



KMB Home Inspection



Home Inspection

31st, Oct 2025, at 10:00 am

PROPERTY ADDRESS: 610 Private Road 5130, Woodville, Texas 75979
House | 2095 sqft | Built in 2020 | 6 Bedrooms | 3.5 Bathrooms

Inspected By: Kevin Bailes

License: 25178

Company Info:

KMB Home Inspection

kevin@kmbhomeinspection.com

Signature:

A handwritten signature in black ink, appearing to be 'KB', written over a white background.

Scan for web report:





PROPERTY INSPECTION REPORT FORM

Oct 31st 2025

Date of Inspection

Name of Client

610 Private Road 5130, Woodville, Texas 75979

Address of Inspected Property

Kevin Bailes

Name of Inspector

25178

TREC License #

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

| | | | |
|---|----|----|---|
| I | NI | NP | D |
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier-and-Beam

Comments:



B. Grading and Drainage

Comments:

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C. Roof Covering Materials

*Types of Roof Covering: Asphalt Shingle
Viewed From: Ground, Binoculars*

Comments:

D. Roof Structures and Attics

*Viewed From: Ladder
Approximate Average Depth of Insulation: Other (see comments)*

Comments:

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Insulation in the attic varied throughout the home. Average depth is approximately 8-12 inches.

E. Walls (Interior and Exterior)

Comments:

F. Ceilings and Floors

Comments:



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G. Doors (Interior and Exterior)

Comments:

H. Windows

Comments:

Numerous windows showed signs of failed seals. Failed seals will cause the window to become cloudy and can eventually lead to moisture intrusion, loss in efficiency, and/or possible mildew or mold growth over time.

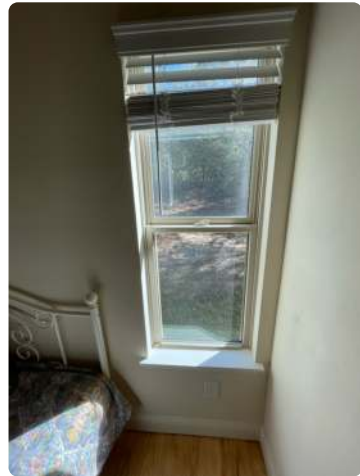
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I. Stairways (Interior and Exterior)

Comments:

Exterior stairs to the home are missing a required handrail on the left side, posing a safety hazard and a fall risk. Building codes require a continuous and graspable handrail to be installed on at least one side of stairs that have 4 or more risers. This is a safety deficiency that should be corrected by a qualified professional before the property is occupied.

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K. Porches, Balconies, Decks, and Carports

Comments:



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

There is 200 Amp service to the home The main disconnect breaker is a 200 amp breaker and is on the back of the home. The 4 additional breakers are connected to circuits breakers in the attic left of attic entrance. Clarify with the homeowner what the circuits may power.



The subpanel is without required working clearance. The subpanel is obstructed and does not meet the minimum 36-inch deep by 30-inch wide by 6.5-foot high working space required by the NEC and OSHA. This condition is a safety hazard and must be corrected by removing obstructions to provide a clear path for safe access. It is blocked

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by the washer/dryer and a shelf.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Although the outer rooms have smoke alarms, I would recommend the room with the 2nd story sleeping loft smoke alarm be installed on the upper portion of the ceiling. Therefore in the event of fire or smoke, the person in the loft would not be inundated by smoke without an alarm sounding.



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III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Heat Pump

Energy Sources: Electric, Geothermal

Comments:

The heater when tested showed a 19 degree differential between return and supply registers. This is within the acceptable 15-22 degree range for operation.



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B. Cooling Equipment

Type of Systems: Central Air

Comments:

Although the unit was visually inspected the unit was not tested for operation. The ambient temperature outside was 56 degrees, below the safe operation temp of 60 degrees. Testing the cooling functions of the unit in temperature below 60 degrees could potentially damage the unit.



The drain piping on the secondary drain pan in the attic has come loose. This could potentially drain the water, in the event of a main line clog, into the ceiling below the drain pan.

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C. Duct Systems, Chases, and Vents

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Frontyard

Location of main water supply valve: Left side

Static water pressure reading: Normal

Type of supply piping material: Steel Cast Iron

Comments:



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The static water pressure measured 41 p.s.i.. Acceptable measurements are between 40-80 p.s.i..



B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:



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C. Water Heating Equipment

Energy Sources: Electric

Capacity: Other (see comments)

Comments:

The on-demand water heater is located in the attic in the right side of entrance.

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliance

Comments:

V. APPLIANCES

A. Dishwashers

Comments:



B. Food Waster Disposers

Comments:

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C. Range Hood and Exhaust Systems

Comments:



D. Ranges, Cooktops, and Ovens

Comments:

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E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments: