



SUMMARY

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2.1.1 A. Foundations

SLAB: CORNER POPS



Maintenance Item

REAR RIGHT

Cracks were noted at the corners of the foundation walls. Referred to as a "corner pop", these are very common and not a structural issue at this time. They should however be properly sealed to prevent further deterioration.

Recommendation

Contact a qualified concrete contractor.



2.1.2 A. Foundations

HONEYCOMBING



Maintenance Item

LEFT

"Honeycombing" was observed at the foundation sidewall at the above stated locations. This condition can cause deterioration to the concrete over time and I recommend that you consider sealing to avoid further deterioration and for cosmetic reasons.

Recommendation

Contact a qualified handyman.



2.2.1 B. Grading and Drainage

LANDSCAPING: TRIM TREES AND HEAVY FOLIAGE



Recommendation

RIGHT

Recommend trimming foliage in contact with the structure to prevent damage to the veneer and moisture penetration over time. Recommend all tree limbs be cleared back a minimum of 3' from the roof covering and foliage 18" from the exterior walls.

Recommendation

Contact a qualified landscaping contractor



2.2.2 B. Grading and Drainage

GUTTERS ABSENT



LEFT, RIGHT

No gutters were observed to be installed along portions of the roof slopes. Installation is highly recommended to prevent further erosion of the soil resulting in standing water near the foundation.

Recommendation

Contact a qualified gutter contractor



2.2.3 B. Grading and Drainage

GRADING AND DRAINAGE: INADEQUATE/IMPROPER SLOPE



REAR

Inspector observed areas around the exterior of the home where the grade/slope away from the home was inadequate at the time of inspection. This can cause issues with water pooling around the home affecting the foundation performance. Recommend evaluation and correction by a qualified contractor to determine the extent of repairs necessary.



Recommendation

Contact a qualified landscaping contractor

2.2.4 B. Grading and Drainage

GRADING & DRAINAGE: SOIL EROSION



LEFT, RIGHT

Soil erosion was observed at multiple locations along the exterior of the home. Recommend correction to grading issues to prevent standing water. Recommend further evaluation and correction **as needed to prevent further erosion and ensure proper drainage conditions.**

Recommendation

Contact a qualified landscaping contractor





2.2.5 B. Grading and Drainage **GRADING AND DRAINAGE: LOW SPOTS/STANDING WATER**



Recommendation

LEFT

Locations were observed around the property that were low or improperly sloped and likely holding water. Low spots in the grade should be properly repaired to ensure proper drainage and avoid a potential hazard. Recommend consulting a qualified contractor to determine the best method of repair.



Note: Potential solutions may include the installation of an underground drain system around the property.

Recommendation

Contact a qualified landscaping contractor

2.3.1 C. Roof Covering Materials **SHINGLES: LIFTED/CUPPED**



Recommendation

RIGHT

Observed buckled/lifted shingles on the roof covering. This condition is where the shingles are lifted or are not laying flat due to wrinkling of the underlayment or a shingle issue. High humidity and moisture issues at decking can also contribute to this condition. Recommend further evaluation by a roofing contractor to determine the extent of necessary repair.



Recommendation

Contact a qualified roofing professional.

2.3.2 C. Roof Covering Materials **FLASHING: LOOSE/RAISED FLASHING**



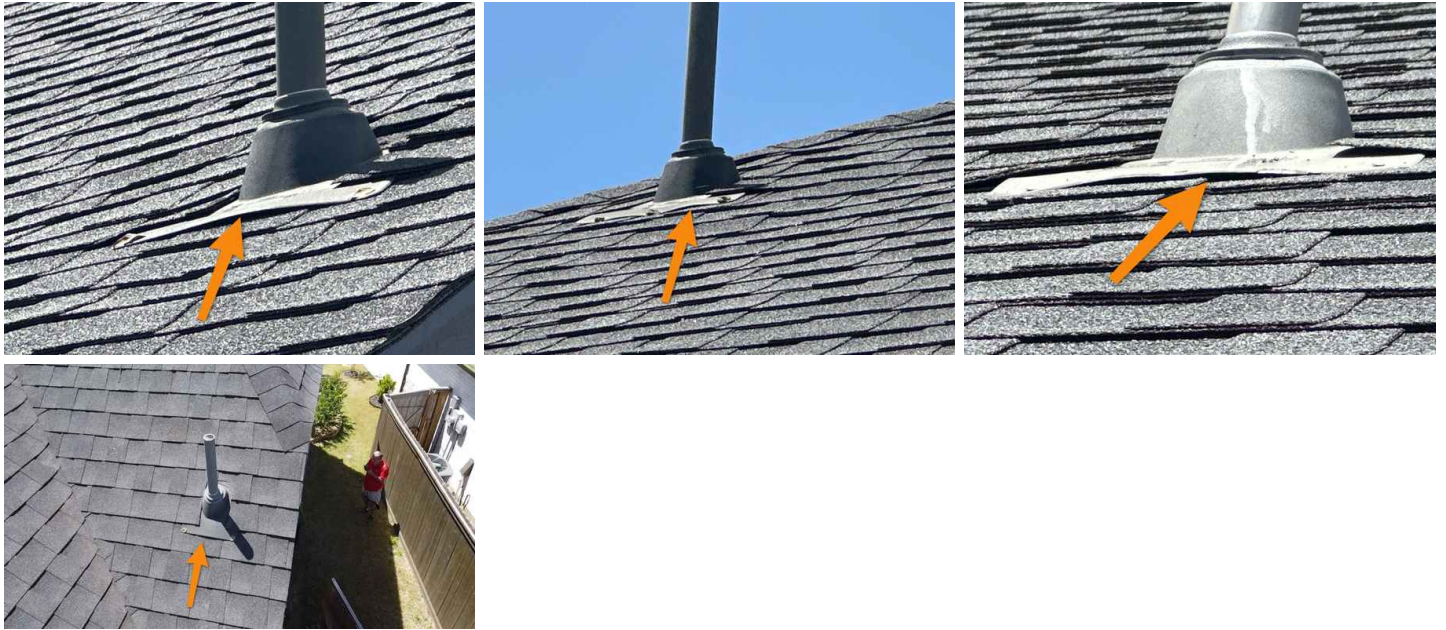
Recommendation

RIGHT, LEFT

Raised or loose flashing areas were observed around the roof covering. This condition leaves the covering exposed to potential moisture or pest intrusion. Recommend all areas be evaluated and secured/sealed as needed.

Recommendation

Contact a qualified roofing professional.



2.4.1 D. Roof Structures and Attics **ATTIC DOOR: ISSUES OBSERVED**

Ladder is damaged

The above stated issues were observed in relation to the attic access door at the time of inspection. Attic access doors are required to be properly insulated, weatherstripped, and seal firmly for energy efficiency reasons. Pull down attic ladders are required to be properly secured to the ceiling framing with appropriate fasteners, the hardware on the doors should be kept in good condition and be regularly serviced for safety reasons. Recommend correction of any above referenced issues to ensure performance and proper installation.

Recommendation
Contact a qualified handyman.

 Recommendation



2.5.1 E. Walls (Interior and Exterior) **NEW HOME COSMETIC ISSUES**

 Maintenance Item

Cosmetic deficiencies (dings, dents, missing paint, etc.) were observed at various locations around the home. Cosmetic issues are not included in the scope of this inspection, and these items should be addressed during your builder walkthrough.

Recommendation
Contact your builder.

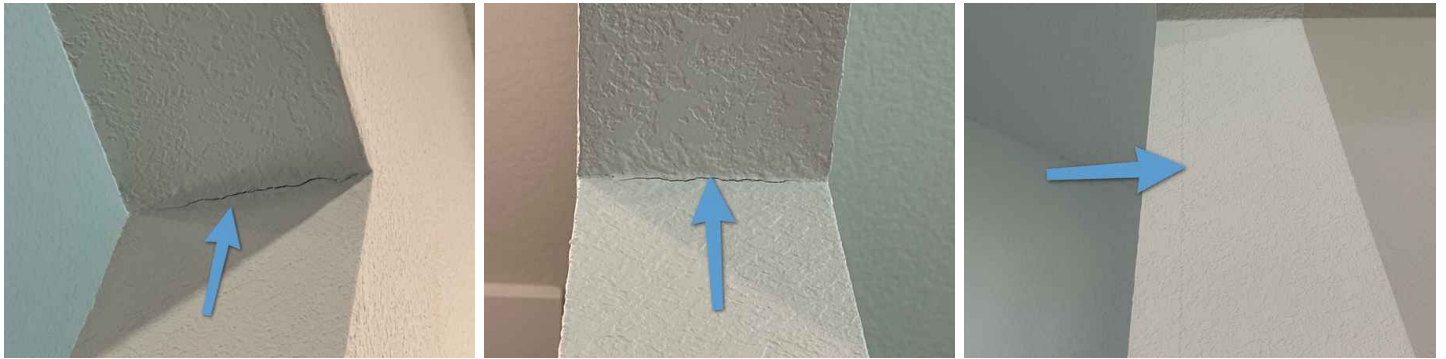
2.5.2 E. Walls (Interior and Exterior) **MINOR COSMETIC/MAINTENANCE ISSUES**

 Maintenance Item

HALL, DINING ROOM

Minor drywall cracks or cosmetic issues

The above stated issues were observed at the home at time of inspection. These items are related to cosmetic issues or maintenance due to expected wear and tear. Recommend you budget for repair of these issues for cosmetic reasons, or to avoid further deterioration.



2.5.3 E. Walls (Interior and Exterior)
CAULKING AND SEALING NEEDED

 Recommendation

REAR PATIO, REAR, LEFT
Around windows

The above stated locations were identified as areas in need of proper caulking and sealing, or maintenance to the existing sealant. Examples of locations needing sealing are pictured for your reference. Recommend further evaluation of these areas and all others to determine the extent of needed repairs.

Recommendation
Contact a qualified handyman.





2.5.4 E. Walls (Interior and Exterior)

**MASONRY: MINOR
CRACKS/MAINTENANCE
RECOMMENDED**

FRONT PORCH

Minor cracks were observed in the masonry walls and/or mortar lines around the home. These conditions appear related to typical or normal settlement. Recommend you consider correction to avoid further deterioration and for cosmetic reasons.

Recommendation

Contact a qualified masonry professional.



Maintenance Item



2.5.5 E. Walls (Interior and Exterior)

MASONRY: MODERATE CRACKS/SEPARATIONS

FRONT

Moderate cracks and/or separations were observed in the masonry walls around the exterior of the home. Common areas of issues include around windows, doors, and/or expansion joints. These cracks and separations are excessive and I recommend further evaluation to determine extent of necessary repairs.

Recommendation

Contact a qualified masonry professional.



Recommendation



2.5.6 E. Walls (Interior and Exterior)

**MASONRY: LINTELS
RUSTED/MAINTENANCE NEEDED**

FRONT PORCH



Recommendation

Steel lintels above the windows and doors were observed to be unpainted or the paint finish displayed rusting/corrosion.

Recommend properly painting/sealing to prevent deterioration.

Recommendation

Contact a qualified painting contractor.



2.5.7 E. Walls (Interior and Exterior)

EXPOSED DRYWALL NAILS

GARAGE

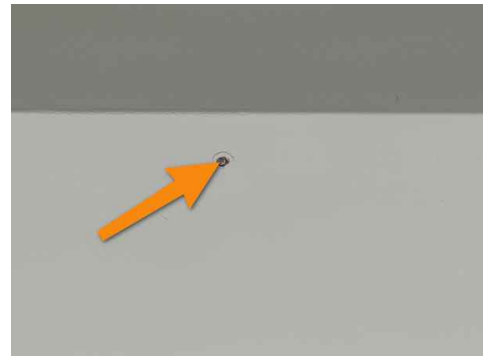
Inspector observed what appeared to be drywall nails that were exposed in multiple locations at the time of inspection. Recommend consulting with the builder to correct for aesthetic purposes.

Recommendation

Contact a qualified professional.



Recommendation



2.6.1 F. Ceilings and Floors

CEILING: "POPPED" NAILS

UTILITY ROOM

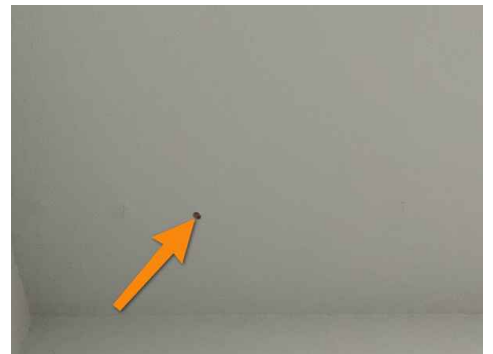
"Popped" (loose) drywall nails were observed at the time of the inspection. Nails pops often occur because of ceiling design, and heat in the attic area. This condition is not related to a structural issue. Repair as desired.

Recommendation

Contact a qualified painting contractor.



Recommendation



2.7.1 G. Doors (Interior and Exterior)

INTERIOR DOOR: LOOSE HARDWARE/HANDLE

MASTER BATHROOM

The door knob hardware at one or more doors around the home was observed to be damaged or loose. Recommend tightening to allow for easier operation of the doors.

Recommendation

Contact a qualified professional.



Recommendation



2.12.1 L. Other

FENCE: ISSUES

RIGHT

Loose, damaged and missing fence boards were observed at various locations. Recommend further evaluation and repair for security purposes.

Recommendation

Contact a qualified professional.



Recommendation



2.12.2 L. Other

SUBTERRANEAN TERMITE MONITORING/BAIT STATIONS

Inspector observed termite monitoring/bait stations around the perimeter of the foundation. Recommend consulting with the seller regarding these items to determine why the system was installed and if the system is currently being monitored or is under warranty. Recommend consulting with a qualified pest control to evaluate the system or removal as desired.

Recommendation

Contact the seller for more info



Maintenance Item



2.12.3 L. Other

DRIVEWAY/WALKWAY CHIPPED

Driveway and or walkway concrete damage/chipped at one more areas, evaluate and repair as needed.



Maintenance Item



3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

OUTLETS: GFCI PROTECTION INADEQUATE

Garage

Multiple outlets throughout the homes wet locations were in need of GFCI protection. GFCI outlets weren't required when the home was built but updating to GFCI would avoid safety hazards.

Recommendation

Contact a qualified professional.



Safety Hazard



4.1.1 A. Heating Equipment

BLOWER VIBRATION
 Recommendation

Inspector observed moderate vibration/noise at the blower motor for the HVAC equipment. There could be something off-balance within your blower, causing the fan to make vibrating sounds when it spins. Check the fan and motor for signs of dust or debris build-up or any other kind of obstruction and clear it away to see if the problem has been solved. Recommend further evaluation by qualified technician to determine extent of needed repairs.

Recommendation

Contact a qualified heating and cooling contractor

4.2.1 B. Cooling Equipment

CONDENSATE: ATTIC LINE NOT INSULATED
 Maintenance Item

A portion of the primary drain line was not insulated or insulation was damaged in the attic space. Recommend repair to prevent condensation on this drain line which could drip moisture into the ceiling below.



Recommendation

Contact a qualified professional.

4.3.1 C. Duct Systems, Chases, and Vents

DUCTS: DUCTS RESTING ON EACH OTHER
 Recommendation

Ducts were observed to be resting on each other. This could cause condensation between the two and restricted air flow with compression. Recommend to separate duct work or placing insulation between them.

Recommendation

Contact a qualified professional.



5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

TUB: CAULKING MISSING/DETERIORATED FIXTURES
 Recommendation

MASTER BATHROOM

Fixtures going through the wall should be sealed with caulking to prevent moisture penetration through the walls. Remedy as needed.

Recommendation
Contact a handyman or DIY project



5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

WATER PRESSURE AT FIXTURE

KITCHEN

Low water pressure observed at kitchen island sink fixture, recommend for the evaluation by builders licensed plumber.

 Recommendation



5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures

HOT WATER DELAY

Delay at master bathroom shower fixture getting hot water observed, recommend further evaluation by builders license plumber.

 Recommendation

6.7.1 G. Garage Door Operators

LOCK INSTALLED WITH OPENER

Manual locks for the overhead garage door should be removed or disabled to prevent accidental damage to door track when on an operator.

Recommendation
Contact a qualified professional.

 Maintenance Item

6.8.1 H. Dryer Exhaust Systems

CLEANING VENT RECOMMENDED

Cleaning of the dryer vent line is recommended as normal maintenance to prevent lint build up in line.

Recommendation
Contact a qualified professional.

 Maintenance Item