

Prolook

Home Inspections

Inspection Report

Lorette Hinojosa

Property Address:

1915 Kolfahl St A
Houston TX 77023



Prolook Home Inspections

Damien Stout. TREC#20374 20374

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PROPERTY INSPECTION REPORT FORM

Lorette Hinojosa	6/30/2025
<i>Name of Client</i>	<i>Date of Inspection</i>
1915 Kolfahl St A, Houston, TX 77023	
<i>Address of Inspected Property</i>	
Damien Stout. TREC#20374	20374
<i>Name of Inspector</i>	<i>TREC License #</i>
<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 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:

Standards of Practice:

TREC

In Attendance:

Inspector Only

Type of Building: (as per HAR.com):

Single Family (3 story)

Square Footage of Home: (as per HAR.com):

2123

Lot Size: (as per HAR.com):

2442

Approximate Year of Construction: (as per HAR.com):

2020

Temperature Upon Arrival:

90-95F

Weather Condition(s):

Mostly Cloudy

Ground/Soil Surface Condition:

Dry

Utilities:

All On

Occupancy:

OCCUPIED, Fully Furnished, Limited Access

General Info

Property Address 1915 Kolfahl St A Houston TX 77023	Date of Inspection 6/30/2025	Report ID 1915 Kolfahl St A
Customer(s) Lorette Hinojosa	Time of Inspection 02:00 PM	Real Estate Agent Mariko Fujita

Inspection Details

Standards of Practice: TREC	In Attendance: Inspector Only	Type of Building: (as per HAR.com): Single Family (3 story)
Square Footage of Home: (as per HAR.com): 2123	Lot Size: (as per HAR.com): 2442	Approximate Year of Construction: (as per HAR.com): 2020
Temperature Upon Arrival: 90-95F	Weather Condition(s): Mostly Cloudy	Ground/Soil Surface Condition: Dry
Utilities: All On	Occupancy: OCCUPIED, Fully Furnished, Limited Access	

Comment Key & Definitions

Comment Key & Definitions

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

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

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting. I was NOT able to determine whether there was any hidden, latent or concealed damage and/or decay, or whether the item or system was operating/performing as intended at this time. Further evaluation by a professional contractor should be sort before your option period expires, otherwise your are excepting this item/system "AS-IS".

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

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

For Your Information (FYI:) = General information or tips for the future that will help maintain your home.

FURTHER INFORMATION PROVIDED BY INSPECTOR
PLEASE READ THOROUGHLY.

This inspection consisted of using a [FLIR E5-XT](#) or similar infrared camera and walking the interior of the property looking for anomalies that would warrant further investigation using a pin type moisture meter and areas of deficient insulation. Be advised that a thermal scan is not a substitute for indoor air quality testing (IAQ), testing for pollutants and other bio-hazards. If client is concerned about the quality of indoor air or presence of bio-hazards or pollutants, a qualified IAQ specialist should be consulted. Thermal imaging is not x-ray vision and I cannot see into walls, floors, etc. Not all anomalies may be found during the inspection.

This is NOT a mold inspection. Any moisture related problem may result in mold, fungi, noxious odors, etc. and should be further inspected. The Environmental Protection Administration (EPA) has a booklet entitled A Brief Guide to Mold, Mildew and Your Home. It is available as a downloadable pdf file and may be found at: <http://www.epa.gov/mold/moldguide.html> Should there be a concern, we recommend that a qualified, licensed mold inspector further evaluate these areas and make recommendations for remediation and repair as necessary.

This is NOT a WDI (termite) Inspection. In Texas, any person who reports on wood destroying insects in a home must be licensed by the state as a wood destroying insect inspector. Under the home inspector license issued by TREC, the inspector MAY NOT comment on whether termite infestations exist. They should comment on visible damage regardless of the underlying cause and note it as a deficiency on their report, but may not assess that the damage was specifically caused by wood destroying insects. This inspector is not licensed by the state as a wood destroying insect inspector.

This inspector was not aware whether this house had ever flooded, had windstorm, or any other significant damage. While there may not have been visible evidence of moisture damage, repairs may hide such evidence. A Comprehensive Loss Underwriting Exchange Report (C.L.U.E.®) may offer additional information on losses, or payments for losses, on this property. We recommend that you check with your Agent for more information.

This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information and that anyone else who relies on this report does so at their own peril. This report and its finding shall not be forwarded to the seller without written consent from the inspector. It is a violation of your agreement to disclose any information contained in this inspection report to a third party, (other than your own realtor/builder), without written permission from Prolook Home Inspections. **Upon receiving this inspection report, the client (or whomever) agrees to the terms and conditions in the inspection agreement regardless if it has been signed by the client or not.**

In providing the property inspection and inspection report, information about the client, inspector, real estate professional, and property will be collected and input into HomeGauge inspection software and services, which inspector uses to produce the inspection report. This information may include personally-identifiable information about the client, inspector and real estate professional. This information may subsequently be used by the provider of HomeGauge, as set out in the HomeGauge Privacy Policy found at <https://www.HomeGauge.com/privacy.html>.

NOTE: Prolook Home Inspections will NOT sell your personal information to ANYONE.

The photos in the inspection report are representative and may not capture all or every deficiency. Sample diagrams, drawings and illustrations will be used in place of actual photos of deficiencies in some situations. If multiple deficiencies of the same item are present, one or two general photos will be included.

This home is between 1-10 years old and may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Older appliances and equipment **can and will fail** at any time without any warning. In my opinion, any equipment (AC's, Water heaters...) over 5-7 years old is considered old and prone to breaking down based on the quality of equipment produced today. Although the equipment may have been performing well at this time, one can not predict when units will fail in the future.

The Property was Fully or Partially Furnished at the time of inspection.

Due to personal items and furniture at the property, the inspector could not access, inspect or test various walls, floors, ceilings, doors, windows, outlets, plumbing fixtures, floor coverings, cabinets, appliances, etc. at this time. The inspector is

not required to move, shift or touch personal items during an inspection (TREC SOP §535.227. 1.A.B.).

Any hidden, latent, obstructed or concealed item could be deficient and may require repair/replacement but was not apparent or reported at time of inspection, ie, damaged walls, windows, flooring, outlets, cabinets, plumbing leaks under sinks/tubs....The inspector is not responsible or liable for any item that is not working properly and/or deficient and/or was not inspected due to limited access and/or limited visibility at the time of the inspection.

Every effort was made to access and inspect as much as I could at this time, however, the client should be aware that this was NOT an exhaustive, thorough or complete inspection.

In these situations a thorough pre-closing walk through by the buyer is recommended when the home has been emptied and is typically done on the day of closing.

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

I NI NP D

I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



A. Foundations

Type of Foundation(s): Post Tensioned Poured Concrete Slab On Grade

Comments:

Written opinion:

The structure's foundation was performing satisfactorily and was without immediate need of remediation or stabilization at the time of this inspection.

I did not observe any obvious or significant evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation at this time.

I did observe some visual evidence that I would consider to be typical signs or indications of structural settling/shifting/movement for this age and location of building.

The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to have no significant floor slopes after walking the 1st level floors.

NOTE: This inspection is one of first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee future life or failure of the foundation.

The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and

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should not be considered one, either expressed or implied.

If any cause of concern is noted in this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

B. Grading and Drainage

Comments:

The drainage and grading appears to be in satisfactory condition at the time of the inspection.

Proper care and ongoing maintenance of the grading is important. Storm water should be encouraged to flow away from the building at the point of discharge to help minimize foundation movement and prevent water penetration. Improper care for trees and large shrubs around the foundation may cause problems over time. Where applicable, downspout(s) should discharge water at least five (3-5) feet from the house. Gutters should be cleaned periodically to remove debris and allow water to drain.

C. Roof Covering Materials


Types of Roof Covering: Architectural Composition Shingle

Viewed From: Ground/Telescopic pole with camera mounted to top., Drone

Reason For NOT Walking Roof: Inspectors Safety, Access To Roof-above two stories, Steep Pitch

Approximate Age of Roof Covering: First Third (newer roof. 15-25 years remaining)

Comments:

 **The roof was inspected from ground level with binoculars and with a drone or camera mounted to a 24 foot pole; portions of the roof may not have been visible at the time of inspection.**

The inspector felt the height/pitch/access of the roof, or conditions on the day made it unsafe for the inspector to walk the roof.

In this inspectors opinion the roof appears to be in satisfactory condition with no visible/obvious damage other than typical wear and tear for this age of roof were noted on the exterior surface. No visible/obvious leaks in the attic space were observed on the day of the inspection. (NOTE: water staining may have been observed within the attic space but was not deemed to be recent or active) Roof Fasteners, vent pipe boots and flashings appeared to be installed in an acceptable manor. Hidden/Latent/Concealed decking or shingle/flashings issues may exist but were not identified or reported at this time.

I would recommend having a licensed roofing contractor walk the roof for a thorough inspection of the roof covering materials condition if you have any concerns prior to the end of your option period.

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D. Roof Structures and Attics

Viewed From: From work platform

Approximate Average Depth of Insulation: 12-14 inches

Roof Ventilation: Passive vents

Comments:

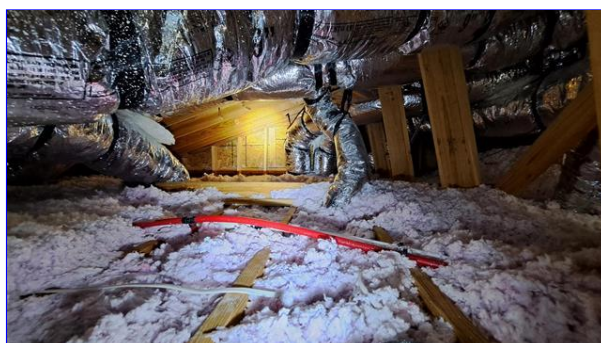
The roof structure and attic space appears to be in satisfactory condition at this time.

Roof ventilation is being provided by Soffit & Passive vents and appears to have sufficient air flow at this time. The ridge and rafter joins show minimum signs movement. I saw no signs of active water staining on the rafters or sheathing and the attic space had a dry/normal smell.

***FYI:** An attic is inherently dangerous. Access to the attic space is typically limited by the design of the space, the lack of safe passage, service decking and the placement of mechanical equipment. This, in turn, limited our ability to view all areas of the attic space. We inspected the attic space from the scuttle or stairway and all service deck spaces. Spaces outside of these areas were inspected to the best of our ability with concern for personal and property safety of paramount importance.*

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E. Walls (Interior and Exterior)

Exterior Wall Cladding: Fiber Cement Siding, Fiber Cement Siding Panels

Comments:

T11 (1) Openings and/or Gaps were noted at one or more locations around the exterior of the structure.

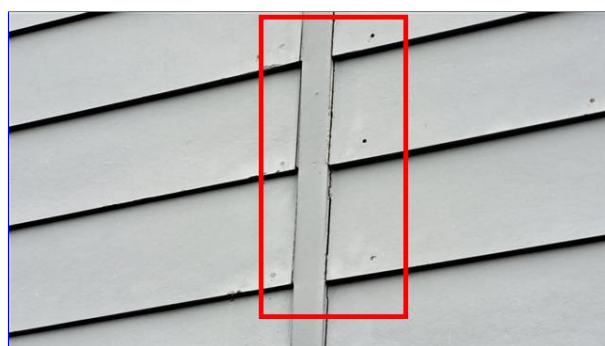
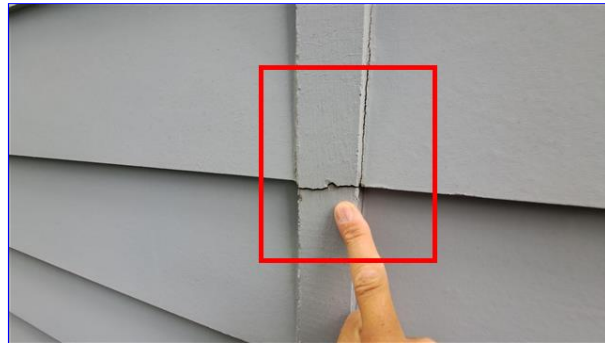
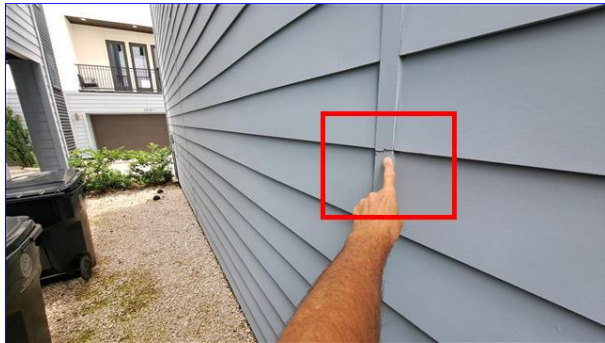
A leak in any one of these areas could cause concealed structural damage that would not be obvious in a visual inspection. We were not able to determine whether there was any hidden latent damage caused by this condition.

Recommend a qualified person or licensed contractor closing in and/or sealing/caulking any openings/gaps as required to avoid water and insect penetration into the structure.

Note: that the photos below are representative and may not reflect all deficiencies.

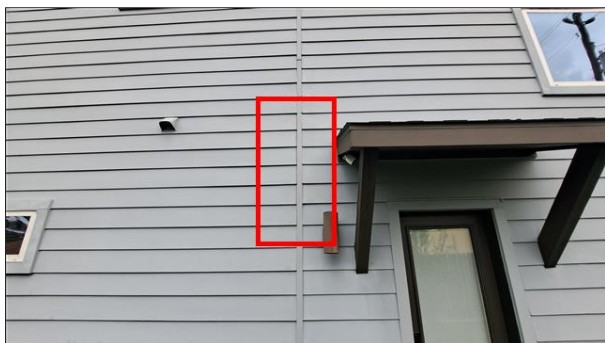
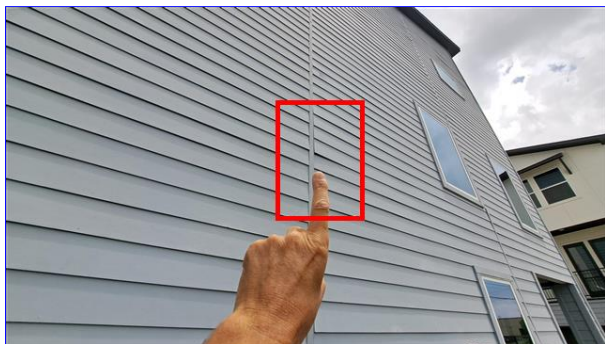
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(2) **FYI: Suspected prior repairs were noted on the exterior siding in various locations.**

Various siding panels and trim are a different color. Repairs appear to be satisfactory at this time, however client is recommended to monitor over time for any change.

It would be wise to ask the seller for any information about these repairs and who carried them out and if there is any warranties.

Note: We were not able to determine whether there was any hidden latent damage caused by this condition, and that the photos below are representative and may not reflect all deficiencies.

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I NI NP D



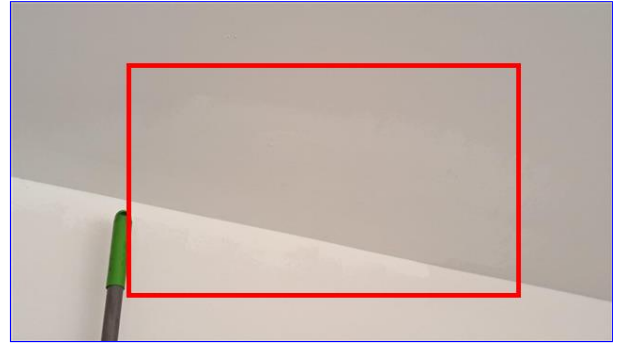
F. Ceilings and Floors

Comments:

- (1) The Ceilings and Floors appear to be in satisfactory condition at the time of the inspection.
- (2) **FYI:** Prior patching was noted on the garage ceiling. This area was tested with a thermal imaging camera and was found to be dry at this time.

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G. Doors (Interior and Exterior)

Comments:

The Interior and Exterior Doors and door hardware appear to be operational and in satisfactory condition at the time of the inspection.

H. Windows

Comments:

TI One or more thermal pane windows with suspected broken seals were noted around the home at the time of the inspection.

-Primary Bathroom and Left side of Home-

This condition allows condensation/moisture inside between the panes of glass. This causes fogging to take place, which will eventually cause staining to the point of zero visibility. The thermal pane windows no longer function as designed when they loose their seals and gas. Recommend a window company further evaluate all windows and repair or replace as needed.

NOTE: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity change. Some windows with lost seals may not be evident at the time of this inspection. Windows are only checked for obvious fogging. If some lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation.

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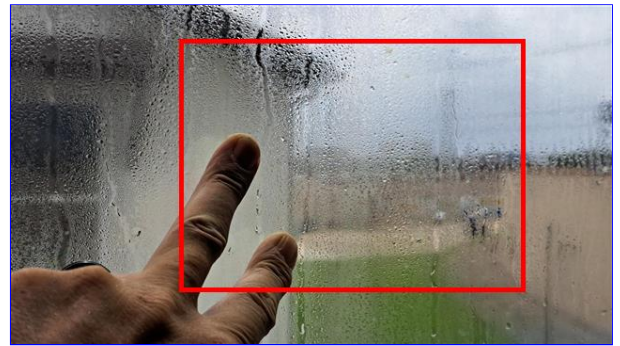
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-Left Side of Home-



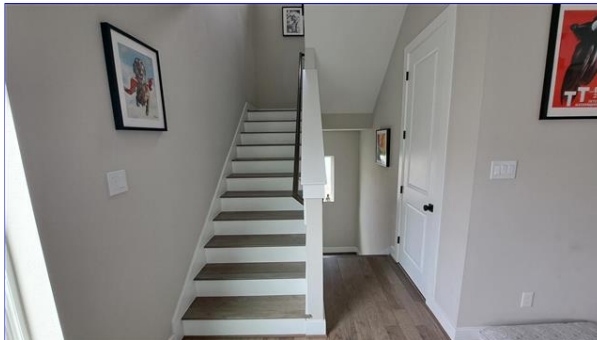
-Primary Bathroom-



I. Stairways (Interior and Exterior)

Comments:

The Stairway(s) and handrails appear to be in satisfactory condition at the time of the inspection.



J. Fireplaces and Chimneys

Operable Fireplaces: None

Comments:

K. Porches, Balconies, Decks and Carports

Comments:

The Porches, Balconies, Decks and Carports (*where applicable*) appear to be in satisfactory condition at the time of the inspection.

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L. Driveways and Sidewalks

Comments:

The Driveways and Sidewalks appear to be in satisfactory condition at the time of the inspection.

M. Cabinets (Kitchen,Bathroom,Other)

Comments:

The Cabinets (*Kitchen, Bathroom, Other*) appear to be in satisfactory condition at the time of the inspection.

A random sampling of various cabinet doors and draws were opened and closed at the time of the inspection.

Note: *Cabinetry is specifically excluded by the Texas Standards of Practice which governs this inspection. Cabinets are not structural components and are generally considered cosmetic in the same manner as floor, wall or ceiling coverings, countertops, etc. While visible failure of hung cabinets may be reported, we cannot determine failure points or warranty the performance. Care should be exercised in storing items in wall hung cabinets.*

N. Fences, Gates and Enclosures

Comments:

The Fences, Gates and Enclosures appear to be in satisfactory condition at the time of the inspection.

O. Other

Comments:

Limited access and visibility at this time.

Due to personal items and furniture at the property, the inspector could not access, inspect or test various walls, floors, ceilings, doors, windows, outlets, plumbing fixtures, floor coverings, cabinets, appliances, etc. at this time. The inspector is not required to move, shift or touch personal items during an inspection (TREC SOP §535.227. 1.A.B.).

Any hidden, latent, obstructed or concealed item could be deficient and may require repair/replacement but was not apparent or reported at time of inspection, ie, damaged walls, flooring, outlets, plumbing leaks under sink...

The inspector is not responsible or liable for any item that is not working properly and/or deficient and/or was not inspected due to limited access and/or visibility at the time of the inspection.

Every effort was made to access and inspect as much as I could at this time, however, the client should be aware that this was NOT an exhaustive, thorough or complete inspection.

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In these situations a thorough pre-closing walk through by the buyer is recommended when the home has been emptied and is typically done on the day of closing.



The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

A. Service Entrance and Panels

Service Entry: Overhead Service, Below Ground Service

Location of Panel: Garage, Rear of Home

Electric Panel Manufacturer: Square D

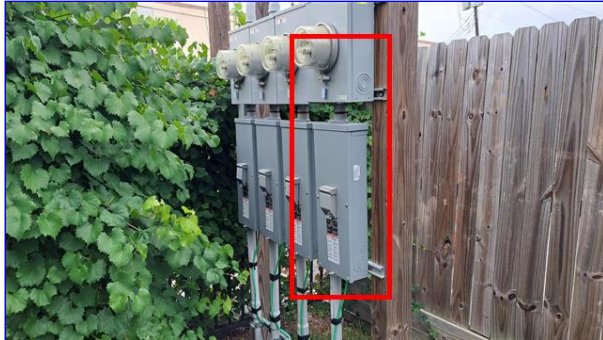
Panel Capacity: UNKNOWN/NOT LISTED

Main Breaker Size: 150 AMP / 220 VOLTS

Electrical Service Conductors: Aluminum

Comments:

The Service Entrance and Panel (sub panel) appear to be operational and in satisfactory condition at time of the inspection.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Nonmetallic Sheathed Cable - Romex

Branch wire 15 and 20 AMP: #14 & #12 Copper wire

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Comments:

T11 (1) **Ground Fault Circuit Interrupter receptacle(s) / GFCI's were NOT present or were NOT operational at one or more locations as required per current standards.**

TREC Standards Of Practise mandates that an inspector must report as deficient the absence of ground fault circuit interrupter protection in certain locations. With the age of the home, this is an "as built" condition, but per TREC standards of practice, we are required to report this condition as deficient.

You may consider having the entire system serviced by a qualified, licensed electrician and GFCI electrical receptacles or breakers added as needed to meet today's safety standards.

All receptacles listed below are now required to be protected for safety reasons.

Kitchen counter top / Kitchen island

Bathroom

Within 6' of a sink

Garage

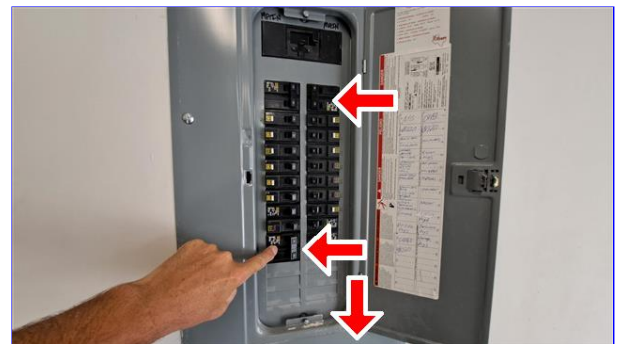
Exterior of the building

Exterior A/C unit coming Sep-2026

Dishwasher

Laundry Area

Dryer / 240v

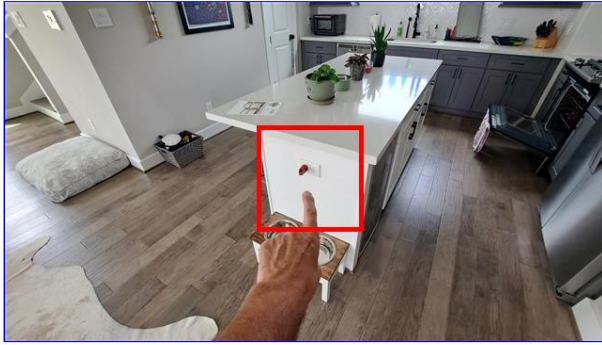


T11 (2) **Electrical Receptacle(s) at various locations around the home were improperly secured and moved when I inserted my tester.**

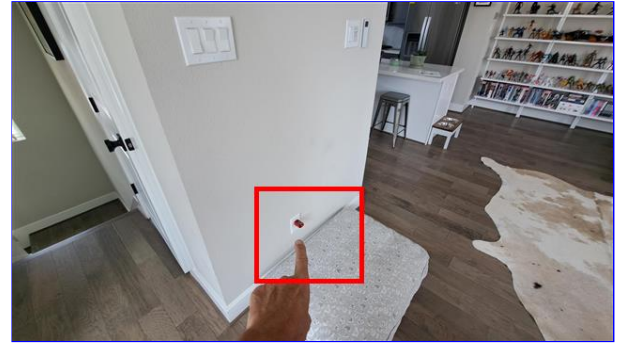
Receptacles should be securely mounted to the wall to prevent fire, shock and/or electrocution hazard. We recommend having Receptacle(s) repaired and fastened as needed.

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

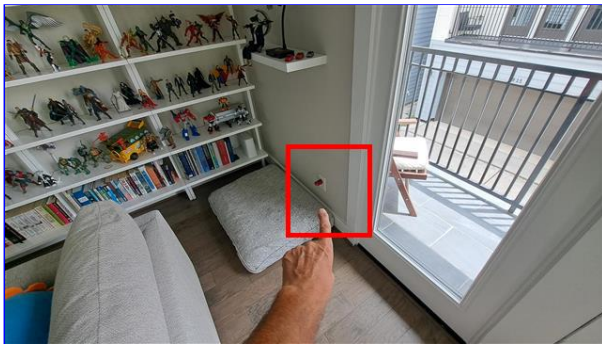
I NI NP D



Kitchen island



Kitchen



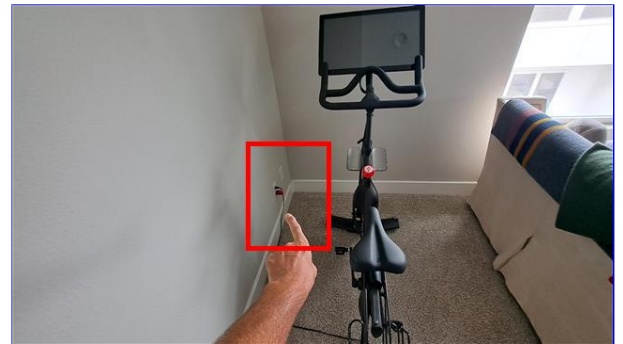
Living room



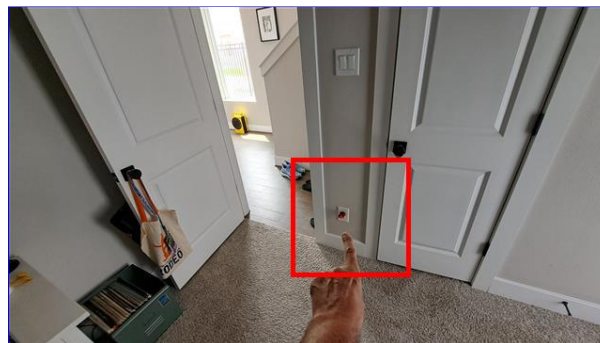
Hallway



Primary bedroom



Primary bedroom



Down stairs bedroom

C. Smoke and CO Detectors

Random Smoke / CO Detectors Tested: NO, Suspected Monitored Alarm System Present.

Comments:

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

I NI NP D

✘ The Smoke and CO detectors were NOT tested at this time.

Some smoke detecting systems are connected to a central alarm system that is monitored 24/7.

The inspector believes this could be one of those systems. Testing the alarm(s) can trigger a response from the fire department where they show up in a fire truck at the home. (I do not want to waste their time for a false alarm, again)

Please inquire with the current home owner how the system is monitored and I recommend familiarizing yourself with how the system operates and it's testing procedures.

Any detectors (smoke or CO) older than 10 years should also be replaced.



The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator or dryer for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Dismantle heating equipment to determine integrity or condition of heat exchanger; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

A. Heating Equipment

Type of Systems (Heating): Forced Air

Energy Sources: Gas

Number of Heat Systems (excluding wood): One

Heat System Manufacture: Carrier

Aproximate Age Of Heating/Furnace Unit(s): .

+/-: 09/2020

Comments:

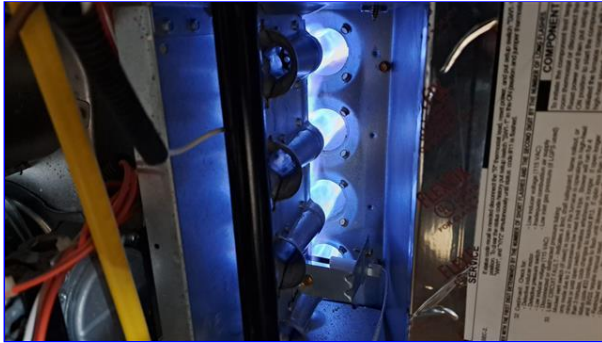
The gas heating equipment appeared to be performing as intended and within acceptable limits at this time.

The gas heating cycle was checked by placing the system into the heating mode, adjusting the thermostat to demand heat and observing a) flame ignition, b) fan operation, c) heat generation and d) cessation of fan operation when the demand was withdrawn. Flame impingement, uplifting flame, improper flame color, or excessive scale buildup may reflect damage to the heat exchanger and the general condition of the unit(s) and will be reported if observed. A full and complete evaluation of a heat exchanger requires that the furnace unit be dismantled and is, therefore, beyond the scope of this inspection.

Note: that without regard to performance at the time of this inspection, the age of the unit(s) must be considered in considering remaining life and performance.

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

I NI NP D



B. Cooling Equipment

Type of Systems (Cooling): Air conditioner unit

Number of Cooling Systems: One

Central Air Manufacturer: Carrier

Approximate Age of AC Condenser Unit(s): .

+/-: 05/2020

Size (tons): 4 Tons

Refrigerant Type: R-410A (Newer system), As per manufacture name plate.

Comments:

(1) The cooling equipment appeared to be performing as intended and within acceptable limits at this time.

The Texas Real Estate Commission requires that an inspection include an evaluation of the cooling equipment performance in the reasonable judgment of the inspector.

This is not an evaluation of the system's operation against manufacturer's standards; to do so would require a licensed HVAC contractor. This is a simple evaluation which would expect a 15° F – 22° F drop between the Return Air temperature and the Supply Air temperature with the higher end of the range required as the ambient humidity level rises. [Source: TREC Standards of Practice] The temperature differential is typically measured at the duct work as close to the evaporator as feasible.

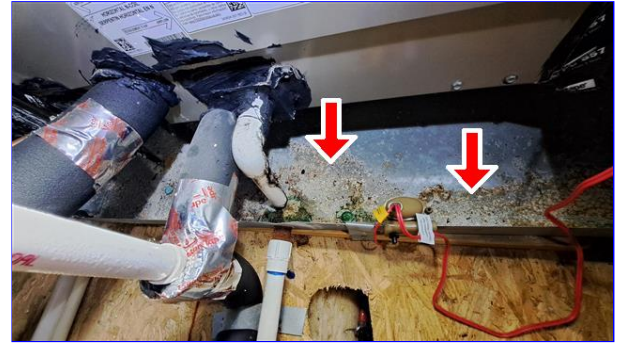
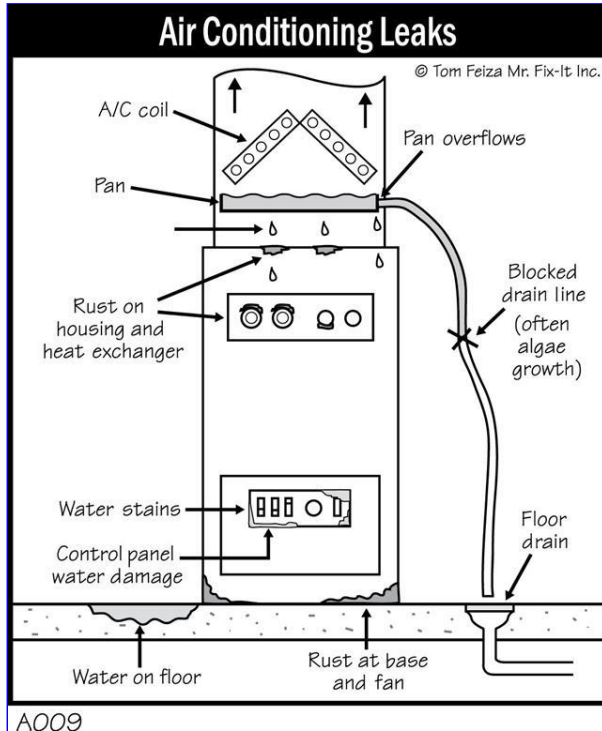
The normal differential temperature range is between 15.° f. & 22.° f.

Your system has an average differential temperature of 16-17° f. at this time.

Note: A full and complete evaluation as to the condition of the coils and blower fan requires that the evaporator/furnace unit be dismantled and is, therefore, beyond the scope of this inspection. The inspector will not pressure test the system coolant or determine the presence of leaks; or operate setback features

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I NI NP D



C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Comments:

T11 (1) Portions of the ducting within the attic space were in contact with other runs, or were separated only by insulation batting.

Moisture can condense on flex duct that does not have adequate airflow around it. This moisture can damage surrounding materials and can contribute to fungal growth. This is more important in humid climates than in dryer climates. While the insulation may reduce condensation, the insulation may still absorb moisture and allow fungal growth.

We recommend that the duct be separated by air space.

Note: that the photos below are representative and may not reflect all deficiencies.

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

I NI NP D



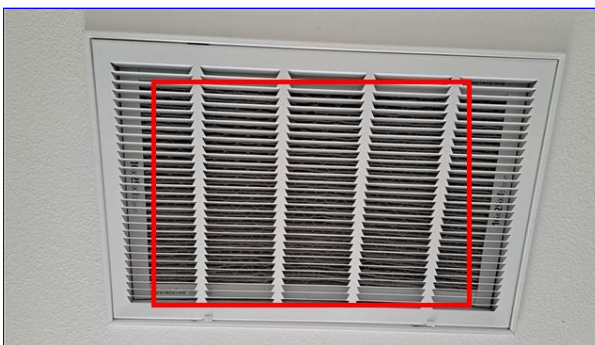
MOISTURE

TIP (2) Dirty filters are recommended to be replaced to improve the efficiency of the AC system and the quality of the air you breath.

The inspector cannot determine the condition of the interior portion of the return/supply ducting in this type of inspection or if this is a health concern for people with allergies.

Dirty or blocked return air filters can degrade the AC cooling performance by 2-4 degF. Depending on the quality and type of the filter, these should be changed every 1-6 months.

Recommend the HVAC equipment be serviced by a licensed HVAC professional before your option period expires.



The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. As is not uncommon for homes of this age (any home over 5 years old) and location, the air conditioning/heating system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

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I NI NP D

IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Street

Location of main water supply valve: Rear of Home

Static water pressure reading: 60 pounds/square inch

Type of supply piping material (into home): PEX

Type of piping material (inside home): PEX

Water Source: Public

Laundry and Refrigerator Water Supply Tested: No - Fixtures are prone to leak and cause damage after testing.

Comments:

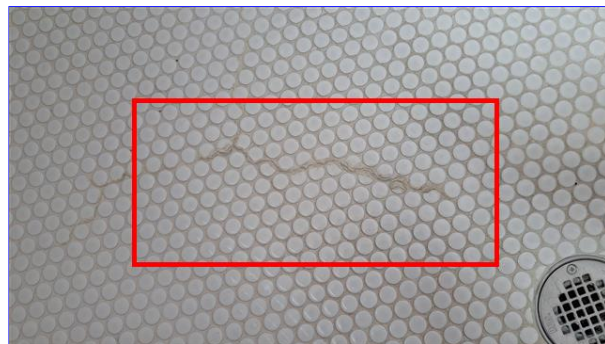
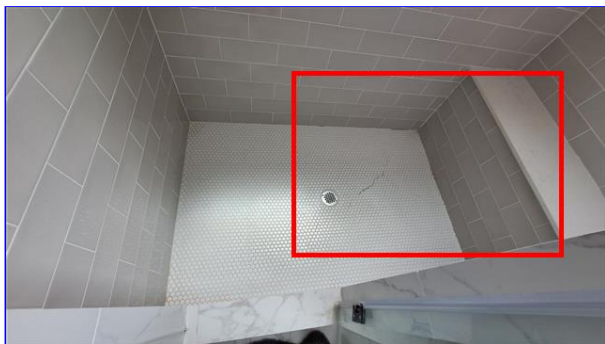
Til (1) **The tile shower stall in the primary bathroom has cracked and damage materials.**

Our concern is that this can allow water to penetrate through the cracks and cause unseen damage over time.

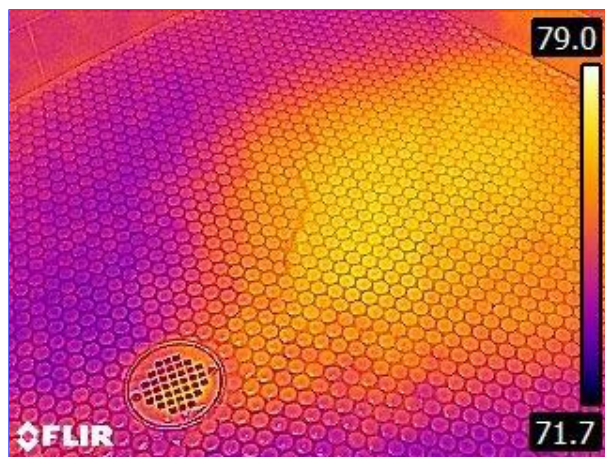
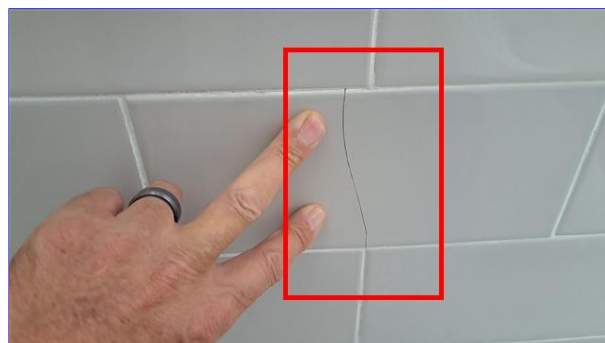
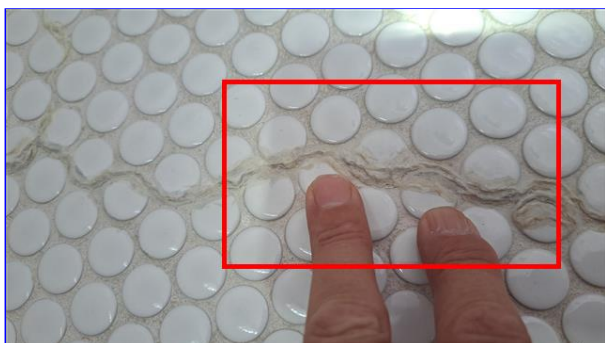
We recommend any damaged tiles or grout be professionally repairs or replaced as needed.

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

I NI NP D



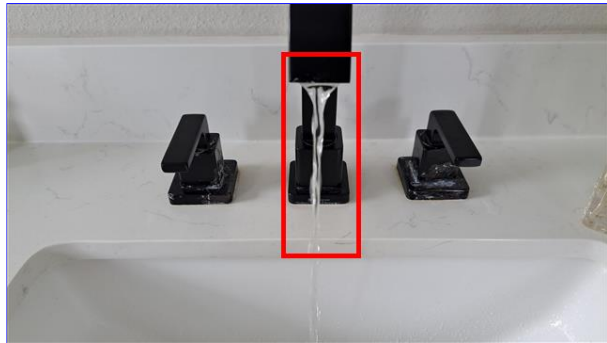
-Primary Bathroom-



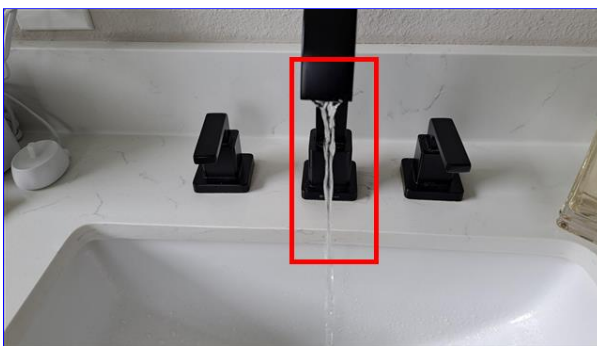
T11 (2) Both Primary bathroom sink fixtures had weak water flow when tested, compared to other fixtures in the home.
Recommend the fixtures be serviced/filters cleaned, or be replaced as needed.

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

I NI NP D



-Primary Bathroom-



T11 (3) The hot and cold water supply at the Primary Bathroom shower mixing valve is reversed and recommended to be corrected as needed.

The hot water should come from the far left side and cold water from the far right side of the fixture as indicated on the backing plate with red and blue markings/or H and C. Recommend a qualified person make repairs as required.



-Primary Bathroom-

B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Location of Sewer Clean Out: Right Side of Home

Laundry Drain Tested: No - Laundry Drain(s) were not tested.

Sink Over Flow Drains Tested: No - This can cause water damage if the drains overflows are not properly installed and/or working.

Comments:

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I NI NP D

The Drains, Wastes, and Vents appear to be operational and in satisfactory condition at the time of the inspection.

FYI: Hydrostatic testing or video scoping the integrity of the under ground/foundation sewer lines is beyond the scope of this inspection. The drainage system was tested by running water only down the drains. As cracked/damaged/fowled under ground pipes are common around the houston area, you may wish to consult a licensed plumbing professional before your option period expires.

C. Water Heating Equipment

Energy Sources (Water Heater): Gas (quick recovery)

Capacity (Water Heater): 50 Gallon

Water Heater Manufacturer: American

Aproximate Age Of Water Heating Unit(s): -

+/-: 05/2021

Number of Water Heaters: 1

Water Heater Location: Attic

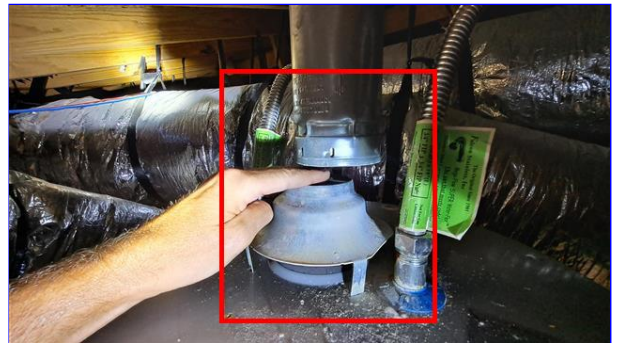
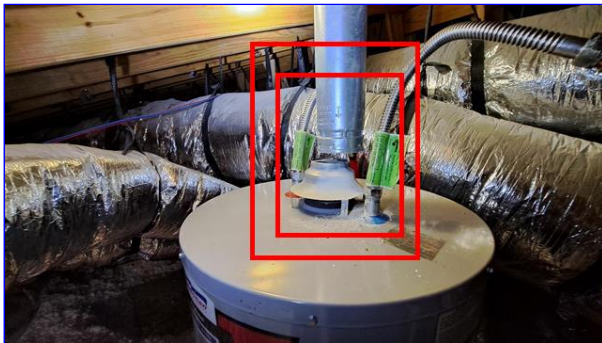
TPRV Tested: No - These are prone to leak after testing due to lack of use. The TPRV should be test anually.

Comments:

T11 (1) **The water heater exhaust venting system shows evidence of exhaust spillage. (Flue pipe is NOT connected to the draft hood)**

This is a serious condition that could be a health threat to the occupants of the home. The flue pipe should be attached to the draft hood and vented to the exterior of the home to prevent carbon monoxide gasses filling the attic space.

This condition is recommended to be addressed promptly.



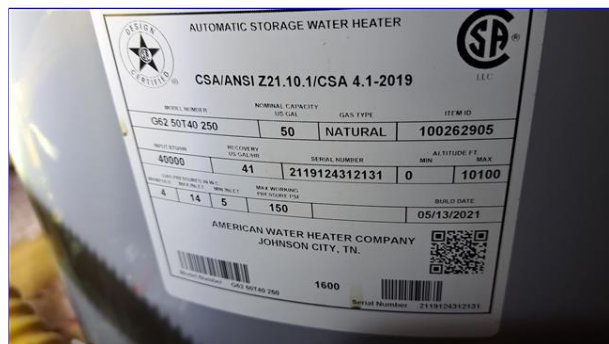
T12 (2) *FYI:* **Rust and/or Water stains were noted in the safety pan under the water heating unit(s).** This would suggest a plumbing leak at one point of time. The pan was found to be dry at the time of the inspection, but I recommend monitoring periodically to ensure a leak does not return.

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

I NI NP D



 (3) **FYI: Photos of water heating unit(s) for your information.**



D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: End Of Building- Left Side

Type of gas distribution piping material: Black Pipe / Metal Pipe

Comments:

The Gas Distribution System and Gas Appliances appear to be operational and in satisfactory condition at the time of the inspection.

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

I NI NP D



Recommend identifying your meter.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. As is not uncommon for homes of this age (any home over 5 years old) and location, the plumbing and waste system and water heating system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

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I NI NP D

V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units or Washer Dryer Machines. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



A. Dishwashers

Dishwasher Brand: Whirlpool

Comments:

The Dishwasher appears to be operational and in satisfactory condition at the time of the inspection.

The dishwasher was tested using normal wash settings. The spray arms, soap dispenser, racks, door and seal showed no visible defects that would affect performance at this time.



B. Food Waste Disposers

Disposer Brand: In Sink Erator

Comments:

The Food Waste Disposer appears to be operational and in satisfactory condition at the time of the inspection.

The disposer was tested with running water and turning the unit on for a one minute period. No leaks, excessive noise or vibrations were found at this time.

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

I NI NP D



C. Range Hood and Exhaust Systems

Exhaust/Range Hood Brand: Whirlpool

Range Hood Vents To The Exterior: Yes

Comments:

The Range Hood Exhaust Vent appears to be operational and in satisfactory condition at the time of the inspection.

The exhaust vent was run for a one minute period. No air leaks, excessive noise or vibrations were found at this time.



D. Ranges, Cooktops, and Ovens

Range/Oven Brand: Whirlpool

Comments:

The Range/Oven/Cooktop appears to be operational and in satisfactory condition at the time of the inspection.

The oven was set to 350F and verified to be within a +/- 25 degree tolerance. The burners/elements were tested at different temperature ranges. The Range/Oven racks, door and seal showed no visible defects that would affect performance at this time.

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

I NI NP D



E. Microwave Ovens

Built in Microwave Brand: Whirlpool

Comments:

- The microwave oven appears to be operational and in satisfactory condition at the time of the inspection.

The microwave was tested using a moist shammy and running the unit for one minute on normal heating mode. The shammy came out steaming hot at this time.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The Mechanical Exhaust Fan(s) and/or Bathroom Heater(s) appear to be operational and in satisfactory condition at the time of the inspection.

G. Garage Door Operators

Comments:

TIY The safety reversing mechanism did not operate when the garage door(s) were obstructed.

When the inspector tests the safety reversing mechanism of the garage overhead door, the motor should reverse itself. (5 lbs. of pressure over a 2 second period should be sufficient to reverse most door openers) Failure of the door to reverse is considered a recognized hazard by the Texas Real Estate Commission (T.R.E.C). These motors can usually be adjusted to operate properly. Improvements are required for safety reasons.

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

I NI NP D



H. Dryer Exhaust Systems

Comments:

The Dryer Vent appears to be in satisfactory condition at the time of the inspection.

We recommend cleaning out any buildup of lint that occurs over time so not to restrict air flow from the unit and cause overheating issues.

I. Doorbell and Chimes

Comments:

The Door Bell and Chimes appears to be operational and in satisfactory condition at the time of the inspection.

J. Other

Comments:

The Refrigerator, Wine fridge, Washing machine and Dryer are beyond the scope of this inspection and were not assessed at this time and are excluded from this property assessment report.

These items are not considered "built-in" appliances and may go with the seller. Check with your realtor to see if these items will remain with the property.



The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. As is not uncommon for homes of this age (any home over 5 years old) and location, the appliances are older units. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Prolook

Home Inspections

Prolook Home Inspections

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