

# 2607 Bisontine Street Friendswood, Texas 77546

## Your Home Inspection Report

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📞 1-855-456-6446

✉️ [hello@inspectify.com](mailto:hello@inspectify.com)

Client:	Jacqueline Garner
Type:	Home inspection
Inspected by:	Double Checked Home Inspections
Scheduled:	April 7, 2022, 7:00 PM
Completed:	April 8, 2022, 12:55 AM

# Summary

**4** Safety      **36** Repair      **5** Monitor

## Home Inspection Details

Surroundings		1	1
Roof			
Exterior	1	19	1
Structural		2	
Plumbing		1	
Garage		1	
Common Space		1	
Bedrooms		1	
Bathrooms		4	1
Appliances	1	1	1
Electrical	2	3	1
HVAC		2	

# Home Inspection Details

Weather

**Clear**

Property Type

**Attached, Single-Family**

Neighborhood Commentary

**Nice area**

Bathroom Count, Half

**1**

Bathroom Count, Full

**2**

Occupancy

**Occupied, Furnished**

Temperature

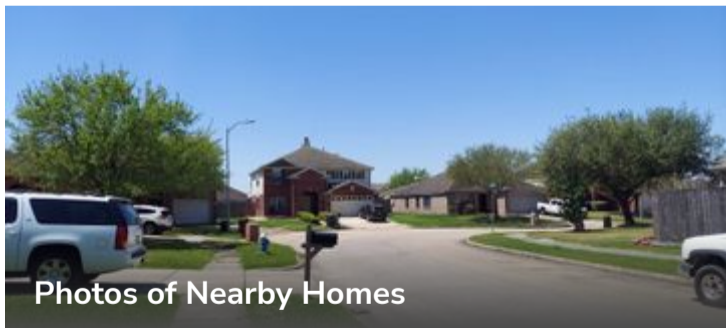
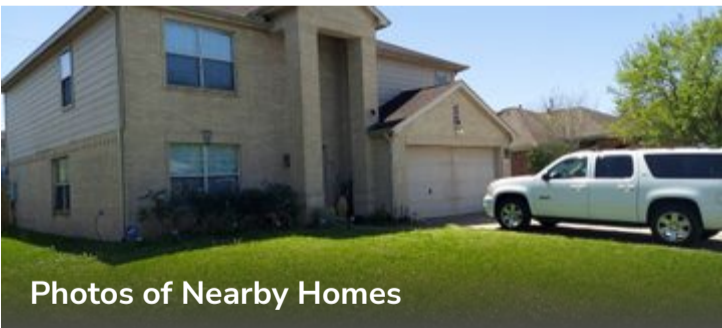
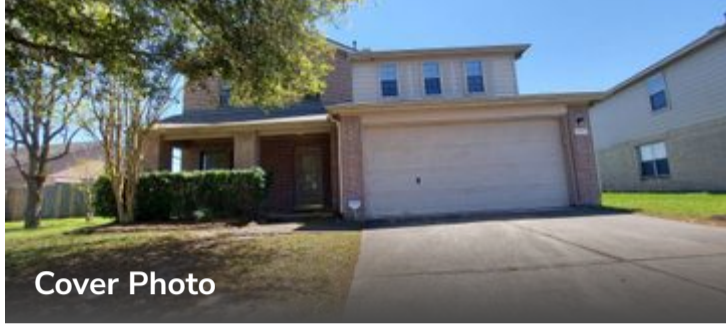
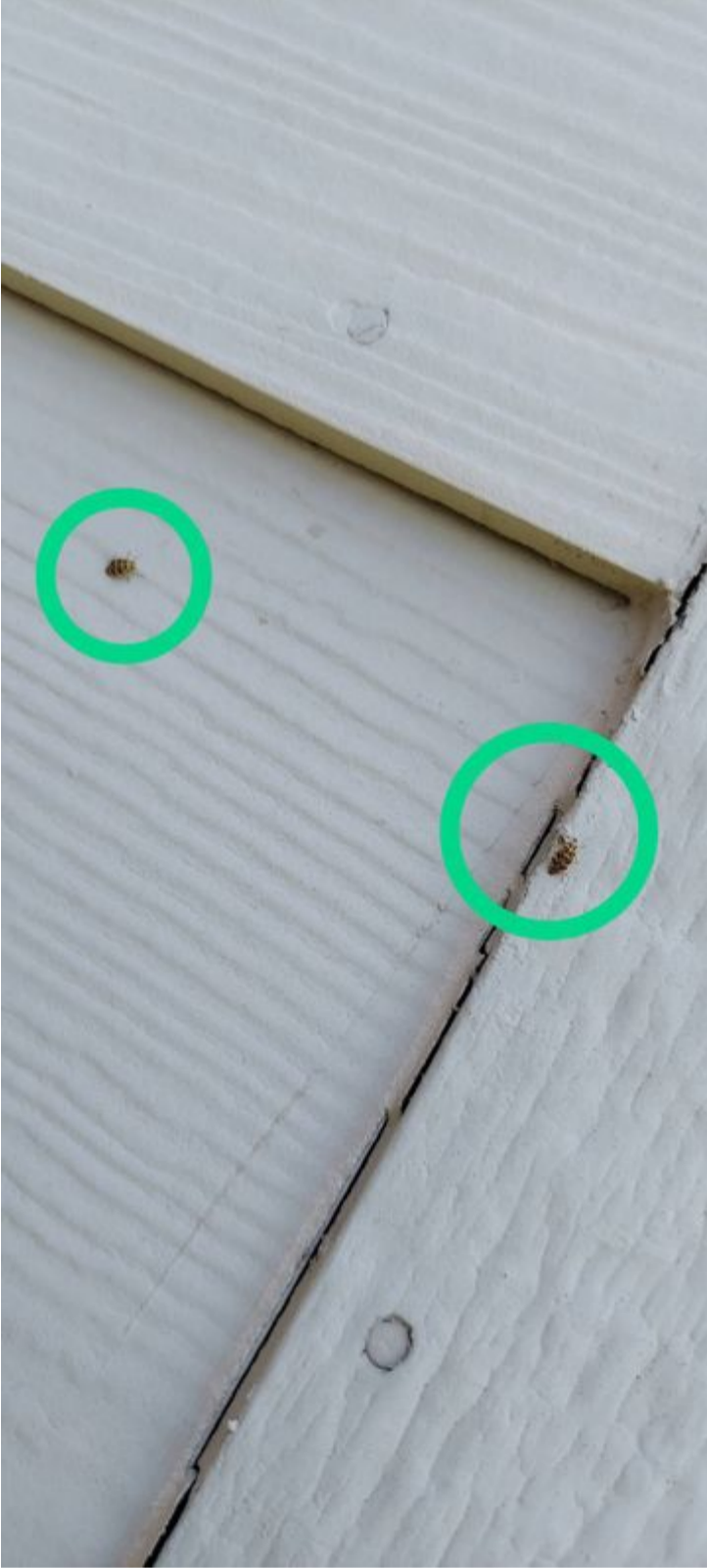
**72 fahrenheit**

Bedroom Count

**4**

Home Inspection Details photos / videos





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### Limited interior inspection

Limitation

At the time of the inspection, home furnishings things made it difficult to inspect all electrical outlets, floors and windows.

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### Limited garage inspection

Limitation

At the time of the inspection the garage had personal belongings stored inside as well as a vehicle. This made it difficult to inspect the entire floor or the walls, and I had a difficult time reaching all the outlets and switches.

# Surroundings

General

✓ No deficiencies

General photos / videos

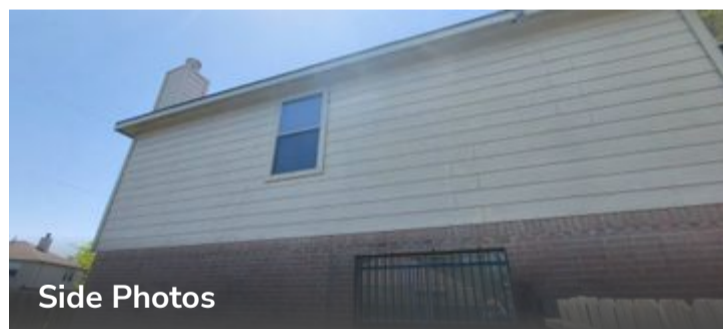
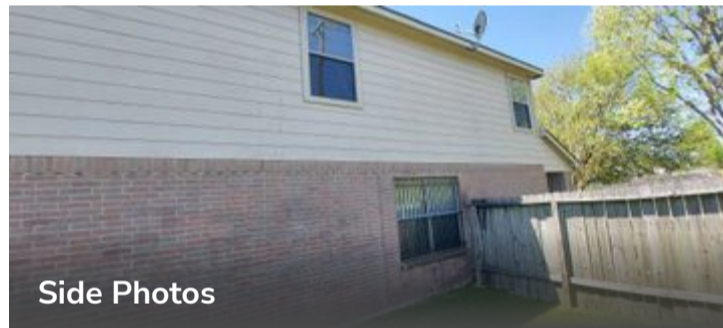
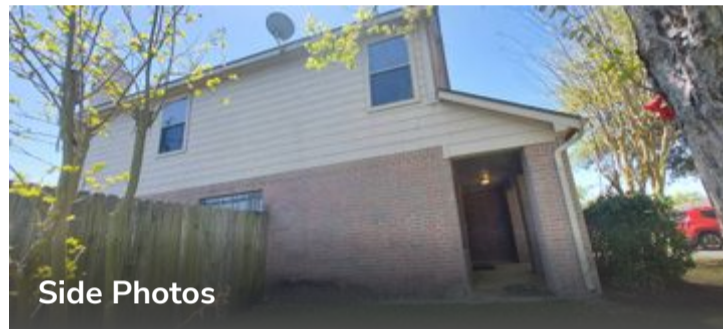
Back Photos



Back Photos



Back Photos







Side Photos

Side Photos

## Landscape

 2 deficiencies

Landscape Repairs

**1 - Great (< 5 hours of work)**

Landscape photos / videos



### Landscaping - Encroaching on home

Monitor deficiency

Vegetation is getting near the home.

Deficiency photos / videos



### Ant piles observed

Repair deficiency

I observed large ant piles next to the foundation in the backyard.

Deficiency photos / videos



# Roof

## General

✓ No deficiencies

Remaining life

**30 years**

Roof Repair

**0 square feet**

Inspection Method, Roof

**Walking, Visual,  
From the ground**

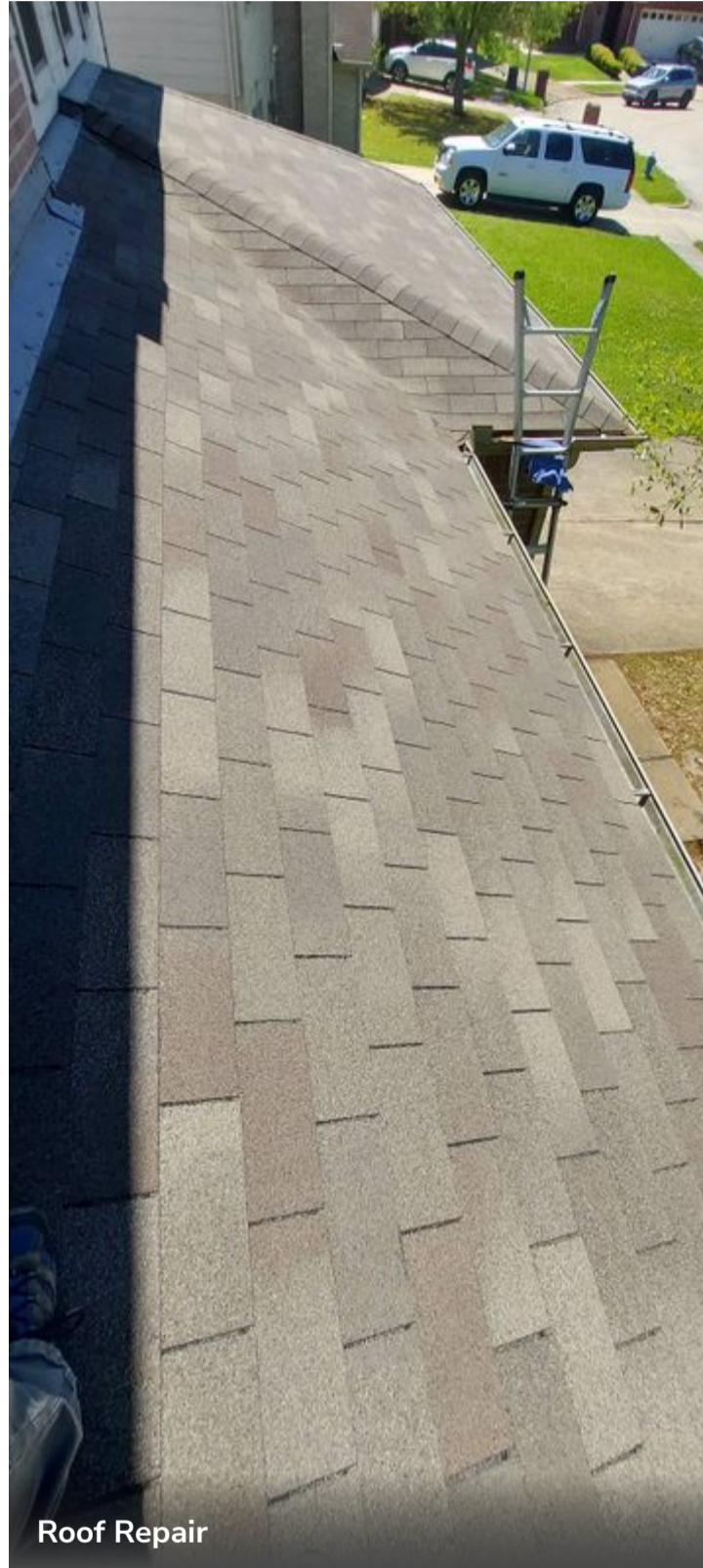
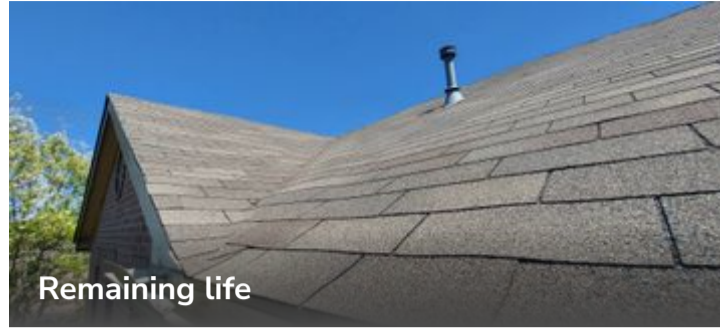
Comment

**While I was not able to walk the entirety of the roof, the roof is less than a year old. It was in really good condition.**

General photos / videos







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**Limited roof inspection**

**Limitation**

While I was able to walk portions of the roof, there were sections that were too high to reach.

# Exterior

## Siding

 14 deficiencies

Siding Repair Area  
**30 square feet**

Siding Paint Area  
**120 square feet**

Siding photos / videos



Siding

Pa

Al







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## Siding butts not sealed

One or more siding butts were not sealed with caulk.

Deficiency photos / videos

Repair deficiency





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### Stains on brick cladding observed

I observe some blackish type of staining on the brick cladding.

Deficiency photos / videos



Repair deficiency

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### One or more areas need caulk

One or more exterior areas need caulking.

Deficiency photos / videos

Repair deficiency





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## Window Lintel Rust

Repair deficiency

The window lintel was rusted, recommend cleaning and paint.

### Deficiency photos / videos



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## Mildew observed on windows

Repair deficiency

I observed mildew on the exterior portion of windows.

### Deficiency photos / videos



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## One or more areas need caulk

Repair deficiency

One or more exterior areas need caulking.

Deficiency photos / videos



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## Nails sticking out of siding observed

Repair deficiency

At the time of the inspection, I observed one or more nails protruding from the siding.

Deficiency photos / videos







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**Hardie plank siding cracking or damaged**

The Hardie plank siding is cracked or damaged.

Deficiency photos / videos

**Repair deficiency**



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### Siding unsealed gaps

The siding has gaps that need to be sealed.

[Deficiency photos / videos](#)

Repair deficiency

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### Trim - Signs of moisture intrusion

There are signs of moisture intrusion at the trim.

[Deficiency photos / videos](#)

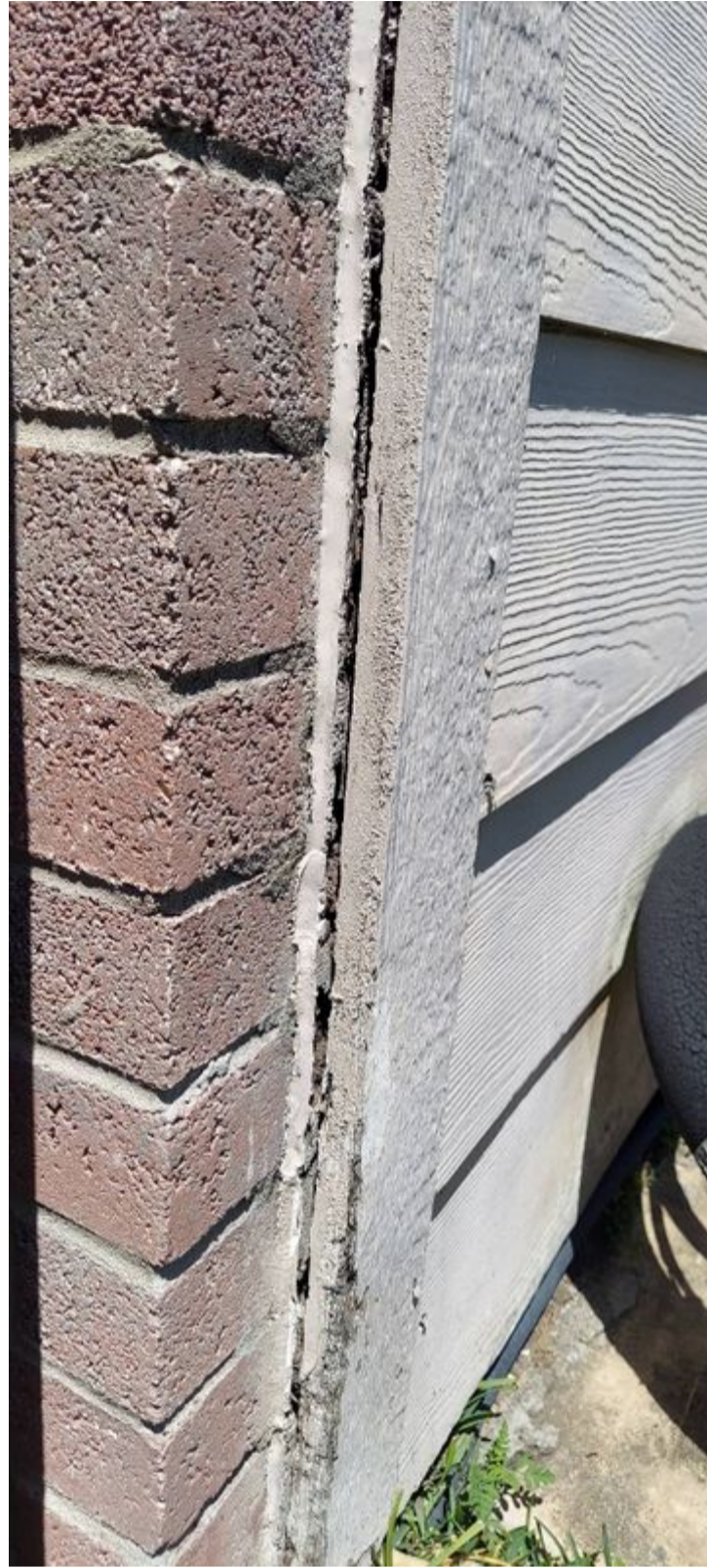
Repair deficiency













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## Hardy plank siding too close to grade level

Hardy plank siding should be 6" above grade level.

Deficiency photos / videos



Repair deficiency



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## Damaged siding observed

Repair deficiency

I observed citing damage along the bottoms of the house.

Deficiency photos / videos



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## Improper wall penetration

Repair deficiency

Well penetrations should have a boot or sealant around them.

Deficiency photos / videos

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## Damaged window observed

Repair deficiency

Observed one or more windows with damage.

Deficiency photos / videos



## Gutter

Gutter Repair Length

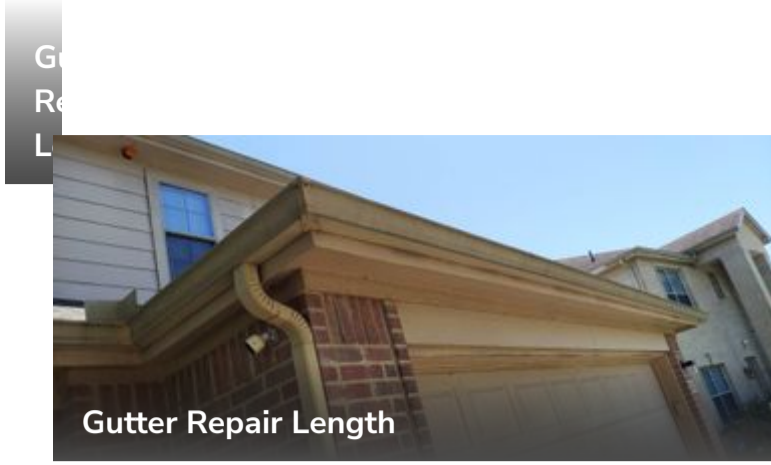
**0 linear feet**

Comment

**The rain gutters do need to be pressure washed.**

Gutter photos / videos

 2 deficiencies



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## Gutters are full of debris

Gutters have accumulated debris throughout.

Deficiency photos / videos

Monitor deficiency



Damaged downspout observed

Damage down spots should be repaired to make sure the rain getters work efficiently.

Deficiency photos / videos



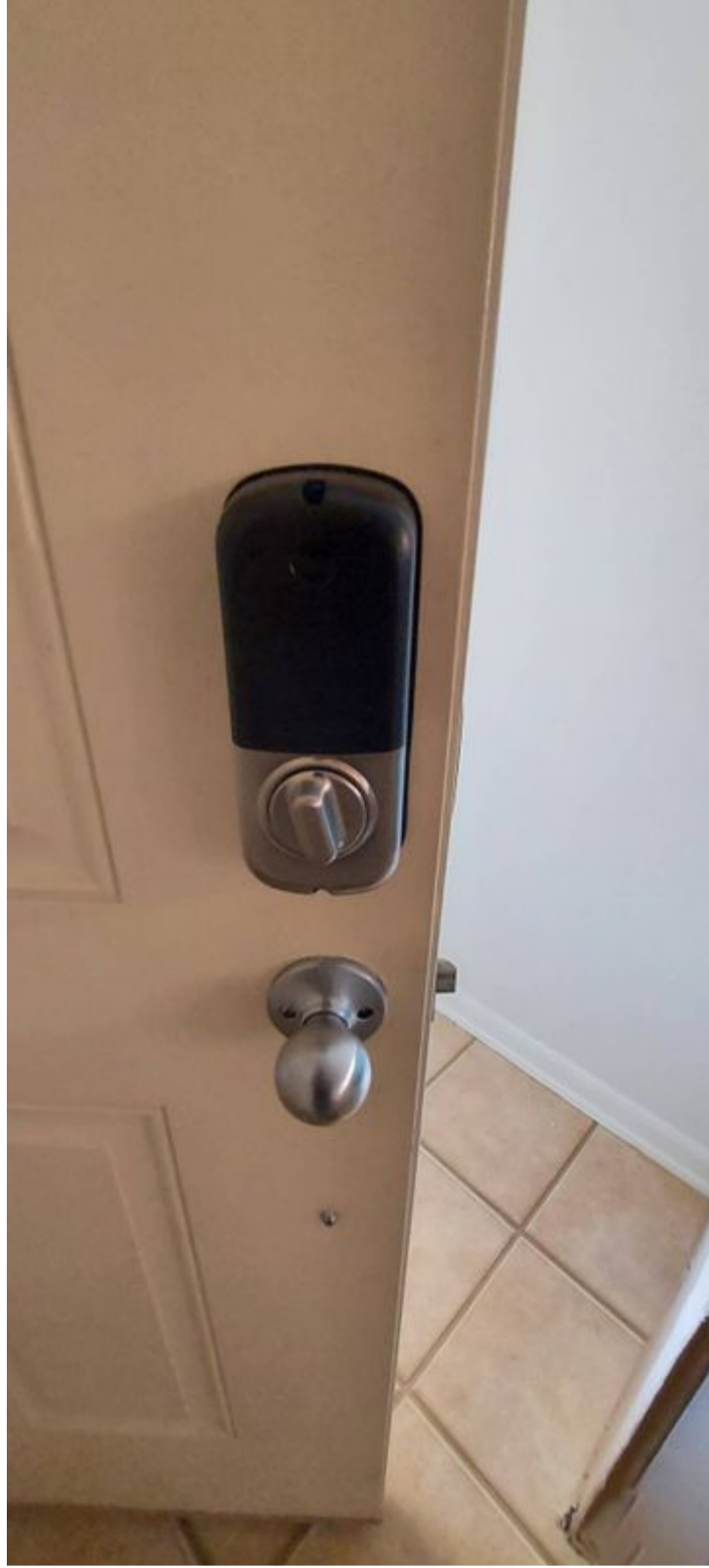
## Exterior Doors

 5 deficiencies

Exterior Door Repairs

**1 doors**

Exterior Doors photos / videos





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## Exterior trim weathered/damaged

Repair deficiency

Trim surrounding garage door has been damaged or weathered.

Deficiency photos / videos



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## Door lintel rust observed

Repair deficiency

The lintel above the front door is beginning to rust.

Deficiency photos / videos



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## Mildew observed on exterior door

Repair deficiency

The front door had mildew along the bottom of it.

Deficiency photos / videos



## Weather seals damaged or missing

Repair deficiency

The weather seals around the front door were old and worn and need to be repaired.

### Deficiency photos / videos





Safety deficiency

## Double Keyed Lock

Safety hazard.

Deficiency photos / videos



# Structural

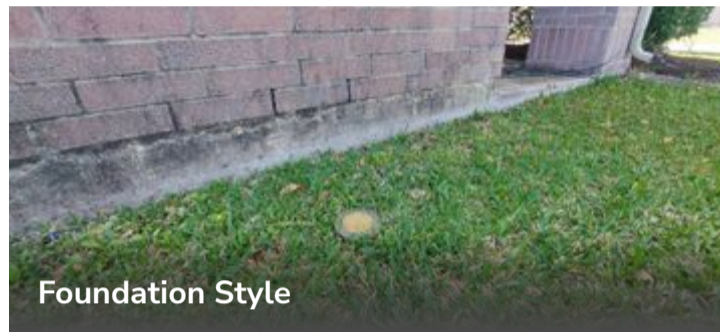
## Foundation

 2 deficiencies

Foundation Style

**Poured Concrete,  
Slab**

Foundation photos / videos



### Exposed snap ties observed on foundation

**Repair deficiency**

The snap ties that were holding the forms together together should be removed after the forms are pulled off. I do observe one or more areas where the snap ties were still exposed. If these rust they will swell and make cracks in the foundation.

Deficiency photos / videos





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## Exposed tension anchors observed

Repair deficiency

The steel tension anchors that help support the slab are exposed. If not covered they will rust and cause issues to the foundation.

Deficiency photos / videos



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### Limited foundation inspection

Portions of the foundation were obscured by grade level or vegetation.

Limitation photos / videos



Limitation

# Plumbing

## Main Water Supply

 1 deficiency

Water Source

**Public**

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### **Rust observed on hose bib handle**

**Repair deficiency**

The handle on the outdoor hose bib is rusting and probably needs to be replaced.

Deficiency photos / videos

## Sewer / Septic

 No deficiencies

Septic Condition

Sewer Condition

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### **Limited sewer inspection**

**Limitation**

The property did not have a septic tank, and it was not possible to view the sewer lateral line.

## Water Heater

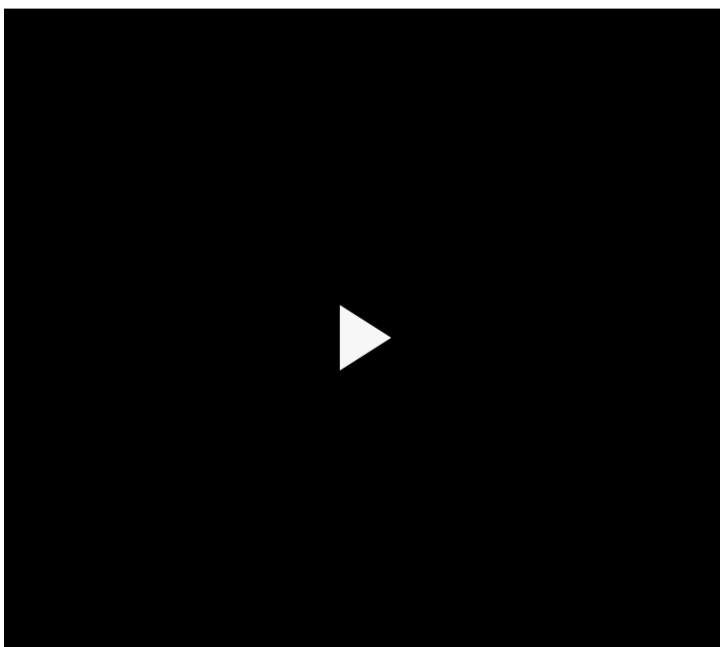
 No deficiencies

Water Heater Condition

**No repairs needed**

Water Heater photos / videos













# Garage

## Overview

 1 deficiency

Garage Present  
**Yes**

Garage Door Repair  
**0 count**

Garage Motor Repair  
**0 count**

### Overview photos / videos





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**Fire door not self closing**

The self-closing hinges aren't working.

Deficiency photos/videos 2607 Elm Street Friendswood, Texas 77546 - April 7, 2022

**Repair deficiency**



# Common Space

## Room - Entry

✓ No deficiencies

Entry Room Floor Coverings

**Tile**

Entry Room Size

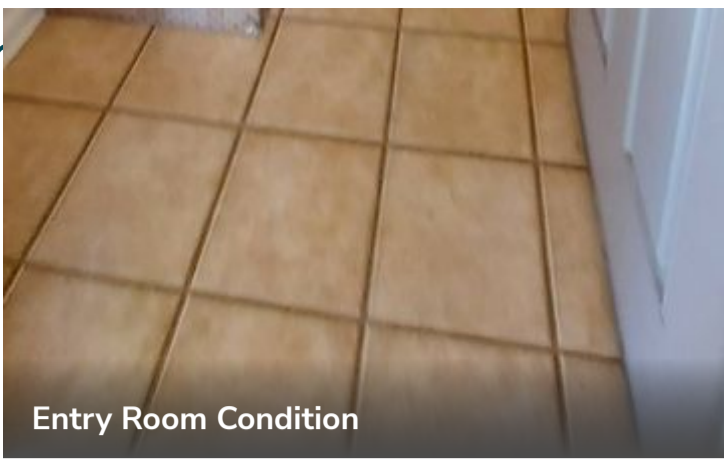
**25 square feet**

Entry Room Condition

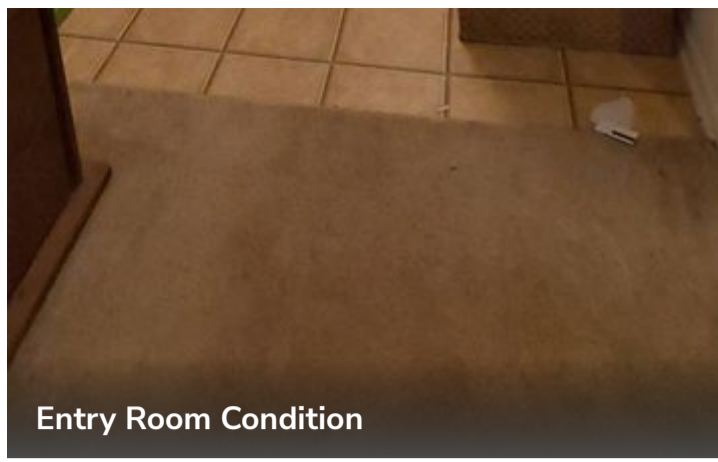
**A - Great (No Repairs)**

Room - Entry photos / videos





Entry Room Condition



Entry Room Condition



Entry Room Condition



Entry Room Condition

## Room - Living

✓ No deficiencies

Living Room Size

**175 square feet**

Living Room Floor Coverings

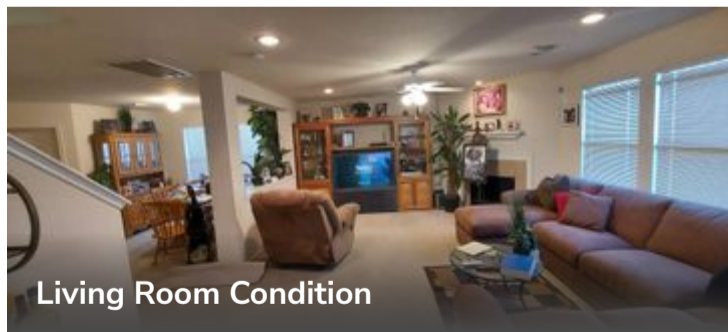
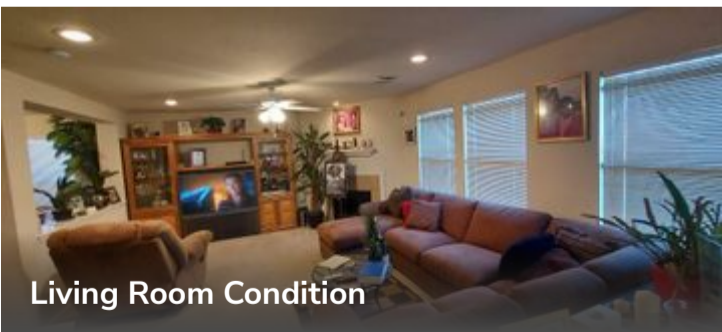
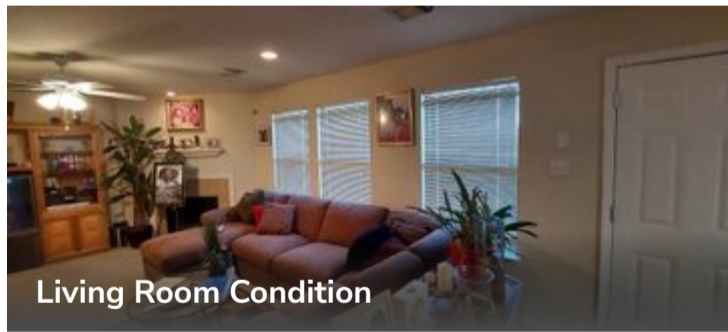
**Carpet**

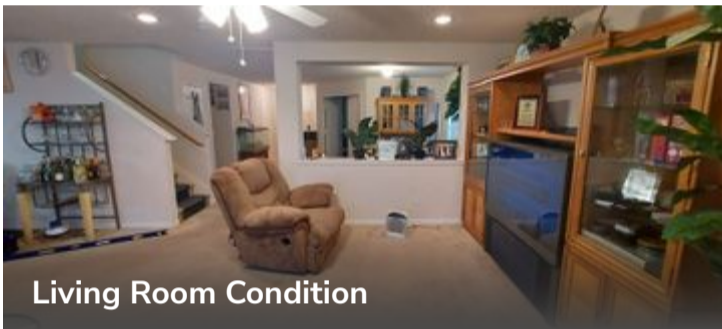
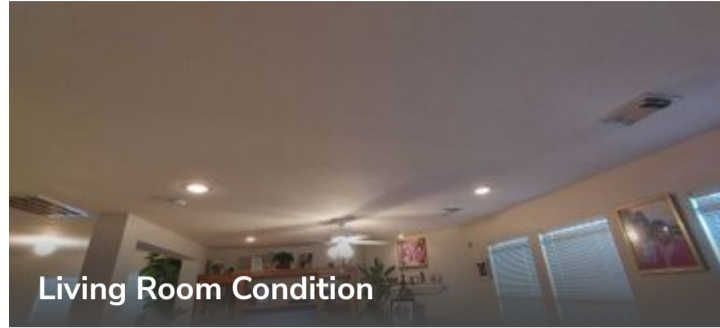
Living Room Condition

**A - Great (No Repairs)**

Room - Living photos / videos







## Room - Family

✓ No deficiencies

Family Room Floor Coverings

**Carpet**

Family Room Size

**60 square feet**

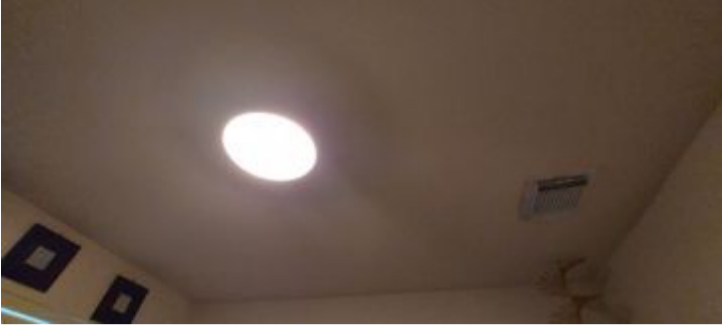
Family Room Condition

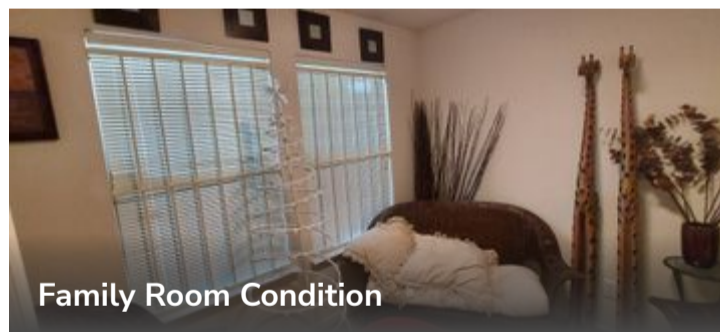
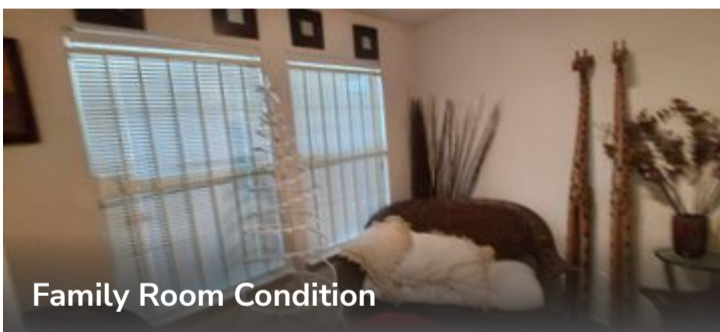
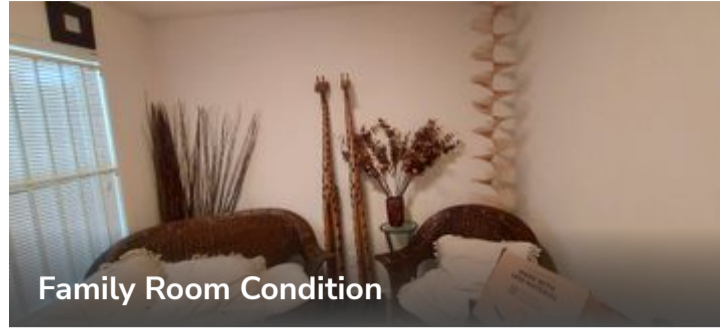
**A - Great (No Repairs)**

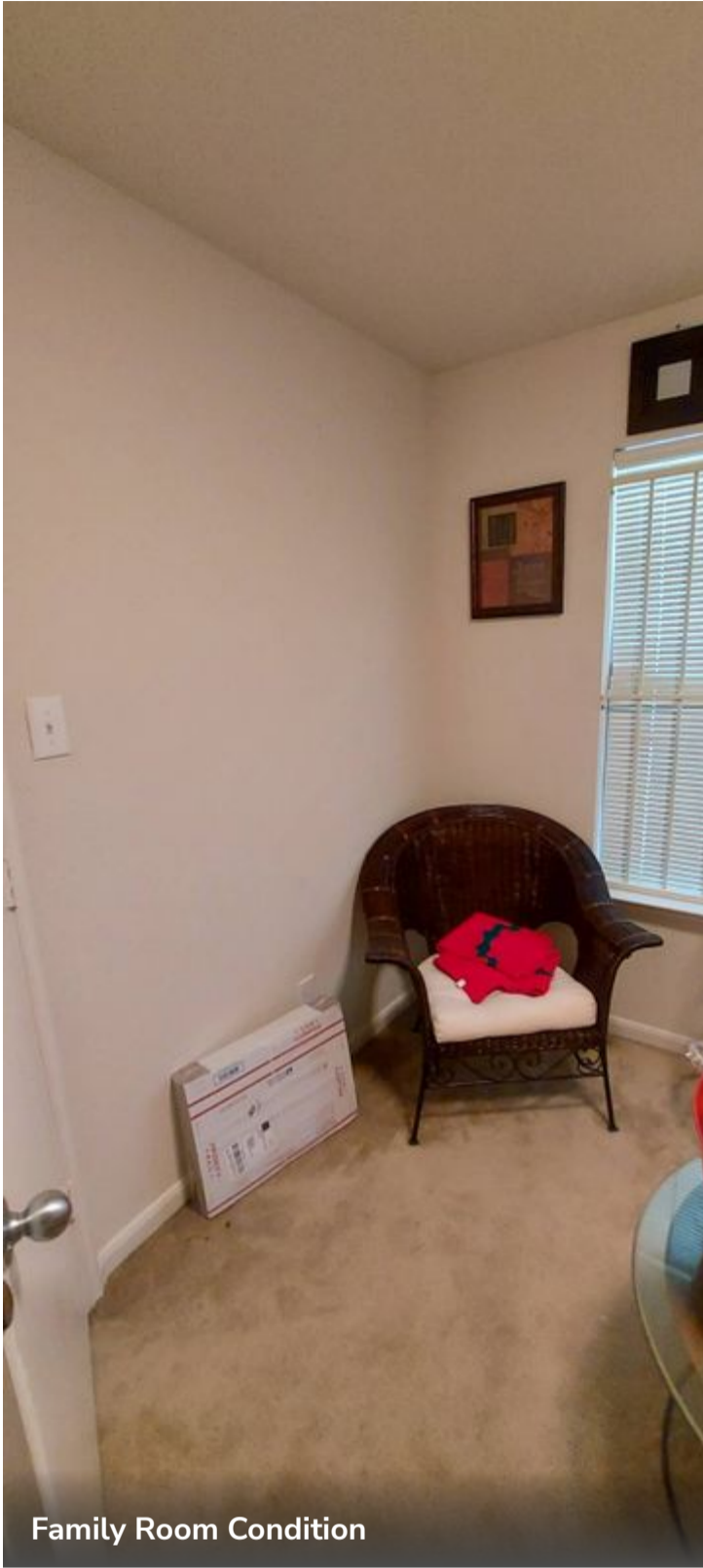
Room - Family photos / videos











Family Room Condition

## Room - Dining

✓ No deficiencies

Dining Room Floor Coverings

**Carpet**

Dining Room Size

**100 square feet**

Dining Room Condition

**A - Great (No Repairs)**

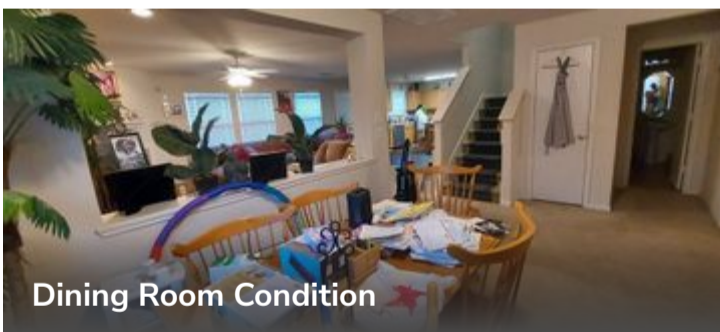
Room - Dining photos / videos



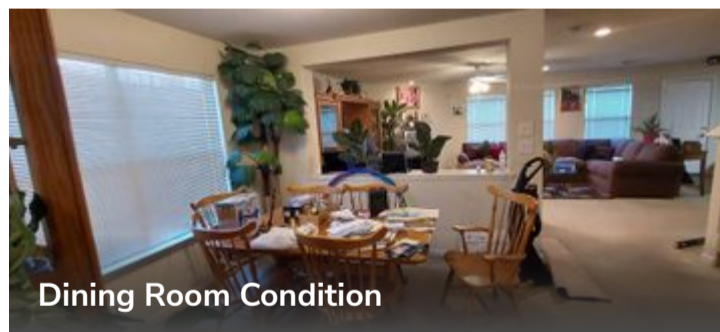




Dining Room Condition



Dining Room Condition



Dining Room Condition



## Room - Kitchen

 1 deficiency

Kitchen Condition

**B - Good (Moderate Repairs)**

Kitchen Cabinet Condition

**No repairs needed**

Countertop Condition

**OK / Functional**

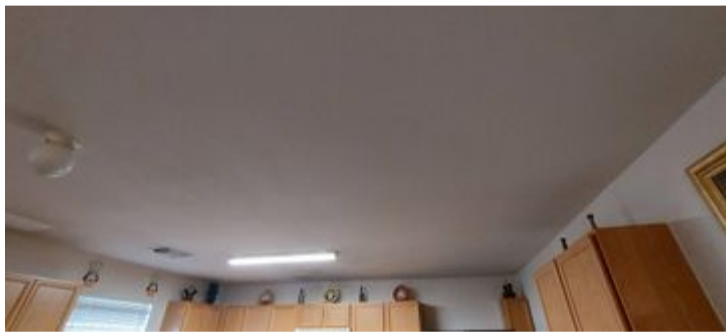
Kitchen Size

**120 square feet**

Kitchen Floor Coverings

**Engineered Wood**

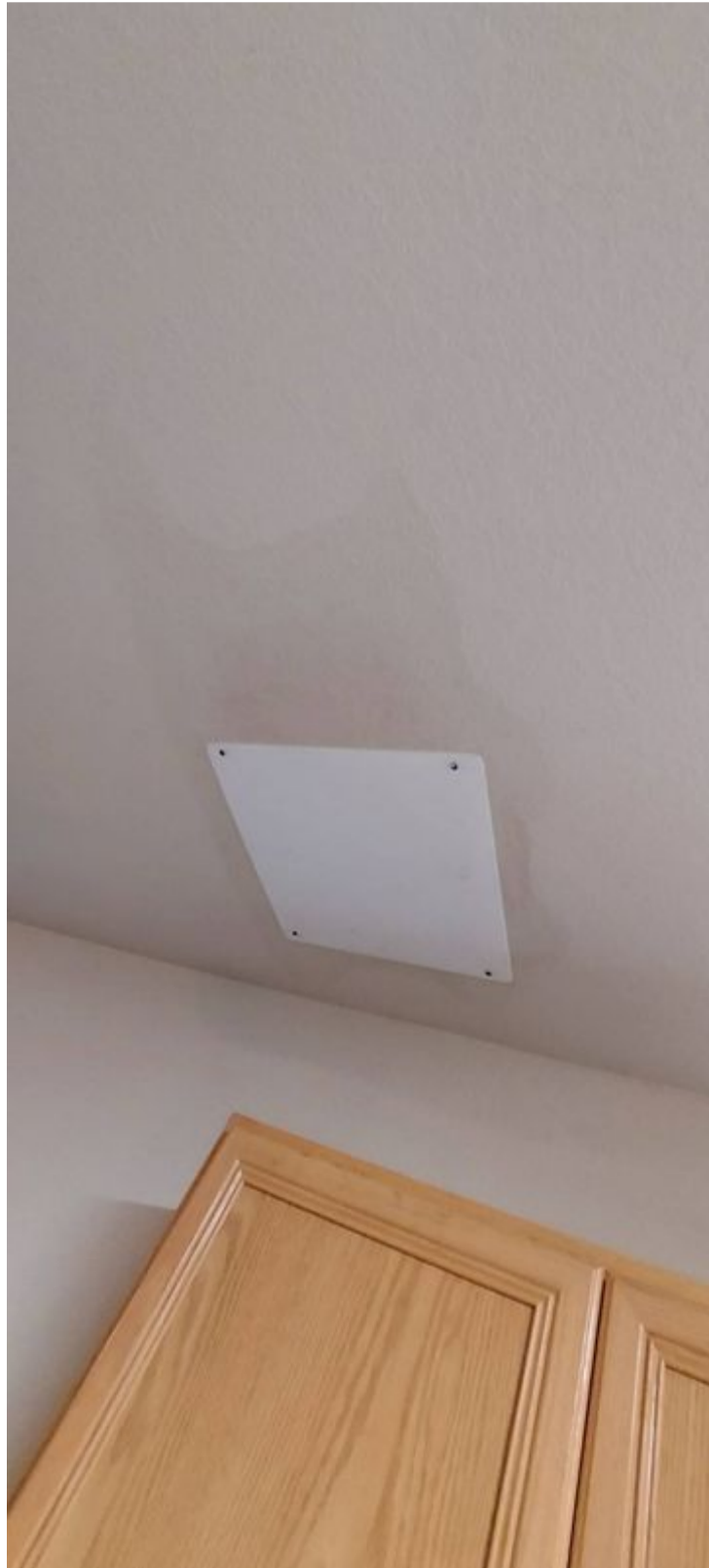
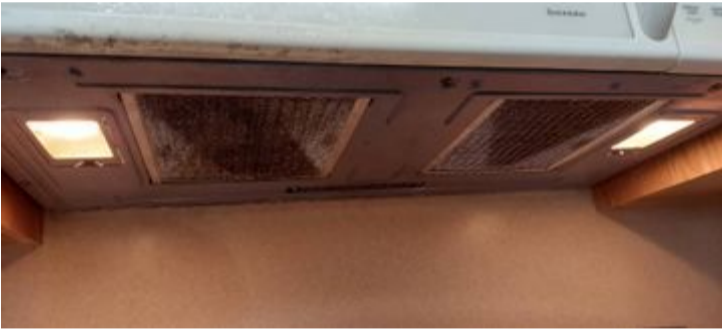
[Room - Kitchen photos / videos](#)





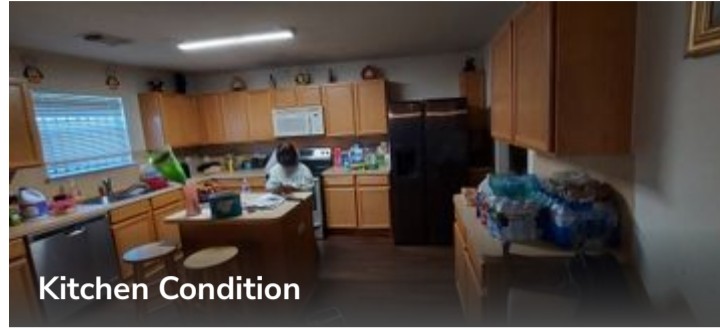








Kitchen Condition



Kitchen Condition



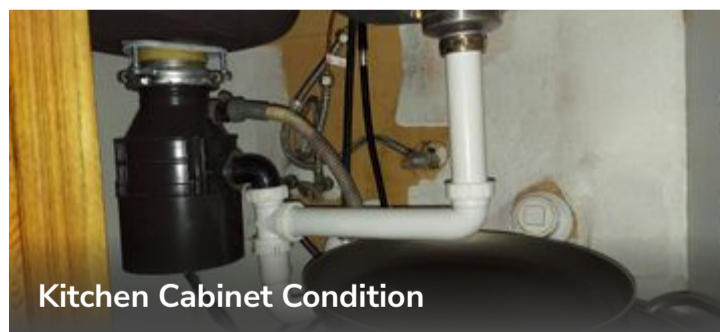
Kitchen Condition



Kitchen Condition



Kitchen Cabinet Condition



Kitchen Cabinet Condition





Kitchen Cabinet Condition



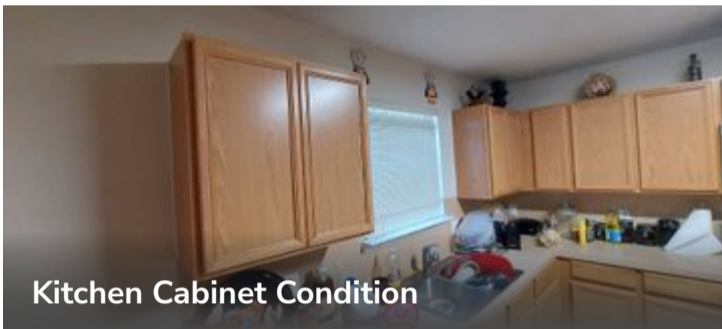
Kitchen Cabinet Condition



Kitchen Cabinet Condition



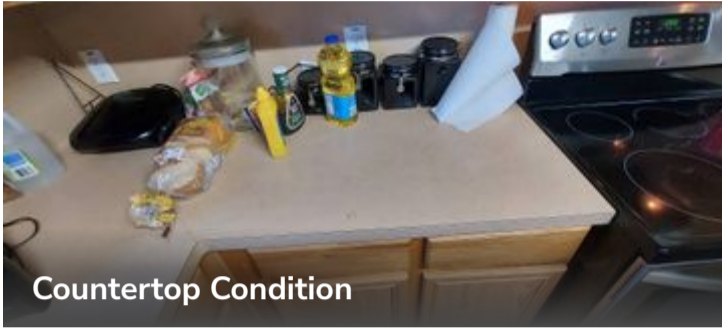
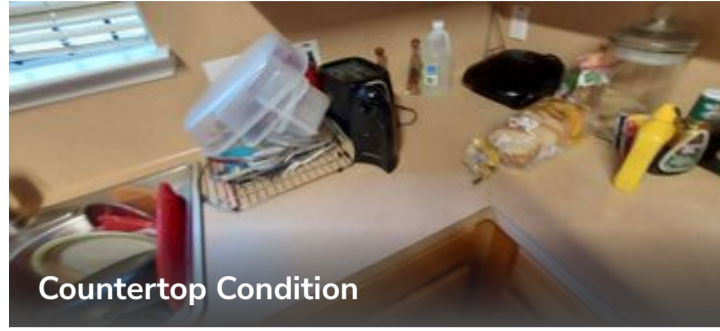
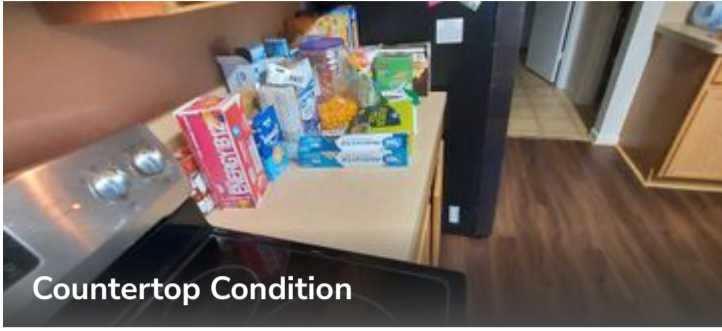
Kitchen Cabinet Condition



Kitchen Cabinet Condition



Kitchen Cabinet Condition



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## Moisture damage to ceiling

Evidence of moisture damage on ceiling.

Deficiency photos / videos

Repair deficiency



## Room - Hallway 1

✓ No deficiencies

Hallway 1 Floor Coverings

**Carpet**

Hallway 1 Room Size

**12 square feet**

Hallway 1 Condition

**A - Great (No Repairs)**

[Room - Hallway 1 photos / videos](#)

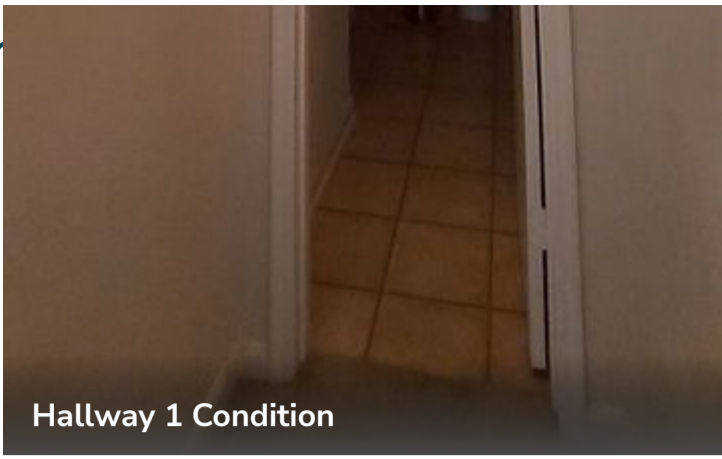


Hallway 1 Condition



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## Room - Hallway 2

✓ No deficiencies

Hallway 2 Floor Coverings

**Tile**

Hallway 2 Room Size

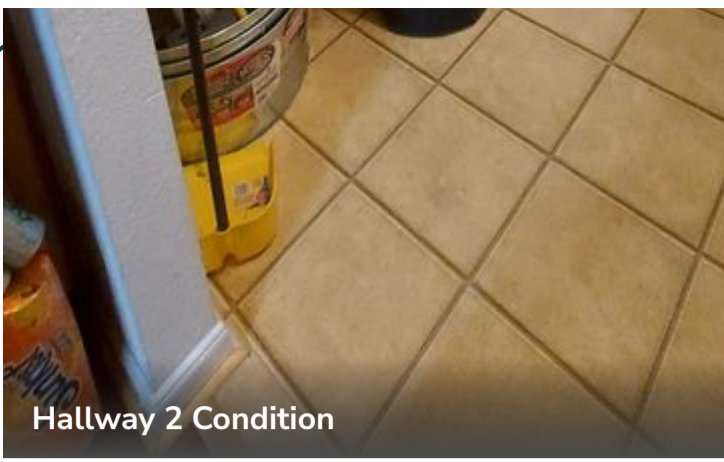
**20 square feet**

Hallway 2 Condition

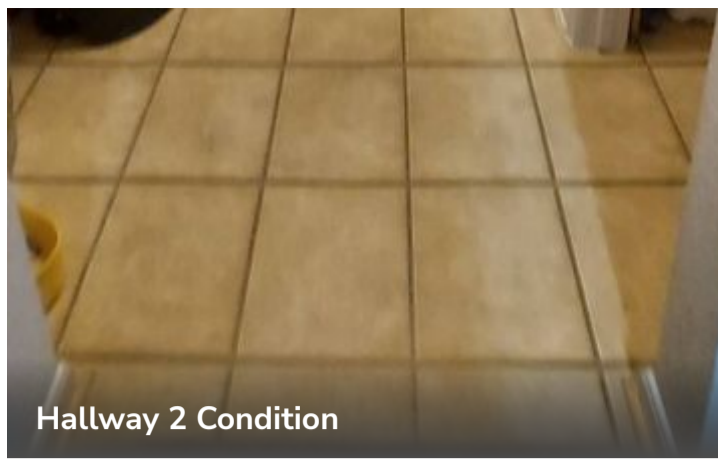
**A - Great (No Repairs)**

Room - Hallway 2 photos / videos





Hallway 2 Condition



Hallway 2 Condition



Hallway 2 Condition

### Room - Hallway 3

✓ No deficiencies

Hallway 3 Floor Coverings

**Carpet**

Hallway 3 Room Size

**35 square feet**

Hallway 3 Condition

**B - Good (Moderate Repairs)**

Room - Hallway 3 photos / videos









Hallway 3 Condition



Hallway 3 Condition



Hallway 3 Condition



Hallway 3 Condition

## Room - Stairway 1

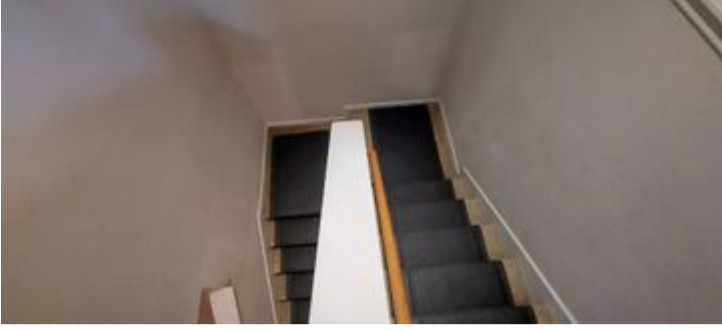
Stairway 1 Condition

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Room - Stairway 1 photos / videos

✓ No deficiencies







## Room - Laundry / Utility

✓ No deficiencies

Laundry Room Size

**35 square feet**

Laundry Room Floor Coverings

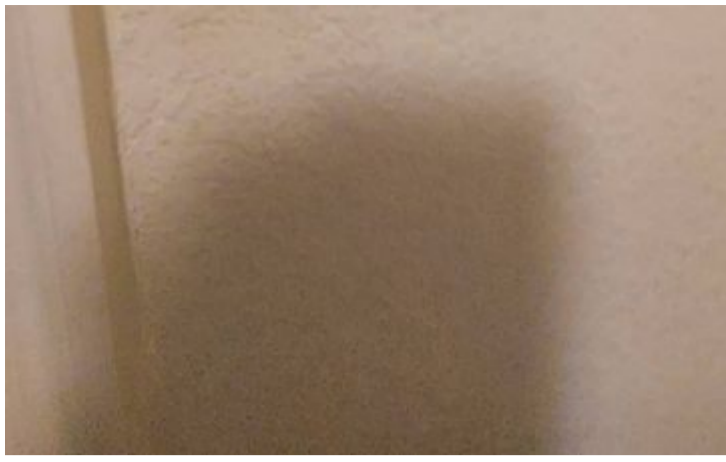
**Tile**

Laundry Room Condition

**OK / Functional**

[Room - Laundry / Utility photos / videos](#)











## Room - Bonus

✓ No deficiencies

Bonus Room Floor Coverings

**Carpet**

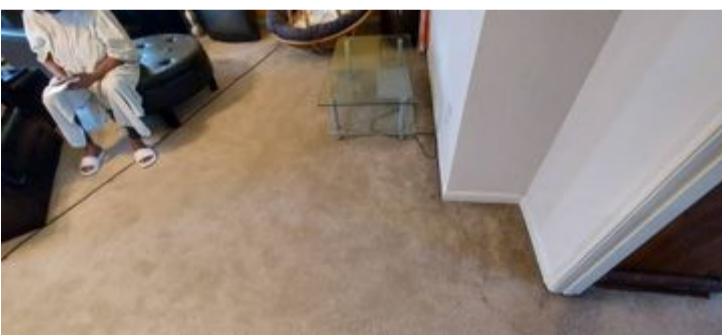
Bonus Room Size

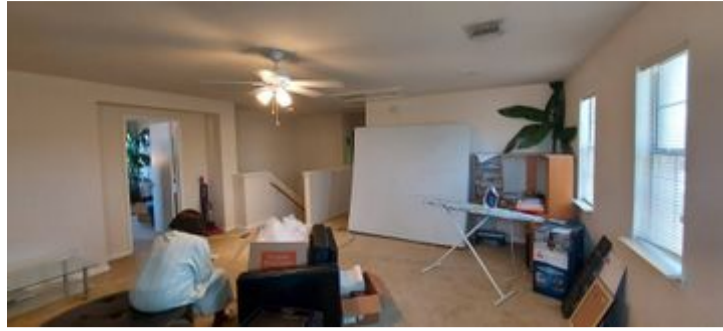
**350 square feet**

Bonus Room Condition

**OK / Functional**

Room - Bonus photos / videos

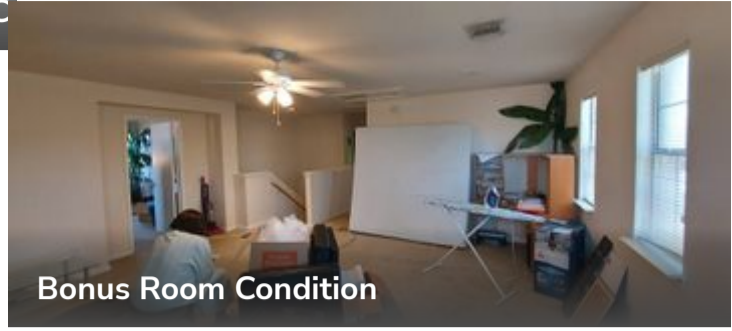




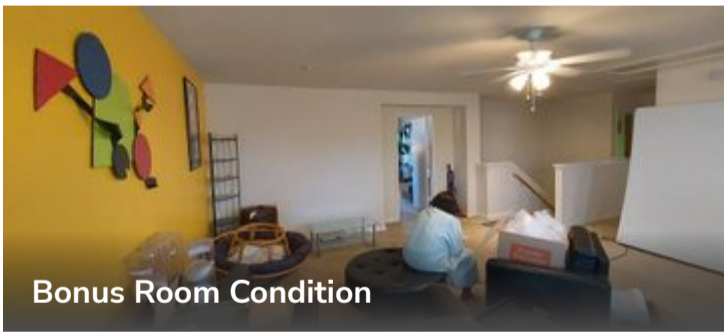




Bonus Room Condition

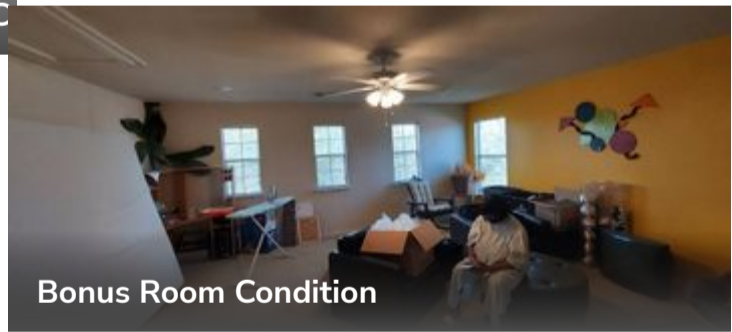


Bonus Room Condition



Bonus Room Condition

Bonus Room Condition



Bonus Room Condition

Bonus Room Condition

## Room - Attic

Attic Size

**1000 square feet**

Attic Condition

**Ok**

✓ No deficiencies

Room - Attic photos / videos















# Bedrooms

## Room - Primary Bedroom

✓ No deficiencies

Primary Bedroom Floor Coverings

**Carpet**

Primary Bedroom Room Size

**280 square feet**

Primary Bedroom Condition

**A - Great (No Repairs)**

Room - Primary Bedroom photos / videos





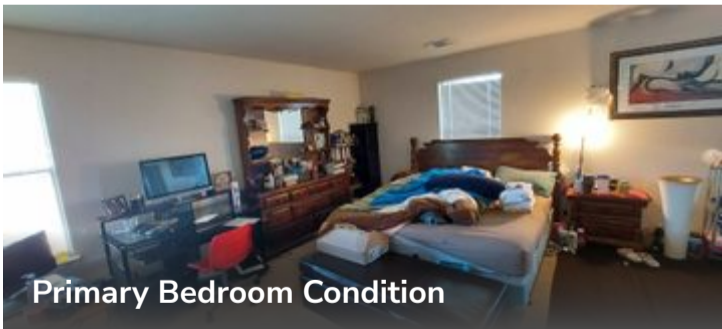
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Be  
Co



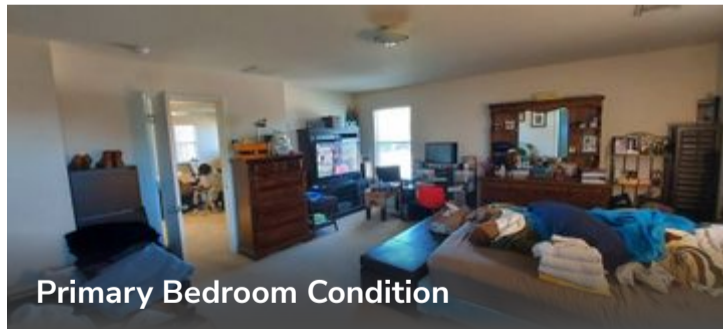
Primary Bedroom Condition



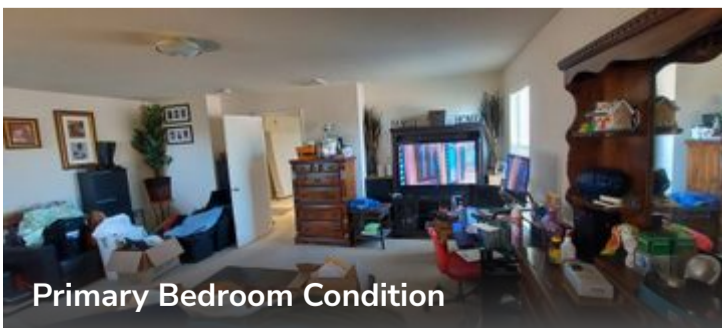
Primary Bedroom Condition



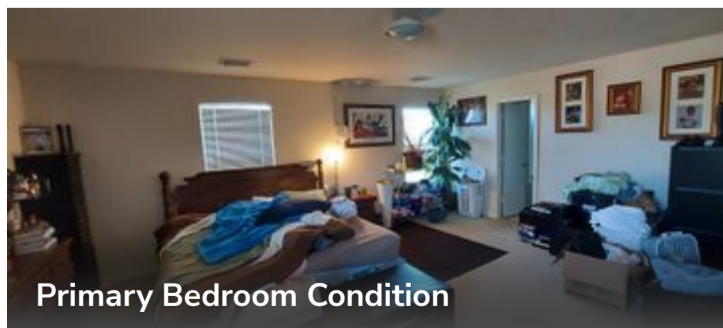
Primary Bedroom Condition



Primary Bedroom Condition



Primary Bedroom Condition



Primary Bedroom Condition

Pr  
Be  
Co

## Room - Bedroom 2

 1 deficiency

Bedroom 2 Floor Coverings

**Carpet**

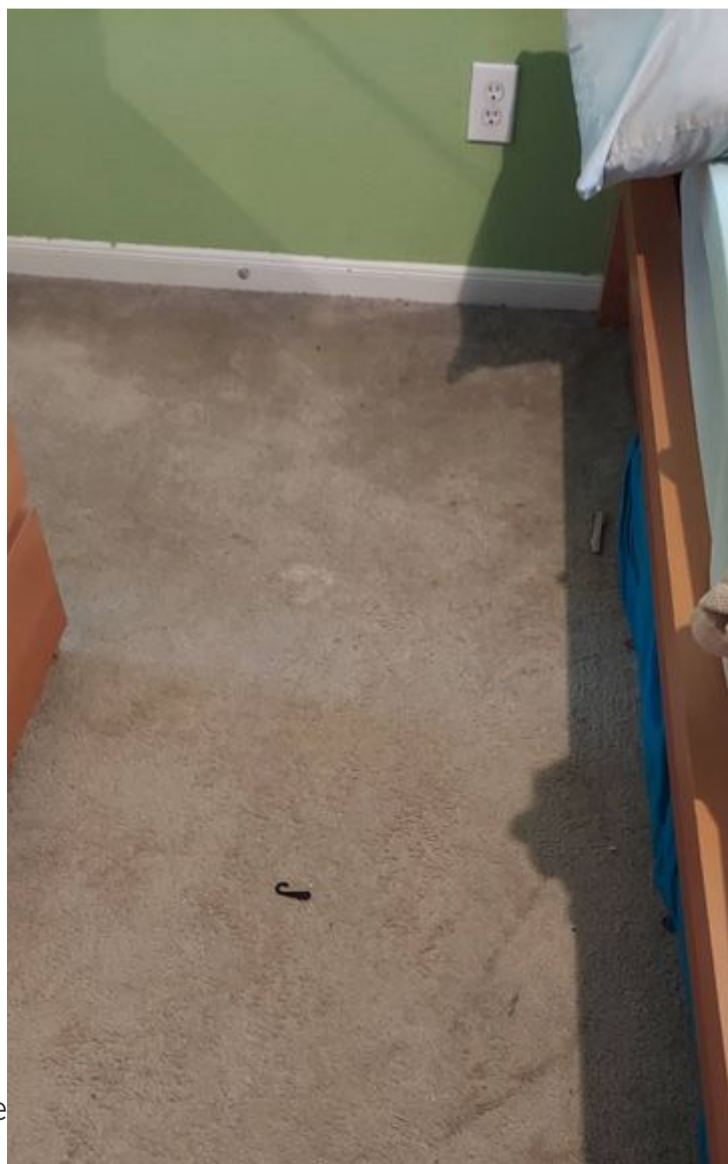
Bedroom 2 Room Size

**100 square feet**

Bedroom 2 Condition

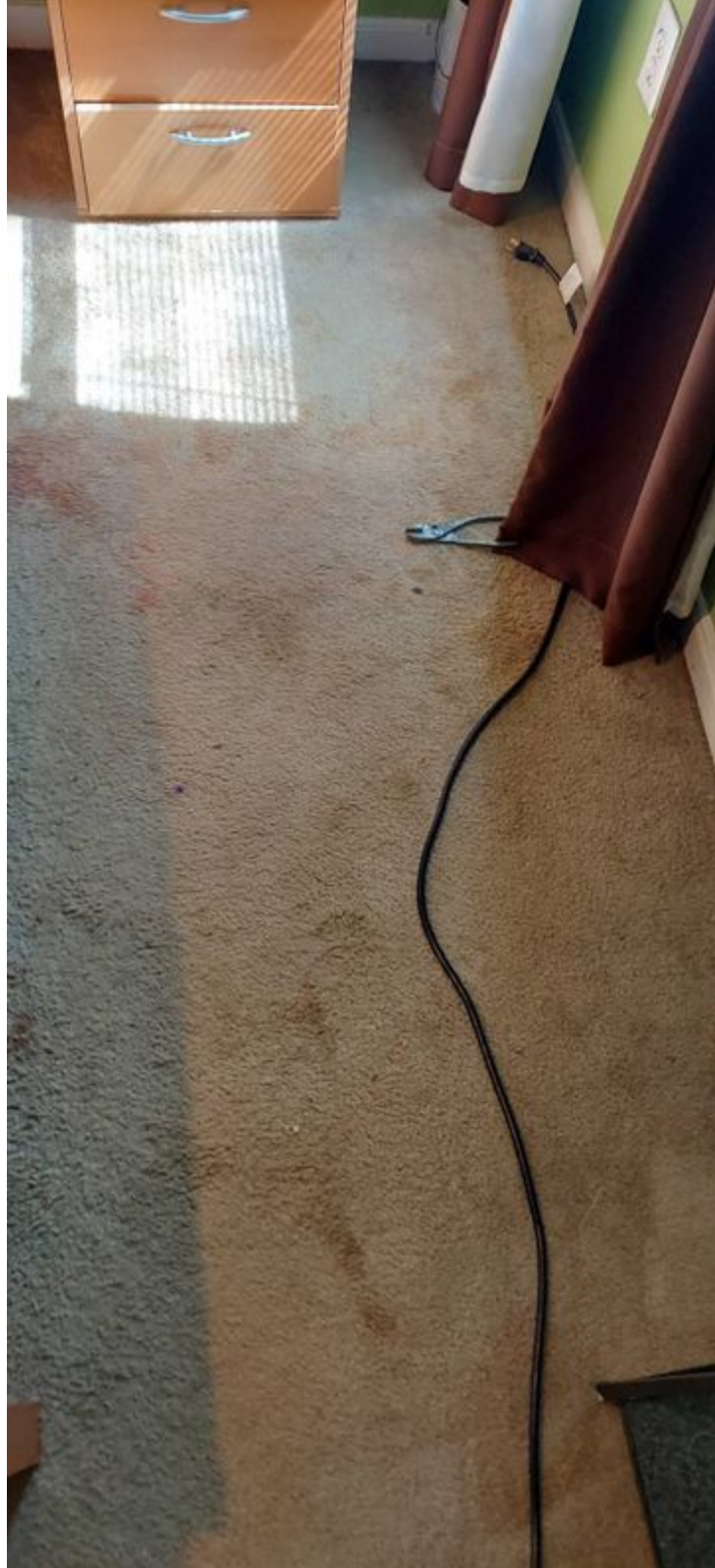
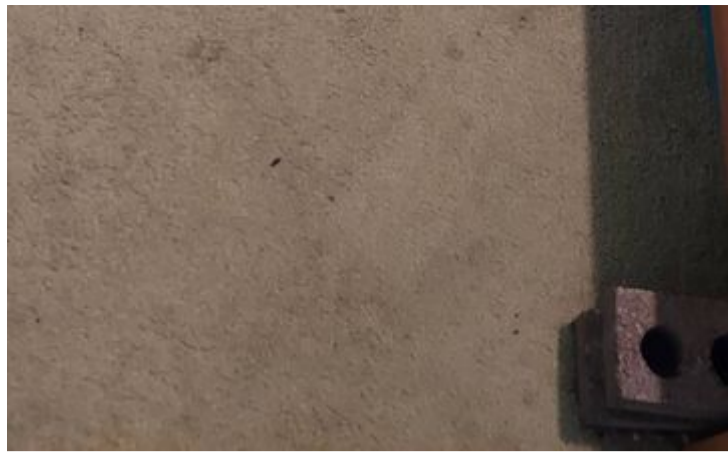
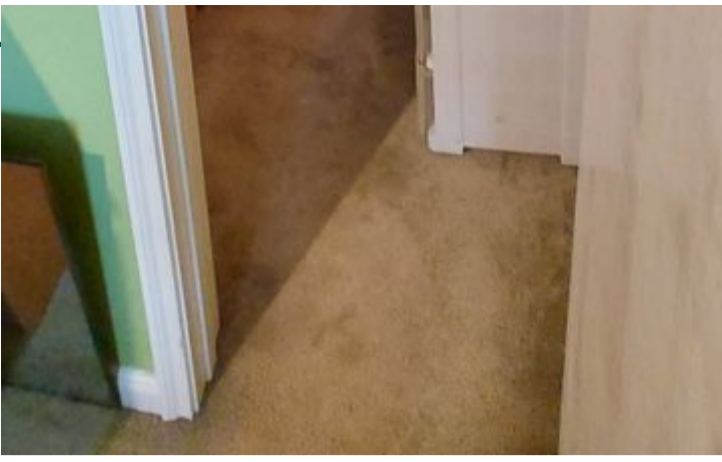
**B - Good (Moderate Repairs)**

Room - Bedroom 2 photos / videos

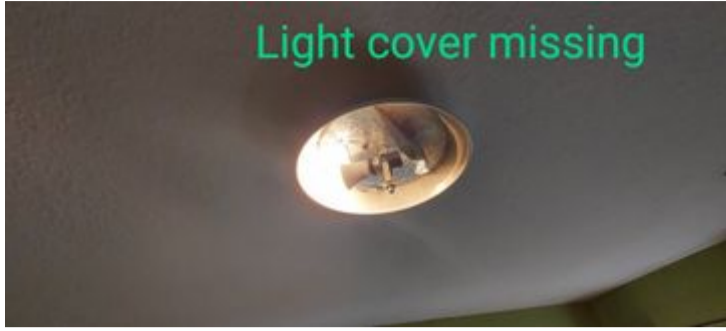


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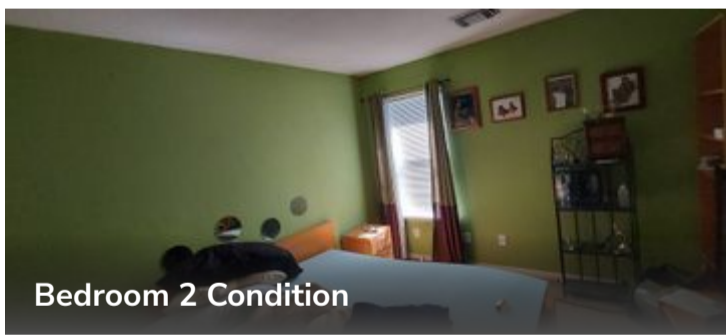




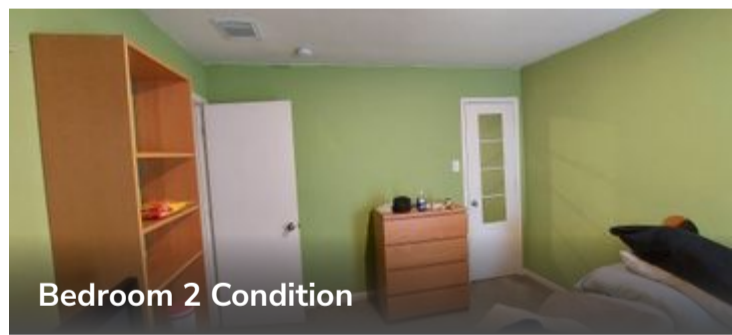




Bedroom 2 Condition



Bedroom 2 Condition



Bedroom 2 Condition

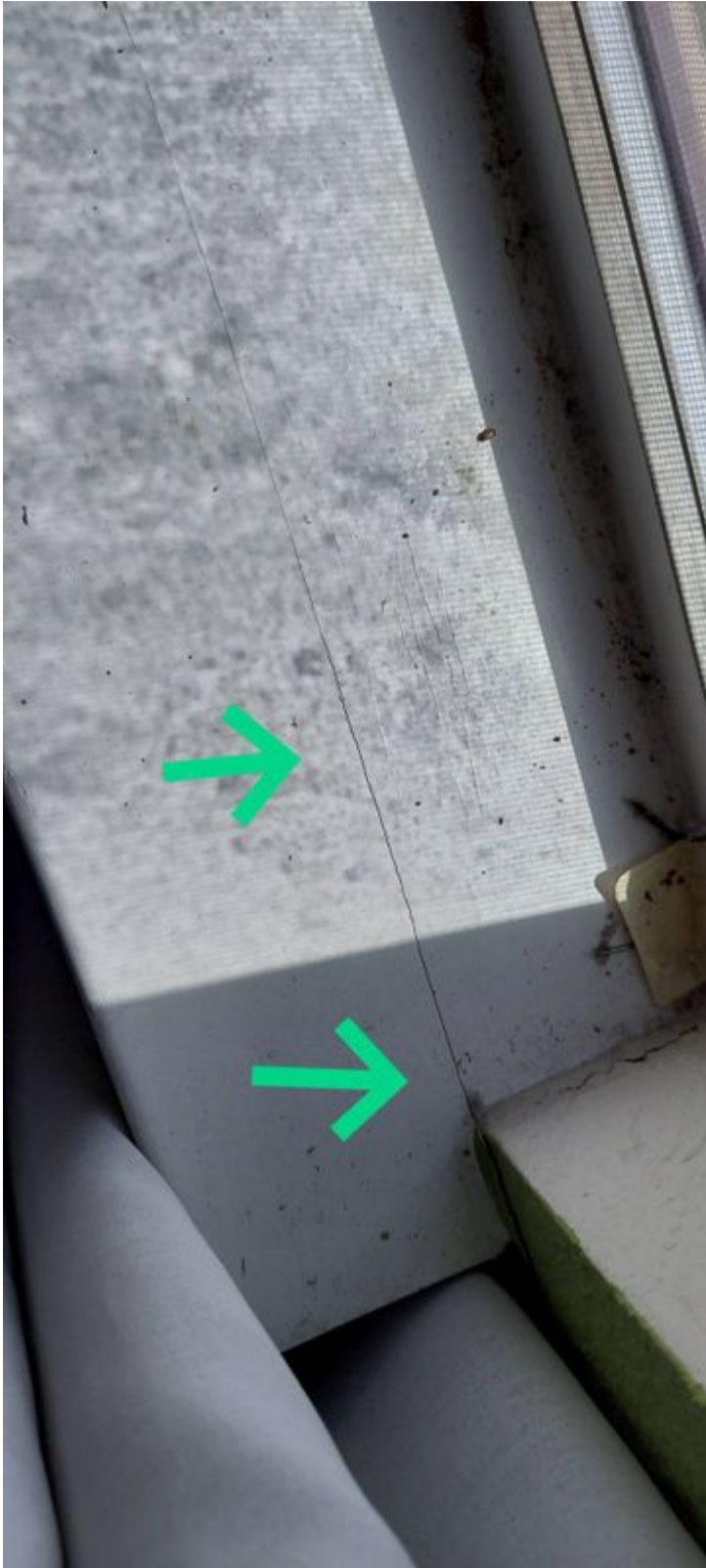
---

## Damaged interior window sill

[Repair deficiency](#)

At the time of the inspection one or more windows in the house had a damaged interior window sill.

Deficiency photos / videos



## Room - Bedroom 3

Bedroom 3 Floor Coverings

**Carpet**

Bedroom 3 Room Size

**100 square feet**

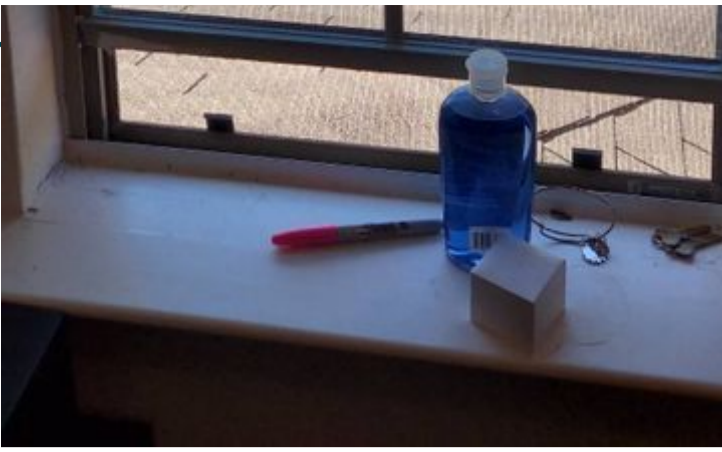
Bedroom 3 Condition

**B - Good (Moderate Repairs)**

 **No deficiencies**

[Room - Bedroom 3 photos / videos](#)

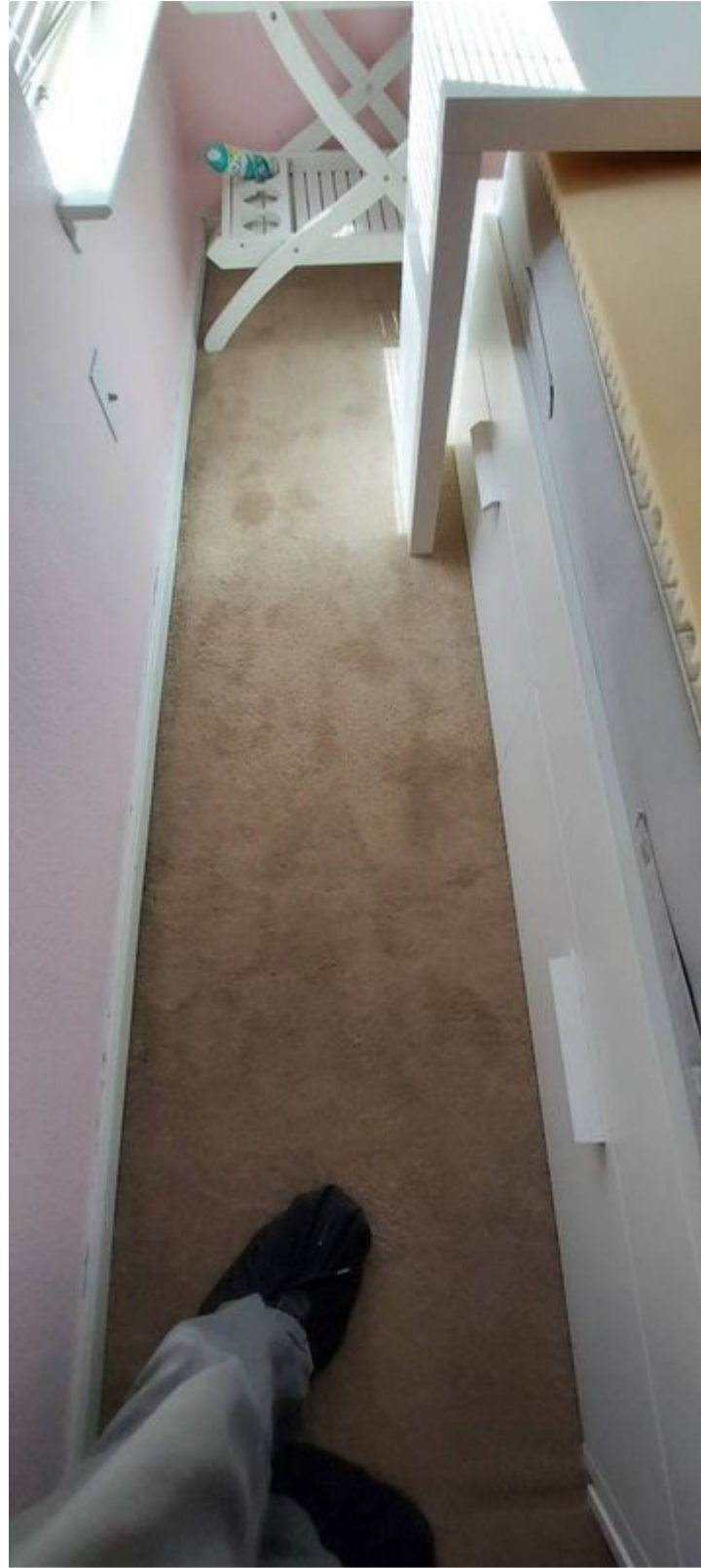
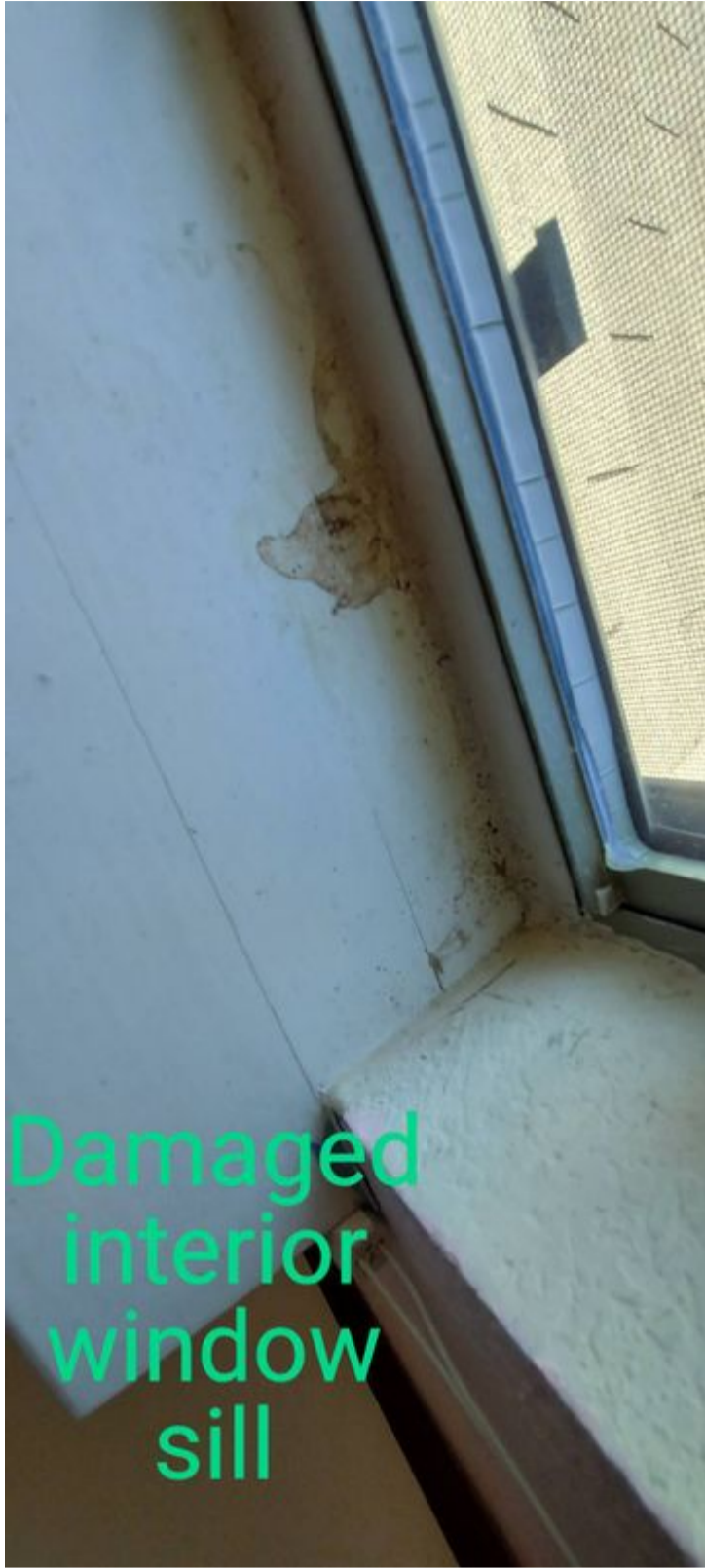


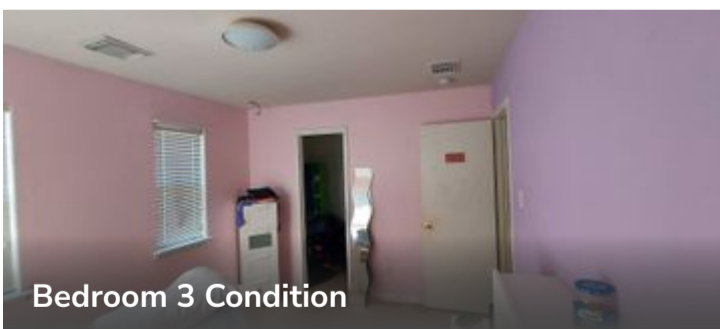
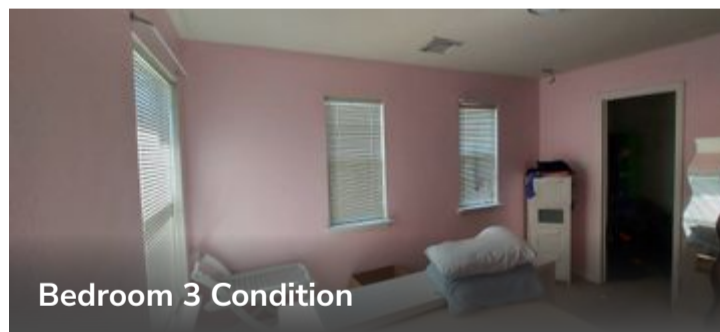
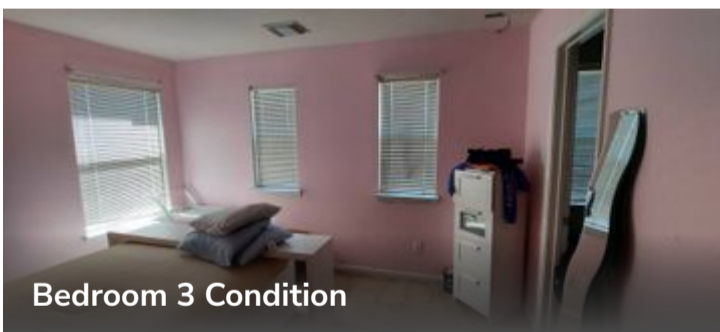
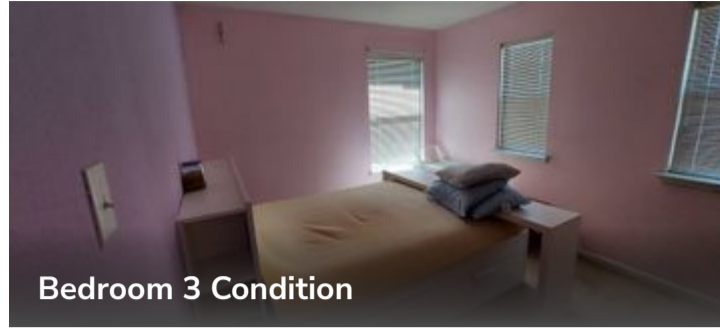












# Bathrooms

## Room - Primary Bathroom

 **4 deficiencies**

Primary Bathroom Room Size

**65 square feet**

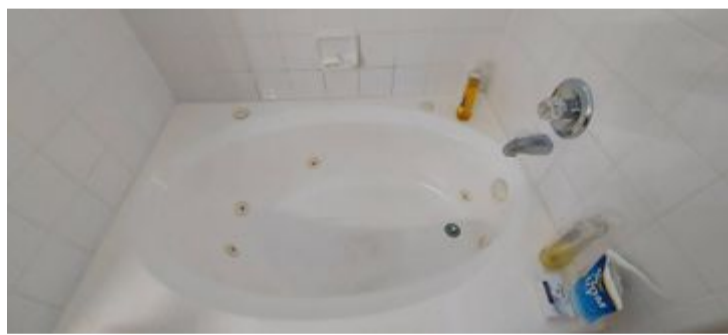
Primary Bathroom Condition

**A - Great (No Repairs)**

Primary Bathroom Floor Coverings

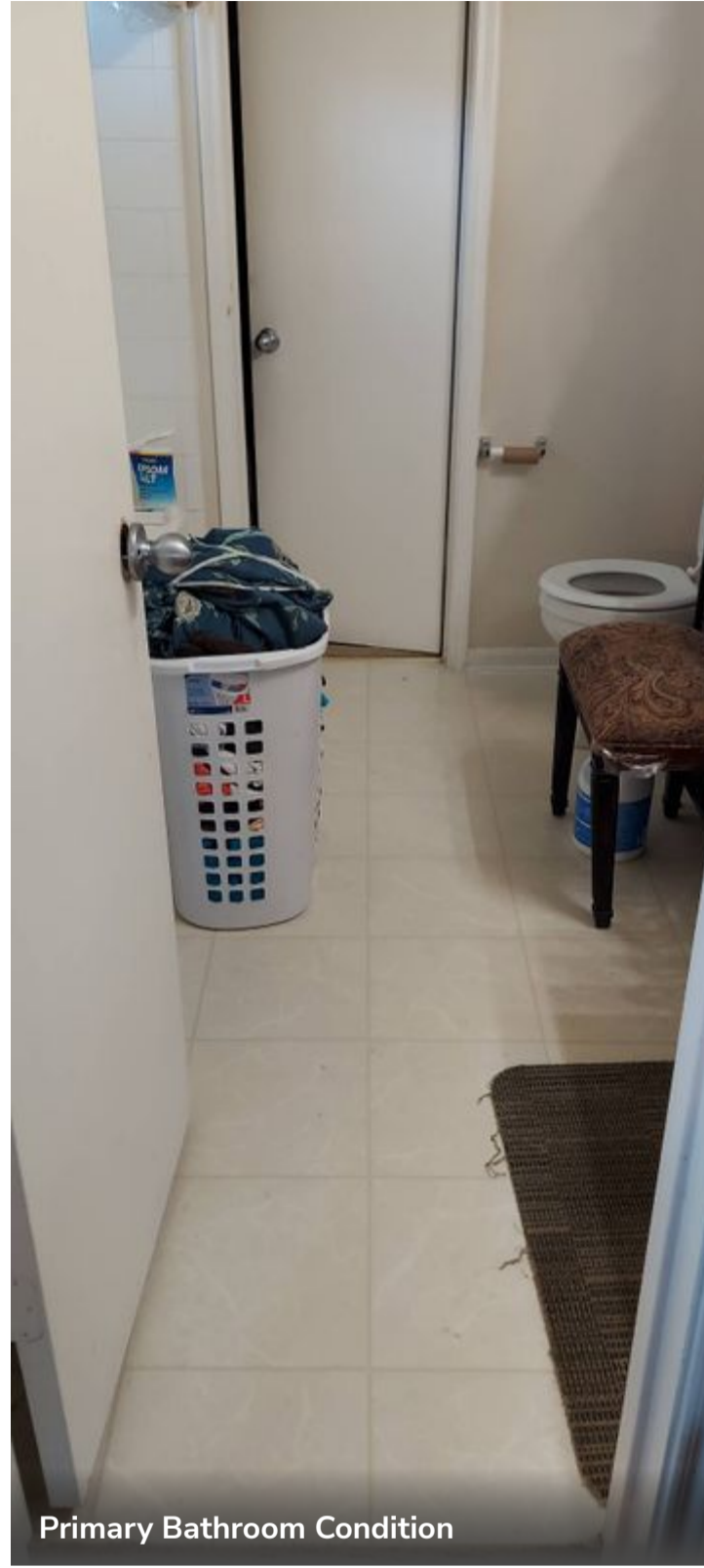
**Linoleum**

[Room - Primary Bathroom photos / videos](#)

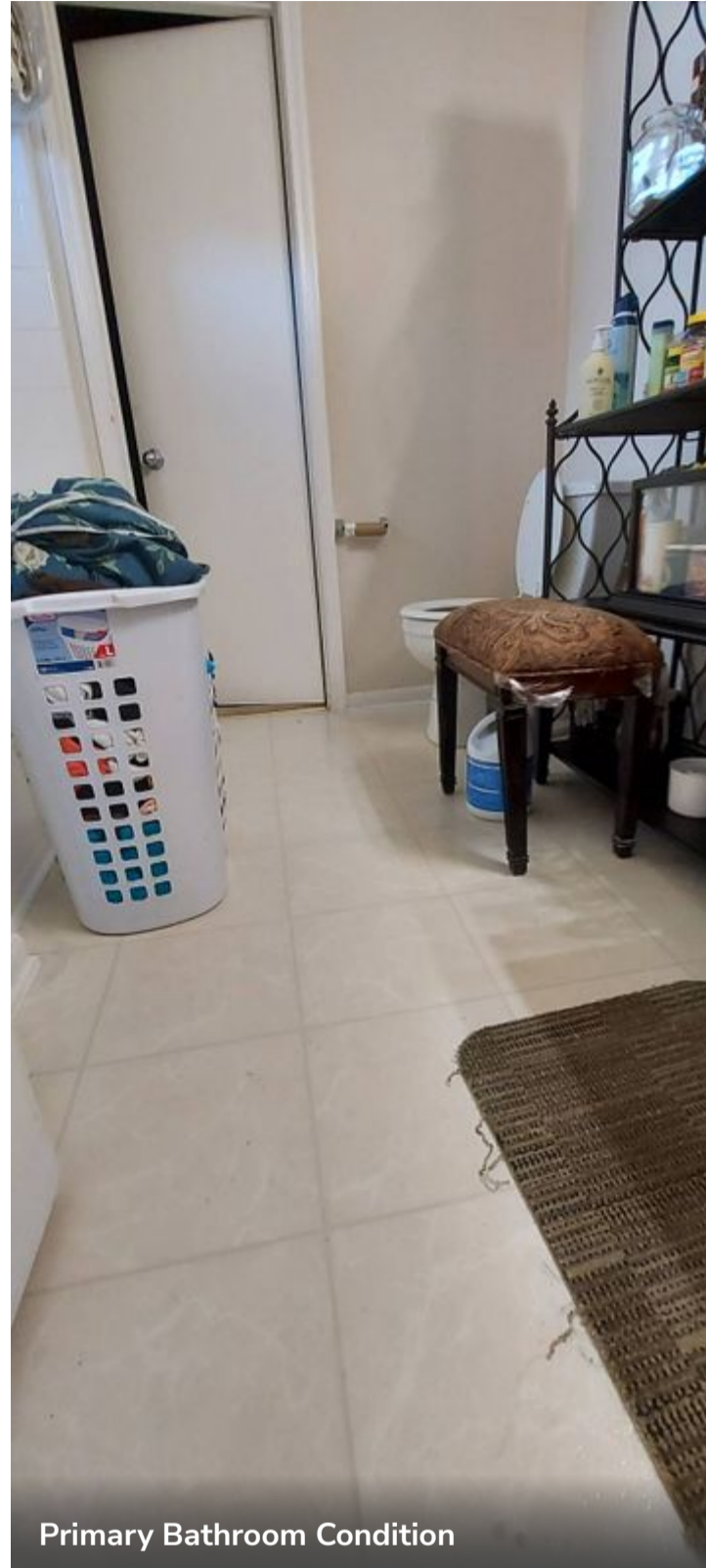








Primary Bathroom Condition









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**Needs caulking**

The toilet needs caulking at the base.

Deficiency photos / videos



**Repair deficiency**

Repair deficiency

**Loose handle**

Door handle is loose.

Deficiency photos / videos



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Repair deficiency

## Missing door handle

The bathroom closet was missing a door handle.

Deficiency photos / videos



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Repair deficiency

## Jets inoperable

The jets in the bathtub were not working.

Deficiency photos / videos



Comment

**The owner informed me that there is no electricity to the jet tub any longer.**

## Room - Bathroom 2

✓ **No deficiencies**

Bathroom 2 Floor Coverings

**Linoleum**

Bathroom 2 Room Size

**45 square feet**

Bathroom 2 Condition

**B - Good (Moderate Repairs)**

Room - Bathroom 2 photos / videos













## Room - Bathroom 3

 1 deficiency

Bathroom 3 Floor Coverings

**Tile**

Bathroom 3 Room Size

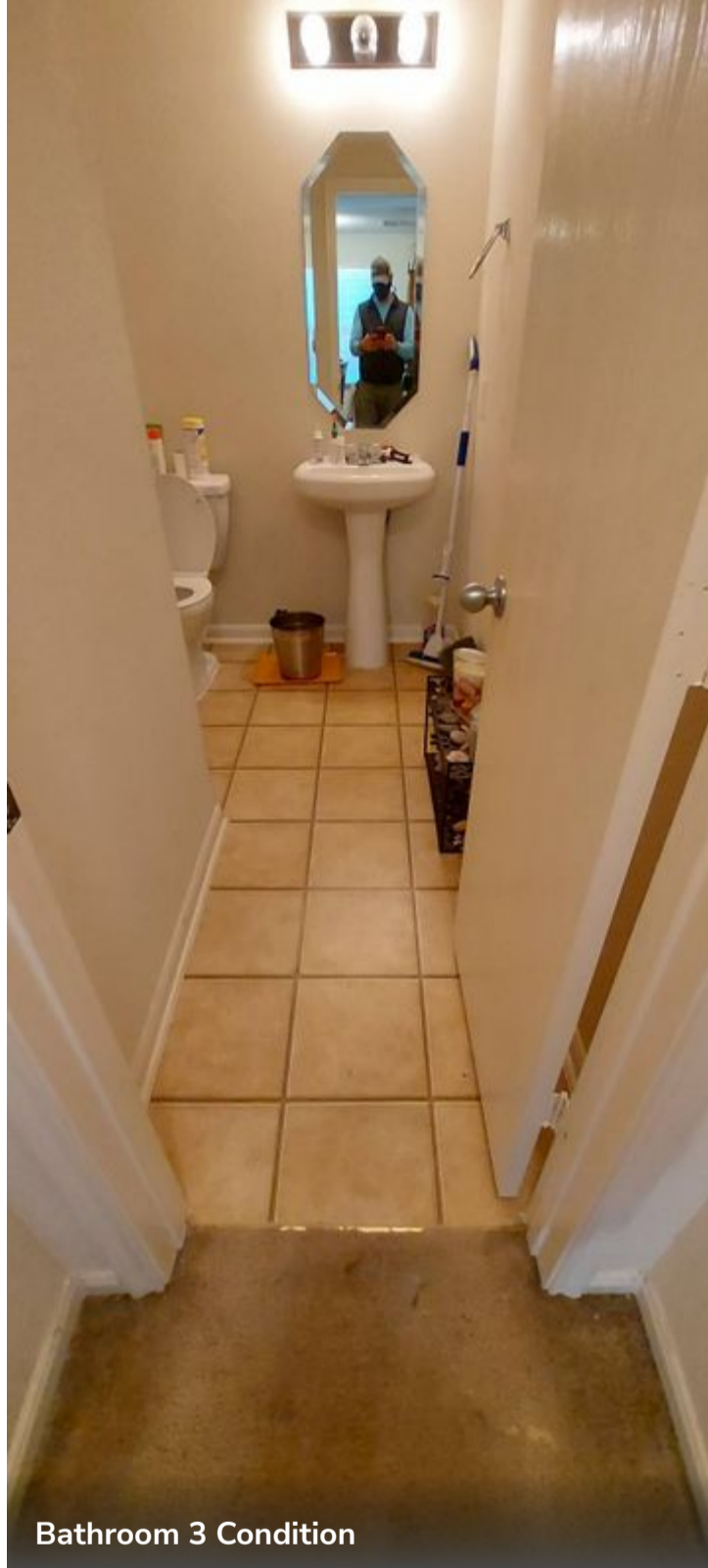
**40 square feet**

Bathroom 3 Condition

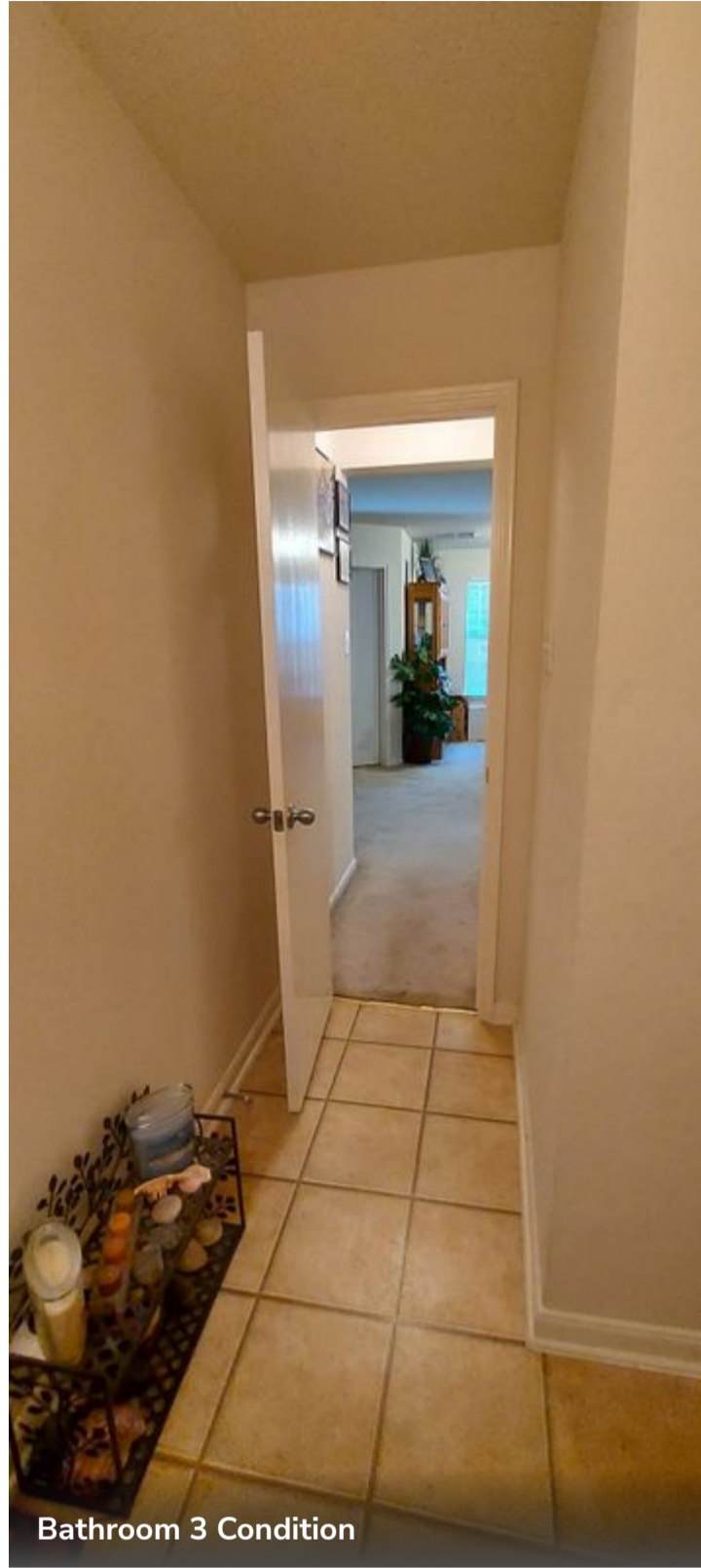
**B - Good (Moderate Repairs)**

[Room - Bathroom 3 photos / videos](#)





Bathroom 3 Condition





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### Evidence of a previous leak

There was evidence of a previous leak behind the plumbing in the half bathroom.

### Deficiency photos / videos

Comment

**I ran the sink for several minutes and did not see any current leak.**

**Monitor deficiency**

# Appliances

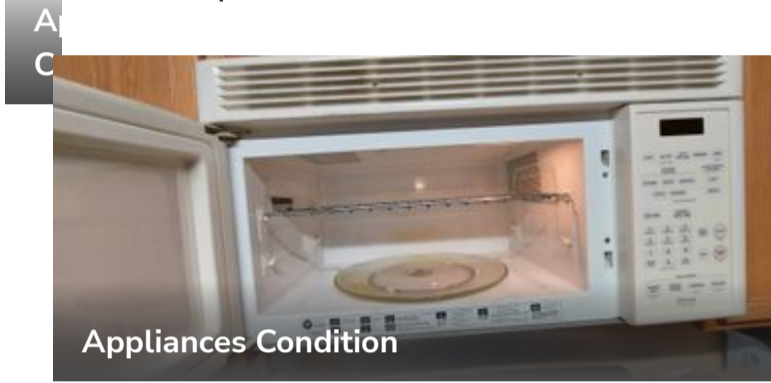
## General

 3 deficiencies

Appliances Condition

**Needs repaired**

### General photos / videos









Appliances Condition



Appliances Condition



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**Range - Missing anti-tip bracket**

Range is not installed with anti-tip bracket.

**Safety deficiency**

---

**Inoperable**

The dishwasher wasn't working.

**Repair deficiency**

Deficiency photos / videos



Comment

**At the time of the inspection, I was told by the owner the dishwasher cannot be run or there will be water all over the floor. The inside had water still in the bottom and everything was rusting, even the silverware.**

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### Garbage Disposal - Abnormally loud

The garbage disposal was abnormally loud.

Comment

**The disposal made a horrible grinding noise.**

Monitor deficiency

# Electrical

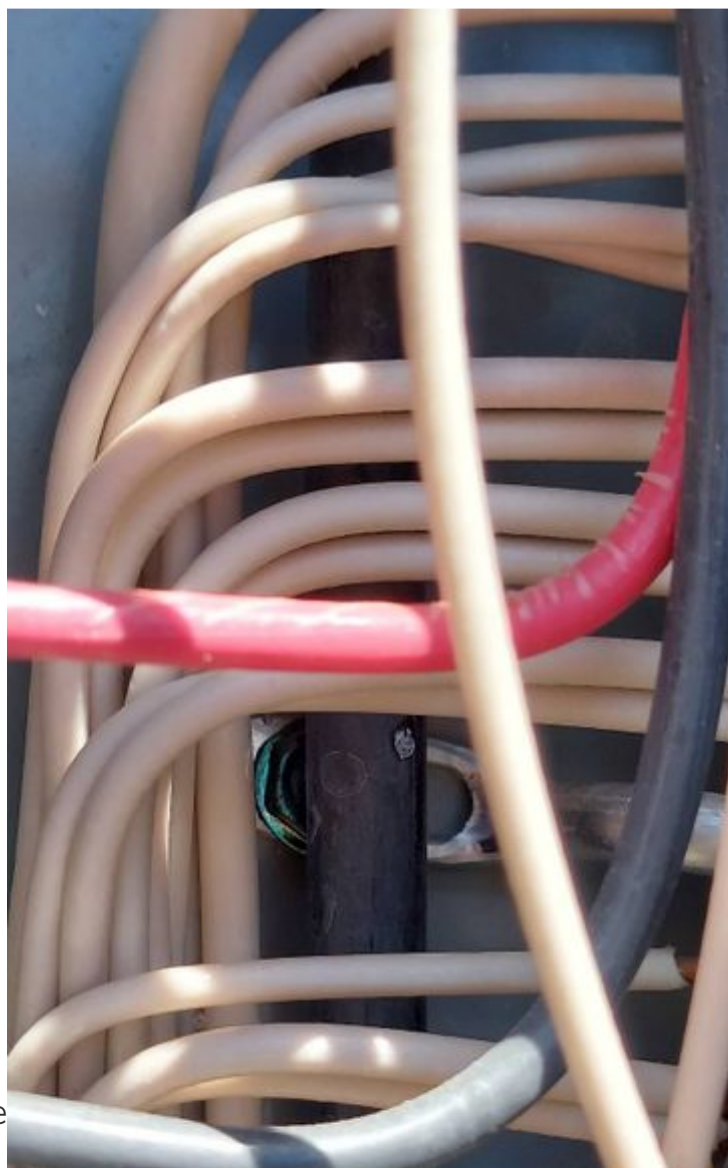
## Panel

 3 deficiencies

Mainpanel Condition

**Needs repaired**

Panel photos / videos









Mainpanel Condition





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### White wire used on breaker

Whitewire should not be used on the breakers, it is only for neutral.

Deficiency photos / videos

**Repair deficiency**



### Minor rust on service panel

I observe some very minor rust resting on the bottom of the service panel.

Deficiency photos / videos



Monitor deficiency

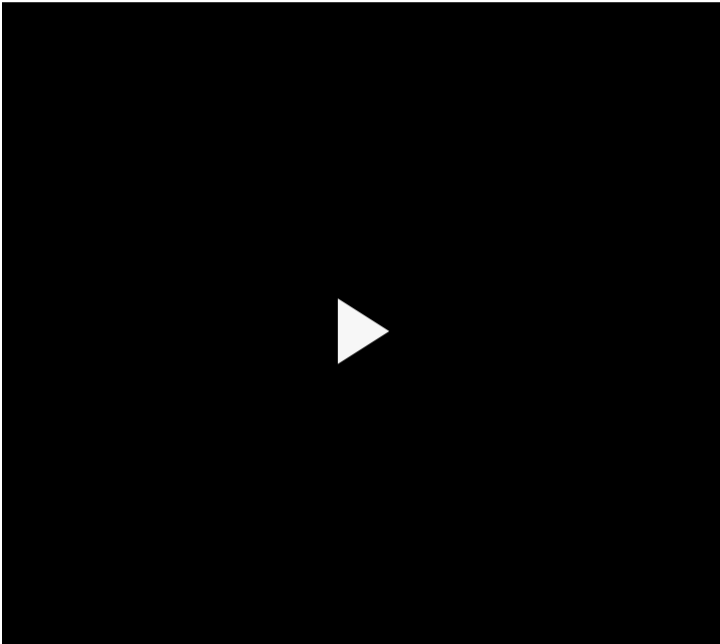
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## Service entrance conduit testing hot

Safety deficiency

On the day of the inspection, I tested the service entrance conduit, comma and it tested as though it was energized. This can be a tremendous safety issue and should be repaired repaired as soon as possible.

Deficiency photos / videos



## Branch Wiring

 3 deficiencies

Branch Wiring Condition

**Needs repaired**

Branch Wiring photos / videos



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## Exterior Outlets - Not Weather Rated

Safety deficiency

One or more exterior outlets are not weather rated.

Deficiency photos / videos



Repair deficiency

## Exterior Fixture - needs caulking

There is no sealant around exterior light fixture.

Deficiency photos / videos



Repair deficiency

## Light - missing cover

One or more lights are missing their covers.

Deficiency photos / videos



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## Limited electrical branch circuit inspection

Limitation

At the time of the inspection, the furnishings blocked several of the outlets that could not be tested.

# HVAC

## Heating

Heating equipment Condition

**Needs repaired**

 2 deficiencies

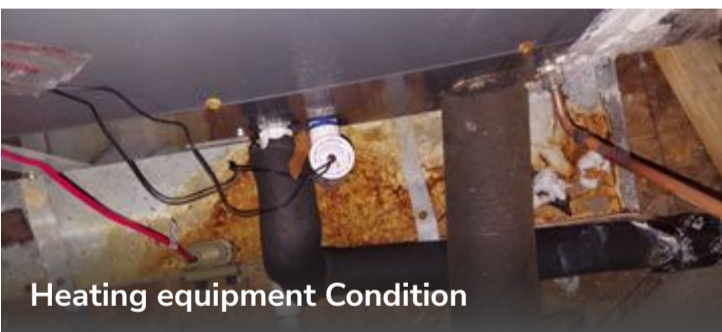
Heating photos / videos











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**Gas Line - Missing rust inhibiting paint**

The gas line should have rust-inhibiting paint.

Deficiency photos / videos

**Repair deficiency**



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## Rust in drain pan

The drain pan is full of rust.

[Deficiency photos / videos](#)

Repair deficiency



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### Limited heater inspection

The temperature outside was too high to engage the heater without risk of damaging it.

Limitation

### Cooling

Cooling System Condition

**Pass**

✓ No deficiencies

Cooling photos / videos







2607 Bisontine Street Friendswood, Texas 77546 - April 7, 2022