

4604 Feagan Street Houston, Texas 77007














✉ hello@inspectify.com

Client	Humberto Marquez
Type	Home Inspection Report - 4604 Feagan Street
Inspected by	Rio Bravo - Inspectify Pro - Houston
State license	TREC 22388
InterNACHI	17031522
Scheduled	January 24, 2025, 4:00 PM
Completed	January 24, 2025, 5:50 PM

🛡️ 2 safety
🔧 11 repair
👁️ 2 monitor
⚠️ 28 limitation

System	Subsystem	Issues identified
Utilities	Utilities	⚠️ <u>Water Meter Tag Photo: No Access</u>
Exterior	Siding / Trim	🔧 <u>Missing Exterior Caulk</u>
		🔧 <u>Damaged Trim</u>
		⚠️ <u>Exterior Inspection is Limited</u>
	Gutters	⚠️ <u>Difficult to Reach the Gutters</u>
	Windows	👁️ <u>Missing Window Screen</u>
	Exterior Doors	🔧 <u>Damaged Weatherstripping on Exterior Door</u>
	Dryer Exhaust	🔧 <u>Dirty Dryer Vent</u>
Roof	Coverings	⚠️ <u>Roof Covering Condition: No Access</u>
		⚠️ <u>Roof Layer Count: No Access</u>
		⚠️ <u>Previous / Partial Roof Repairs Observed: No Access</u>
		⚠️ <u>Estimated Roof Age: No Access</u>
		⚠️ <u>Roof Height Prevented Roof-Level Photos</u>
		⚠️ <u>Snow Covering the Roof</u>
		⚠️ <u>Unable to Inspect All Roof Components</u>
	Vents	⚠️ <u>Roof Height Prevented Roof-Level Photos</u>
Structural	Attic	🔧 <u>Missing Attic Hatch Insulation</u>
		⚠️ <u>Could Not See Everything in Attic</u>
Common Areas	General	⚠️ <u>Additional Interior Amenities Observed: Not Present</u>
Laundry Area	Laundry Area	🔧 <u>Missing GFCI</u>
	Washer	⚠️ <u>Washer Appliance Tag Photo: Not Present</u>
Kitchen	Kitchen General	🔧 <u>Signs of a Leak are Present</u>
	Range	⚠️ <u>Range Appliance Tag Photo: Not Present</u>
	Refrigerator 2	⚠️ <u>Refrigerator Appliance Tag Photo: Not Present</u>
Bathrooms	Primary Bathroom	🔧 <u>Damaged / Cracked Floor Tiles</u>
	Bathroom 2	⚠️ <u>Tub / Shower Type: Not Present</u>
		⚠️ <u>Tub / Shower Plumbing Fixture Condition: Not Present</u>
	Bathroom 3	🔧 <u>Damaged or Missing Tile</u>
HVAC	Cooling	⚠️ <u>Cool Temperature Restriction</u>
	Cooling 2	⚠️ <u>Cool Temperature Restriction</u>
	Temperature Splits	⚠️ <u>Supply Temperature (Cooling): Other</u>
		⚠️ <u>Return Temperature (Cooling): Other</u>

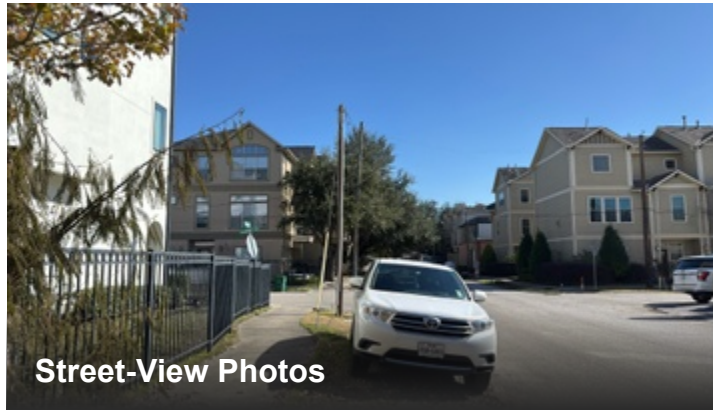
System	Subsystem	Issues identified
	Temperature Splits 2	 <u>Supply Temperature (Cooling): Other</u>
		 <u>Return Temperature (Cooling): Other</u>
Plumbing	Main Water Supply	 <u>Plumbing Not Fully Visible</u>
	Drainage	 <u>Plumbing Not Fully Visible</u>
	Water Heater	 <u>Vent not Attached to Water Heater</u>
	Water Heater 2	 <u>Vent not Attached to Water Heater</u>
Electrical	Electrical Panels, Grounding, Main Overcurrent Device	 <u>Missing AFCI Breaker</u>
		 <u>Missing Surge Protection</u>
	Branch Wiring	 <u>Unable to Inspect All of the Wiring</u>
		 <u>Unable to Fully Inspect Electrical</u>
	Smoke / Carbon Monoxide Detectors	 <u>Old but Operable Smoke Detector</u>

Home Inspection Details

Home Inspection Details photos / videos



Street-View Photos



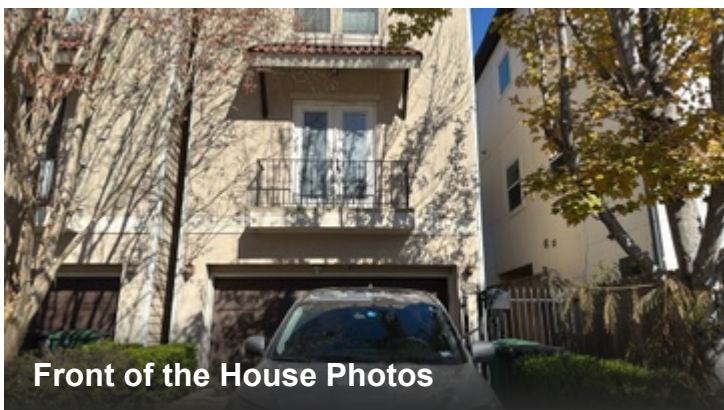
Street-View Photos



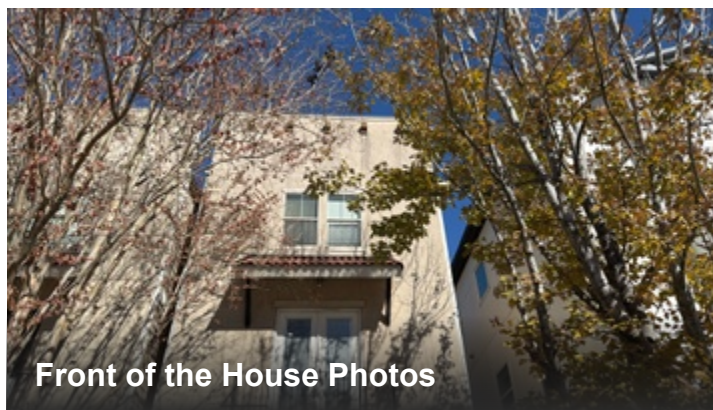
Exterior Walkthrough Video



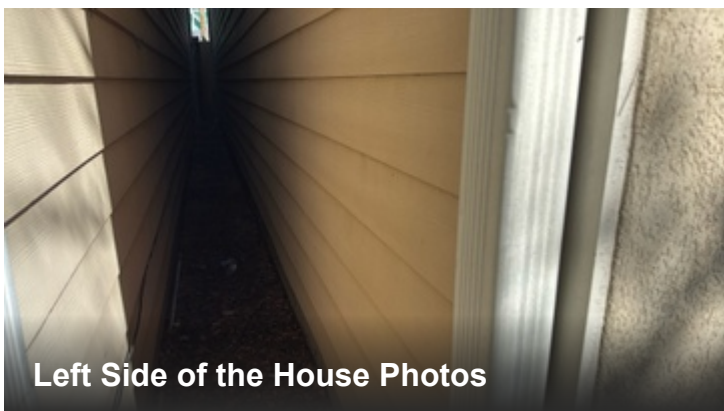
Front of the House Photos



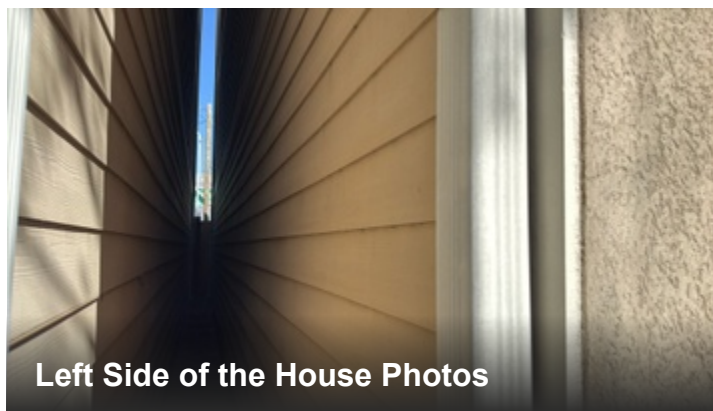
Front of the House Photos



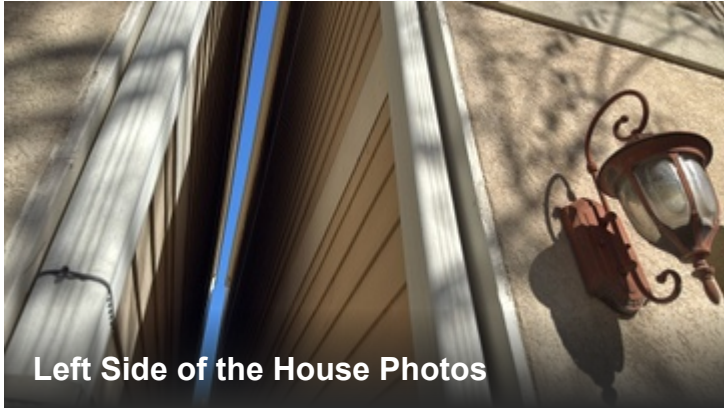
Front of the House Photos



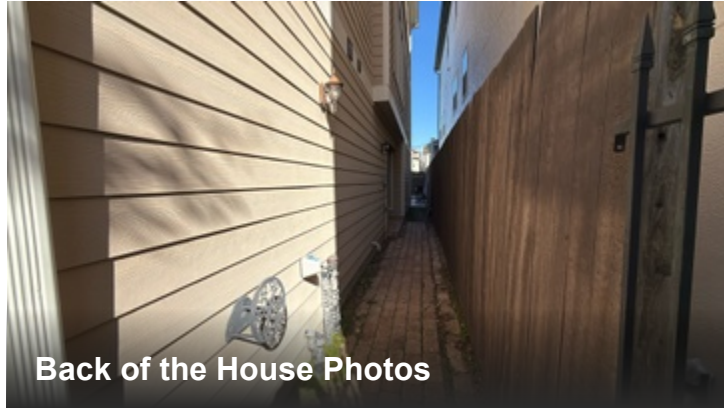
Left Side of the House Photos



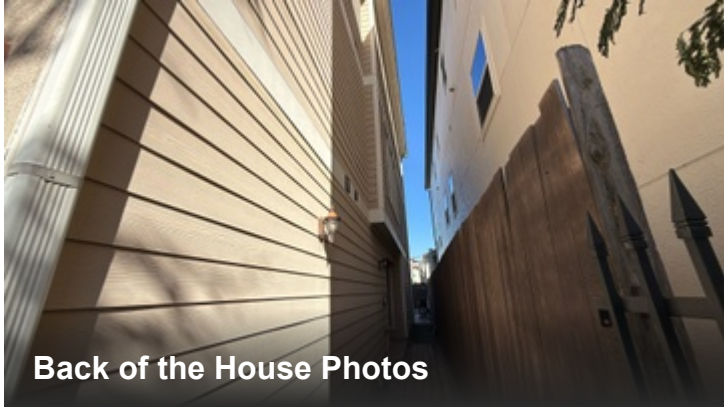
Left Side of the House Photos



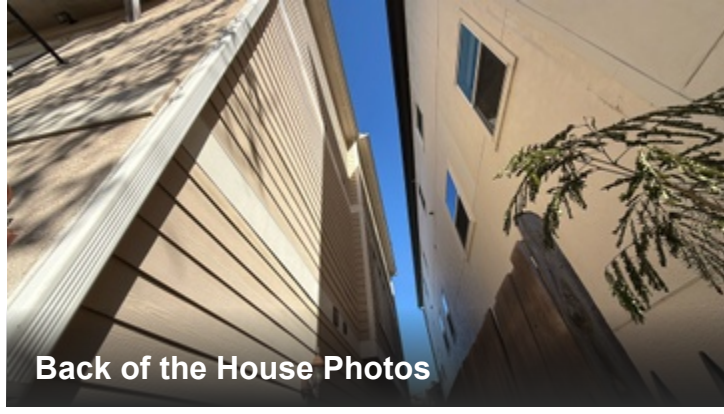
Left Side of the House Photos



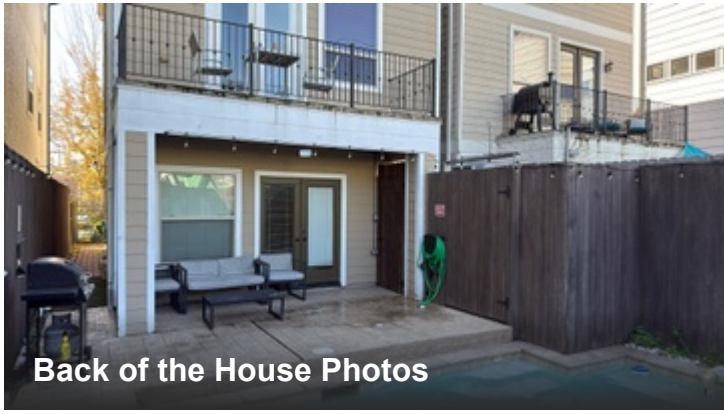
Back of the House Photos



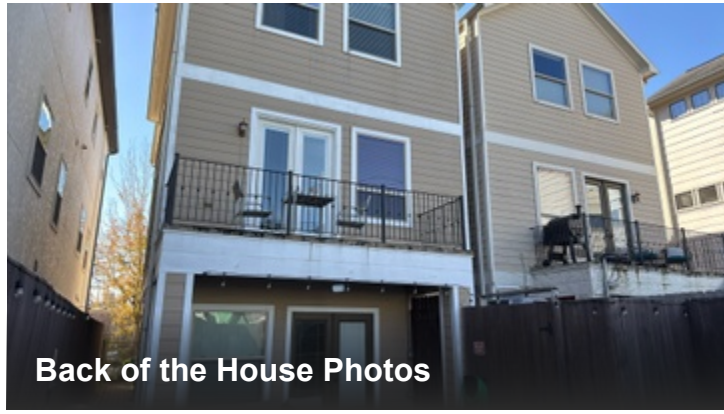
Back of the House Photos



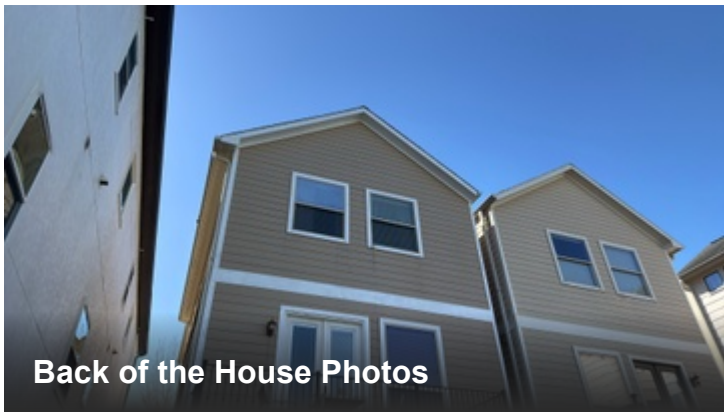
Back of the House Photos



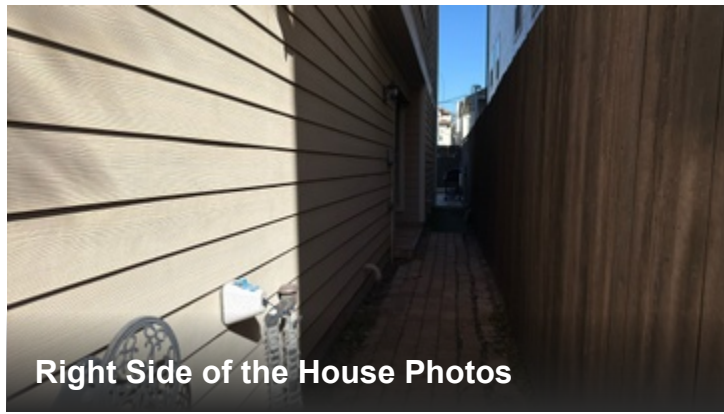
Back of the House Photos



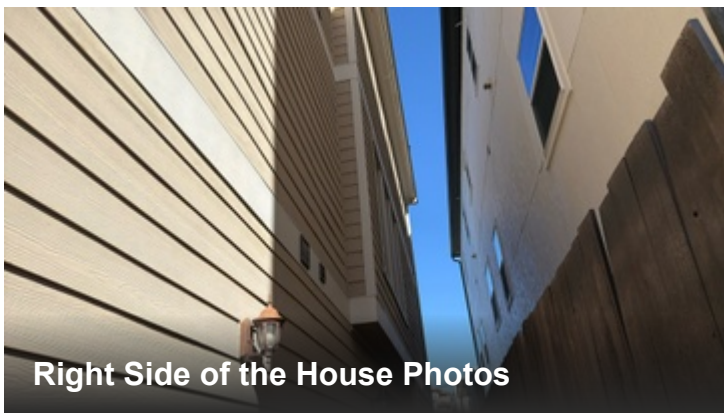
Back of the House Photos



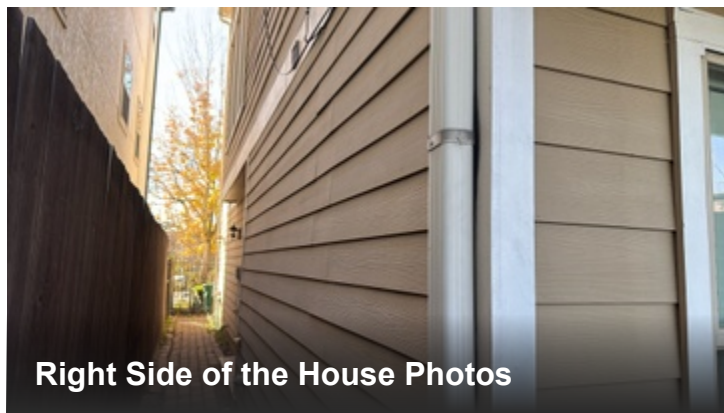
Back of the House Photos



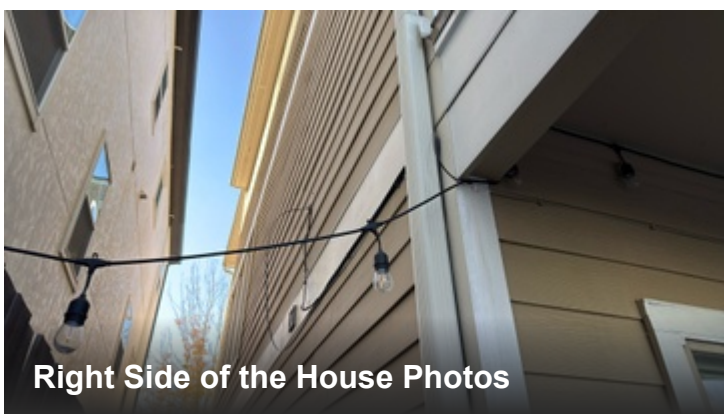
Right Side of the House Photos



Right Side of the House Photos



Right Side of the House Photos



Right Side of the House Photos

Unit Details

✓ **No issues**

Occupancy Status

Occupied

Nonresidential Use

No

Renovations / Upgrades in the Past 15 Years

Yes

Additions / Conversions Observed

No

Repairs in Progress

No

Bedroom Count

3 bedroom(s)

Bathroom Count, Half

1 bathroom(s)

Bathroom Count, Full

3 bathroom(s)

Unit Details photos / videos



Surroundings

Driveways / Walkways

✓ No issues

Driveway Access Issues

No

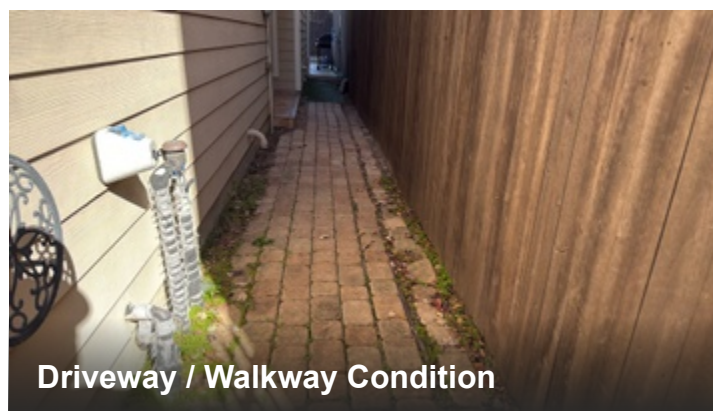
Driveway / Walkway Condition

Good (Cosmetic Issues Only)

Driveway / Walkway Material(s)

Concrete, Pavers

Driveways / Walkways photos / videos



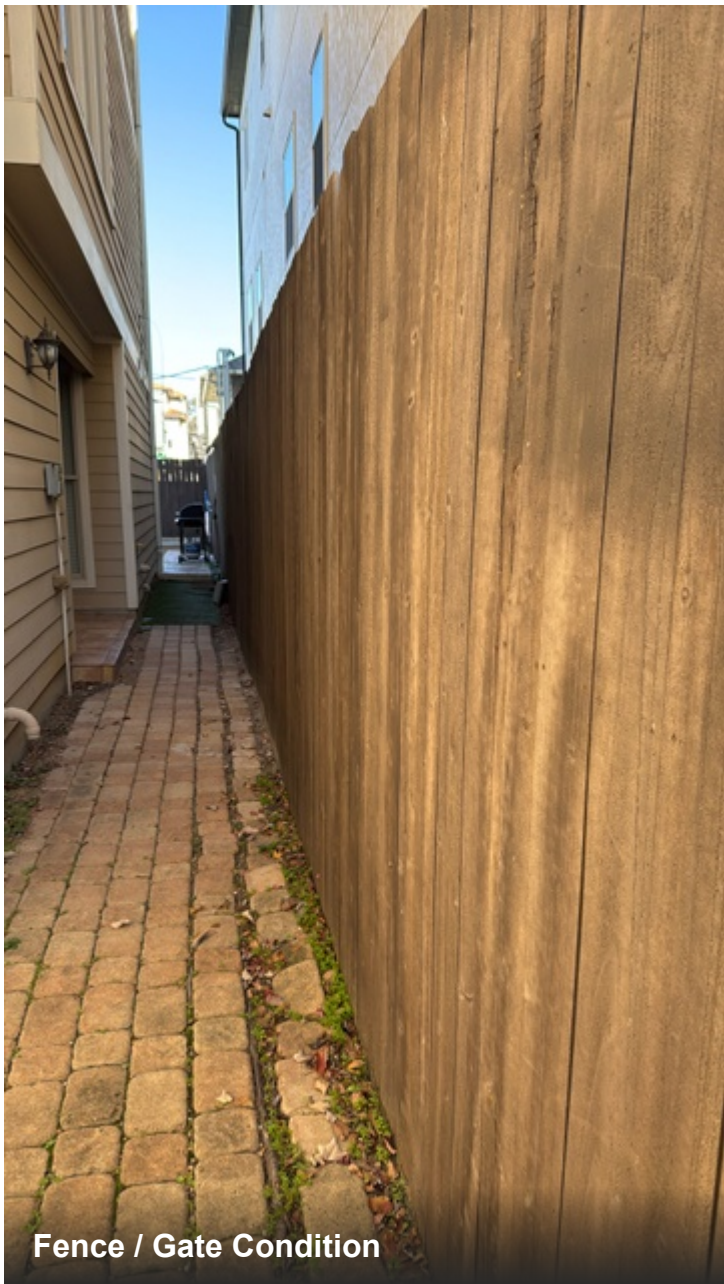
Fences / Gates

✓ No issues

Fence / Gate Condition

Good (Cosmetic Issues Only)

Fences / Gates photos / videos



Landscaping

✓ No issues

Front Yard Condition

Good (5 - 20 hours of work)

Left Side Yard Condition

Great (< 5 hours of work)

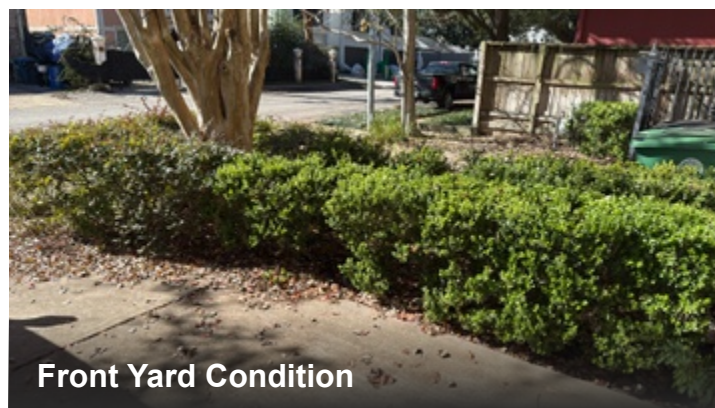
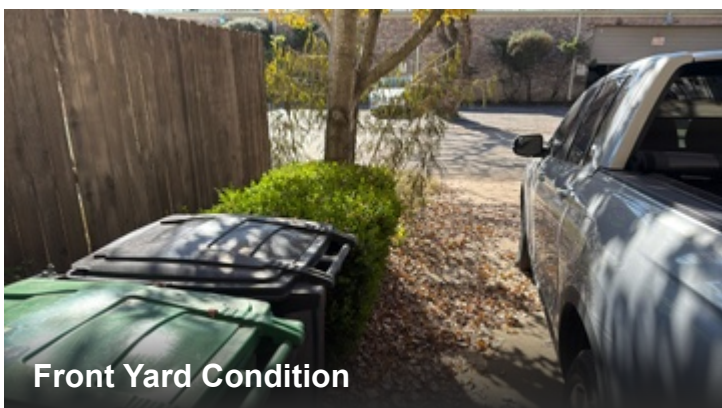
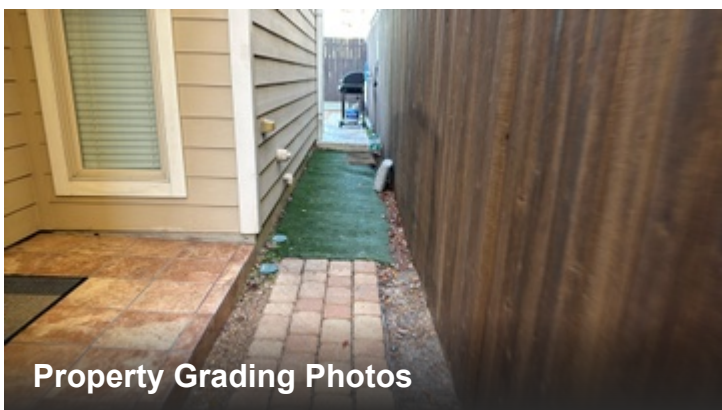
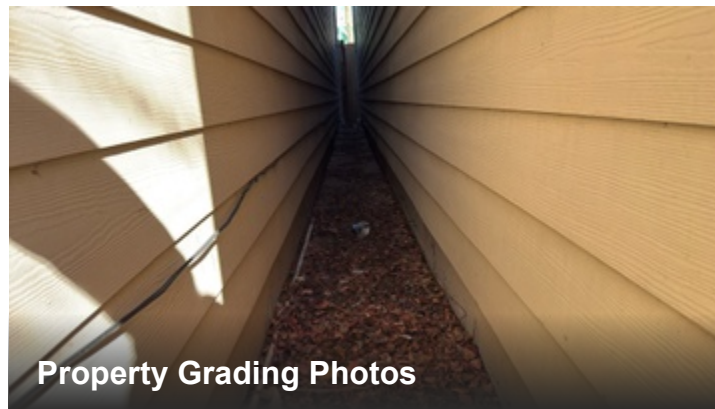
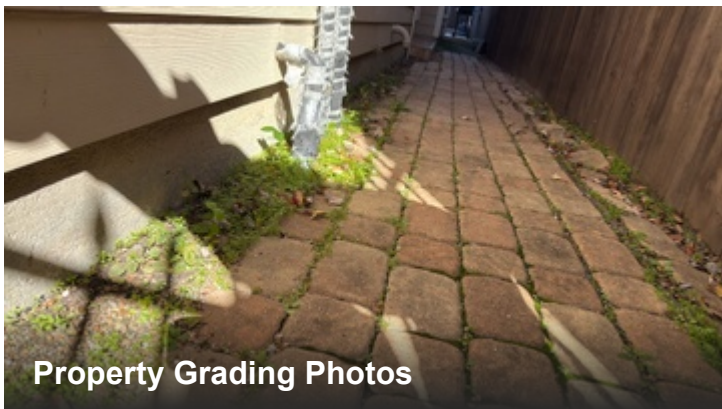
Back Yard Condition

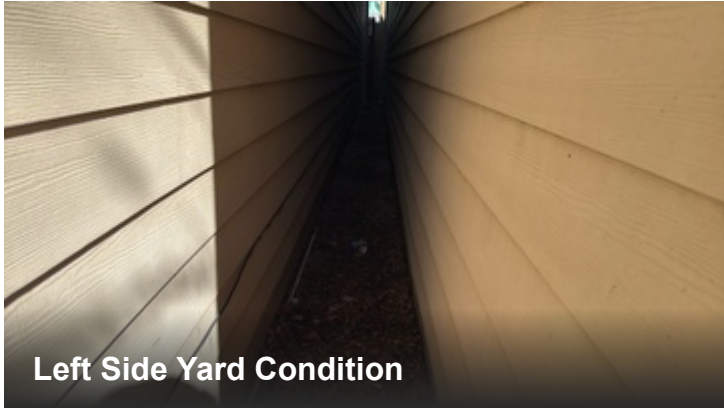
Great (< 5 hours of work)

Right Side Yard Condition

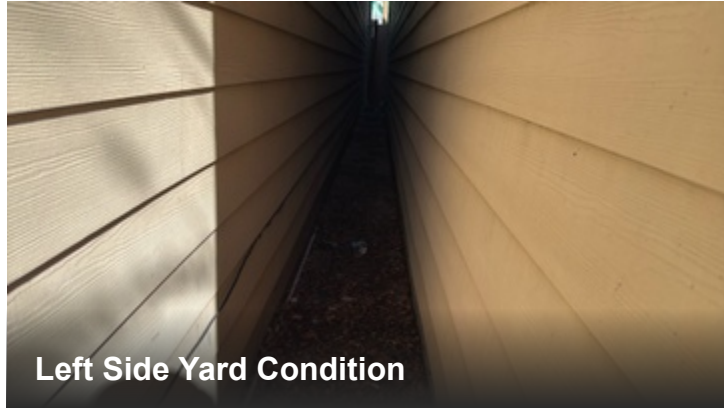
Good (5 - 20 hours of work)

Landscaping photos / videos

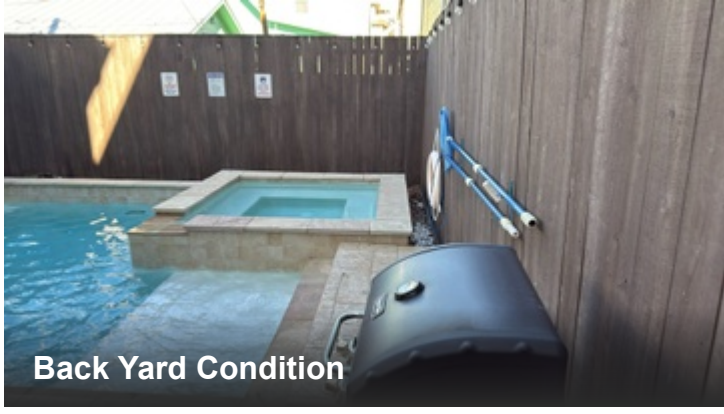




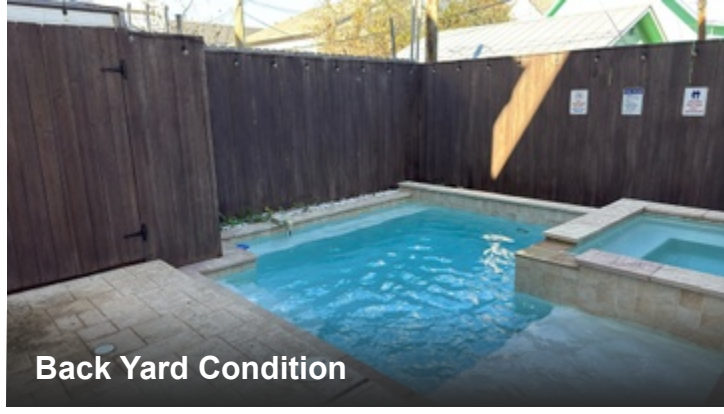
Left Side Yard Condition



Left Side Yard Condition



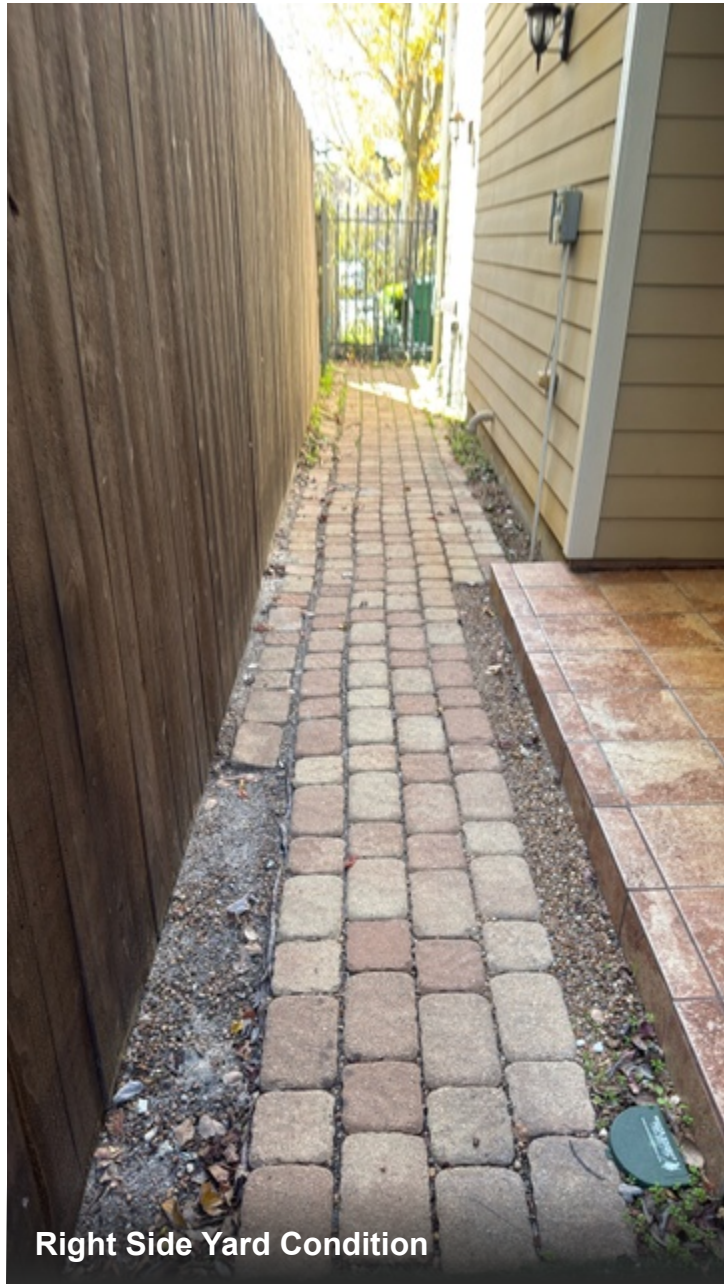
Back Yard Condition



Back Yard Condition



Right Side Yard Condition



Right Side Yard Condition

Deck

✓ No issues

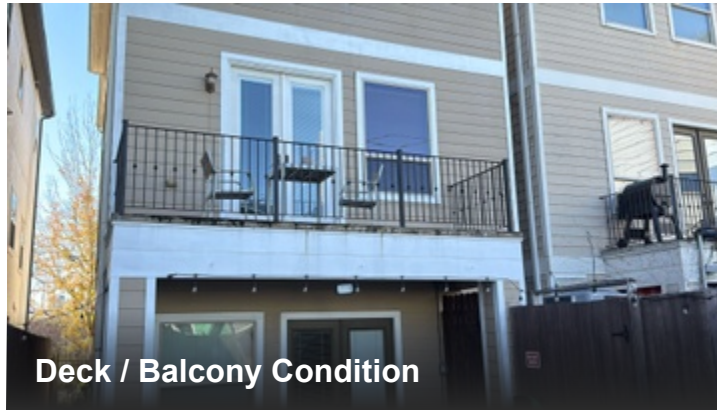
Deck / Balcony Condition

Good (Cosmetic Issues Only)

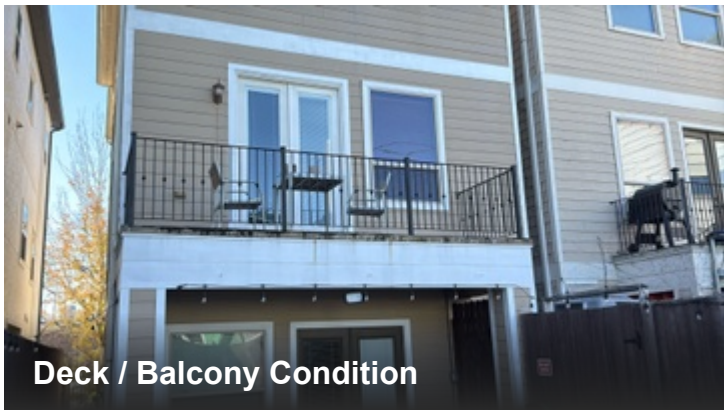
Deck photos / videos



Deck / Balcony Condition



Deck / Balcony Condition



Deck / Balcony Condition

Porch

✓ No issues

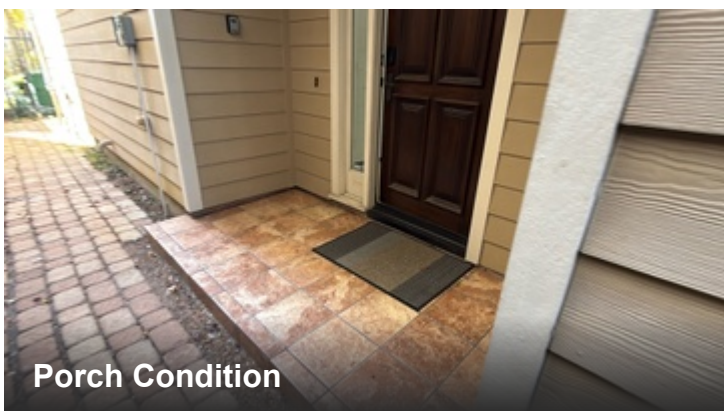
Porch Type

Covered Porch

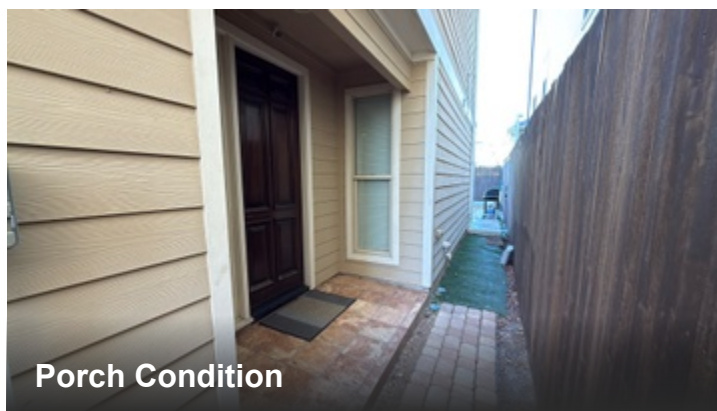
Porch Condition

Good (Cosmetic Issues Only)

Porch photos / videos



Porch Condition



Porch Condition

Patio

✓ No issues

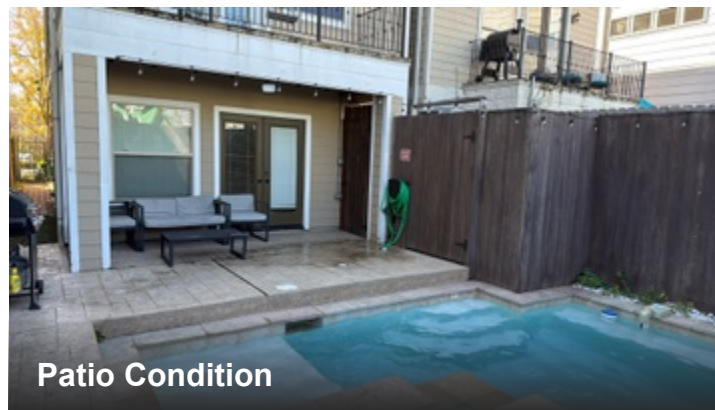
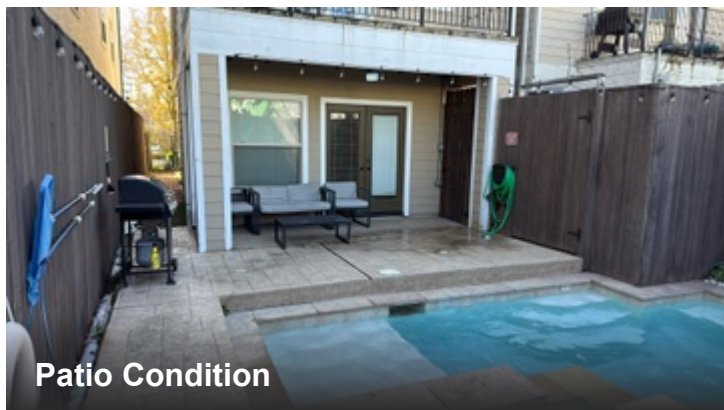
Patio Condition

Good (Cosmetic Issues Only)

Patio Material(s)

Concrete

Patio photos / videos



Additional Site Amenities

✓ No issues

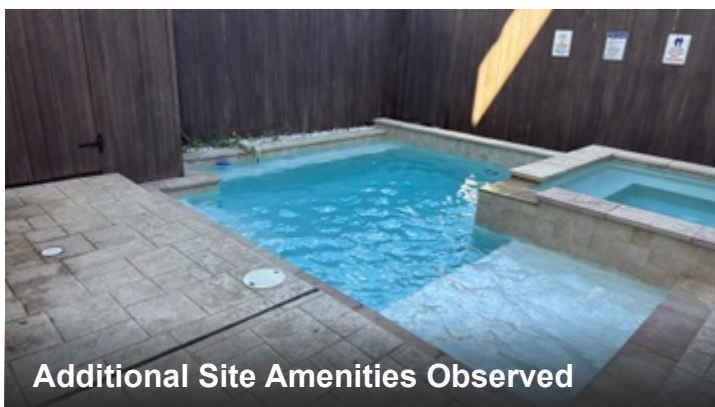
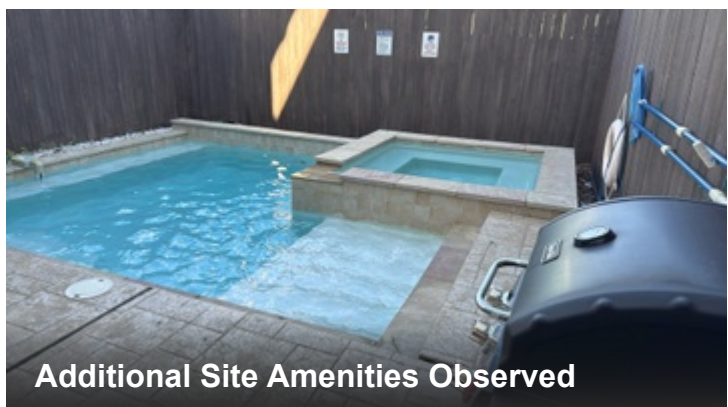
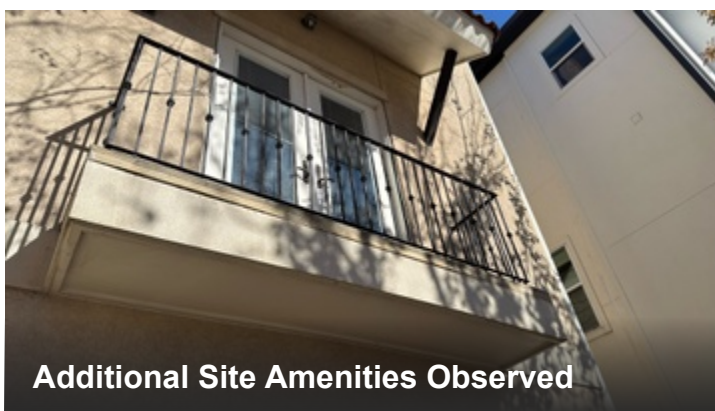
Additional Site Amenities Observed

Balcony, Hot Tub, Pool

Additional Site Amenities photos / videos







Utilities 🔒 1 Issue

🔒 1 Issue

Water Meter Tag Photo

No Access

Utilities photos / videos



Electric Meter Tag Photo



Gas Meter Tag Photo

⚠️ Limitation

Water Meter Tag Photo: No Access

I cannot access the object / room.

Limitation photos / videos

Exterior 📌 7 Issues

Siding / Trim

📌 3 Issues

Siding Condition

Fair (Some Repairs)

Siding Material(s)

Fiber Cement, Stucco

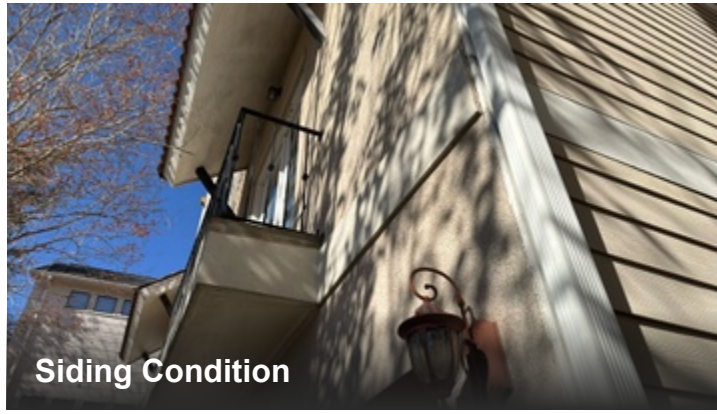
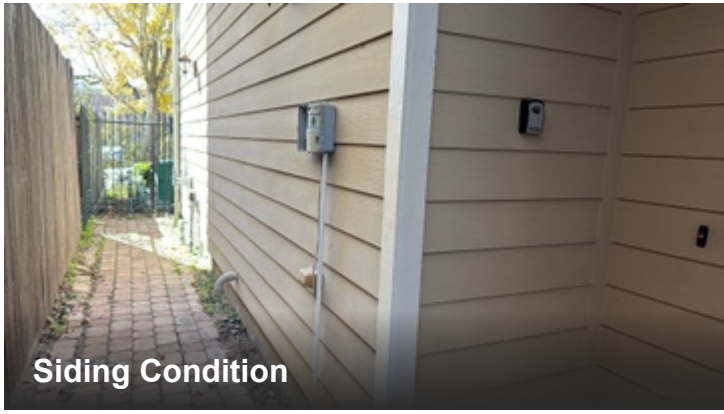
Exterior Trim Condition

Fair (Some Repairs)

Trim Material(s)

Fiber Cement

Siding / Trim photos / videos

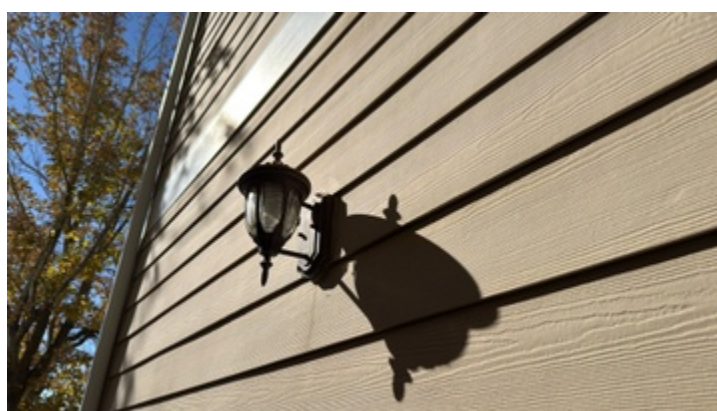


 **Repair deficiency**

Missing Exterior Caulk

One or more exterior areas need caulking.

Siding / Trim photos / videos



 **Repair deficiency**

Damaged Trim

There are signs of damage to the trim.

Siding / Trim photos / videos



 **Limitation**

Exterior Inspection is Limited

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Limitation photos / videos

Gutters

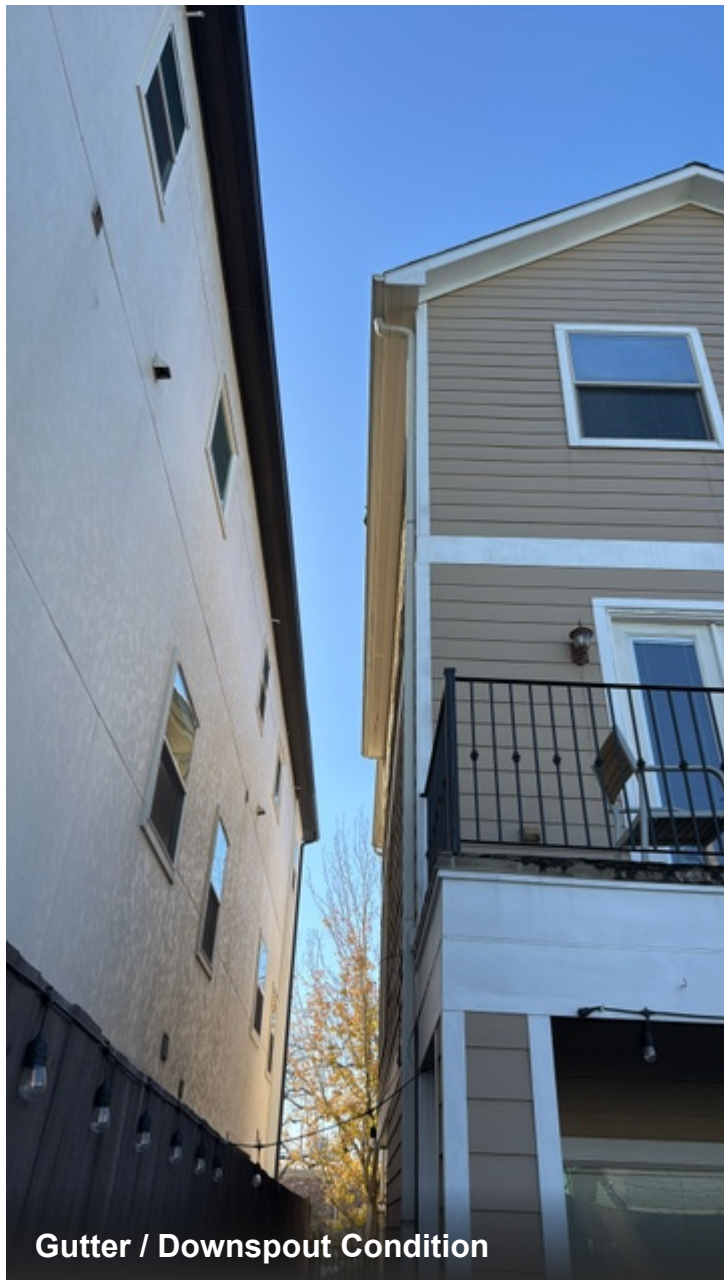
Gutter / Downspout Condition

Good (Cosmetic Issues Only)

Gutter / Downspout Material(s)

Aluminum

Gutters photos / videos



Limitation

Difficult to Reach the Gutters

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Limitation photos / videos

Eaves, Soffits, and Fascia

No issues

Eaves / Soffits / Fascia Condition

Good (Cosmetic Issues Only)

Eaves / Soffits / Fascia Material(s)

Fiber cement

Eaves, Soffits, and Fascia photos / videos



Windows

 1 Issue

Window Count

11 windows

Window Condition

Fair (Some Repairs)

Windows With Security Bars Count

0 windows

Window With Quick Release Count

0 windows

Number of Panes

Double Pane

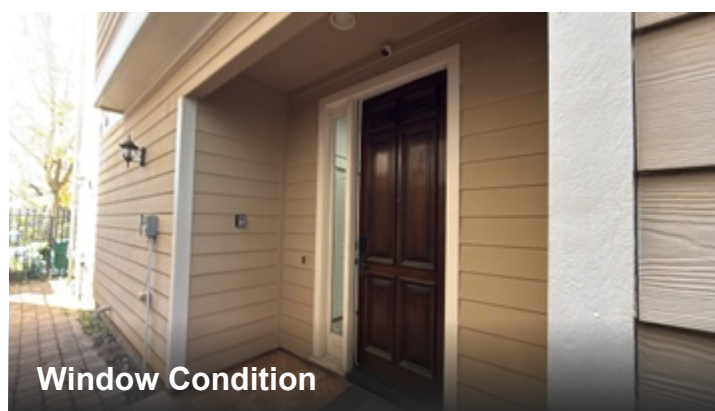
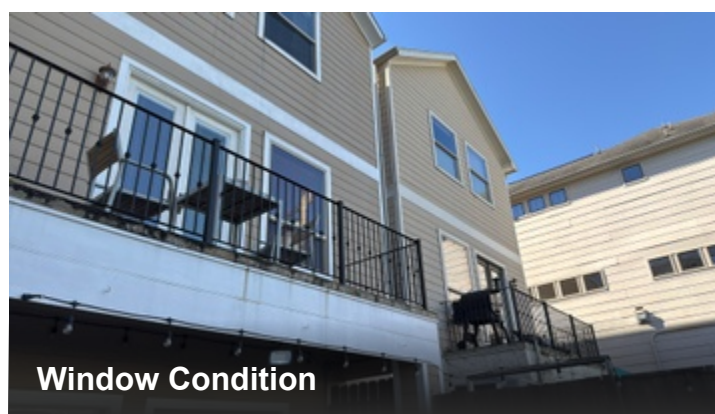
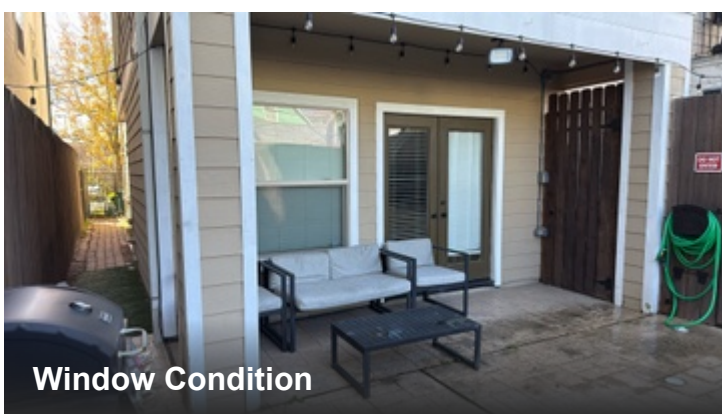
Frame Type

Vinyl

Window Treatment Type

Clear

Windows photos / videos



 Monitor deficiency

Missing Window Screen

One or more windows are missing a screen.

Windows photos / videos



Exterior Doors

 1 Issue

Exterior Door Condition

Fair (Some Repairs)

Exterior Door Material(s)

Wood, Steel

Exterior Doors photos / videos



 **Repair deficiency**

Damaged Weatherstripping on Exterior Door

The weatherstripping on an exterior door is damaged or deteriorated.

Exterior Doors photos / videos



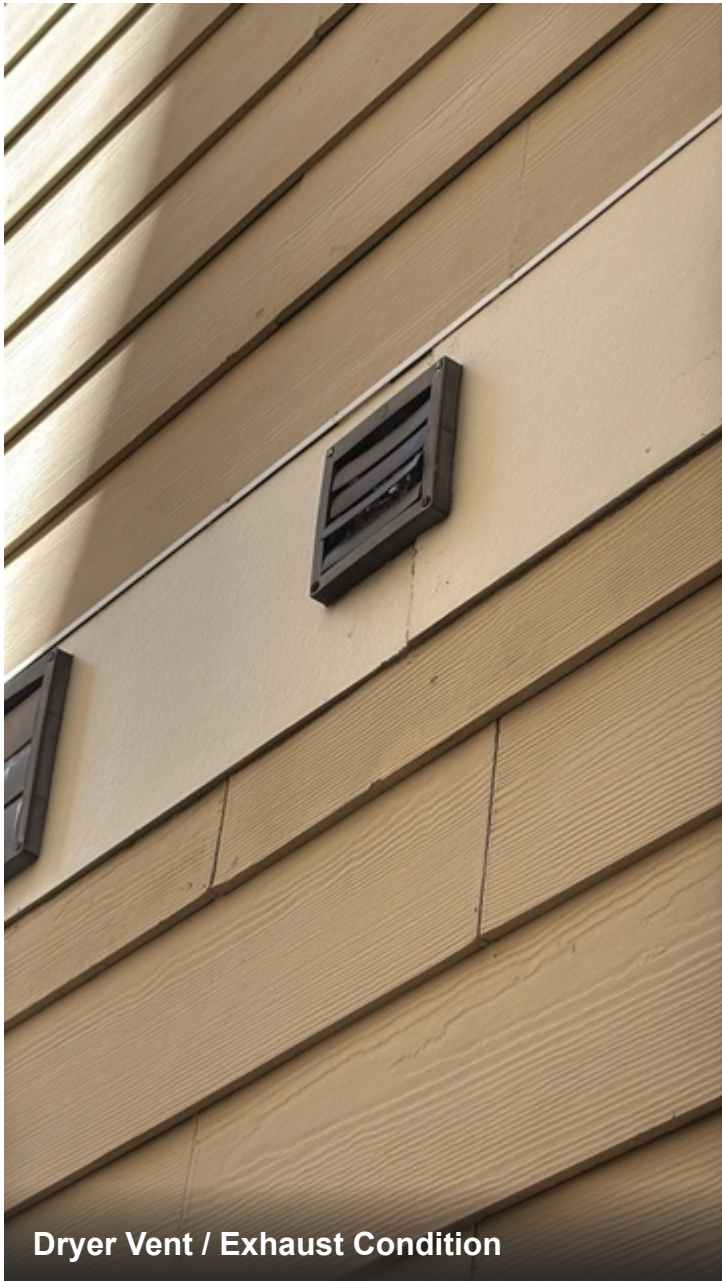
Dryer Exhaust

 1 Issue

Dryer Vent / Exhaust Condition

Fair (Some Repairs)

Dryer Exhaust photos / videos



 **Repair deficiency**

Dirty Dryer Vent

The dryer vent needs to be cleaned.

Dryer Exhaust photos / videos



Roof 🔍 8 Issues

Coverings

🔍 7 Issues

Roof Inspection Method

Viewed from Ground Level

Roof Covering Condition

No Access

Roof Covering Material(s)

Asphalt or Fiberglass Shingles, Slate or Tile Shingles

Roof Layer Count

No Access

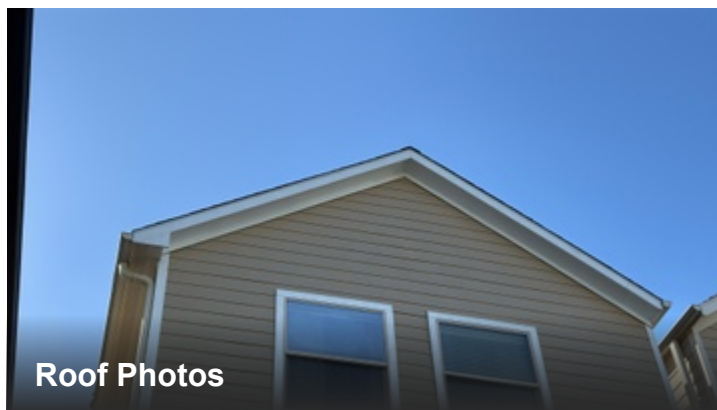
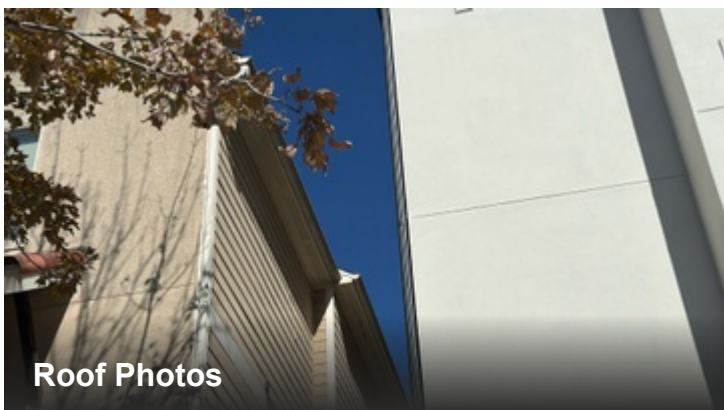
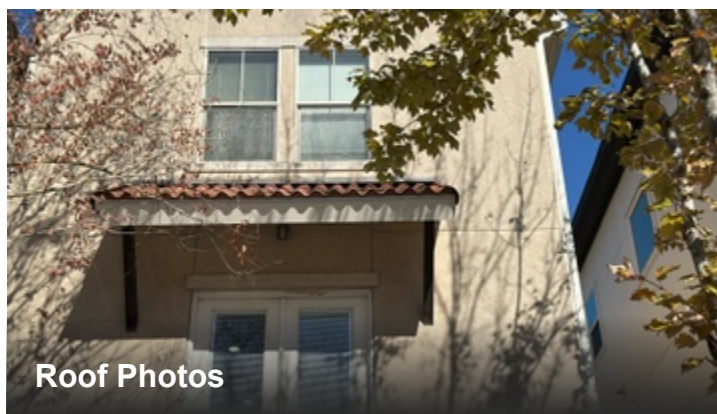
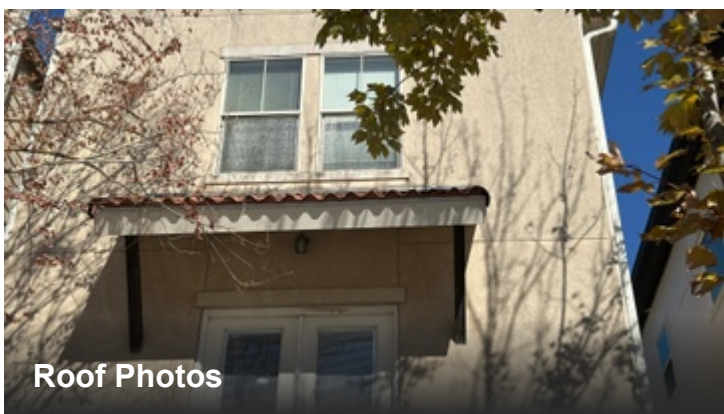
Previous / Partial Roof Repairs Observed

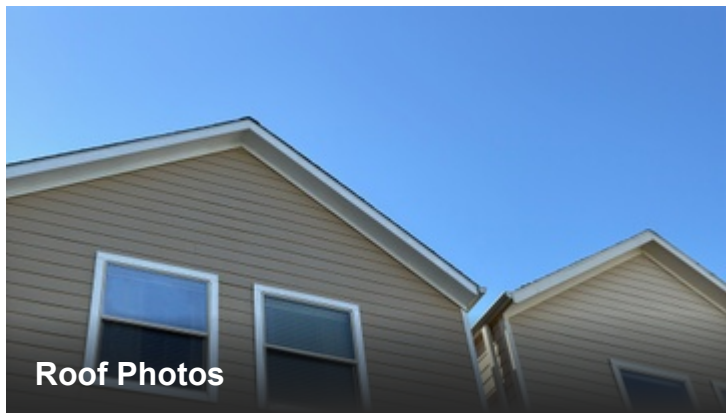
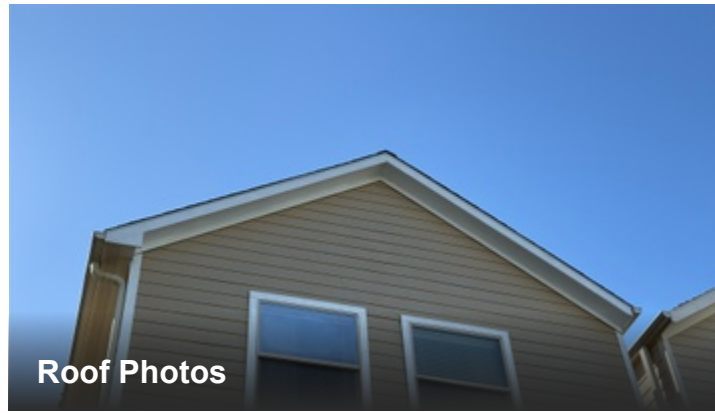
No Access

Estimated Roof Age

No Access

Coverings photos / videos





 Limitation

Roof Covering Condition: No Access

I cannot access the object / room.

Limitation photos / videos

 Limitation

Roof Layer Count: No Access

I cannot access the object / room.

Limitation photos / videos

 Limitation

Previous / Partial Roof Repairs Observed: No Access

I cannot access the object / room.

Limitation photos / videos

Limitation

Estimated Roof Age: No Access

I cannot access the object / room.

Limitation photos / videos

Limitation

Roof Height Prevented Roof-Level Photos

The roof was too high to safely walk upon the surface. Some areas of the roof were not fully visible during the inspection.

Limitation photos / videos

Limitation

Snow Covering the Roof

There was snow covering the roof surface. I was unable to observe everything that I needed to see because of the snow. Recommend further evaluation at a later date when the snow has melted.

Limitation photos / videos

Limitation

Unable to Inspect All Roof Components

There are components of the roof that are not visible or accessible, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Limitation photos / videos

Flashing

✓ **No issues**

Flashing Condition

Good (Cosmetic Issues Only)

Flashing photos / videos



Chimney

 Not present

Chimney photos / videos

Vents

 1 Cannot inspect

Roof Vent(s) Condition

Roof Vents Material(s)

Vents photos / videos

Limitation

Roof Height Prevented Roof-Level Photos

The roof was too high to safely walk upon the surface. Some areas of the roof were not fully visible during the inspection.

Limitation photos / videos

Skylights

Not present

Skylights photos / videos

Garage

Attached Garage

✓ **No issues**

Interior Condition

Good (Cosmetic Issues Only)

Electrical Condition

Good (Cosmetic Issues Only)

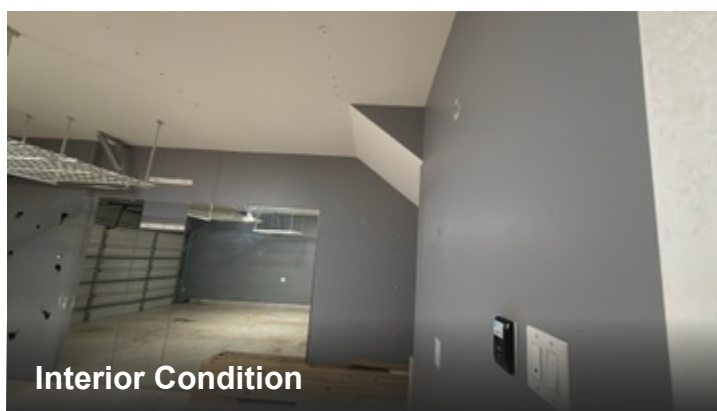
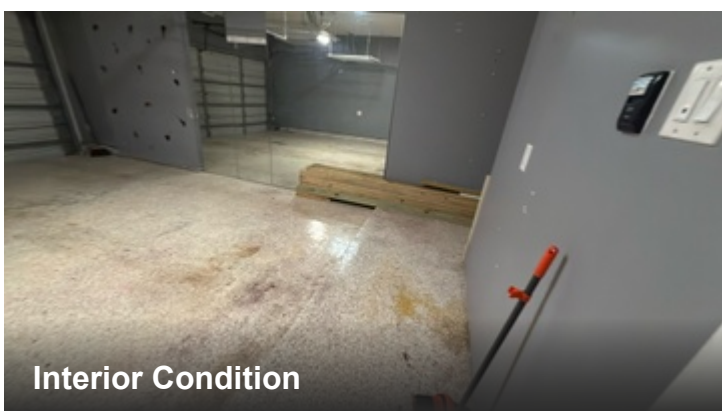
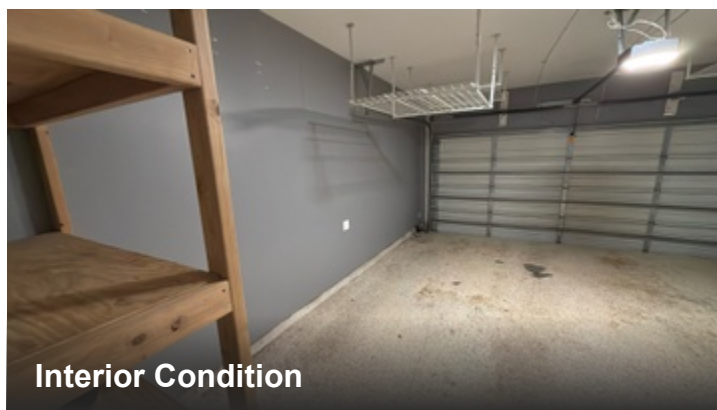
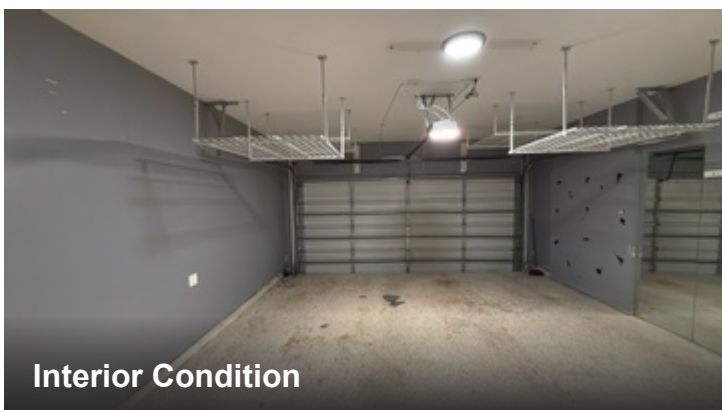
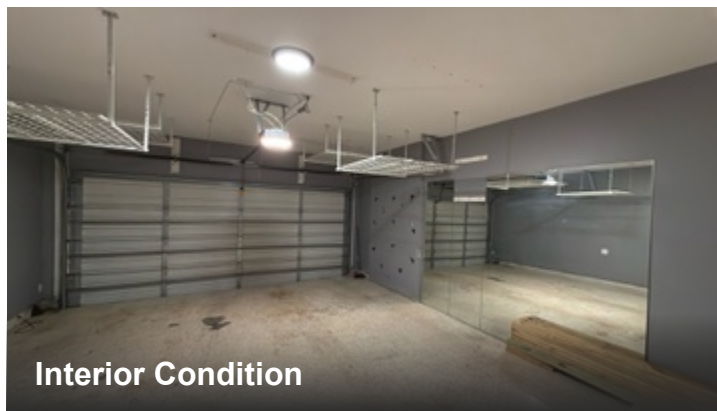
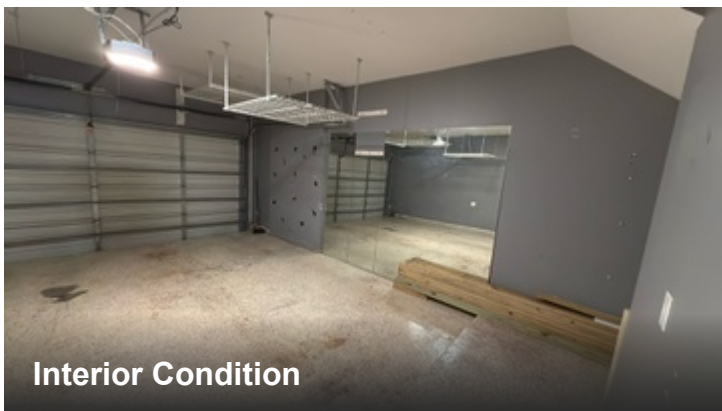
Garage Capacity

2 parking spaces

Garage Converted Into Living Space

No

Attached Garage photos / videos



Structural 🕒 2 Issues

Foundation

✓ No issues

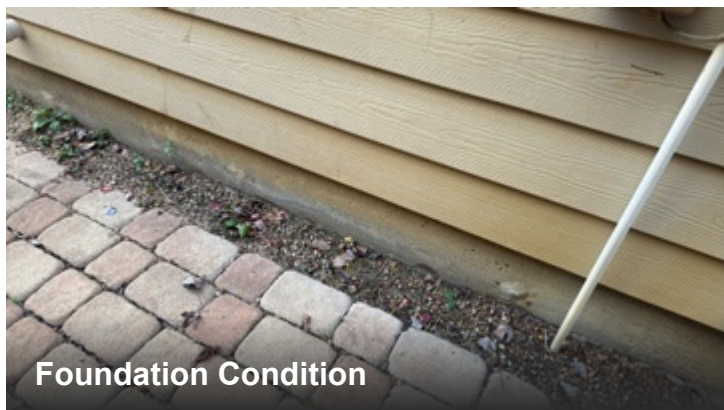
Foundation Type

Poured Concrete, Slab

Foundation Condition

Good (Cosmetic Issues Only)

Foundation photos / videos



Foundation Condition

Crawl Space

👁️ Not present

Crawl Space photos / videos

Attic

 **2 Issues**

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

Cellulose, Fiberglass

Attic Floor Insulation Depth

10-12

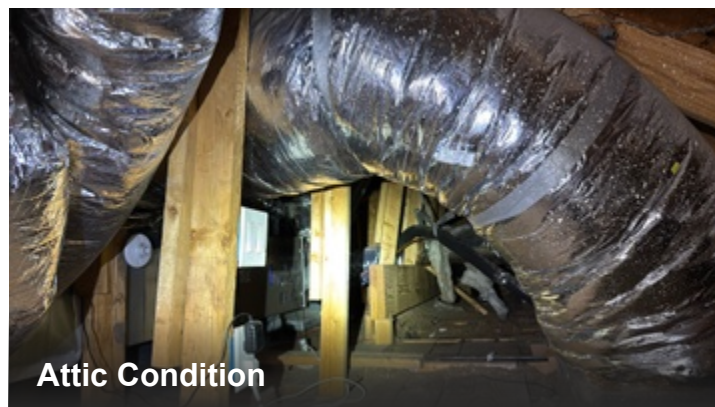
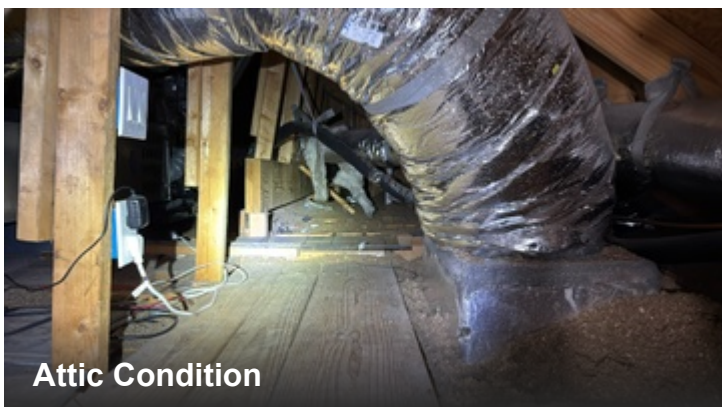
Roof Insulation Depth

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



 **Limitation**

Could Not See Everything in Attic

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Limitation 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 📷 1 Issue

Common Room

✓ **No issues**

Approximate Ceiling Height

10'

Walls / Ceiling / Trim Condition

Good (Cosmetic Issues Only)

Flooring Condition

Good (Cosmetic Issues Only)

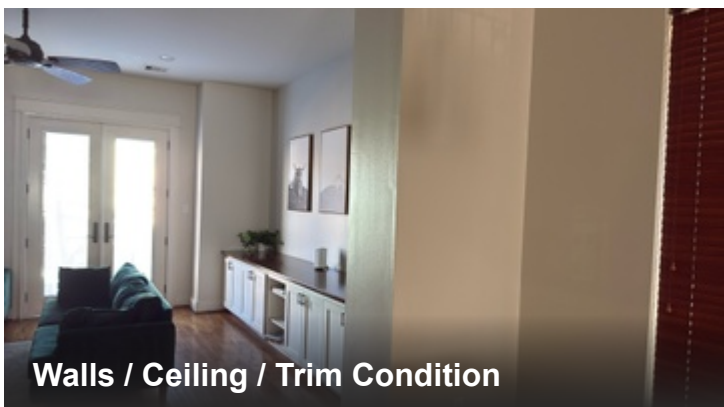
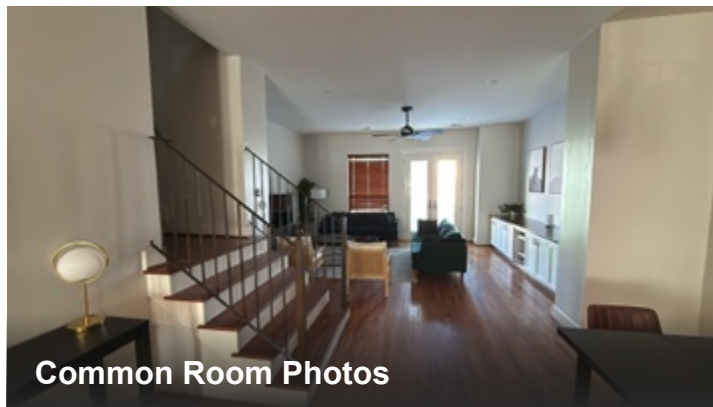
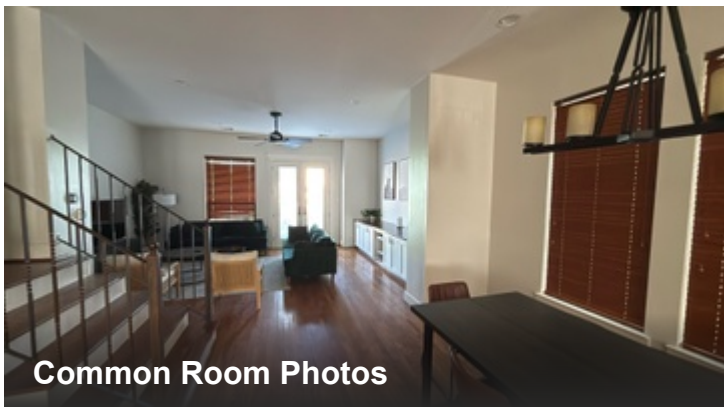
Flooring Material(s)

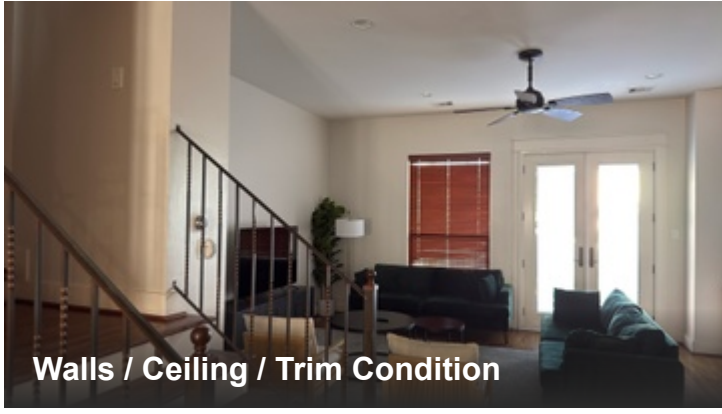
Hardwood

Electrical Condition

Good (Cosmetic Issues Only)

Common Room photos / videos





Walls / Ceiling / Trim Condition



Flooring Condition



Flooring Condition

Hallway

✓ No issues

Walls / Ceiling / Trim Condition

Good (Cosmetic Issues Only)

Flooring Condition

Good (Cosmetic Issues Only)

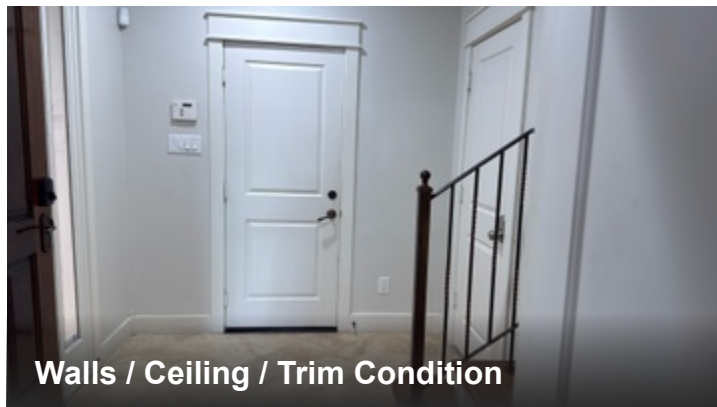
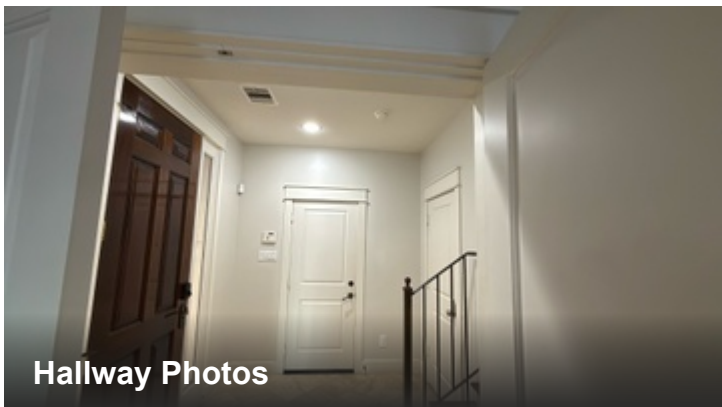
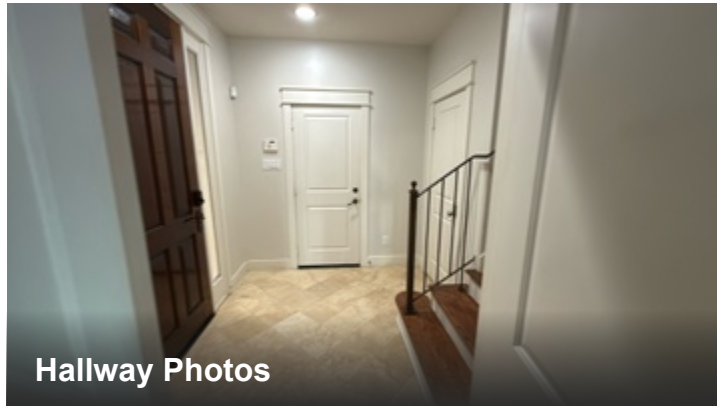
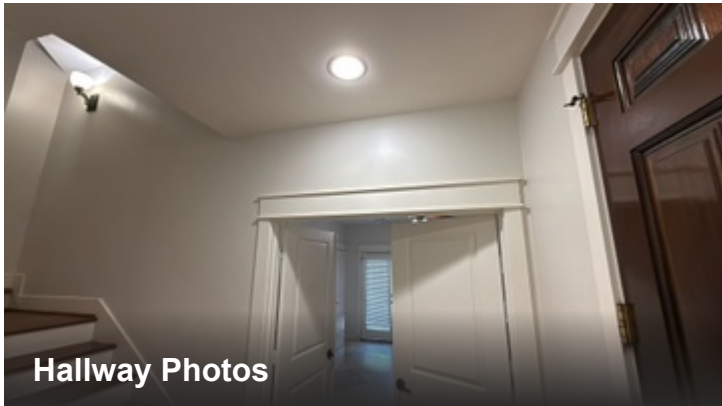
Flooring Material(s)

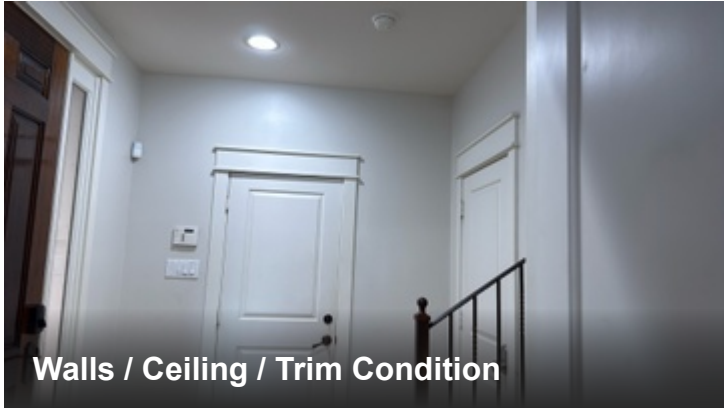
Hardwood, Tile

Electrical Condition

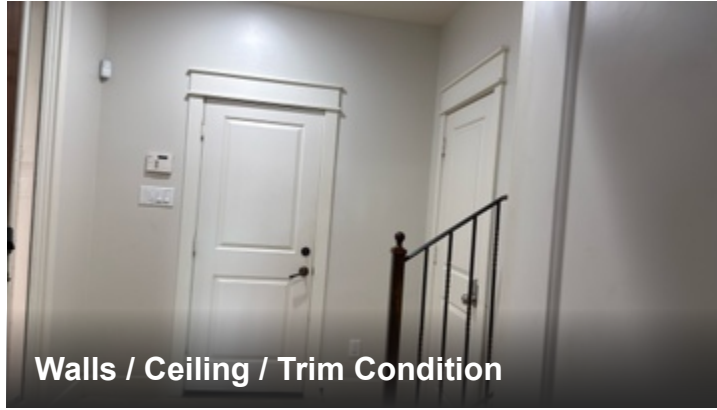
Good (Cosmetic Issues Only)

Hallway photos / videos





Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Flooring Condition



Flooring Condition

Stairway

✓ No issues

Stairway Railing(s) Condition

Good (Cosmetic Issues Only)

Walls / Ceiling / Trim Condition

Good (Cosmetic Issues Only)

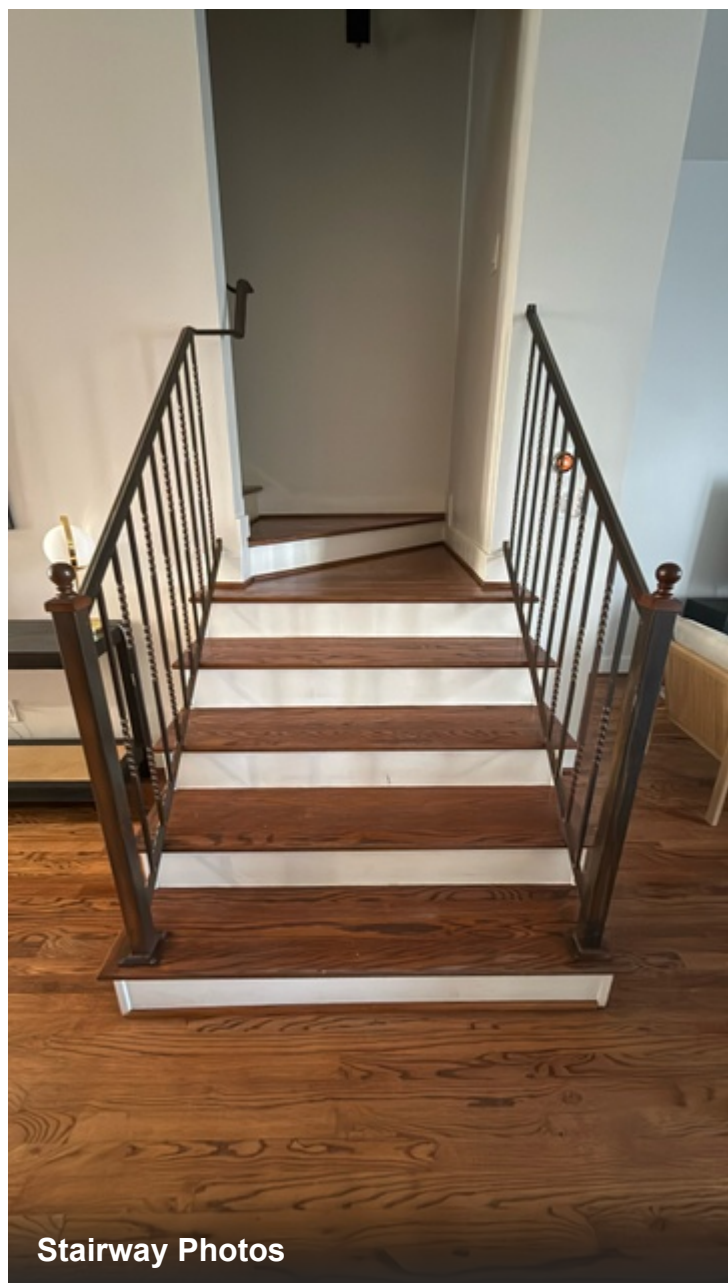
Flooring Condition

Good (Cosmetic Issues Only)

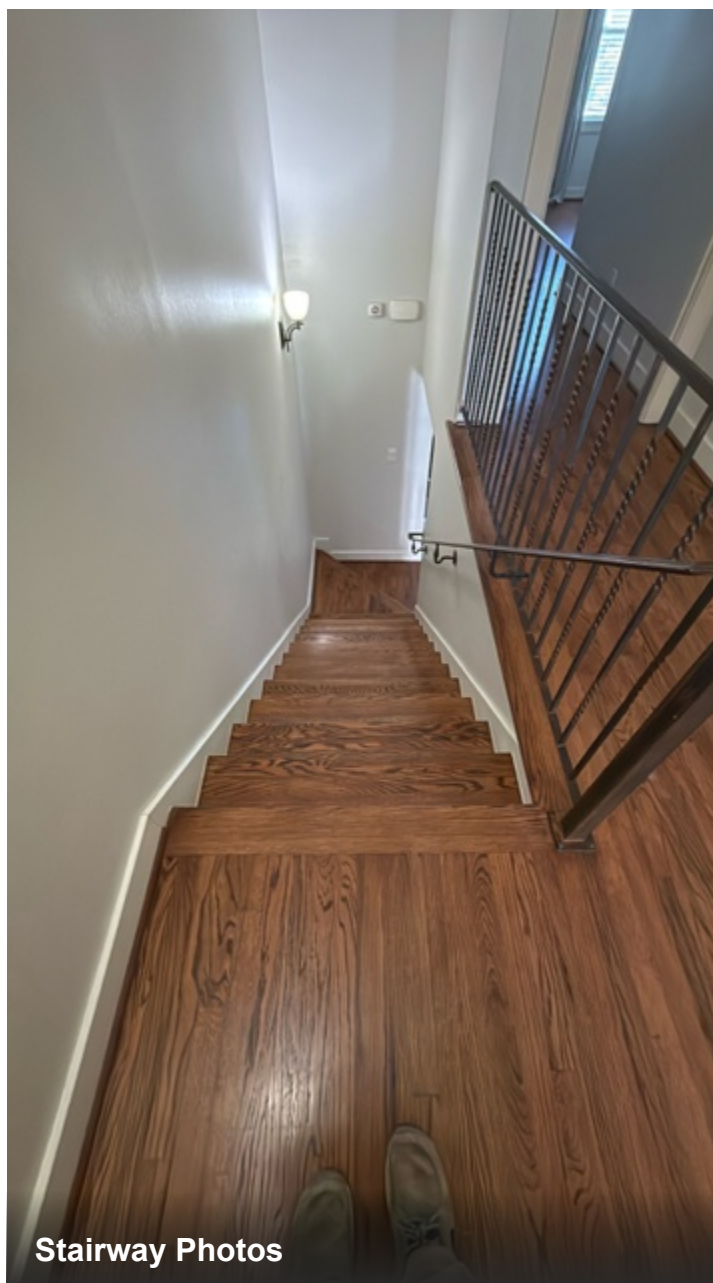
Flooring Material(s)

Hardwood

Stairway photos / videos



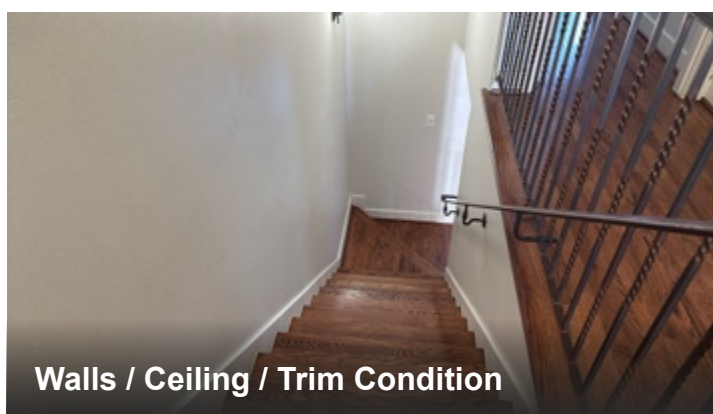
Stairway Photos



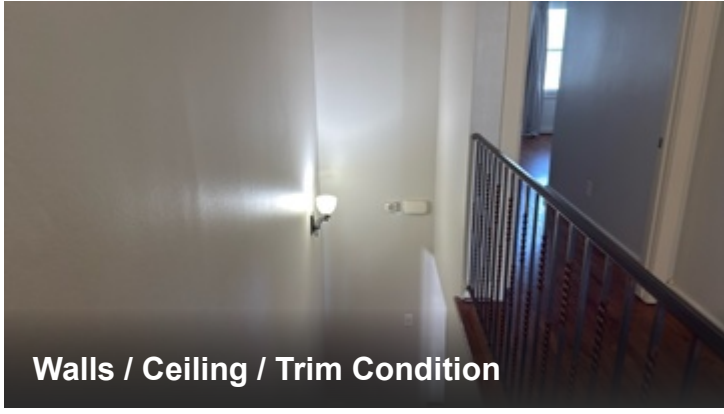
Stairway Photos



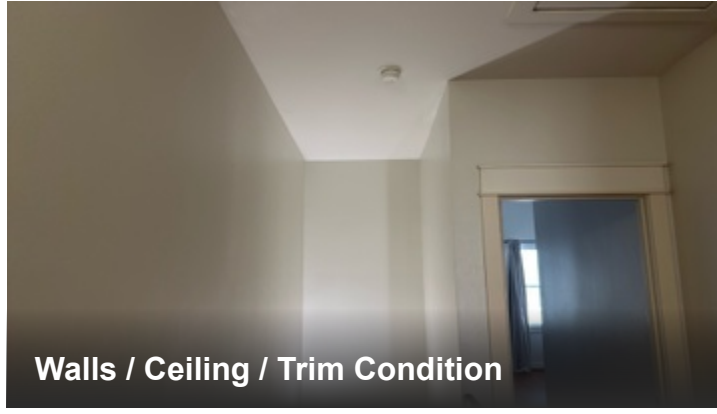
Stairway Railing(s) Condition



Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Flooring Condition




Flooring Condition

Fireplace

 Not present

Fireplace photos / videos

General

 1 Issue

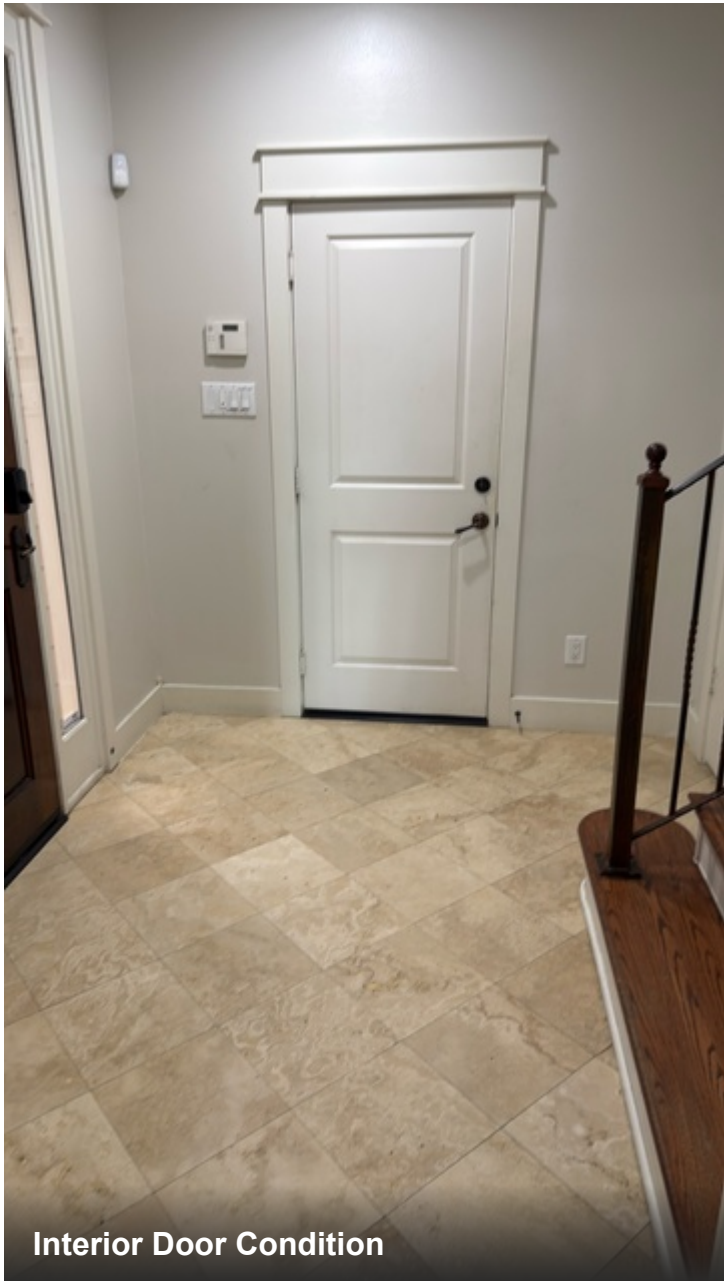
Additional Interior Amenities Observed

Not Present

Interior Door Condition

Good (Cosmetic Issues Only)

General photos / videos



 Limitation

Additional Interior Amenities Observed: Not Present

The object / room is not present.

Limitation photos / videos

Laundry Area 🔍 2 Issues

🔍 1 Issue

Walls / Ceiling / Trim Condition

Good (Cosmetic Issues Only)

Flooring Condition

Good (Cosmetic Issues Only)

Flooring Material(s)

Tile

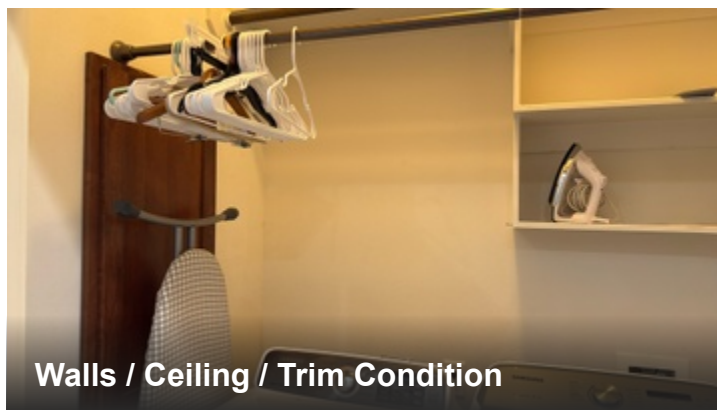
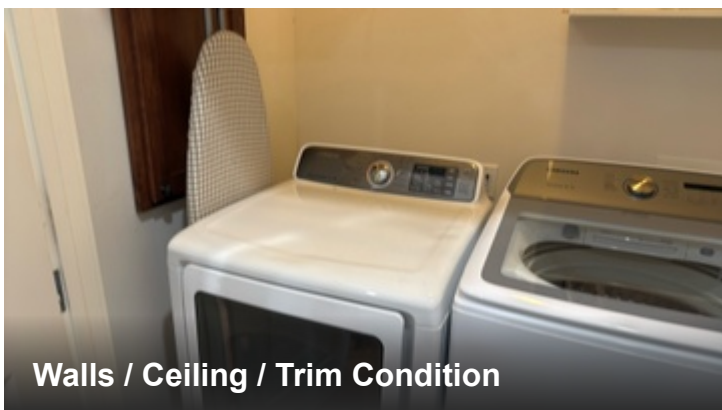
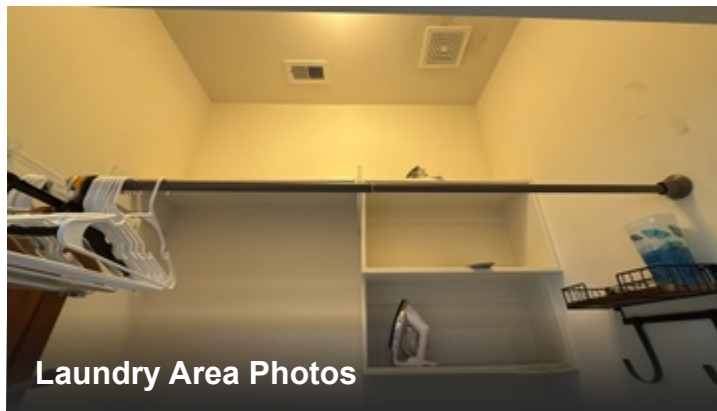
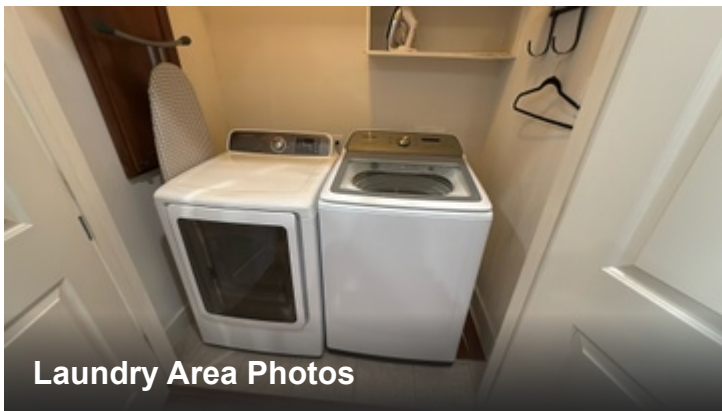
Electrical Condition

Fair (Some Repairs)

Plumbing Condition

Good (Cosmetic Issues Only)

Laundry Area photos / videos





Walls / Ceiling / Trim Condition



Flooring Condition



Flooring Condition



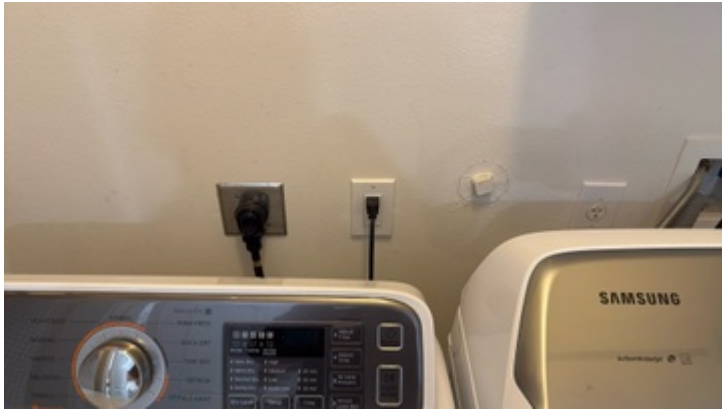
Plumbing Condition

 **Repair deficiency**


Missing GFCI

There is no GFCI (Ground-Fault Circuit Interrupter) protection.

Laundry Area photos / videos



Washer

 **1 Issue**

Washer Condition

Functional With Cosmetic Defects

Washer Appliance Tag Photo

Not Present

Washer photos / videos



⚠ Limitation

Washer Appliance Tag Photo: Not Present

The object / room is not present.

Limitation photos / videos

Dryer

✓ No issues

Dryer Condition

Functional With Cosmetic Defects

Dryer Appliance Tag Photo

Clothes Dryer

Recall status

No

Expected life

14 years

Brand

Samsung

Estimated remaining life

3.75 years

Manufacture date

October 2014

Model number

DV48H7400EW/A2

Age

10.25 years

Serial number

0BH75AUFA00452T

Dryer photos / videos



Dryer Condition



Dryer Appliance Tag Photo



Dryer Appliance Tag Photo

Kitchen 🔍 3 Issues

Kitchen General

🔍 1 Issue

Cabinet / Drawers Condition

Good (Cosmetic Issues Only)

Countertop / Sink Condition

Good (Cosmetic Issues Only)

Approximate Ceiling Height

10'

Walls / Ceiling / Trim Condition

Fair (Some Repairs)

Flooring Condition

Good (Cosmetic Issues Only)

Flooring Material(s)

Hardwood

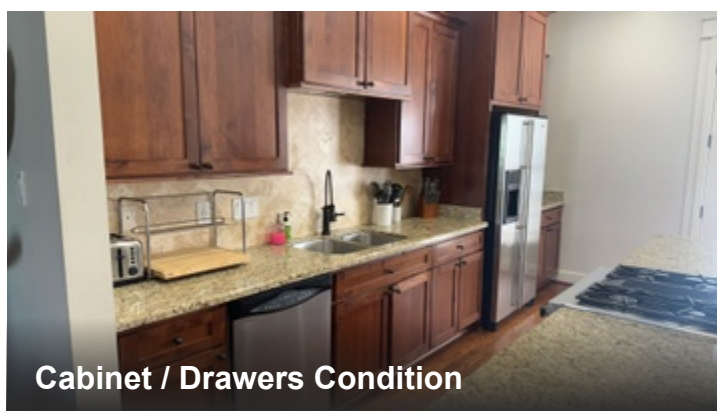
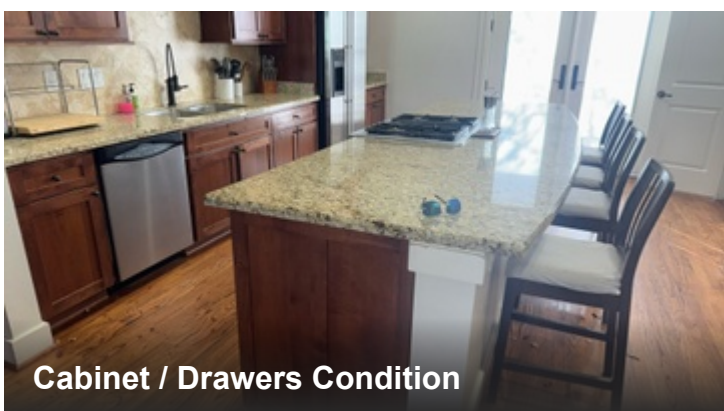
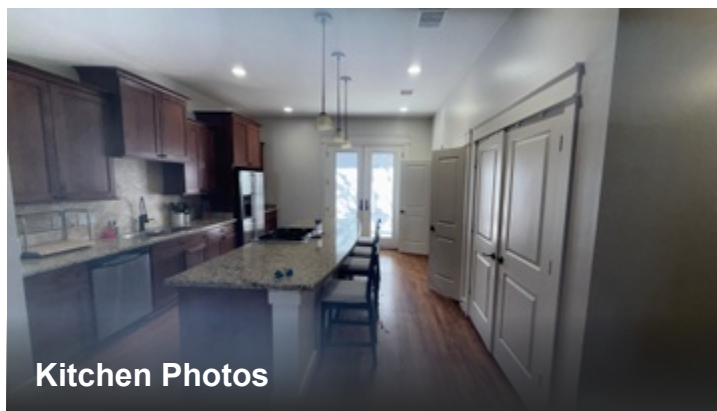
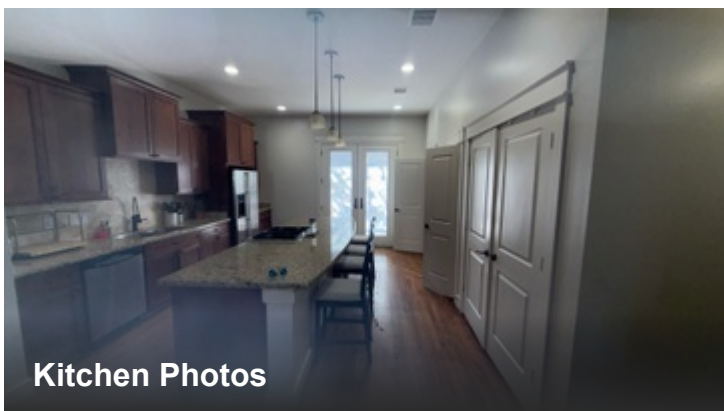
Electrical Condition

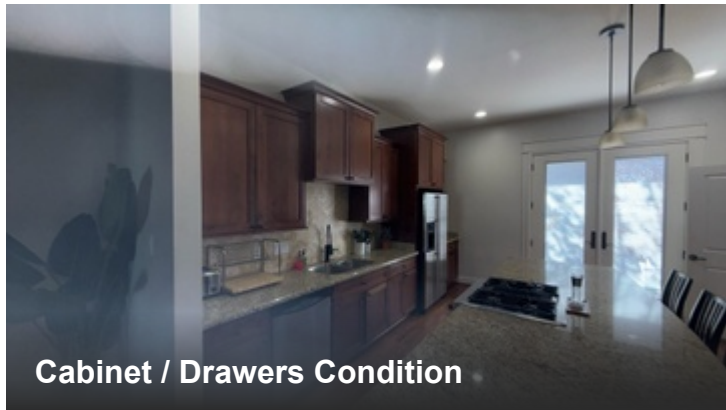
Good (Cosmetic Issues Only)

Plumbing Condition

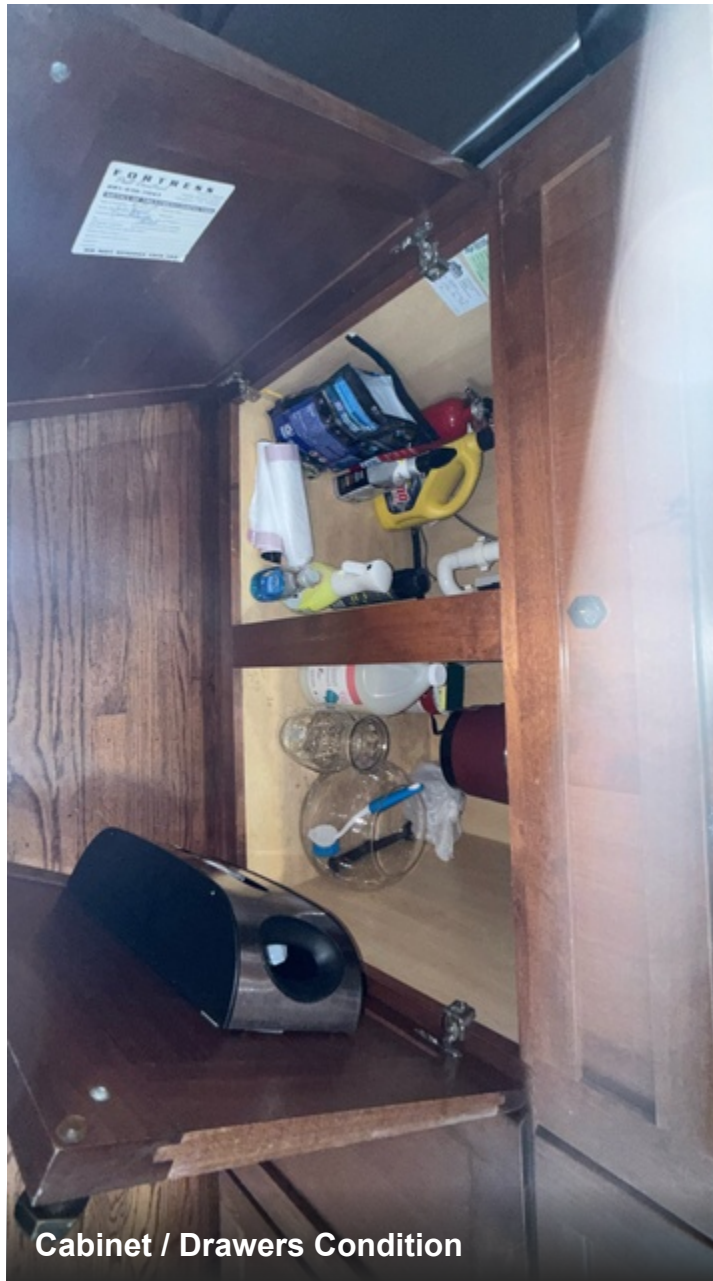
Good (Cosmetic Issues Only)

Kitchen General photos / videos

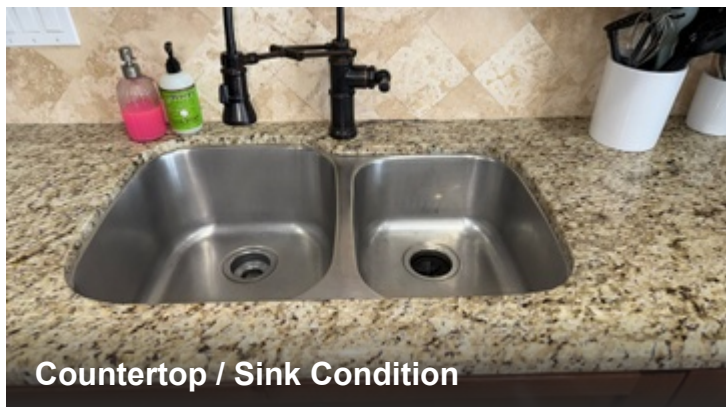




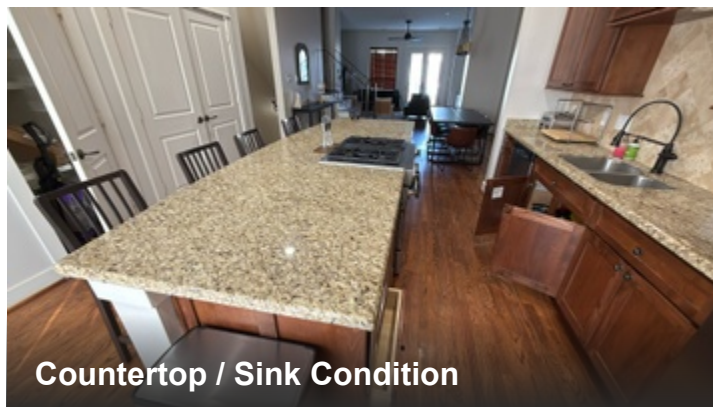
Cabinet / Drawers Condition



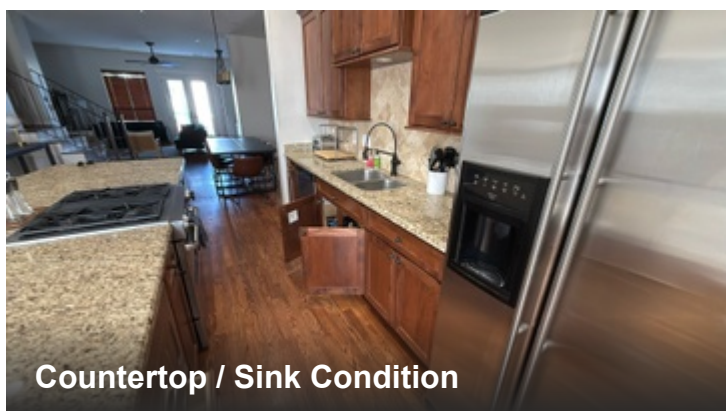
Cabinet / Drawers Condition



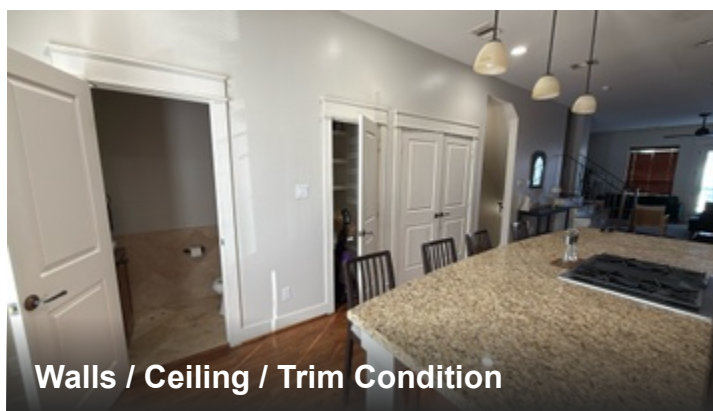
Countertop / Sink Condition



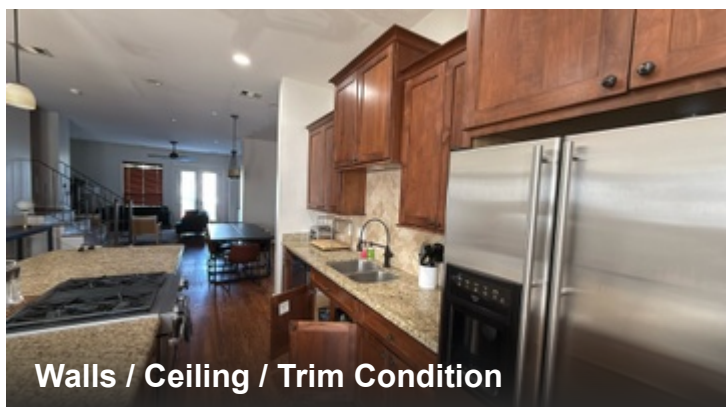
Countertop / Sink Condition



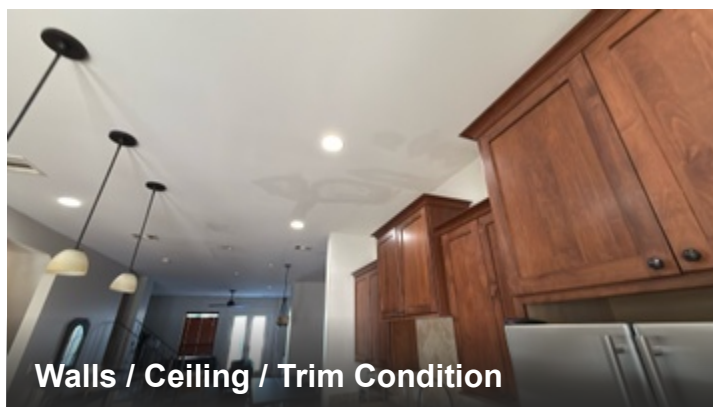
Countertop / Sink Condition



Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



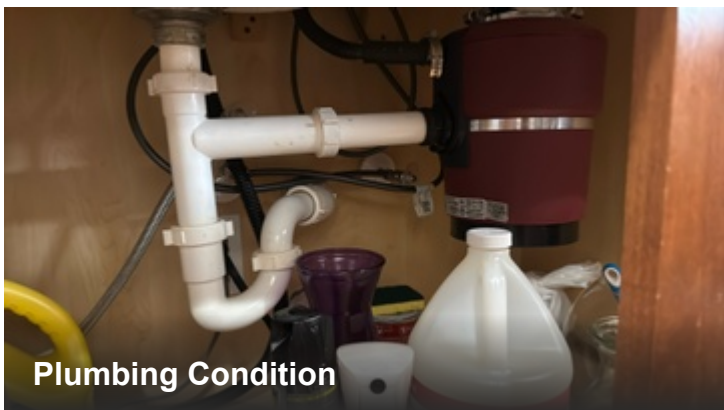
Walls / Ceiling / Trim Condition



Flooring Condition



Flooring Condition



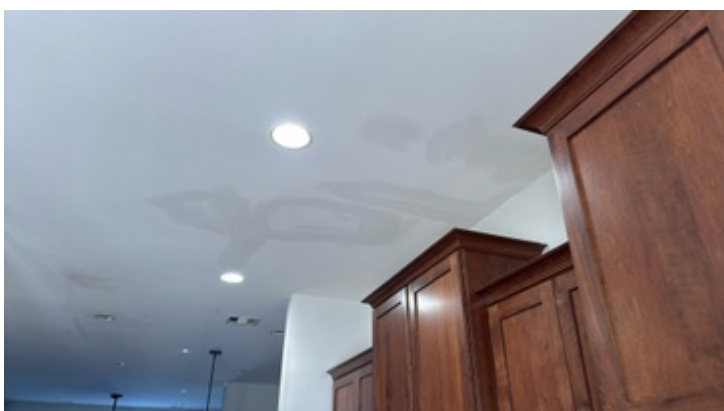
Plumbing Condition

 **Repair deficiency**

Signs of a Leak are Present

There are signs of a leak present.

Kitchen General photos / videos



Dishwasher

✓ **No issues**

Dishwasher Condition

Functional With Cosmetic Defects

Dishwasher Appliance Tag Photo

 Beta Feature

Dishwasher

Recall status

Yes

Expected life

12 years

Brand

Jenn-Air

Estimated remaining life

Unavailable

Manufacture date

2008

Model number

JDB4000AWS

Age

Unavailable

Serial number

40450523NE

Dishwasher photos / videos



Dishwasher Condition



Dishwasher Appliance Tag Photo



Dishwasher Appliance Tag Photo

Refrigerator

✓ **No issues**

Refrigerator Condition

Functional With Cosmetic Defects

Refrigerator Appliance Tag Photo

 Beta Feature

Refrigerator

Recall status

No

Expected life

15 years

Brand

Whirlpool

Estimated remaining life

Unavailable

Manufacture date

2008

Model number

JCD2295KES

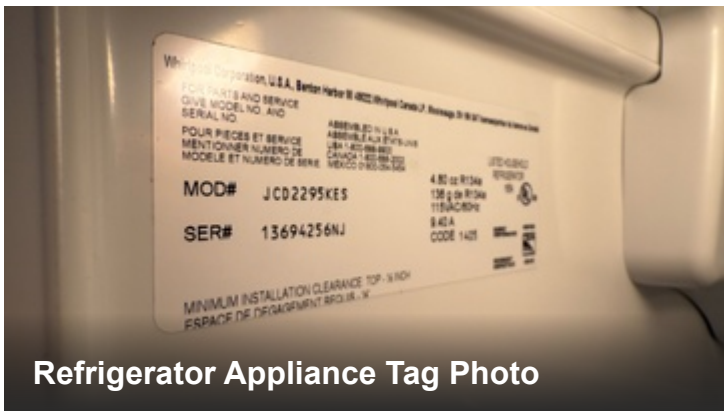
Age

Unavailable

Serial number

13694256NJ

Refrigerator photos / videos



Range

🔍 1 Issue

Range Condition

Functional With Cosmetic Defects

Range Appliance Tag Photo

Not Present

Range photos / videos



Limitation

Range Appliance Tag Photo: Not Present

The object / room is not present.

Limitation photos / videos

Refrigerator 2

1 Issue

Refrigerator Condition

Functional With Cosmetic Defects

Refrigerator Appliance Tag Photo

Not Present

Refrigerator 2 photos / videos



⚠ Limitation

Refrigerator Appliance Tag Photo: Not Present

The object / room is not present.

Limitation photos / videos

Cooktop

👁 Not present


Cooktop photos / videos

Wall Oven

 Not present

Wall Oven photos / videos

Microwave

 No issues

Microwave Condition

Functional With Cosmetic Defects

Microwave Appliance Tag Photo

 Beta Feature

Microwave

Recall status

No

Expected life

11 years

Brand

Unavailable

Estimated remaining life

0 years

Manufacture date

April 2008

Model number

Unavailable

Age

16.82 years

Serial number

12132884NG

Microwave photos / videos



Vent Hood

✓ No issues

Vent Hood Condition

Functional With Cosmetic Defects

Vent Hood photos / videos



Garbage Disposal

✓ No issues

Garbage Disposal Condition

Functional With Cosmetic Defects

Garbage Disposal photos / videos



Bedrooms

Primary Bedroom

✓ **No issues**

Bedroom Location

Third Floor

Approximate Ceiling Height

12' - 15'

Walls / Ceiling / Trim Condition

Good (Cosmetic Issues Only)

Flooring Condition

Good (Cosmetic Issues Only)

Flooring Material(s)

Hardwood

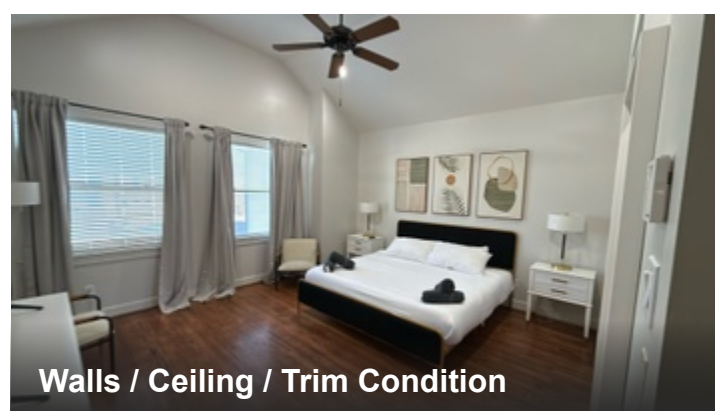
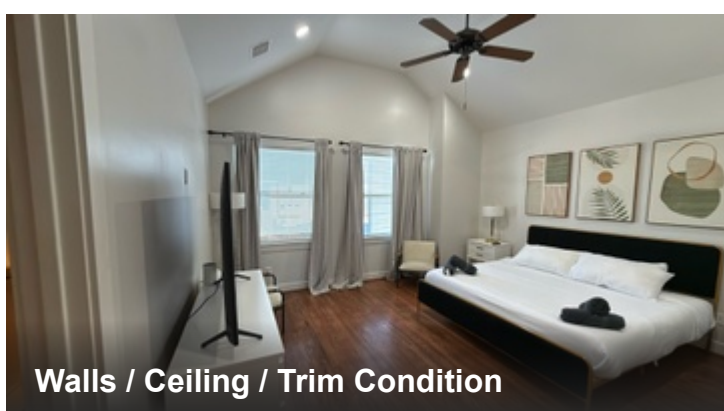
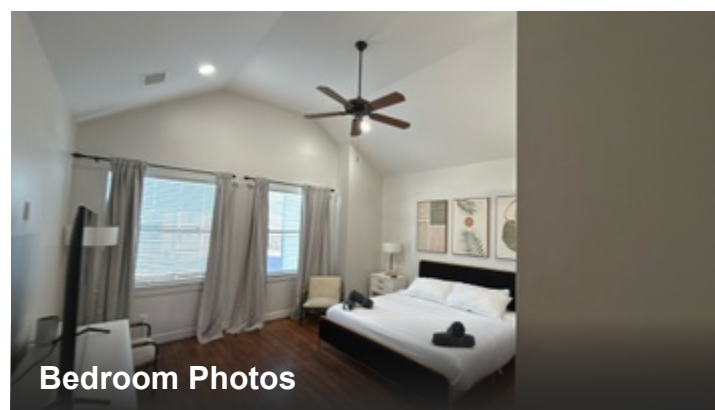
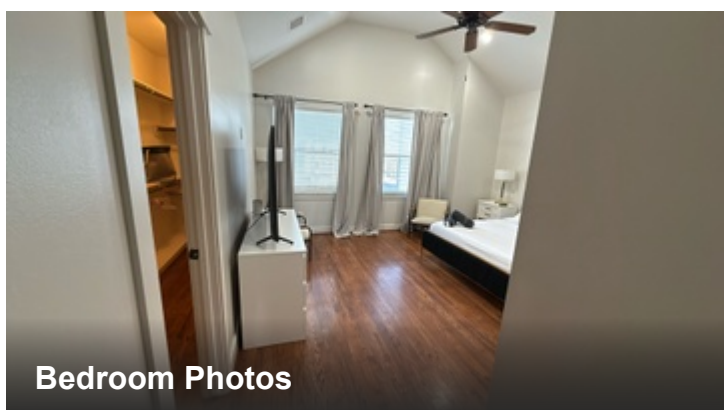
Electrical Condition

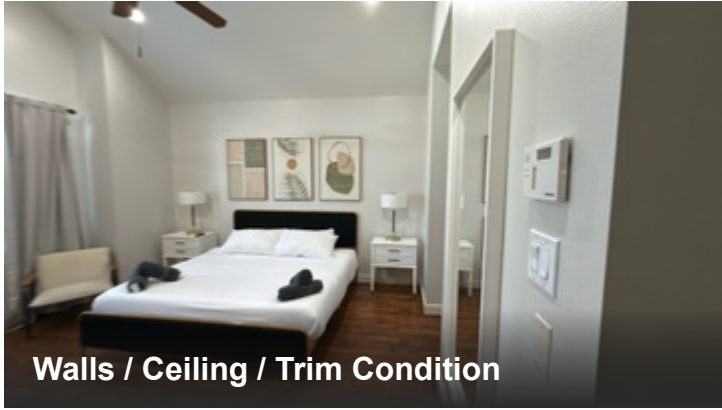
Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Primary Bedroom photos / videos





Walls / Ceiling / Trim Condition



Flooring Condition



Flooring Condition

Bedroom 2

✓ **No issues**

Bedroom Location

Third Floor

Approximate Ceiling Height

9'

Walls / Ceiling / Trim Condition

Good (Cosmetic Issues Only)

Flooring Condition

Good (Cosmetic Issues Only)

Flooring Material(s)

Hardwood

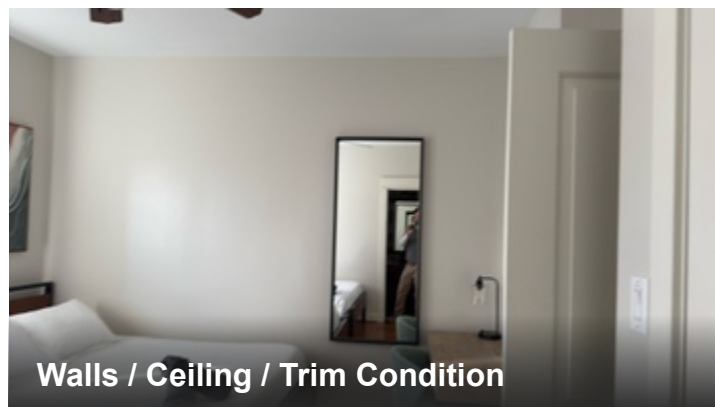
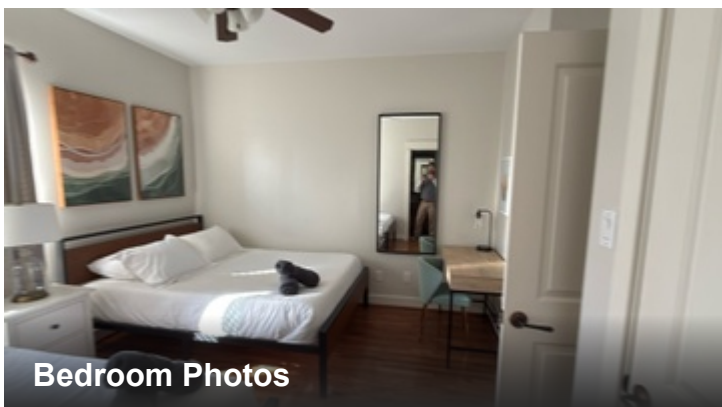
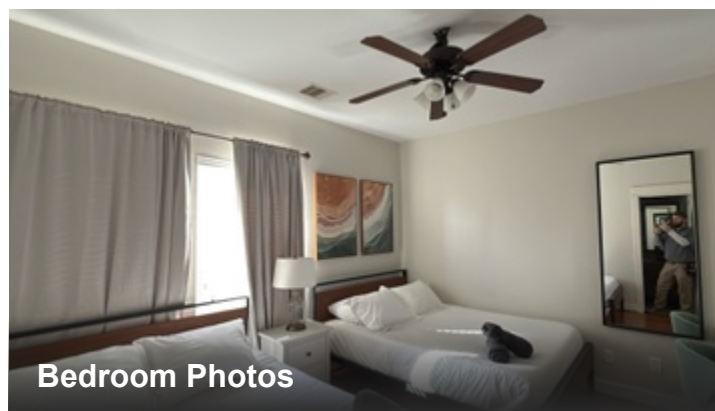
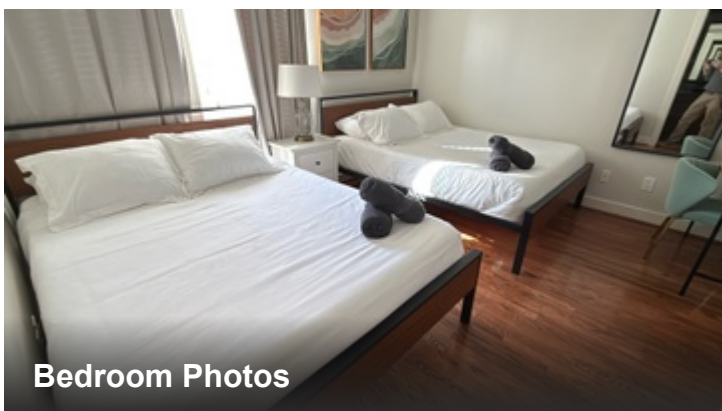
Electrical Condition

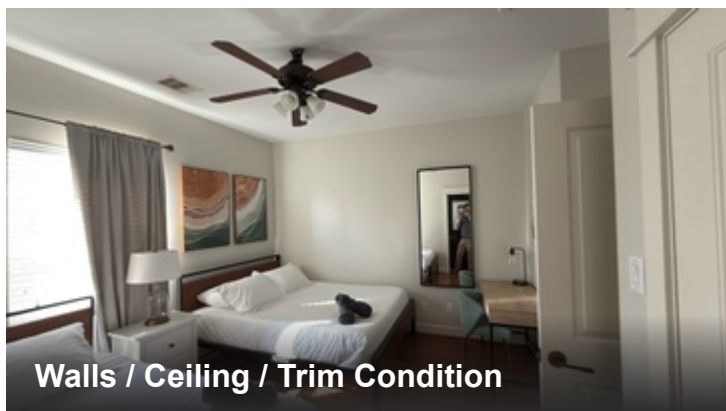
Good (Cosmetic Issues Only)

Walk-in Closet Observed

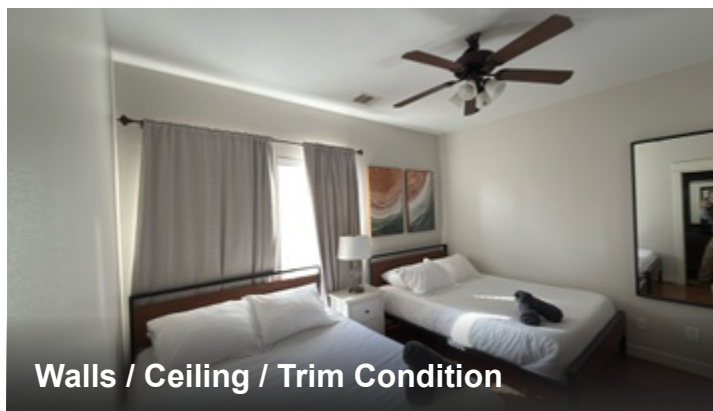
Yes

Bedroom 2 photos / videos





Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Flooring Condition



Flooring Condition

Bedroom 3

✓ **No issues**

Bedroom Location

First Floor

Approximate Ceiling Height

9'

Walls / Ceiling / Trim Condition

Good (Cosmetic Issues Only)

Flooring Condition

Good (Cosmetic Issues Only)

Flooring Material(s)

Tile

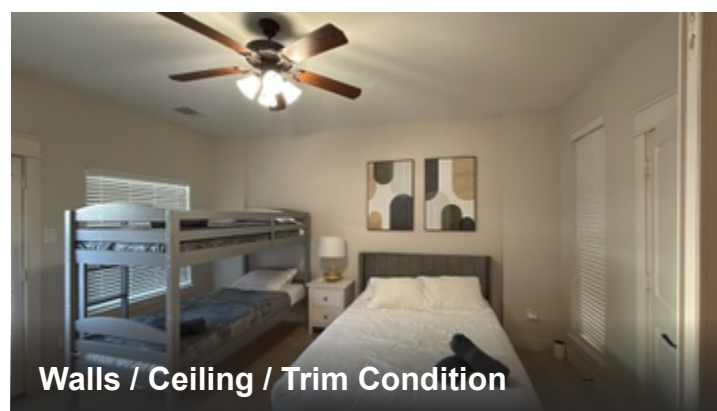
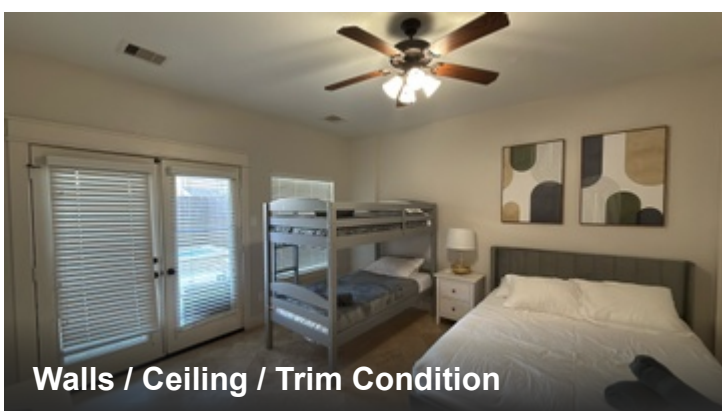
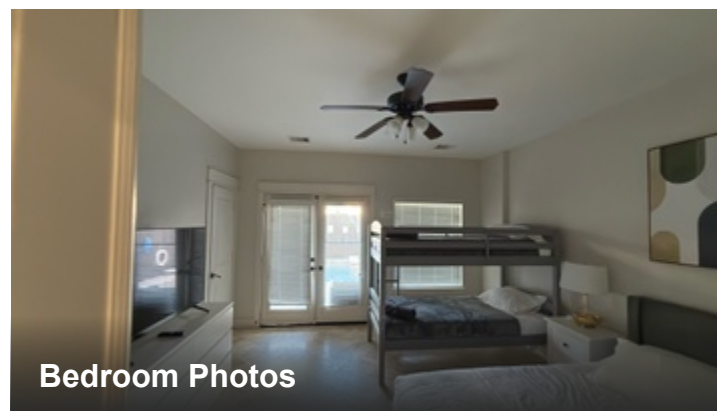
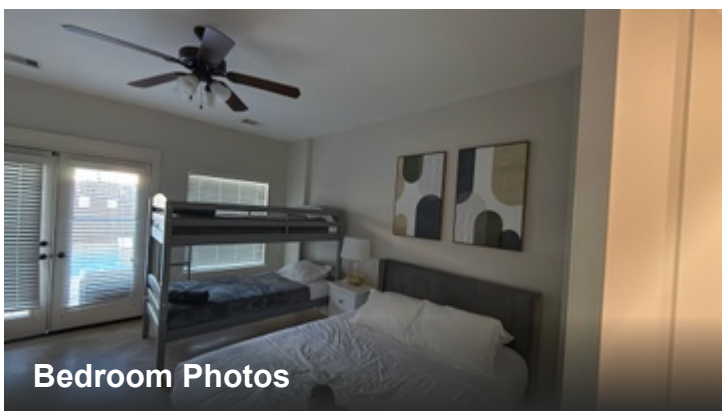
Electrical Condition

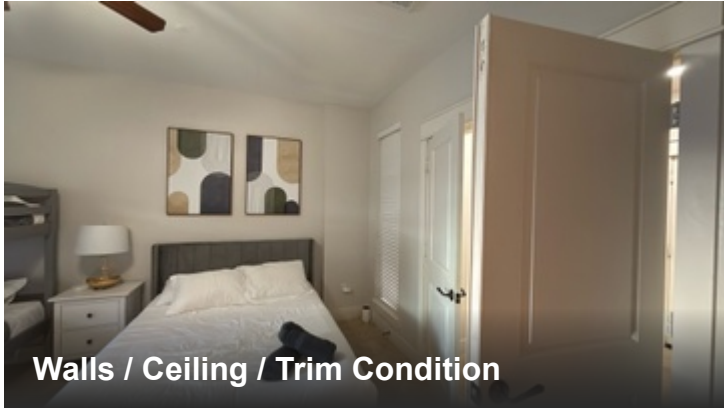
Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Bedroom 3 photos / videos





Walls / Ceiling / Trim Condition



Flooring Condition



Flooring Condition

Bathrooms 🔍 4 Issues

Primary Bathroom

🔍 1 Issue

Bathroom Location

Third Floor

Walls / Ceiling / Trim Condition

Good (Cosmetic Issues Only)

Flooring Condition

Fair (Some Repairs)

Flooring Material(s)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

Sink / Fixture / Plumbing Condition

Good (Cosmetic Issues Only)

Sink Type

Double Sink

Vanity / Mirror Condition

Good (Cosmetic Issues Only)

Tub / Shower Type

Jetted Tub, Walk-in Shower

Tub / Shower Plumbing Fixture Condition

Good (Cosmetic Issues Only)

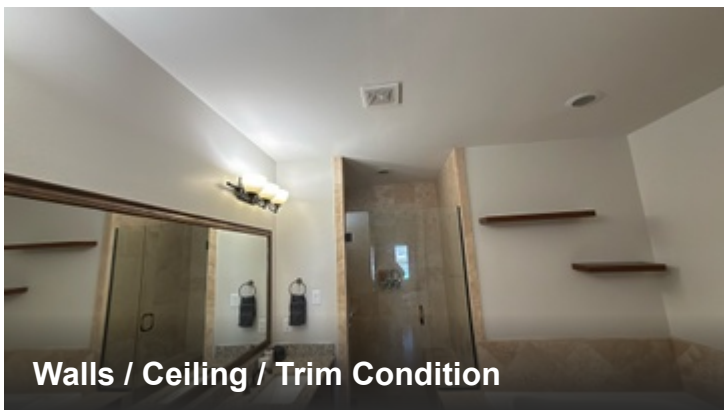
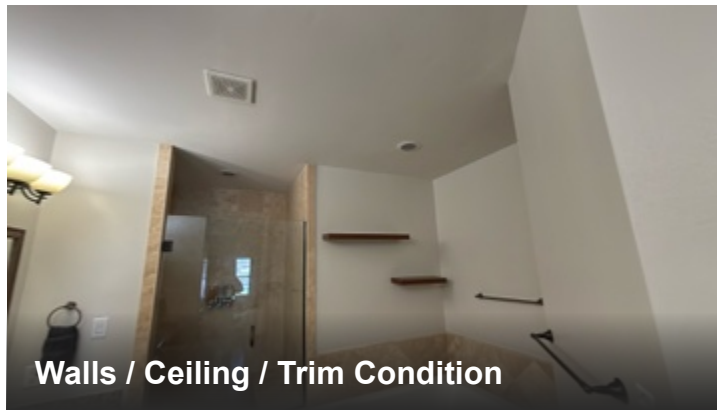
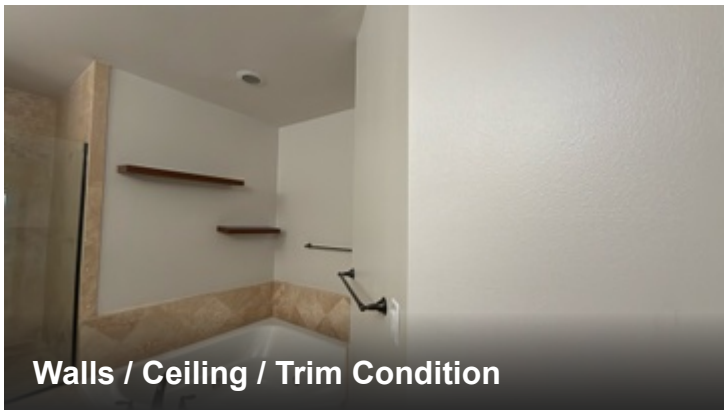
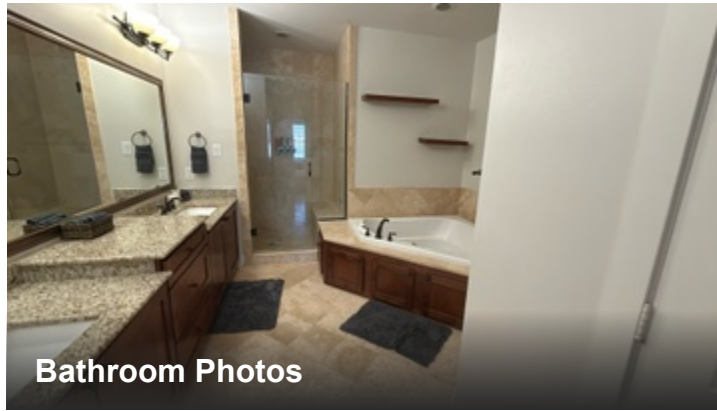
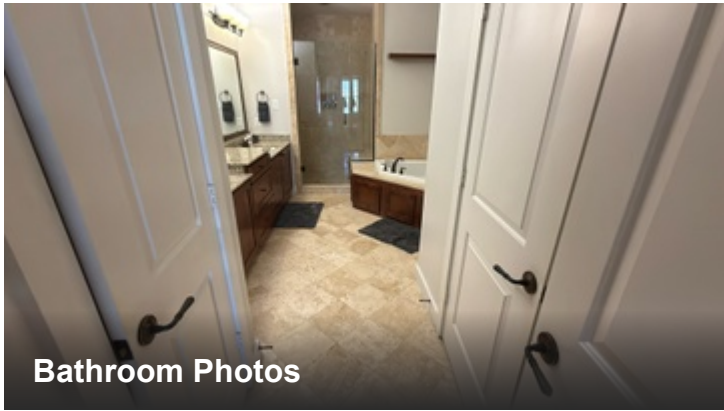
Toilet Condition

Good (Cosmetic Issues Only)

Exhaust Fan Condition

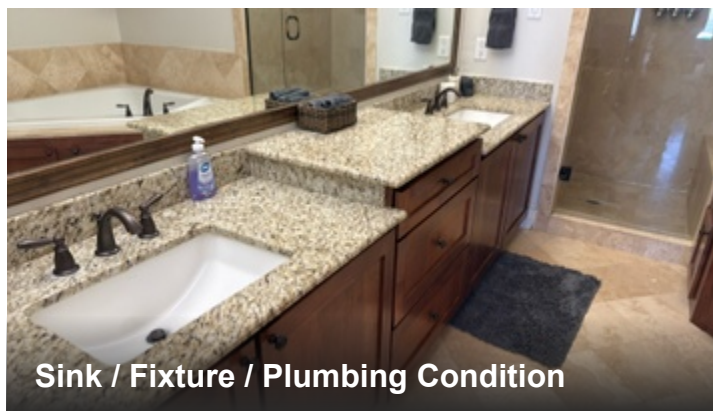
Good (Cosmetic Issues Only)

Primary Bathroom photos / videos

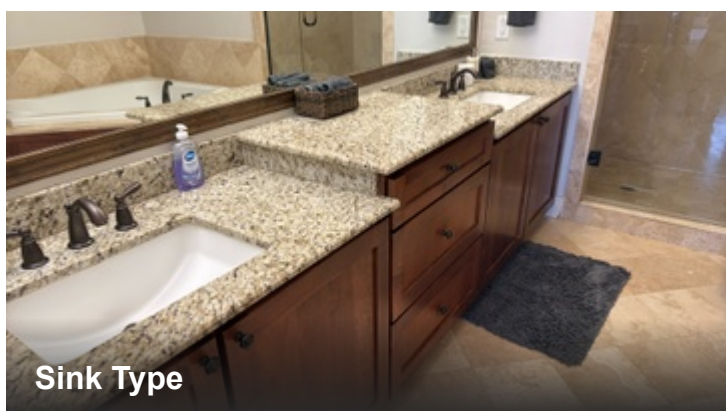




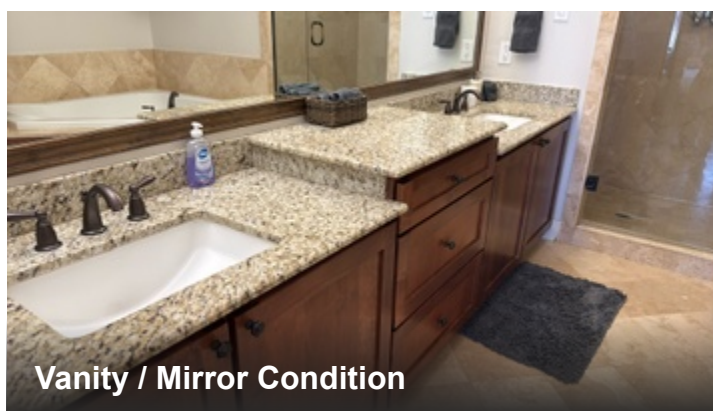
Flooring Condition



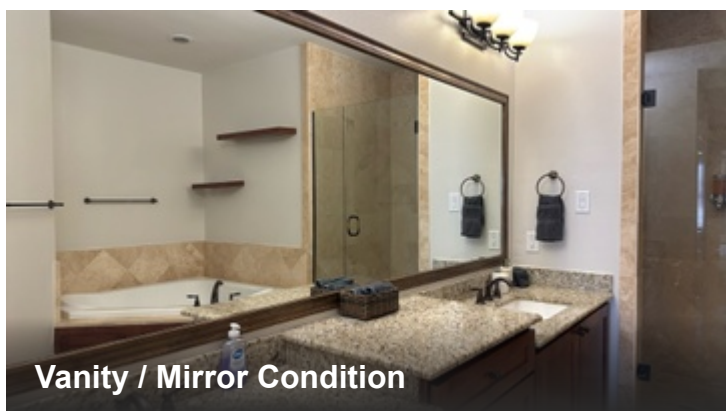
Sink / Fixture / Plumbing Condition



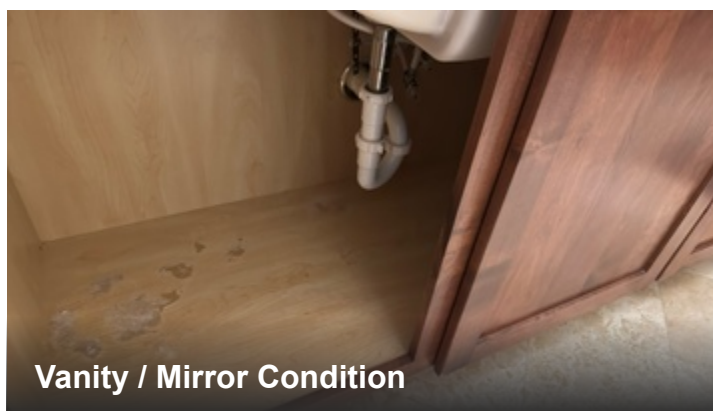
Sink Type



Vanity / Mirror Condition



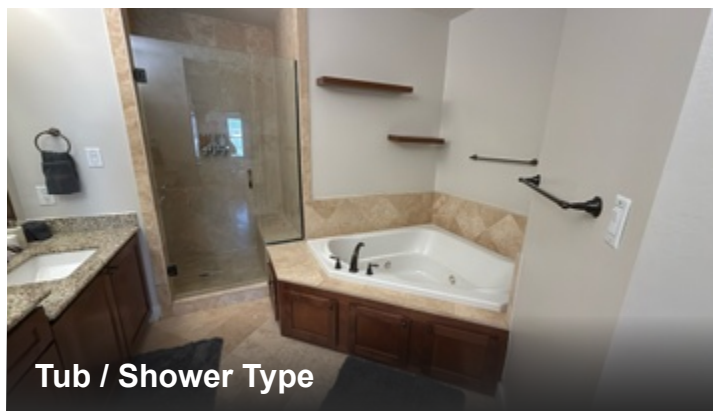
Vanity / Mirror Condition



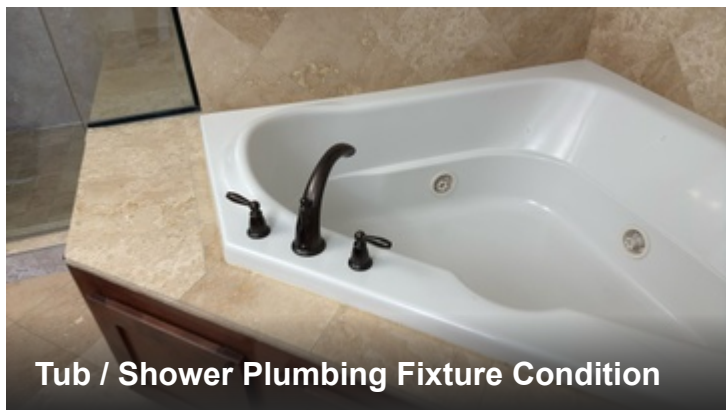
Vanity / Mirror Condition



Vanity / Mirror Condition



Tub / Shower Type



Tub / Shower Plumbing Fixture Condition



Tub / Shower Plumbing Fixture Condition



Toilet Condition



Exhaust Fan Condition



Exhaust Fan Condition

 **Repair deficiency**


Damaged / Cracked Floor Tiles

The tile flooring is cracked and in poor condition.

Primary Bathroom photos / videos



Bathroom 2

 2 Issues

Bathroom Location

Second Floor

Walls / Ceiling / Trim Condition

Good (Cosmetic Issues Only)

Flooring Condition

Good (Cosmetic Issues Only)

Flooring Material(s)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

Sink / Fixture / 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

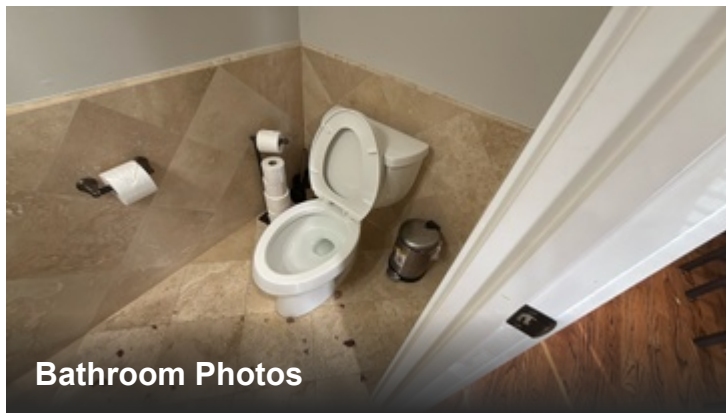
Toilet Condition

Good (Cosmetic Issues Only)

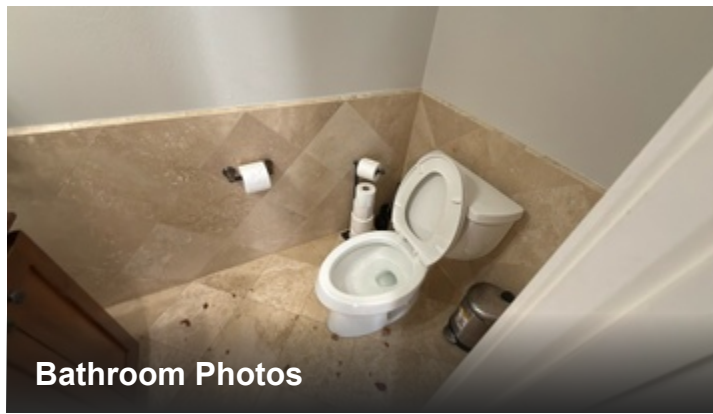
Exhaust Fan Condition

Good (Cosmetic Issues Only)

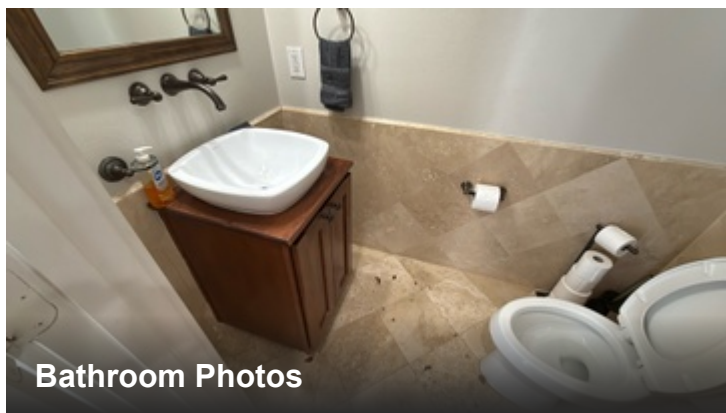
Bathroom 2 photos / videos



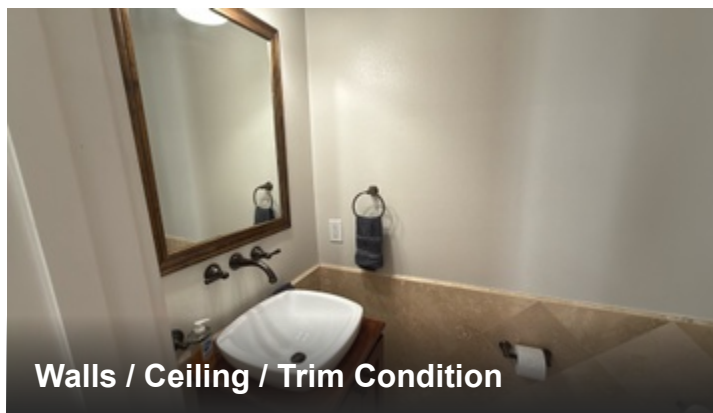
Bathroom Photos



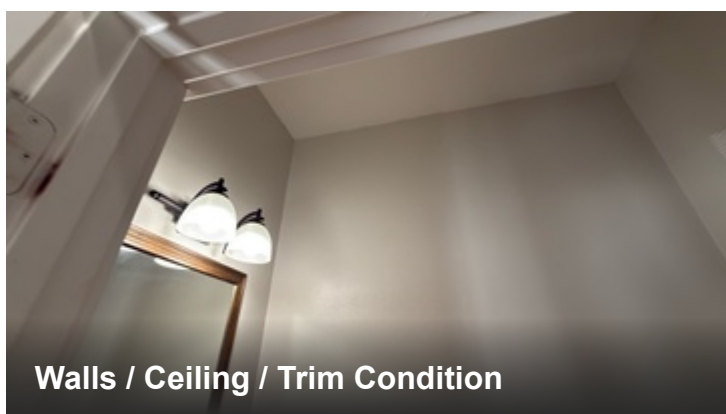
Bathroom Photos



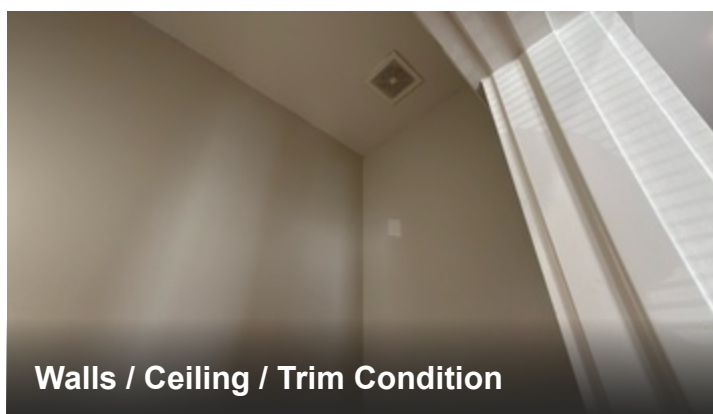
Bathroom Photos



Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



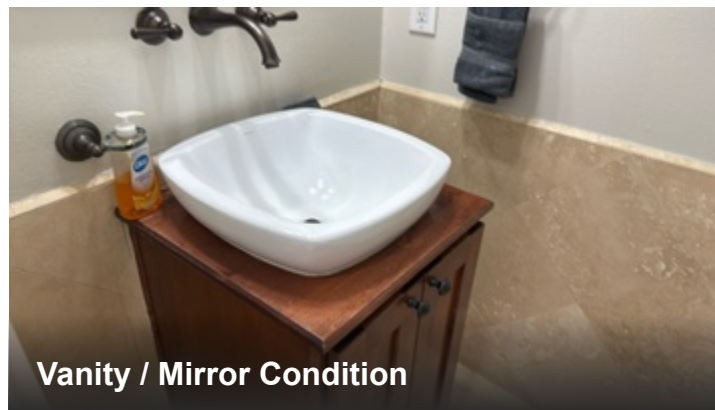
Walls / Ceiling / Trim Condition

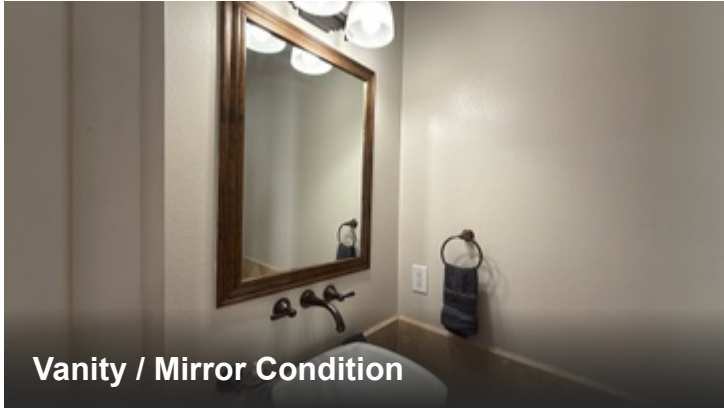


Flooring Condition

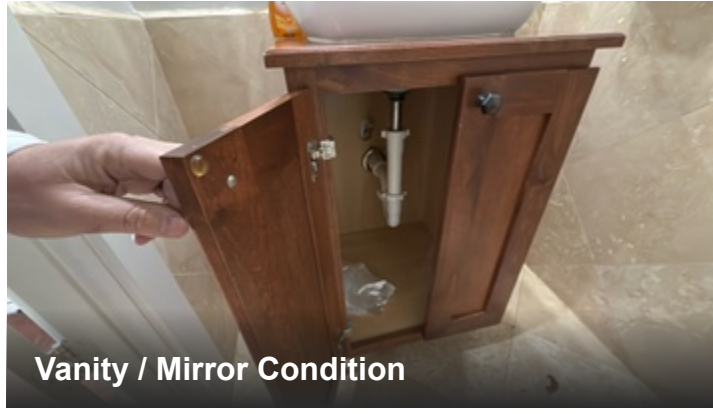


Flooring Condition





Vanity / Mirror Condition



Vanity / Mirror Condition



Toilet Condition



Exhaust Fan Condition

⚠️ 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

Bathroom 3

 1 Issue

Bathroom Location

Third Floor

Walls / Ceiling / Trim Condition

Good (Cosmetic Issues Only)

Flooring Condition

Good (Cosmetic Issues Only)

Flooring Material(s)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

Sink / Fixture / 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

Fair (Some Repairs)

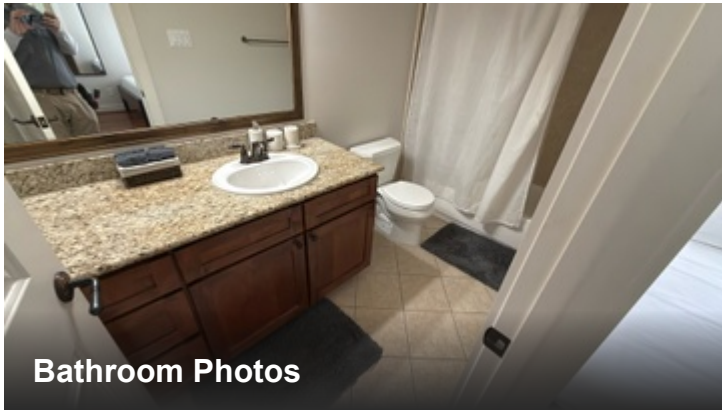
Toilet Condition

Good (Cosmetic Issues Only)

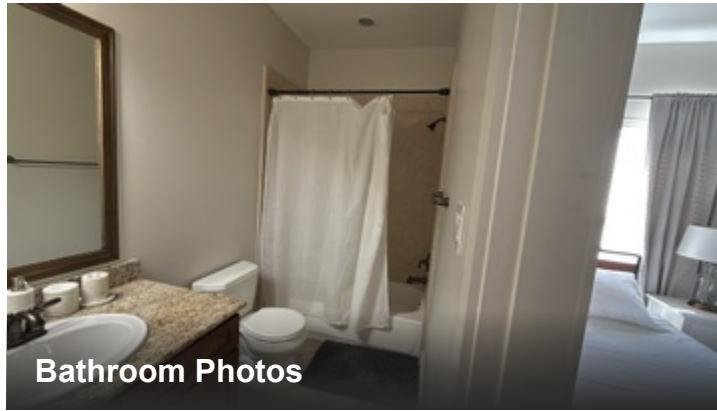
Exhaust Fan Condition

Good (Cosmetic Issues Only)

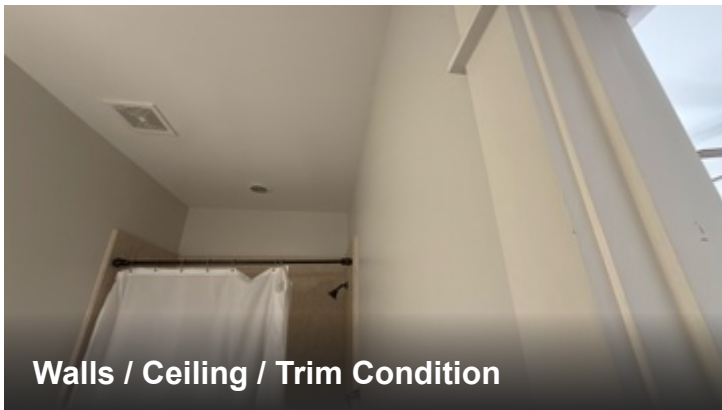
Bathroom 3 photos / videos



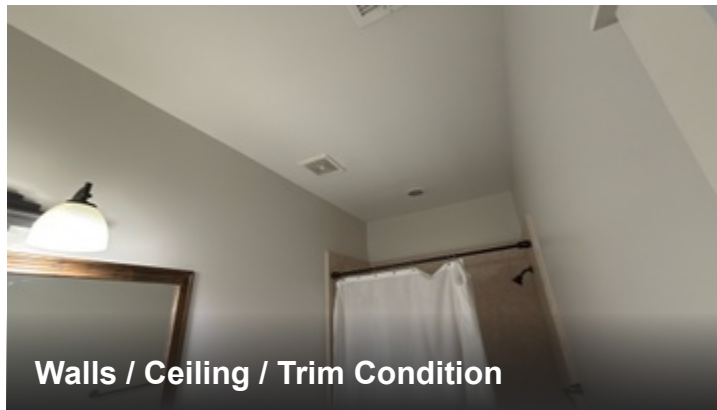
Bathroom Photos



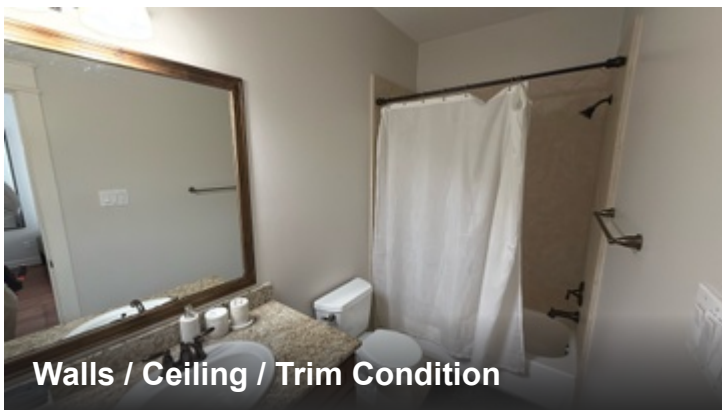
Bathroom Photos



Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Flooring Condition



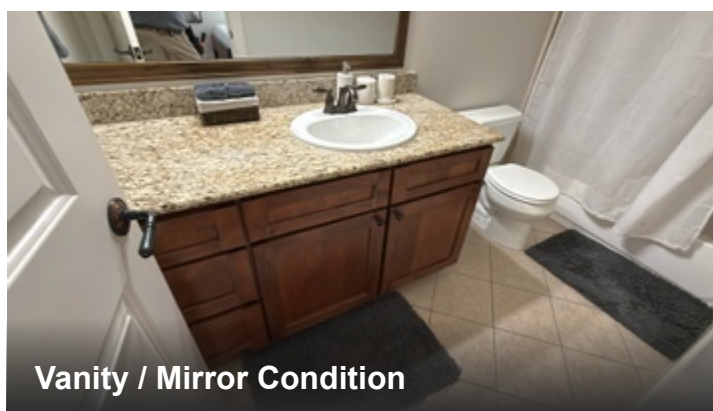
Flooring Condition



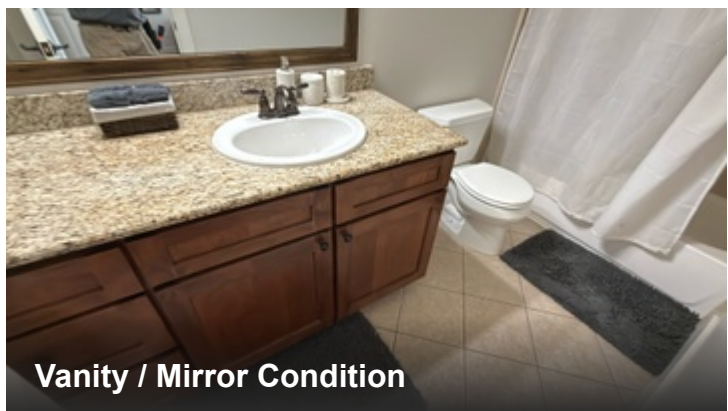
Sink / Fixture / Plumbing Condition



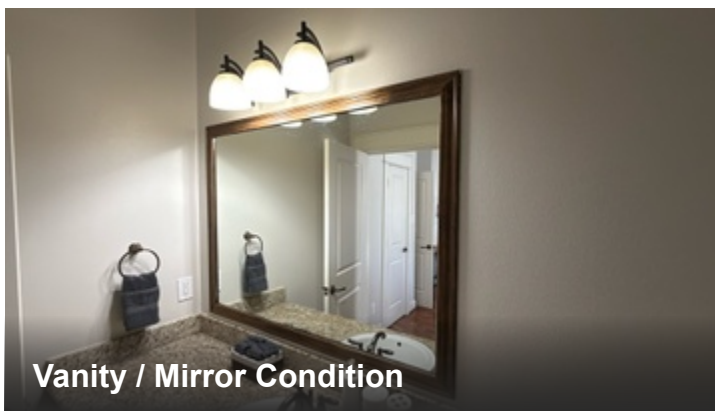
Sink Type



Vanity / Mirror Condition



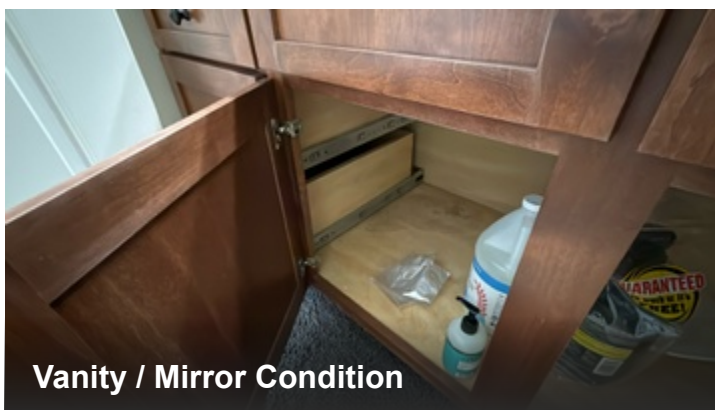
Vanity / Mirror Condition



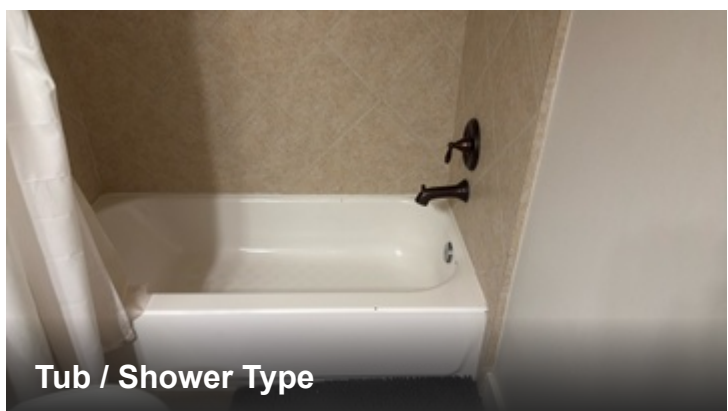
Vanity / Mirror Condition



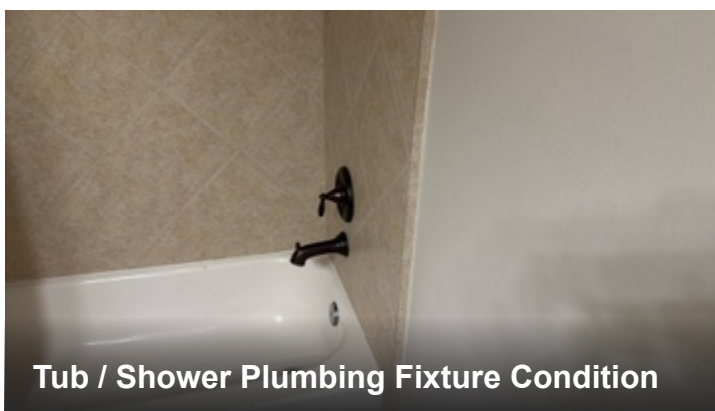
Vanity / Mirror Condition



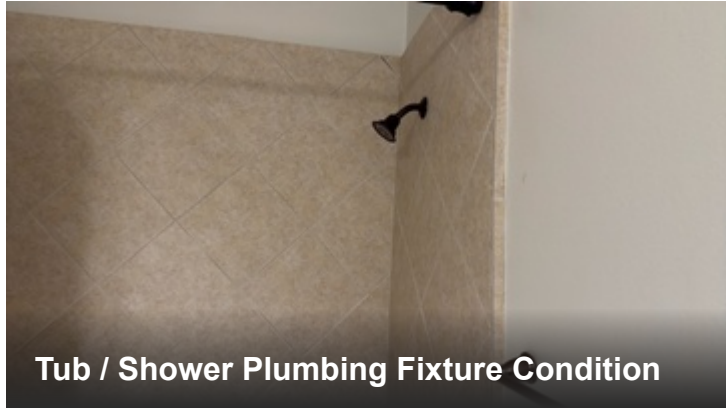
Vanity / Mirror Condition



Tub / Shower Type



Tub / Shower Plumbing Fixture Condition



Tub / Shower Plumbing Fixture Condition



Toilet Condition



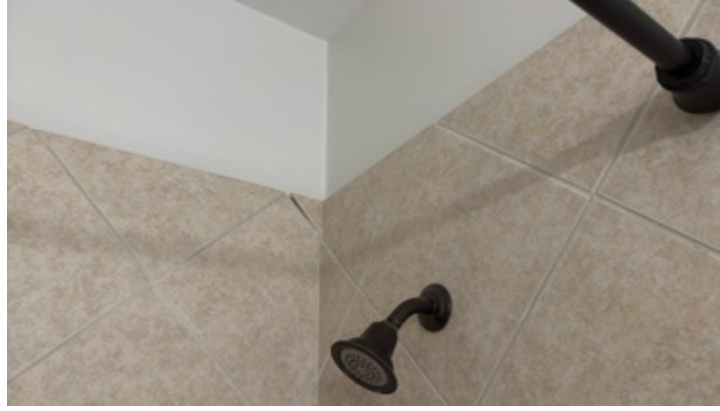
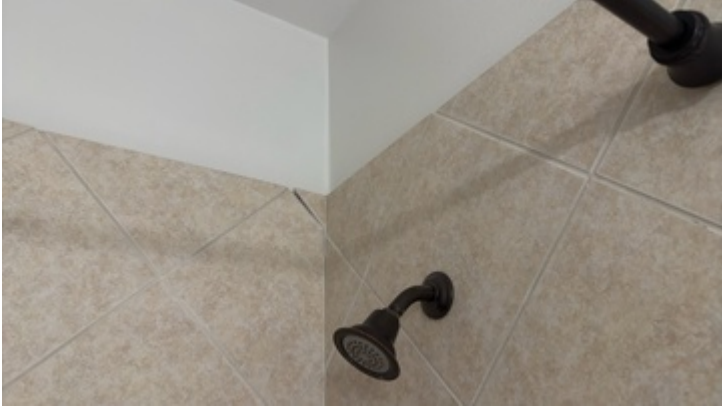
Exhaust Fan Condition

 **Repair deficiency**

Damaged or Missing Tile

One or more tiles are damaged or missing.

Bathroom 3 photos / videos



Bathroom 4

✓ No issues

Bathroom Location

First Floor

Walls / Ceiling / Trim Condition

Good (Cosmetic Issues Only)

Flooring Condition

Good (Cosmetic Issues Only)

Flooring Material(s)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

Sink / Fixture / 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 Issues Only)

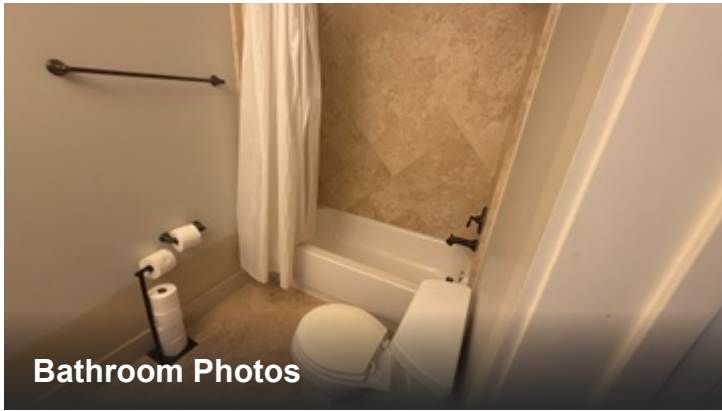
Toilet Condition

Good (Cosmetic Issues Only)

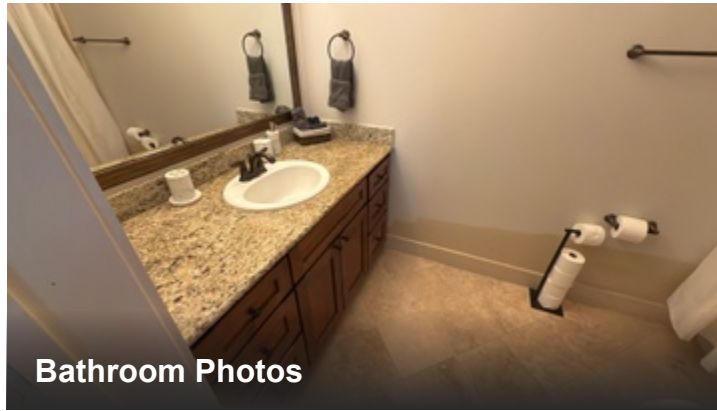
Exhaust Fan Condition

Good (Cosmetic Issues Only)

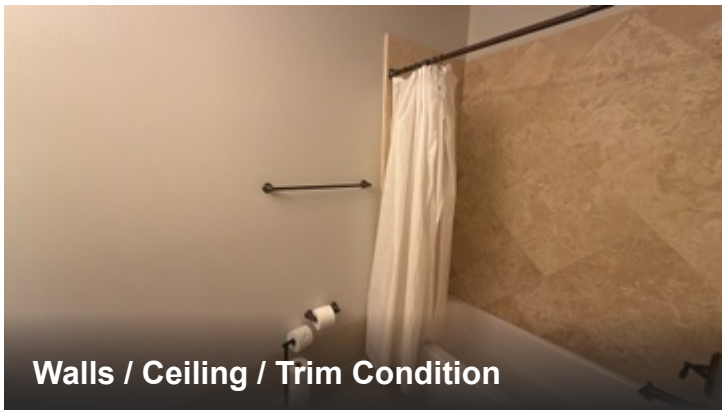
Bathroom 4 photos / videos



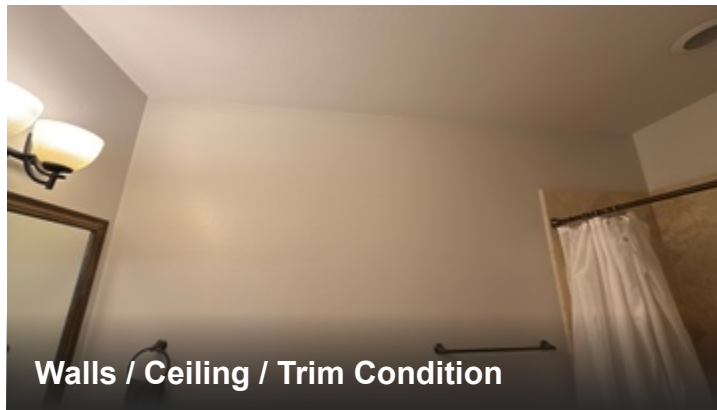
Bathroom Photos



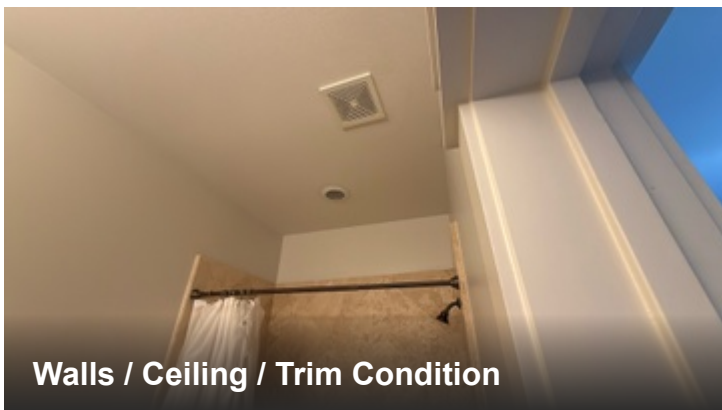
Bathroom Photos



Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Walls / Ceiling / Trim Condition



Flooring Condition



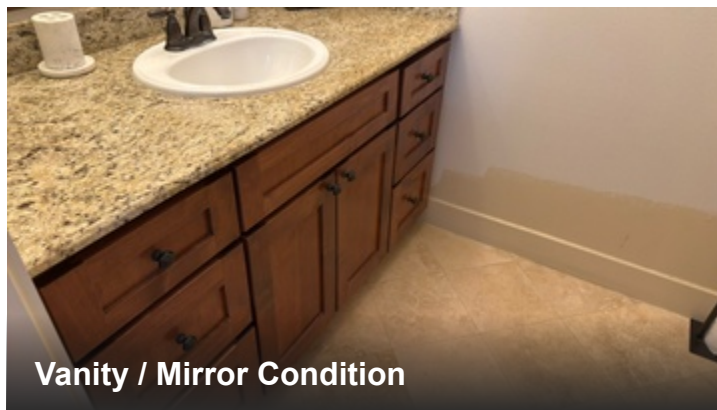
Flooring Condition



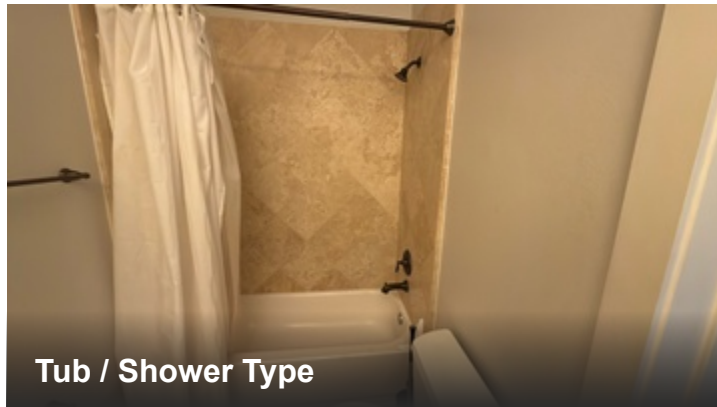
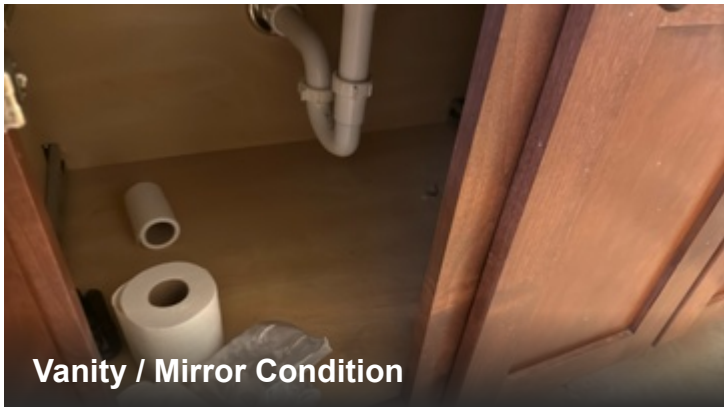
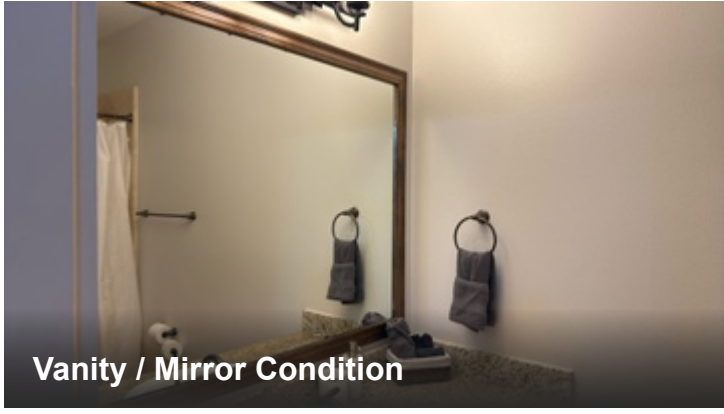
Sink / Fixture / Plumbing Condition

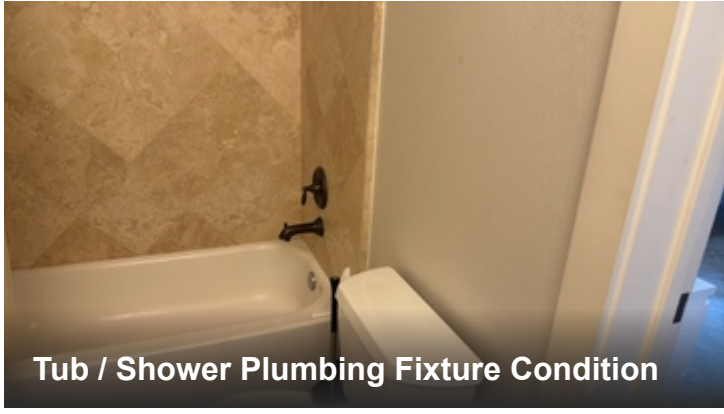


Sink Type

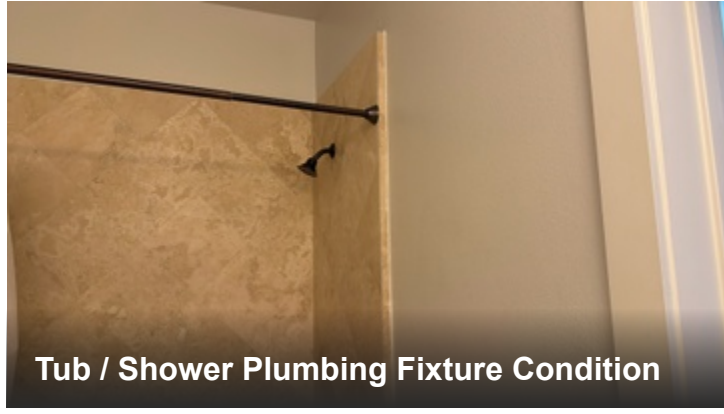


Vanity / Mirror Condition





Tub / Shower Plumbing Fixture Condition



Tub / Shower Plumbing Fixture Condition



Toilet Condition



Exhaust Fan Condition

HVAC 🔑 6 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

 Beta Feature

Furnace/Air Handler

Recall status

No

Expected life

23.6 years

Brand

Carrier

Estimated remaining life

19.85 years

Manufacture date

April 2021

Model number

58SC0A09DE21-20

Age

3.75 years

Serial number

1321A19641

Heating photos / videos



Heating Equipment Condition



Heating System Appliance Tag Photo



Heating System Appliance Tag Photo

Cooling

1 Issue

Cooling Equipment Condition

Functional With Cosmetic Defects

Cooling System Appliance Tag Photo

Beta Feature

Air Conditioner

Recall status

No

Expected life

19 years

Brand

Carrier

Estimated remaining life

15.42 years

Manufacture date

June 2021

Model number

24ABC642A300

Age

3.58 years

Serial number

2421E01606

Cooling photos / videos



Cooling Equipment Condition



Cooling System Appliance Tag Photo



Cooling System Appliance Tag Photo

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

Beta Feature

Furnace/Air Handler

Recall status

No

Manufacture date

March 2021

Expected life

23.6 years

Model number

58SC0A070E17-12

Brand

Carrier

Age

3.83 years

Estimated remaining life

19.77 years

Serial number

1121A18270

Heating 2 photos / videos



Thermostat

✓ No issues

Thermostat Location

Hallways

Thermostat photos / videos

Cooling 2

🕒 1 Issue

Cooling Equipment Condition

Functional With Cosmetic Defects

Cooling System Appliance Tag Photo

Air Conditioner

🚧 Beta Feature

Recall status

No

Manufacture date

May 2021

Expected life

19 years

Model number

24ABC624A300

Brand

Carrier

Age

3.67 years

Estimated remaining life

15.33 years

Serial number

2121E03714

Cooling 2 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

Temperature Splits

 2 Issues

Supply Temperature (Cooling)

Refer to limitations

Return Temperature (Cooling)

Refer to limitations

Supply Temperature (Heating)

100

Return Temperature (Heating)

72

Differential Less Than 10 Degrees

No

Temperature Splits photos / videos

 Limitation

Supply Temperature (Cooling): Other

Temp restrictions

Limitation photos / videos


 Limitation

Return Temperature (Cooling): Other

Temp restrictions

Limitation photos / videos

Temperature Splits 2

 2 Issues

Supply Temperature (Cooling)

Refer to limitations

Return Temperature (Cooling)

Refer to limitations

Supply Temperature (Heating)

101

Return Temperature (Heating)

73

Differential Less Than 10 Degrees

No

Temperature Splits 2 photos / videos

 **Limitation**

Supply Temperature (Cooling): Other

Temp restrictions

Limitation photos / videos

 **Limitation**

Return Temperature (Cooling): Other

Temp restrictions

Limitation photos / videos

Plumbing 🔍 4 Issues

Main Water Supply

🔍 1 Issue

Water Source

Public

Water Pressure Sufficient

Yes

Supply Plumbing Condition

Good (Cosmetic Issues Only)

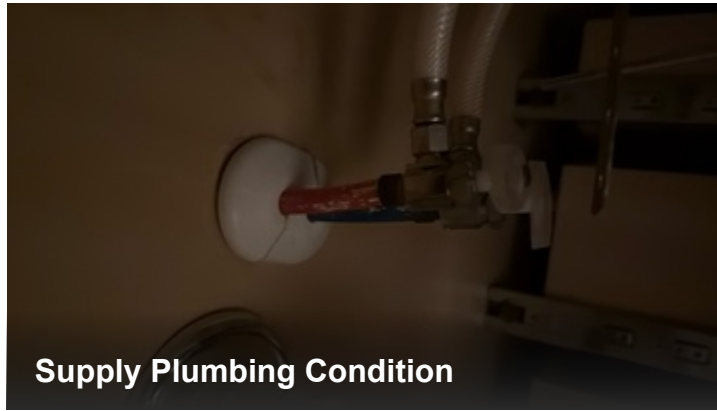
Main Water Supply Plumbing Material(s)

PEX, Copper

Water Shut-off Location

Exterior

Main Water Supply photos / videos



Limitation

Plumbing Not Fully Visible

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Limitation photos / videos

Drainage

1 Issue

Drainage System Condition

Good (Cosmetic Issues Only)

Sewer System Type

Public

Main Drain Material(s)

PVC

Drainage photos / videos



Limitation

Plumbing Not Fully Visible

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Limitation photos / videos

Water Heater

1 Issue

Water Heater Brand

Rheem

Water Heater Capacity

40 gallons

Water Heater Location

Attic

Water Heater Condition

Functional

Water Heater Appliance Tag Photo

 Beta Feature

Water Heater - Gas

Recall status

No

Expected life

12.5 years

Brand

Rheem

Estimated remaining life

7.33 years

Manufacture date

November 2019

Model number

PRO+g40S-40N RH62

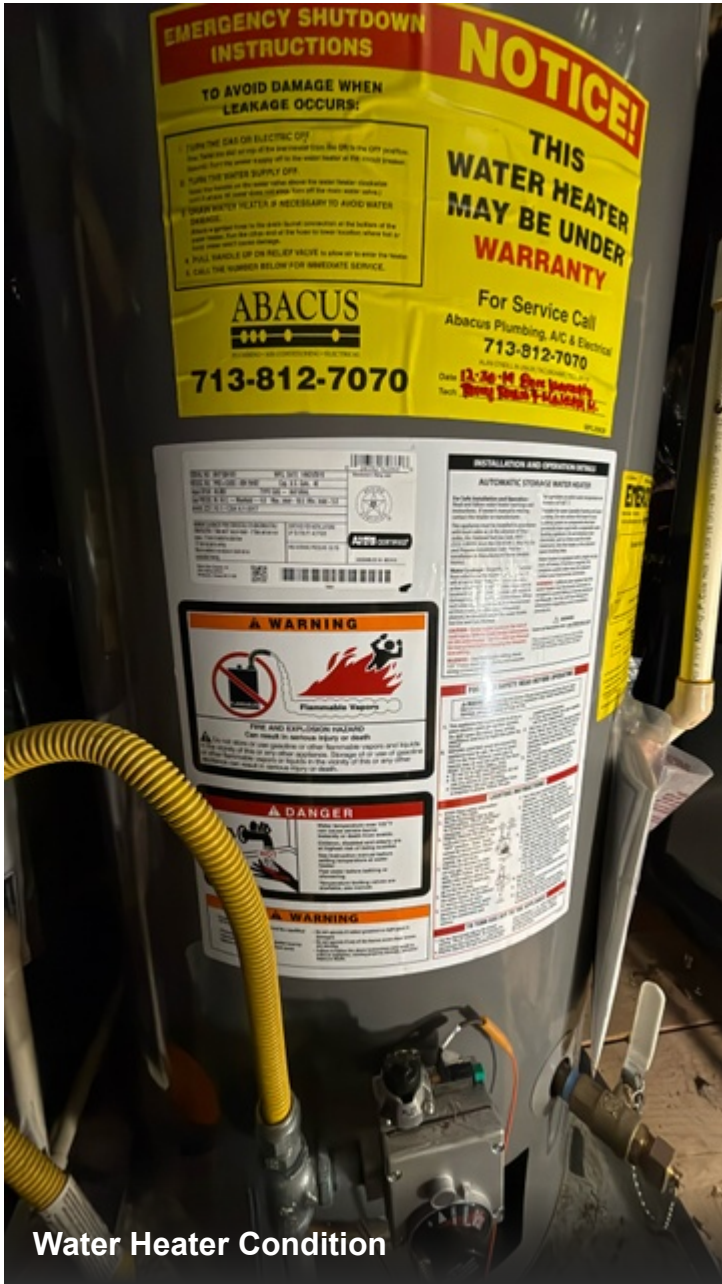
Age

5.17 years

Serial number

M471904181

Water Heater photos / videos



+ Safety deficiency

Vent not Attached to Water Heater

The vent is not properly attached to the water heater.

Water Heater photos / videos



Water Heater 2

 1 Issue

Water Heater Brand

Rheem

Water Heater Capacity

40 gallons

Water Heater Location

Attic

Water Heater Condition

Functional

Water Heater Appliance Tag Photo

 Beta Feature

Water Heater - Gas

Recall status

No

Expected life

12.5 years

Brand

Rheem

Estimated remaining life

7.33 years

Manufacture date

November 2019

Model number

PRO+g40S-40N RH62

Age

5.17 years

Serial number

M471904180

Water Heater 2 photos / videos



Water Heater Condition



Water Heater Appliance Tag Photo



Water Heater Appliance Tag Photo

 **Safety deficiency**

Vent not Attached to Water Heater

The vent is not properly attached to the water heater.

Water Heater 2 photos / videos



Electrical 🕒 5 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 Meter

✓ No issues

Electrical Meter Condition

Good (Cosmetic Issues Only)

Electrical Meter photos / videos



Electrical Meter Condition

Electrical Panels, Grounding, Main Overcurrent Device

 2 Issues

Electrical Main Panel Brand

Cutler Hammer

Electrical Main Panel Location

Exterior

Electrical Main Panel Wiring Type

Aluminum, copper

Electrical Main Panel Amperage Rating

150

Electrical Main Panel Condition

Fair (Some Repairs)

Electrical Panels, Grounding, Main Overcurrent Device photos / videos



Electrical Main Panel Brand

 **Repair deficiency**

Missing AFCI Breaker

A required Arc-Fault Circuit Interrupter is missing.

Electrical Panels, Grounding, Main Overcurrent Device photos / videos



 **Repair deficiency**

Missing Surge Protection

There is no whole-house surge protection installed.

Electrical Panels, Grounding, Main Overcurrent Device photos

/ videos



Branch Wiring

2 Issues

Branch Circuit Material(s)

Copper

Branch Wiring Condition

Good (Cosmetic Issues Only)

Branch Wiring photos / videos

Limitation

Unable to Inspect All of the Wiring

I was unable to inspect all of the electrical wiring. Most of the wiring is hidden from view within walls.

Limitation photos / videos

Limitation

Unable to Fully Inspect Electrical

I was unable to inspect every electrical component or proper installation of the GFCI/AFCI system according to modern code.

Limitation photos / videos

Smoke / Carbon Monoxide Detectors

1 Issue

Required CO / Smoke Detectors Observed

Yes

Smoke Detector Type

Wired, Battery Operated

Carbon Monoxide Detector Type

Wired, Battery Operated

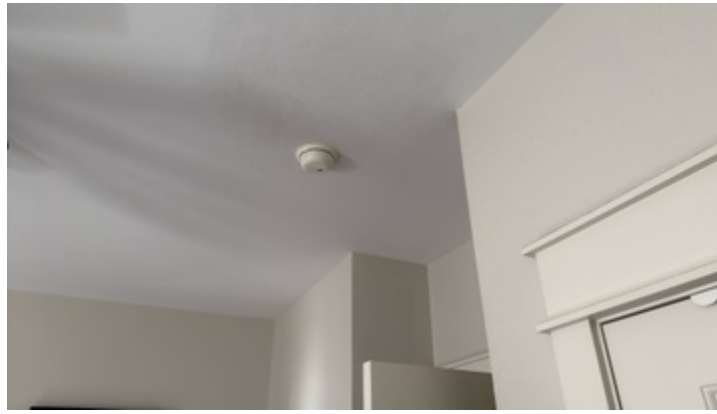
Smoke / Carbon Monoxide Detectors photos / videos

Monitor deficiency

Old but Operable Smoke Detector

The smoke detector is working, but it is old.

Smoke / Carbon Monoxide Detectors photos / videos



Solar

 Not present

Solar photos / videos

Miscellaneous Property Information

✓ No issues

Hazardous Conditions Observed

No

Pest Infestation Observed

No

Strong / Foul Odors Observed

None


Air Sealing Observed

No

Additional Information

None

Miscellaneous Property Information 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.

4604 Feagan Street Houston, Texas 77007 - January 24, 2025