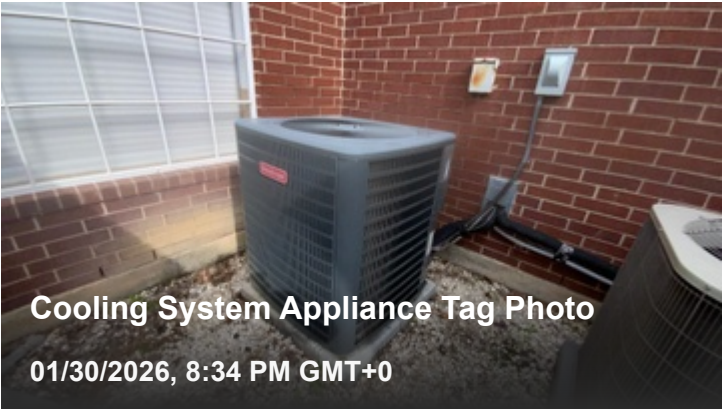
Estimated remaining life

7.58 years

Serial number

1809054354

Cooling 2 photos / videos



 **Repair deficiency**

Rusting or Damaged HVAC Drip Pan

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

Cooling 2 photos / videos



 **Limitation**

Cooling System Condenser Video: Other

Outside temperature too cold to safely operate system

Limitation photos / videos

 **Limitation**

Cooling Equipment Condition: Other

Outside temperature too cold to safely operate system

Limitation photos / videos

 **Limitation**



Cool Temperature Restriction

Because the outside temperature was too cool to operate the air conditioner without the possibility of damaging the system, I did not operate the cooling system.

Limitation photos / videos

Plumbing

 2 Issues

Main Water Supply

 2 Issues

Water Source

Public

Water Pressure Sufficient

Yes

Clear Water Observed

Yes

Supply Plumbing Condition

Fair (Some Repairs)

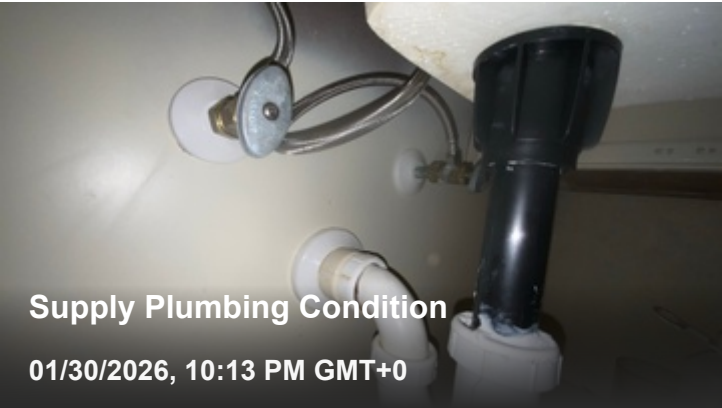
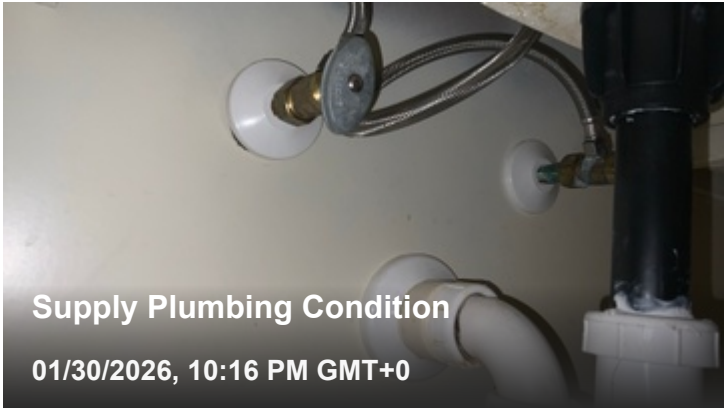
Main Water Supply Plumbing Material(s)

Copper

Water Shut-off Location

Exterior

Main Water Supply photos / videos

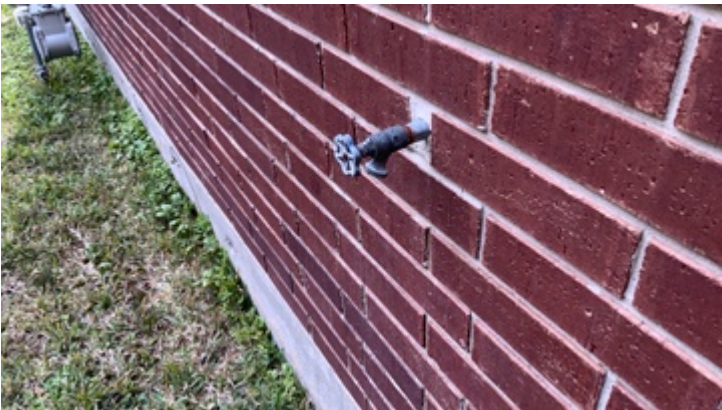


 Repair deficiency

Missing Anti-Siphon Valve

There is no anti-siphon device present.

Main Water Supply photos / videos



 Repair deficiency

Uninsulated Water Lines

The water lines are uninsulated.

Main Water Supply photos / videos



Drainage

✓ No issues

Drainage System Condition

Good (Cosmetic Issues Only)

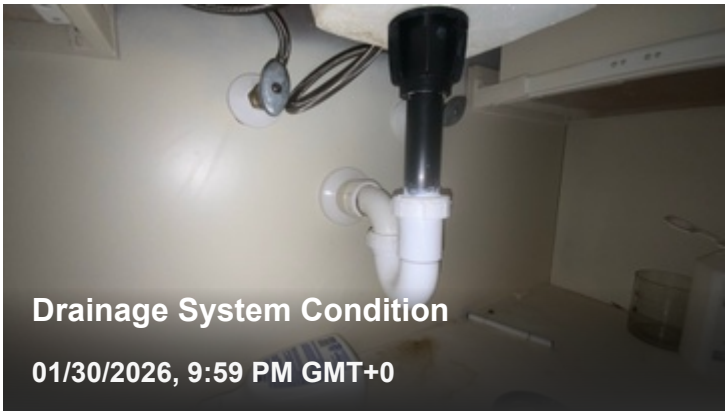
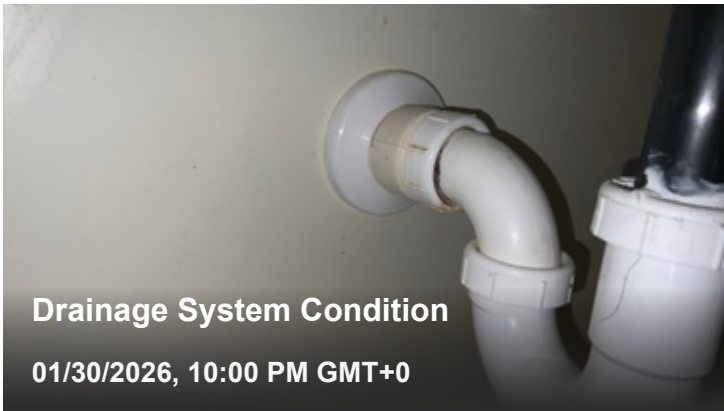
Sewer System Type

Public

Main Drain Material(s)

PVC

Drainage photos / videos



Water Heater

✓ No issues

Water Heater Brand

American

Water Heater Capacity

40 gal

Water Heater Location

Attic space

Water Heater Condition

Functional With Cosmetic Defects

Water Heater Appliance Tag Photo

Water Heater - Gas

Recall status

No

Expected life

10 years

Brand

American Water Heater Company

Estimated remaining life

0.67 years

Manufacture date

October 2016

Model number

G6240S40250

Age

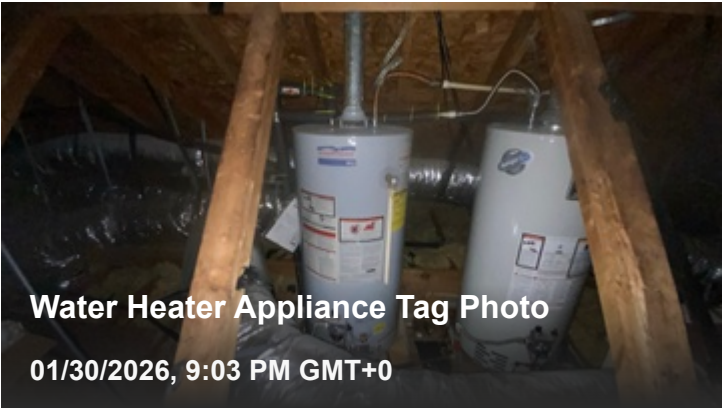
9.33 years

Serial number

1642103698856

Beta Feature

Water Heater photos / videos



Water Heater 2

✓ No issues

Water Heater Brand
Bradford & White

Water Heater Capacity
40 gal

Water Heater Location
Attic space

Water Heater Condition
Functional With Cosmetic Defects

Water Heater Appliance Tag Photo

Water Heater - Gas

Recall status
No

Expected life
10 years

Brand
Bradford White

Estimated remaining life
6.58 years

Manufacture date
September 2022

Model number
RG240S6N

Age
3.42 years

Serial number
YJ50271656

Beta Feature

Water Heater 2 photos / videos



Electrical

 6 Issues

Service Entrance Conductors

 No issues

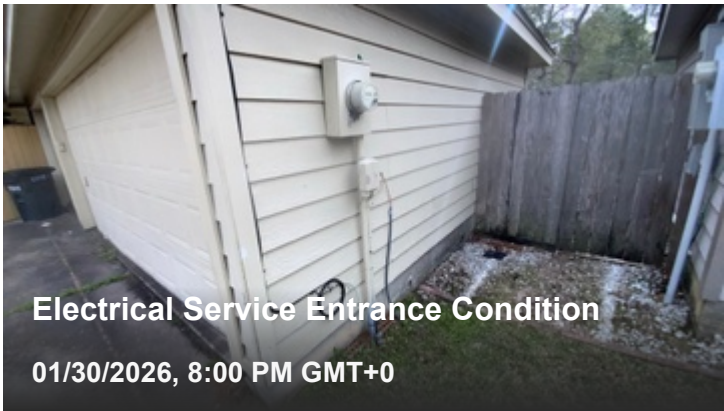
Electrical Service Entrance Type

Below Ground

Electrical Service Entrance Condition

Good (Cosmetic Issues Only)

Service Entrance Conductors photos / videos



Electrical Panels, Grounding, Main Overcurrent Device

 2 Issues

Electrical Main Panel Brand

Challenger

Electrical Main Panel Condition

Fair (Some Repairs)

Electrical Main Panel Location

Garage

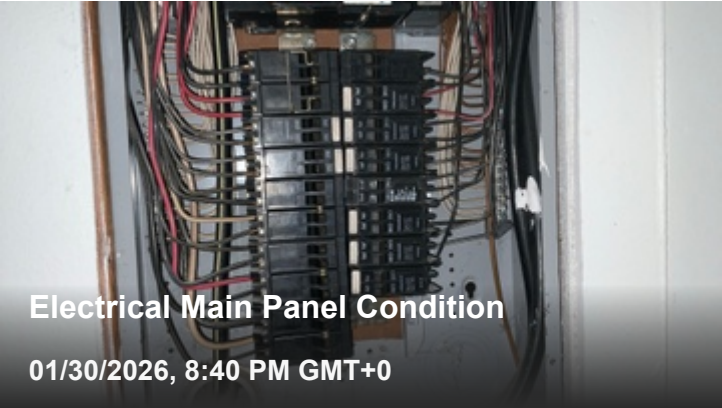
Electrical Main Panel Wiring Type

Aluminum

Electrical Main Panel Amperage Rating

150

Electrical Panels, Grounding, Main Overcurrent Device
photos / videos



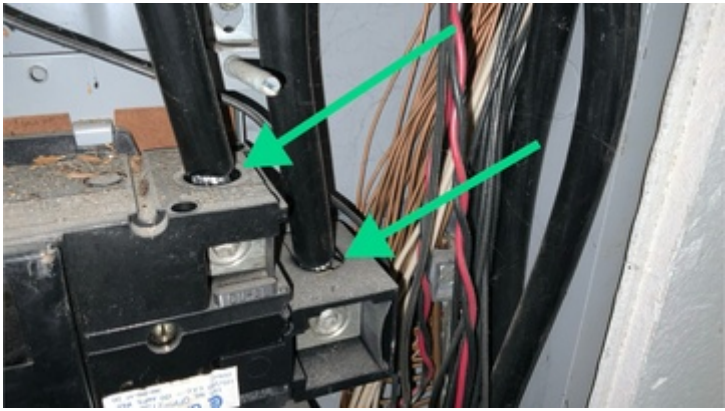
 Safety deficiency

Aluminium Wiring Antioxidant Needed

Aluminum wiring in electrical panels is missing an antioxidant application.

Electrical Panels, Grounding, Main Overcurrent Device

photos / videos



Repair deficiency

Missing AFCI Breaker

A required Arc-Fault Circuit Interrupter is missing.

Electrical Panels, Grounding, Main Overcurrent Device
photos / videos



Branch Wiring



1 Issue

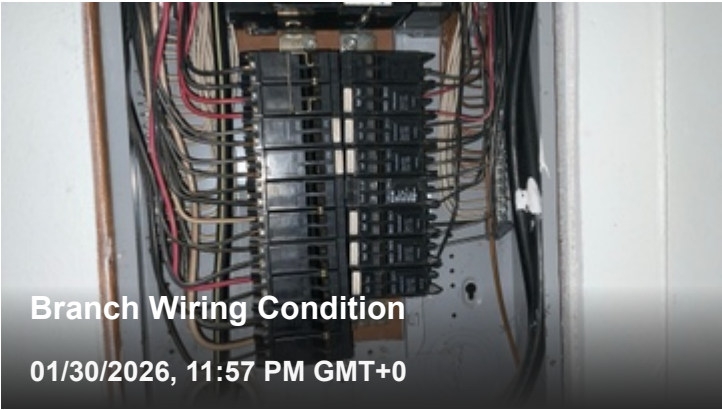
Branch Circuit Material(s)

Copper

Branch Wiring Condition

Fair (Some Repairs)

Branch Wiring photos / videos

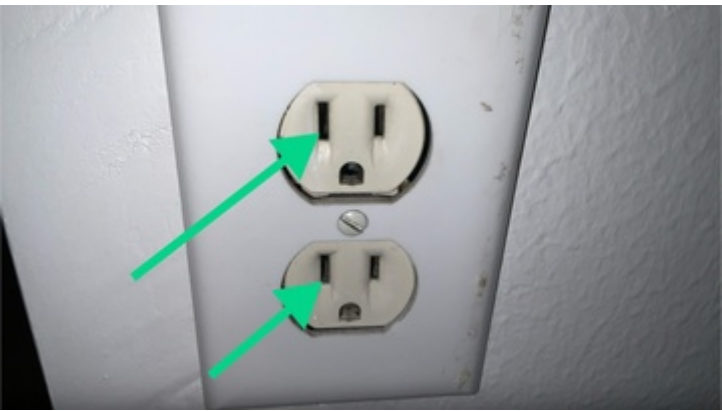


 Safety deficiency

Unsafe Outlets

One or more receptacles / outlets are not tamper resistant.

Branch Wiring photos / videos



Smoke / Carbon Monoxide Detectors

 3 Issues

Required CO / Smoke Detectors Observed

No

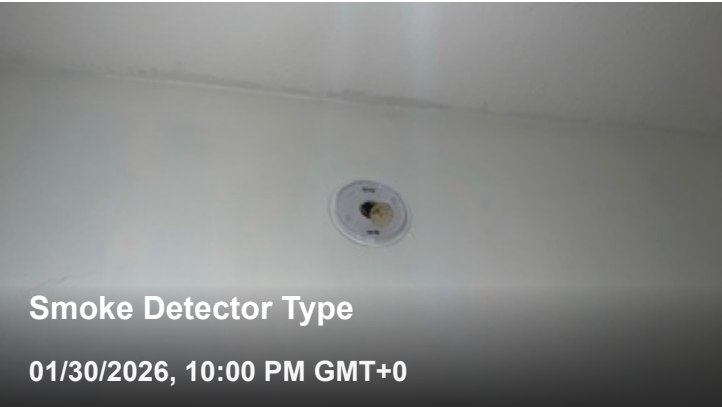
Smoke Detector Type

Wired

Carbon Monoxide Detector Type

Not Present

Smoke / Carbon Monoxide Detectors photos / videos



 Safety deficiency

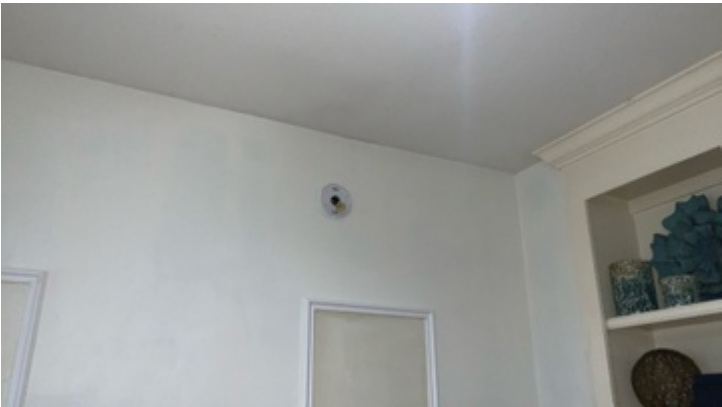
Missing Smoke Detector(s)

The amount of smoke detectors on the property does not meet the residential requirements.

Location

1st Floor

Smoke / Carbon Monoxide Detectors photos / videos



 Safety deficiency

Missing Carbon Monoxide Detector(s)

One or more carbon monoxide detector(s) is missing or not installed.

Location

2nd Floor

Smoke / Carbon Monoxide Detectors photos / videos



 Limitation

Carbon Monoxide Detector Type: Not Present

The object / room is not present.

Limitation 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

✓ No issues

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

No

Additional Information

None

Miscellaneous Property Information photos / videos

GoToScan

✓ No issues

GoToScan Floor Plan

Yes

GoToScan photos / videos



Unless a system, component, fixture, appliance, or other component is specifically included in this inspection, it was excluded from the inspection at client’s request, and the inspector makes no representations and warranties whatsoever as to such items. Without limiting the foregoing, unless specifically included in the inspection report, the inspector did not inspect household appliances, heating, ventilation, and air conditioning, roofing, foundations, swimming pools or hot tubs, sewer or septic systems, gas or water lines, electrical systems, or other similar items. By accepting this inspection report, client acknowledges and agrees that any of the foregoing items not specifically included in the inspection report have been excluded at client’s request.